Phase I Environmental Site Assessment
Sound Transit ROW #EL 295
Kelly's Autobody
1500 130th Avenue NE
Bellevue, Washington

June 16, 2015

SHANNON & WILSON, INC.

GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

Excellence. Innovation. Service. Value.

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EXECUTIVE SUMMARY

The Shannon & Wilson Team (the Team) has completed a Phase I Environmental Site Assessment for Sound Transit Right-of-Way Number EL295, located at 1500 130th Avenue NE in Bellevue, Washington. This study was conducted with the understanding that Sound Transit plans to acquire a portion of the subject parcel as part of the East Link Light Rail Project, E340 Corridor.

The research conducted as part of this assessment indicates that the subject industrial building at the site was constructed in 1962. The site is also developed with at-grade parking.

Based on our site visit and information review, it is the professional opinion of the Team that recognized environmental conditions exist for the subject site.

Site

- Washington Department of Ecology (Ecology) records indicate that a 5,000-gallon gasoline underground storage tank (UST) was removed from the property in 1990. No information was contained in the Ecology file regarding the environmental quality of soil and/or groundwater at the UST location. The risks posed by the past storage and dispensing of gasoline in the UST presents a material threat of a release to site soil and/or groundwater.
- The past use of the subject parcel as a truck repair facility presents a risk to site soil and/or groundwater. Historical records reflect that the subject parcel was occupied by a trucking company with a shop building. During the recent site visit, a patched area was observed that was formerly a lube pit for servicing trucks. The environmental quality of soil and/or groundwater beneath the shop building appears unknown.

Adjacent Property (Journal American, 1625 132nd Avenue NE, #EL 299)

- The northeast-adjoining Journal American facility (EL 299) appears on the Facility/Site Identification Listing, Resource Conservation and Recovery Act Non-Generator, Underground Storage Tank, Confirmed and Suspected Contaminated Sites List-No Further Action, and Institutional Control databases. Petroleum contamination was documented on that property from historical USTs. Petroleum-contaminated soil was left on site following limited cleanup efforts. The contaminated soil reportedly remains beneath the existing building where it could not be practically excavated. This adjoining site is immediately up-gradient from the subject parcel. Groundwater contamination was also reported, although the down-gradient well, MW-1, did not have concentrations of petroleum contaminants above the laboratory method detection limits. A No Further Action determination was reportedly made by Ecology with a deed restriction placed on that parcel.

The residual petroleum contamination existing at the northeast-adjoining and up-gradient Journal American facility poses a low risk of contamination to the subject parcel. The risk posed by this adjoining facility appears somewhat mitigated by the lack of detected contaminants in the groundwater monitoring well near the shared property boundary.

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ACRONYMS AND ABBREVIATIONS

AAI	All Appropriate Inquiry
ALLSITES	Facility/Site Identification Listing
ASTs	aboveground storage tanks
ASTM	ASTM International
bgs	below ground surface
BTEX	benzene, toluene, ethylbenzene, and xylenes
cPAHs	carcinogenic polyaromatic hydrocarbons
CREC	controlled recognized environmental condition
CSCSL-NFA	Confirmed and Suspected Contaminated Sites List-No Further Action
Ecology	Washington State Department of Ecology
EDR	Environmental Data Resources, Inc.
EHSI	EHS-International, Inc.
EPA	U.S. Environmental Protection Agency
ESA	environmental site assessment
FINDS	Facility Index System/Facility Registry System
GEI	Galloway Environmental, Inc.
HREC	historical recognized environmental condition
MTCA	Model Toxics Control Act
MSL	mean sea level
NFA	No Further Action
RCRA	Resource Conservation and Recovery Act
RCRA NonGen	RCRA Non-generator
REC	recognized environmental condition
ROW	right-of-way
sf	square feet
TPH	total petroleum hydrocarbons
µg/L	micrograms per liter
UST	underground storage tank

PHASE I ENVIRONMENTAL SITE ASSESSMENT
SOUND TRANSIT ROW #EL 295
KELLY'S AUTOBODY
1500 130TH AVENUE NE
BELLEVUE, WASHINGTON

1.0 INTRODUCTION

The Shannon & Wilson Team (the Team) has completed a Phase I Environmental Site Assessment (ESA) for the Sound Transit East Link Right-of-Way (ROW) Number EL 295, located at 1500 130th Avenue NE in Bellevue, Washington. The work was conducted under contract #RTA/LR 164-09 with Sound Transit. This study was conducted to assist Sound Transit's plans to acquire a portion of the subject parcel as part of the East Link Extension, Contract E340 Project in Bellevue, Washington.

1.1 Purpose

The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the process described in the ASTM International (ASTM) Practice E 1527-05 and E 1527-13 (Phase I ASTM standard) *recognized environmental conditions* (RECs), *controlled RECs* (CRECs), or *historical RECs* (HRECs) associated with the site. The term REC means:

> The presence or likely presence of hazardous substances or petroleum products in, on or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The term CREC means:

> A REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place **subject to the implementation of required controls** (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

The term HREC means:

> A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, **without** subjecting the property to **any required controls**.

The terms REC and CREC are not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not RECs or CRECs.

The U.S. Environmental Protection Agency (EPA) has determined that the Phase I ASTM standard (E1527-13) (ASTM, 2013) is consistent with and meets the requirements for performing All Appropriate Inquiry (AAI) and may be used to comply with federal AAI regulations at 40 Code of Federal Regulations Part 312. Washington State Model Toxics Control Act (0) and Dangerous Waste Regulations define hazardous or dangerous wastes and/or substances, and contain information regarding discovery and reporting. State regulations were considered within the process of performing this Phase I ESA.

1.2 Scope of Services

The scope of services included the following subtasks:

- Review of readily available information with respect to current uses of the property and its surroundings.
- Review of readily available information from various sources, including city directories, historical maps, and aerial photographs, with respect to the historical uses of the property and its surroundings.
- Review of state and federal databases of known and suspected contaminated sites.
- Visual reconnaissance of the property and cursory reconnaissance of the immediate site vicinity.
- Review of information related to the physical setting of the site.
- Preparation of this report.

The scope of this project does not include an evaluation of all environmental considerations that may be relevant to a particular transaction, such as testing for radon and mold, or evaluation of indoor air quality, potential wetlands, regulatory compliance, and health/safety matters. It also does not include any sampling or testing of air, soil, water, or building materials.

1.3 Roles

To complete this Phase I ESA, the Team utilized the following members:

- Mr. Jason Cass (Geologist, EHS-International, Inc. [EHSI]) collected data, completed the site visit and initiated reporting.
- Mr. Kurt Easthouse (Principal Hydrogeologist, EHSI) completed initial review of technical content and provided EHSI quality assurance review.
- Mr. Michael S. Reynolds (Principal Environmental Engineer, Shannon & Wilson, Inc.) completed review for programmatic consistency and compiled the report for production.
- Mr. Scott Gaulke (Vice President, Shannon & Wilson, Inc.) completed final technical review of the report.

2.0 SITE DESCRIPTION AND PHYSICAL SETTING

The subject parcel is located in the northeast quarter of Section 28, Township 25 North, Range 5 East of the Willamette Meridian and is identified as King County tax parcel 2825059058. The property is owned by Raymond Kelly (Dba Kellco, LLC) and is approximately 58,217 square feet (sf) in size, in accordance with King County Assessor records. Sound Transit plans to acquire a portion of the subject parcel along the northern portion of the subject parcel (Sound Transit Area of Interest). The site vicinity is shown in Figure 1 and a map of the site and adjoining properties is presented in Figure 2. A map detailing the Sound Transit Area of Interest is depicted in Figure 3. This figure shows the primary area of interest, which includes the fee take and permanent easement (shown in yellow and pink, respectively). The secondary area of interest, which includes the temporary construction easement, is shown in green.

The subject parcel is occupied by an industrial building and parking lot. The subject parcel is adjoined by the following land uses:

- Arnold's Appliance (EL 299); and a warehouse building occupied by Grand Event Rentals, CrossFit Gym, and Fastenal (EL 296) with associated parking lot to the north.
- Curran Office Park (EL298) to the east.
- Bellevue Collision Care Auto Rebuild to the south (EL 294).
- 130th Avenue NE and the Evans Industrial Park to the west (EL 291, EL 292, and EL 293).
- Cadman to the northwest (EL 290).

The Sound Transit Area of Interest is comprised of 8,081 sf of fee take, 4,672 sf of guideway/permanent easement, and 8,233 sf of temporary construction easement (H-J-H Final Design Partners [H-J-H], 2014c). These areas are located along the northern portion of the parcel which is currently occupied by paved parking (Figure 3).

Site elevation ranges approximately from 192 feet above mean sea level (MSL) at the north end to 188 feet MSL at the south end. Surrounding topography generally slopes gently down toward the south and southeast.

3.0 GEOLOGIC AND HYDROGEOLOGIC SETTING

This section describes the general geologic setting of the site vicinity and discusses the subsurface conditions beneath the site and surrounding area as they relate to the potential for contamination to migrate through the soils and groundwater.

3.1 Regional and Site Geologic Setting

Bellevue is located in the central portion of the Puget Sound Basin, an elongated, north-south-trending depression situated in western Washington between the Olympic Mountain Range to the west and the Cascade Mountain Range to the east. Regional topography was shaped mainly by repeated glaciations that moved back and forth across the region over 10,000 years ago, leaving a thick deposit of unconsolidated soils and creating a series of north-south-trending ridges separated by deep troughs. The troughs are now occupied by streams, lakes, and waterways, including Puget Sound, Lake Washington, and Lake Sammamish.

Several explorations were advanced in the E340 Corridor and adjacent to the subject site to collect geotechnical and hydrogeological data in support of previous East Link Light Rail studies (CH2M Hill, 2011; H-J-H Final Design Partners [H-J-H], 2014a). Two soil borings are located in NE 16th Street, one near the parcel's northwest corner (E340-B-019) and the other about 170 feet to the east (B-D-130ST-1P) (Figure 2). Soils observed in boring E340-B-019 included fill material encountered to about 2 feet below ground surface (bgs); underlain by sand to silty sand to 21 feet bgs (recessional outwash); silt to about 30 feet bgs (recessional lacustrine deposits); silty sand to silty gravel to about 38 feet bgs (glacial till); and gravel with some sand, silty sand, and silt (pre-Vashon fluvial deposits) to the maximum depth of exploration (90 feet bgs). Soils observed in boring B-D-130ST-1P included alternating layers of silty sand with gravel, silty sand, sand, and gravel with silt and sand to the maximum depth of exploration (41 feet bgs).

3.2 Regional and Site Groundwater

Information regarding groundwater depth and flow direction was obtained by reviewing the Environmental Data Resources, Inc. (EDR) reports (2014a, 2014b), Washington State Department of Ecology (Ecology) files and the Sound Transit East Link, South Bellevue to Overlake Transit Center Geotechnical Data Report (H-J-H, 2014a), and Geotechnical Recommendations Report (H-J-H, 2014b).

Groundwater conditions at the site include a regional aquifer within the fluvial and alluvial deposits and shallow perched aquifer. The groundwater elevation within the regional aquifer is approximately elevation 145 to 150 feet and the flow direction is east toward Kelsey Creek. The regional aquifer is confined by overlying till and lacustrine deposits, and wells installed within the regional aquifer near Kelsey Creek show artesian conditions, with water levels measured approximately 12.5 feet above ground (approximately elevation 150) approximately 1,200 feet west of the site. Shallow perched groundwater has been observed above the till and lacustrine deposits near ground surface. The extent of the perched groundwater and flow direction will vary depending on the localized topography and geology.

In the parcel vicinity, a groundwater monitoring well was installed in E340-B-019, B-D-130ST-1P, and in E340-B-022, located on the adjacent east parcel (EL 299). Respective depths to groundwater were measured between:

- 11.8 to 12.7 feet bgs (elevation 178.3 and 177.4 feet)
- 9.3 and 11.2 feet bgs (elevation 183.0 and 181.2 feet)
- 5.3 to 5.9 feet bgs (elevation 188.3 and 187.7 feet)

Groundwater flow was measured on two adjacent sites to the subject parcel (EL 290 and EL 299). On EL 290, groundwater was encountered at depths ranging from about 5 to 13 feet bgs and groundwater flow was estimated to the southwest (Hart Crowser, 1999). On EL 299, groundwater was encountered at depths ranging from about 7 to 11 feet bgs with estimated groundwater flow to the south (CH2M Hill, 1995). Based on these studies, general site topography, and surface water flow patterns, the inferred direction of groundwater flow beneath the subject parcel is to the south and west.

4.0 SITE HISTORY

The history of land use for the subject parcel was evaluated to identify past uses that might have had adverse effects on the environmental conditions of the property, primarily through the use of potentially hazardous materials. The historical information was obtained by reviewing readily available data from public agencies and library resources.

The following site history is based on a compilation of information obtained from the following resources:

- Aerial photographs (1944, 1965, 1968, 1977, 1980, 1985, 1990, 2005, 2006, and 2011) (EDR, 2014c).
- Aerial photographs from King County's geographic information system (1936, 1998, 2000, 2002, 2005, 2007, and 2009).
- Kroll Atlas (1960, 1965, and 1970).
- Historical Topographic Maps obtained from EDR (1895, 1897, 1950, 1968, 1973, 1982, and 1983) (EDR, 2014d).
- Cole Historical Reverse Street Directories from EDR – Bellevue, Washington (1971, 1976, 1981, 1986, 1992, 1995, 1999, 2003, 2008, and 2013) (EDR, 2014e).
- King County Assessor's current and archive records.
- Sanborn Maps (none available for subject parcel and adjacent areas) (EDR, 2014f).

4.1 Site

In the 1936 and 1944 aerial photographs, lightly forested vegetation is shown. The existing building and two smaller buildings are evident beginning on the 1965 aerial photograph. By 2005, the two smaller buildings on the southern portion of the former parcel were incorporated into the south adjoining parcel and replaced by the existing auto body shop building. Cascade Garage is listed on historical street directories in 1971. Eastside Auto and Truck, Eastside Wholesale and Frame, and Kelly's Body Shop are noted from 1981 through 2013.

Archive tax cards for Kelly's Autobody noted a former single-family residence built in 1923 under private ownership. It was a one-story structure with four rooms, stove heating, and an outhouse for sewage service. A handwritten note, dated 1963, reports this house as "Gone." In 1960, a one-story office building was built with Harms Pacific Transport Company as the owner. In 1962, a one-story garage is built with a concrete foundation and hot water heating. A concrete loading dock was added either in 1962 or 1963. The existing site building is stated as a truck shop in the historical archive records. A notation in the archive record describes "Tanks added" with a date of 10-23-62. Copies of the archive records are included in Appendix A.

4.2 Adjacent Site History

Histories of adjacent properties are discussed in a clockwise order beginning with the property to the north.

4.2.1 Adjacent Properties to the North

The parcel adjacent to the north (i.e., EL 296) appeared as vacant forested land in the 1936 and 1944 aerial photographs. The existing warehouse building is visible in the 1965 through 2011 aerial photographs. Historical Cole Street directories list Leaverton Plumbing in 1971 and Energy Control Group in 1976 at this parcel. William Nye, Inc. is listed from 1976 to 1986. Strusser Electric is listed from 1986 to 2003. Grand Event Rental is listed from 2003 to 2013. Eastside Durham Upholstery is listed in 2008. Fastenal is listed in 2013.

The 1936, 1944, and 1965 photographs show the area to the adjacent and northeast of the subject parcel (i.e., EL 299) as undeveloped land covered with vegetation. The 1968 photo is not clear, but appears to show this area as cleared and graded. The 1977 and 1980 photos show a small, rectangular building, which appears to be connected to the northeast corner of the warehouse building on the adjacent parcel west (EL 296). The rest of this area is a vacant paved lot. In the 1985 photo, the small, rectangular building has been replaced with a larger square-shaped structure spanning the east adjoining side of the warehouse building. The 1990 photo appears unchanged. The 1998 photo shows an additional square-shaped building added onto the east side of the site building. This addition was replaced with a much larger polygon-shaped addition in 2005. No changes were noted in the 2006 through 2011 photographs. The 2011 photograph shows the site as it generally looks today.

The 1960 and 1965 Kroll maps show the northeast-adjoining parcel (EL 299) as part of a larger tax lot that includes the north-adjacent parcel (EL 296). The parcel is under private ownership. The 1970 map shows the land adjacent to the northeast as a separate parcel. Ownership is not noted. The 1971 through 1981 Cole Directories list Whitescarver Bros. and ACE Bulldozing Co. as occupants (1625 132nd Avenue NE) of the northeast-adjoining parcel. The 1986 through 2008 directories have no listings for this property. The 2013 directory lists Arnold's Appliance and Lexus of Bellevue as occupants. Archive tax assessor records indicate that the site was developed with a 4,850-sf shop building in 1969 that was occupied by Ace Bulldozing. The heat source for the building is noted as oil and an oil storage room is depicted at the northwest corner of the building. The fee owners in 1969 were Bill and Elvin Whitescarver. Assessor records indicate the existing single-story with mezzanine level concrete structure was built in 1983. The building is described as a warehouse with space heaters for heating. The property is currently owned by Enilom Properties, LLC.

None of the available historical topographic maps show development on the north- and northeast-adjoining properties.

Historic Polk and Cole Street directories list Leaverton Plumbing in 1971 and Energy Control Group in 1976. William Nye, Inc. is listed from 1976 to 1986. Strusser Electric is listed from 1986 to 2003. Grand Event Rental is listed from 2003 to 2013. Eastside Durham Upholstery is listed in 2008. Fastenal is listed in 2013.

4.2.2 Adjacent Property to the East

The east-adjoining parcel (i.e., EL 298) was formerly part of a larger 4.83-acre tax lot that included the subject parcel from at least 1920 until it was segregated from the parent parcel by 1984. King County aerial photographs indicate that in 1936 a single-family residence comprised the southeast half of the parcel with forested vegetation comprising the northwest half. Land use seen in the 1944 aerial photograph is consistent with that seen in 1936. Archive tax records document a fuel distribution facility on the property beginning in 1962. The archive records indicate that the property was owned and operated by Mobil Oil Co. with a noted use of fuel storage. The bulk fuel distribution facility was equipped with two, 20,000-gallon, vertically-oriented aboveground storage tanks (ASTs) and a fill rack. The 1965 aerial photograph shows this historic fueling system located on the central portion of the adjoining property. The 1977 aerial photograph shows that the fueling facility was removed by that time. Assessor records indicate that the existing office building was constructed on the property in 1984. No directory listings are noted for the parcel address until 1986, when Kelley Clarke is listed. Campbell Sales Company and "occupant unknown" are listed for 1995 and no listing for 1999 through 2003. By 2008, Finishing Touch and Rod Nicholas Finishing Touch were listed and were also present in the 2013 directory. The 1970 Kroll Map depicts the parent parcel of the property as owned by Mobil Oil. The 1985 through 2009 aerial photographs all show the east-adjacent parcel with the three buildings currently present.

4.2.3 Adjacent Property to the South

In the 1936 and 1944 photographs, vacant forested land is shown to the south of the subject parcel (i.e., EL 294). This parcel to the south appears developed with two smaller buildings associated with the subject parcel from 1965 until prior to 2005. The 2005 to 2011 aerial photographs show the existing auto service building present. Bellevue Collision Center is listed in the historic Cole Street directories from 2005 through 2013.

4.2.4 Adjacent Properties to the West

The 1936 and 1944 photos show undeveloped forested land to the adjacent west of the subject parcel. Cleared and forested land areas are noted to the southwest of the subject parcel. In 1965, a commercial complex park is seen with parking areas to the southeast of the subject

parcel (i.e., EL 292), while cleared and graded land are seen to the directly west (i.e., EL 293). The 1968 photo appears to show multiple industrial buildings to the west and southwest of the subject parcel. The 1977 photo shows an industrial park to the west and southwest with a paved ROW to the southwest, as it currently appears. The area west and southwest of the subject parcel appears unchanged in the 1977 through 1990 photos. The 2005 through 2011 photos show a rectangular development at the south end of the industrial park.

The 1960 and 1965 Kroll maps show parcels under private ownership to the west and southwest of the subject parcel. The 1970 map shows multiple small parcels to the west and southwest with no ownership noted. Multiple tenants are listed in the Cole Directories from 1971 through 2013. Tenants include service and retail businesses such as Rented Elegance & Design, Greenline Services, Inc., Rasmussen Paint, Raintree Landscape, Tracy's Karate Studio, Overlake Auto Glass, Let's Do Lunch and Janitorial Supply Center.

King County Assessor records for the properties to the adjacent west and southwest of the subject parcel include six buildings within the Evans Industrial Park. Buildings are one-story structures with construction dates ranging from 1957 to 1975. Uses range from service repair garages to retail business space with either forced air or space heaters.

Archive tax cards show multiple industrial and retail commercial tenants to the adjacent west/southwest. The Sea-Tac Asphalt Company (tenant) was noted to have a one-story warehouse built in 1965 that was divided into storage gravel and plywood power rooms. A 500-gallon diesel and a 500-gallon gasoline tank were noted on site. A handwritten note reports this building was demolished in May of 1969. The address given for this tenant (12815 NE 15th Place) no longer exists.

4.2.5 Adjacent Property to the Northwest

The 1936 and 1944 aerial photographs show undeveloped forested vegetation to the northwest of the subject parcel. In 1965, a gravel and concrete batch plant operation was observed on the parcel adjacent and northwest of the subject parcel (i.e., EL 290). A review of subsequent aerial photographs shows that the concrete batch plant has operated on this property to present day. The 1990 through 2005 photos do not appear to show any structures in the northeast area. The 2006 through 2011 photos show clearing in the northeast area with areas of vegetation.

The 1960 and 1965 Kroll maps show the parcel under private ownership. The 1970 map shows this parcel as occupied by Lakeside Gravel. The Cole Directories did not include any listings for the mining quarry (1605 or 1701 130th Avenue NE).

King County Assessor information for the mining quarry to the northwest of the site (EL 290) includes descriptions of two on-site structures. There is a one-story wood-framed office building built in 1946 and a one-story wood-framed storage warehouse built in 1960. Heating system descriptions are not given for either structure. This property is owned by Cadman, Inc.

Archived assessor records first mention of ownership of the property (EL 290) was Hattie Norman in either 1914 or 1915 and the site was covered with brush. The property is later listed as Lakeside Sand & Gravel with two previous single-family residences on the property. The older of the two residences was built in 1929 as a two–room, single-story structure with stove heating and no sewer service. A handwritten note states that water was not connected to the structure and no cesspool or septic tank is noted. The newer house was built in 1946 as a one-story structure with basement. Two rooms were noted in the upper floor and two in the basement. Heating was provided by a hot air oil furnace and cooling by fans. A detached garage with a dirt floor was also noted. This residence reportedly burned down around 1995. By 1956, a small office and batch plant were located on the site.

5.0 RESULTS OF VISUAL RECONNAISSANCE

Mr. Jason Cass conducted a visual reconnaissance of the subject parcel on October 30, 2014. The purpose of the reconnaissance was to identify visible indications of hazardous or potentially hazardous substances that were historically used or are currently used, generated, stored, or disposed of on the subject parcel.

Mr. Cass was accompanied by Mr. Jym Silvan, Kelly's Autobody Chief Operating Officer, while viewing the interior of the building. The subject building is currently occupied by Kelly's Autobody; vehicle repair operations are conducted on site. Representative photographs taken during the site reconnaissance are provided in Appendix B. A Site Checklist was filled out during the reconnaissance and a copy of that document is included in Appendix C. A visual reconnaissance of adjoining properties was also conducted during this site visit, but was restricted to what could be observed from public areas.

5.1 Subject Parcel

A single-story commercial building occupies the eastern half of the site and exterior surface parking lots occupy the west parts of the site (Photos 1 through 5).

A waste oil and used anti-freeze secondary containment device observed along the east side of the subject building holds two 55-gallon drums of used anti-freeze and one 55-gallon drum of

used oil. Minor spillage next to the secondary containment had absorbent material placed on it (Photo 6).

Interior building features noted during the reconnaissance included auto body repair area (Photo 7), painting area, paint booth, a paint mixing room (Photo 8), and offices. Thinners, paints, and hard coating compounds are stored in the paint mixing room (Photo 9). Paint spills were observed in the paint room. No floor drains or other liquid pathways were evident in the paint room. The building is heated with suspended natural gas radiant heaters in the shop area and a gas furnace in the office area.

Three container buildings are located along the north side of the site and are used for storage of auto body parts.

5.2 Adjacent Properties

The following observations were made of the adjoining properties.

The subject parcel is adjoined by 130th Avenue NE and the Evans Industrial Park to the west, by the Curran Office Park to the east, and by Bellevue Collision Care Auto Rebuild to the south. A warehouse building occupied by Grand Event Rentals and Fastenal is adjacent to the north. A groundwater monitoring well (E340-B-019) was noted in the 130th Avenue NE ROW next to the northwest corner of the subject parcel.

6.0 RESULTS OF ENVIRONMENTAL RECORDS REVIEW

Regulatory agency records were reviewed for the subject parcel and nearby properties to identify known or potential sources of contamination that could adversely impact the subject parcel. The Team authorized EDR to conduct a search of the EPA, Ecology, local and tribal environmental databases that contain information regarding environmental conditions at and near the subject parcel. The EDR report was reviewed for accuracy of site locations. The complete EDR report, including figures identifying locations of reportable sites within 1 mile of the subject parcel, is provided on a compact disc included in Appendix D.

6.1 Environmental Data Resources, Inc. (EDR) Report Review

Numerous sites within the selected search radii are listed in the local, state, and/or federal databases that were reviewed. Some of the sites are listed in multiple databases. Table 1 includes information about listed sites with confirmed or suspected contamination that are within approximately ¼ mile of the subject parcel for sites that are potentially up-gradient. The table also includes information about such sites within approximately 400 feet in other directions from

the subject site. Other sites identified by the EDR search were not reviewed further because they are:

- Located down- or cross-gradient from the subject parcel and greater than 400 feet away.
- Too far away, based on the contaminant type, to likely affect the subject parcel.
- Registered only as generators of hazardous waste with no disposal or reporting violations and no documented evidence of contaminant releases.
- Listed in the state underground storage tank (UST) database but not listed in state and/or federal databases that would indicate that a release has occurred.
- Not known to have contamination.

Out of the six sites listed in Table 1, two were excluded from further evaluation based on remediation status, distance from the subject site, and/or a low hazard ranking.

6.2 Washington Department of Ecology (Ecology) File Review

Based on their locations and distances from the subject parcel, as well as types of contaminants and indications of potential groundwater impacts, four sites listed in Table 1 were selected for further review and are discussed below. Site information was collected from the EDR report and the Ecology Northwest Region office in Bellevue, Washington. A copy of selected Ecology documentation from the file review is presented in Appendix E.

6.2.1 1500 130th Avenue NE (Subject Parcel)

Kelly's Autobody is listed on the EDR Historic Auto Station, Resource Conservation and Recovery Act (RCRA), Facility Index System/Facility Registry System (FINDS), Manifest Data, Facility/Site Identification Listing (ALLSITES), and UST databases. The Ecology file had a 30-day notice for removal of a 5,000-gallon UST containing gasoline, but no further information from the tank removal. EDR listed the site on their proprietary listing as an historic auto station, but provided no information in regard to a release.

The risks posed by the past storage and dispensing of petroleum products in the 5,000-gallon UST present a material threat of a release to site soil and/or groundwater.

6.2.2 1575 132nd Avenue NE (#EL 298)

Curran Business Park, adjacent to the east of the site, is listed on the Independent Cleanup Report database. The EDR report notes that Ecology received a cleanup report on April 28, 1998, with groundwater and soil noted as petroleum contaminated media. Ecology indicated that they do not have any files concerning this site (Gritsch, 2014).

6.2.3 1525 132nd Avenue NE (#EL 298)

Graphic Advertising Services is located within the Curran Office Park adjacent and east of the subject parcel and appears on the FINDS listing. No releases have been reported for this facility and it does not appear to present a risk to the subject parcel.

6.2.4 1625 132nd Avenue NE (#EL 299)

The Journal American is listed on the ALLSITES, FINDS, RCRA Non-Generator (NonGen), UST, Confirmed and Suspected Contaminated Sites List-No Further Action (CSCSL-NFA), and Institutional Control databases.

The Journal American is located adjacent to the north/northwest of the subject parcel in an inferred up-gradient hydrologic position. This site has had a documented release to soil and groundwater from former USTs and associated fuel-dispensing islands located near the property boundary with the subject parcel. The contamination was discovered in 1994 after the site had been redeveloped and a former press building constructed over part of the area of contamination. Remediation of the contamination involved excavation but approximately 430 cubic yards were left in place due to concerns with the structural integrity of the building. The contaminants of concern were identified as Total Petroleum Hydrocarbons (TPH) as gasoline, TPH as diesel, and benzene, toluene, ethylbenzene, and xylenes (BTEX) (CH2M Hill, 1995).

Groundwater monitoring wells were installed in 1995 and 1996 and documented groundwater flow to the south towards the subject parcel. The groundwater data from the monitoring wells documented gasoline (non-detect to 400 micrograms per liter [µg/L]) and diesel (non-detect to 580 µg/L) below the MTCA Method A Cleanup Levels at the time (1,000 µg/L for both gasoline and diesel). MTCA was revised in 2007 and 2013 (Ecology, 2013) and the cleanup level for diesel has been reduced to 500 µg/L, indicating that some of the past groundwater data were out of compliance in terms of diesel. However, sampling and testing of groundwater from monitoring well MW-1 located adjacent to the north of the subject parcel did not detect the petroleum contaminants of concern (CH2M Hill, 1996).

A Phase II ESA was conducted in 2007 and testing of soil and groundwater was conducted for gasoline and BTEX and all of the results were below MTCA Method A Cleanup Levels. However, no samples were analyzed for diesel so groundwater quality in regard to this compound is unknown (JMK, 2007).

This release to soil and groundwater may pose a low risk to the subject parcel due to the close proximity of the contaminated area and potential migration of contamination toward the subject parcel. The risk of migration of contaminants to the subject parcel appears mitigated by data reflecting non-detect results for the well, MW-1, along the southern boundary and closest to the subject parcel.

7.0 PREVIOUS ENVIRONMENTAL REPORT REVIEW

The Team reviewed a copy of an Environmental Cleanup Report of the Curran Business Park property (EL 298, located east of the subject parcel) (Galloway Environmental, Inc. [GEI], 2003). The report described the November 2003 cleanup effort completed on the property along with three previously completed environmental studies. The report appeared to be an incomplete document.

- The first report was titled "Supplemental Phase 2 Environmental Study." In order to assess environmental conditions from a former Mobil Oil fuel distribution facility, seven hollow-stem auger borings were drilled southwest of the existing building (at 1575 132nd Avenue NE) at the likely location of the former ASTs to a depth of 11.5 feet bgs. Both soil and groundwater were sampled for petroleum with soil results ranging from non-detect to 1,900 milligrams per kilograms, and groundwater results at non-detect and 150 µg/L in the two samples analyzed. The report did not specify what petroleum ranges the TPH compounds were but did state that the data confirmed impacts to the soil.
- The second report was titled "Soil and Groundwater Sampling and Analysis." Four direct-push probes were advanced in the vicinity of the 1993 borings. Four soil samples and two groundwater samples were submitted for petroleum analysis. A single sample was analyzed for the presence of polycyclic aromatic hydrocarbons (cPAH). Petroleum concentrations were within allowable MTCA cleanup levels under interim risk-based cleanup limits for soil. Due to the shallow sample depth beneath asphalt, it was thought that the result may have been due to cross-contamination from the overlaying asphalt.
- The third report was titled "Level II Environmental Site Assessment." Several potential areas of environmental concern were identified, including the cPAH noted previously, diesel-range TPH at one soil sample location from an unspecified earlier study, and potential hydrocarbon contamination near the area of the former fuel loading rack. Four hand-auger soil borings were advanced in the vicinity of the

former AST pad and fuel rack locations. Discrete soil samples were collected at one-foot intervals to the maximum exploration depth of five feet bgs. The soil sampling effort identified a localized area of petroleum contamination above MTCA levels and confirmed that the earlier detection of cPAH compounds was a result of cross-contamination from the overlying asphalt paving.

- For the November 2003 cleanup effort, 12.77 tons of petroleum-contaminated soil was excavated and disposed of at the Rabanco Roosevelt Regional Landfill. Confirmation sampling and testing at the final limits of the excavation did not disclose remaining soil contamination. Groundwater was reportedly not encountered during the remedial excavation work.

- The report had a labeled appendix for the previous reports that were not included in the provided report copy. The review of this report documents a release of TPH contamination to soil at the subject property. Cleanup of soil has occurred, but groundwater quality has not been fully documented.

The documented releases described above at the Curran Business Park property are located in a cross-gradient hydrogeologic position relative to the subject parcel and do not appear to pose a risk to the site.

8.0 INTERVIEW AND USER-PROVIDED INFORMATION

8.1 Interview

The Team sent an interview questionnaire to Mr. Jym Silvan (Chief Operating Officer for Kelly's Autobody) on October 3, 2014. As of writing this report, the questionnaire has not been received.

8.2 User Provided Information

The Team sent Sound Transit a questionnaire asking if Sound Transit had any specialized knowledge regarding the site, and whether Sound Transit was purchasing the subject property below its market value. Sound Transit completed the questionnaire on October 21, 2014. Sound Transit was not aware of any liens or activity use limitations for the property. Sound Transit was not aware of releases or past releases at the property. Sound Transit did not know if the purchase price reflected fair market value for the property.

A copy of the completed environmental questionnaire is included in Appendix F.

9.0 DATA GAPS

Within the context of our AAI for RECs at the subject site, we have identified the following data gaps:

- **No 50-year chain of title or environmental lien searches were provided.**
  - *The **significance** of this data gap is unknown. If this information is provided to us, we will review it and issue an addendum to the report if any of our conclusions or recommendations are altered.*
- **No interview with site owner was conducted.**
  - *The **significance** of this data gap is unknown. If the interview is conducted at a later date, we will issue an addendum to the report if any of our conclusions or recommendations are altered.*

10.0 SUMMARY OF FINDINGS AND CONCLUSIONS

The Team has performed a Phase I ESA in conformance with the Scope and Limitations of ASTM Practice E1527-13 for the subject parcel located at 1500 130th Avenue NE in Bellevue, Washington. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report. This assessment has revealed no evidence of RECs in connection with the subject parcel with the exception of the following:

10.1 Site

- Ecology records indicate that a 5,000-gallon gasoline UST was removed from the property in 1990. No information was contained in the Ecology file regarding the environmental quality of soil and/or groundwater at the UST location. The risks posed by the past storage and dispensing of gasoline in the UST presents a material threat of a release to site soil and/or groundwater.
- The past use of the subject parcel as a truck repair facility presents a risk to site soil and/or groundwater. Historical records reflect that the subject parcel was occupied by a trucking company with a shop building. During the recent site visit, a patched area was observed that was formerly a lube pit for servicing trucks. The environmental quality of soil and/or groundwater beneath the shop building appears unknown.

10.2 Adjacent Property (Journal American, 1625 132nd Avenue NE, EL 299)

- The northeast-adjoining Journal American facility appears on the ALLSITES, FINDS, RCRA NonGen, UST, CSCSL-NFA, and Institutional Control databases. Petroleum contamination was documented on that property from historical USTs. Petroleum-contaminated soil was left on site following limited cleanup efforts. The

contaminated soil reportedly remains beneath the existing building where it could not be practically excavated. This adjoining site is immediately up-gradient from the subject parcel. Groundwater contamination was also reported, although the down-gradient well, MW-1, did not have concentrations of petroleum contaminants above the laboratory method detection limits. A NFA determination was reportedly made by Ecology with a deed restriction placed on that parcel.

- The remaining petroleum contamination existing at the northeast-adjoining and up-gradient Journal American facility poses a low risk of contamination to the subject parcel. The risk posed by this adjoining facility appears somewhat mitigated by the lack of detected contaminants in the groundwater monitoring well near the shared property boundary.

11.0 LIMITATIONS, UNCERTAINTY, AND RISK

This Phase I ESA was conducted to render a professional opinion about the likelihood of regulated contaminants being present on, in, or beneath the site at the time services were conducted. No matter how thorough a Phase I ESA study may be, findings derived from its conduct are limited, and Shannon & Wilson, Inc., and EHSI cannot know or state for an absolute fact that a site is unaffected by reportable quantities of regulated contaminants. Furthermore, even if Shannon & Wilson, Inc., and EHSI believe that reportable quantities of regulated contaminants are not present, Sound Transit still bears the risk that such contaminants may be present or may migrate to the site after the study is complete.

Shannon & Wilson, Inc. and EHSI have reviewed historical records and conducted an on-site visual inspection of the subject property. We have examined and relied on documents referenced in the report and on oral statements made by certain individuals. Shannon & Wilson, Inc., and EHSI have not conducted an independent examination of the facts contained in referenced materials and statements. We have assumed that these documents are genuine and that the information provided in these documents and statements is true and accurate. We have no knowledge or indication to the contrary unless otherwise stated in the body of the report.

Data generated from the site reconnaissance reflect that which can be reasonably inferred or is obvious by direct visual observation. Shannon & Wilson, Inc., and EHSI assume no responsibility for identifying characteristics of the subject property that were not readily identifiable by visual reconnaissance at the time of our site visit.

Shannon & Wilson, Inc., and EHSI have prepared this report in a professional manner, using that level of skill and care normally exercised for similar projects under similar conditions by reputable and competent environmental consultants currently practicing in the area, and in accordance with the terms and conditions set forth in our contract and Work Directive #14.

Shannon & Wilson, Inc., and EHSI are not responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time the report was prepared. Also note that the facts and conditions referenced in this report may change over time and that the conclusions set forth here are applicable to the facts and conditions as described only at the time of this report. Conclusions were made within the operative constraints of the scope, budget, and schedule for this project. We believe that the conditions stated here are factual, but no guarantee is made or implied.

This report is for the exclusive use of Sound Transit and its representatives. Shannon & Wilson, Inc. has prepared Appendix G, "Important Information About Your Environmental Site Assessment/ Evaluation Report," to help you and others understand the use and limitations of our reports.

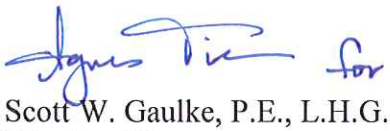
12.0 CERTIFICATIONS, SIGNATURES, AND CREDENTIALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in the Code of Federal Regulations Title 40, Part 312. We have the specific qualifications based on education, training, and experience to assess a property of this nature, history, and setting of the subject property.

This Environmental Site Assessment was performed by:

Kurt Easthouse, L.G., L.H.G, R.G.
Principal Hydrogeologist

Mr. Easthouse is a Principal Hydrogeologist at EHSI, and has reviewed this report for technical content. He is a Professional Geologist and Hydrogeologist with over 28 years of experience characterizing and remediating environmental contamination.



Scott W. Gaulke, P.E., L.H.G.
Vice President

Mr. Scott W. Gaulke, a Vice President at Shannon & Wilson, Inc., reviewed this Phase I ESA for completeness and technical accuracy. Mr. Gaulke is a Professional Engineer with over 25 years of experience conducting Phase I ESAs and other environmental assessments.

JK:KE:MSR:SWG/act

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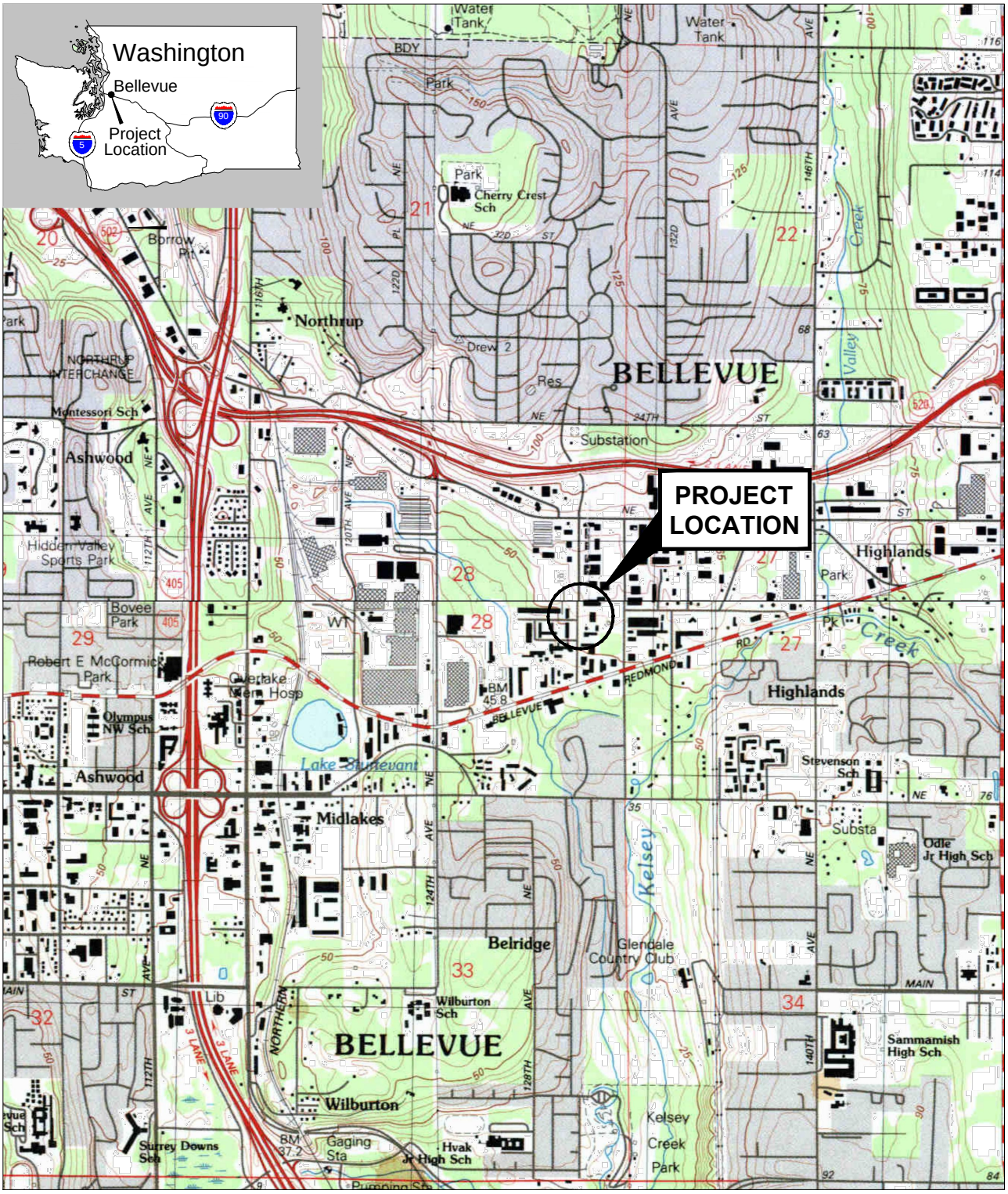
TABLE 1
LISTED SITES WITH POTENTIAL TO IMPACT SUBJECT SITE

List	EDR Map ID	Site Name	Address	Status (According to EDR)	Approximate Distance/Direction from Subject Property
CERCLIS		No CERCLIS sites within ½ mile radius of the subject property			
NPL		No NPL sites within 1 mile radius of the subject property			
ERNS		Subject property not listed in ERNS database			
RCRA-TSDF		No RCRA-TSDF sites within ½ mile radius of the subject property			
CORRACTS		No CORRACTS sites within 1 mile radius of the subject property			
RCRA-LQG	F79	Ace Novelty	13434 NE 16th Street	No violations found	1/4 mile east
SWF/LF		No SWF/LF sites within ½ mile radius of the subject property			
ALLSITES, FINDS, RCRA NonGen/NLR, CSCSL-NFA/ VCP, UST ICR/INST CONTROL	A7, A12, A20	Journal American/King County Journal/ Longview Publishing	1625 132nd Ave. NE	Restrictive covenant for groundwater, soil, and property use; petroleum product contamination present.	Adjacent to north
ICR	A16	Curran Business Park	1575 132nd Ave. NE	Interim Cleanup Report.	Adjacent to east
RCRA-CESQG, FINDS, ALLSITES, MANIFEST	A11	Servicemaster	1600 132nd Avenue NE	Conditionally exempt. No violations noted.	100 feet northeast
FINDS	A14	Graphic Advertising Services	1525 132nd Ave. NE	Local source control.	Adjacent to south
ALLSITES, UST, MANIFEST, RCRA CESQG, FINDS, EDR Historical Auto Station	A10, A18	Kelly's Wheel/Kelly's Autobody	1500 130th Ave. NE	Closed in place UST. Small quantity generator, no violations noted.	Subject parcel

Table Notes:
* Sites on this table include those with known or suspected contamination that are located in a potentially upgradient location relative to the subject site and within approximately ¼ mile; also included are such sites within approximately 400 feet in all other directions, and adjacent sites with any type of database listing.
CERCLIS = Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS = RCRA Corrective Action Sites
CSCSL = Confirmed and Suspected Contaminated Sites List
EDR = Environmental Data Resources, Inc.
ERNS = Emergency Response Notification System
HSL = Hazardous Sites List
ICR = Independent Cleanup Report
INST CONTROL = Sites that have institutional controls (Ecology)
LQG = large quantity generator
LUST = leaking underground storage tank
MTBE = Methyl tertiary-butyl ether
NFA = No Further Action
NPL = National Priorities List
RA = Remedial Action
RCRA = Resource Conservation and Recovery Act
SWF/LF = Solid Waste Facility/Landfill (Ecology)
TSDF = transport, storage, and disposal facilities
UST = underground storage tank
VCP = Voluntary Cleanup Program



NOTE

Background image provided by EDR.
Historical Topographic Map published 1983.

Phase I ESA, Sound Transit ROW# EL295
1500 130th Avenue NE
Bellevue, Washington

VICINITY MAP

June 2015 21-1-16614-001

SHANNON & WILSON, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

FIG. 1

LEGEND

EL123 Sound Transit Right-of-Way Number

Monitoring Well Approximate Location

Subject Parcel

0 150 300

Approximate Scale in Feet (1:150)

This parcel map is adapted from the King County website: http://www.kingcounty.gov/gis/iMAP.

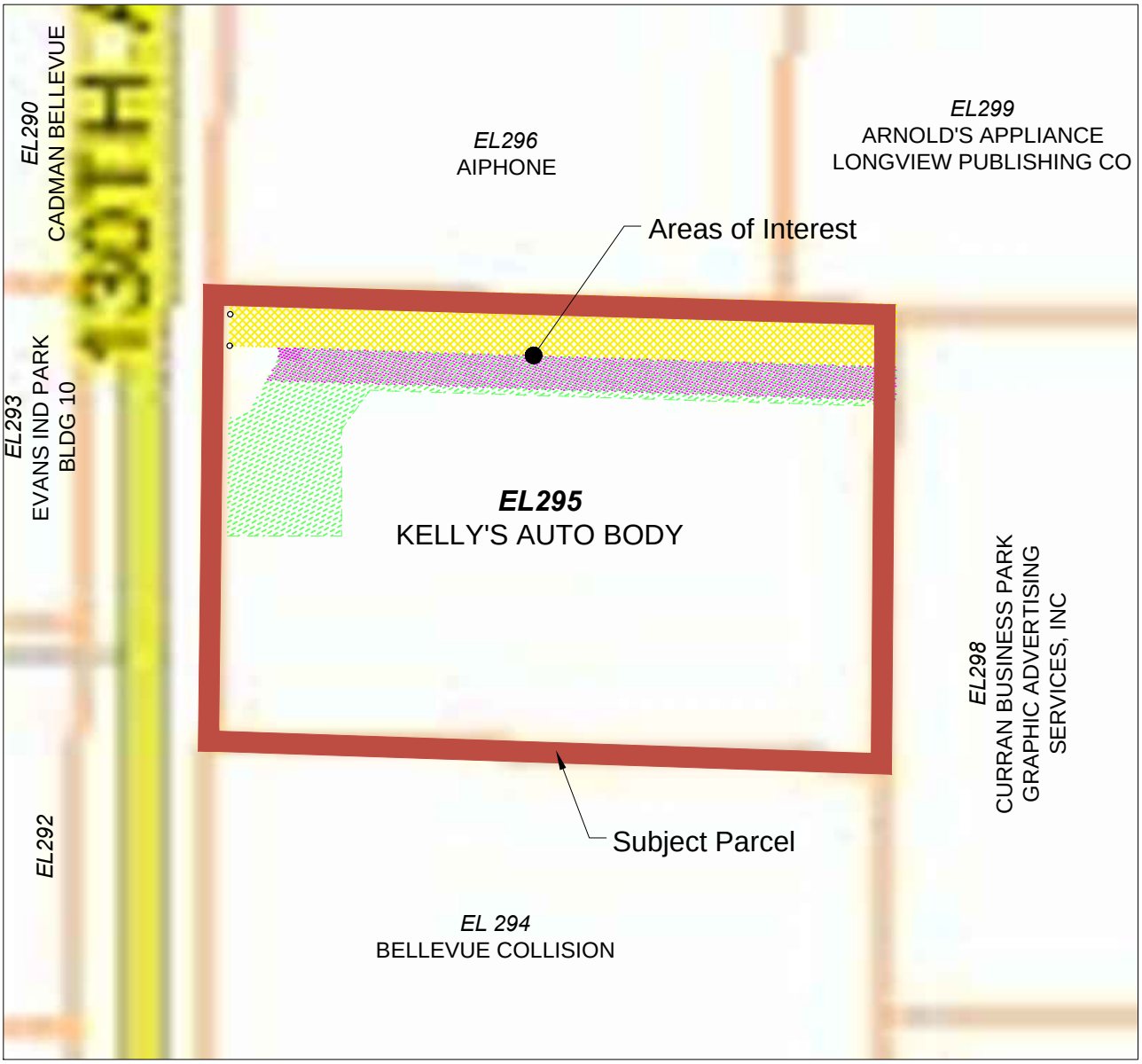
Phase I ESA, Sound Transit ROW# EL295
1500 130th Avenue NE
Bellevue, Washington

SITE MAP

June 2015 21-1-16614-001

SHANNON & WILSON, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

FIG. 2



LEGEND

EL123	Sound Transit Right-of-Way Number
	Subject Parcel
	Permanent Easement
	Temp Construction Easement
	Fee Take

0 75 150

Approximate Scale in Feet (1:75)

This parcel map is adapted from the King County website: http://www.kingcounty.gov/gis/iMAP.

Phase I ESA, Sound Transit ROW# EL295
1500 130th Avenue NE
Bellevue, Washington

AREAS OF INTEREST

June 2015 21-1-16614-001

SHANNON & WILSON, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

FIG. 3

APPENDIX A

KING COUNTY ARCHIVE TAX RECORDS

N ½ of NE ¼ of NE ¼ of SE ¼ Lin Rd.

FOLIO 7349

ADDITION TAX-LOT - (58)

Section 28 Twp 25 Range 5 Ewm. Block | Lot or Tract

Tax Lot 58

PERMIT NO. #2709 Bellevue

DATE 8-1-61

Address 1431 - 130th NE BLDG #2

Fee Owner HEIM'S-PAC-TRANSPORT Architect Contractor

Condition of Exterior Good Interior Good Foundation Good Floor Plan: Good Accept. Good

USE GARAGE (TRUCK)

1	No. Stories
	No. Stores
	No. Rooms
	Basement
	No. Offices
	No. Apartments
	1 rm. 2 rm. 3 rm. 4 rm. 5 rm. 6 rm.

ROOF CONSTRUCTION

X	ALL Frame Lam. 2"x? METAL - 8" ZC: 4' o.c. Mill Construction
	Rein. Concrete FAB-PLE BEAM 20' o.c. No. Trusses
	Wood [X] Steel

ROOFING MATERIAL

	Tar and Gravel
X	Or. COR-STEEL

FLOOR FINISHES

	Fir / Maple
	Oak / 2"x6" T&G
	Lino. / 2"x6" T&G
X	Cement
	Terrazzo
	Rascolith
	Tile
	Or.

Tile / Lino.: Baths Fl. Walls; Sq. Ft. Floors; Sq. Ft. Walls; Lin. Ft. Dr. Bds.; Sq. Ft. Floors; Sq. Ft. Walls; Lin. Ft. Dr. Bds.; Kit's Fl. Walls

PLUMBING

4	No. Fixtures
3	Toilets
	Tub, Leg or Pem.
1	Basins, Ped.
	Sinks
	Urinals
	Showers (Tub) (Stall)
	Laundry Trays
	H. W. Tank Fl. Drains
	Sprink. Sys. No. Hds.

TYPE OF CONSTRUCTION

	Frame
	Single / Double
X	Ordinary Masonry
	Mill Construction
	Class A Rein. Con.
	Stru. Steel and Con.
	Tile / Brick
	Con. / Rein. Con.

Good Med. X Cheap

Date Built 1962 [X] Finished Unfinished Remodeled

Effective Age Years Future Life Years

Dep. for Cond. Dep. for Ob. Dep. for Es. Total

HEATING

	Stove
	Pipeless Furnace
	Gravity H. A.
	Air Cond., Fan
4	Suspended Gas Hot Water FANS
	Steam Heat
X	Hot Water MINIMUM
	Oil Burner HEAT

Year	Assessed Value
1963	16900 - adj-63
'71	32,800

FOUNDATION

	Mud Sills
	Post and Pier
	Brick
X	Concrete
	Pile

BASEMENT

	Full %
	Sub-Basement
	Size
	Garage No. Cars Floors
	Plastered
	Living Rooms
	Service Rooms

(10) ... UP-DOWNS-AL wood ...

Hoists: Elec. Hyd.

Pass. Freight; Auto. Elec.; Man. Hyd.; Man.

Treated Piles, Timb; Untreated; Treated Piles only; Average Length; Paved

	Knob & Tube
	Flex. Cable
X	Conduit
X	Power Wiring
	Range Wiring
	No. Outlets

EXTERIOR WALL CONST.

	Single / Double
	2" x 4" Stud Walls
	2" x 6" Stud Walls
	Brick Walls
	Brick with Pilasters
	Concrete Walls
X	Con. BLK with Pilasters
	Tile Walls
	Rein. Con. Skel.
	Filler Walls
	Laminated Walls

INTERIOR WALLS

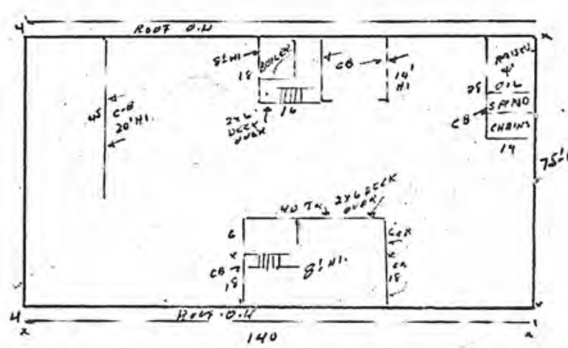
	Stud and Plaster
	Lam. / Plastered
	Plywood
	Ceiled
	Plaster Board
NO	Painted
	Stain / Varnish
	Kalsomine
	Whitewashed
X	Unfinished
Y	CONC-BLK-PART

C. H.

B	
1	20-32
2–21	20' to 32' - TAPERING (written vertically)
22	

GROUND FLOOR AREA 10570

TOTAL FLOOR AREA



EXTERIOR FACING

	Siding / Shingles
	Shakes / Stucco
	Brick Veneer
V	CONC-BLK. Kind
	Stone / Cast S.
	Terra Cotta
	Struc. Glass
	Trim

INTERIOR TRIM

	Fir
	Mah. / Oak
	Metal
	WOOD Doors
	— Windows
	Stained
	Varnished
	Painted
	Unfinished

FLOOR CONSTRUCTION

Joist Con. Size x

O.C. In Bridg.

	Mill Construction
X	Rein. Con.

Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S. F. Area	Factor	Value	% Dep.	Deprec.	Net Value
Garage					x			$		$	$
					x			$		$	$
					x			$		$	$
					x			$		$	$

SM 1-50

FOLIO 7348

PERMIT NO. ?

DATE ?

ADDITION TAX LOT

Section 28 Twp. 25 Range 5 Ewm. Block — Tax Lot 58 Lot or Tract —

Address 1431 - 130TH NE
Bldg # 3.

Fee Owner HOGAN'S DOG TRAINING Architect — Contractor —

Condition of Exterior FAIR Interior FAIR Foundation GOOD Floor Plan: Good — Accept — Good

USE ETC'S LOADING PLATFORM

- 1 No. Stories
- — No. Stores
- 1 No. Rooms
- — Basement
- — No. Offices
- — No. Apartments
- — 1 rm. — 2 rm. — 3 rm.
- — 4 rm. — 5 rm. — 6 rm.

TYPE OF CONSTRUCTION

- — Frame
- — Single ☐ Double
- — Ordinary Masonry
- 1 Mill Construction
- X Class A Rein. Con.
- — Stru. Steel and Con.
- — Tile ☐ Brick
- — Con. ☐ Rein. Con.

Good — Med. — Cheap X

FOUNDATION

- — Mud Sills
- — Post and Pier
- — Brick
- X Concrete
- — Pile 4'H 16" Fill

BASEMENT

- — Full ☐ %
- — Sub-Basement
- — Size
- — Garage ☐ No. Cars
- — Floors
- — Plastered
- — Living Rooms
- — Service Rooms

EXTERIOR WALL CONST.

- — Single ☐ Double
- — 2" x 4" Stud Walls
- — 2" x 6" Stud Walls
- — Brick Walls
- 1 Brick with Pilasters
- — Concrete Walls
- — Con. with Pilasters
- — Tile Walls
- — Rein. Con. Skel.
- — Filler Walls
- — Laminated Walls

EXTERIOR FACING

- — Siding ☐ Shingles
- — Shakes ☐ Stucco
- — Brick Veneer
- METAL Kind
- — Stone ☐ Cast S.
- — Terra Cotta
- — Struc. Glass
- — Trim

FLOOR CONSTRUCTION

Joist Con. Size — x —
O.C. — In Bridg. ☐

- — Mill Construction
- X Rein. Con.

ROOF CONSTRUCTION

- — Frame Lam. ☐
- NONE Mill Construction
- — Rein. Concrete
- — No. Trusses
- — Wood ☐ Steel

ROOFING MATERIAL

- — Tar and Gravel
- Or X C & I

FLOOR FINISHES

- — Fir — Maple
- — Oak — 2"x6" T&G
- — Lino. — 3"x6" T&G
- X Cement
- — Terrazzo
- — Racolith
- — Tile

Or —

Tile ☐ Lino.

Tile Total: Baths ☐ Fl. ☐ Walls; Sq. Ft. — Floors; Sq. Ft. — Walls; Lin. Ft. — Dr. Bds.

Lino. Total: Sq. Ft. — Floors; Sq. Ft. — Walls; Lin. Ft. — Dr. Bds.

Kit's ☐ Fl. ☐ Walls

PLUMBING

- — No. Fixtures
- — Toilets
- — Tub, Leg or Pem.
- — Basins, Ped.
- — Sinks
- — Urinals
- — Showers (Tub) (Stall)
- — Laundry Trays
- — H. W. Tank Fl. Drains ☐
- — Sprink. Sys. No. — Hds.

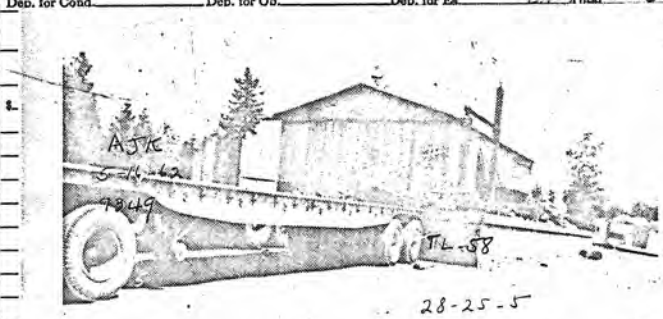
HEATING

- — Stove
- — Pipeless Furnace
- — Gravity H. A.
- — Air Cond., Fan
- — Suspended Gas, Hot Water
- — Steam Heat
- — Hot Water
- — Oil Burner

Date Built 1962 LOADING DOCK BLDG ? ☒ Finished ☐ Unfinished ☐ Remodeled

Effective Age — Years Future Life — Years

Dep. for Cond. — Dep. for Ob. — Dep. for Es. BLDG — 50% Total 50%



28-25-5

Year	Assessed Value
1963	1050 - AJK-62
'71	3100

Pass. ☐ Freight — Auto. ☐ Elec. — Man. ☐ Hyd. ☐ Man.

Hoists: Elec. — Hyd.

- — Treated Piles, Timb
- — Untreated
- — Treated Piles only
- — Average Length
- — Paved

- — Knob & Tube
- — Flex. Cable
- X Conduit MC
- — Power Wiring
- — Range Wiring
- — No. Outlets

INTERIOR WALLS

- — Stud and Plaster
- — Lam. ☐ Plastered
- — Plywood
- — Ceiled
- — Plaster Board
- — Painted
- — Stain ☐ Varnish
- — Kalsomine
- — Whitewashed
- X Unfinished

INTERIOR TRIM

- — Fir
- — Mah. ☐ Oak
- — Metal
- — Doors
- — Windows
- — Stained
- — Varnished
- — Painted
- X Unfinished

	C. H.
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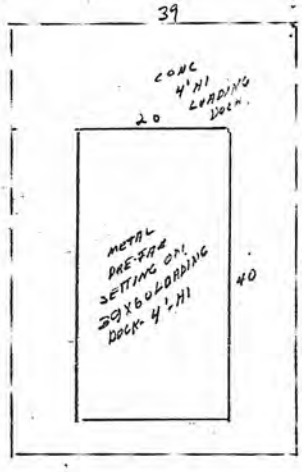
21	
22	

GROUND FLOOR AREA 800 + LOADING DOCK

TOTAL FLOOR AREA



	Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S. F. Area	Factor	Value	% Dep.	Deprec.	Net Value
—	Garage								$		$	$
—									$		$	$
—									$		$	$
—									$		$	$

5M 1-59

FOLIO 7349

PERMIT NO. 2525

DATE 9-22-60

ADDITION T.L. (58)
Section SE 28 Twp 25 Range 5 Ewm. Block — Tax Lot 58 Lot or Tract —

Address 1431 130TH AVE NE

N½ of NE¼ of NE¼ of SE¼

Bldg #1

Fee Owner HARMS PACIFIC TRANSPORT CO. Architect ENATAI

Condition of Exterior G Interior G Foundation G Floor Plan: Good X Accept Good

USE OFF BLDG

- 1 No. Stories
- No. Stores
- 14 No. Rooms
- Basement
- 8 No. Offices
- No. Apartments
- 1 rm. 2 rm. 3 rm.
- 4 rm. 5 rm. 6 rm.

TYPE OF CONSTRUCTION

- X Frame
- Single X Double
- Ordinary Masonry
- Mill Construction
- Class A Rein. Con.
- Stru. Steel and Con.
- Tile Brick
- Con. Rein. Con.

Good X Med. Cheap

FOUNDATION

- Mud Sills
- Post and Pier
- Brick
- X Concrete SLAB
- Pile

BASEMENT NO

- Full
- Sub-Basement
- Size
- Garage No. Cars
- Floors
- Plastered
- Living Rooms
- Service Rooms

EXTERIOR WALL CONST.

- Single X Double
- X 2" x 4" Stud Walls
- 2"x 6" Stud Walls
- Brick Walls 2" INSUL
- Brick with Pilasters
- Concrete Walls
- Con. with Pilasters
- Tile Walls
- Rein. Con. Skel.
- Filler Walls
- Laminated Walls

EXTERIOR FACING

- X Siding Shingles
- Shakes Stucco
- Brick Veneer
- X FIR & CEM. SD. Kind
- Stone Cast S.
- Terra Cotta
- Struc. Glass
- X WD Trim

FLOOR CONSTRUCTION

Joist Con. Size x
O.C In Bridg. X

- Mill Construction
- X Reinf. Con.

ROOF CONSTRUCTION

- X Frame Lam.
- Mill Construction
- Rein. Concrete 1x10 JOISTS
- No. Trusses 4" BAT. INSUL
- Wood Steel

ROOFING MATERIAL

- Tar and Gravel
- Or 3 PLY BU

FLOOR FINISHES

- Fir Maple
- Oak 2"x6" T&G
- Lino. 3"x6" T&G
- Cement
- Terrazzo
- Raccolith
- X Tile VINYL

Or

NO Tile Lino.

Tile Total: Baths Fl. Walls; Sq. Ft. Floors; Sq. Ft. Walls; Lin. Ft. Dr. Bds.

Lino. Total: Sq. Ft. Floors; Sq. Ft. Walls; Lin. Ft. Dr. Bds.

Kit's Fl. Walls

PLUMBING

- 5 No. Fixtures
- 2 Toilets
- Tub, Leg or Pem.
- 2 Basins, Ped.
- 1 Sinks
- Urinals
- Showers (Tub) (Stall)
- Laundry Trays
- H. W. Tank Fl. Drains
- Sprink. Sys. No. Hds

HEATING

- Stove
- Pipeless Furnace
- Gravity H. A.
- X Air Cond., Fan
- Suspended Gas, Hot Water
- Steam Heat
- Hot Water
- X GAS Oil Burner

Date Built 1960 X Finished Unfinished Remodeled

Effective Age Years Future Life Years

Dep. for Cond Dep. for Ob. Dep. for Es. Total

Hoists: Elec. Hyd.

Man. Hyd. Man.

Untreated
Treated Piles only
Average Length
Paved

Flex. Cable
Conduit
Power Wiring
Range Wiring
No. Outlets

Year	Assessed Value
1962	6850 CM 61
71	13700

INTERIOR WALLS

- Stud and Plaster
- Lam. Plastered
- X Plywood WALNUT ONE OFF
- Ceiled
- X Plaster Board ½"
- X Painted
- Stain Varnish
- Kalsomine
- Whitewashed
- Unfinished

INTERIOR TRIM

- Fir
- X Mah. Oak
- Metal
- X WD Doors
- X ALUM. Windows
- Stained
- Varnished
- Painted
- Unfinished
- X ALL ACC. T. CLGS.

	C. H.
B	
1	8'
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10	
11	FXT. WALL
12	
13	8'
14	8'
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16	
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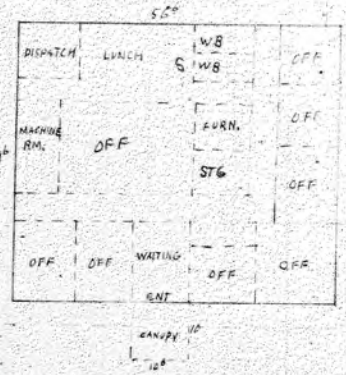
19	
20	
21	
22	

GROUND FLOOR AREA 2797

TOTAL FLOOR AREA



	Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S. F. Area	Factor	Value	% Dep.	Deprec.	Net Value
	Garage					x			$		$	$
						x			$		$	$
						x			$		$	$
						x			$		$	$

SM 1-59

SPLIT VALUATION

282505-058 19740 0340 24800 ~~0171~~ ~~0170~~ ~~0330~~

LIMITS	ROAD	SCHOOL	WATER	FIRE	SEWER	HOSPITAL	AIRPORT	FERRY	
Bellevue		405	68		B V	HOS. #3			Metro

YR	AC	LAND	BLDGS	TOTAL	EX	DTE	REASON	CD	FEE OWNER	DATE	FILE #	PRICE
1962		12360	7650	20,010	Hm	2/16/61	Off Bldg. Added		Chg. legal etc) 10/23/61 Vol 14	20209-3	78.808 283)	5502
1963		12360	24 800	37,160	GS	5/31/62	$800. Imp. Void. Bldg #2 and 3. Added					
1964		12360	25990	38350	Km	10/23/62	2 Tanks added.					
1965		19,740	25990	45730	MB	9-9-63	RV					
1965		19,740	BAL. OF A. V. SEE TL 58S	BAL. OF A. V. SEE TL 58S	LE(M)	5-28-64	Split Valuation (per Bldg Dept - allows)				11-2713	
1965			24800	44,540	"	"	"				"	
19 71 L 39480 B 49600 T 89080*282505-9058-0 8/9												
71		90 000	BAL. OF A. V. SEE TL 58S	139600	BeS	5-11-70	RV					
71			44600									
72 L 71460 B 49600 T 121060*282505-9058-0 9/71												
73 L 90000 B 49600 T 139600*282505-9058-0 9/71												
19			Bal. of A. V. See 58-S									
19												
19												
19												
19												
19												

7350 18

1. DISTRICT
LIMITS CO.
CODE NO.
PERMIT NO.
DATE

2. SECTION 28 TWP. 25 N. RANGE 5 TAX LOT NO. TAX LOTS
DESCRIPTION Tax Lot 58
N½ of NE¼ OF NE¼ OF SE¼ (Pt. 87)

3. ADDRESS OF PROPERTY
4. FEE OWNER R. G. Rasmussen Flux 8-1-39 CONTRACT PURCHASER -
5. ARCHITECT - CONTRACTOR -
6. ORIG. BUILDING COST $ - OCCUPIED BY Owner RENTAL PER MONTH $ - ESTIMATED RENTAL PER MONTH $ 15.00
7. CONDITION OF EXTERIOR Fair INTERIOR Fair FOUNDATION Fair FLOOR PLAN Accept

8. BUILDING	TILE WORK	PORCHES
1 Fmly Dwlg	None	2 One Story
1 Story		2 Roofed
4 3 Rooms		EXTRA FEATURES
4 3 1st Floor		None
	ATTIC	BUILT-INS
INTERIOR WALLS	None	Cheap
3 Plaster Brd.		CONSTRUCTION
3. Papered		Double Medium
1-plaster	HEATING	CEILING HEIGHT
3-paper	Stove	1st Floor 8'
FLOORS		
4 3 Fir 1950		
FIRE PLACE	BASEMENT	
None	None	
INTERIOR TRIM		
4 3 Fir		
PLUMBING	FOUNDATION	
None 5	Concrete P & B	
1-Tub	Pch P & B	
1-Toilet	ROOF	
1-Basin	Comp. Sheet	
1-Sink	Ceiled Cornice	
1-H.W. Tank	EXTERIOR WALLS	
No Connections	Shingles	

9. CORNER JOINTS Shingles DOWN SPOUTS SEWER CONNECTED No
10. FIRST FLOOR JOIST SIZE 2 x 6 AND 24 INCH CENTERS BRIDGED No
11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE 12" Logs
12. CLASS OR GRADE NO. A Good SHAPE NO. -
13. BUILDING FINISHED OR UNFINISHED Finished
14. DEPRECIATION: CONDITION 50 % OBSLSE. % ECON. SUIT. % TOTAL %
YEAR BUILT 1923 REMODELED 1949 No EFFECTIVE AGE 15 YRS. FUTURE LIFE 15 YRS.

LAND INFORMATION

1. SIZE 2. ROAD Yes Dirt
3. SEWAGE Out House DRAINAGE N-Good WATER D PUMP -
4. TREND Static 5. DISTRICT Med Old 6. USE Res. Farming

LAND USE	SOIL TYPE	CROPS-TIMBER STAND	NO. ACRES	VALUE-ACRE	VALUE
Garden	A		Ump 4.95	$ 25	$ 120
Brush					$
Res.					$
					$

LAND SIZE x TOTAL NUMBER OF ACRES 4.95 VALUE $ 120
ASSESSED VALUE $
REMARKS

Void 1963 Roll

MAIN BUILDING

DIMENSION	SQ. FT. AREA
16 x 30)	522 908
6 x 7)	
PCH. 6 x 6)	60
PCH. 4 x 6)	

IMPROVEMENT VALUE

MAIN BUILDING $ 200
OTHER BUILDINGS $ 20
TOTAL $ 220
ASSESSED VALUE 50% $ 110 / 400 A.S. 500 '50 / 250
DATE 1-1-39
800
57-HN
AS-48

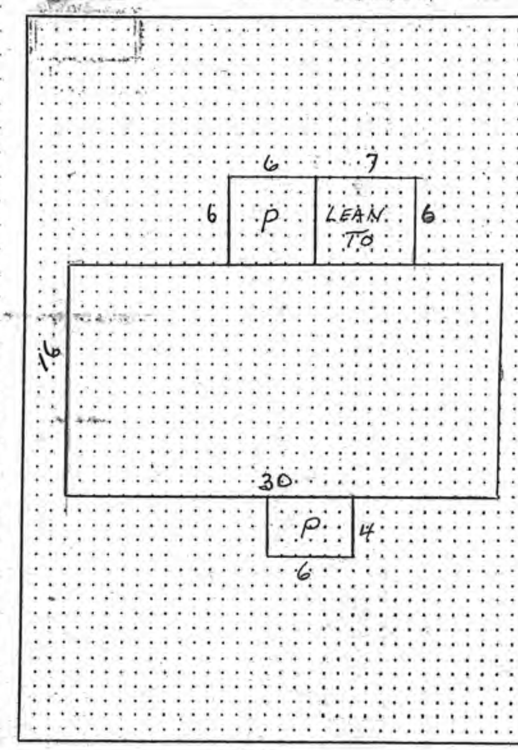
OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
G GARAGE Wd. Shed	Single	Dirt	T.P	1	13 x 14	182	$ 14.
Lean T	Open Roof Only		T.P	1	9 x 14	126	6
C Shed	Single	Shlap	"	1	8 x 10	80	6
57-HN Gar	sgl	Conc	Comp	1	18 x 24	432	- 46.
Coop	sgl	Wd	Comp	1	14 x 20	280	
O							

OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
James D. Harms, etux	9-25-39	E-34288	$2500	—	
Harms Investco	2-62	E-451599	$69500		

Void 1963 Roll
R.G.R. 6/62

REMARKS

FLOOR PLAN SC. 10' = 1"



FRONT

SUBURBAN — KING COUNTY

DISTRICT:	ROAD 3	SCHOOL	WATER	FIRE	SEWER	HSPTL.	AIRPT.	FERRY	Metro
BELLEVUE		~~US 49~~ 405	~~59~~	~~14~~					

DECREASE OR INCREASE IN ASSESSED VALUATION

YEAR	AC.	LAND	BLDG'S.	TOTAL	DATE	BY	REASON	LAND DECREASE	LAND INCREASE	BUILDING DECREASE	BUILDING INCREASE
1940	4.95	120	110	230			(3?)				
1950	"	150	250	400	10-48	D. P.	Plbg added - Revolved				
1952	"	150	700	850	1/51	H.S.M.	Remod.				
1953	"	200	700	900	2-52	NB					
1955	"	500	700	1200	5-4-54	NB	R.V				
1957		1250	700	1950	5-28-56	[illegible]	Rev				
1959	"	1250	800	2050	3-3-58	[illegible]	RV - gar & coop				
1961		1250	800	2050	3-8-60	[illegible]	Rev.				
1962		12360	800	13,160	11-9-60	LL	Rev				
1962		12360	7650	20,010	2/16/61	Hm.	Ot. bldg. added. (Appeal E.T.C.) 9/23/61 [illegible] 202 pg 378-808(83) 5502				
19											
19											
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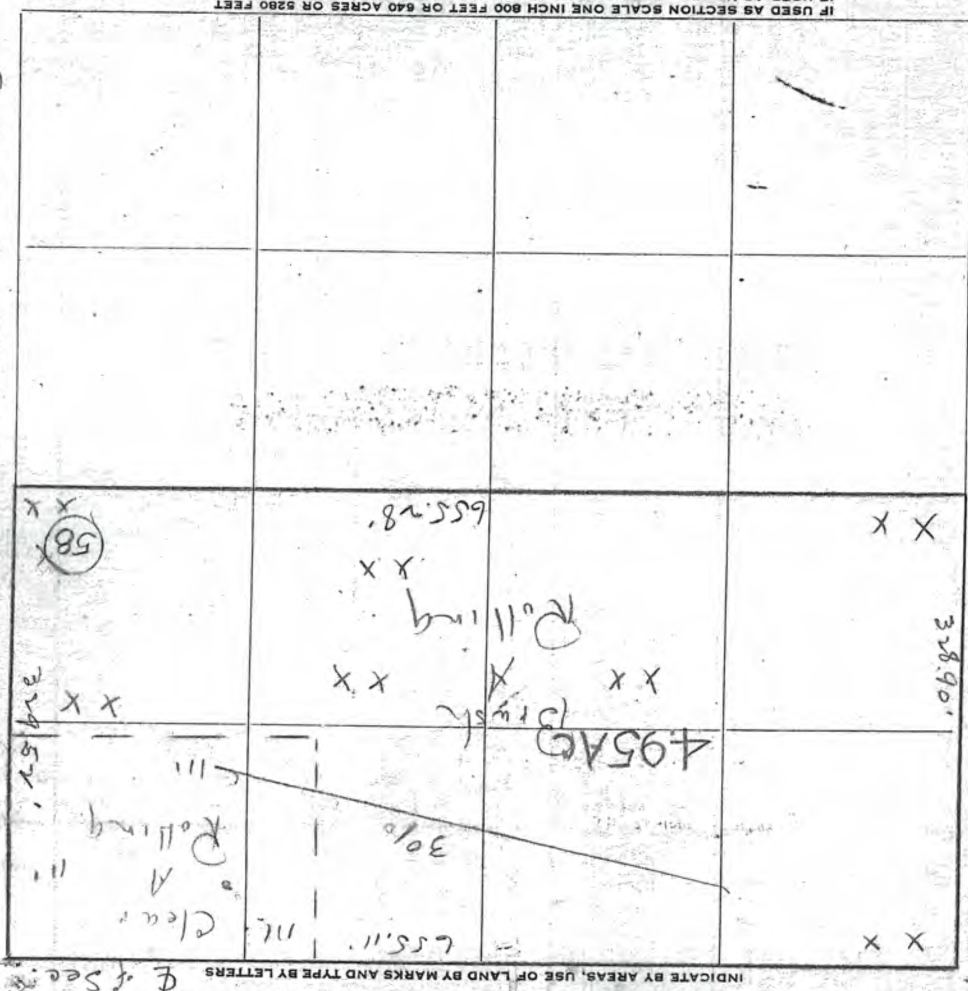
IF USED AS SECTION SCALE ONE INCH 800 FEET OR 640 ACRES OR 5280 FEET
IF USED AS ¼ .. SCALE ONE INCH 400 FEET OR 160 ACRES OR 2640 FEET
IF USED AS ¼ OF ¼ .. SCALE ONE INCH 200 FEET OR 40 ACRES OR 1320 FEET
IF USED AS ¼-¼-¼ .. SCALE ONE INCH 100 FEET OR 10 ACRES OR 660 FEET



INDICATE BY AREAS, USE OF LAND BY MARKS AND TYPE BY LETTERS

THIS SQUARE INDICATES 10 ACRES

LAND CLASSIFICATION AND SEGREGATION

LAND TYPE	ACRES
A SHOT CLAY	
B BOG	
C PEAT	
D SILT	
E LOAM	
F GRAVEL	
G BOTTOM	
H UPLANDS	
K HILLY	

LAND USE	ACRES
111 CULTIVATED	
# PASTURE	
OO TIMBER	
XX STUMP	
... GRAVEL OR USELESS	
V SWAMP	

Folio # Co 7550

AERIAL PHOTO
QUARTER MAP
PLAT MAP

SECTION 25 28
TWP. 5 N
RANGE E
TAX LOT NO. 58
PARCEL NO.

APPENDIX B

SITE PHOTOGRAPHS

Photo 1: Looking east towards subject parcel.

Photo 2: Looking east along north side of the site.

Photo 3: View looking south across site (towards EL294).

Photo 4: View of north exterior of subject building (looking west).

Photo 5: View looking south along east side of subject building towards detailing pad.

Photo 6: Used oil containment device along east side of subject building.

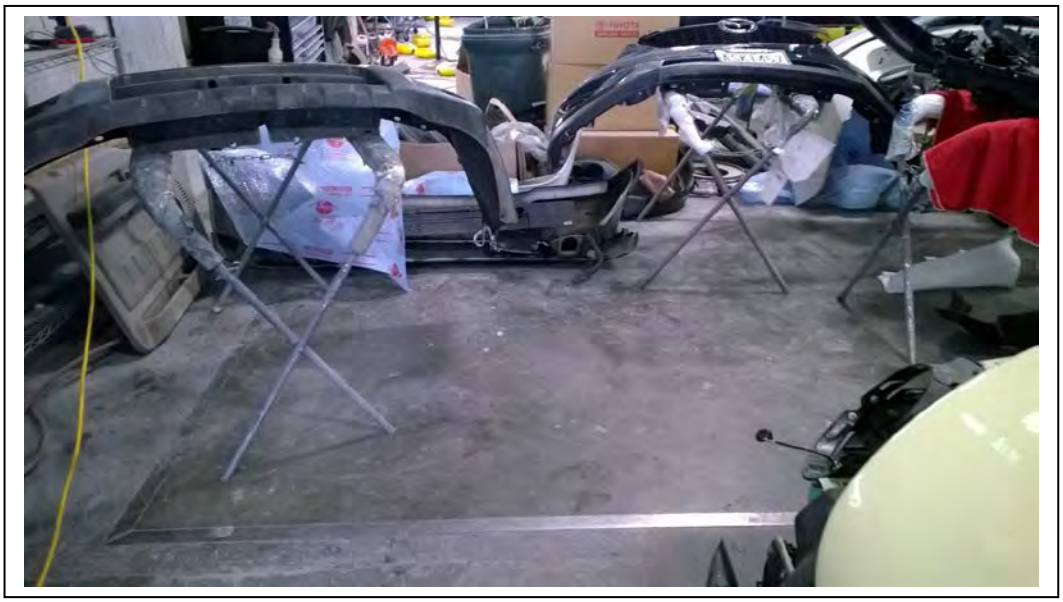


Photo 7: Inside subject auto body shop. Patched concrete is former lube pit.

Photo 8: Paint storage room inside subject building.

Photo 9: Paint thinner drums inside paint room of subject building.

APPENDIX C

SITE VISIT CHECKLIST

EHS–International, Inc.

SITE VISIT CHECKLIST

GENERAL INFORMATION

Date: 10/30/14 Arrival Time: 10:00 Departure Time: 12:00
Weather Conditions: Raining, cool
Inspector (Name, Title): Jason Cass, Geologist
Site Contact (Name, Title): Jym Sylvan, Chief Operating Officer

The source (Name/Agency/Publication) of all data should be provided with the data.

1.0 PHYSICAL SITE DESCRIPTION

Facility/Project Name: Kelly's Auto Body

Address: 1500 130th Avenue NE

City, State, Zip: Bellevue, WA 98005

County: King

Property Boundaries (Street names, development, woods, lakes, etc)

North: Office/warehouse building

South: Auto body shop

East: Business park

West: 130th Avenue NE and commercial use

Methods of Investigation (Walk, drive, perimeter, etc.): Walk

Accessed/Did Not Access: Full site access

2.0 GENERAL PHYSICAL CONDITIONS

Size of Site (Acres/sq.ft): 58,217

Shape of Site: Rectangular

Number of Parcels: One

Land Use

Present Use (Agriculture, residential, commercial, industrial): Industrial

Zoned: Commercial

Percentage of Occupancy: 100%

Tenant Life (Use): ~30 years

Land Cover: Asphalt

Number of Buildings: One

Number of Stories: One

Age of Buildings: 54 years

Size of Buildings: 10,500 sf

Materials Building Constructed of: Masonry

Condition and Cleanliness of Buildings and Surrounding Area (Debris, dumps, equipment clutter): Mostly clean

Warnings, Notices and Permits Displayed (Type): None

Evidence of Past Use (Disturbed areas/patched pavement/demolition remains): Concrete patching of former lube bay inside garage area

Odors

Description (Gasoline, paint, chemical): Paint odors

Location: Throughout building

Spills

Location: Paint mixing room

Description (Size, composition): Small paint splatters on floor

Staining (On walls, ceilings, floors, ground, soil, etc.)

Location: Paint mixing room

Color: Various

Description (Size, composition): Small spatters of paint on floor from paint cans

Vegetation

Ground Cover (Trees, grass, crops, bare): Asphalt

Discoloration (Description/location/probable cause): N/A

Bare Spots (Location/probable cause): N/A

Stunted Vegetation Growth (Location/description): N/A

Increased Vegetation Growth (Location/description): N/A

Topography

Relief (Flat, gently rolling, sloping, hilly, karst): Sloping

Regional and Local Slope: Southward

Elevation: 192’

Depression/pits/lagoons (Description/location: None

Evidence of Fill (Changed topography, immature vegetation, mining activities-description/location): None

Source of Fill (Source of information): N/A

Hydrology

Ponds, Streams, Ditches, etc. (Location, direction, distance): None

Wetlands (Detailed study required?): None

Source of Water (Where water in streams, rivers, ditches is flowing from): No ditches or streams

Discharge Points of Water: N/A

Site Receives/Surface Water Run-off from. (Direction): North

Run-off from Site Flows to (Direction into inlets, street, adjacent land): South

Wastewater Discharge: To Bellevue Sanitary Sewer

Flood Plain: N/A

Geology and Hydrogeology (Record Review)

Soil Type. (Clay, sand, loam): Sand

Drainage (Good, fair, poor): Good

Depth of Bedrock: Unknown

Groundwater Depth/Flow Direction: 12 to 15', southward

3.0 STORAGE

USTs

Evidence of On-Site/Adjacent Site UST's (Pipes, vents, pump islands, fill caps, patching): None

Monitor Systems (Location): _____

Contents: _____

Tank ID #: _____

Size:_____

Age: _____

Tank Type (Steel, fiberglass, composite): _____

Records (Tightness, testing, inventory):_____

ASTs

Location: None

Contents: _____

Age/Condition of Tank/Type of Tank/Size: _____

Evidence of Spills/Leaks/Containment:_____

4.0 PCBS (TRANSFORMERS, FLORESCENT LIGHT BALLASTS, HYDRAULIC LIFTS)

Type/Number of Equipment: N/A

ID#: _____

Labeled:_____

Location: _____

Condition of Units: _____

Condition of Surroundings: _____

Owner of Units: _____

PCB Content: _____

5.0 EQUIPMENT USED ON SITE

Type of Equipment (Processing, maintenance): Spray guns

Location: Spray booths

Chemicals Used by Equipment (Process): Paints, lacquer, thinners

Chemicals Used in Cleaning Equipment (Maintenance): Paint thinners

Cleanliness/Upkeep of Equipment: Mostly good, some spillage in mixing room.

6.0 UTILITIES (INCLUDE NAME OF PUBLIC UTILITY)

City/Well Water (Age/test results): Bellevue

Sewer Water (Leach field, dry wells, age): Bellevue

Septic System (Tiles or leach field/age/records): N/A

On-Site Treatment Facility (Lagoons, ponds, age/records): N/A

Power (Company name/age): PSE

Natural Gas (Age): PSE

7.0 WASTE AND CHEMICAL HANDLING

Size/Numbers Type of Storage Containers: Three 55-gallon drums

Location: Northeast corner of building

Contents: Used oil Antifreeze

Condition of Containers (Covered, labeled, corroded): Good

Disposal Methods (Who/frequency): Safety Kleen

Spills/Leaks: Minor spillage, secondary containment

On-Site Chemicals (MSDS) (Get copies): N/A

Purpose of Chemicals (Process, cleaning): Cleaning

Use of Herbicides or Pesticides: N/A

8.0 ACMs

ACM Inspector: N/A

Suspect ACMs Observed: _____

Condition: _____

Classification: _____

Location: _____

Quantity: _____

9.0 LEAD/LEAD IN PAINT

Lead in Paint Inspector: N/A

Maps Checked: _____

Agency Personnel, Records, Surveys: _____

Samples (Number, location, date, method): _____

Maps Checked: _____

Agency Sources, etc.: _____

Maps Checked: _____

Agency Sources, etc.: _____

10.0 WETLANDS/SEISMIC/OIL AND GAS/HYDROGEOLOGIC/TRANSMISSION TOWER

Maps, Agency Personnel, Records, Surveys Checked: N/A

Description (Reported/observed): _____

11.0 ADJACENT LAND USE

Property Use (North): Commercial warehouse and offices

Property Use (South): Commercial auto body shop

Property Use (East): Commercial business park

Property Use (West): Commercial

Potential Concerns (USTs, ASTs, spills, operations, age): Past release to north-northeast

12.0 PAST USE OF PROPERTY AND SURROUNDING AREA

Topography: Sloping to south-southwest

USTs (For on-site USTs include all information): USTs formerly located on parcel to NE

ASTs (Include all information): N/A

Solid/Hazardous Waste: N/A

Spills and Leaks: Petroleum release at parcel to the NE

13.0 INTERVIEWS

Property Owner/Tenant (Name): Jym Sylvan

Adjacent Properties: Unknown

Local Regulatory: N/A

14.0 MISCELLANEOUS INFORMATION

_____

APPENDIX D

ENVIRONMENTAL DATA RESOURCES, INC. REPORT
(provided on disc)

APPENDIX E

WASHINGTON STATE DEPARTMENT OF ECOLOGY FILE DOCUMENTATION

Recieved 8/17/95

Independent Remedial Action Report

The Journal American Facility
Bellevue, Washington

Prepared for

Persis Corporation

Honolulu, Hawaii

Prepared by

CH2M HILL

August 1995

1 Introduction

This Independent Remedial Action Report (IRAR) describes the results of the soil and groundwater investigations completed at The Journal American facility in Bellevue, Washington. This investigation has been conducted for Persis Corporation, the former owner of the property, by CH2M HILL. This IRAR has been completed in accordance with the Washington Department of Ecology (Ecology) Guidance on Preparing Independent Remedial Action Reports Under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW (DRAFT, March 1, 1994).

2 Executive Summary

The Journal American is an operating newspaper printing and publishing facility located at 1705 132nd Avenue NE, Bellevue, King County, Washington. The vicinity of The Journal American facility and the facility layout are shown in Figures 1 and 2, respectively. Prior to the construction of the newspaper publishing facility, the site was occupied by Whitescarver Brothers Trucking and the Ace Bulldozing Company. The existing press building (southern building) was constructed in 1983 on the portion of the site historically used by the trucking and bulldozing companies.

Petroleum hydrocarbon contaminated soils (gasoline and diesel) were encountered at The Journal American facility in the vicinity of two decommissioned underground fuel storage tank areas and an associated fuel dispensing island. One underground storage tank area is north of the press building (north underground storage tank). This area consisted of two 5,000-gallon gasoline storage tanks. The other tank area is located south of the press building (south underground storage tank); this area consisted of a single tank. The fuel dispensing island for this tank was located beneath the press building in the area of the current maintenance bay. Figure 3 shows the former tank locations and the areas of investigation.

Initially, 12 borings and one test pit were completed to investigate soils in the area of the two former underground storage tank farms (north and south of the press building). In addition, four shallow soil borings were completed around the printing press. Figure 4 identifies the initial soil boring and test pit locations.

Sample results from the initial borings and test pit detected petroleum-related contamination in soils in the vicinity of both the decommissioned tank locations. Approximately 75 tons of petroleum hydrocarbon contaminated soil was removed from the north underground storage tank area and taken to Regional Disposal Company for disposal at a (Resource Conservation and Recovery Act (RCRA) Subtitle D) landfill. Soil samples collected from the sidewalls and bottom of the soil excavation confirmed the removal of the contamination. No additional investigation or remedial action in the vicinity of the north underground storage tank area is planned.

Four groundwater monitoring wells were installed in the vicinity of the former south underground storage tank to determine the possible presence of petroleum-related products in the site groundwater. A groundwater monitoring program was implemented because analysis of a non-water quality reconnaissance water sample taken from an open borehole in the press building detected petroleum-related parameters for gasoline, diesel, and xylene in excess of the MTCA Method A cleanup level for groundwater (TPH-G). However, monthly groundwater sampling events conducted from September 1994 (date of well installation) through February 1995 detected no petroleum-related contaminant constituents in site groundwater in concentrations that approach or exceed MTCA Method A cleanup levels.

Sixty subsequent soil borings were completed within the press building and the area south of the press building to further delineate the horizontal and vertical depth of the petroleum hydrocarbon contamination detected in the south underground storage tank area. Approximately 40 tons of petroleum-contaminated soil was removed from the area immediately south of the press building in the vicinity of the former underground storage tank. Additional soil removal in this area was not possible because of concerns regarding the structural stability of the press building foundation wall by the excavation.

The majority of the remaining petroleum hydrocarbon contamination (approximately 430 cubic yards) associated with the south underground storage tank is located beneath the press building. Additional soil removal of contaminated soil is not possible at this time because of the potential impacts to the structural integrity of the press building and the operational constraints associated with publishing and distribution of The Journal American newspaper. Upon issuance of a No Further Action determination by Ecology, a 4-inch asphalt cap will be placed over the parking lot south of the press building to effectively "cap" the contamination left in place. Given that the continuing source of the contamination (the underground storage tank) was removed some time prior to construction of the press building in 1983 and that groundwater contamination is not present above cleanup levels after 12 years of presence in the soil, the cap is anticipated to be an effective containment measure.

3 Location

3.1 Site Name

The Journal American

3.2 Street Address

1705 132nd Avenue NE
Bellevue, Washington 98005

3.3 Telephone Number

206/453-4619

14-Sep-1994

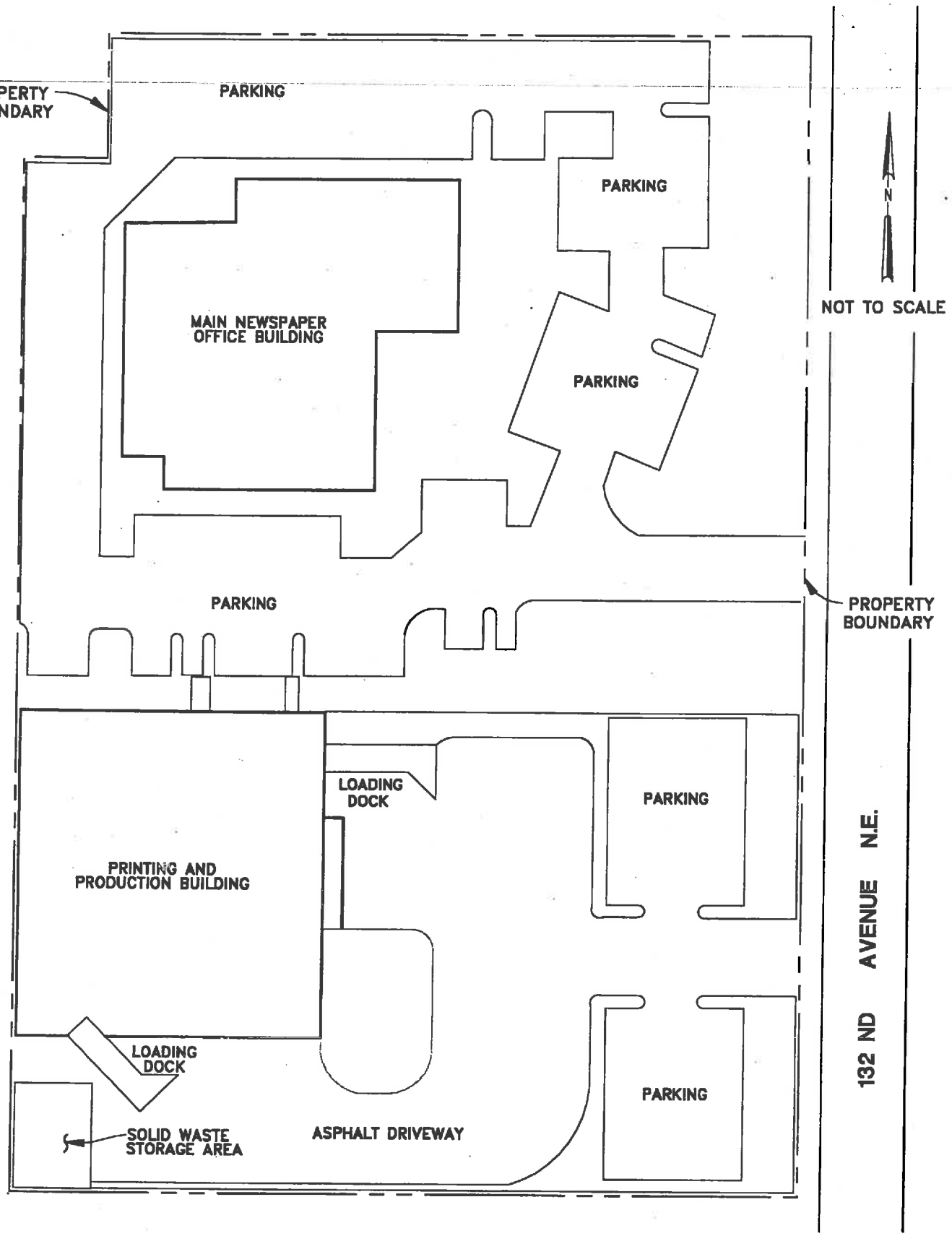


Figure 2
SITE LAYOUT MAP
THE JOURNAL AMERICAN
BELLEVUE, WASHINGTON

CH2MHILL

9302B02.DWG

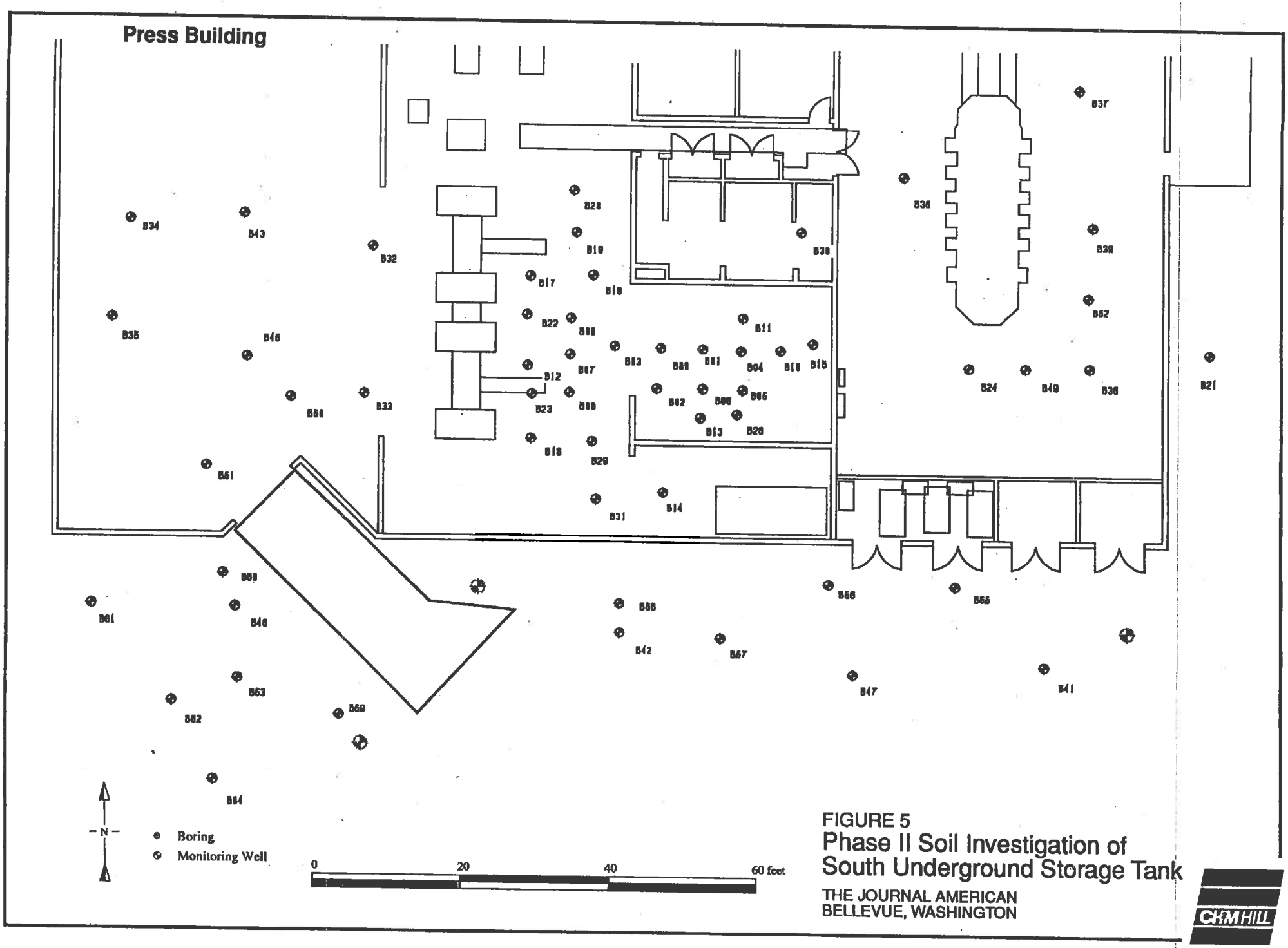
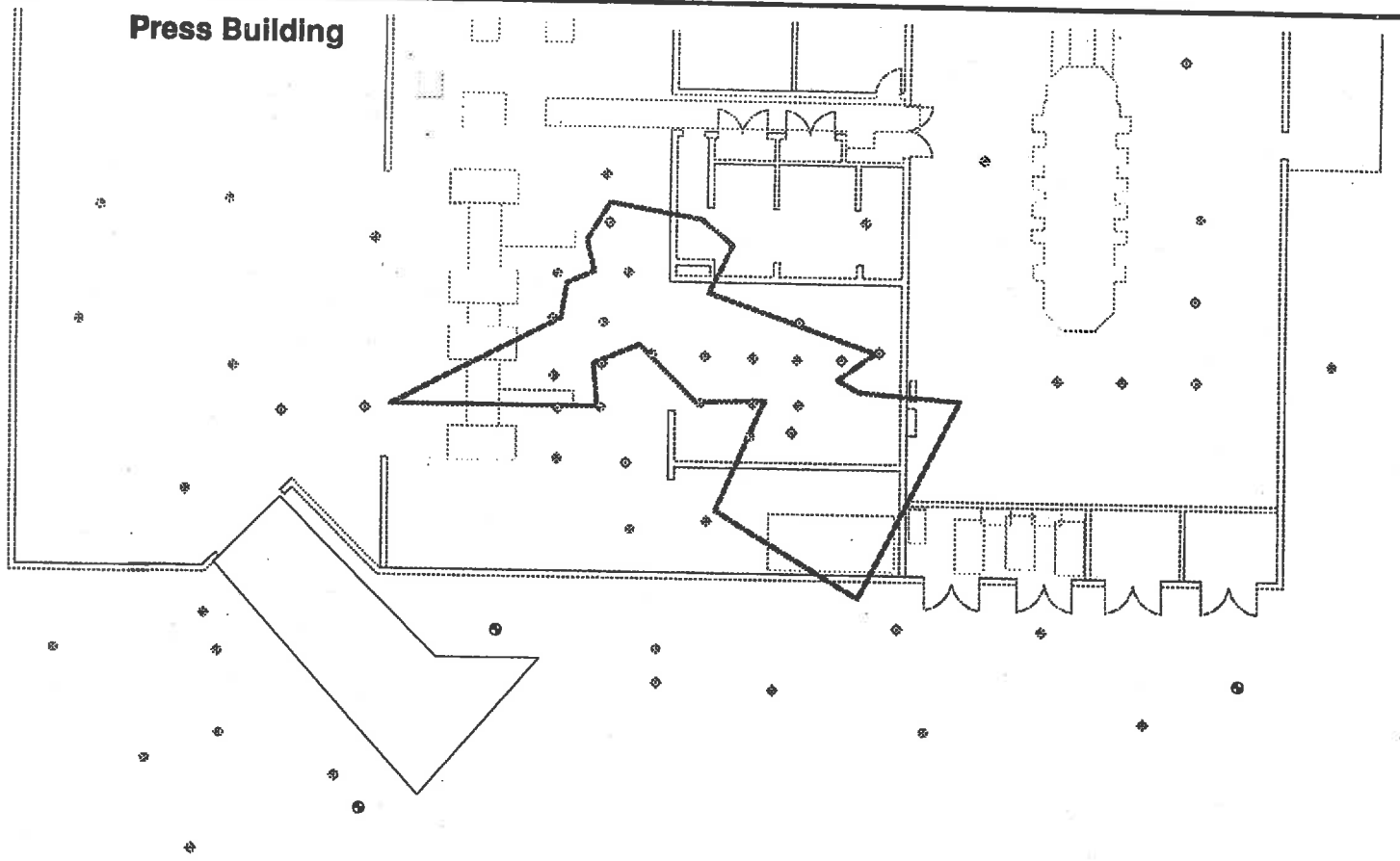


FIGURE 5
Phase II Soil Investigation of
South Underground Storage Tank
THE JOURNAL AMERICAN
BELLEVUE, WASHINGTON

CH2M HILL



Contour of Gasoline Concentrations > 100 mg/kg

N

◆ Boring

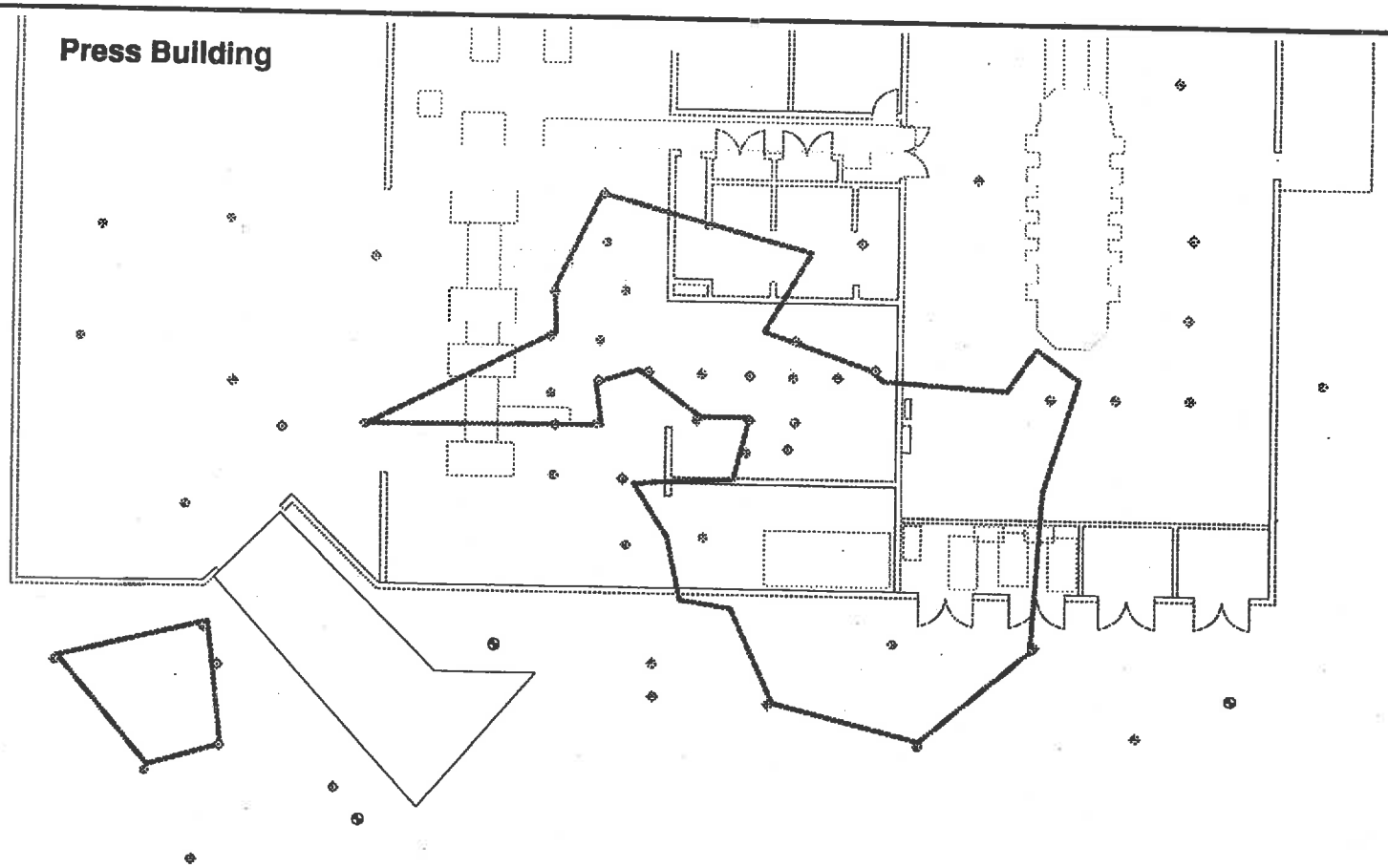
⊛ Monitoring Well

ft (1 in = 20 ft)

0 20 40 60

FIGURE 6
Contour of Gasoline Concentrations
THE JOURNAL AMERICAN
BELLEVUE, WASHINGTON

CH2M HILL



Contour of Diesel Concentrations > 200 mg/kg

N

Boring

Monitoring Well

ft (1 in = 20 ft)

0 20 40 60

FIGURE 7
Contour of Diesel Concentrations
THE JOURNAL AMERICAN
BELLEVUE, WASHINGTON

CH2M HILL

CH2M HILL
825 NE Multnomah
Suite 1300
Portland, OR
97232-2146
Tel 503.235.5000
Fax 503.235.2445

CH2MHILL

September 20, 1996

117439.IR.RP

Ms. Elaine P. Atkinson
State of Washington Department of Ecology
Northwest Regional Office
3190 - 160th Avenue SE
Bellevue, WA 98008-5452

Subject: Summary of Third (Final) Quarter 1996 Groundwater Sampling at The Journal American Site, Bellevue, Washington [TCP ID No. 309717]

Dear Ms. Atkinson:

This letter summarizes the analytical results from the third quarter 1996 (August 1996) groundwater monitoring at The Journal American Newspaper facility, Bellevue, Washington. An Independent Remedial Action Report (IRAR) was submitted to the Washington Department of Ecology (Ecology) on August 17, 1995. This letter supplements that IRAR submittal and our discussion on August 29, 1996.

As agreed during that discussion, this report represents the final monitoring episode at The Journal American prior to the issuance of the No Further Action letter from Ecology.

All monitoring wells were abandoned on September 16, 1996 by Cascade Drilling. As described in this letter, the abandonment work included casing removal, overdrilling the borehole, followed by placement of a grout seal and restoration of the surface paving.

Quarterly Groundwater Monitoring

In accordance with Ecology's September 28, 1995 interim letter, Persis Corporation completed short-term performance groundwater monitoring of four monitoring wells (MW-1, MW-2, MW-3, and MW-4) for three additional quarters (fourth quarter 1995 and first and second quarters of 1996). Previous groundwater sampling and analysis of monitoring wells MW-1, MW-2, MW-3, and MW-4 included total petroleum hydrocarbons (TPH) by analytical method WTPH-G, total petroleum hydrocarbons (TPH) by analytical method WTPH-D extended (or WTPH-D and WTPH-418.1) and total lead EPA Method 7421. Results from the first and second quarter 1996 monitoring indicated a minor exceedance of the MTCA Method A concentration limit of 1 mg/L for TPH at MW-3.

CH2M HILL performed third quarter 1996 groundwater monitoring at two wells (MW-1 and MW-3) on August 22, 1996, as noted below. Monitoring wells MW-2 and MW-4 were not sampled based on their past monitoring record.

Groundwater Sampling Protocol

Groundwater samples were collected in accordance with the Workplan developed for the groundwater monitoring program at the site. The static groundwater levels in all four monitoring wells were measured to confirm groundwater flow direction. The static groundwater levels in MW-1, MW-2, MW-3, and MW-4 were measured before initiating purging using an electronic water level indicator. The water level in these wells was measured at least twice and was repeated if the two readings did not agree to within 0.02 feet. Groundwater static water levels are presented in Table 1. Monitoring well locations and groundwater flow gradients are presented in Figure 10 of the IRAR (CH2M HILL, August 1995).

TABLE 1
August 22, 1996 Groundwater Static Levels
The Journal American

Monitoring Well Number	Time	Depth to Water (feet)	Water Level Elevation[1] (feet)
MW-1	1105	11.30	88.22
MW-2	1108	7.83	92.55
MW-3	1110	7.98	92.41
MW-4	1112	9.57	90.87

[1]Water level elevations are based on an arbitrary site datum of 100 feet.

Purge volumes for monitoring wells MW-1 and MW-3 were calculated based on well total depth and measured water levels. The two monitoring wells were purged and sampled using a Grundfos Rediflo 2 sampling pump. A Honda generator was used to power the Grundfos unit. The gasoline engine driven generator was positioned downwind from purging and sampling activities. The pump was run at the lowest possible setting that still produced flow in each of the wells. Wells were purged a minimum of three casing volumes. The field parameters temperature, pH, and conductivity were within 10% between the second and third casing volume, therefore its was not necessary for an additional casing volume to be purged from either well.

Pump speed is measured in Hz on the Grundfos control panel. The following settings were used for purging and sampling: MW-1, 87 Hz maximum; MW-3, 80 Hz maximum. MW-1 and MW 3 required an increasing pump speed as the water level dropped to overcome the hydraulic head.

During sampling at MW 3 the pump had to gradually be lowered in order to keep it submerged. When the pump was within approximately two feet of the bottom, pumping ceased and the well was allowed to recover.

The Grundfos pump was decontaminated by thoroughly washing in a solution of tap water and Liquinox detergent. The pump circulated this solution for approximately 5 minutes. After washing the pump was submerged in tap water and allowed to pump for approximately 5 minutes. The pump was then sprayed with a 10% nitric acid solution

followed by a thorough rinse with 1 gallon of distilled water. HDPE discharge tubing was replaced with new tubing between each well.

A field duplicate sample was obtained at well MW-3. The duplicate sample was designated JA-MW-5 and was given a sample time of 1400.

An equipment blank sample was obtained after MW-1 and MW-3 were sampled. The pump was decontaminated as described above. Then ASTM Type II water was poured over and pumped through the pump. The rinsate was collected into appropriate sample containers. The equipment blank sample was designated JA-EB with a sample time of 1430.

The ASTM Type II water was produced by RICCA, catalog number 9150-1, lot number E-171.

Analytical Results

Samples were transported in a cooler containing sufficient double bagged ice to maintain an internal temperature of 4°C. The sample cooler was transported under chain-of-custody by CH2M HILL to Analytical Resources, Inc., Seattle, Washington on August 22, 1996. Standard CH2M HILL chain-of-custody procedures were followed at all times. Samples from monitoring wells MW-1 and MW-3 were analyzed using the following methods:

- TPH, (WTPH-G)
- TPH, diesel-extended (WTPH-D extended)
- Total lead (EPA Method 7421)
- Volatile Organic Compounds (VOCs, EPA Method 8260)
- Polynuclear Aromatic Hydrocarbons (PAH, EPA Method 8270-SIM)

Analytical results form the August 1996 groundwater sampling indicate no petroleum hydrocarbon-related parameter levels and no lead concentrations in excess of Model Toxic Control Act (MTCA) Method A cleanup levels for groundwater. The "basic" (TPH-G, TPH-D, and lead) analytical results for monitoring wells MW-1 and MW-3 and a duplicate of MW-3 are summarized in Table 2.

TABLE 2
Groundwater Analytical Results, August 22,1996 (micrograms per liter, µg/L)
The Journal American

Monitoring Well	Total Petroleum Hydrocarbon (diesel)	Total Petroleum Hydrocarbon (gasoline)	Total Lead
MTCA Method A Cleanup Level	1,000[1]	1,000[1]	5
MW-1	250 U	250 U	2
MW-3	580	400	1 U
MW-3 Duplicate	490	400	2

[1]Cleanup level of 1,000 µg/L is based on the sum of TPH-D and TPH-G.
U = Compound not detected at given detection limit

Because the MTCA Method A cleanup level for TPH is based on qualatitive taste and odor considerations, CH2M HILL also completed analysis for the following other MTCA Method A risk or standard-based constiuents:

- Principal gasoline constituents: benzene, toluene, ethyl benzene, xylene (BTEX),
- Gasoline additives: 1,2-dichloroethane and ethylene dibromide, and
- Diesel carcinogenic PAHs: benzo(a)pyrene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, pyrene, and indeno(1,2,3-c,d)pyrene.

The results of this analysis for MW-3 is presented in Table 3. The additional consitutents noted above were not detected in the sample from MW-1, the downgradient well near the south property boundary. Complete laboratory analytical summary reports are included in Attachment A.

TABLE 3
Summary of Groundwater Monitoring Program at MW-3
The Journal American
(All units in µg/L)

Constituent	Cleanup Criteria/Standard	MW-3 Monitoring Results	
	MTCA Method A	August 1996 (average)	Previous Maximum
Total Petroleum Hydrocarbons	1,000	935	1,170
Gasoline Hydrocarbons			
Benzene	5	0.85	1.2
Ethyl Benzene	30	5.3	7.8
Toluene	40	0.4	<1.0
Xylenes	20	12.7	20.3
Gasoline Additives			
1,2-Dichloroethane	5	<0.2	--
Ethylene Dibromide	0.01	<0.2	--
Lead	5	1.5	5
Diesel Hydrocarbons			
Total Carcinongenic PAHs	0.1	<0.1[a]	--
Benzo(a)anthracene	--	<0.1	--
Benzo(b)fluoranthene	--	<0.1	--
Benzo(k)fluoranthene	--	<0.1	--
Benzo(a)pyrene	--	<0.1	--
Chrysene	--	<0.1	--
Dibenzo(a,h)anthracene	--	<0.1	--
Indeno(1,2,3-c,d)pyrene	--	<0.1	--
Pyrene	--	<0.1	--

Notes:
August 1996 results are the average constituent concentrations between primary sample and blind duplicate from MW-3.
[a]Total carcinogenic PAH value computed by summing individual constituents.

As agreed to during our August 29, 1996 discussion, the analytical results from the August 1996 groundwater sampling event supports the IRAR conclusions that no further action is necessary at this facility.

Well Abandonment Procedures

CH2M HILL contracted Cascade Drilling Inc. of Woodinville WA (Cascade) to perform the well abandonments at the Journal American site. Well abandonment was completed on September 16, 1996. Cascade was the drilling contractor that installed the wells and was familiar with the well construction and the Journal American site.

All four monitoring wells were abandoned by the following steps:

- Jackhammer out the flush monuments and surrounding concrete;
- Overdrill the borehole using a CME 55 hollow-stem-auger drilling rig (includes drilling out the PVC casing, bentonite seals and sand pack);
- Drum the cuttings generated from the overdrilling activities;
- Install hydrated bentonite chips to within three feet of land surface (chips were hydrated with potable water at a minimum, every five feet and at the top of the seal); and
- Install a three-foot thick concrete seal (dyed black to match the asphalt) as the surface completion

Construction and abandonment information for the four monitoring wells at the Journal American site is provided in Table 4 below. Cascade Drilling has sent the abandonment reports to Ecology as required under WAC 173-160-560.

TABLE 4
Well Construction and Abandonment Information
The Journal American

Monitoring Well Number	Depth to Water[1](ft.)	Total Well Depth (ft.)	Overdrilled Depth (ft.)	Backfill Material
MW-1	11.30	19.52	20	hydrated bentonite chips, concrete
MW-2	7.83	13.60	15	hydrated bentonite chips, concrete
MW-3	7.98	15.69	20	hydrated bentonite chips, concrete
MW-4	9.57	19.25	20	hydrated bentonite chips, concrete

[1]Depth to water data from the August 22, 1996 sampling event

Conclusions

As noted in our August 1995 IRAP report, the majority of the remaining petroleum hydrocarbon contaminated soil (approximately 430 cubic yards) associated with the former south underground storage tank at The Journal American is located beneath the press building. Additional soil removal is not possible because of potential impacts to the structural integrity of the press building and the operational constraints associated with publishing and distributing The Journal American newspaper. Given that the source of the contamination (i.e., the underground storage tank) was removed some time prior to construction of the press building in 1983; that source area is capped by the press building,

that the surrounding area is covered with a 4" asphalt cap; and that groundwater contamination for any constituent is not present above MTCA Method A cleanup levels after 13 years of presence in the soil, the cap has demonstrated its effectiveness as an effective containment measure. Accordingly, a No Further Action determination should be issued by Ecology for this site.

As discussed on August 29, 1996, the Restrictive Covenant that will be recorded in the property's deed has been separately communicated to you through Persis' outside counsel on this matter.

If you have any questions on the information contained in this letter report, or the attached analytical reports, please feel free to telephone me at 503/235-5022, extension 4467.

Sincerely,

CH2M HILL

Jeff F. Dresser, P.E.
Senior Enviromental Manager

Attachments

c: Paul deVille/Persis
James C. Brown/James C. Brown & Associates P.C.
Ronald Janke/Jones Day
Peter Horovitz/Parkland Management
Linda Dawson/EMCON Northwest

jfd/960919.DOC

16-Aug-1995

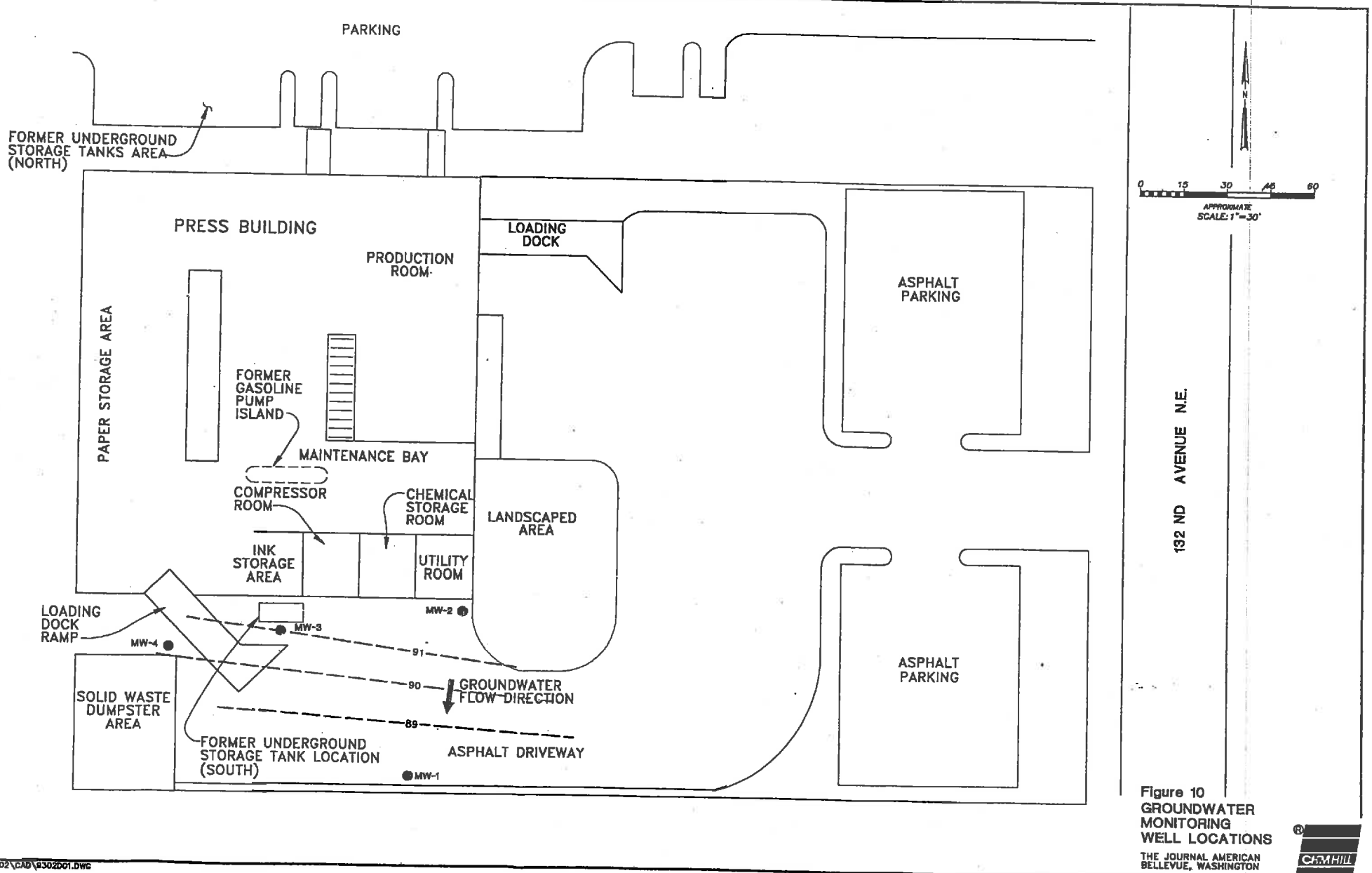


Figure 10
GROUNDWATER MONITORING WELL LOCATIONS
THE JOURNAL AMERICAN
BELLEVUE, WASHINGTON

CH2M HILL

G:\39302\CAD\9302D01.DWG

PROJECT JMK-SI/SII-21648

1625 132nd Ave NE
Bellevue, WA 98005

PREPARED FOR

GE Commercial Finance
635 Maryville Centre Dr, Ste 120
St. Louis, MO 63141

January 18, 2007

JMK
ENVIRONMENTAL SOLUTIONS INC.
REAL ESTATE VALUATION & CONSULTING
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8 FINDINGS & CONCLUSIONS

JMK performed a Phase I ESA of the property and determined the following.

8.1 On-Site Findings

8.1.1 Property Reconnaissance

The subject site property consists of a car dealership offices and a service garage located at the central northwestern portion of site, with an in line carwash located at the central southern property line. Paved parking is found to the east and south of the subject site buildings.

8.1.2 Standard Historical Source Inquiry

Based on available historical records, the subject property was developed with a commercial building in the northwest corner of the site by 1965 and was occupied by Ace Bulldozing and Whitescarver Brothers Trucking. Two underground fuel tank areas were located on the subject property including three underground storage tanks (USTs). The fuel tanks were removed when the property was redeveloped with the current commercial building for a newspaper manufacturer in 1983. In 1995, 40- tons of hydrocarbon contaminated soil remaining from the previous fuel tanks was removed from south of the subject building. Approximately 430-cubic yards of TPH contaminated soil associated with the south previous tank storage area remains beneath the subject building. The newspaper manufacturer occupied the property from 1983 until approximately 2002. In 2003, the subject building was reconfigured for the Lexus dealership that currently occupies the subject property.

According to a previous Independent Remedial Action Report conducted in 1995 by CHM Hill, Inc., two decommissioned tank areas were located on the subject property from the previous trucking company that operated at the subject property prior to 1983. One of the tank areas was located north of the press building and the other was located south of the press building. Twelve soil borings and one test pit around the previous tank farms were advanced and samples collected and analyzed for TPH. Four soil borings were also advanced in the area of the printing press. Four monitoring wells were installed in the vicinity of the south storage tank. Monthly groundwater monitoring was conducted for six months and indicated that no petroleum related concentrations met or exceeded MTCA methods. Sixty borings were advanced within the press building and south of the press building. 40- tons of soil was removed from south of the press building. Additional removal was not possible due to concerns regarding the structural integrity of the building during removal. Approximately 430-cubic yards of TPH contaminated soil associated with the south tank storage area is located beneath the building.

According to a Phase I Environmental Site Assessment conducted in September of 2002 by Adapt, no ongoing or past conditions that would constitute recognized environmental conditions (RECs) was found. Adapt identified a "suspect environmental condition" regarding a previous report that estimated that 550-cubic yards of TPH impacted soil remains under the subject building. Despite a NFA letter from the department of Ecology, a certain amount of risk remains onsite. Adapt recommended that if any future excavation under the building generates an odor or impacted soils that need to be removed offsite, that the materials need to be handled as petroleum contaminated materials.
A 4-inch asphalt cap was to be placed over the parking lot south of the press building to effectively "cap" off the remaining contamination.

A limited Phase II investigation was conducted during JMK's Phase I site investigation on January 5, 2007 to assess the subsurface condition at the property. This was a preliminary investigation to determine if shallow soils at the property have been impacted by former operations by The Journal American (newspaper manufacturer) and Ace Bulldozing and Whitescarver Brothers Trucking. JMK prepared the Scope of Work based on a review of the 2002 LSI Adapt Phase I ESA and 1995 CH2M Hill Independent Remedial Action reports. Three soil borings were advanced to a depth of 20-feet below ground surface (bgs) in the

southwestern portion of the subject site in the areas of the former USTs, ink and chemical storage areas. Groundwater was encountered at approximately 20-feet below ground surface (bgs). Soil and water samples were collected and submitted for analysis by EPA Method 8012B (TPH Gasoline Including BETX). Results of the laboratory analysis of the samples indicated non-detectable concentrations of the constituents. Field screening of samples also showed no evidence of significant soil or groundwater contamination. Based on JMK's subsurface investigation, any remaining TPH contamination found in previous investigations has not migrated from beneath the subject building and did not affect adjacent soils or groundwater.

8.1.3 Government Records Inquiry

The subject property was listed with the RCRA and FINDS databases as *Eastside Journal* as a small quantity generator of hazardous waste with no reported violations. This listing alone does not indicate an environmental concern with regard to the subsurface condition at the subject property.

8.2 Off-Site Issues

No nearby properties were identified that could potentially impact the subject property.

8.3 Conclusions

JMK performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E-1527-00 for the subject property. Any exceptions to, or deletions from, this practice are described in Section 11 of this report.

No evidence of recognized environmental conditions (RECs) was identified at the property.

PROJECT JMK-SII-21648

1625 132nd Ave NE
Bellevue, WA 98005

PREPARED FOR

GE Commercial Finance
635 Maryville Centre Dr, Ste 120
St. Louis, MO 63141

January 18, 2007

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4.0 RESULTS AND CONCLUSIONS

4.1 Results

The results of JMK's subsurface investigation are summarized as follows:

- Field screening of samples showed no evidence of significant soil contamination.

Laboratory Test Results:

Methods	B1-20' Soil	B1-20' GW	B2-20' Soil
Units in µg/Kg or parts per billion			
8021B TPH + GAS, BTEX	ND	ND	ND

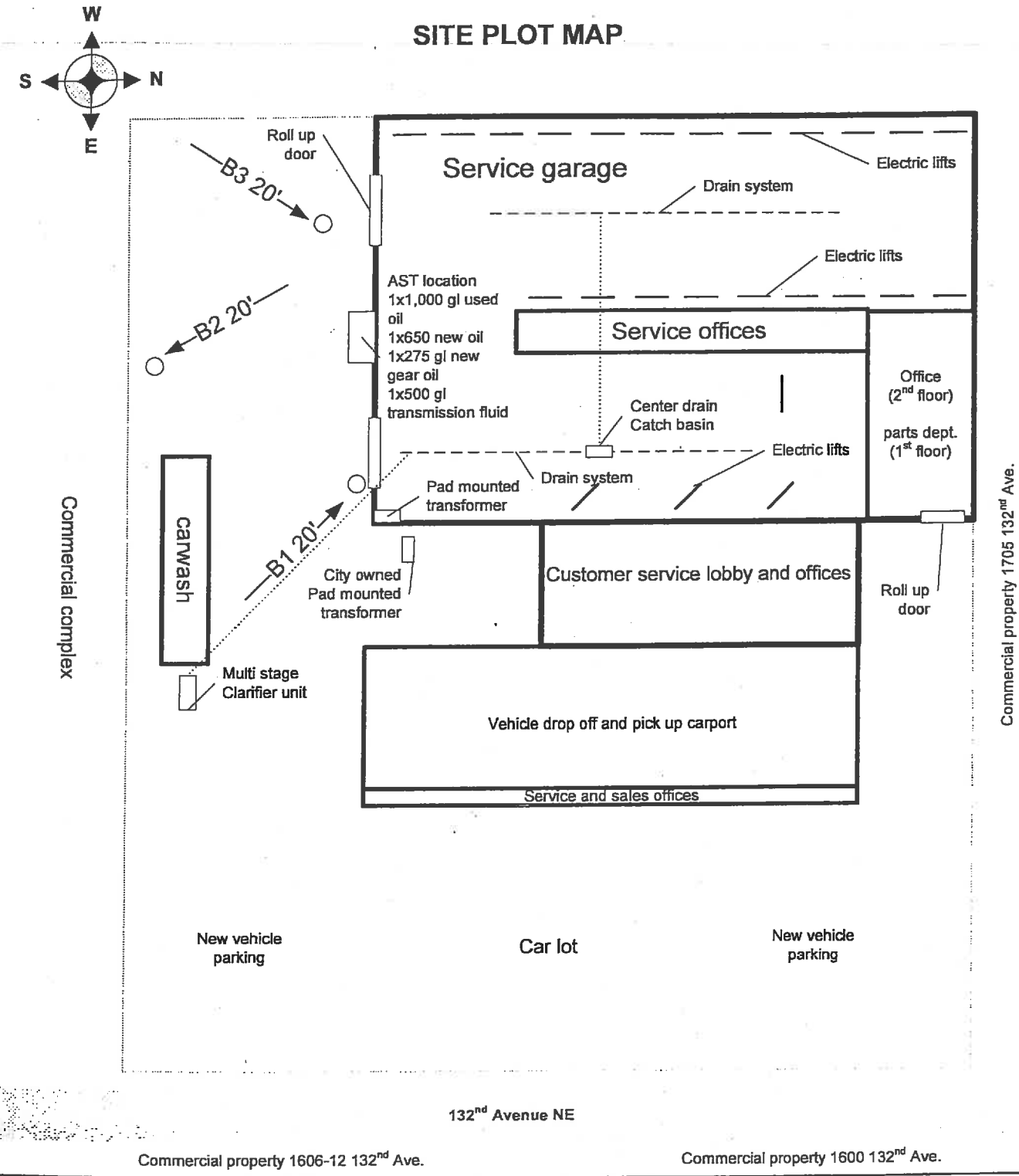
Methods	B2-20' GW	B3-20' Soil	B3-20' GW
Units in µg/Kg or parts per billion			
8021B TPH + GAS, BTEX	ND	ND	ND

4.2 Conclusions and Recommendations

Based on the analytical results and field observations for the sampling locations, No evidence of significant soil or groundwater contamination was found at the property.

Based on our investigation, No further action is required at the subject property.

SITE PLOT MAP



JMK Environmental Solutions, Inc.

Environmental Engineering & Consulting Services
1030 N. Maclay Ave. San Fernando, CA 91340
(818) 979-0010, FAX (818) 979-0020
www.phase1report.com

Phase 1 Environmental Site Assessment and Subsurface investigation

1625-132nd Avenue. NE, Bellevue, WA 98005

Not to Scale

January 5, 2007	SI / SII-21648

ANDREA BEATTY RINIKER
Director

STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

Mail Stop PV-11 • Olympia, Washington 98504-8711 • (206) 459-6000

October 31, 1986

Dear Mr. Kelly,

Your Underground Storage Tank Notification Form is being returned to you for completion or correction. The form was returned for the reason(s) indicated below. Please complete or correct the form and resubmit it to the Department of Ecology (ATTN: Melany Vorass) by Nov. 14, 1986.

1. [ ] The information regarding individual tanks was entered incorrectly. The proper way to enter this information is to put the tank identification code for the first tank on the first row of column "a" and the additional information regarding that tank (age, capacity, etc.) on the first row of the remaining columns (use "1" - "n" only if the tank is permanently out of service). Information for each additional tank should be entered in the same way, using separate rows for each. Please carefully read and follow the instructions above each column. AN EXAMPLE, IN RED, IS ENTERED ON THE FORM WE ARE RETURNING TO YOU. PLEASE CORRECTLY COMPLETE THE BLANK FORM WE HAVE ENCLOSED.

2. [X] The following section(s) of the form were not completed, or were completed incorrectly.

I. OWNERSHIP OF THE TANK(S) (Page 1)

___ Ownership Status (current owner, former owner, etc.)
___ Owner's Name
___ Owner's Address (please give full mailing address)
___ Owner's Phone Number
___ Type of Owner or Facility (correct code(s))

II. CONTACT PERSON AT THE TANK LOCATION (Page 1)

___ Contact Person's Name (we need at least a name or a job title)
___ Contact Person's Job Title
___ Contact Person's Phone Number

III. SITE OF THE TANKS (Page 1)

___ Facility Name or Company Site Identifier

___ Location of Tanks (Street Address, State Road, Latitude and Longitude, or Township, Range and Quarter Section)
___ Phone Number

IV. THE TOTAL NUMBER OF TANKS AT THIS SITE (Page 1)

___ Number of Tanks, Line(s)

V. CERTIFICATION (Page 1)

X Name and Title of Owner
X Date Signed
X Signature

VI. INFORMATION REGARDING INDIVIDUAL TANKS (Pages 2 and 3)

___ Column(s) _____, Page 2
___ Column(s) _____, Page 3

3. [ ] Other: _____

If you have any questions, call 1-800-826-7716 (in Washington only) or (206) 459-6300. Please be certain to send your forms to my attention when you return them. Thank you.

Sincerely,

Melany Vorass

Melany Vorass
Underground Storage Tank Program

MV/sr

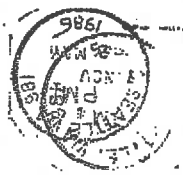
Enclosure

INSTRUCTIONS FOR MAILING THE FORM

When the notification form is fully completed and signed, staple any photocopies of Section VI to page one of the form (not the instructions), with page one in the front. (Please staple once in the upper right corner.) The forms may then be folded and placed in an envelope for mailing or may be folded as described below for mailing without an envelope. FOR MAILING WITHOUT AN ENVELOPE: Fold the form(s) in half along the line in the center of the page, so that these instructions are on the outside, at the top. Then fold in half again, so that these instructions are still on the outside. When you turn the folded form(s) over, Ecology's address should be in the center, with blank lines for the return address in the upper left corner. Please enter your return address, staple once where shown, place the correct postage in the upper right corner, and mail.

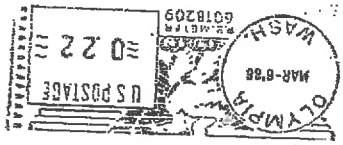
PLEASE INDICATE THE NUMBER OF PHOTOCOPIED SHEETS ATTACHED (IF ANY) _____

Underground Storage Tank Notification
Solid and Hazardous Waste Program
Department of Ecology
Mail Stop PV-11
Olympia, Washington 98504-8711



STAPLE HERE WHEN FOLDED

IMPORTANT
THIS IS AN UNDERGROUND STORAGE TANK NOTIFICATION FORM. A RECENT FEDERAL LAW REQUIRES UNDERGROUND TANK OWNERS TO NOTIFY THE DEPARTMENT OF ECOLOGY OF THEIR TANKS BY MAY 8, 1986.
(CERTAIN ABOVEGROUND TANKS ARE ALSO INCLUDED.)
PLEASE OPEN FOR FURTHER INFORMATION.



IMPORTANT
THIS IS AN UNDERGROUND STORAGE TANK NOTIFICATION FORM. A RECENT FEDERAL LAW REQUIRES UNDERGROUND TANK OWNERS TO NOTIFY THE DEPARTMENT OF ECOLOGY OF THEIR TANKS BY MAY 8, 1986.
(CERTAIN ABOVEGROUND TANKS ARE ALSO INCLUDED.)
PLEASE OPEN FOR FURTHER INFORMATION.

Underground Storage Tank Notification
Solid and Hazardous Waste Program
Department of Ecology
Mail Stop PV-11
Olympia, Washington 98504-8711

IMPORTANT

THIS IS AN UNDERGROUND STORAGE TANK NOTIFICATION FORM. A RECENT FEDERAL LAW REQUIRES UNDERGROUND TANK OWNERS TO NOTIFY THE DEPARTMENT OF ECOLOGY OF THEIR TANKS BY MAY 8, 1986.
(CERTAIN ABOVEGROUND TANKS ARE ALSO INCLUDED.)
PLEASE OPEN FOR FURTHER INFORMATION.

WASHINGTON STATE UNDERGROUND STORAGE TANK NOTIFICATION FORM

IMPORTANT: PLEASE READ ALL INSTRUCTIONS ON PAGES I-1 AND I-2 BEFORE ENTERING INFORMATION.

- ABOVEGROUND TANKS MUST BE REPORTED IF THE CONNECTED UNDERGROUND PIPING COMPRISES AT LEAST 10% OF THE OVERALL STORAGE SYSTEM (TANK AND PIPING).
- A SEPARATE FORM MUST BE USED FOR EACH SITE, EXCEPT FOR SITES WITH ONLY ONE TANK EACH. SEE THE GENERAL INSTRUCTIONS (PAGE I-2) FOR THE DEFINITION OF A SITE AND DETAILS ON REPORTING SITES WITH ONE TANK EACH.
- THERE IS ROOM IN SECTION VI FOR INFORMATION CONCERNING 15 TANKS. IF YOU HAVE MORE THAN 15 TANKS, PHOTOCOPY BOTH PAGES OF SECTION VI BEFORE ENTERING ANY INFORMATION. (IF YOU HAVE MORE THAN ONE SITE, EITHER OBTAIN MORE FORMS FROM THE DEPARTMENT OF ECOLOGY OR BE SURE TO ALSO PHOTOCOPY THIS PAGE.)
- PLEASE TYPE, OR PRINT IN INK; THE SIGNATURE UNDER "CERTIFICATION" (SECTION V) MUST BE SIGNED IN INK.

DEPT. OF ECOLOGY
MAY -5 86 0073 59
STATE USE ONLY

I. OWNERSHIP OF THE TANK(S)

Please enter information regarding the owner of the tank(s). If the ownership of the tank(s) is uncertain, enter information regarding the owner of the property where the tanks are located, or information regarding the former owner of the tanks. Please circle the correct letter, indicating who the information given below refers to:

A. OWNERSHIP UNCERTAIN B. CURRENT OWNER OF TANK(S) C. FORMER OWNER OF TANK(S) (D.) PROPERTY OWNER

E. OTHER (PLEASE SPECIFY): _____

LEWIS E Spitzer
Owner Name (Corporation, Individual, Public Agency, or Other Entity)

Pd Box 3128
Street Address

SPOKANE | WA | 99220-
City | State | ZIP Code

Spokane | 509 - 534 - 2269
County | Area Code | Phone Number

Type of Owner or Facility: CIRCLE CORRECT CODE(s)

CODE	TYPE	CODE	TYPE	CODE	TYPE	CODE	TYPE
A.	Service Station	G.	Industrial/Manufacturing	M.	City/Town	S.	Port District
B.	Bulk Plant	H.	Private Institution	N.	County	T.	Utility District
C.	Petroleum Distributor	I.	Residence (Non-Farm)	O.	State	U.	Fire Dept./District
D.	Convenience Store	J.	Farm	P.	Federal (Military)*	V.	Other Special Service District (e.g., sewer, water)
(E.)	Auto Dealer	K.	Airport	Q.	Federal (Non-Military)*	W.	Other
F.	Other Commercial/Retail	L.	Marina	R.	School District		

*FEDERAL FACILITIES ONLY: Please give your GSA Facility ID Number (Building Number). [ ]

II. CONTACT PERSON AT THE TANK LOCATION

The contact person should be the individual responsible for regularly monitoring the operation of the tank(s).

RAYMOND W KELLY | LESSEE
Name (If same as Section I, mark box here ☐)

LESSEE-CORP-PRES | 206 - 454 - 0855
Job Title | Area Code | Phone Number

III. SITE OF THE TANK(s)

(If the same as Section I, mark box here. ☐) See the General Instructions (Page I-2, 2.a.) for the definition of a site.

KELLY'S-EASTSIDE-WHEEL-FRAME-INC
Facility Name or Company Site Identifier, as applicable. (IF THE FACILITY IS OPERATED BY A LESSEE OR RENTER, THE NAME OF THE CORPORATION, INDIVIDUAL, PUBLIC AGENCY, OR OTHER ENTITY WHICH OPERATES THE FACILITY SHOULD BE ENTERED HERE.)

1500-130TH-AVE-NE
Street Address or State Road where the tanks are located. (IF NO STREET ADDRESS OR STATE ROAD, PLEASE ENTER THE LONGITUDE AND LATITUDE OR TOWNSHIP, RANGE, AND QUARTER SECTION WHERE THE TANKS ARE LOCATED.)

BELLEVUE- | WA | 98005-
City | State | ZIP Code

KING | 206 - 454 - 0855
County | Area Code | Phone Number

IV. THE TOTAL NUMBER OF TANKS AT THIS SITE

1. Number of tanks containing petroleum, which are now in use: 1
2. Number of tanks which have stored petroleum, but are not now in use: _____
3. Number of tanks containing regulated chemicals, which are now in use: _____
4. Number of tanks which have stored regulated chemicals, but are not now in use: _____

TOTAL NUMBER OF TANKS 1

Please mark this box if the site is located on land within an Indian reservation or on other Indian trust lands ☐

V. CERTIFICATION (Please read and sign after completing Section VI.)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents. To the best of my knowledge and belief, the submitted information is true, accurate, and complete.

Raymond W. Kelly

Name and official title of owner or owner's authorized representative or, in cases where the ownership is unknown, the name and title of the person signing the form. (PLEASE TYPE OR PRINT IN INK.)

11-6-86 | Raymond W. Kelly LESSEE PRES
Date Signed | Signature (PLEASE SIGN IN INK)

Tank Identification Please enter the same identification used in column a.	l. External Protection of the Tank Please put the correct letter for each tank in the appropriate row of the column below. (If "Other" (D or G) please also enter the type of coating and/or wrapping.) A. Asphalt Coated B. Fiberglass Reinforced Plastic Coated C. Epoxy Coated D. Other Coating (please specify) E. Vinyl Wrapped F. Polyethylene Wrapped G. Other Wrapping (please specify) H. None I. Unknown	J. Piping Please enter all the letters which apply to the portion of the piping which is underground. (If "Other" (D) please also enter the type of material.) A. Bare Steel B. Galvanized Steel C. Fiberglass Reinforced Plastic D. Other Material (please specify) E. Coated with non-corrosive materials F. Cathodically Protected G. Double-walled H. Within a secondary containment I. Protected with interior lining J. In native soil rather than backfill K. In backfill rather than native soil L. Not certain regarding backfill/native soil M. Details of piping are unknown N. None of the piping is underground	k. Type of Substance Currently or Last Stored in the Tank Please put the correct letter for each tank in the appropriate row of the column below. 1. If the substance is a hazardous substance (J) rather than a petroleum product, please also enter the name of the substance or its Chemical Abstract Service (CAS) number. (See "What Substances Are Covered"? on page I-1 of the instructions for information regarding hazardous substances.) 2. If different substances are stored in the tank at different times, or if a mixture of substances is stored, please enter all letters which apply. A. Leaded gasoline B. Unleaded gasoline C. Alcohol enriched gasoline D. Diesel fuel E. Aviation fuel F. Kerosene G. Nos. 1, 2, or 4 fuel oil H. Nos. 5 or 6 fuel oil I. Used oil/Waste oil J. Hazardous substance K. Other (Please specify) L. Unknown M. Empty	THESE ITEMS REFER ONLY TO TANKS PERMANENTLY OUT OF SERVICE. PLEASE LEAVE THE ROWS FOR THE TANKS STILL IN SERVICE BLANK.		
				l. Date of Last Use If the exact month and year of last use isn't known, please enter an estimate. (Use two digits for the month and two for the year; e.g., 08-84.)	m. Quantity Left in the Tank If the exact amount left in the tank isn't known, please enter an estimate, in gallons.	n. Was the Tank Filled? Was the tank filled with an inert material, such as sand or concrete? Was it filled with water? Please put the correct letter in the appropriate row of the column below. A. The tank was filled with an inert material. B. The tank was filled with water. C. The tank was not filled. D. Unknown
1	1,	N	D	11-76	(DRY) -0-	C

VI. INFORMATION REGARDING INDIVIDUAL TANKS (See instructions regarding individual tanks, Page I-2)

a. Tank Identification Please list your tanks numerically (1, 2, 3, etc.) or use an established tank identification number or code. The information in the following columns should apply to the tank identified in the corresponding row of this column.	b. Tank Status Please put the correct letter for each tank in the appropriate row of the column below. A. Currently in use. B. Temporarily out of use. C. Permanently out of use. D. Brought into use after 5/8/88.	c. Age of the Tank If the year of installation of the tank is known, please enter the last 2 digits of that year in the appropriate row. If the exact year of installation is not known, please estimate as closely as possible, using the groupings shown below (choose a letter and put it in the appropriate row.) A. Less than 1 year B. 1-2 years C. 3-5 years D. 6-10 years E. 11-15 years F. 16-20 years G. 21-30 years H. More than 30 years	d. Capacity of the Tank Please put the correct letter for each tank in the appropriate row of the column below. If the exact capacity isn't known, please choose an estimate. A. Under 500 gallons B. 500-999 gallons C. 1,000-4,999 gallons D. 5,000-9,999 gallons E. 10,000-19,999 gallons F. Over 20,000 gallons	e. Tank Construction Please put all the letters which apply to each tank in the appropriate row of the column below. (If "Other" (H) please enter type of material.) A. Carbon Steel B. Stainless Steel C. Steel, type unknown D. Fiberglass Reinforced Plastic E. Plastic F. Concrete G. Aluminum H. Other Material (please specify) I. Unknown Material J. Single Walled K. Double Walled L. Has secondary containment M. Has overfill protection	f. Leak Detection Please put all the letters which apply to each tank in the appropriate row of the column below. (If "Other" (N) please also enter type of detection.) A. Daily inventory B. Tightness/Leak test within past year C. In-tank system D. In-piping system E. Product gauge F. Electronic sensor G. Manually sampled well(s) H. Automatically sampled well(s) I. Well or detector in secondary containment J. In-ground detector K. Between walls of double-walled tank L. Groundwater monitoring plan M. Spill Prevention Control and Countermeasure Plan N. Other (please specify) O. None	g. Cathodic Protection Please put the correct letter for each tank in the appropriate row of the column below. (If "Other" (C) please also enter the type of protection.) A. Sacrificial Anode/Galvanic Type B. Impressed Current Type C. Other Type (please specify) D. Cathodically Protected, Type Unknown E. None F. Unknown	h. Internal Protection Please put the correct letter for each tank in the appropriate row of the column below. (If "Other" (F or I) please also enter the type of protection.) A. Rubber Lining B. Alkyd Lining C. Epoxy Lining D. Phenolic Lining E. Glass Lining F. Other Lining (please specify) G. Lined, type unknown H. Unlined I. Other internal protection (please specify) J. Unknown
1	C	F	C	L	(PUMPED OUT EMPTY) O	F	J

APPENDIX F

USER-PROVIDED INFORMATION

ehsi
EHS-International, Inc.

Phase I ESA User Questionnaire

Sound Transit East Link Parcel E340
EL295 King County Tax Parcel 2825059058
1500 130th Avenue NE, Bellevue, Washington

In order to qualify for one of the federal landowner liability protections and to enable us to fully address the objective of the Phase I ESA, please complete the questionnaire below and provide the additional information requested.

1. Are you aware of any environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state or local law?

   ☐ Yes ☒ No ☐ Don't Know If yes, describe: _____

2. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state of local law?

   ☐ Yes ☒ No ☐ Don't Know If yes, describe: _____

3. As the user of this Phase I ESA, do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

   ☐ Yes ☒ No ☐ Don't Know If yes, describe: _____

4. Does the purchase price being paid for the subject property reasonable reflect the fair market value of the property?

   ☐ Yes ☐ No ☒ Don't Know If yes, describe: _____

   a. If you conclude that there is a difference and you answered NO above, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

      ☐ Yes ☐ No ☐ Don't Know If yes, describe: _____

5. Are you aware of commonly known or reasonably ascertainable information about the subject property that would help us identify conditions indicative of releases or threatened releases? For example:

   a. Do you know the past uses of the property?

      ☐ Yes ☒ No ☐ Don't Know If yes, describe: _____

   b. Do you know of specific chemicals that are present or once were present at the property?

      ☐ Yes ☒ No ☐ Don't Know If yes, describe: _____

   c. Do you know of spills or other chemical releases that have taken place at the property?

      ☐ Yes ☒ No ☐ Don't Know If yes, describe: _____

   d. Do you know of any environmental cleanups that have taken place at the property?

      ☐ Yes ☒ No ☐ Don't Know If yes, describe: _____

6. Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

   ☐ Yes ☒ No ☐ Don't Know If yes, describe: _____

ehsi
EHS-International, Inc.

Phase I ESA User Questionnaire

Mark Menard/Sound Transit — October 21, 2014

User Questionnaire Completed by (Name and Organization) — Date

List of Requested Information, if available:

- Names and phone numbers of key individuals with knowledge of property use history.
- A map showing the boundaries of the subject property.
- Tax ID numbers for parcels included within the subject property.
- Copies of any past environmental site assessment and/or audit reports or risk assessment studies.
- Environmental permits.
- Registrations for underground and aboveground storage tanks (if any).
- Material safety data sheets for hazardous substances used or stored on-site (if any).
- Community right-to-know plans pertaining to the subject property.
- Safety plans pertaining to on-site facilities.
- Reports regarding geotechnical and/or hydrogeological conditions at or near the subject property.
- Notices or other correspondence from any governmental agency relating to past or current violations of environmental laws with respect to the subject property or relating to environmental liens encumbering the property.
- Recorded Activity Use Limitations (AULs).

APPENDIX G

IMPORTANT INFORMATION ABOUT YOUR ENVIRONMENTAL SITE ASSESSMENT/EVALUATION REPORT

IMPORTANT INFORMATION ABOUT YOUR ENVIRONMENTAL SITE ASSESSMENT/EVALUATION REPORT

ENVIRONMENTAL SITE ASSESSMENTS/EVALUATIONS ARE PERFORMED FOR SPECIFIC PURPOSES AND FOR SPECIFIC CLIENTS.

This report was prepared to meet the needs you specified with respect to your specific site and your risk management preferences. Unless indicated otherwise, we prepared your report expressly for you and for the purposes you indicated. No one other than you should use this report for any purpose without first conferring with us. No one is authorized to use this report for any purpose other than that originally contemplated without our prior written consent.

The findings and conclusions documented in this site assessment/evaluation have been prepared for specific application to this project and have been developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in this area. The conclusions presented are based on interpretation of information currently available to us and are made within the operational scope, budget, and schedule constraints of this project. No warranty, express or implied, is made.

OUR REPORT IS BASED ON PROJECT-SPECIFIC FACTORS.

Our environmental site assessment is based on several factors and may include (but not be limited to): reviewing public documents to chronicle site ownership for the past 30, 40, or more years; investigating the site's regulatory history to learn about permits granted or citations issued; determining prior uses of the site and those adjacent to it; reviewing available topographic and real estate maps, historical aerial photos, geologic information, and hydrologic data; reviewing readily available published information about surface and subsurface conditions; reviewing federal and state lists of known and potentially contaminated sites; evaluating the potential for naturally occurring hazards; and interviewing public officials, owners/operators, and/or adjacent owners with respect to local concerns and environmental conditions.

Except as noted within the text of the report, no sampling or quantitative laboratory testing was performed by us as part of this site assessment. Where such analyses were conducted by an outside laboratory, Shannon & Wilson relied upon the data provided and did not conduct an independent evaluation regarding the reliability of the data.

CONDITIONS CAN CHANGE.

Site conditions, both surface and subsurface, may be affected as a result of natural processes or human influence. An environmental site assessment/evaluation is based on conditions that existed at the time of the evaluation. Because so many aspects of a historical review rely on third party information, most consultants will refuse to certify (warrant) that a site is free of contaminants, as it is impossible to know with absolute certainty if such a condition exists. Contaminants may be present in areas that were not surveyed or sampled, or may migrate to areas that showed no signs of contamination at the time they were studied.

Unless your consultant indicates otherwise, your report should not be construed to represent geotechnical subsurface conditions at or adjacent to the site and does not provide sufficient information for construction-related activities. Your report also should not be used following floods, earthquakes, or other acts of nature; if the size or configuration of the site is altered; if the location of the site is modified; or if there is a change of ownership and/or use of the property.

INCIDENTAL DAMAGE MAY OCCUR DURING SAMPLING ACTIVITIES.

Incidental damage to a facility may occur during sampling activities. Asbestos and lead-based paint sampling often require destructive sampling of pipe insulation, floor tile, walls, doors, ceiling tile, roofing, and other building materials. Shannon & Wilson does not provide for paint repair. Limited repair of asbestos sample locations are provided. However, Shannon & Wilson neither warranties repairs made by our field personnel, nor are we held liable for injuries or damages as a result of those repairs. If you desire a specific form of repair, such as those provided by a licensed roofing contractor, you need to request the specific repair at the time of the proposal. The owner is responsible for repair methods that are not specified in the proposal.

READ RESPONSIBILITY CLAUSES CAREFULLY.

Environmental site assessments/evaluations are less exact than other design disciplines because they are based extensively on judgment and opinion, and there may not have been any (or very limited) investigation of actual subsurface conditions. Wholly unwarranted claims have been lodged against consultants. To limit this exposure, consultants have developed a number of clauses for use in their contracts, reports, and other documents. These responsibility clauses are not exculpatory clauses designed to transfer the consultant's liabilities to other parties; rather, they are definitive clauses that identify where responsibilities begin and end. Their use helps all parties involved recognize their individual responsibilities and take appropriate action. Some of these definitive clauses may appear in this report, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to your questions.

Consultants cannot accept responsibility for problems that may develop if they are not consulted after factors considered in their reports have changed, or conditions at the site have changed. Therefore, it is incumbent upon you to notify your consultant of any factors that may have changed prior to submission of the final assessment/evaluation.

An assessment/evaluation of a site helps reduce your risk, but does not eliminate it. Even the most rigorous professional assessment may fail to identify all existing conditions.

ONE OF THE OBLIGATIONS OF YOUR CONSULTANT IS TO PROTECT THE SAFETY, HEALTH, PROPERTY, AND WELFARE OF THE PUBLIC.

If our environmental site assessment/evaluation discloses the existence of conditions that may endanger the safety, health, property, or welfare of the public, we may be obligated under rules of professional conduct, statutory law, or common law to notify you and others of these conditions.

The preceding paragraphs are based on information provided by the
ASFE/Association of Engineering Firms Practicing in the Geosciences, Silver Spring, Maryland