



INITIAL INVESTIGATION FIELD REPORT

ERTS Number: 627965
 Parcel #(s): 2005050082
 COUNTY: Pierce

SITE INFORMATION

Site Name (e.g., Co. name over door): Elks Temple Properties, LLC	Site Address (including City and Zip+4): 565 Broadway Tacoma, WA 98402-3907	Site Phone: None
Site Contact and Title: Larry Dortmund, CFO	Site Contact Address (including City and Zip+4): McMenamins Pubs & Breweries 430 N. Killingsworth St, Portland, Oregon 97217-2441	Site Contact Phone: 503-952-0579 503-223-0109
Site Owner: Elks Temple Properties, LLC	Site Owner Address (including City and Zip+4): McMenamins Pubs & Breweries 430 N. Killingsworth St, Portland, Oregon 97217-2441	Site Owner Phone: 503-223-0109
Site Owner Contact: Christopher Young, Project Coordinator	Site Owner Contact Address (including City and Zip+4): Landau Associates, Inc 130 2nd Ave S, Edmonds, WA 98020	Owner Contact Phone: 253-926-2493, ext 161 425-778-0907
Alternate Site Name(s):	Comments:	
Previous Site Owner(s):	Comments:	

Latitude (Decimal Degrees):	47.25815
Longitude (Decimal Degrees):	-122.44066

INSPECTION INFORMATION

Inspection Conducted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date/Time: 7/25/11, 1:30 pm	Entry Notice: Announced <input type="checkbox"/> Unannounced <input checked="" type="checkbox"/>
Photographs taken?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Samples collected?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, be sure to include a figure/sketch showing sample locations.

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"/>	
No release or threatened release <input type="checkbox"/>	
Refer to program/agency (Name: _____) <input type="checkbox"/>	
Independent Cleanup Action Completed (i.e., contamination removed) <input checked="" type="checkbox"/>	

COMPLAINT (Brief Summary of ERTS Complaint):

City utility crew discovered an abandoned underground heating oil tank located under the sidewalk adjacent to an historic building. The tank (approximate volume of 3,000 gallons) contained old Bunker-C oil and was suspected to be leaking.

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

The UST which contained Bunker-C oil and had no confirmed leakage, was decommissioned in place. Soil contamination associated with the fill-port was successfully remediated.

Investigator: J. Seger, TPCHD	Date Submitted: 3/4/14
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OBSERVATIONS

Description (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.):

Site Information:

The subject property, a 0.35 acre parcel is located at 565 Broadway, in downtown Tacoma. The building was constructed in 1925 by the Benevolent and Protective Order of Elks (BPOE) also known as the Elks Lodge, an American fraternal order and social club. The four-story building has an interior space of approximately 34,000 square feet. The building footprint and sidewalks nearly cover the entire parcel. The east side of the building is bordered by S. Stadium Way and S. Commerce St where Interstate-705 terminates. The west side of the building is bordered by Broadway and the south side by City property (stairway). The parcel to the north is currently a vacant parcel. In approximately the year 2000, the vacant dilapidated Elks building was put on the market for sale. In 2009, McMenamin's Brew Pubs, Inc (McMenamin's) purchased the property and building for renovation. The county assessor record lists the taxpayer as Elks Temple Properties, LLC (a subsidiary of McMenamin's).

In July, 2011 when this ERTS case was opened, the parcel number was 2005050081 (0.21 acres). The north annex to the building was lying on the adjacent parcel owned by the City of Tacoma. In April, 2013 a boundary line revision occurred shifting the property line north to include the annex portion of building; the resulting parcel number is 2005050082 (0.35 acres). In July of 2012, McMenamin's purchased three additional vacant properties lying immediately north: 561 Broadway, APN: 2005050072, and 545 Broadway, APNs: 2005050050 & 2005050060. The name appearing on the assessor records for the three newly acquired properties is ETP Properties, LLC. (ETP aka: Elks Temple Properties).

UST Discovery:

In June, 2011 a City of Tacoma Surface Water crew (City) opened an unmapped access lid in the sidewalk along S. Stadium Way adjacent to the Elks building and discovered a black oily product. The City arranged for pumping, which resulted in approximately 150 gallons of heavy oil and water. It appeared that the oil/water mixture had been contained in a riser/access way over an underground storage tank (UST). The top of the UST was measured at 69 inches below ground surface and the tank's cap appeared to have a slow bleed of black oil into the riser. In July, 2011 the City examined all storm and sanitary manholes in the immediate area and saw no signs of release into their systems. The City notified Larry Dortmund, CFO of McMenamin's of their findings. Rob Olsen, Tacoma-Pierce County Health Department (Health Department) sent a letter dated 7/11/11 to the property owner requiring removal of the tank. This ERTS case was opened on 7/26/11 and the Health Department sent an Initial Investigation post-inspection letter dated 7/26/11 to the owner. The notice required cleanup of petroleum contaminated soil associated with the underground tank that appeared to be leaking.

A Phase I Environmental Site Assessment dated 10/15/09, had been conducted for this site by Landau Associates (Landau). The sidewalk UST was not discovered during that assessment. After discovery of the UST, Landau Associates compiled a proposed scope of services dated 8/26/11, for removal of the UST. Both documents are included with this case report. The Scope of Services document states that an inspection was conducted inside the building on 8/12/11. During that inspection a 20-inch manhole was identified in the southeast corner of the boiler room which extends 13.5 feet below the boiler room floor. There were a few inches of standing water at the bottom of the pipe but no evidence of contamination. A closed metal pipe was observed at the bottom of the manhole, and the purpose of the manhole and pipe was not known. There was no evidence of a connection between the manhole inside the building and the UST located under the sidewalk.

On 8/24/11, the City forwarded an e-mail to the Health Department in which their chemist had compared the analytical results of two samples. The first sample, oil obtained from the UST on 6/17/11, and the second sample, oil obtained on 8/12/11, from the main boiler room pump located inside the building. The chemist concluded that the fingerprinting analysis supported a match between the two samples. The lab report noted that the boiler room sample appeared to be weathered Bunker-C or other heavy fuel oil.

Tank cleaning and inspection:

On 10/4/11, Certified Cleaning Services, Inc was contracted by Landau to clean the interior of the UST. The remaining Bunker-C fuel was pumped out and the interior triple-rinsed; then certified to be in compliance by a certified marine chemist. The UST was accessed through the sidewalk manhole. Pumping resulted in 3,000 gallons of Bunker-C oil and no other fluids or water was observed. The top of the tank lies approximately 4.8 feet below ground surface (bgs) and the bottom at approximately 9.0 feet bgs. The tank had a diameter of 52 inches and was 210 inches long. The length of the tank is oriented with the sidewalk. The tank

consists of multiple sections (approximately five feet long) riveted together, with gaskets between the riveted sections. There were no observed holes or cracks in the tank, and no observed water seepage into the tank. There were two pipes/openings at the southern end of the tank assumed to be a fill pipe and a vent pipe. A threaded pipe located at the north end of the tank extended from the roof of the tank to within 3 inches of the bottom of the tank and was assumed to be the supply line.

An e-mail from Larry Dortmund dated 10/26/11, indicated that McMenamin's intended to apply for building permits in December of 2011, and to start construction in the first or second quarter of 2012. They planned to decommission the UST in conjunction with the building remodel. The tank removal would require street ROW permits from the City and WSDOT, therefore additional delays were anticipated. An application would be submitted to the Health Department for the tank decommissioning permit once the construction timeframes were established. A site assessment to rule out soil contamination was to be conducted concurrent with the UST removal due to the site constraints. It appeared that this work would not take place until the spring of 2012. On 11/30/11, I contacted Cris Matthews, Ecology to discuss an extension of the timeframe, and it was agreed that Health Department would continue with the ERTS case.

Landau Technical Memorandum: Summary of Subsurface Conditions, dated 10/12/12:

7/18/12: Landau conducted field screening during a City utility trenching project which was located in the roadway approximately 10-12 feet or greater east of the UST. The trench reached a depth of 8 feet bgs. Samples were obtained at TR-S2 and TR-S4 at depths of five feet and four feet deep respectively. Samples TR-S1, TR-S3 and TR-S5 were each obtained at a depth of 8 feet. Note that TR-S4 and TR-S5 were not submitted for sampling based on field screening and distance from the UST. Samples TR-S1, TR-S2 and TR-S3 were analyzed for diesel and oil; all were well below MTCA cleanup levels of 2,000 mg/kg. The report states that TR-S2 was greater than 12 feet from the UST, and there are no indications that the UST is a source of the minor detections of diesel and oil. Note: Figure 3 in Landau's report indicates distances of 102 ft, 96 ft, 56 ft and 210 ft. These measurements were mislabeled in feet instead of inches.

7/27/12: The City removed the sidewalk covering the eastern half of the UST, exposing the fill port; an area that had remained covered during the previous sidewalk improvement. An area of soil approximately 5 feet in diameter near the fill-port and manhole cover was stained, had an odor and an oily sheen. This contaminated area was covered with heavy plastic sheeting and gravel pending remediation.

8/9/12: Landau contracted with Environmental Services Network NW (ESN) to conduct push-probe soil borings around the perimeter of the UST. I met on site with Sara from Landau during a portion of the process. Seven locations were evaluated. Borings B-1 through B-4 were located on the four sides of the UST and reached maximum depths of 15, 15, 16 and 15 feet bgs, respectively. Borings B-5, B-6 and B-7 were used to evaluate the extent of the stained soil around the fill port down to maximum depths of 3, 3 and 4 feet respectively. Groundwater was not encountered during the push-probe borings. Jessica Stone and Timothy Syverson, Landau summarized these findings in the Technical Memorandum.

A soil sample was obtained for analysis from each boring B-1 through B-4 (perimeter of the UST) at depths between 12 feet to 15 feet. The four borings (except B-2) did not exhibit any field evidence of contamination in the upper horizons of the soil columns, therefore the samples were obtained in near approximation and below the bottom elevation the UST. B-2 was advanced through the surface stain found in the upper 0.7 feet of soil near the fill port. Borings B-5 through B-7 were used to evaluate the contaminant depth of the surface stain and no samples were submitted for analysis from these borings. Grab sample GS-0.5 (for characterization) was obtained near the fill-port where staining, odor, sheen and visible oil were most prominent. Boring samples B1 through B-4 and sample GS-0.5 were analyzed for diesel and oil; in addition samples B-2, B-3 and GS-0.5 were analyzed for cPAH's and PCB's.

Analytical results for samples B-1 through B-4 were all below method detection limits for diesel, motor oil and Bunker-C oil. Sample GS-0.5 (by fill-port) was above MTCA cleanup levels (2,000 mg/kg each analyte) at 24,000 mg/kg diesel, 28,000 mg/kg motor oil and 97,000 mg/kg Bunker-C oil. Samples B-2 and B-3 were below method detection limits for cPAH's and PCB's. Sample GS-0.5 exceeded the MTCA cleanup level for total cPAH's (0.1 mg/kg) at 1.244mg/kg, and was below the MTCA cleanup level for PCB's (1.0 mg/kg) at 0.65 mg/kg.

This Technical Memorandum was submitted to the Health Department and presented as justification with a request for variance to decommission the UST in place. In conjunction with the UST decommissioning, removal of the surface stain, associated piping, and soil disposal would take place. The variance was approved and the work commenced on 1/23/13.

Landau Technical Memorandum: Underground Storage Tank Decommissioning, dated 3/29/13:

Surface stain remediation:

The shallow surface stain around the fill port was excavated on 1/23/13 by Green Earthworks Construction Inc (GEC) utilizing a vactor truck. The excavation measured approximately 6 feet long by 5 feet wide and ranged from 1.5 feet deep over most of the area, to 3.5 feet deep around the fill port; an approximate area of 2 feet in diameter. Three confirmation soil samples (CS-01 through CS-03) were obtained and analyzed for diesel and oil range hydrocarbons. CS-01 and CS-02 were obtained from the bottom of the excavation, both at depths of 1.5 feet and CS-03 was obtained at 3.5 feet deep near the fill-port. Analytical results for CS-01 through CS-03 were below MTCA cleanup levels (2,000 mg/kg each) for diesel and oil.

It was noted that cPAH's were not included in confirmation sampling and analysis of the final excavation; an inquiry was sent to Landau. Jessica Stone, Landau responded stating that they typically only sample for cPAH's if the concentrations of heavy oil are above the MTCA cleanup level. The Health Department responded with a reminder: "Confirmation sampling needs to address all known and suspected contaminants. In this case, cPAH's were found in concentrations exceeding MTCA, requiring confirmation that the contamination had been removed. For future projects please follow MTCA Table 830-1 Required Testing for Petroleum Releases".

The characterization sample (obtained near the fill-port) that exceeded the cPAH cleanup level in this case appears to represent a small diameter shallow area of petroleum contamination. Soils were excavated to a depth of 1.5 feet across the excavation and to a depth of 3.5 feet around the fill-port where the oil and staining were the heaviest. The source of the contamination has been eliminated, and the excavation covered with concrete and/or asphalt. This release no longer appears to present a threat to human health or the environment.

Tank Decommissioning:

GEC proceeded with the tank decommissioning after the surface stain remediation was completed. Permits from the Health Department and Tacoma Fire Department had been obtained prior for the tank decommissioning. On 1/18/13, a water sample from inside the UST had been obtained and was analyzed for characterization and disposal. The results were 0.41 mg/kg diesel and 0.49 mg/kg oil. The results were well below MTCA cleanup levels and thought to represent residual after the tank was cleaned in 2011. On 1/23/13, GEC used a vacuum truck to pump approximately 1,000 gallons of water from the UST; the water was assumed to have accumulated since 2011. The fill port was cut off at approximately 3.5 feet bgs and the tank was then filled with controlled density fill (CDF). The UST was filled to the top of the tank opening located at the bottom of the manhole with approximately 11 cubic yards of CDF.

Receipts indicate that both the tank water and remediated soil (approximately 1 cubic yard) were disposed of at Marine Vacuum Service, Inc a permitted disposal facility located in Seattle.

On 6/26/13, Rob Olsen, Health Department mailed notification of Site Closure Determination for this UST to the property owner and Landau Associates.

The petroleum contaminated soil identified around the tank's fill-port at this location has been successfully remediated. The Health Department recommends closing this case with no further action needed.

(fill in contaminant matrix below with appropriate status choice from the key below the table)

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	BEDROCK	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, isopropranol, formic acid, acetic acid, stoddard solvent, Naptha). Use this when TEX contaminants are present independently of gasoline.
	Polynuclear Aromatic Hydrocarbons (PAH)	RB					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						Other Non-Halogenated Organics (Example: Phthalates)
	Petroleum Diesel	RB					Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other	RB					Crude oil and any fraction thereof. Petroleum products that are not specifically Gasoline or Diesel.
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						Solvents containing halogens (Halogen is typically chlorine, but can also be fluorine, bromine, iodine), and their breakdown products (Examples: Trichloroethylene; Tetrachloroethylene (aka Perchloroethylene); TCE; TCA; trans and cis 1,2 dichloroethylene; vinyl chloride)
	Polychlorinated Biphenyls (PCB)	B					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	Metals - Other						Metals other than arsenic, lead, or mercury. (Examples: cadmium, antimony, zinc, copper, silver)
	Lead						Lead
	Mercury						Mercury

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	BEDROCK	DESCRIPTION
	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)
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)

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 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.

FOR ECOLOGY 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: XFA List

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: Southwest Region): _____

Specific confirmed contaminants include: _____ Facility/Site ID No. (if known): _____
_____ in Soil
_____ in Groundwater
_____ in Other (specify matrix: _____)

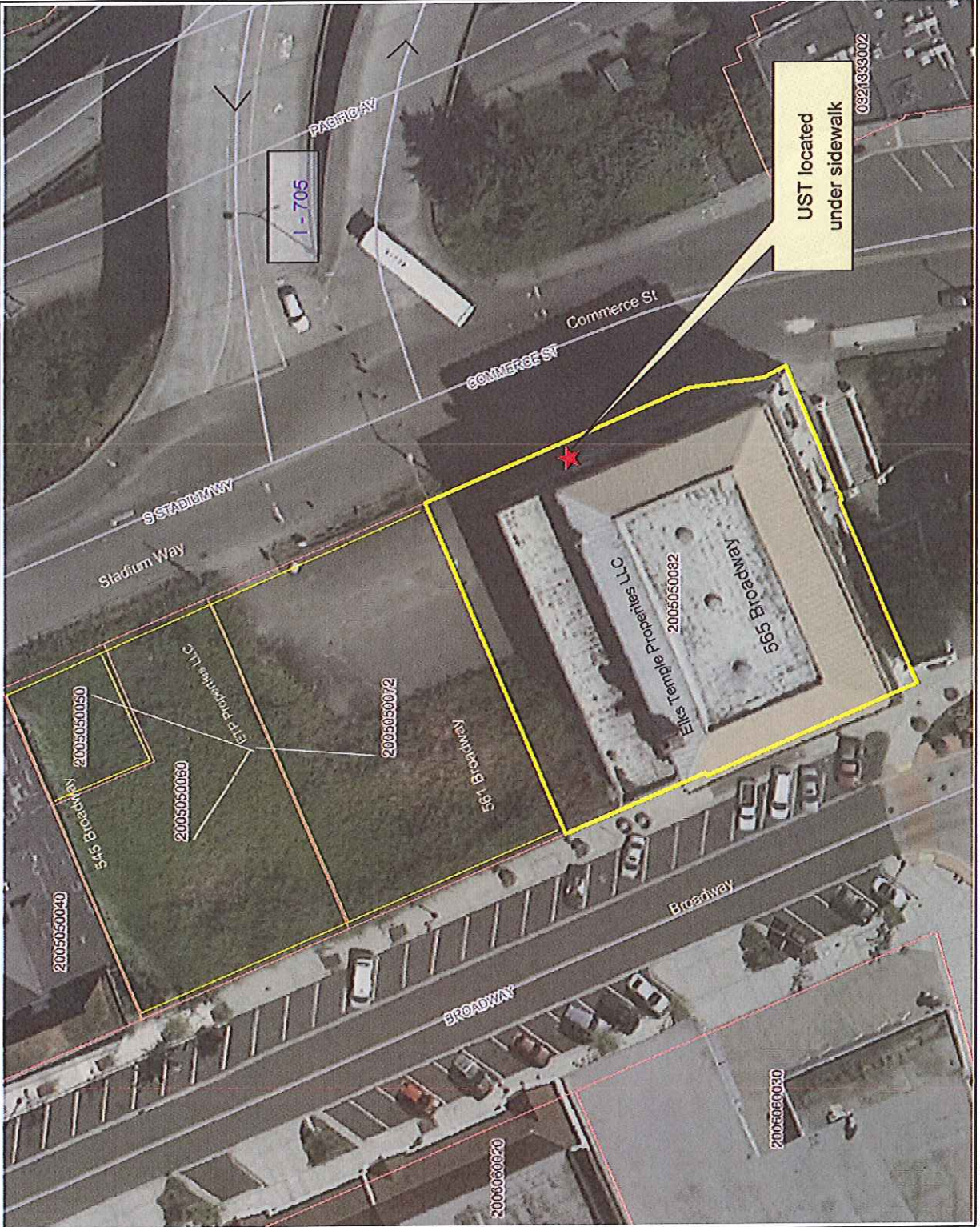
COUNTY ASSESSOR INFO:

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.

ERTS# 627965 565 Broadway, Tacoma APN: 2005050082 (BLR: 2013)

Elks Temple Prop, LLC (ETP, LLC) / McMenamin's Brew Pubs, Inc

3,000 gallon UST, Closed in place, 2013.



Map Legend

- Highlighted Tax Parcels
- Tax Parcels
- Base Parcel
- Condominium
- Other
- Roads
- Interstate
- Limited Access State Routes
- Other State Routes
- Ramps
- Major Arterial
- Collector
- Local Access
- County - 2011 - Ortho

Scale 1:614

0 25 50 ft.

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The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. Pierce County assumes no liability for variations ascertained by actual survey. All data is expressly provided AS IS and WITH ALL FAULTS. Pierce County makes no warranty of fitness for a particular purpose.