

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 #:

670598	
27042000400300	
Snohomish	
83959766	
13304	

SITE INFORMATION

Site Name (Name over door):	Site Address (including City, State and Zip):	<u>Phone</u>
Seattle Engine Rebuilders	6501 212th St SW Lynnwood, WA 98036	<u>Email</u>
<u>Site Contact, Title, Business:</u> David Baumgarten The Riley Group	Site Contact Address (including City, State and Zip): 17522 Bothell Way NE Bothell, WA 98011	Phone (425) 415-0551 Email dbaumgarten@riley-group.com
<u>Site Owner, Title, Business:</u> Mike Kosuljandic Horizon Communications	Site Owner Address (including City, State and Zip): 13718 Mukilteo Speedway Lynnwood, WA 98037	Phone Email
Site Owner Contact, Title, Business: Mike Kosuljandic MK HC Holdings LLC	Site Owner Contact Address (including City, State and Zip): 13718 Mukilteo Speedway Lynnwood, WA 98037	Phone Email
Previous Site Owner(s): James & Joyce Nichols <u>Alternate Site Name(s):</u>	Additional Info (for any Site Information Item):	

Latitude (Decimal Degrees):	47.807142
Longitude (Decimal Degrees):	-122.321046

INSPECTION INFORMA	TION		Please check this b Please check this b Please check this b	ox if there is relevant ins ng site report for this site.	pection information, such as data or
Inspection Conducted? Yes X No	Date/Ti	^{me:} 2/13/2017	Entry Notice:	Announced 🔲	Unannounced 🗵
Photographs taken?	Yes 🗵	No 🔲 No	te: Attach photograph	s or upload to PIMS	
Samples collected?	Yes 🔲	No 🗵 Not	e: Attach record with	media, location, dep	oth, etc.

RECOMMENDATION

No Further Action (Check appropriate box below):	LIST on Confirmed and Suspected
Release or threatened release does not pose a threat	
No release or threatened release	
Refer to program/agency (Name:)	
Independent Cleanup Action Completed (contamination removed)	

COMPLAINT (Brief Summary of ERTS Complaint):

The property owner's consultant reported contamination they found during a Phase II investigation that likely originated from a previous business called Seattle Engine Rebuilders. Contamination came from a leaking Oil/Water Separator found in the parking area.

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

Removal & Remedial Action was done on behalf of the new owner Horizon Communications. The cleanup report states that 90 CY petroleum contaminated soil were removed and a total of 7,500 gallons of GW were pumped from the excavation. Soil samples and groundwater samples confirm that contamination has been successfully removed. We recommend an NFA for the specific contamination found around the oil water separator.

Investigator: Mike Young

Date Submitted: 4/12/2017

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.):

History from Phase I report:

- 1976 Building construction
- 1970s to 1991 Howard Glazer (electronic components)
- 1991 to 2004 Seattle Engine Rebuilders (SER) Machine and engine rebuild facility
- 2002 Phase I, study noted the neighboring UST.
- 2004 to 2010 Mclean Ironworks from,
- 2010 to 2016 Clearwater Compliance (water purification)

4/18/2016 Horizon Communications authorized Phase I investigation

5/12/2016 Phase I investigation noted neighboring 6000 gallon UST associated with fuel dispensers and potential problem with drains on subject property. Floor drains from shop area all drain to Oil/Water Separator.

5/26/2016 Subsurface investigation, included 9 soil test probes collecting soil and water for TPH and BTEX testing.

6/16/2016 Preliminary Phase II report shows only one soil probe location near the Oil/Water Separator has results exceed MTCA Method A cleanup levels.

8/19/2016 Remedial excavation of 90 CY petroleum contaminated soil removed.

8/25/2016 Start of 7 excavation dewatering events to recover contaminated groundwater at 7.5 feet below the surface. 10/14/2016 12 cleanup confirmation soil samples were collected and 10 groundwater cleanup confirmation grab samples were collected.

10/19/2016 Total of 7,500 gallons of GW were pumped from the excavation.

11/3/2016 Letter from David Baumgarten and Paul Riley to Mike Kosuljandic concerning Oil/Water Separator Removal & Remedial.

12/1/2016 DOE received the Oil/Water Separator Removal & Remedial Action Report for Horizon Communications

Property to the east of subject site has gas pumps and UST, and neighbor said these are not in use. Groundwater samples taken on the subject site were likely up-gradient and show no contamination.

Documents reviewed:

Oil/Water Separator Removal & Remedial Action Report, Horizon Communications-Lynnwood Property. The Riley Group, Inc., Bothell, Washington. November 3, 2016.

Phase I Environmental Site Assessment, Former Clear Water Services. The Riley Group, Inc., Bothell, Washington. May 12, 2016.

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
	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 CI, 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.
Non-	Polynuclear Aromatic						Hydrocarbons composed of two or more benzene
Halogenated Organics	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						additive to promote complete combustion and help reduce air pollution.
	Benzene						Benzene
	Other Non-Halogenated Organics						ТЕХ
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other	RB	В				Oil-range organics
	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 CI, I, Br, F in the formula, it is halogenated. (Examples: Hexachlorobutadiene; hexachlorobenzene; pentachlorophenol)
Halogenated Organics (see	Halogenated solvents						PCE, chloroform, EDB, EDC, MTBE
notes at bottom)	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). Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270
	Metals - Other						Cr, Se, Ag, Ba, Cd
Metals	Lead						Lead
เงเษเสเร	Mercury						Mercury
	Arsenic						Arsenic
Pesticides	Non-halogenated pesticides						Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
resucides	Halogenated pesticides						Pesticides with halogens (Examples: DDT; DDE; Chlordane; Heptachlor; alpha-beta and delta BHC; Aldrin; Endosulfan, dieldrin, endrin)

CONTAMINANT GROUP	CONTAMINANT	NOS	GROUNDWATEF	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
	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)
Other Contaminants	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.
	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)
Reactive Wastes	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-pdibenzodioxin 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): <u>12/16/2016</u> (Date Report Received) ERTS Complaint Other (please explain): 				
Does an Early Notice Letter need to b If <i>No</i> , please explain why: <u>NFA</u>	e sent: 🗌 Yes 🛛 No				
NAICS Code (if known): Otherwise, briefly explain how prope	rty is/was used (i.e., gas station, dry cleaner, paint shop, vacant land, etc.):				
Site Unit(s) to be created (Unit Type): If multiple Units needed, please explair	Upland (includes VCP & LUST) Sediment 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 ☐ Cleanup Started ☑ No Further Action Requ	 Construction Complete – Performance Monitoring Cleanup Complete – Active O&M/Monitoring uired 				
Site Manager (Default:):	Donna Musa				
Specific confirmed contaminants inclu	de: Facility/Site ID No. (if known):				
in Soil	Cleanup Site ID No. (if known):				
in Groundwater					
in Other (specify n	natrix:)				

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.

Sample results and sample locations around sump take from Riley Group report 11/2013.





PHOTO NO:	1	ADDRESS:	6501 212th St SW Lynnwood, WA 98036
DATE:	2/13/2017		
TIME:	1PM		
CAMERA:	IPHONE	TAKEN BY:	MY
COMPLAINT #:	670598	WITNESS:	N/A
DESCRIPTION/COI	MMENTS:		
Front of business.			



PHOTO NO:	2	ADDRESS:	6501 212th St SW Lynnwood, WA 98036
DATE:	2/13/2017		
TIME:	1PM		
CAMERA:	IPHONE	TAKEN BY:	MY
COMPLAINT #:	670598	WITNESS:	N/A
DESCRIPTION/COI	MMENTS:		

Area where excavation was made on side of building.



PHOTO NO:	3	ADDRESS:	6501 212th St SW Lynnwood, WA 98036	
DATE:	2/13/2017			
TIME:	1PM			
CAMERA:	IPHONE	TAKEN BY:	MY	
COMPLAINT #:	670598	WITNESS:	N/A	
DESCRIPTION/COMMENTS:				

Property east of subject site, UST was said not to be in use.



	1		6501 212th St SW Lynnwood WA 08036
PHOTO NO.	4	ADDRESS.	0301 212th St S W Lynnwood, WA 98030
DATE:	2012		
TIME:	NA		
CAMERA:	SNO CO	TAKEN BY:	SNO CO AUDIT
••••••			
COMPLAINT #:	670598	WITNESS:	N/A
DESCRIPTION/CON	MMENITS		
Subject property			

Property Account Summary

Parcel Number 27042000400300 Property Address 6501 212TH ST SW , LYNNWOOD, WA 98036-7476

Parties - For changes use 'Other Property Data' menu						
Role	Percent	Name	Mailing Address			
Taxpayer	100	MK HC HOLDINGS LLC	13718 MUKILTEO SPEEDWAY, LYNNWOOD, WA 98037 United States			
Owner	100	MK-HC HOLDINGS LLC	13718 MUKILTEO SPEEDWAY, LYNNWOOD, WA 98037 United States			

General Information

Property Description	SEC 20 TWP 27 RGE 04RT-29) PTN SW1/4 SE1/4 DAF BEG SE COR VAC BLK 7 SEATTLE HEIGHTS DIV 3 TH N ALG E LN SD BLK 7 302.3FT TH W TAP ON W LN SD BLK WH IS 302.35FT N OF SW COR THOF TH S 302.35FT TO SW COR TH E 264.8FT TPB EXC W 132.4FT THOF TGW VAC 65TH AVE W ABTG ABV DESC TR PER COMM RECORDS VOL 21 PAGE 180
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	00452

Property Characteristics				
Use Code	399 Other Miscellaneous Manufacturing NEC			
Unit of Measure	Acre(s)			
Size (gross)	1.13			

Levy Rate History					
Tax Year	Total Levy Rate				
2016	10.555855				
2015	11.227158				
2014	11.294786				

Real Property Structures						
Description	Туре	Year Built More Information				
HORIZON COMMUNICATIONS	Commercial	1976 View Detailed Structure Information				

Property Sales (since 7/31/1999)							
Transfer Date	Receipt Date	Sales Price	Excise Number	Deed Type	Grantor (Seller)	Grantee (Buyer)	Other Parcels
7/1/2016	7/11/2016	\$1,792,16 5	1107832	w	NICHOLS JAMES E & JOYCE E	MK-HC HOLDINGS LLC	No

Property Maps

Neighborhood Code Township Range Section Quarter Parcel Map

5604001	5604001 27 04		04	20	SE	View parcel maps for this Township/Range/Section	
Events							
Effective Date	Entry	Date-Tim	ie Ty	ре		Remarks	
07/01/2016	08/17 12:13	7/2016 3:00	Ov	Owner Terminated		Property Transfer Filing No.: 1107832 07/01/2016 by sasjrg	
07/01/2016	08/17 12:13	7/2016 3:00	Ov	Owner Added		Property Transfer Filing No.: 1107832 07/01/2016 by sasjrg	
07/01/2016	07/11 16:22	L/2016 2:00	Та	xpayer (Changed	Property Transfer Filing No.: 1107832 07/01/2016 by strkrg	
07/01/2016	07/11 16:22	L/2016 2:00	Ex	Excise Processed		Property Transfer Filing No.: 1107832, Statutory Warranty Deed 07/01/2016 by strkrg	
09/13/2015	09/13/2015		Pr Ch Ch	Property Characteristic Changed		USECD changed from 641 to 399 by sasjtm	
10/20/2011	10/21 11:48	L/2011 3:00	Ov	vner Ter	minated	Party/Property Relationship by sassls	
10/20/2011	10/21	1/2011 8:00		Owner Terminated		Party/Property Relationship by sassIs	
08/21/2006	08/21	L/2006 5:00	Та	xpayer (Changed	Party/Property Relationship by strssl	
11/02/2005	11/02 10:47	11/02/2005 10:47:00		Taxpayer Changed		Party/Property Relationship by strssl	
12/29/2003	12/29	29/2003 56:00		Taxpayer Changed		Party/Property Relationship by strsjb	
07/31/1990	10/19 09:44	9/2011 4:00	Ex	Excise Process		Property Transfer Filing No.: E006742, submitted by eREET 07/31/1990 by ASCEREET	
07/31/1990	07/21 07:45	L/2011 5:00	Re Ch	Recording No. Changed		Property Transfer Filing No.: E004528, Statutory Warranty Deed, new Recording No.: 201107187001 07/31/1990 by sasset	
07/31/1990	07/18	3/2011 2:00	Excise Prod		cessed	Property Transfer Filing No.: E004528, submitted by eREET 07/31/1990 by ASCEREET	