



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):
Parcel #(s):
County:
FSID #:
CSID #:
UST #:

615400
2768300405
King
14234
13232

SITE INFORMATION

<u>Site Name (Name over door):</u> Hollywood Video Property	<u>Site Address (including City, State and Zip):</u> 5314 15th Ave NW Seattle, WA 98107	<u>Phone</u> <u>Email</u>
<u>Site Contact, Title, Business:</u> Timothy Johnson GeoTech Consultants, Inc	<u>Site Contact Address (including City, State and Zip):</u> 13256 NE 20th St, Ste 16 Bellevue, WA 98005	<u>Phone</u> (425) 747-5618 <u>Email</u> TimJ@geotechnw.com
<u>Site Owner, Title, Business:</u> William Oseran, Manager ETI4 LLC	<u>Site Owner Address (including City, State and Zip):</u> 2030 Dexter Ave N #400 Seattle, WA 98109	<u>Phone</u> <u>Email</u>
<u>Site Owner Contact, Title, Business:</u> ETI4 LLC	<u>Site Owner Contact Address (including City, State and Zip):</u> 2030 Dexter Ave N #400 Seattle, WA 98109	<u>Phone</u> <u>Email</u>
<u>Previous Site Owner(s):</u> Several	<u>Additional Info (for any Site Information Item):</u> ENL to William Oseran, ETI4 LLC E-cc: Timothy Johnson	
<u>Alternate Site Name(s):</u> Mud Bay Pet Supply		

Latitude (Decimal Degrees): 47.667594

Longitude (Decimal Degrees): -122.375815

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.

<u>Inspection Conducted?</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<u>Date/Time:</u>	<u>Entry Notice:</u> Announced <input type="checkbox"/> Unannounced <input type="checkbox"/>
<u>Photographs taken?</u> Yes <input type="checkbox"/> No <input type="checkbox"/>	Note: Attach photographs or upload to PIMS	
<u>Samples collected?</u> Yes <input type="checkbox"/> No <input 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 checked="" 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 type="checkbox"/>	

COMPLAINT (Brief Summary of ERTS Complaint):

Phase 1 & 2 ESAs were submitted to Ecology by GeoTech Consultants on behalf of their client and the seller of the property in 2009, Ballard-Bernhard Property, LLC.

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

This II was referred to Roger Nye but not immediately completed. PCE levels in GW are high enough to trigger vapor intrusion concerns in a building on site. It is unknown if the source of contamination is from this property or up-gradient adjacent sites (Tux Shop, CSID 1450 and Unocal 5479, CSID 11366). Due to the high levels of PCE and TPH in GW, it is recommended the site be listed on the CSCSL.

Investigator: Roger Nye / Donna Musa

Date Submitted: 10/27/2016

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.):

A Phase I and Phase II were done in 2009 on the "Hollywood Video" Property (not a previously known site) by a potential purchaser. There was limited soil contamination (TPH) found on the property and high levels of solvents (PCE) and TPH in the groundwater. The Hollywood Video Property is down gradient from two adjacent Sites that were ranked in 2013. They are the Tux Shop (CSID 1450) and Unocal 5479 (CSID 11366). Although it seems clear that the solvent contamination in groundwater on the property is from the Tux Shop Site, it is unknown if the TPHs are from the Unocal Site or from the operation of an historic service station on the Hollywood Video Property. The PCE levels in ground water on the property are high enough to trigger VI concerns in a building there.

The owner of the Hollywood Video Property is
"ETI4 LLC" (UBI: 602-925-996)
2030 Dexter Avenue N #400
Seattle, WA 98109

William Oseran, Manager
Tax Parcel # 2768300405

Documents reviewed:

- Phase I Environmental Site Assessment, 5314 15th Avenue Northwest, Seattle (Ballard), Washington. Prepared For: Safeway Inc., 1121 124th Avenue NE, Bellevue, Washington. Environmental Partners, Inc., Bellevue, Washington. November 29, 2001.
- Additional Phase II Environmental Site Assessment Letter Report, 5314 15th Avenue Northwest, Seattle, Washington. Environmental Partners, Inc., Bellevue Washington. May 2, 2002.
- Phase 1 and Phase 2 Reports Cover Letter, Hollywood Video Property, Seattle, Washington. Geotech Consultants, Inc., Bellevue, Washington. June 9, 2009.

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	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, isopropanol, formic acid, acetic acid, stoddard solvent, Naptha). <i>Use this when TEX contaminants are present independently of gasoline.</i>
	Polynuclear Aromatic Hydrocarbons (PAH)	C					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	B	B				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	C				Benzene
	Other Non-Halogenated Organics	C	C				TEX
	Petroleum Diesel	C	C				Petroleum Diesel
	Petroleum Gasoline	C	C				Petroleum Gasoline
	Petroleum Other	B	B				Oil-range organics
Halogenated Organics (see notes at bottom)	PBDE						Polybrominated di-phenyl ether
	Other Halogenated Organics		C				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		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).

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

How did the Site come to be known: ☒ Site Discovery (received a report): 6/16/2009 (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: _____): Northwest Region

Specific confirmed contaminants include:

D, G, BTEX, PAH in Soil

D, G, BTEX, TCE, PCE in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):

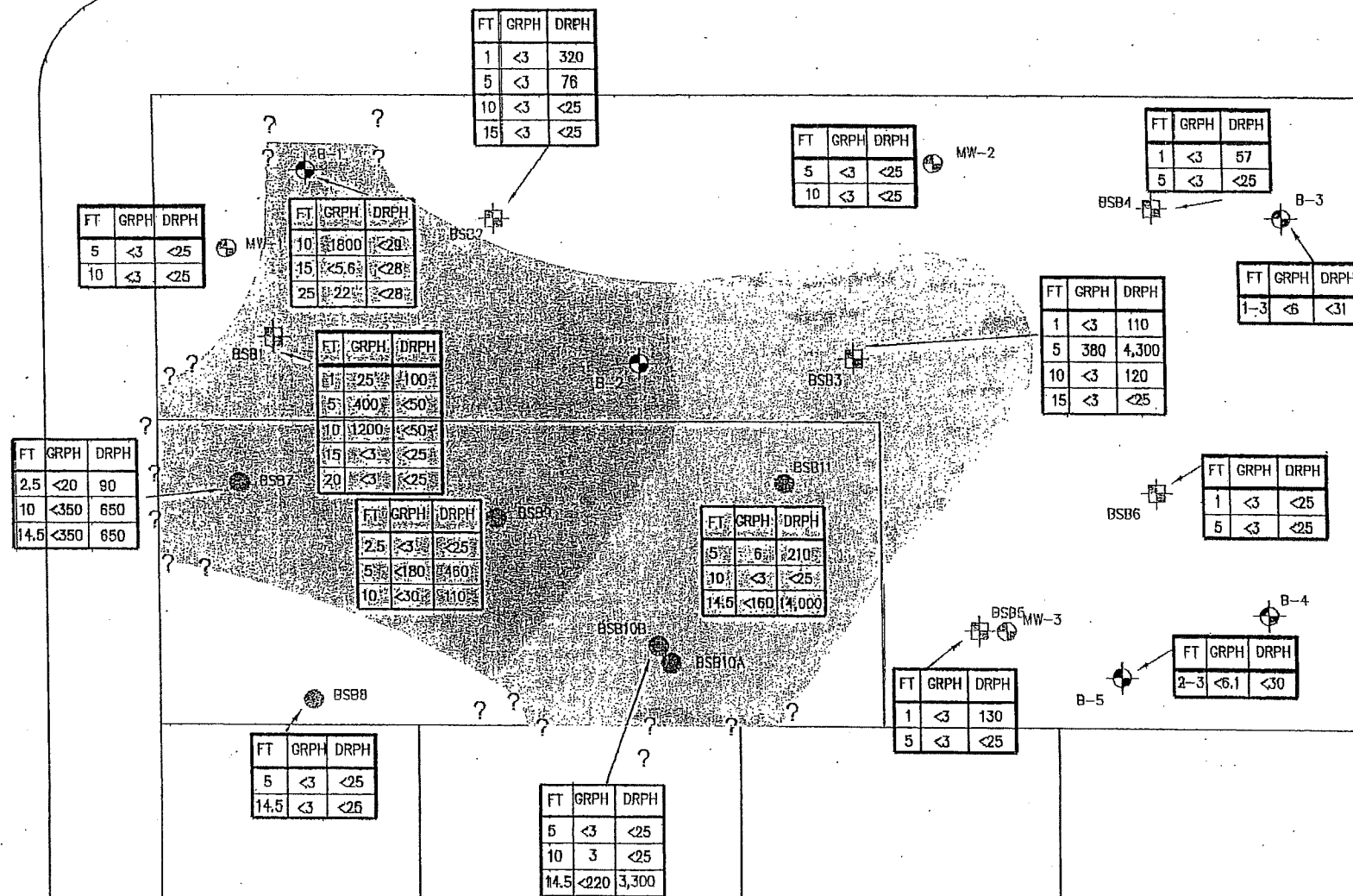
14234

Cleanup Site ID No. (if known):

13232

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.

NW 54TH STREET



KEY



BORINGS BY GEO GROUP NORTHWEST



EPI BORING LOCATIONS


AREAS OF SOIL WITH
GRPH ABOVE 30 MG/KG
(QUERIED WHERE UNCERTAIN)

AREAS OF SOIL WITH
DRPH ABOVE 2,000 MG/KG
AND GRPH ABOVE 30 MG/KG
(QUERIED WHERE UNCERTAIN)

FT	GRPH	DRPH
2-3	<6.1	<30

GRPH AND DRPH
CONCENTRATIONS
IN mg/kg VS DEPTH

ENVIRONMENTAL
PARTNERS INC

FIGURE 4
SOIL SAMPLING RESULTS FOR
GRPH AND DRPH IN mg/kg WITH
ESTIMATED EXTENT OF IMPACT

PROJECT	082165.1
PREPARED FOR	SAFEWAY INC.
LOCATION	15TH AVENUE NORTHWEST BALLARD, WA
SHEET	1 of 1
DRAWN BY	BPS
REVIEWED BY	TCM
DATE	2/20/02

SCALE: 1" = 25'

NW 54TH STREET

SIDEWALK

SIDEWALK

1433 NW 54TH STREET

 5314 15TH AVENUE NW
(ONE STORY CONCRETE)

5300 15TH AVENUE NW

1446 15TH AVENUE NW

1440 15TH AVENUE NW

1436 15TH AVENUE NW

KEY

B-5

BSB5

BSB7

 MW-3
88.60

BORINGS BY GEO GROUP NORTHWEST

EPI BORING LOCATION (HSA)

EPI BORING LOCATION (PROBE)

EPI MONITORING WELL LOCATION

 WITH 2/13/02 WATER TABLE
ELEVATION


CATCH BASIN


 GROUND WATER
ELEVATION CONTOUR

 CONTOURS PRODUCED IN SUMMER 7:0 USING A
TRIANGULATION WITH LINEAR INTERPOLATION

 ENVIRONMENTAL
PARTNERS INC

 FIGURE 3
SITE REPRESENTATION WITH GROUND
WATER ELEVATION CONTOURS

PROJECT

082165.1

 PREPARED
FOR

SAFEWAY INC.

LOCATION

 15TH AVENUE NORTHWEST
BALDWIN, WA

 SHEET
1 of 1

 DRAWN BY
BPS

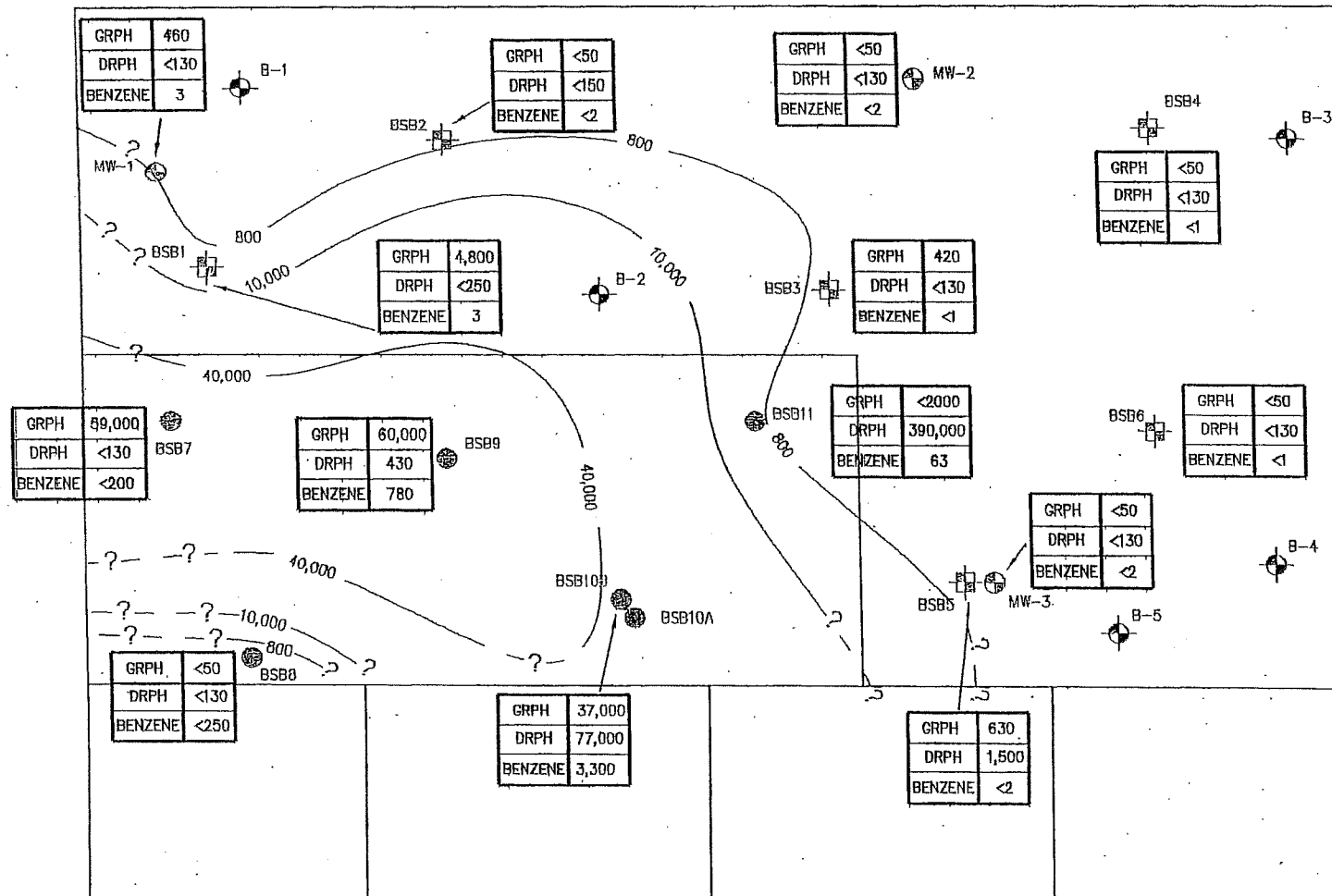
 REVIEWED BY
TCM

 DATE
2/15/02

SCALE: 1" = 25'

NW 54TH STREET

15TH AVENUE NW



KEY

B-5 BORINGS BY GEO GROUP NORTHWEST

BSB5 EPI BORING LOCATIONS

BSB7 EPI BORING LOCATION (PROBE)

MW-3 EPI MONITORING WELL LOCATION

GRPH	310
DRPH	88
BENZENE	63

CONCENTRATIONS IN µg/L
GRPH-GASOLINE RANGE
PETROLEUM HYDROCARBONS
DRPH-DIESEL RANGE
PETROLEUM HYDROCARBONS

GRPH GROUND WATER
CONTAMINATION CONTOUR

CONTOURS DASHED AND
QUERIED WHERE UNCERTAIN
CONTOURS PRODUCED IN SURFER 7.0 USING A MINIMUM CURVATURE TECHNIQUE

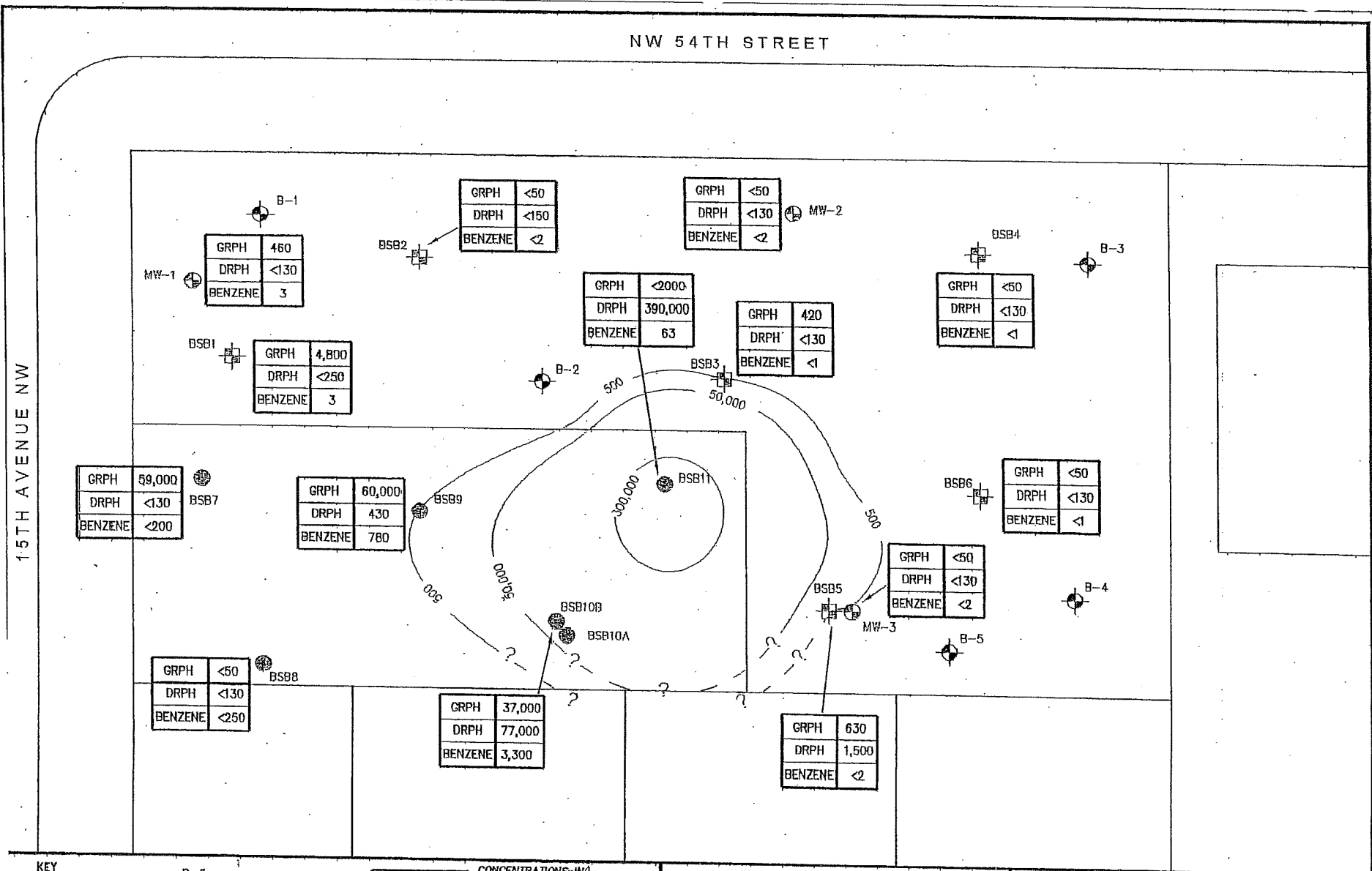
ENVIRONMENTAL
PARTNERS INC

FIGURE 5
GROUND WATER SAMPLING RESULTS
FOR GRPH, DRPH, AND BENZENE
WITH GRPH CONCENTRATION CONTOURS

PROJECT	082165.1		
PREPARED FOR	SAFEWAY INC.		
LOCATION	15TH AVENUE NORTHWEST BALLARD, WA		
SHEET 1 of 1	DRAWN BY DKM	REVIEWED BY TCM	DATE 2/20/02



SCALE: 1" = 25'



KEY

B-5 BORINGS BY GEO GROUP NORTHWEST
 BSB5 EPI BORING LOCATIONS

BSB7 EPI BORING LOCATION (PROBE)
 MW-3 EPI MONITORING WELL LOCATION

GRPH	310
DRPH	88
BENZENE	63

CONCENTRATIONS IN µL/L
 GRPH-GASOLINE RANGE PETROLEUM HYDROCARBONS
 DRPH-DIESEL RANGE PETROLEUM HYDROCARBONS

500 DRPH GROUND WATER CONTAMINATION CONTOUR
 ? CONTOURS DASHED AND QUERIED WHERE UNCERTAIN

CONTOURS PRODUCED IN SURFER 7.0 USING A MINIMUM CURVATURE TECHNIQUE



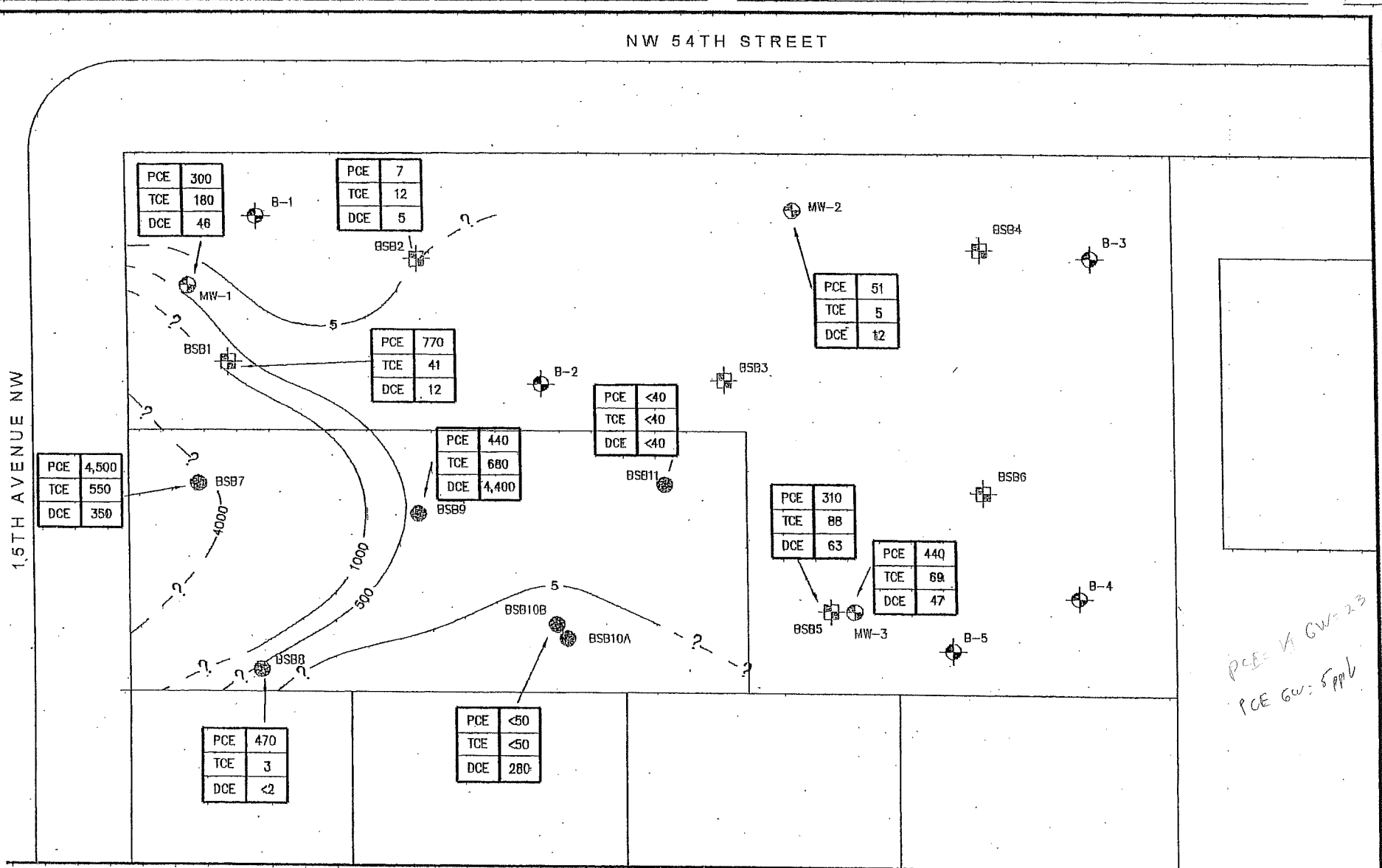
ENVIRONMENTAL PARTNERS INC

FIGURE 6
 GROUND WATER SAMPLING RESULTS FOR GRPH, DRPH, AND BENZENE WITH DRPH CONCENTRATION CONTOURS

PROJECT	082165.1		
PREPARED FOR	SAFEWAY INC.		
LOCATION	15TH AVENUE NORTHWEST BALLARD, WA		
SHEET 1 of 1	DRAWN BY DKM	REVIEWED BY TCM	DATE 2/20/02



SCALE: 1" = 25'



KEY



SCALE: 1" = 25'



B-5 BORINGS BY GEO GROUP NORTHWEST



BSB5 EPI BORING LOCATIONS



BSB7 EPI BORING LOCATION (PROBE)



MW-3 EPI MONITORING WELL LOCATION

PCE	310
TCE	88
DCE	63

CONCENTRATIONS: µg/L

PCE - TETRACHLOROETHENE

TCE - TRICHLOROETHENE

DCE - CIS 1,2-DICHLOROETHENE

PCE GROUND WATER CONCENTRATION CONTOUR µg/L

? CONTOURS DASHED AND QUERIED WHERE UNCERTAIN

CONTOURS CREATED IN SURFER 7.0 USING A MINIMUM CURVATURE METHOD



ENVIRONMENTAL PARTNERS INC

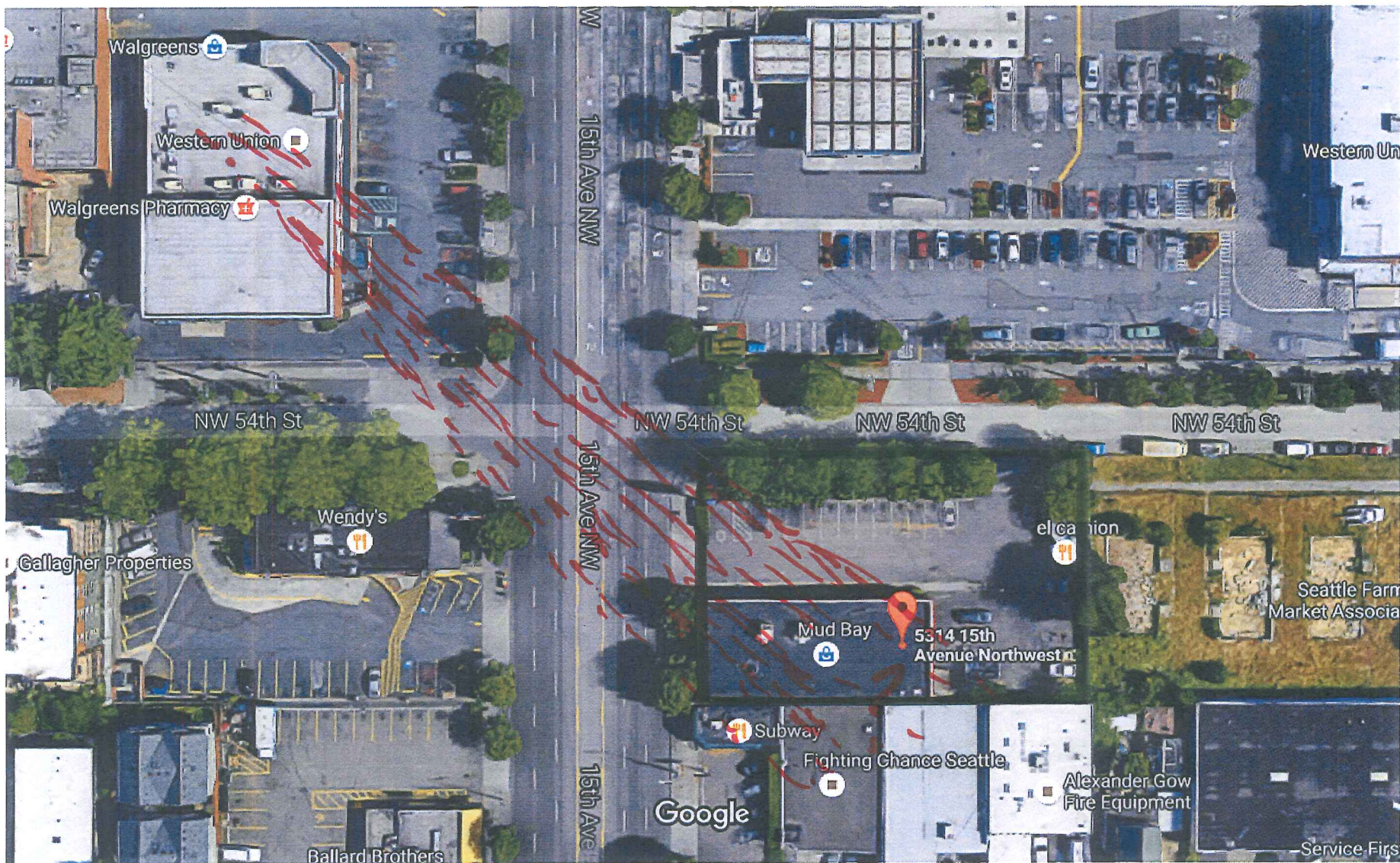
FIGURE 7
GROUND WATER SAMPLING RESULTS
FOR CHLORINATED VOCs IN µg/L

PROJECT	082185.1
PREPARED FOR	SAFEWAY INC.
LOCATION	5314 15TH AVENUE NORTHWEST BALLARD, WA
SHEET 1 of 1	DRAWN BY DKM REVIEWED BY TCM DATE 2/19/02

Property owner: ETI 4 LLC / William Oseran Manager
2030 Dexter Avenue N, # 400
Seattle, WA 98109

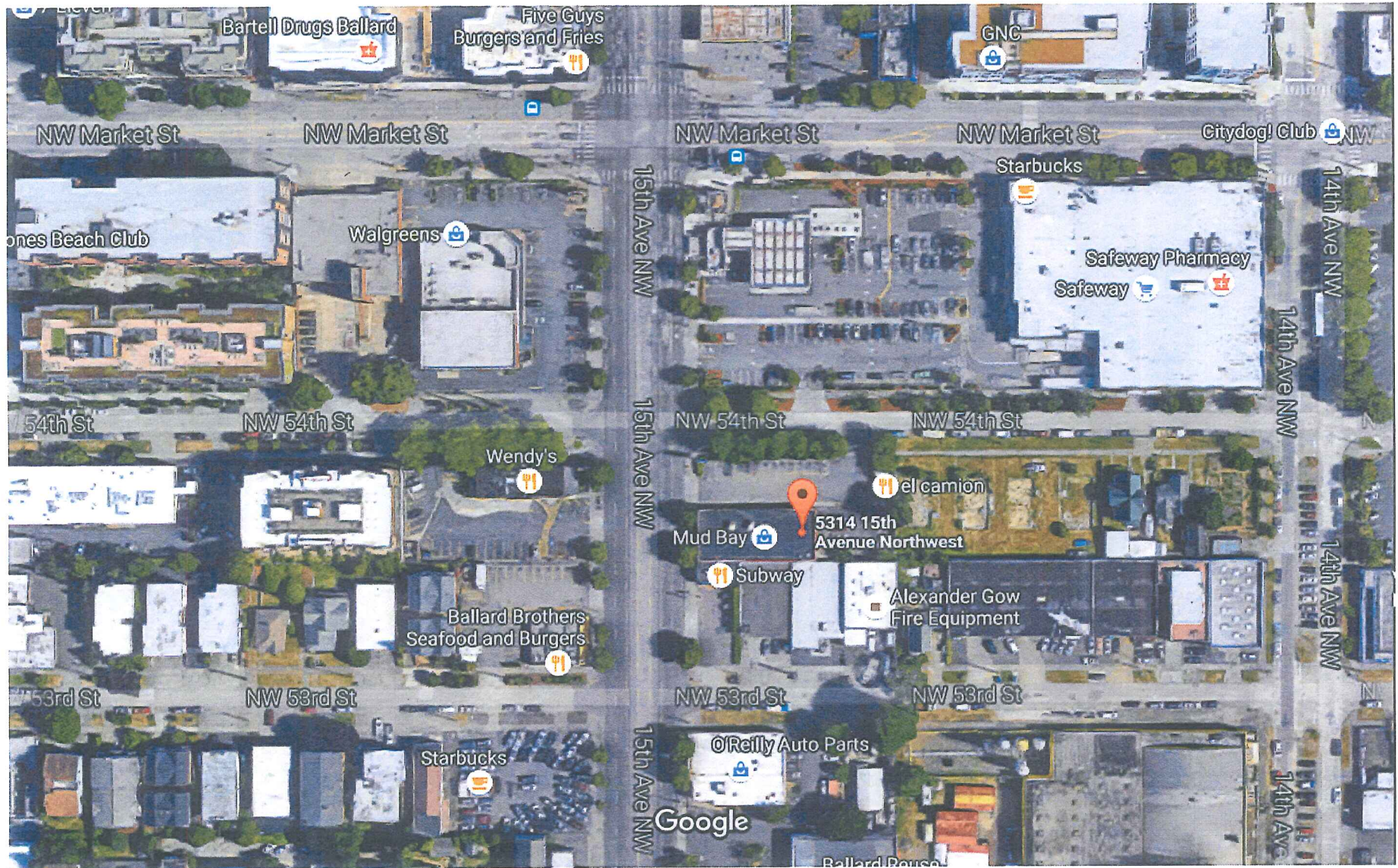
Google Maps 5314 15th Ave NW

TAX Parcel: 2768300405



Apparent Solvent/TPH? GW plume — Hollywood Video Property —

Google Maps 5314 15th Ave NW





Legend:

- Property Location (approximate)
- Former Building Location (approximate)
- Excavated Impacted Soil (approximate)
- Remaining Impacted Soil (approximate)

Notes:

1. All locations are approximate, and not to scale.



Unocal 5479
5409 15th Avenue NW
Seattle, WA 98107

Site Overview Map

CSID 11366
CSID11366.vsd



Legend:

- Property Location (approximate)
- Sump Excavation Location (approximate)
- Former Building Location (approximate)

Notes:

1. All locations are approximate, and not to scale.



The Tux Shop
5409 15th Avenue NW
Seattle, WA 98107

Site Overview Map

CSID 1450
CSID1450.vsd