

Emerald Tool Contamination Site Memo

June 5, 2018

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RELEVANT INSPECTIONS AND ASSESSMENTS

1. 02/28/1985 (an inspection) and 05/23/1985 (sampling) adjoining property. Ecology & Environment as an EPA subcontractor.
2. 10/9/1996 adjoining property inspection. Washington State Department of Ecology/Seattle-King County Public Health.
3. 12/04/2015 adjoining property inspection. Washington State Department of Ecology Hazardous Waste and Toxics Reduction Program.
4. 05/03/2018 Phase 1 Environmental Assessment of subject property. CBRE Project # PC80443452.
5. 05/14/2018 Phase 2 Limited & Targeted Subsurface Investigation of subject property. Aerotech Environmental Consulting, Inc.

BACKGROUND INFORMATION

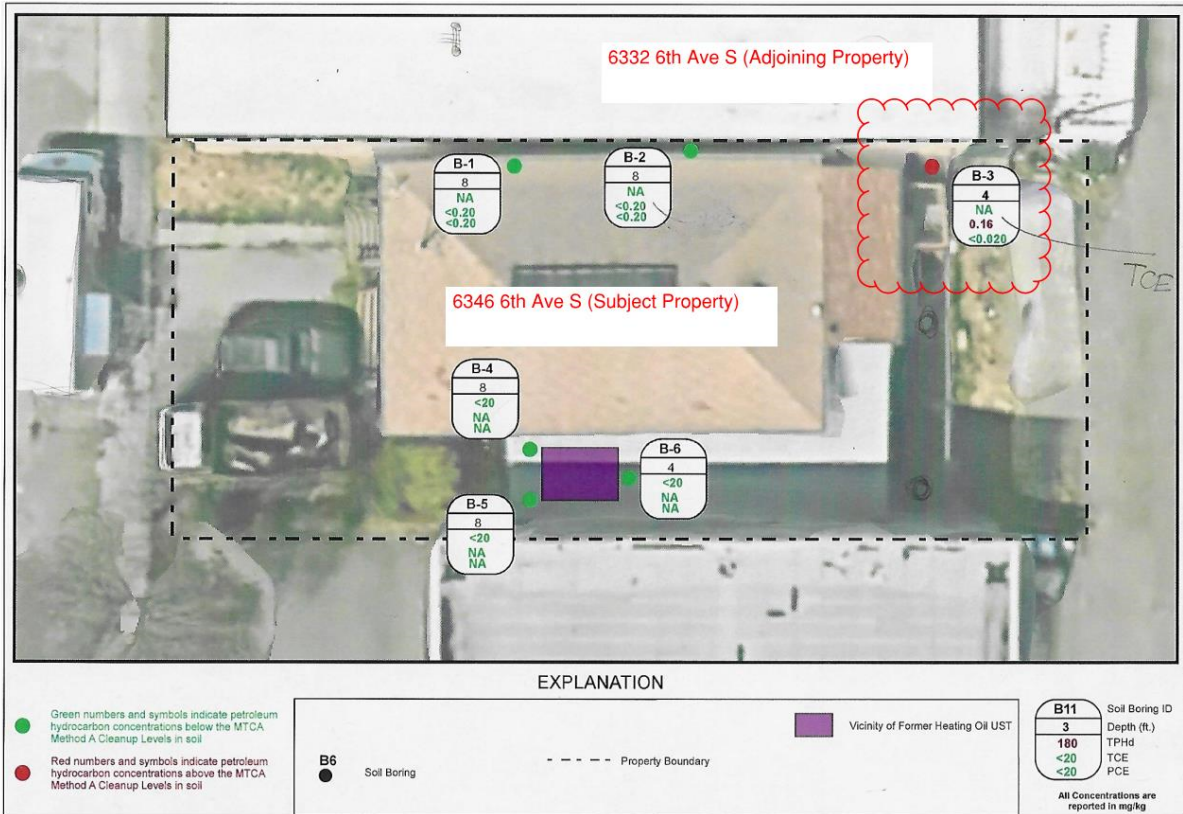
In the process of due diligence related to a potential purchase of the property located at 6346 6th Ave S, Seattle, WA, 98108, a Phase 1 Environmental Assessment was completed on 05/03/18. Two (2) Recognized Environmental Conditions to the Subject were found:

1. UST: Lack of data on the condition of soil related to a former Underground Storage Tank (UST), and
2. ADJOINING PRPOERTY: Documented past contaminations at an adjoining property (6332 6th Ave S).This triggered a Phase 2 assessment.

A Phase 2 Environmental Assessment was completed on the subject property on 05/14/18. Six (6) soil and groundwater samples were collected to evaluate environmental conditions related to the two Recognized Environmental Conditions. Results:

1. UST: No contaminants found at the former UST site.
2. ADJOINING PROPERTY: 2 of the 3 samples collected in relation to the adjoining property REC detected contaminants above the MTCA Method A clean up level. The detected substances were vinyl chloride in groundwater @ B2 and trichloroethene (TCE) in soil @ B3. See photo below.

Phase 2 sample locations



EVIDENCE OF THE POINT SOURCE OF CONTAMINATION


On 02/28/1985 (inspection) and 05/23/1985 (sampling) of the adjoining property was completed by Ecology & Environment as an EPA subcontractor. See below for a location comparison between reported dumping locations & contaminants reported in the 1985 assessment (By Ecology @ Adjoining Property), and contaminants reported in 2018 (By AeroTech for Subject Property). In 1985, soil sample (SS1), bore hole sample (BH1) and bore hole sample (BH2) all tested positive for contaminants. They are highlighted in yellow below. The map from the 2018 Phase 2 assessment is to the right showing the contaminated soil sample (B3) location relative to the 1985 findings.

Emerald Tool (former And-All Electrochrome) "Adjoining Property" & 6346 6th Ave S "Subject Property: building functions & sampling locations



FACT: The gravel-filled trench location in the SE corner of Adjoining Property was a documented dumping location by And-All Electrochrome at the Adjoining Property (See EPA Site Inspection Report 02/28/85). Soil in that area tested for contamination in 1985 & 2018 (See respective reports).

FACT: Regular flooding in the alley occurred/occurs during heavy rains at the same location as reported dumping. (See Ecology Inspection Report 12/04/15).

Area & Description	Photographs
<p>#3</p> <p>Alleyway to the east of the shop</p> <p>Stormwater ponding on the driving surface.</p>	

EVIDENCE OF LIMITED LIABILITY

Every hazardous waste site in Washington is unique and poses a potentially different type and level of risk to human health and the environment. The Model Toxics Control Act (MTCA) requires these sites to be ranked relative to each other to guide Ecology’s use of cleanup resources. Working with the Science Advisory Board, Ecology developed a ranking system for hazardous sites known as the Washington Ranking Method (WARM).

Ecology ranks a site after the agency gathers enough information to complete a site hazard assessment (SHA). A site’s potential threat to human health and the environment is estimated using the data gathered during the SHA. The WARM categorizes sites on the basis of this information. Sites are ranked on a scale of one to five, with a score of one representing the highest relative level on concern, and five the lowest.

FACT: The Adjoining Property on 01/15/1997 received a ranking of five (5) – the lowest score.

FACT: Further, 2 of the 3 samples collected and analyzed for TCE during the Phase 2 assessment did NOT detect any contamination (B1 & B2). This indicates that the contamination is likely limited to the specific

area already established as a dumping/contamination site related to the activities of the Adjoining Property.

FACT: On 8/19/2016, Ecology issued a letter to the Adjoining Property stating that there are no outstanding issues remaining from the 12/4/2015 inspection. While there was a history of contaminations as late as 1985, And-All Electrochrome ceased operations in fall of 1985.

EVIDENCE FOR FUTURE LIMITED RISK (FUTURE)

Below is the registered use of the Adjoining Property demonstrating that there are no current uses posing risks for future contamination. Future,

1. 1969-1983: And-All Electrochrome (Owner: Blaine Anderson)
2. 1983-1985: And-All Electrochrome (Owner: Superior Industrial Corp.)
3. 1985-2016: Emerald Tools (Owner: Blaine Anderson)
4. 2016-present: No operations (vacant) (Owner: Blaine Anderson)

CONCLUSION

There is evidence of Point Source Contamination at the Adjoining Property. There is evidence of Limited Liability and Limited Future Risk for the site of 6346 6th Ave S (Subject Property).