



# 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):	688728
Parcel #(s):	5649600130
County:	King
FSID #:	4321
CSID #:	12408
UST #:	

## SITE INFORMATION

Site Name (Name over door): Life Enrichment Bookstore	Site Address (including City, State and Zip): 5023 Rainier Ave S Seattle, WA 98118	Phone Email
Site Contact, Title, Business: Eric Perry	Site Contact Address (including City, State and Zip):	Phone (206) 277-9629 Email eperry98166@yahoo.com
Site Owner, Title, Business: Washin Murakami	Site Owner Address (including City, State and Zip):	Phone Email
Site Owner Contact, Title, Business:	Site Owner Contact Address (including City, State and Zip):	Phone Email
Previous Site Owner(s):	Additional Info (for any Site Information Item): located on existing Site - Morningside Acres Tracts South	
Alternate Site Name(s):		

Latitude (Decimal Degrees):	47.55640
Longitude (Decimal Degrees):	-122.28452

## 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 checked="" type="checkbox"/> No <input type="checkbox"/>	Date/Time: 4/25/19 at 11 am	Entry Notice: Announced <input checked="" type="checkbox"/> Unannounced <input type="checkbox"/>
Photographs taken? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Note: Attach photographs or upload to PIMS	
Samples collected? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Note: Attach record with media, location, depth, etc.	

## RECOMMENDATION

<b>No Further Action</b> (Check appropriate box below):	<b>LIST on Confirmed and Suspected Contaminated Sites List:</b> <input checked="" type="checkbox"/>
Release or threatened release does not pose a threat <input type="checkbox"/>	Update to existing Morningside Acres Tracts South site file.
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):

Mr. Eric Perry contacted Donna Musa of Ecology with some concerns about air quality in the Life Enrichment Bookstore (also known as the LEMS Bookstore) building.

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

Recommendation is to send a boilerplate Request for Evaluation of Trichloroethylene Risks at the following Site letter to encourage the owner to do an evaluation of indoor air on the property. This IIFR and any information received in response to the letter should be an update to the existing Morningside Acres Tracts South file.

Investigator: Kim Wooten	Date Submitted: 5/6/2019
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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.):

Mr. Perry's concerns centered on the fact that the business was located on a contaminated site and that there were drums with unknown contents being stored in the basement under the bookstore space. He was interested in finding out how and who could help him get the indoor air tested to make sure it was safe for people using the bookstore space. The bookstore is of high value to the community, as the only African American owned bookstore in Seattle. Following the owner's death in 2017, the community has recently raised the money to allow the bookstore to remain in its current location.

Mr. Perry spoke with both Donna Musa and Arthur Buchan of Ecology, who made recommendations about who might be of assistance with the drums (Ecology's Hazardous Waste Program) and the air sampling (Labor and Industries). At this point, there was some confusion about the location of the Site; the address Mr. Perry had been giving put the location on the Rudys Auto Service Site (CSID 9950). Rudys Auto Service appears on the Hazardous Sites List with a ranking of 3 and is contaminated with petroleum. The bookstore is located a few blocks north of this Site, also on Rainier Ave S.

I met Mr. Perry at the bookstore on 4/25/19 to do some additional Site investigation. First, it was confirmed that the bookstore was the location he was interested in. The bookstore is also on a Site already known to Ecology - the Morningside Acres Tracts South Site. This Site also appears on the Hazardous Sites List with a ranking of 3, and is contaminated with chlorinated solvents related to historical use of the property as an auto body shop. We looked around the exterior of the property and I noted a number of barrels of what appear to be investigatively derived waste (IDW) along the north side of the building that houses the bookstore and former auto body spaces (see photos and figure below).

We then entered the bookstore space to look at current indoor conditions. Mr. Perry did not have access to the basement, since that is part of the auto body space within the building, and clarified that he had heard of drums down in the northwest area of the basement but had not seen them himself to provide more information. I let him know that everything he had talked about with Arthur still generally applied, even though the Rudy's site file we had been looking at was petroleum and this one is actually chlorinated solvents. I gave him a broad overview of the short term TCE issue, in the context of mentioning that for this chemical specifically we have a mechanism to ask the owner of the property to do some indoor air sampling fairly quickly. It sounds like, from what Mr. Perry told me about his conversations with the owner, that the owner knows about the contamination and that he has to do cleanup prior to selling his properties (which is the plan for the future) and that he's been talking to his insurance company about how to pay for it.

If we do not get information in response to our request letter, it sounds like Mr. Perry and the rest of the group working on the building might be able to use some of the funds they collected from the community to do some sampling, but he agreed to let us try to get some information first. I let him know that based on all of our information there doesn't appear to be an imminent threat to anyone currently using the building, but he would like to confirm that before they use the money they raised to pay to continue to occupy that space - they wouldn't want to stay in a space where there are possible health impacts to the people who use the building.

Documents reviewed:

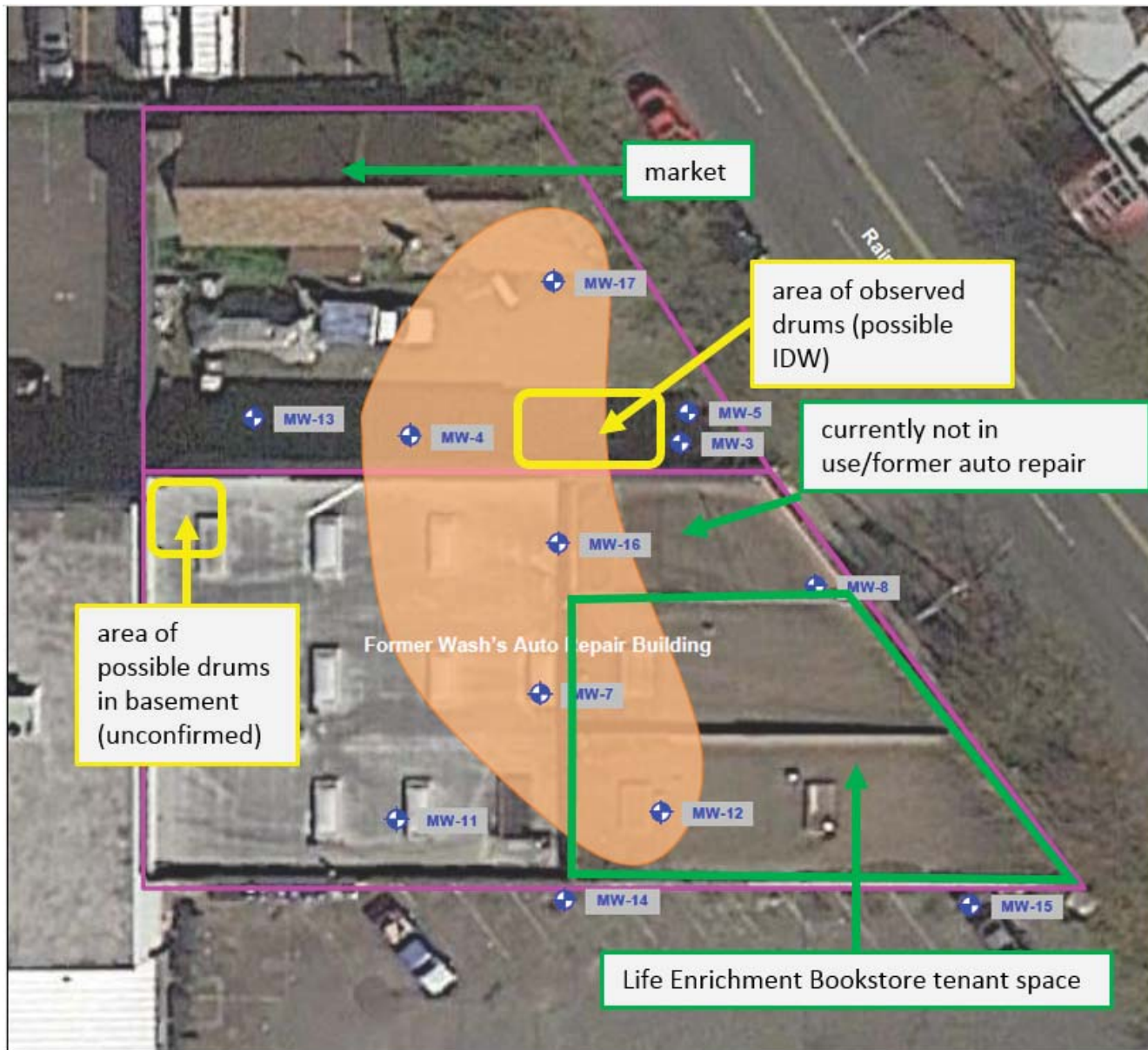
The Riley Group. April 2013. First Quarter 2013 Groundwater Sampling Report, Morningside Acres Tracts.

Site Hazard Assessment, Morningside Acres Tracts South. Scored for August 2015 Hazardous Sites List.




### Additional or Supplemental Information from Observations Page

Please use this box for any text that requires special formatting

Areas of note from 4/25/19 Ecology site visit (base figure from 2015 SHA)



#### Legend:

-  Property line (approximate)
-  Remaining groundwater contamination (approximate)
-  Monitoring well (approximate)

#### Notes:

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



Morningside Acres Tracts South  
5021 Rainier Avenue South  
Seattle, WA 98118



DEPARTMENT OF  
**ECOLOGY**  
State of Washington

Site Overview Map

**CSID 12408**  
CSID12408.vsd



Drums located in the gravel parking lot along the north side of the bookstore/auto shop building.



From easily visible labels, drums appear to be investigatively derived waste (soil cuttings, decon and purge water). Mr. Perry had not observed any recent environmental investigations on the property, but the observed labels indicate a MW-19 location. The 2013 report in the Ecology site files only has wells up to MW-18, which suggests this IDW may be from a more recent investigation.