INITIAL INVESTIGATION FIELD REPORT

ERTS Number: 646846
Parcel #(s): 37330070210107 & 38060050010107
County: Kitsap
FSID #: 14873
CSID #: 12909

SITE INFORMATION

Site Name (e.g., Co. name over door): Skybridge Commercial	Site Address (including City and Zip+4): 2612, 2613 Burwell Street Bremerton, WA 98312	Site Phone:
Site Contact and Title:	Site Contact Address (including City and Zip+4):	Site Contact Phone:
Site Owner: Skybridge Commercial LLC	Site Owner Address (including City and Zip+4): 2610 Burwell Street Bremerton, WA 98312	Site Owner Phone:
Site Owner Contact: Noel Larsen, Registered Agent (UBI)	Site Owner Contact Address (including City and Zip+4): 821 DeKalb St Port Orchard, WA 98366	Owner Contact Phone:
Alternate Site Name(s): Collender Property	Comments: Tax parcels: 3733-007-021-0107, 3806-005-001-0107	
Previous Site Owner(s): Burwell LLC, Mr. Hugh Collender	Previous Owner Address: 5496 NE Ragen Lane, Poulsbo, WA 98370 / 360-860-2444	

Latitude (Decimal Degrees): 47.565556
Longitude (Decimal Degrees): -122.652778

INSPECTION INFORMATION

Inspection Conducted? Yes ☒ No ☐	Date/Time: 4/16/2014	Entry Notice: Announced ☐	Unannounced ☒
Photographs taken?	Yes ☒	No ☐	
Samples collected?	Yes ☐	No ☒	If *Yes*, be sure to include a figure/sketch showing sample locations.

RECOMMENDATION

No Further Action (Check appropriate box below):		**LIST on Confirmed and Suspected Contaminated Sites List**: ☒
Release or threatened release does not pose a threat	☐	
No release or threatened release	☐	
Refer to program/agency (Name:_____)	☐	
Independent Cleanup Action Completed (i.e., contamination removed)	☐	

COMPLAINT (Brief Summary of ERTS Complaint): Property owner submitted Phase II ESA, MTCA exceedances have been identified in groundwater for benzene, naphthalene, tetrachloroethylene, xylenes and naphthalene.

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA): Previous site uses involved a gasoline service station, machine shop and auto repair facility. Benzene, tetrachloroethylene, xylenes and naphthalene in groundwater, above the applicable MTCA Method A cleanup levels, remain on site.

Investigator: Richard Bazzell

Date Submitted: 4/16/2014

OBSERVATIONS

Description (please be sure to include the following: site observations, site features and cover, chronology of events, sources/past practices likely responsible for contamination, presence of water supply wells and other potential exposure pathways, etc.):

A Phase II Environmental Site Assessment (ESA) was completed on October 7, 2013 by EBI Consulting for Wells Fargo Bank. Based on recommendations from the Phase II ESA, the property owner, Mr. Hugh Collender reported the discovery of contamination to Washington State Department of Ecology (DOE) on January 9, 2014, DOE then referred an II to Kitsap Public Health District (KPHD) on February 18, 2014.

A site visit was conducted by KPHD staff on April 16, 2014. The site visit was conducted to observe current conditions at the property and give KPHD staff a familiarity with the site and the surrounding area, including nearby drinking water well locations, and surface water flow directions. The following observations were made:

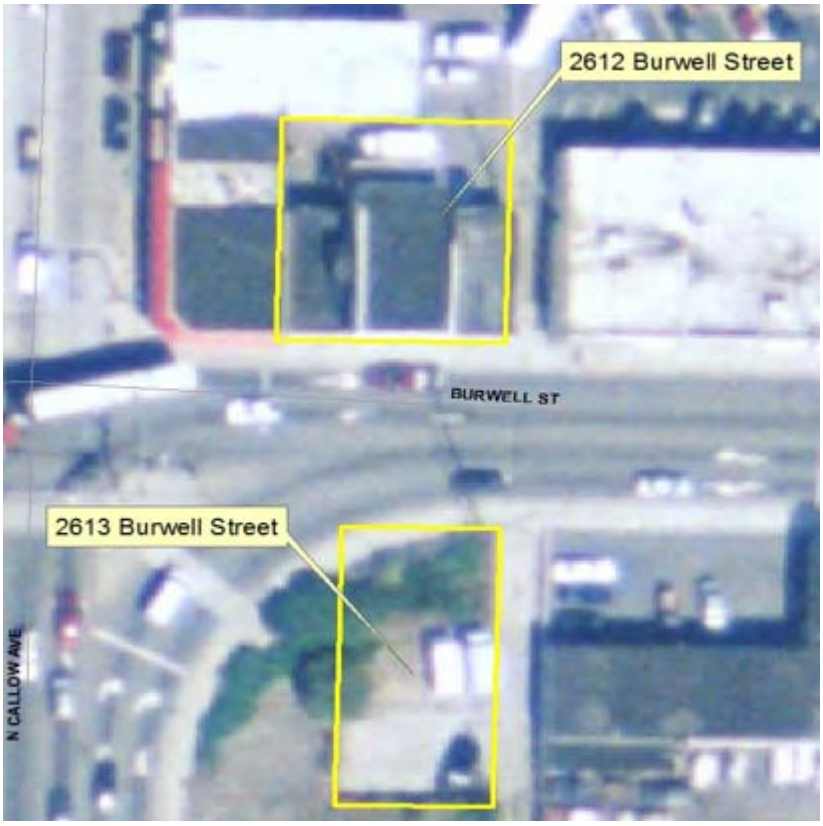
2612 Burwell Street

The site was previously a machine shop and auto repair facility per EBI Phase II ESA Report. The 0.1 acre site is currently occupied by residential tenants and does not appear to be used as office/retail space. The site presently includes one, two-story, stick built structure with a two bedroom apartment on the second floor. The majority of the site is asphalt paved with utilities that include public water and connections to sanitary sewer. Storm drains have not been identified on-site; however; stormwater runoff travels overland and south into the storm system along Burwell Street. See **Figure 1 & 2** for location and site characteristic of the subject properties.

2613 Burwell Street

Per EBI Phase II ESA Report, a gasoline service station was formerly located on this parcel and was reported to be in operation from circa 1947 until 1988. The 0.9 acre site is currently zoned as parking and has no above ground structures. The site is both asphalt paved and vegetated. Storm drains have been identified on-site; however, stormwater runoff travels overland and east into the storm system along Burwell Street. See **Figure 1 & 3** for location and site characteristic of the subject properties.

Special considerations should be taken into account for nearby contaminated sites. These sites include Puget Sound Naval Shipyard EPA superfund site (within 1000') and recently referred CSCS list properties located at 324 & 328 Callow (ERTS#646845), which are less than 200' from the subject properties and have known sources of tetrachloroethylene. No drinking water wells were located within 1000' from subject properties.



(fill in contaminant matrix below with appropriate status choice from the key below the table)

CONTAMINANT GROUP	CONTAMINANT	*SOIL*	*GROUNDWATER*	*SURFACE WATER*	*AIR*	*BEDROCK*	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds						Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents		C				Organic solvents, typically volatile or semi-volatile, not containing any halogens. To determine if a product has halogens, search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is not a Cl, I, Br, F in the formula, it's not halogenated. (Examples: acetone, benzene, toluene, xylenes, methyl ethyl ketone, ethyl acetate, methanol, ethanol, isopropranol, formic acid, acetic acid, stoddard solvent, Naptha). *Use this when TEX contaminants are present independently of gasoline.*
	Polynuclear Aromatic Hydrocarbons (PAH)		B				Hydrocarbons composed of two or more benzene rings.
	Tributyltin						The main active ingredients in biocides used to control a broad spectrum of organisms. Found in antifouling marine paint, antifungal action in textiles and industrial water systems. (Examples: Tributyltin; monobutyltin; dibutyltin)
	Methyl tertiary-butyl ether						MTBE is a volatile oxygen-containing organic compound that was formerly used as a gasoline additive to promote complete combustion and help reduce air pollution.
	Benzene		C				Benzene
	Other Non-Halogenated Organics						Other Non-Halogenated Organics (Example: Phthalates)
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other						Crude oil and any fraction thereof. Petroleum products that are not specifically Gasoline or Diesel.
Halogenated Organics (see notes at bottom)	PBDE						Polybrominated di-phenyl ether
	Other Halogenated Organics						Other organic compounds with halogens (chlorine, fluorine, bromine, iodine). search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is a Cl, I, Br, F in the formula, it is halogenated. (Examples: Hexachlorobutadiene; hexachlorobenzene; pentachlorophenol)
	Halogenated solvents		C				Solvents containing halogens (Halogen is typically chlorine, but can also be fluorine, bromine, iodine), and their breakdown products (Examples: Trichloroethylene; Tetrachloroethylene (aka Perchloroethylene); TCE; TCA; trans and cis 1,2 dichloroethylene; vinyl chloride)
	Polychlorinated Biphenyls (PCB)						Any of a family of industrial compounds produced by chlorination of biphenyl, noted primarily as an environmental pollutant that accumulates in animal tissue with resultant pathogenic and teratogenic effects
	Dioxin/dibenzofuran compounds (see notes at bottom)		B				A family of more than 70 compounds of chlorinated dioxins or furans. (Examples: Dioxin; Furan; Dioxin TEQ; PCDD; PCDF; TCDD; TCDF; OCDD; OCDF). *Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270*
Metals	Metals - Other						Metals other than arsenic, lead, or mercury. (Examples: cadmium, antimony, zinc, copper, silver)
	Lead						Lead
	Mercury						Mercury
	Arsenic						Arsenic
Pesticides	Non-halogenated pesticides						Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
	Halogenated pesticides						Pesticides with halogens (Examples: DDT; DDE; Chlordane; Heptachlor; alpha-beta and delta BHC; Aldrin; Endosulfan, dieldrin, endrin)

CONTAMINANT GROUP	CONTAMINANT	*SOIL*	*GROUNDWATER*	*SURFACE WATER*	*AIR*	*BEDROCK*	DESCRIPTION
Other Contaminants	Radioactive Wastes						Wastes that emit more than background levels of radiation.
	Conventional Contaminants, Organic						Unspecified organic matter that imposes an oxygen demand during its decomposition (Example: Total Organic Carbon)
	Conventional Contaminants, Inorganic						Non-metallic inorganic substances or indicator parameters that may indicate the existence of contamination if present at unusual levels (Examples: Sulfides, ammonia)
	Asbestos						All forms of Asbestos. Asbestos fibers have been used in products such as building materials, friction products and heat-resistant materials.
	Other Deleterious Substances						Other contaminants or substances that cause subtle or unexpected harm to sediments (Examples: Wood debris; garbage (e.g., dumped in sediments))
	Benthic Failures						Failures of the benthic analysis standards from the Sediment Management Standards.
	Bioassay Failures						For sediments, a failure to meet bioassay criteria from the Sediment Management Standards. For soils, a failure to meet TEE bioassay criteria for plant, animal or soil biota toxicity.
Reactive Wastes	Unexploded Ordinance						Weapons that failed to detonate or discarded shells containing volatile material.
	Other Reactive Wastes						Other Reactive Wastes (Examples: phosphorous, lithium metal, sodium metal)
	Corrosive Wastes						Corrosive wastes are acidic or alkaline (basic) wastes that can readily corrode or dissolve materials they come into contact with. Wastes that are highly corrosive as defined by the Dangerous Waste Regulation (WAC 173-303-090(6)). (Examples: Hydrochloric acid; sulfuric acid; caustic soda)

Status choices for contaminants	
Contaminant Status	**Definition**
B - Below Cleanup Levels (Confirmed)	The contaminant was tested and found to be below cleanup levels. (Generally, we would not enter each and every contaminant that was tested; for example if an SVOC analysis was done we would not enter each SVOC with a status of "below". We would use this for contaminants that were believed likely to be present but were found to be below standards when tested
S - Suspected	The contaminant is suspected to be present; based on some knowledge about the history of the site, knowledge of regional contaminants, or based on other contaminants known to be present
C - Confirmed Above Cleanup Levels	The contaminant is confirmed to be present above any cleanup level. For example - above MTCA method A, B, or C; above Sediment Quality Standards; or above a presumed site-specific cleanup level (such as human health criteria for a sediment contaminant).
RA - Remediated - Above	The contaminant was remediated, but remains on site above the cleanup standards (for example - capped area).
RB - Remediated - Below	The contaminant was remediated, and no area of the site contains this contaminant above cleanup standards (for example - complete removal of contaminated soils).

Halogenated chemicals and solvents: Any chemical compound with chloro, bromo, iodo or fluoro is halogenated; those with eight or fewer carbons are generally solvents (e.g. halogenated methane, ethane, propane, butane, pentane, hexane, heptane or octane) and may also be used for or registered as pesticides or fumigants. Most are dangerous wastes, either listed or categorical. Organic compounds with more carbons are almost always halogenated pesticides or a contaminant or derivative. Referral to the HSDB is recommended you are unfamiliar with a chemical name or compound, as it contains useful information about synonyms, uses, trade names, waste codes, and other regulatory information about most toxic or potentially toxic chemicals.

Dibenzodioxins and dibenzofurans are normalized to a combined equivalent toxicity based on 2,3,7,8-tetrachloro-p-dibenzodioxin as set out in Ch. 173-340-708(8)(d) and in the Evaluating the Toxicity and Assessing the Carcinogenic Risk of Environmental Mixtures using Toxicity Equivalency Factors Focus Sheet (https://fortress.wa.gov/ecy/clarc/FocusSheets/tef.pdf). Results may be reported as individual compounds and isomers (usually lab results), or as a toxic equivalency value (reports).

FOR ECOLOGY II REVIEWER USE ONLY (For Listing Sites):

How did the Site come to be known: ☒ **Site Discovery (received a report):** 1/9/14 (Date Report Received)
☐ **ERTS Complaint**
☐ **Other (please explain):** _____

Does an Early Notice Letter need to be sent: ☒ Yes ☐ No
If *No*, please explain why: _____

NAICS Code (if known): _____
Otherwise, briefly explain how property is/was used (i.e., gas station, dry cleaner, paint shop, vacant land, etc.):
_____

Site Unit(s) to be created (Unit Type): ☒ Upland (includes VCP & LUST) ☐ Sediment
If multiple Units needed, please explain why: _____

Cleanup Process Type (for the Unit): ☒ No Process ☐ Independent Action
☐ Voluntary Cleanup Program ☐ Ecology-supervised or conducted
☐ Federal-supervised or conducted

Site Status: ☒ Awaiting Cleanup ☐ Construction Complete – Performance Monitoring
☐ Cleanup Started ☐ Cleanup Complete – Active O&M/Monitoring
☐ No Further Action Required

Site Manager (Default: Donna Musa): Donna Musa

Specific confirmed contaminants include:

_____ in Soil

B, X, PCE, Naphthalene in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):
14873
Cleanup Site ID No. (if known):
12909

Figure 1. Subject Property Locations

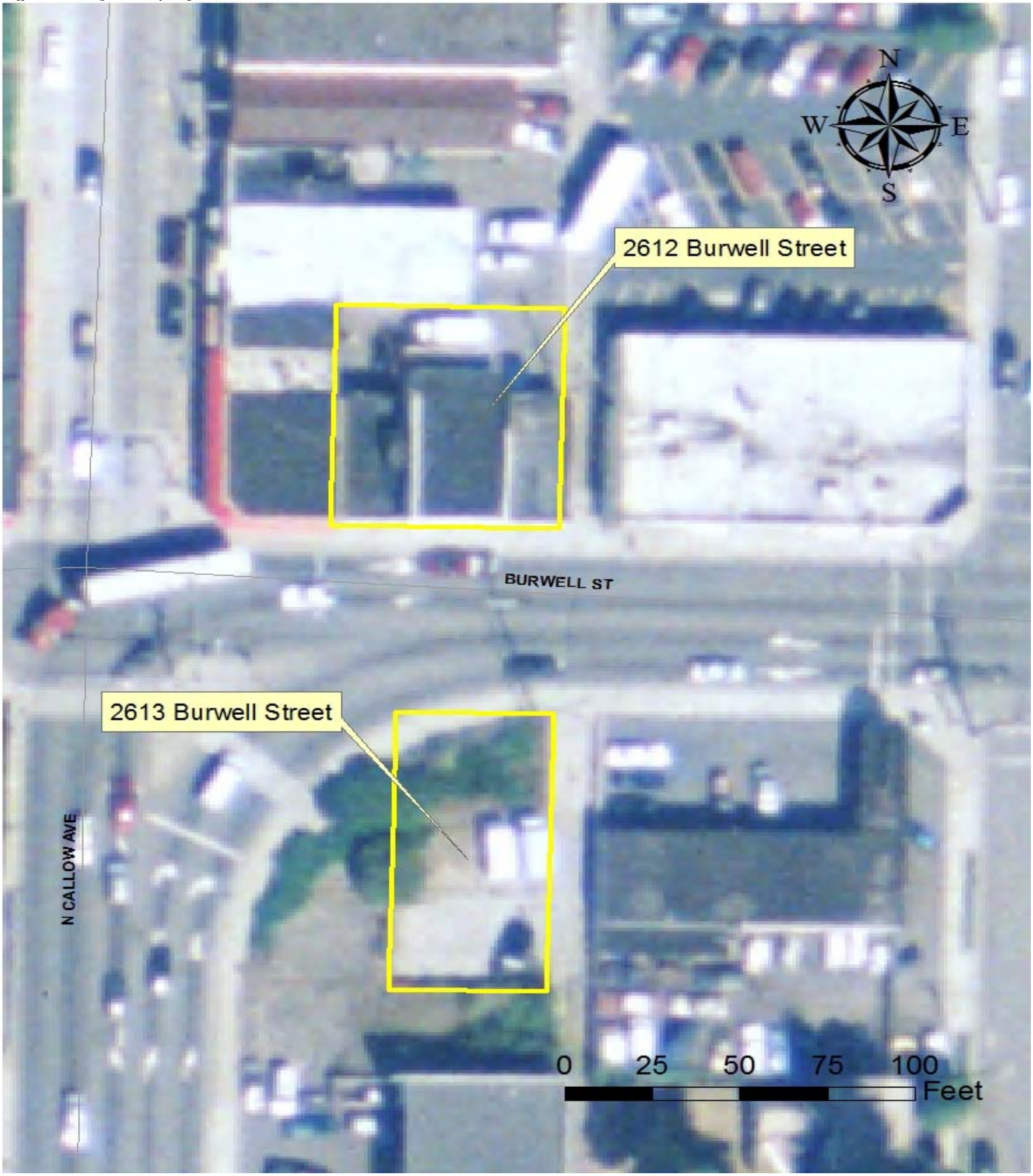
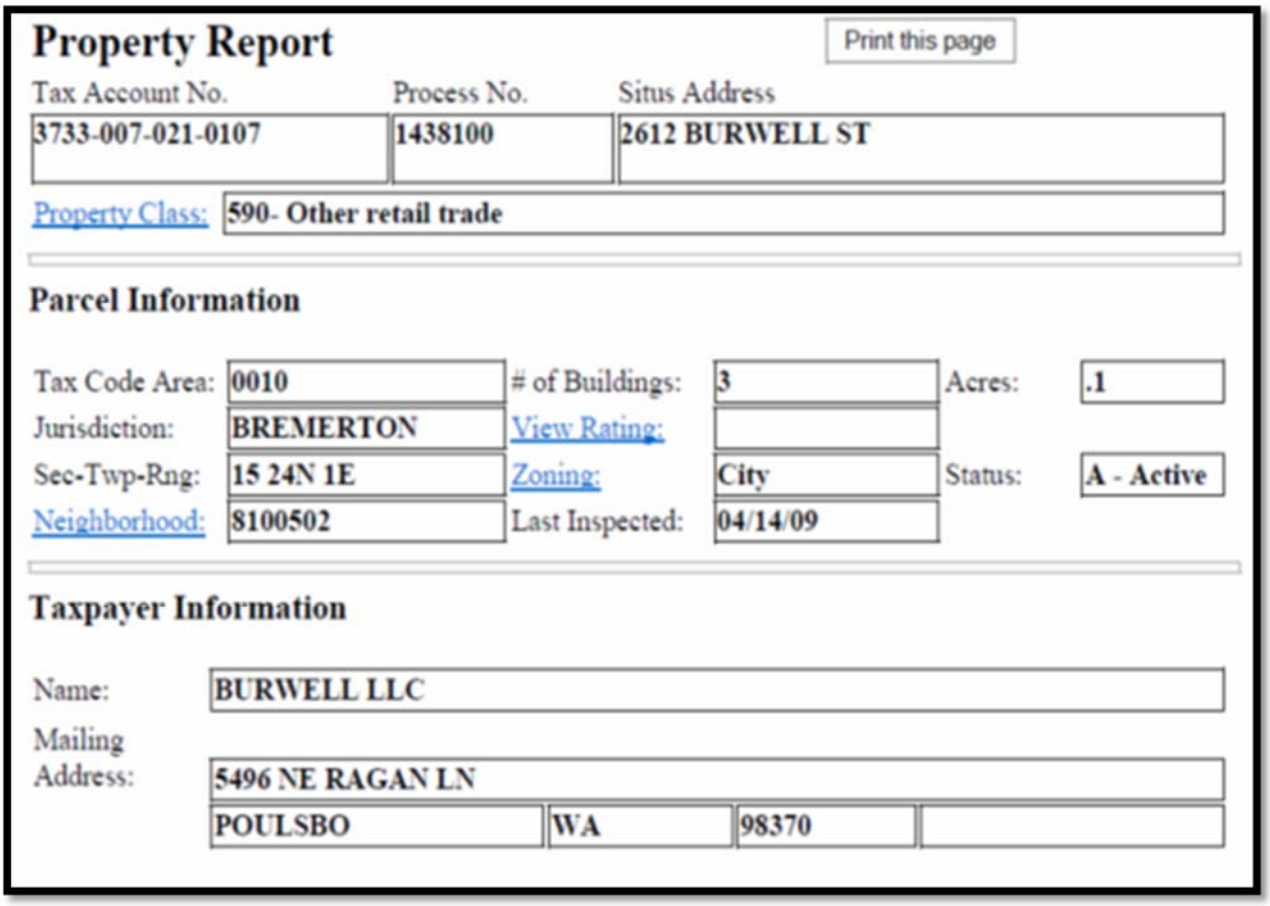


Figure 2. 2612 Burwell Street Site Characteristics

April 2014



Property Report

Print this page

Tax Account No.	Process No.	Situs Address
3733-007-021-0107	1438100	2612 BURWELL ST

Property Class: 590- Other retail trade

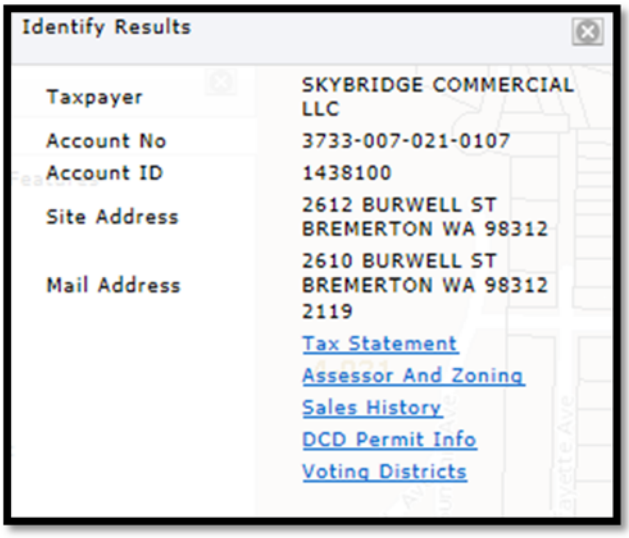
Parcel Information

Tax Code Area:	0010	# of Buildings:	3	Acres:	.1
Jurisdiction:	BREMERTON	View Rating:			
Sec-Twp-Rng:	15 24N 1E	Zoning:	City	Status:	A - Active
Neighborhood:	8100502	Last Inspected:	04/14/09		

Taxpayer Information

Name:	BURWELL LLC			
Mailing Address:	5496 NE RAGAN LN			
	POULSBO	WA	98370	

November 2015



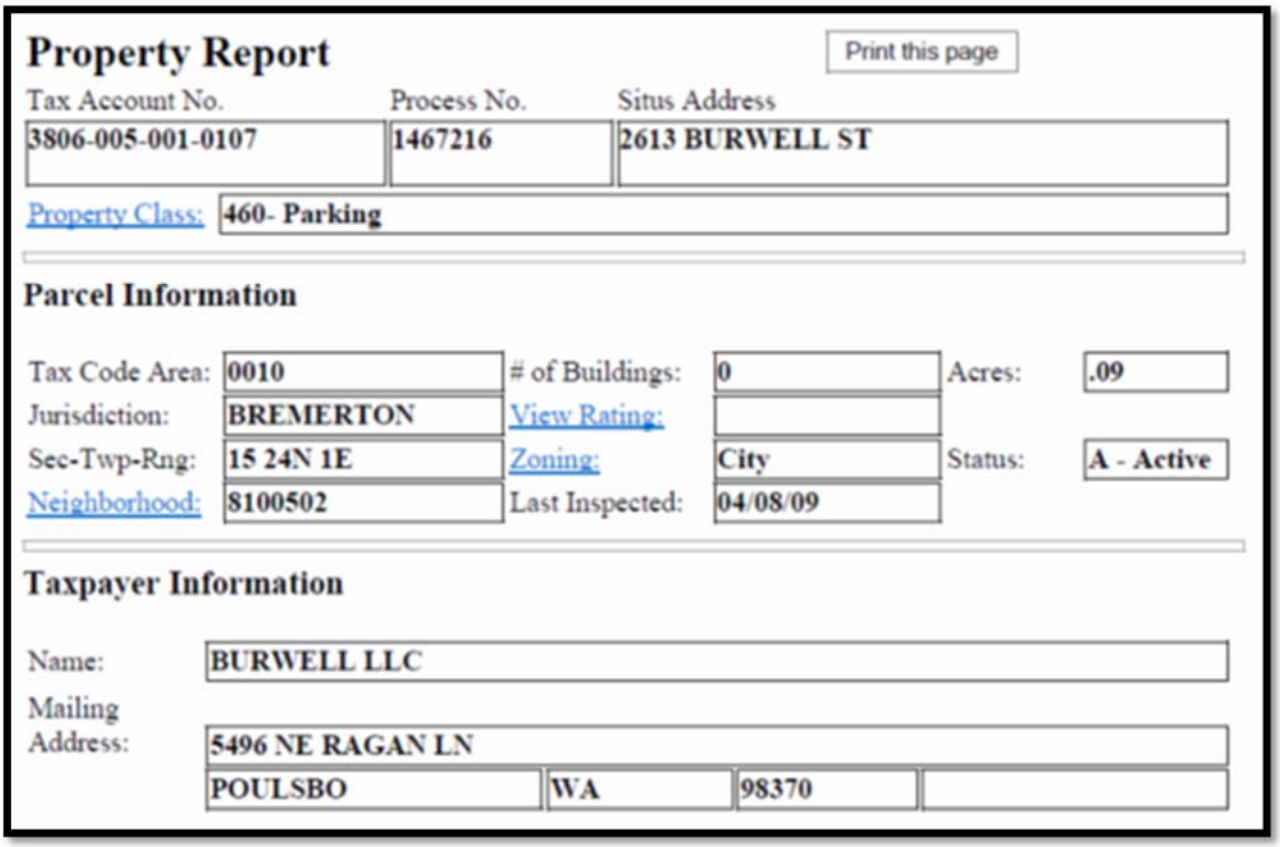
Identify Results

Taxpayer	SKYBRIDGE COMMERCIAL LLC
Account No	3733-007-021-0107
Account ID	1438100
Site Address	2612 BURWELL ST BREMERTON WA 98312
Mail Address	2610 BURWELL ST BREMERTON WA 98312 2119

Tax Statement
Assessor And Zoning
Sales History
DCD Permit Info
Voting Districts

Figure 3. 2613 Burwell Street Site Characteristics

April 2014



Property Report

Print this page

Tax Account No.	Process No.	Situs Address
3806-005-001-0107	1467216	2613 BURWELL ST

Property Class: 460- Parking

Parcel Information

Tax Code Area:	0010	# of Buildings:	0	Acres:	.09
Jurisdiction:	BREMERTON	View Rating:			
Sec-Twp-Rng:	15 24N 1E	Zoning:	City	Status:	A - Active
Neighborhood:	8100502	Last Inspected:	04/08/09		

Taxpayer Information

Name:	BURWELL LLC			
Mailing Address:	5496 NE RAGAN LN			
	POULSBO	WA	98370	

November 2015