



January 10, 2018

Toxics Cleanup Program  
Washington State Department of Ecology  
Northwest Regional Office  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008-5452

**Re: Discovery & Release Report**  
1200 NE 65<sup>th</sup> Street, Seattle, WA  
Project No. 120074-07

Toxics Cleanup Program:

This letter is to inform you of a discovery of a historical heating oil release at the property located at 1200 NE 65<sup>th</sup> Street in Seattle, Washington. A site location map is included in Attachment 1. Aspect Consulting LLC is submitting this discovery and release report on behalf of the current property owner, Strickland Real Estate Holdings LLC. The following letter provides the pertinent information required for release reporting.

Location

1200 NE 65<sup>th</sup> Street  
Seattle, WA 98103

47° 40'33.91"N  
122° 18'54.92"W

Owner

Strickland Real Estate Holdings LLC  
c/o Ryan Megenity, Property Manager  
Rainier Property Management Co. LLC  
12199 Village Center Pl, Suite 201  
Mukilteo, WA 98275  
(425) 252-3626

Consultant

Aspect Consulting LLC  
c/o Kirsi Longley  
401 2<sup>nd</sup> Ave. S., Suite 201  
Seattle, WA 98104  
(206) 812-4746

Release

The release was discovered during investigations conducted to evaluate soil and groundwater conditions on the property. The property was historically operated as a gasoline service station from 1955 until 1972. In 1973 the service station building was torn down, and a new building was built in 1977. The original below-grade underground storage tanks (USTs), fuel lines, and pump island remaining on the property. The property currently operates as a massage therapy office.

The completed investigations included a geophysical survey to identify if USTs remain on the property, and collection of soil samples from 13 borings completed in the general vicinity of the historical gasoline station infrastructure.



The geophysical investigation identified the presence of up to four USTs located in the northwest corner of the property, one UST located to the southeast of the existing building, product lines, and evidence of a former pump island on the property.

The appended table (Attachment 2) summarizes the detected concentrations of petroleum and related compounds in soil. Groundwater was not encountered during the investigation, which extended to 25 feet below ground surface. The investigation confirmed the following regarding soil quality:

- Soil Quality – Heating oil-range petroleum was detected in soil at concentrations below Model Toxic Control Act (MTCA) Method A cleanup levels for unrestricted land use.

The confirmed petroleum impacted soil discovered during the investigation is either the result from releases from the USTs when the property was operated as a gasoline station, or from an off-property residential heating oil tank. A heating oil tank and heating oil-impacted soil at concentrations above MTCA Method A cleanup levels were recently discovered on the adjacent north parcel during redevelopment.

Data collected from the Phase II site investigation do not indicate actionable concentrations of petroleum in soil on the Property, and groundwater was not encountered to the maximum depth drilled of 25 feet below ground surface. Strickland Real Estate Holdings LLC is in the process of evaluating what additional investigations are necessary to characterize the nature and extent of impacts to all media, assess feasible cleanup options, and implement a MTCA-compliant remedy.

Please direct confirmation of receipt of this report and all future correspondence regarding this property to Kirsi Longley, Aspect Consulting LLC at 401 2<sup>nd</sup> Avenue South, Suite 201, Seattle, Washington, 98104, and Ryan Megenity, Rainier Property Management Co. LLC, 12199 Village Center Pl, Suite 201, Mukilteo, WA 98275.

Sincerely,

**Aspect consulting, LLC**



**Kirsi S. Longley**  
Senior Environmental Scientist  
klongley@aspectconsulting.com



**William V. "Chip" Goodhue, LHG**  
Principal Hydrogeologist  
cgoodhue@aspectconsulting.com

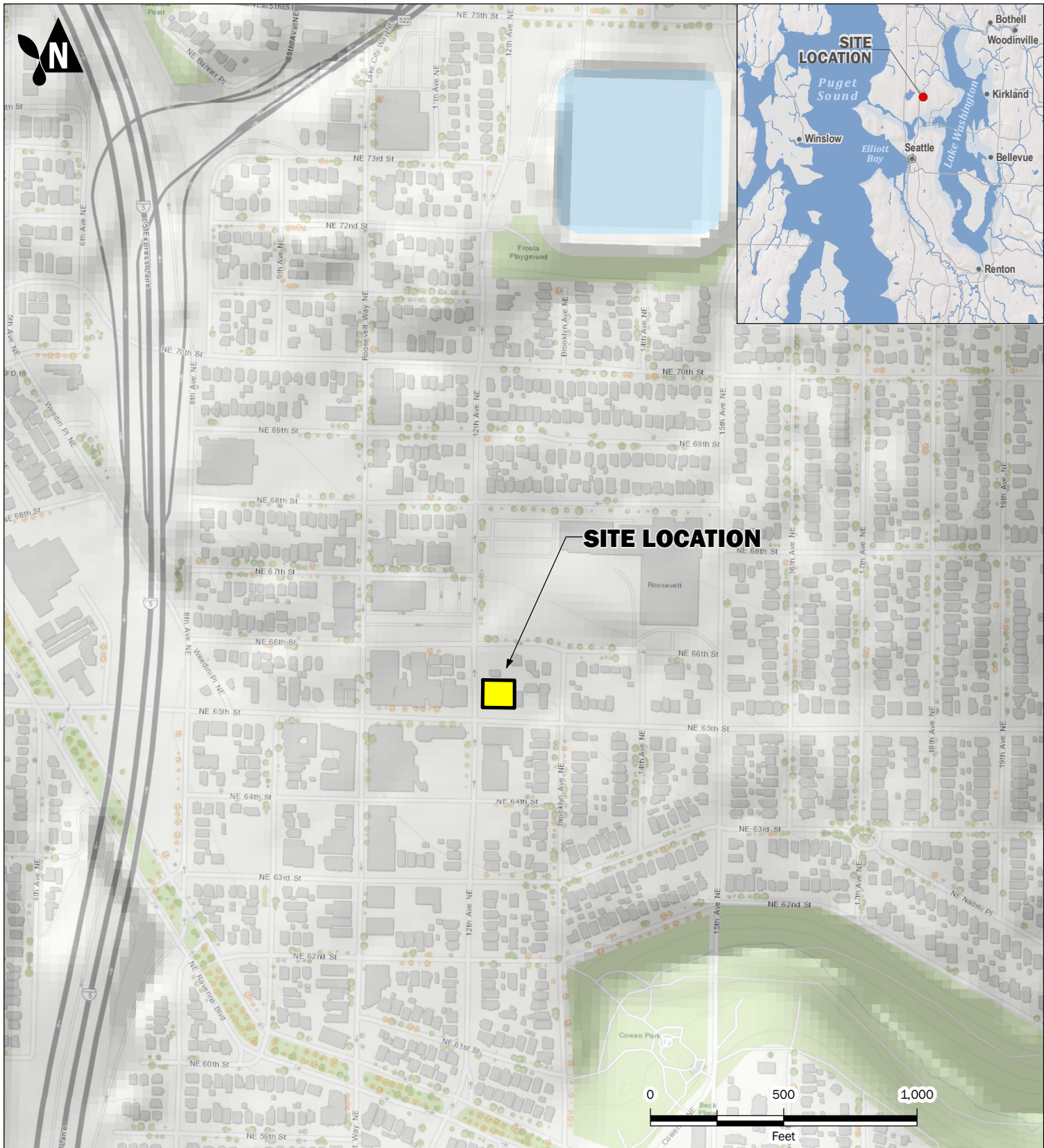
**Attachments:**

Attachment 1 – Figure 1 – Site Location Map  
Attachment 2 – Table 1 – Soil Detections

cc: Ryan Megenity, Rainier Property Management Co.  
Doug Steding, Northwest Resource Law PLLC

# **ATTACHMENT 1**

## **Site Location Map**



## Site Location Map

Site Discovery and Release Report  
1200 NE 65th Street  
Seattle, Washington



NOV-2017

PROJECT NO.  
120074-07

BY:  
AET / EAC

REVISED BY:  
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FIGURE NO.

**1**

## **ATTACHMENT 2**

### **Soil Detections**

Table 1 - Soil Detections

Project No. 120074-07, 1200 NE 65th Street, Seattle, WA

Sample Location		MTCA Method A	B-1	B-1	B-2	B-4A	B-5	B-7	B-11	B-12	B-12	B-13	B-13
Sample Depth		Unrestricted Land	12.5 ft	23 ft	10 ft	18 ft	13 ft	17 ft	9.5 ft	10 ft	17.5 ft	13.5 ft	19 ft
Sample Date		Use Cleanup Level	8/3/2017	8/3/2017	8/3/2017	8/7/2017	8/7/2017	8/7/2017	8/7/2017	8/28/2017	8/28/2017	8/28/2017	8/28/2017
BTEX													
Benzene	mg/kg	0.03	< 0.03 U	< 0.03 U	< 0.03 U	< 0.03 U	< 0.03 U	< 0.03 U	< 0.03 U	< 0.03 U	< 0.03 U	< 0.03 U	< 0.03 U
Toluene	mg/kg	7	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U
Ethylbenzene	mg/kg	6	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	<b>0.057</b>	< 0.05 U	< 0.05 U	< 0.05 U
Total Xylenes	mg/kg	9	< 0.1 U	< 0.1 U	< 0.1 U	< 0.1 U	< 0.1 U	< 0.1 U	< 0.1 U	<b>0.16</b>	< 0.1 U	< 0.1 U	< 0.1 U
TPHs													
Gasoline Range Organics	mg/kg	100	<b>210 X</b>	< 2 U	< 2 U	< 2 U	< 2 U	< 2 U	< 2 U	< 2 U	< 2 U	< 2 U	< 2 U
Diesel Range Organics	mg/kg	2000	<b>270</b>	< 50 U	< 50 U	< 50 U	< 50 U	< 50 U	< 50 U	< 50 U	< 50 U	< 50 U	< 50 U
Motor Oil Range Organics	mg/kg	2000	< 250 U	< 250 U	< 250 U	< 250 U	< 250 U	< 250 U	< 250 U	< 250 U	< 250 U	< 250 U	< 250 U
VOCs (detected)													
1,2,4-Trimethylbenzene	mg/kg		< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	<b>0.069</b>	< 0.05 U	< 0.05 U	< 0.05 U
m,p-Xylenes	mg/kg		< 0.1 U	< 0.1 U	< 0.1 U	< 0.1 U	< 0.1 U	< 0.1 U	< 0.1 U	<b>0.16</b>	< 0.1 U	< 0.1 U	< 0.1 U
sec-Butylbenzene	mg/kg		<b>0.13</b>	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U	< 0.05 U

Bold - detected

Blue - exceeded MTCA A

X - The sample chromatographic pattern does not resemble the fuel standard used for quantitation. This sample showed a pattern of peaks consistent with a middle distillate such as diesel or heating oil. Gasoline was not present.