



# INITIAL INVESTIGATION FIELD REPORT

Check this box if you have attached any documents to this form (using the paperclip icon on the left).

<b>ERTS #(s):</b>	665889
<b>Parcel #(s):</b>	00439154700100
<b>County:</b>	Snohomish
<b>FSID #:</b>	33391782
<b>CSID #:</b>	13136
<b>UST #:</b>	2021

## SITE INFORMATION

<u>Site Name (Name over door):</u> Tim's Bike Shop	<u>Site Address (including City, State and Zip):</u> 2401 Broadway Ave Everett, WA 98201	<u>Phone</u> <u>Email</u>
<u>Site Contact, Title, Business:</u> Doug Kunkel LG, LHG - Principal Hydrogeologist, Environmental Partners, Inc.	<u>Site Contact Address (including City, State and Zip):</u> 1180 NW Maple St, Ste 310 Issaquah, WA 98027	<u>Phone</u> (425) 395-0016 <u>Email</u> dougk@epi-wa.com
<u>Site Owner, Title, Business:</u> Smevaag John L Living Trust (Owner)	<u>Site Owner Address (including City, State and Zip):</u> PO Box 769 Marysville, WA 98270	<u>Phone</u> <u>Email</u>
<u>Site Owner Contact, Title, Business:</u> Debra Smevaag (Taxpayer)	<u>Site Owner Contact Address (including City, State and Zip):</u> 12421 23rd Ave SE Everett, WA 98208-6689	<u>Phone</u> <u>Email</u>
<u>Previous Site Owner(s):</u>	<u>Additional Info (for any Site Information Item):</u>	
<u>Alternate Site Name(s):</u> Marv's Auto Detail Shop / Accurate Automotive		

<u>Latitude (Decimal Degrees):</u> 47.985665
<u>Longitude (Decimal Degrees):</u> -122.200912

## INSPECTION INFORMATION

Please check this box if there is relevant inspection information, such as data or photos, in an existing site report for this site.

Inspection Conducted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date/Time: 6/16/16 3:30pm	Entry Notice: Announced <input checked="" type="checkbox"/> Unannounced <input type="checkbox"/>
Photographs taken? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Note: Attach photographs or upload to PIMS	
Samples collected? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Note: Attach record with media, location, depth, etc.	

## RECOMMENDATION

<b>No Further Action</b> (Check appropriate box below):	<b>LIST on Confirmed and Suspected Contaminated Sites List:</b> <input type="checkbox"/>
Release or threatened release does not pose a threat <input type="checkbox"/>	
No release or threatened release <input type="checkbox"/>	
Refer to program/agency (Name: _____) <input type="checkbox"/>	
Independent Cleanup Action Completed (contamination removed) <input checked="" type="checkbox"/>	

## COMPLAINT (Brief Summary of ERTS Complaint):

Site was a Shell gas station which closed in the 1940s and has passed ownership several times. The current owner passed away and the property is now part of a living trust. In 1996 the tanks were closed in place with no assessment. Environmental Partners removed the tanks on June 17, 2016. On June 24, 2016 lab results confirmed gasoline soil contamination.

## CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):

All soil samples for Gasoline Range Organics (GRO) and lead were below MTCA Method A levels. One soil sample above MTCA Method A was benzene: 0.039 ppm (non-detect for GRO) at 15.5' bgs (no direct contact). Statistical analysis of the confirmation sample data set indicates that this single exceedance is less than 10% of the confirmation sample data and the benzene concentration is less than 2 times its applicable MTCA Method cleanup level. No groundwater was encountered. Recommendation: NFA at Initial Investigation due to independent cleanup action. (Model Remedy #1)

Investigator: Annette Ademasu	Date Submitted: 10/4/2016
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**OBSERVATIONS****Please check this box if you included information on the Supplemental Page at end of report.**

**Description** (If site visit made, 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.):

Field observations from 6/16/16:

One tank had been removed prior to arrival on site. The third tank was found north of the first two. Tanks had contained gasoline in the past as shown by tank product samples. The area of the tanks was on the west side of the property; no tanks were found inside the store. Soil was dug and sampled about 8' bgs per the site assessor assistant. The removed tank was in poor condition. It was cut and cleaned on-site. There was mild petroleum odor and some gray staining in the excavation. Two other tanks in the ground had tops uncovered and had already been inerted with manways cut and tanks cleaned by MARVAC. Fire marshal staff arrived before we left site. ClearCreek Contractor, Nathan Hoffman, was Decommissioner (license #8209012, expires 6/2/17). Environmental Partners Inc., Josh Bernthal, was Site Assessor, and had left the site after taking samples prior to our arrival .

Owner e-mailed that samples were initially above cleanup levels. Notified owner and Site Assessor of reporting requirements. 600 tons of soil removed to licensed facility by 6/28/16. Soil removal continued until clean.

Per Decommissioning Report: Three significantly corroded, pitted steel underground storage tanks, each with 1,000-gallon capacity (former gasoline) were removed on 6/23/16. (Note: Ademasu was on site 6/16/16, and the first tank had already been removed.)

Assessor states staining, odors, and free product were noted in the UST excavation. No GW encountered or sampled. Highest samples of benzene 0.14 ppm (12' bgs) and GRO 430 ppm (5' bgs), 270 ppm (6.5 bgs) between UST 2 and UST 3. Contaminated soil was over-excavated, and all confirmation samples are below Method A, except 0.039ppm Benzene (non-detect for GRO) at 15.5' bgs, NW of UST 3. Statistical analysis of the confirmation sample data set indicates that this single exceedance is less than 10% of the confirmation sample data and the benzene concentration is less than 2 times its applicable MTCA Method CUL.

Documents reviewed:

Underground Storage Tank Decommissioning, Remedial Investigation and Cleanup Action Report, Tim's Bike Shop. Prepared for John L. Smevaag Living Trust. Environmental Partners Inc., Issaquah, Washington. August 31, 2016.

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds						Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents						Organic solvents, typically volatile or semi-volatile, not containing any halogens. To determine if a product has halogens, search HSDB ( <a href="http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB">http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB</a> ) 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, isopropanol, formic acid, acetic acid, stoddard solvent, Naptha). <i>Use this when TEX contaminants are present independently of gasoline.</i>
	Polynuclear Aromatic Hydrocarbons (PAH)						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	RB					Benzene
	Other Non-Halogenated Organics	B					TEX
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline	RB					Petroleum Gasoline
	Petroleum Other						Oil-range organics
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 ( <a href="http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB">http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB</a> ) 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						PCE, chloroform, EDB, EDC, MTBE
	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)						A family of more than 70 compounds of chlorinated dioxins or furans. (Examples: Dioxin; Furan; Dioxin TEQ; PCDD; PCDF; TCDD; TCDF; OCDD; OCDF). <i>Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270</i>
Metals	Metals - Other						Cr, Se, Ag, Ba, Cd
	Lead	B					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	SEDIMENT	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 Ordnance						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)

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

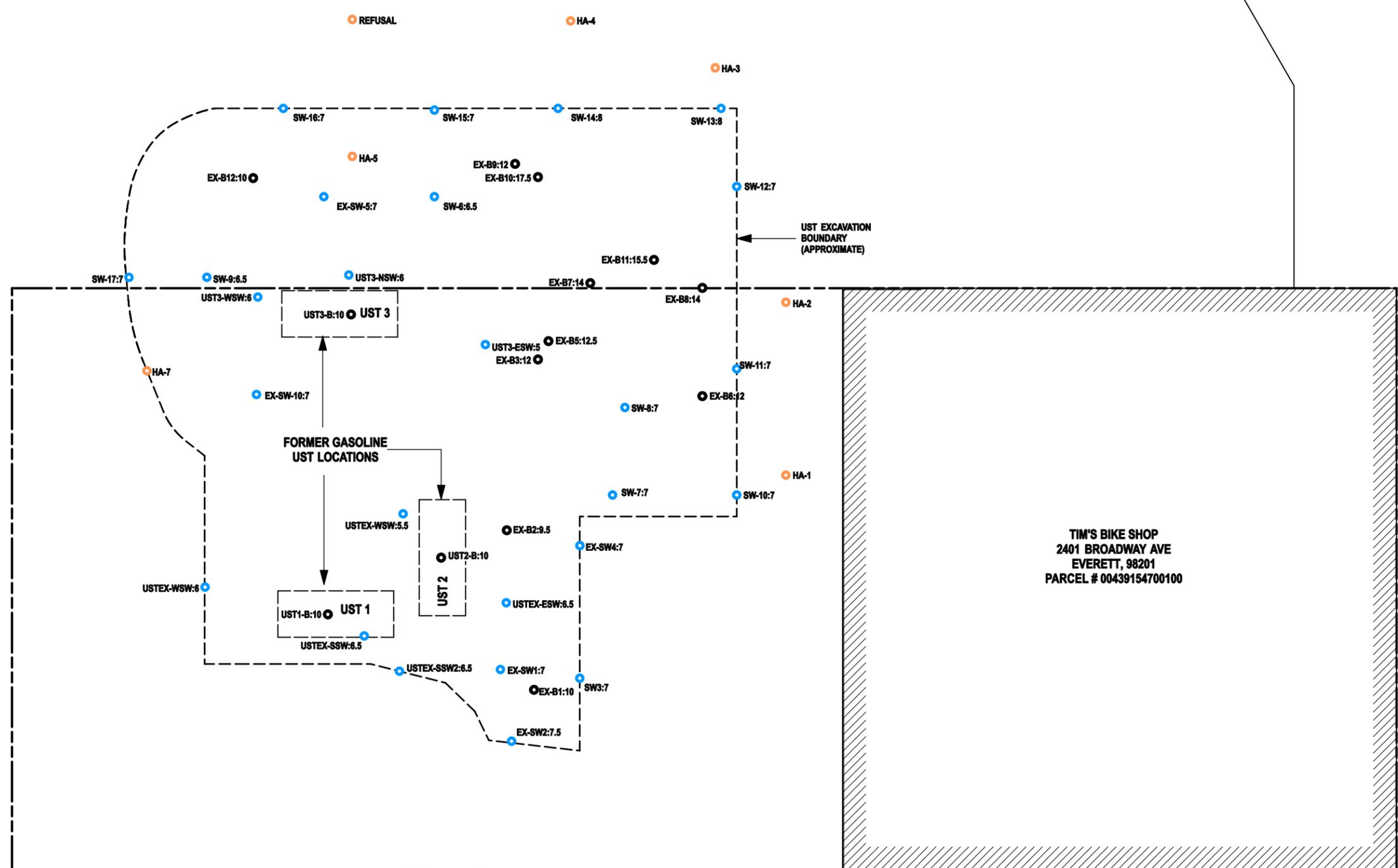
Status choices for contaminants	
Contaminant Status	Definition
B— Below Cleanup Levels (Confirmed)	The contaminant was tested and found to be below cleanup levels. (Generally, we would not enter each and every contaminant that was tested; for example if an SVOC analysis was done we would not enter each 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 if 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.

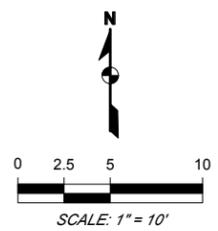
**Dibenzodioxins and dibenzofurans** are normalized to a combined equivalent toxicity based on 2,3,7,8-tetrachloro-p-dibenzodioxin as set out in WAC 173-340-708(8)(d) and in the Evaluating the Toxicity and Assessing the Carcinogenic Risk of Environmental Mixtures using Toxicity Equivalency Factors Focus 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).



BROADWAY AVENUE



- NOTES:**
- APPROXIMATE SUBJECT PROPERTY BOUNDARY
  - APPROXIMATE LOCATION OF FORMER GASOLINE UST
  - SAMPLE LOCATION (BOTTOM)
  - SAMPLE LOCATION (HAND AUGER)
  - SAMPLE LOCATION (SIDEWALL)

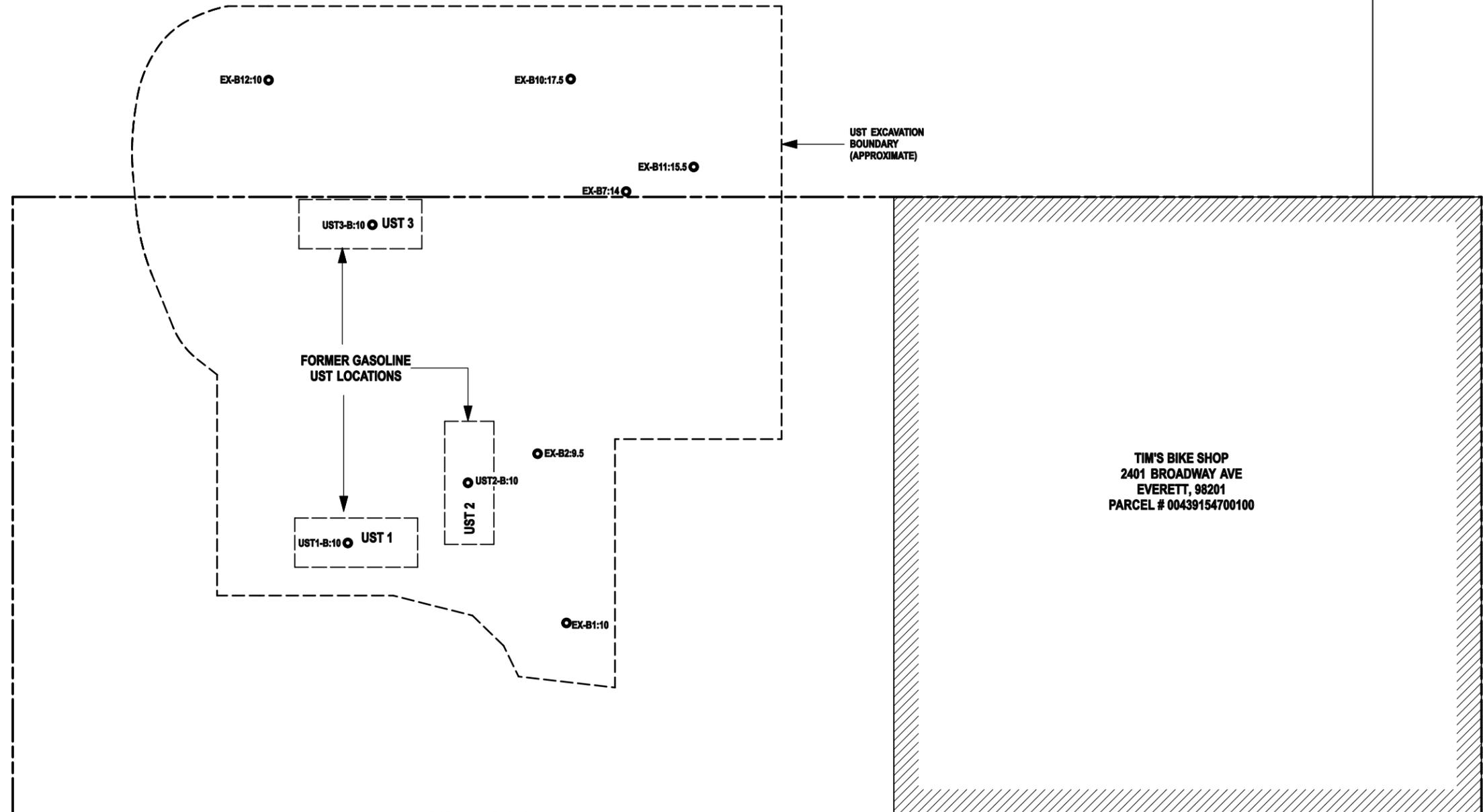


VACANT BUILDING  
2405 BROADWAY AVE  
EVERETT, 98201  
PARCEL # 00439154700300

**FIGURE 3**  
EXCAVATION SAMPLE LOCATIONS - ALL

<b>PREPARED BY</b>	ENVIRONMENTAL PARTNERS INC		
<b>REPORT</b>	UST DECOMMISSIONING REPORT AND CLEANUP ACTION REPORT		
<b>LOCATION</b>	2401 BROADWAY AVE EVERETT, WA		
<b>PREPARED FOR</b>	JOHN L. SMEVAAG LIVING TRUST		
<b>DATE</b> 8/5/16	<b>DRAWN BY</b> VPB	<b>REVIEWED BY</b> DK	<b>PROJECT NUMBER</b> 71701.1

BROADWAY AVENUE



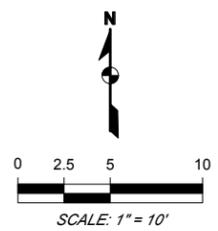
TIM'S BIKE SHOP  
2401 BROADWAY AVE  
EVERETT, 98201  
PARCEL # 00439154700100

VACANT BUILDING  
2405 BROADWAY AVE  
EVERETT, 98201  
PARCEL # 00439154700300

**FIGURE 4**  
EXCAVATION BOTTOM FINAL CONFIRMATION  
SAMPLE LOCATIONS

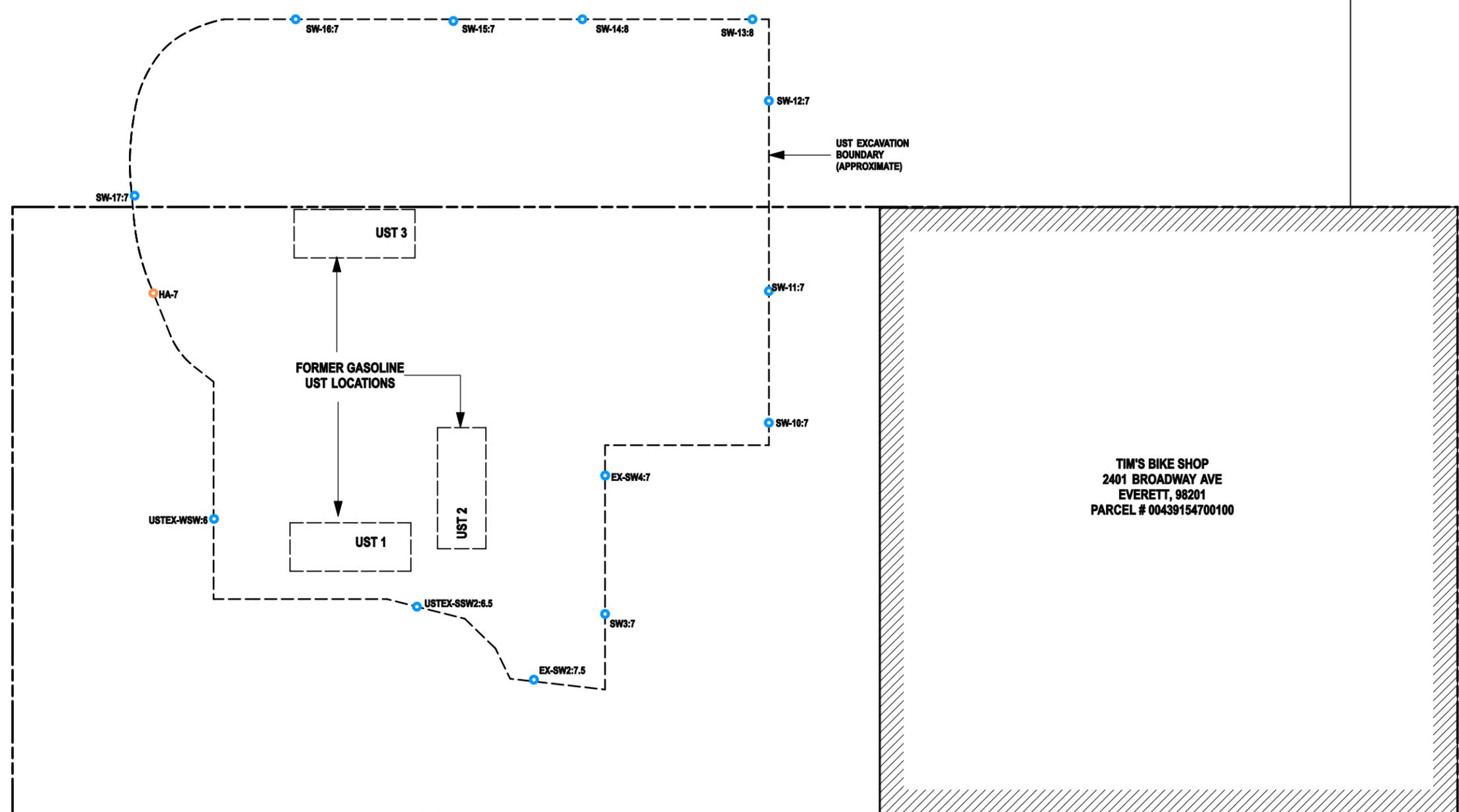
**NOTES:**

- APPROXIMATE SUBJECT PROPERTY BOUNDARY
- APPROXIMATE LOCATION OF FORMER GASOLINE UST
- SAMPLE LOCATION (BOTTOM)



<b>PREPARED BY</b>	ENVIRONMENTAL PARTNERS INC		
<b>REPORT</b>	UST DECOMMISSIONING REPORT AND CLEANUP ACTION REPORT		
<b>LOCATION</b>	2401 BROADWAY AVE EVERETT, WA		
<b>PREPARED FOR</b>	JOHN L. SMEVAAG LIVING TRUST		
<b>DATE</b> 8/5/16	<b>DRAWN BY</b> VPB	<b>REVIEWED BY</b> DK	<b>PROJECT NUMBER</b> 71701.1

BROADWAY AVENUE



TIM'S BIKE SHOP  
2401 BROADWAY AVE  
EVERETT, 98201  
PARCEL # 00439154700100

VACANT BUILDING  
2405 BROADWAY AVE  
EVERETT, 98201  
PARCEL # 00439154700300

- NOTES:**
- APPROXIMATE SUBJECT PROPERTY BOUNDARY
  - APPROXIMATE LOCATION OF FORMER GASOLINE UST
  - SAMPLE LOCATION (HAND AUGER)
  - SAMPLE LOCATION (SIDEWALL)

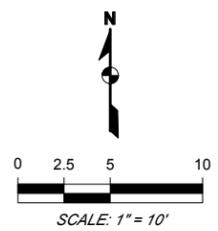


FIGURE 5 EXCAVATION SIDEWALL FINAL CONFIRMATION SAMPLE LOCATIONS			
PREPARED BY	ENVIRONMENTAL PARTNERS INC		
REPORT	UST DECOMMISSIONING REPORT AND CLEANUP ACTION REPORT		
LOCATION	2401 BROADWAY AVE EVERETT, WA		
PREPARED FOR	JOHN L. SMEVAAG LIVING TRUST		
DATE	DRAWN BY	REVIEWED BY	PROJECT NUMBER
8/5/16	VPB	DK	71701.1