



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): 681859
 Parcel #(s): 5367201465
 County: King
 FSID #:
 CSID #:
 UST #:

SITE INFORMATION

<u>Site Name (Name over door):</u> Corvid Construction	<u>Site Address (including City, State and Zip):</u> 6346 6th Ave S Seattle, WA 98108	<u>Phone</u> <u>Email</u>
<u>Site Contact, Title, Business:</u> Mary Dzieweczynski, owner Corvid General Contractors, LLC	<u>Site Contact Address (including City, State and Zip):</u> 6346 6th Ave S Seattle, WA 98108	<u>Phone</u> (206) 456-6215 <u>Email</u> mary@corvidseattle.com
<u>Site Owner, Title, Business:</u> 6346 6th Ave S, LLC	<u>Site Owner Address (including City, State and Zip):</u> 1100 NW 52nd St Seattle, WA 98107	<u>Phone</u> <u>Email</u>
<u>Site Owner Contact, Title, Business:</u>	<u>Site Owner Contact Address (including City, State and Zip):</u>	<u>Phone</u> <u>Email</u>
<u>Previous Site Owner(s):</u>	<u>Additional Info (for any Site Information Item):</u> Adjacent Site: Emerald Tool FSID: 2084 CSID: 1305	
<u>Alternate Site Name(s):</u>		

<u>Latitude (Decimal Degrees):</u> 47.54995
<u>Longitude (Decimal Degrees):</u> -122.32580

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 type="checkbox"/> No <input type="checkbox"/>	Date/Time:	Entry Notice: Announced <input type="checkbox"/> Unannounced <input type="checkbox"/>
Photographs taken? Yes <input type="checkbox"/> No <input type="checkbox"/>	Note: Attach photographs or upload to PIMS	
Samples collected? 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 type="checkbox"/>
Release or threatened release does not pose a threat <input type="checkbox"/>	Update to Emerald Tool site file to include this parcel in site description.
No release or threatened release (originating on this property) <input checked="" 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):

Mary Dzieweczynski submitted Phase I and II Environmental Site Assessment reports for a property where she is the current tenant and potential purchaser.

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

Two issues are addressed in the reports. One is a former heating oil UST. Samples do not indicate any contamination in the area of the UST. The second issue is contamination with chlorinated VOCs on the northern portion of the property. Based on locations and historic sampling events on the property to the north, it appears the source of the contamination is the adjacent property (Emerald Tool). Recommendation: update to Emerald Tool site file.

Investigator: Kim Wooten	Date Submitted: 6/19/2018
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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.):

A Phase I Environmental Site Assessment was conducted for the Corvid Construction property as part of pre-purchaser due diligence in 2018. Recognized environmental conditions on Site included a former heating oil underground storage tank (UST) on the property and the impacted Emerald Tool property adjoining the Site. Emerald Tool is an existing Ecology cleanup site that housed And-All Electroplating, LLC from approximately 1968 to 1985. A targeted Phase II Environmental Site Assessment was also performed in 2018 to assess on-Site impacts from these recognized environmental conditions.

Heating oil UST

The UST was removed in 2000 and reportedly had never leaked. Since no samples were collected at the time of removal to confirm a clean tank closure, soil samples were collected from 3 borings (B-4, -5, -6; see figures below) in the former UST location. Groundwater was encountered in borings B-4 and B-5 at approximately 5.5 feet below ground surface (bgs), and samples were collected. Soil and groundwater were analyzed for diesel and oil range petroleum hydrocarbons. None of the samples contained petroleum hydrocarbons above laboratory reporting limits.



General Site location.

Documents reviewed:

CBRE. 2018. Phase I Environmental Site Assessment, Office/Warehouse, 6346 6th Avenue South, Seattle, Washington, 98108.

Aerotech Environmental Consulting Inc. 2018. Phase II Limited and Targeted Subsurface Investigation, 6346 6th Avenue South, Seattle, Washington, 98108.

Ecology and Environment Inc. 1986. Site Inspection Report of And-All Electro Chrome, Inc., Seattle, Washington.

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	B	B				Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other	B	B				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	C	C				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	C					Cr, Se, Ag, Ba, Cd
	Lead	C					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): _____ (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: _____): _____

Specific confirmed contaminants include:

_____ in Soil

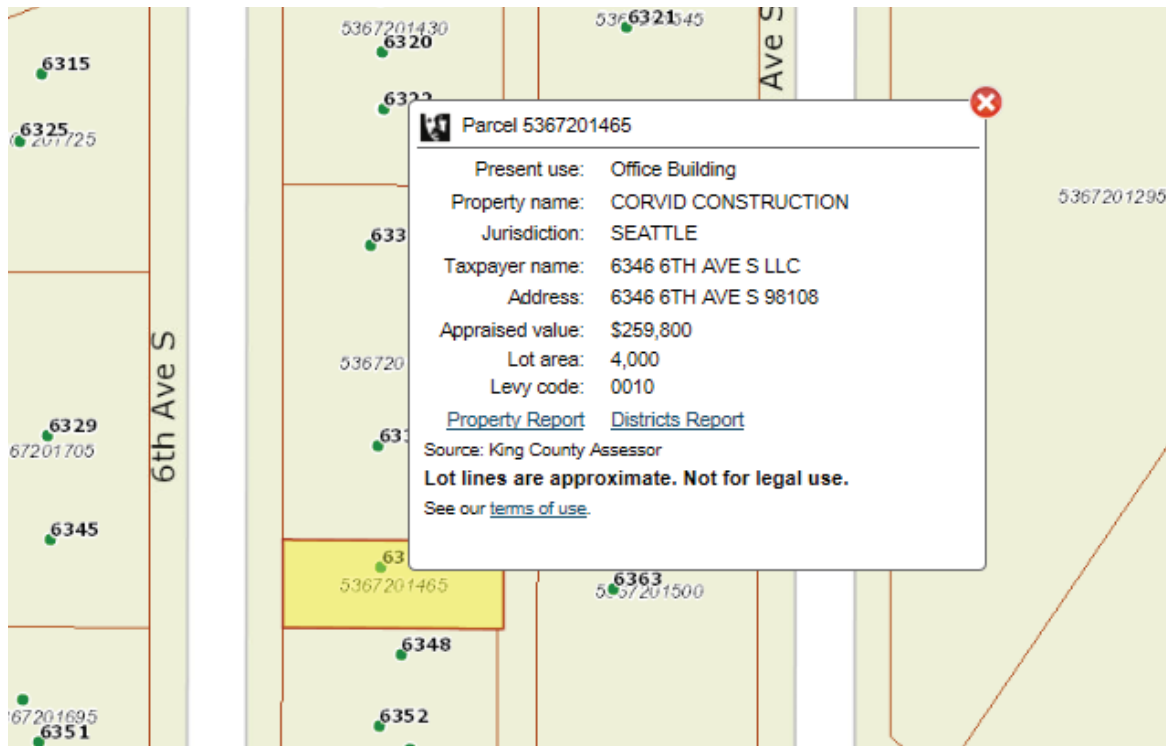
_____ in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known): _____

Cleanup Site ID No. (if known): _____

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.



Additional or Supplemental Information from Observations Page

Sampling adjacent to Emerald Tool

Soil samples were collected from 3 locations (B-1, -2, -3) in the northern portion of the property to investigate potential contamination from the adjacent Emerald Tool property. Groundwater was encountered at approximately 5.5 feet bgs in boring 2 and a sample was collected. Samples were analyzed for chlorinated VOCs. Soil collected from boring B-3 contained TCE above the MTCA Method A cleanup level. Groundwater from boring B-2 contained vinyl chloride above the Method A cleanup level. There are no documented uses of chlorinated VOCs on the Corvid property.

Previous Emerald Tool sampling

Soil samples were collected near the border of the Corvid and Emerald Tool properties in 1985. TCE and PCE were used for metal degreasing prior to plating, and were detected in samples BH-1 and SS-1 above Method A cleanup levels. BH-1 was collected in a gravel trench area near a chemical storage tank. It was acknowledged that any leaking chemical storage tanks or direct discharge into the trench would lead to contamination of groundwater. Based on other Ecology sites within 750 feet of the Site (Mastermark Equinox, Shell 121430), groundwater in the area flows to the southwest. Metals were also detected in SS-1, which is on the Corvid Construction property, above Method A cleanup levels.

While the extent of contaminated soil and groundwater was not fully delineated for the Emerald Tools property in 1985, based on the location of the contaminated samples, it appears to include the locations of the contaminated 2018 samples.

Locations of samples collected in 1985 and 2018. Contamination with chlorinated VOCs above Method A cleanup levels occurred in soil at BH1, SS1, and B3 and in groundwater at B2.

