



INITIAL INVESTIGATION FIELD REPORT

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

| | |
|---------------------|----------------|
| ERTS #(s): | 663842 |
| Parcel #(s): | 30050900301400 |
| County: | Snohomish |
| FSID #: | 16659 |
| CSID #: | 13152 |
| UST #: | |

SITE INFORMATION

| | | |
|---|--|---|
| <u>Site Name (Name over door):</u> Marysville Sonic | <u>Site Address (including City, State and Zip):</u> 3710 116th St NE Marysville, WA 98271 | <u>Phone</u> <u>Email</u> |
| <u>Site Contact, Title, Business:</u> Paul Riley, Principal The Riley Group, Inc. | <u>Site Contact Address (including City, State and Zip):</u> | <u>Phone</u> (425) 415-0551 <u>Email</u> priley@riley-group.com |
| <u>Site Owner, Title, Business:</u> Jasmin Patel SERJ Realty Holdings | <u>Site Owner Address (including City, State and Zip):</u> 1500 E Katella Ave Ste 5 Orange, CA 92867 | <u>Phone</u> <u>Email</u> |
| <u>Site Owner Contact, Title, Business:</u> SERJ Developments Marysville LLC | <u>Site Owner Contact Address (including City, State and Zip):</u> 1500 E Katella Ave Ste 5 Orange, CA 92867 | <u>Phone</u> <u>Email</u> |
| <u>Previous Site Owner(s):</u> Lori, Jewett, and Ned Ayres | <u>Additional Info (for any Site Information Item):</u> | |
| <u>Alternate Site Name(s):</u> Ayres Property | | |

| | |
|-------------------------------------|-------------|
| <u>Latitude (Decimal Degrees):</u> | 48.099851 |
| <u>Longitude (Decimal Degrees):</u> | -122.180547 |

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: 8/3/2016 1PM | Entry Notice: Announced <input type="checkbox"/> Unannounced <input checked="" type="checkbox"/> |
| Photographs taken? Yes <input checked="" type="checkbox"/> No <input 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

| | |
|--|--|
| No Further Action (Check appropriate box below): | LIST on Confirmed and Suspected Contaminated Sites List: <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):

Petroleum contamination was found during demolition of residential house. After investigation it was found that the contamination was associated with a residential heating oil tank.

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

During site visit a large pit was noted on the site, where groundwater was observed at the bottom. No oil sheen or odor was noted. Riley Group's Independent Cleanup Report describes remedial excavation, de-watering activity, contamination monitoring and cleanup conformation sample results. Recommendation: NFA after independent cleanup action completed. This cleanup utilized Model Remedy #1 - Method A Unrestricted.

| | |
|---|---------------------------|
| Investigator: Mike Young, Snohomish Health District | Date Submitted: 9/21/0216 |
|---|---------------------------|

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.):

- 12/22/2015 Phase I Environmental Site Assessment (ESA) noted the above ground heating oil storage tank on the subject property, the gas station west of subject property and another home with a heating oil tank in the area. Some time before 1/16/2016 contractors noted contamination during the demolition of house.
- 1/26/2016 Preliminary Phase II Subsurface Investigation; 8 soil probes were advanced 15 feet below grade to investigate potential impact from neighboring former gas station site and any potential impact from neighboring home heating oil tank. Samples collected at the subject property show soil and/or groundwater contamination in an area around the house above MTCA Method A cleanup levels. Test results from other probe locations provided evidence contamination was not coming from off site.
- 2/10/2016 Geophysical Survey and Preliminary Phase II Subsurface Investigation finds location of neighboring UST.
- 3/22/2016 ERTS report about the discovered contamination.
- 4/27/2016 Supplemental Phase II Subsurface Investigation included the installation of monitoring wells and test probes. One diesel TPH sample result was above MTCA Method A cleanup level. Three monitoring well installed, results show ND for TPH. Groundwater flow direction determined to be south-southwest.
- 7/12/2016 Remedial excavation of site and collection of groundwater grab samples. Highest sample result was found to have 450,000 ug/L Diesel TPH. The area where the soil sample result for diesel TPH was above MTCA Method A cleanup level was over excavated. 92 cubic yards of contaminated soil was taken to CEMEX in Everett for disposal.
- 7/13/2016 Confirmation Soil Samples collected from bottom of pit and side wall. All results were below MTCA Method A cleanup level,
- 7/29/2016 Snohomish Health District starts the Initial Investigation of the property located off 116th St. NE Marysville, WA. Mike Young visits property takes photos, see attached.
- 8/25/2016 Last of 9 excavation de-watering events occurred where a total of 28,835 gallons of water was removed. The last groundwater grab sample was found to have 360 ug/L Diesel TPH. This is the 5th sample showing TPH below MTCA Method A cleanup level, of 500 ug/L.
- 9/14/2016 Received report concerning Independent Cleanup Action from The Riley Group. "The eight final cleanup confirmation soil samples contained concentrations of diesel- and oil range TPH that were below method detection limits (not detected)."

Documents reviewed:

Geophysical Survey and Preliminary Phase II Subsurface Investigation, Proposed Marysville Sonic, 3710, 3724, and 3806 116th Street Northeast Marysville, Snohomish County, Washington 98271. The Riley Group, Inc., Bothell, Washington. February 10, 2016.

Independent Cleanup Action Report, Proposed Marysville Retail, 3710 116th Street Northeast, Marysville, Snohomish County, Washington 98271. The Riley Group, Inc., Bothell, 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 (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, 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 | | | | | | Benzene |
| | Other Non-Halogenated Organics | | | | | | TEX |
| | Petroleum Diesel | RB | B | | | | Petroleum Diesel |
| | Petroleum Gasoline | | | | | | 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 (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 | | | | | | 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 | | | | | | 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).

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

How did the Site come to be known: Site Discovery (received a report): 3/22/2016 (Date Report Received)
 ERTS Complaint
 Other (please explain): _____

Does an Early Notice Letter need to be sent: Yes No
If No, please explain why: NFA

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 **+**

Specific confirmed contaminants include:

_____ in Soil
_____ in Groundwater
_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):

16659

Cleanup Site ID No. (if known):

13152

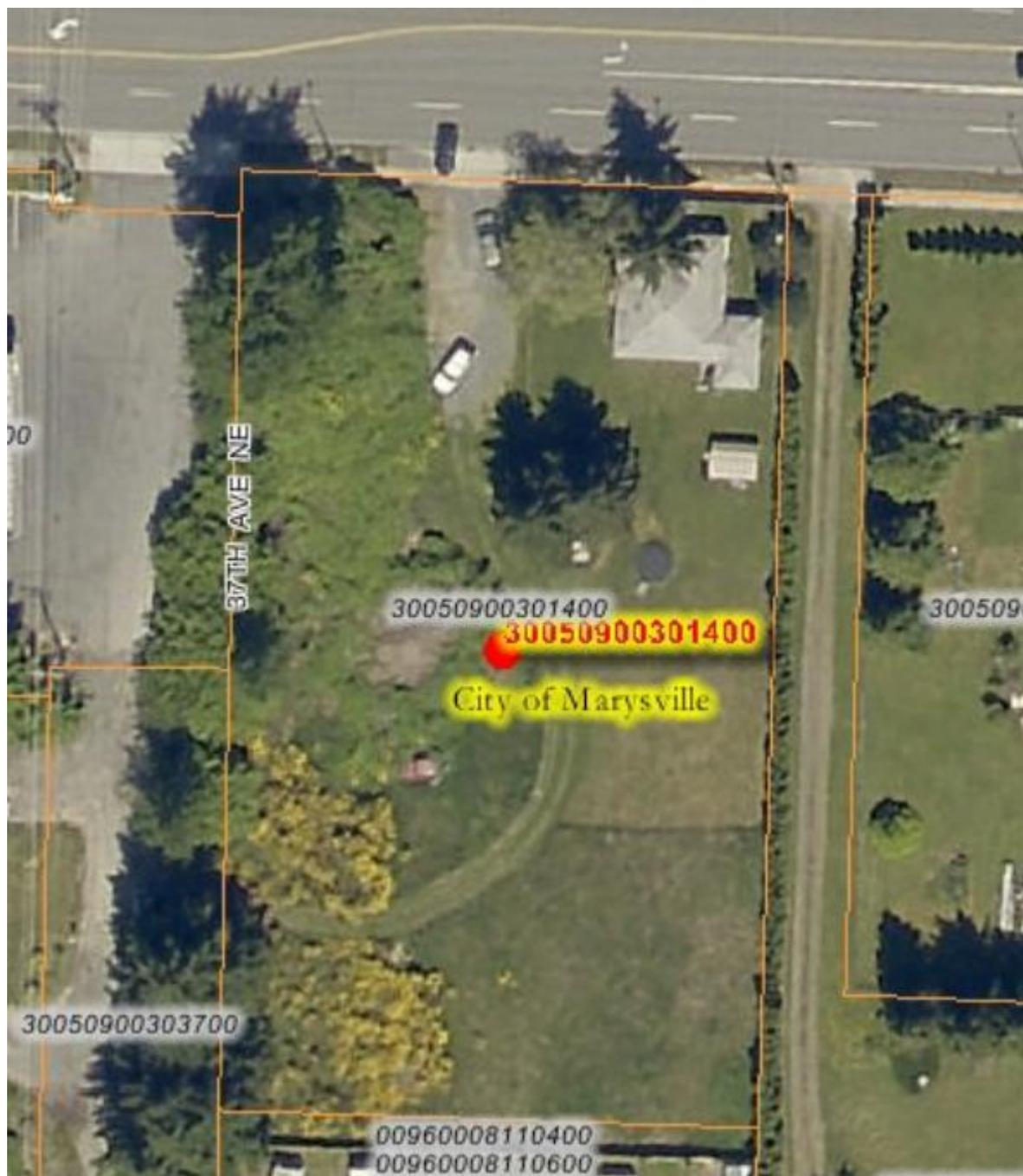
COUNTY ASSESSOR INFO: Please attach to this report a copy of the tax parcel/ownership information for each parcel associated with the site, as well as a parcel map illustrating the parcel boundary and location.

PHOTO AND PARCEL INFORMATION



| | | | |
|--|----------|------------------|------------------------------|
| PHOTO NO: | 1 | ADDRESS: | 3710 116 th St NE |
| DATE: | 8/3/2016 | | |
| TIME: | 1PM | | |
| CAMERA: | IPHONE | TAKEN BY: | MY |
| COMPLAINT #: | 663842 | WITNESS: | N/A |
| DESCRIPTION/COMMENTS: | | | |
| Pit found on subject property. It appears groundwater was encountered about 10' below grade in the Marysville Sand Member, which has red oxidized sand near the surface. | | | |

PHOTO AND PARCEL INFORMATION



| | | | |
|--|--------|------------------|------------------------------|
| PHOTO NO: | 2 | ADDRESS: | 3710 116 th St NE |
| DATE: | 2012 | | |
| TIME: | | | |
| CAMERA: | NA | TAKEN BY: | Snohomish County |
| COMPLAINT #: | 663842 | WITNESS: | N/A |
| DESCRIPTION/COMMENTS: | | | |
| Aerial photo show house on subject property before demolition. | | | |

PHOTO AND PARCEL INFORMATION

Property Account Summary

| | | | |
|---|---|----------------------------------|--|
| Parcel Number | 30050900301400 | Property Address | 3710 116TH ST NE , MARYSVILLE, WA 98271-8453 |
| Parties - For changes use 'Other Property Data' menu | | | |
| Role | Percent | Name | Mailing Address |
| Taxpayer | 100 | SERJ DEVELOPMENTS MARYSVILLE LLC | 1500 E KATELLA AVE STE 5, ORANGE, CA 92867 |
| Owner | 100 | SERJ DEVELOPMENTS MARYSVILLE LLC | 1500 E KATELLA AVE STE 5, ORANGE, CA 92867 |
| General Information | | | |
| Property Description | Section 9 Township 30 Range 05 Quarter SW - W 205FT N 391FT E1/2 NW1/4 SW1/4 LESS S75FT OF E 155FT THOF & LESS N 30FT FOR CO RD & ALSO LESS W 50FT & LESS RD R/W TO CITY OF MAR PER SWD REC AFN200607191131 | | |
| Property Category | Land and Improvements | | |
| Status | Active, Locally Assessed | | |
| Tax Code Area | 00511 | | |
| Property Characteristics | | | |
| Use Code | 111 Single Family Residence - Detached | | |
| Unit of Measure | Acre(s) | | |
| Size (gross) | 0.96 | | |