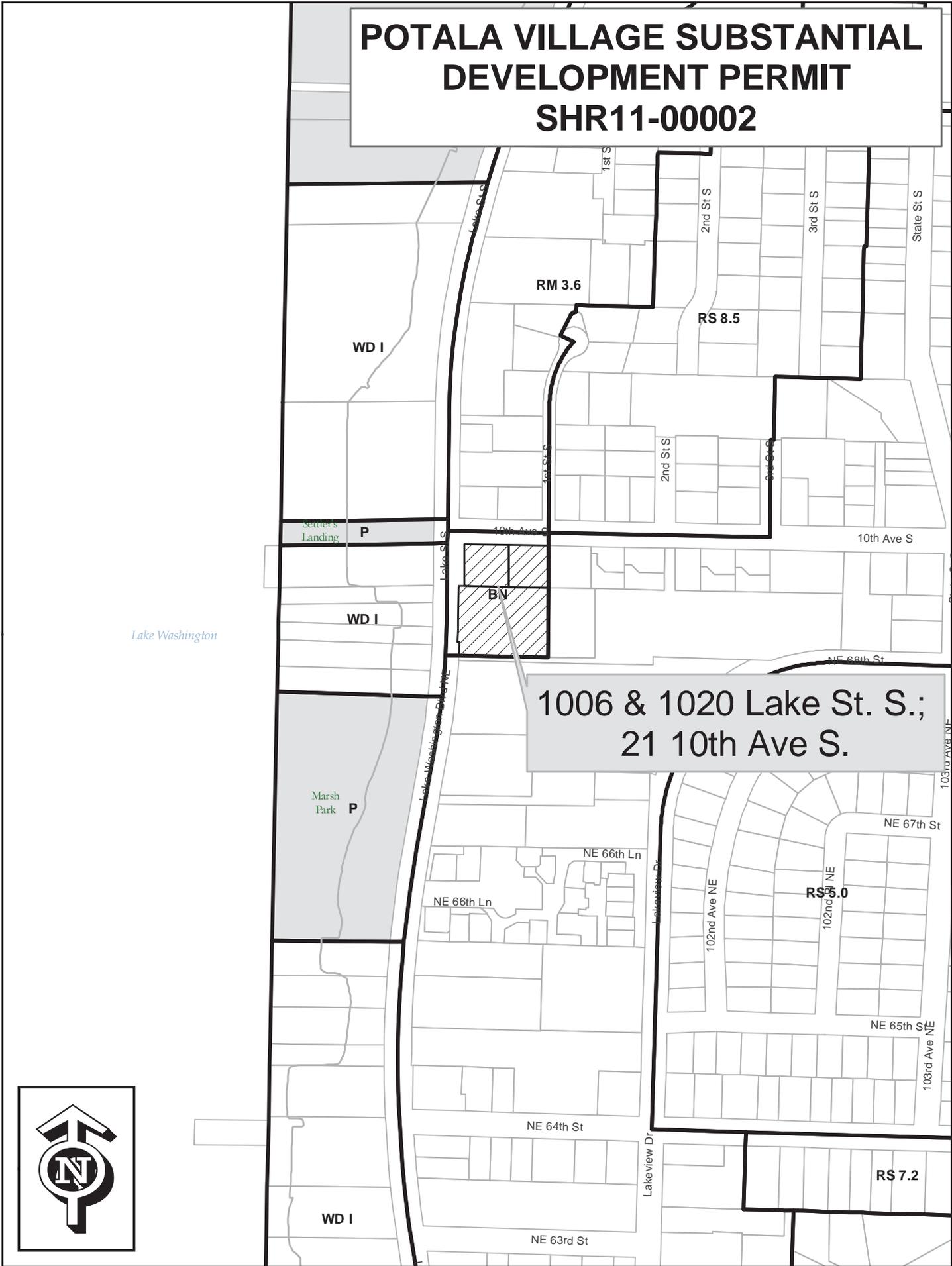


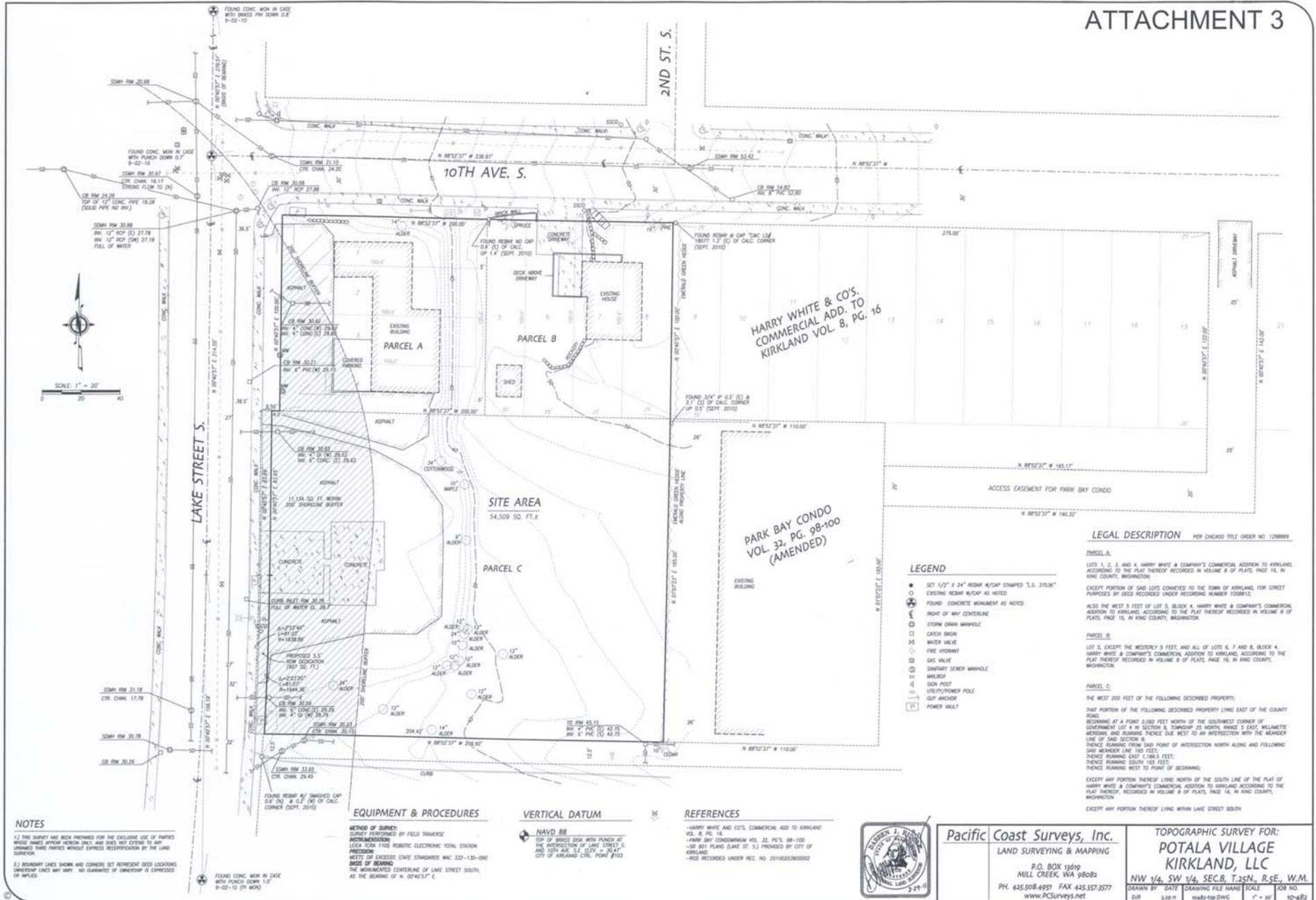
POTALA VILLAGE SUBSTANTIAL DEVELOPMENT PERMIT SHR11-00002



Lake Washington







NOTES

1. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WHOSE EXPRESS RECOGNITION BY THE LAND SURVEYOR.
2. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT IDEAL LOCATIONS. DIMENSIONED LINES MAY VARY. NO GUARANTEE OF DIMENSION IS EXPRESSED OR IMPLIED.

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA TOTAL STATION 1150 ROBOTIC ELECTRONIC TOTAL STATION
PRISM
WEETS OR EXCESS STATE STANDARDS IAC 132-135-006
BASE OF BEARING:
THE MONUMENTED CENTERLINE OF LAKE STREET SOUTH,
AS THE BEARING OF N. 00°40'37" E.

VERTICAL DATUM

NAVD 88
TOP OF BENCH MARK WITH PUNCH AT
INTERSECTION OF LAKE STREET S.
AND 10TH AVE. S. (ELEV. = 254.4)
CITY OF ARLAND CIVIL POINT #193

REFERENCES

-HARRY WHITE AND CO'S. COMMERCIAL ADD TO KIRKLAND
VOL. 8, PG. 16
-PARK BAY CONDOMINIUM VOL. 32, PGS. 98-100
-SB 907 PLAND (LAKE ST. S.) PROVIDED BY CITY OF
ARLAND
-RCS RECORDED UNDER REC. NO. 201003200002



Pacific Coast Surveys, Inc.
LAND SURVEYING & MAPPING
P.O. BOX 13499
MILL CREEK, WA 98024
PH. 425-208-4957 FAX 425-357-3577
www.PCSurveys.net

TOPOGRAPHIC SURVEY FOR:
POTALA VILLAGE
KIRKLAND, LLC
NW 1/4, SW 1/4, SEC. 8, T.25N., R.5E., W.M.
DRAWN BY: DATE: DRAWING FILE NAME: SCALE: JOB NO.
DJB 4-28-11 ksa2-top-DWG 1" = 20' 10-482

LEGAL DESCRIPTION PER CHICAGO TITLE ORDER NO. 1288989

PARCEL A:
LOTS 1, 2, 3 AND 4, HARRY WHITE & COMPANY'S COMMERCIAL ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 16, IN KING COUNTY, WASHINGTON.
EXCEPT PORTION OF SAS LOTS CONVEYED TO THE TOWN OF ARLAND, FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 1508912.
ALSO THE WEST 5 FEET OF LOT 5, BLOCK 4, HARRY WHITE & COMPANY'S COMMERCIAL ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 16, IN KING COUNTY, WASHINGTON.

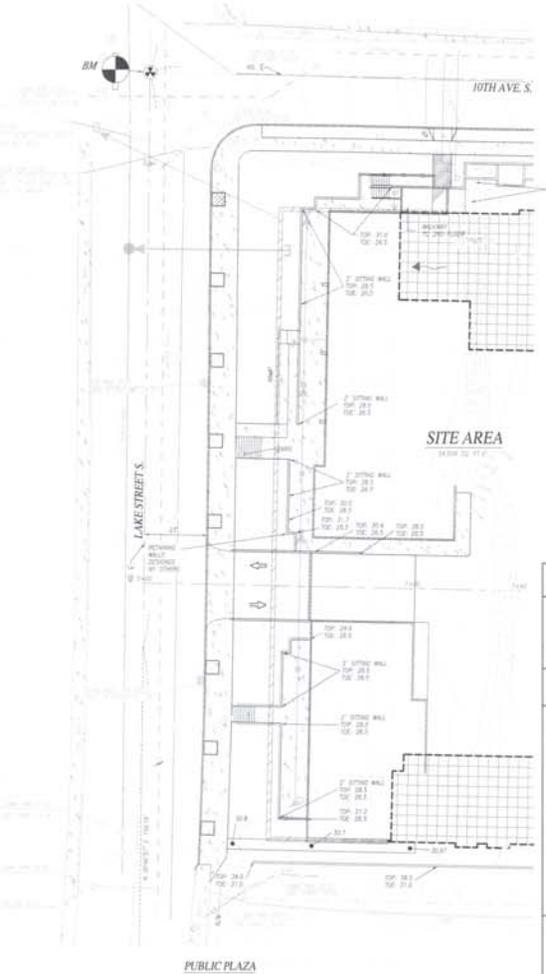
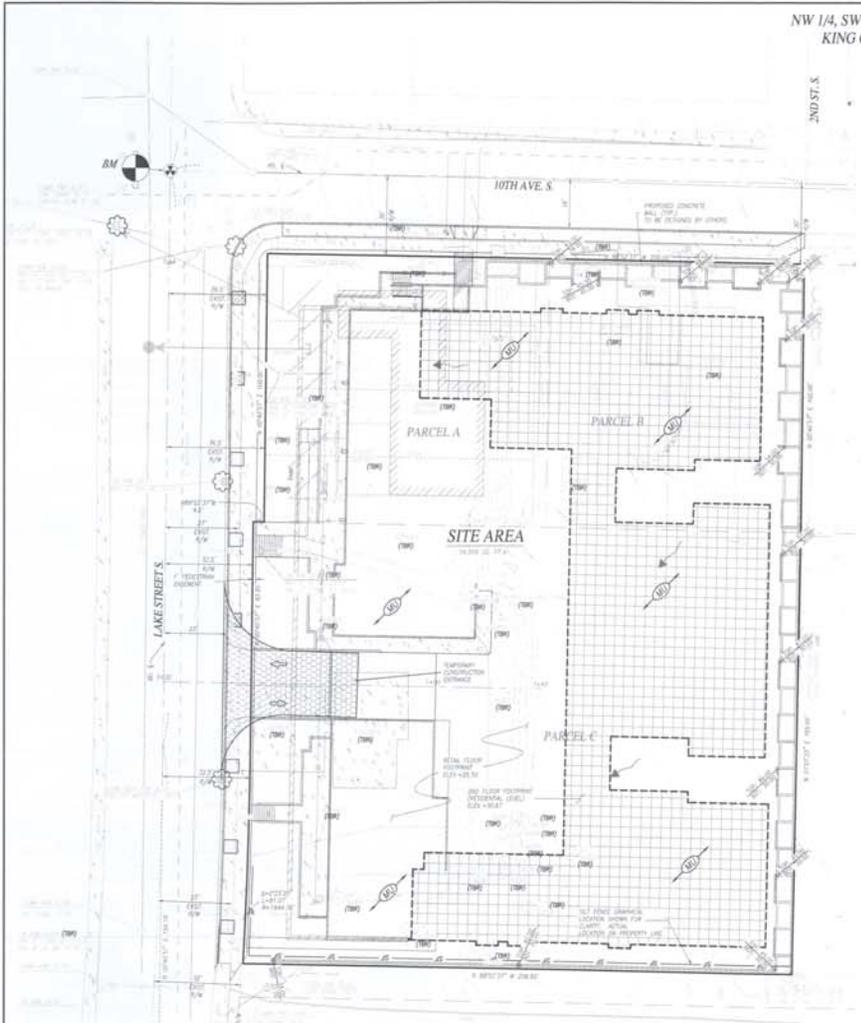
PARCEL B:
LOT 5, EXCEPT THE WESTERLY 5 FEET, AND ALL OF LOTS 6, 7 AND 8, BLOCK 4, HARRY WHITE & COMPANY'S COMMERCIAL ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 16, IN KING COUNTY, WASHINGTON.

PARCEL C:
THE WEST 200 FEET OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:
THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING EAST OF THE COUNTY ROAD,
BEGINNING AT A POINT 2,062 FEET NORTH OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 4 IN SECTION 8, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, AND RUNNING THENCE DUE WEST TO AN INTERSECTION WITH THE MEANDER LINE OF SAS SECTION 8,
THENCE RUNNING FROM SAID POINT OF INTERSECTION NORTH ALONG AND FOLLOWING SAID MEANDER LINE 185 FEET,
THENCE RUNNING EAST 1,184.9 FEET,
THENCE RUNNING SOUTH 185 FEET,
THENCE RUNNING WEST TO POINT OF BEGINNING;
EXCEPT ANY PORTION THEREOF LYING NORTH OF THE SOUTH LINE OF THE PLAT OF HARRY WHITE & COMPANY'S COMMERCIAL ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 16, IN KING COUNTY, WASHINGTON.
EXCEPT ANY PORTION THEREOF LYING WITH LAKE STREET SOUTH.

LEGEND

- SET 1/2" x 24" REBAR W/CAP STAMPED "S.S. 37538"
- EXISTING REBAR W/CAP AS NOTED
- ⊗ FOUND CONCRETE MONUMENT AS NOTED
- RIGHT OF WAY CENTERLINE
- STORM DRAIN MANHOLE
- CATCH BASIN
- ⊕ WATER VALVE
- ⊕ FINE HOUSING
- ⊕ GAS VALVE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ WELLS
- ⊕ SIGN POST
- ⊕ UTILITY/POWER POLE
- ⊕ SOFT ANCHOR
- ⊕ POWER VALVE

NW 1/4, SW 1/4, SEC. 8, T. 25N., R. 5E., W.M.
KING COUNTY, WASHINGTON



UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND STATUS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY INTERVIEWING THE UTILITY AND SURVEYING THE HOISTINGS AND RECORD LOCATIONS PRIOR TO CONSTRUCTION. THIS AND THIS SHALL INCLUDE OBTAINING UTILITY LOCATIONS & TRENCH-AND-DEEP RECORDS FOR ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITIES ORIGINATED BY THIS PROJECT. ANYWHERE ON THESE PLANS ARE BASED UPON THE UNDISPUTED PUBLIC RECORDS AND SHALL BE SUBJECT TO REVISION. A COMPLETE UTILITY RECORD THE CONTRACTOR SHALL CONSULT WITH ALL APPROPRIATE AGENCIES TO VERIFY ALL UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION.

CALL TWO (2) BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

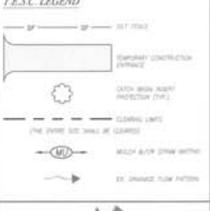
- CONSTRUCTION SEQUENCE**
1. PRIOR TO CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL OBTAIN AND REVIEW THE CONSTRUCTION PERMITS WITH THE CITY OF SEVIERVILLE AND CITY.
 2. PLAN CLEANING JARVIS AND REMOVE ALL FENCE OR SIGNAGE.
 3. INSTALL WORK CONSTRUCTION DISTANCE AND FULL PROTECTION ON EACH SIDE.
 4. CLEAR AND GRUB BUILDING, TREE AND LANDSCAPE.
 5. EXCAVATE FOR BUILDING.
 6. COVER EXPOSED SOILS WITH MULCH, NO. 100 OR HORSHORN.
 7. COMPLETE WATER, SEWER AND STORM UTILITIES INSTALL GAS, PHONE, TELEPHONE AND CABLE UTILITIES AS REQUIRED.
 8. INSTALL CURB, GUTTER AND SIDEWALK ON LAKE STREET S AND 10TH AVE. S.
 9. HORIZONTAL REINFORCED EXPOSED SOILS AND STABLE DRAINAGE.
 10. REMOVE SIGNIFICATION AT ALL EXISTING SIGNS.
 11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SOIL CONSTRUCTION IS COMPLETED. AFTER THE CONSTRUCTION SHALL BE AN EROSION CONTROL MEASURES SHALL BE REMOVED OR STABILIZED ON THE EXPOSED SOIL WITH RESTORATION FROM ORIGINAL SHALL BE PERMANENTLY ESTABLISHED.

SOIL TYPE
UNSATURATED MATERIAL, SEE TO USE (S&C)

GRADING QUANTITIES:
CUT: 45,000 Cu Yds
FILL: 50 Cu Yds

GRADING QUANTITIES WERE CALCULATED USING THE LAND DEVELOPMENT DESIGN COMPUTE METHOD. QUANTITIES ARE NOT ACCURATE FOR SOIL SWELLING AND SHRINKAGE.

NOTE:
- ALL SOIL REMOVED FROM THE SITE MUST BE HELD TO A CITY APPROVED USE.



Insight Engineering
P.O. BOX 1478
SEVIERVILLE, WA 98286
(425) 303-9363 (425) 303-6362 FAX
INFO@INSIGHTENGINEERING.NET

REV.	NO.	DESCRIPTION	DATE	BY



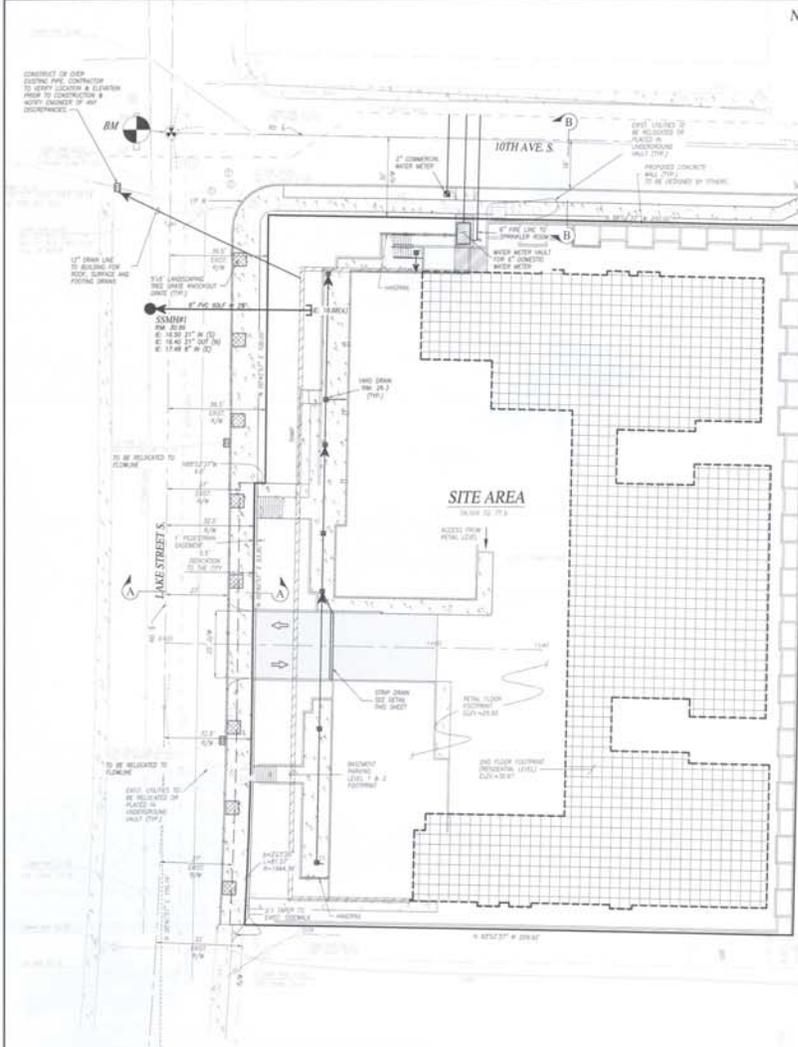
FILE # 10-00002
NW 1/4, SW 1/4, SEC. 8, T. 25N., R. 5E., W.M.
POTALA VILLAGE KIRKLAND, LLC.

DATE PLOTTED: 11/10/2011 11:20 AM
DRAWN: JLP
CHECKED: JLP
SCALE: 1" = 20'

GRADING AND T.E.S.C. PLAN

1 OF 6

NW 1/4, SW 1/4, SEC.8, T.25N., R.5E., W.M.
KING COUNTY, WASHINGTON



SCALE: 1" = 20'

HARRY WHITE & CO'S.
COMMERCIAL ADD. TO
KIRKLAND VOL. 6, PG. 16

PARK BAY CONDO
VOL. 22, PG. 86-100
(AMENDED)

SITE AREA

FINISHED FLOOR ELEVATIONS

FLOOR	FINISH ELEVATION
1st	18.00
2nd	18.00
3rd	18.00
4th	18.00
5th	18.00

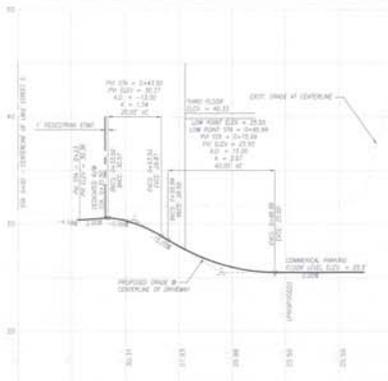
DRAINAGE NOTES:

1. THE PROJECT IS DESIGNED FOR SEWERAGE AND WATER QUALITY.
2. EXISTING EXCHANGE TO EXISTING STORM SYSTEM ON LAKE STREET IS PROPOSED.
3. DRAINAGE FROM UNDERGROUND PARKING AREAS SHALL BE PUMPED TO PROPOSED TERTIARY TREATMENT.
4. FLOODING DRAINAGE SHALL BE PUMPED TO EXISTING CATCH BASIN.

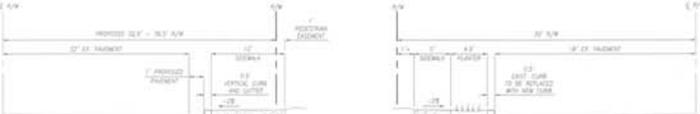
UTILITY CONFLICT NOTE:

CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION, DEPTH, AND SIZE OF ALL EXISTING UTILITIES BEFORE WORK ON THESE PLANS IS NOT. BY REVIEWING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL INCLUDE EXISTING UTILITY LOCATIONS IN 1-800-424-5555 REPORTING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CONDUITS TO PREVENTED OTHER UTILITIES IN THE CONSTRUCTION AREA. LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED UPON THE LATEST AVAILABLE INFORMATION AND CONDUCTED TO ADEQUATELY PROTECT PUBLIC SAFETY. THE CONTRACTOR SHALL CONSULT WITH ADEQUATELY PROFESSIONAL COMPANY TO VERIFY ALL UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION.

CALL TWO (2) BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

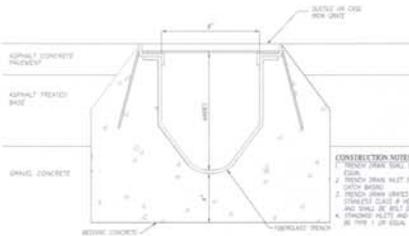


ACCESS DRIVEWAY PROFILE



LAKE STREET S SECTION A-A

10TH AVE SECTION B-B



STRIP DRAIN DETAIL

- CONSTRUCTION NOTES:**
1. STRIP DRAIN SHALL BE SET 18" BELOW FINISH FLOOR.
 2. STRIP DRAIN SHALL BE SET 18" BELOW FINISH FLOOR.
 3. STRIP DRAIN SHALL BE SET 18" BELOW FINISH FLOOR.
 4. STRIP DRAIN SHALL BE SET 18" BELOW FINISH FLOOR.



Insight Engineering
P.O. BOX 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

DATE	DESCRIPTION	BY	DATE

FILE # 10-00062
NW 1/4, SW 1/4, SEC. 8, T. 25N., R. 5E., W.M.
POTALA VILLAGE KIRKLAND, LLC

DATE	ISSUED BY	DATE	SCALE	JOB NO.
08/03/2010	ELP	11/10/2010	1"=20'	10-00062

UTILITY PLAN & PROFILE

Sheet 6 of 6

ABE CALCULATIONS

19. MIDPOINT ELEVATION	WALL SEGMENT LENGTH	
1 -46.50	154'-0"	7161.00
2 -54.85	53'-6"	2934.47
3 -52.80	24'-4"	1288.32
4 -51.25	4'-0"	205.00
5 -51.00	29'-2"	1496.20
6 -49.25'	20'-0"	985.00
7 -48.75'	29'-1"	1418.60
8 -48.80	2'-9"	134.20
9 -51.25'	25'-1"	1187.5
10 -47.35'	85'-5"	4048.42
11 -45.50'	25'-1"	1142.05
12 -45.00'	2'-9"	123.75
13 -44.25'	29'-1"	1287.67
14 -44.80	20'-0"	896.00
15 -43.25'	29'-2"	1262.90
16 -44.25'	4'-0"	177.00
17 -44.50'	25'-0"	1072.89
18 -44.75'	53'-6"	2394.12
19 -40.25'	158'-5"	6379.62
20 -31.25'	139'-11"	4371.87
21 -31.25'	3'-9"	117.18
22 -31.25'	95'-0"	2968.75
	1013'-0"	43,461.35
	992.1	

ABE = $\frac{43,461.35}{1013} = 42.9$

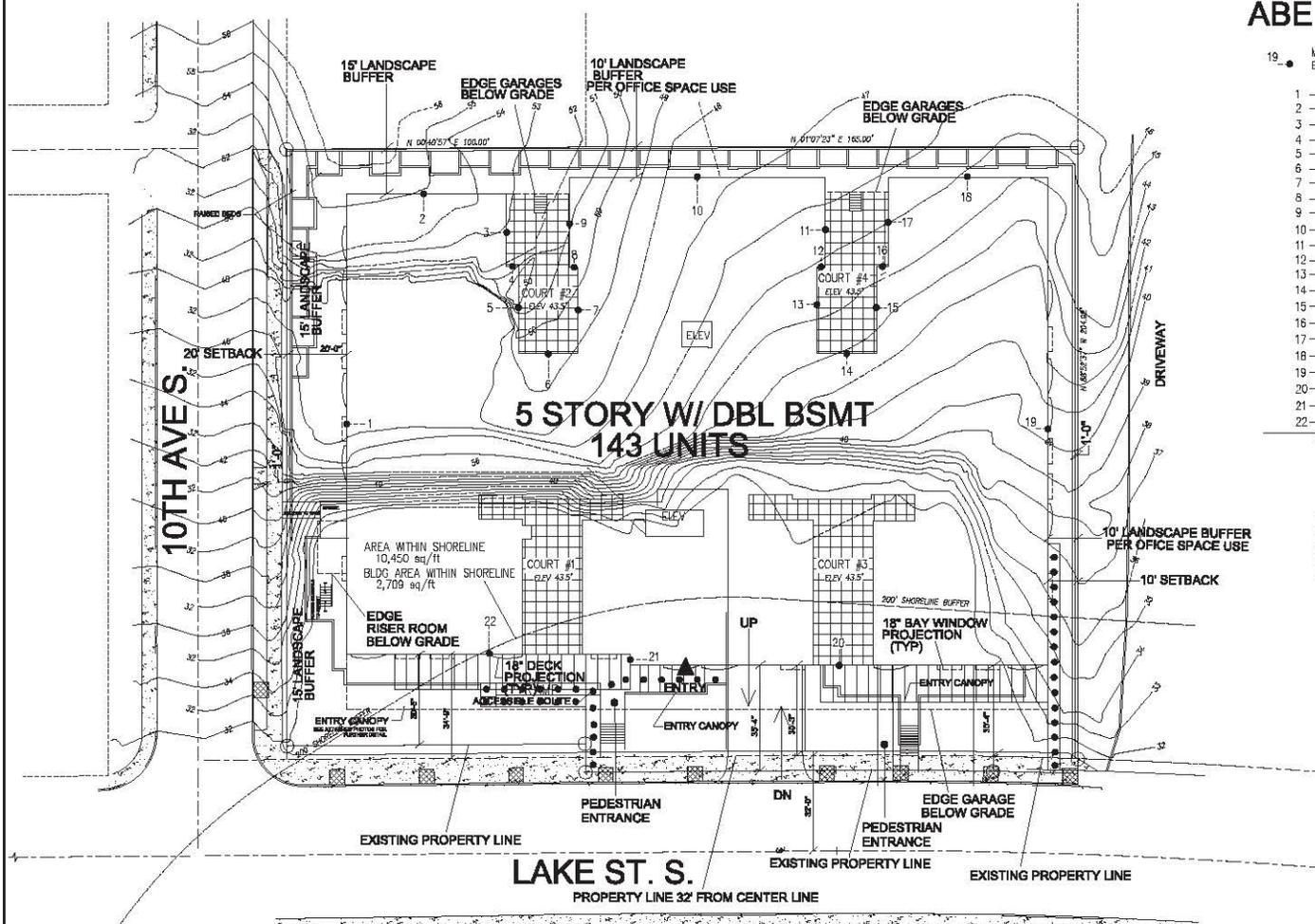
LOT AREA 53,601 SQ/FT
 LOT COVERAGE 36,836 SQ/FT
 GROSS FLOOR AREA 227,961 SQ/FT

PARKING CALCULATIONS:

10' CONCRETE STALLS PROVIDED
 10' LANDSCAPE STALLS PROVIDED
 217 STANDARD STALLS PROVIDED
 3,000 SQ/FT MEDICAL OFFICE @ 1 PER 200 SQ/FT = 15 PARKING STALLS REQ
 2,000 SQ/FT OFFICE @ 1 PER 200 SQ/FT = 10 PARKING STALLS REQ
 300 SQ/FT ELECTRIC ROOM @ 1 PER 200 SQ/FT = 2 PARKING STALLS REQ
 120 COMMERCIAL AREA PARKING @ 20 STALLS PROVIDED
 143 APARTMENT UNITS @ 17 RETAIL = 2431 PARKING STALLS REQ 2431 STALLS PROVIDED
 GUEST PARKING @ 10 STALLS PROVIDED 10 STALLS PROVIDED
 TOTAL PARKING STALLS 2451 STALLS PROVIDED

COMMON OPEN SPACE 13,035 SQ/FT
 COURTYARD

TRASH CONTAINMENT IS IN THE BUILDING



SITE PLAN
 ABE CALCULATIONS
 SCALE 1/8" = 1'-0"

22 FEB 11 - SUBMIT FOR SDP
 21 APR 11 - RESUBMIT FOR SDP

OWNER: POTIAL VILLAGE, LLC
 CONTRACTOR: SYNERGY CONSTRUCTION, INC.
 PROJECT: 143 UNIT "POTALA VILLAGE" - KIRKLAND
 LOCATION: LAKE STREET, KIRKLAND, WA

CHARLES MORGAN & ASSOCIATES
 ARCHITECTS
 7801 BEVERLY LAKE
 EVANSTON, WA 98003
 PHONE: 425-353-3828
 FAX: 425-353-3828

DATE: 23 MAR 11
 REVISION: 21 APR 11

DATE: 23 MAR 11
 REVISION: 21 APR 11
 A1.1



LAKE STREET ELEVATION

SCALE 3/32" = 1'-0"

<p>STATE LICENSES WASHINGTON ARIZONA OREGON CALIFORNIA MONTANA NEW MEXICO NEVADA CALIFORNIA TEXAS ILLINOIS SOUTH DAKOTA MISSOURI</p>	<p>PROJECT "POTALA VILLAGE" - KIRKLAND LOCATION LAKE STREET, KIRKLAND, WA OWNER POTALA VILLAGE, LLC CONTRACTOR STENERGY CONSTRUCTION, INC.</p>	<p>STUDIO19 ARCHITECTS 3111 3RD AVENUE, SEATTLE, WA 98101 PHONE: 206 3788871 WWW.STUDIO19ARCHITECTS.COM</p>	<p>CHARLES MORGAN & ASSOCIATES ARCHITECTS 7301 NEBELLY LAKE EVERETT, WA 98203 PHONE: 425-253-0888 EMAIL: CM@CMORGAN.COM</p>	<p>DATE 22 April 13 REVISION</p>	<p>SHEET A-3.1</p>
--	---	---	--	---	---



10TH AVE. ELEVATION

SCALE 3/32" = 1'-0"

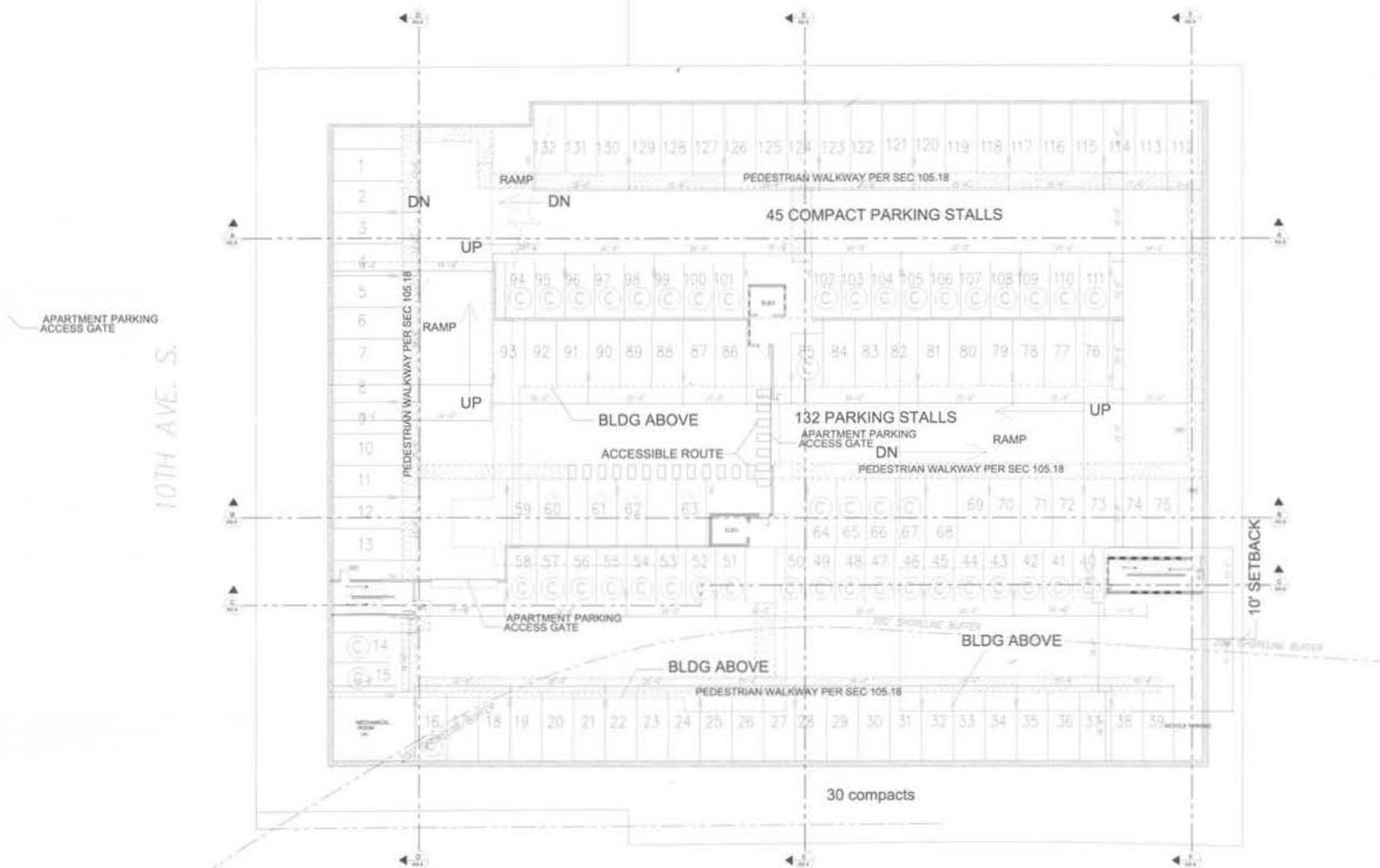
<p>STATE LICENSES: ARCHITECTURE: CALIFORNIA ENGINEER: NEW MEXICO ARCHITECTURE: WYOMING ARCHITECTURE: COLORADO ARCHITECTURE: WASHINGTON ARCHITECTURE: ALABAMA ARCHITECTURE: SOUTH CAROLINA</p>	<p>PROJECT "POTALA VILLAGE" - KIRKLAND LOCATION LAKE STREET, KIRKLAND, WA OWNER POTALA VILLAGE, LLC CONTRACTOR SYNERGY CONSTRUCTION, INC.</p>	<p>STUDIO19 ARCHITECTS 2111 19th Avenue, Seattle, WA 98137 PHONE: 206 278-8475 WWW.STUDIO19ARCHITECTS.COM</p>	<p>CHARLES MORGAN & ASSOCIATES ARCHITECTS 7021 BEVERLY LANE LYNN, WA 98036 PHONE: 425-353-1288 EMAIL: CM@cmorgan.com</p>	<p>DATE: 22 April 13 REVISION: SHEET: A-3.3</p>
--	--	---	--	---



EAST ELEVATION

SCALE: 3/32" = 1'-0"

<p>STATE LICENSES: ALABAMA ARIZONA ARKANSAS CALIFORNIA COLORADO CONNECTICUT DELAWARE FLORIDA GEORGIA ILLINOIS INDIANA IOWA KANSAS KENTUCKY LOUISIANA MARYLAND MASSACHUSETTS MICHIGAN MINNESOTA MISSISSIPPI MISSOURI MONTANA NEBRASKA NEVADA NEW HAMPSHIRE NEW JERSEY NEW MEXICO NEW YORK NORTH CAROLINA NORTH DAKOTA OHIO OKLAHOMA OREGON PENNSYLVANIA RHODE ISLAND SOUTH CAROLINA SOUTH DAKOTA TEXAS UTAH VERMONT VIRGINIA WASHINGTON WEST VIRGINIA WISCONSIN WYOMING</p>	<p>PROJECT: "POTALA VILLAGE" - KIRKLAND LOCATION: LAKE STREET, KIRKLAND, WA OWNER: POTALA VILLAGE, L.L.C. CONTRACTOR: SYNERGY CONSTRUCTION, INC.</p>	<p>STUDIO19 ARCHITECTS 3111 14th Avenue, Seattle, WA 98107 PHONE: 206 3299879 WWW.STUDIO19ARCHITECTS.COM</p>	<p>CHARLES MORGAN & ASSOCIATES ARCHITECTS 7001 ROBERTY LAKE EVERETT, WA 98203 PHONE: 425-253-1888 EMAIL: CM&A@charlesmorgan.com</p>	<p>DATE: 22 April 11 REVISION:</p>	<p>DATE: 22 April 11 REVISION: A-3.2</p>
---	---	--	--	---	--



FLOOR AREA BREAKDOWN
 624 SQ/FT COMMON AREA
 41,329 SQ/FT RESIDENTIAL PARKING AREA
 41,953 SQ/FT TOTAL FLOOR AREA

BASEMENT PARKING
 LEVEL #1 FLOOR PLAN
 SCALE 3/32" = 1'-0"



22 FEB 11 - SUBMIT FOR SDP
 21 APR 11 - RESUBMIT FOR SDP

DAVID J. GIBBS
 ARCHITECT
 1000 N. 10TH ST.
 SUITE 100
 SEASIDE, WA 98148

PROJECT 143 UNIT "POTOLA VILLAGE" - AIRKLAND
 LOCATION LAKE STREET, KIRKLAND, WA
 OWNER POTOLA VILLAGE, LLC
 CONTRACTOR

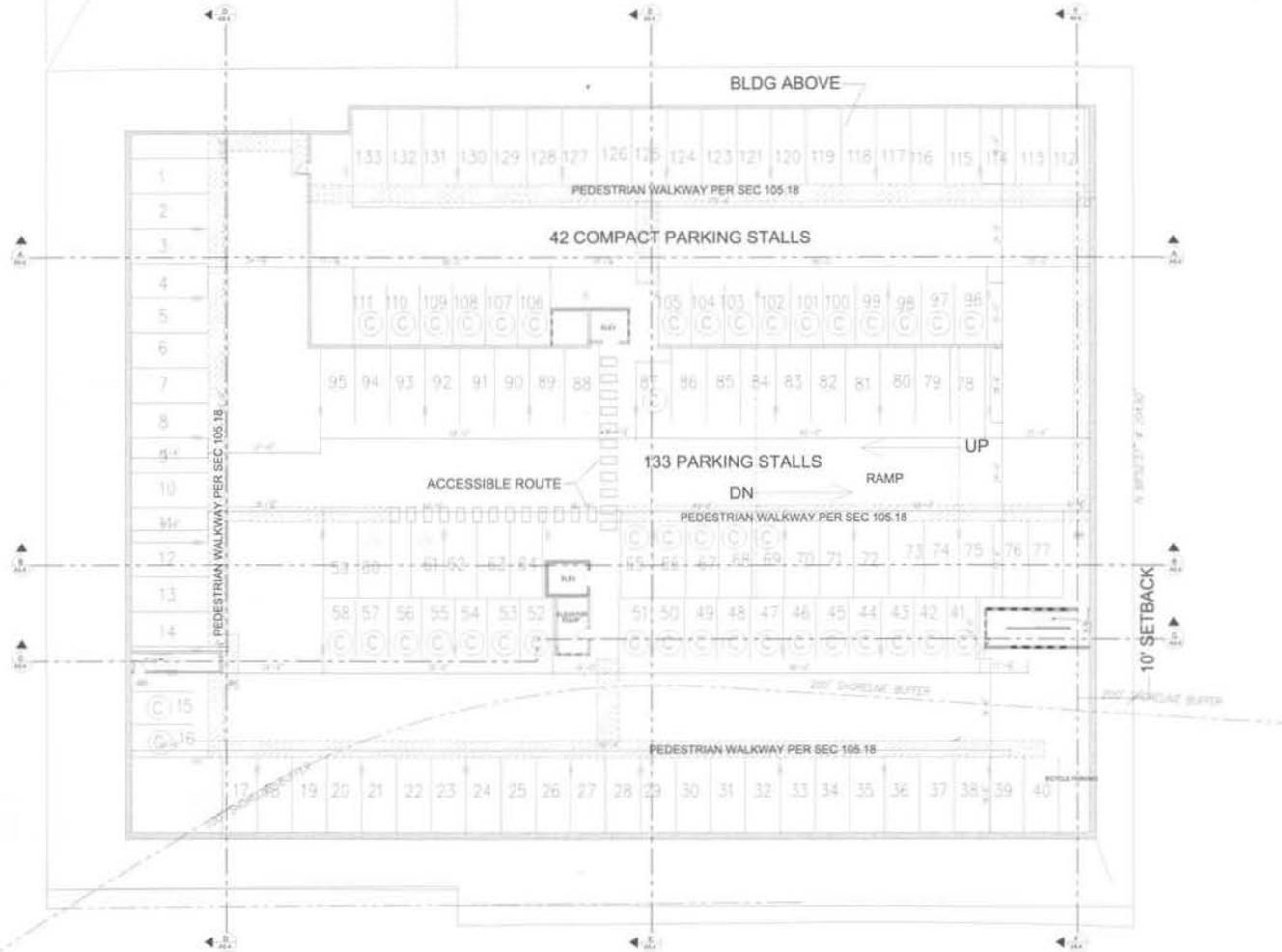
CHARLES MORGAN & ASSOCIATES
 ARCHITECTS
 2201 REVERLY LAKE
 PORTLAND, WA 98151
 PHONE 503-553-1999
 FAX 503-553-1999



DATE	23 MAR 11	BY	
REVISION	21 APR 11		

A3.2

10TH AVE. S.



FLOOR AREA BREAKDOWN
 968 SQ/FT COMMON AREA
 40,985 SQ/FT RESIDENTIAL PARKING AREA
 41,953 SQ/FT TOTAL FLOOR AREA



**BASEMENT PARKING
 LEVEL #2 FLOOR PLAN**
 SCALE 3/32" = 1'-0"

27 FEB 11 - SUBMIT FOR SDP
 21 APR 11 - RESUBMIT FOR SDP

STATE LICENSES:
 WASHINGTON ARIZONA
 IDAHO NEW MEXICO
 MONTANA OREGON
 CALIFORNIA COLORADO
 NEVADA NEBRASKA
 UTAH WISCONSIN
 SOUTH DAKOTA

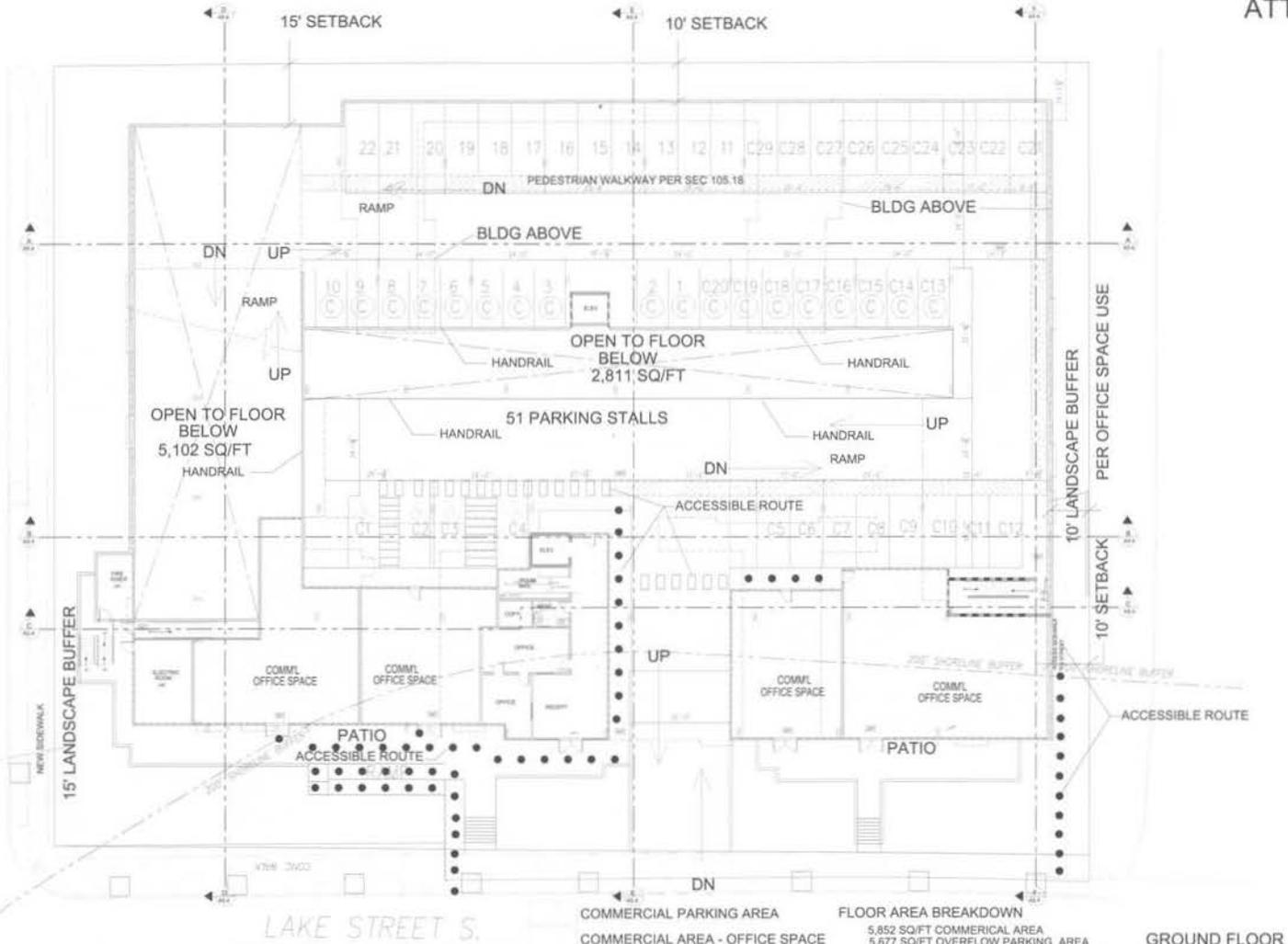
PROJECT 143 UNIT "POTALA VILLAGE" - BIRKLAND
 LOCATION LAKE STREET, BIRKLAND, WA
 OWNER POTALA VILLAGE, LLC
 CONTRACTOR

CHARLES MORGAN & ASSOCIATES
 ARCHITECTS
 7001 87TH AVE. S.
 BURNING WOOD, WA 98043
 PHONE 425-855-0888
 FAX 425-855-0889



DATE	23 MAR 11	HEET
REVISION	21 APR 11	

A3.1



PARKING REQUIREMENTS

37 COMPACT STALLS PROVIDED	3,000 SQ/FT MEDICAL OFFICE @ 1 PER 200 SQ/FT = 15 PARKING STALLS REQ	29 STALLS PROVIDED
15 HANDICAP STALLS PROVIDED	2,862 SQ/FT OFFICE @ 1 PER 300 SQ/FT = 10 PARKING STALLS REQ	34 STALLS PROVIDED
221 STANDARD STALLS PROVIDED	334 SQ/FT ELECTRIC ROOM @ 1 PER 300 SQ/FT = 2 PARKING STALLS REQ	41 STALLS PROVIDED
	TOTAL COMMERCIAL PARKING = 27 PARKING STALLS REQ	34 STALLS PROVIDED
	143 APARTMENT UNITS @ 1.7 STALLS = 244 PARKING STALLS REQ	41 STALLS PROVIDED
	GUEST PARKING STALLS PROVIDED	318 TOTAL PARKING STALLS PROVIDED

FLOOR AREA BREAKDOWN

COMMERCIAL PARKING AREA	5,852 SQ/FT COMMERCIAL AREA
COMMERCIAL AREA - OFFICE SPACE	5,577 SQ/FT OVERFLOW PARKING AREA
	15,542 SQ/FT COMMERCIAL PARKING AREA
	736 SQ/FT BUILDING USE AREA
	1,658 SQ/FT RESIDENTIAL LOBBY AREA
	29,565 SQ/FT TOTAL FLOOR AREA
	22,230 SQ/FT TOTAL COMMERCIAL AREA / 29,565 SQ/FT TOTAL FLOOR AREA = 75%

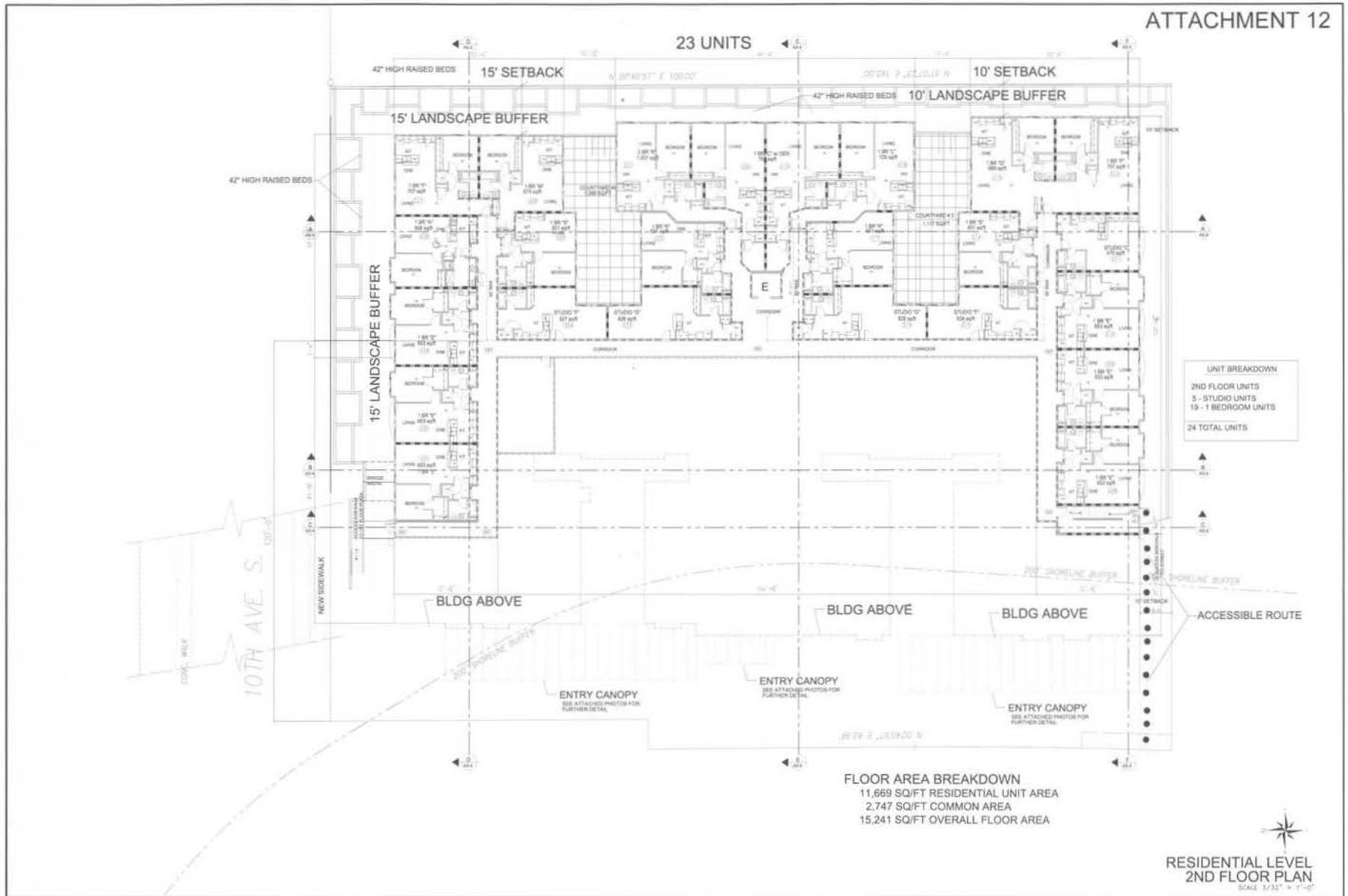
GROUND FLOOR

COMMERCIAL LEVEL
1ST FLOOR PLAN
SCALE: 3/32" = 1'-0"



<p>22 FEB 11 - SUBMIT FOR SDP 27 APR 11 - RESUBMIT FOR SDP</p>	<p>DATE/ISSUED: 22 MAR 11 ARCHITECT: CHARLES MORGAN & ASSOCIATES PROJECT: 145 UNIT "POTOLA VILLAGE" - KIRKLAND LOCATION: LAKE STREET, KIRKLAND, WA OWNER: POTOLA VILLAGE, LLC CONTRACTOR:</p>	<p>CHARLES MORGAN & ASSOCIATES ARCHITECTS</p>	<p>DATE: 22 MAR 11 REVISION: 27 APR 11</p>	<p>318 TOTAL PARKING STALLS PROVIDED</p>
--	--	--	---	--

A3.3



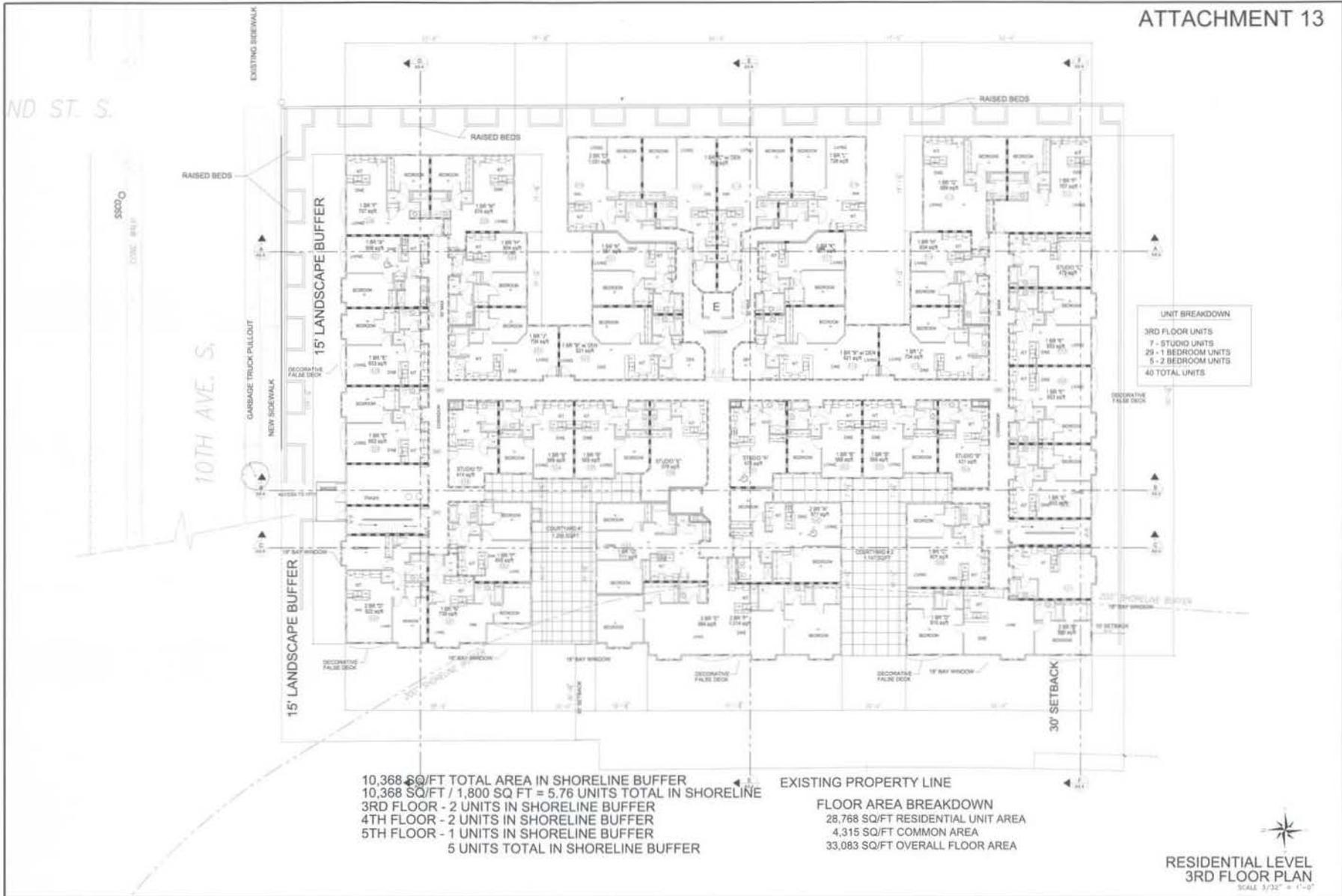
UNIT BREAKDOWN
 2ND FLOOR UNITS
 5 - STUDIO UNITS
 19 - 1 BEDROOM UNITS
 24 TOTAL UNITS

FLOOR AREA BREAKDOWN
 11,669 SQ/FT RESIDENTIAL UNIT AREA
 2,747 SQ/FT COMMON AREA
 15,241 SQ/FT OVERALL FLOOR AREA



**RESIDENTIAL LEVEL
 2ND FLOOR PLAN**
 SCALE 1/32" = 1'-0"

<p>22 FEB 11 - SUBMIT FOR SDP 21 APR 11 - RESUBMIT FOR SDP</p>	<p>PROFESSIONAL ARCHITECT: AR/DAK ENGINEER: NEW BR/CE GEOTECHNICAL: COL/PAW ELECTRICAL: M/CA MECHANICAL: M/CA PLUMBING: M/CA STRUCTURAL: M/CA</p>	<p>PROJECT 145 UNIT "POTALA VILLAGE" - HIRKLAND LOCATION LAKE STREET, HIRKLAND, WA OWNER POTALA VILLAGE, LLC CONTRACTOR</p>	<p>CHARLES MORGAN & ASSOCIATES ARCHITECTS</p>	<p>REVISIONS</p>	<p>DATE 22 FEB 11 REVISION 21 APR 11</p>	<p>HEET A3.4</p>
---	---	--	---	-------------------------	---	--



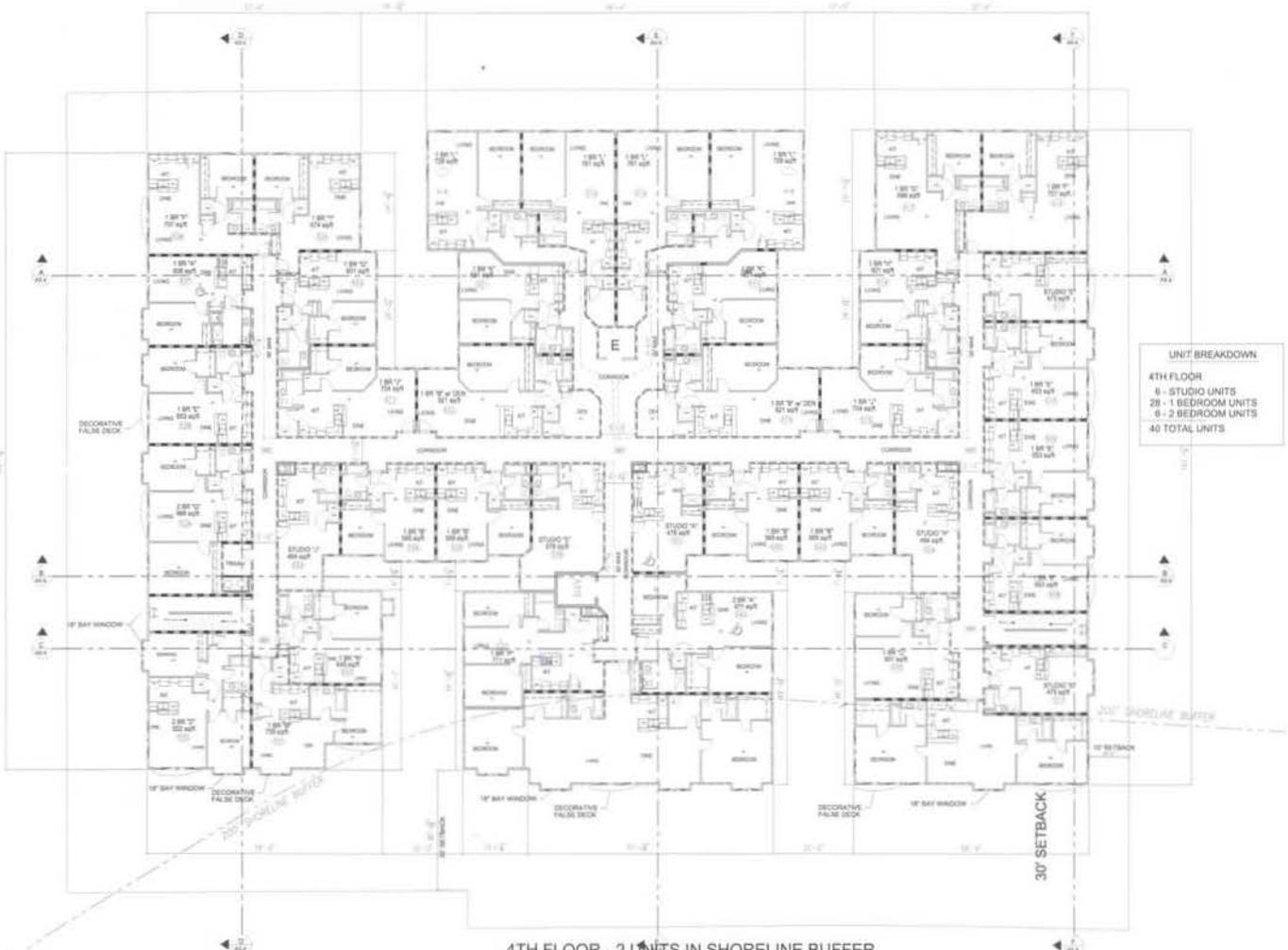
UNIT BREAKDOWN
 3RD FLOOR UNITS
 7 - STUDIO UNITS
 29 - 1 BEDROOM UNITS
 5 - 2 BEDROOM UNITS
 40 TOTAL UNITS

10,368 SQ/FT TOTAL AREA IN SHORELINE BUFFER
 10,368 SQ/FT / 1,800 SQ FT = 5.76 UNITS TOTAL IN SHORELINE
 3RD FLOOR - 2 UNITS IN SHORELINE BUFFER
 4TH FLOOR - 2 UNITS IN SHORELINE BUFFER
 5TH FLOOR - 1 UNITS IN SHORELINE BUFFER
 5 UNITS TOTAL IN SHORELINE BUFFER

EXISTING PROPERTY LINE
FLOOR AREA BREAKDOWN
 28,768 SQ/FT RESIDENTIAL UNIT AREA
 4,315 SQ/FT COMMON AREA
 33,083 SQ/FT OVERALL FLOOR AREA

RESIDENTIAL LEVEL
 3RD FLOOR PLAN
 SCALE 3/32" = 1'-0"

<p>22 FEB 11 - SUBMIT FOR SDP 21 APR 11 - RESUBMIT FOR SDP</p>	<p>PROJECT 143 UNIT "POTALA VILLAGE" - IRVINGLAND LOCATION LAKE STREET, IRVINGLAND, WA OWNER POTALA VILLAGE, LLC CONTRACTOR</p>	<p>CHARLES MORGAN & ASSOCIATES ARCHITECTS</p>	<p>DATE 22 FEB 11 REVISION 21 APR 11</p>	<p>PROJECT SHEET A3.5</p>
---	--	---	---	--



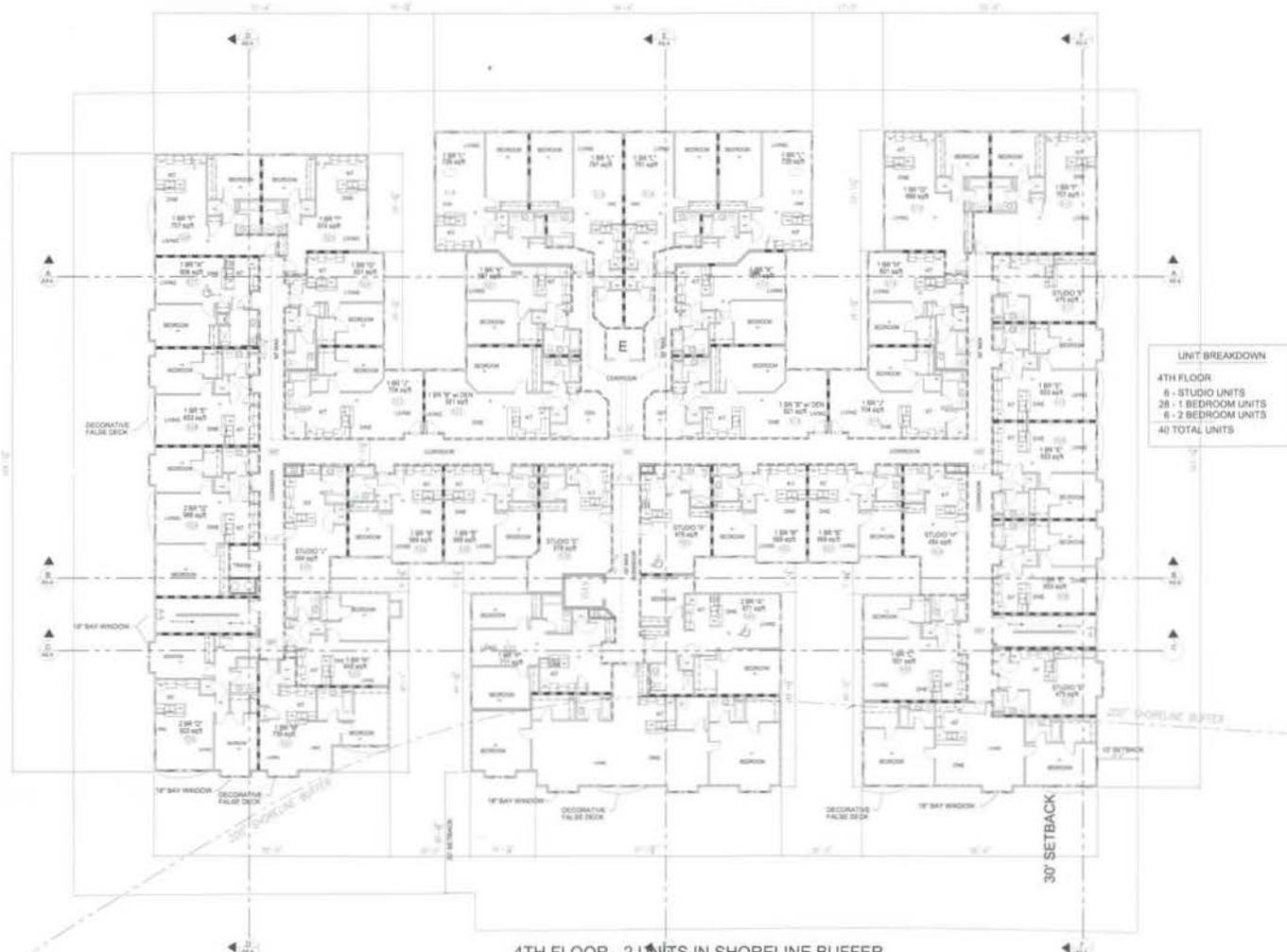
UNIT BREAKDOWN
 4TH FLOOR
 6 - STUDIO UNITS
 28 - 1 BEDROOM UNITS
 6 - 2 BEDROOM UNITS
 40 TOTAL UNITS

4TH FLOOR - 2 UNITS IN SHORELINE BUFFER
 FLOOR AREA BREAKDOWN
 29,193 SQ/FT RESIDENTIAL UNIT AREA
 3,890 SQ/FT COMMON AREA
 33,083 SQ/FT OVERALL FLOOR AREA



RESIDENTIAL LEVEL
 4TH FLOOR PLAN
 SCALE 3/32" = 1'-0"

<p>22 FEB 11 - SUBMIT FOR SDP 21 APR 11 - RESUBMIT FOR SDP</p>	<p>BASED LICENSED WASHINGTON ARIZONA IDAHO NEW MEXICO MONTANA NEVADA OREGON CALIFORNIA COLORADO NEBRASKA KANSAS COLORADO NEBRASKA SOUTH DAKOTA MISSOURI</p>	<p>PROJECT 143 UNIT "POTALA VILLAGE" -- HIRKLAND LOCATION LAKE STREET, KIRKLAND, WA OWNER POTALA VILLAGE, LLC CONTRACTOR</p>	<p>CHARLES MORGAN & ASSOCIATES ARCHITECTS 7301 85TH AVE EVERETT, WA 98203 PHONE: 425-353-1389 FAX: 425-353-1390</p>		<p>DATE 22 FEB 11 REVISION 21 APR 11</p>	<p>HEET A3.6</p>
---	--	---	--	--	---	---------------------------------------



UNIT BREAKDOWN

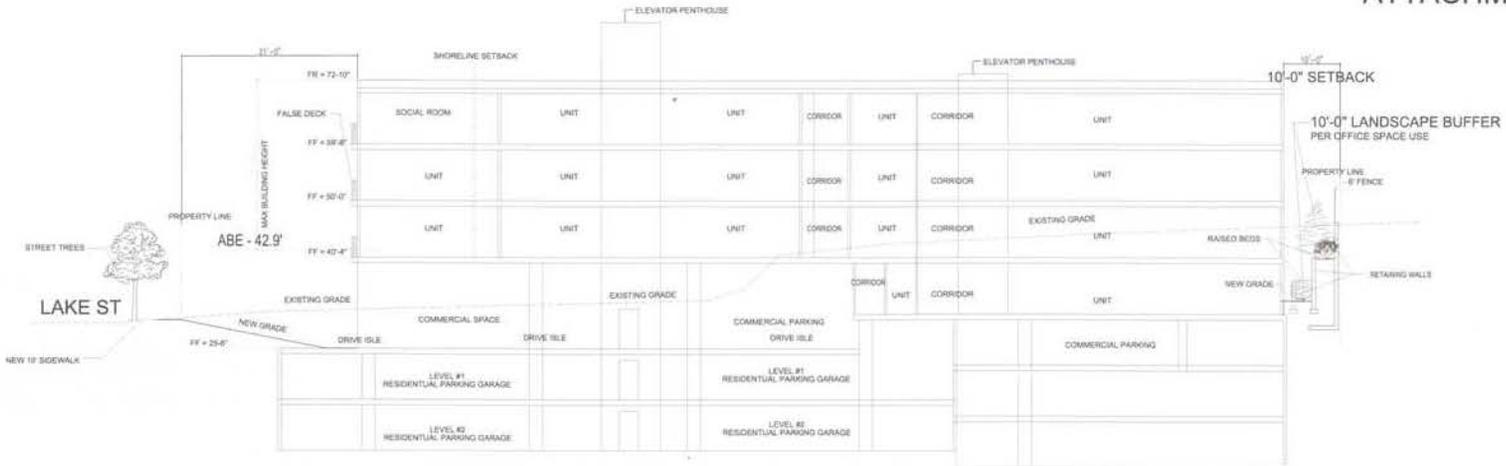
4TH FLOOR
6 - STUDIO UNITS
28 - 1 BEDROOM UNITS
6 - 2 BEDROOM UNITS
40 TOTAL UNITS

4TH FLOOR - 2 UNITS IN SHORELINE BUFFER
 FLOOR AREA BREAKDOWN
 29,193 SQ/FT RESIDENTIAL UNIT AREA
 3,890 SQ/FT COMMON AREA
 33,083 SQ/FT OVERALL FLOOR AREA

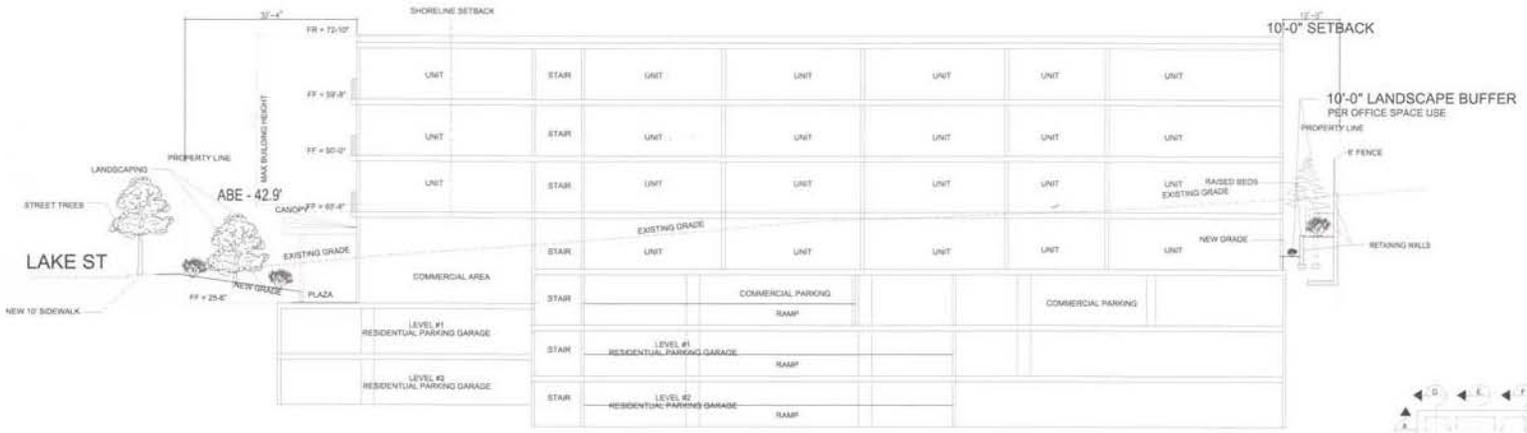


RESIDENTIAL LEVEL
 5TH FLOOR PLAN
 SCALE 1/32" = 1'-0"

22 FEB 11 - SUBMIT FOR SDP 21 APR 11 - RESUBMIT FOR SDP	ANTILICENSED ARCHITECTS CHARLES MORGAN & ASSOCIATES 1000 WEST 10TH AVENUE DENVER, CO 80202	PROJECT 143 UNIT "POTALA VILLAGE" - KIRKLAND LOCATION LAKE STREET, KIRKLAND, WA OWNER POTALA VILLAGE, LLC CONTRACTOR	CHARLES MORGAN & ASSOCIATES ARCHITECTS 1000 WEST 10TH AVENUE DENVER, CO 80202 PHONE: 303-533-1999 FAX: 303-533-1998		DATE 22 FEB 11 REVISION 21 APR 11	SHEET A3.7
--	--	---	--	--	--------------------------------------	----------------------



SECTION "E-E"

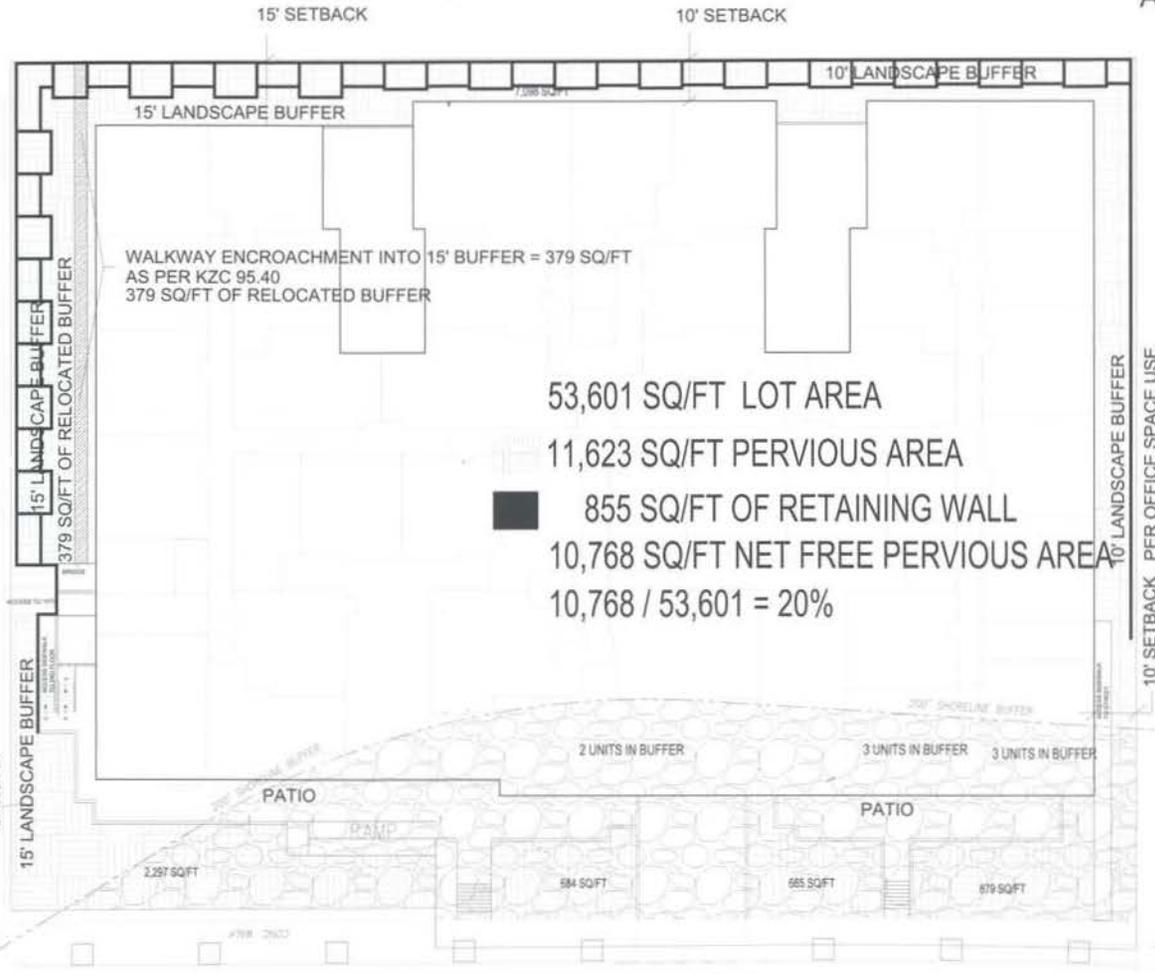


SECTION "F-F"



SECTIONS CUTS
SCALE 1/8" = 1'-0"

<p>12 FEB 11 - SUBMIT FOR SDP 21 APR 11 - RESUBMIT FOR SDP</p>	<p>STAFF LOCATIONS WASHINGTON ARIZONA DENVER NEW MEXICO HOUSTON WYOMING JULIETTA COLORADO UTAH WISCONSIN SOUTH DAKOTA</p>	<p>PROJECT 143 UNIT "POSTALA VILLAGE" - KIRKLAND LOCATION LAKE STREET, KIRKLAND, WA OWNER POSTALA VILLAGE, LLC CONTRACTOR</p>	<p>CHARLES MORGAN & ASSOCIATES ARCHITECTS 7301 REVELLY LAKE EVANSTON, WA 98033 PHONE: 425-833-1889 FAX: 425-833-1889</p>	<p>DATE 22 FEB 11 REVISION 21 APR 11</p>	<p>SHEET P-14</p>
--	---	---	--	--	-----------------------



10,368 SQ/FT TOTAL AREA IN SHORELINE BUFFER
 10,368 SQ/FT / 1,800 SQ FT = 5.76 UNITS TOTAL IN SHORELINE
 3RD FLOOR - 2 UNITS IN SHORELINE BUFFER
 4TH FLOOR - 2 UNITS IN SHORELINE BUFFER
 5TH FLOOR - 1 UNITS IN SHORELINE BUFFER
 5 UNITS TOTAL IN SHORELINE BUFFER

OPEN AREA PLAN
 SHORELINE BUFFER CALC PLAN
 SCALE 3/32" = 1'-0"

<p>22 FEB 11 - SUBMIT FOR SDP 21 APR 11 - RESUBMIT FOR SDP</p>	<p>DESIGNED BY: [blank] ARCHITECT: [blank] OWNER: [blank] CONTRACTOR: [blank]</p>	<p>PROJECT: 145 UNIT "POTALA VILLAGE" - KIRKLAND LOCATION: LAKE STREET, KIRKLAND, WA OWNER: POTALA VILLAGE, LLC CONTRACTOR: [blank]</p>	<p>CHARLES MORGAN & ASSOCIATES ARCHITECTS 1500 BERRY LANE EVANSTON, WA 98023 PHONE: 425-855-1000 FAX: 425-855-1000</p>	<p>DATE: 22 FEB 11 REVISION: 21 APR 11</p>	<p>PROJECT: A6.1</p>
---	--	--	---	---	----------------------

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Potala Village:

**1006 Lake Street South,
21 Tenth Avenue South, and
6700 Lake Washington Boulevard,
Kirkland, Washington**

Project No. 100138 • October 15, 2010





PHASE I ENVIRONMENTAL SITE ASSESSMENT

Potala Village:

**1006 Lake Street South, 21 Tenth Avenue South,
and 6700 Lake Washington Boulevard,
Kirkland, Washington**

Prepared for: Dargey Enterprises

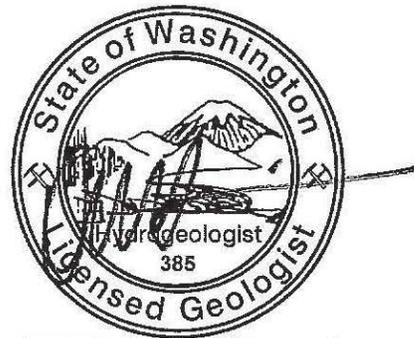
Project No. 100138 • October 15, 2010

Aspect Consulting, LLC



Dana L. Cannon

Dana Cannon
Project Hydrogeologist
dcannon@aspectconsulting.com



Douglas L. Hillman

Doug Hillman, LHG
Principal Hydrogeologist
dhillman@aspectconsulting.com

V:\100138 Potala Village - Kirkland\Deliverables\Phase I\Dargey Phase I report.doc



Contents

Executive Summary	1
1 Introduction	3
1.1 Purpose of Study.....	3
1.2 Scope of Work.....	3
1.3 Significant Assumptions	3
2 Site Description	4
2.1 Property Characteristics	4
2.2 Current Use of Adjoining Properties	4
2.3 Physical Setting.....	4
3 User Provided Information	5
3.1 Title Records	5
3.2 Specialized Knowledge	5
3.3 Information Reported by User Regarding Environmental Liens	5
3.4 Previous Environmental Reports	5
3.4.1 Subsurface Sampling (Environmental Associates, 2006)	5
3.4.2 Additional Soil and Groundwater Investigation (Aspect 2008a).....	6
3.4.3 Additional Groundwater Sampling (Aspect 2008b)	6
4 Site Reconnaissance and Interviews	6
4.1 Parcel A - 1006 Lake Street South	7
4.2 Parcel B – 6700 Lake Washington Boulevard	8
4.3 Parcel C – 21 Tenth Avenue South	9
5 Environmental Records Review	9
5.1 Database Search	9
6 Historical Use Information	10
7 Phase I Findings	11
7.1 Data Gaps	11
7.2 Recognized Environmental Conditions	12

8 References12

9 Limitations and Exceptions12

10 Declaration of Qualifications13

11 Special Terms and Conditions14

List of Tables

- 1 Site Reconnaissance Summary
- 2 Site Summary from EDR Database Search

List of Figures

- 1 Vicinity Map
- 2 Site Plan

List of Appendices

- A Site Photographs
- B Environmental Database (EDR) Radius Check Report
- C Historical Records Documents – Tax Assessor Records, Historical Aerial Site Photographs, City Directory Search, Historical Topographic Maps

Executive Summary

Aspect Consulting, LLC (Aspect) performed a Phase I Environmental Site Assessment (ESA) on behalf of Dargey Enterprises, Inc for the properties located at 1006 Lake Street South, 21 10th Street South, and 6700 Lake Washington Boulevard, Kirkland, Washington (Subject Property). The site location is shown on Figures 1 and 2. The Phase I ESA was performed in general accordance with the American Society for Testing and Materials (ASTM) E-1527-05 guidelines.

The three-parcel Subject Property (Tax Parcel Numbers 9354900220, 0825059233, and 9354900240) totals approximately 52,600 square feet (1.21 acres). According to King County tax assessor records, parcels 9354900220 and 9354900240, the northern two parcels, are owned by David Myaskovsky. Parcel 0825059233, the larger southern parcel, is owned by Luella O'Connor. For the purposes of this report, the three parcels are designated 'A' through 'C'. Parcel A (1006 Lake Street South) includes a 2,114 square foot single-story building with one commercial tenant, a dry cleaner. Parcel B (6700 Lake Washington Boulevard) is currently a vacant lot. Parcel C (21 10th Avenue South) includes a 2,370 square foot residence with basement. The house on Parcel C was built in 1953.

The building on Parcel A was built in 1958 with additions added to the eastern and southern parts of the building in the 1960s. OK Tire Store operated on the property from 1958 until the mid-1970s. Since the mid-1970s, a restaurant, market, and dry cleaner have operated in the building. The dry cleaner has been in operation since the mid-1990s.

A service station was built on Parcel B in 1957. According to assessor records, the station infrastructure included two 4,000 gallon and one 275 gallon underground storage tanks (USTs) and one hydraulic hoist. Based on a review of the assessor records, the building was probably demolished in the early 1970s. The property has remained a vacant lot since that time.

The adjoining properties are currently developed for residential use, including single-family residences, condominiums, and apartments. Historically commercial properties were located west of the Subject Property, including a lumber mill and above ground storage tanks for oil storage.

Our Phase I assessment revealed the following "recognized environmental conditions" (RECs), as defined by Section 1.1.1 of ASTM 1527-05. Each of these RECs represents potential and unknown or un-assessed risks for soil and/or groundwater impacts. Findings of this ESA are summarized below:

- **Subject Property – Parcel A.** Based on results from the three investigations summarized in Section 3.4, impacts associated with the dry cleaning operations appear to be limited to shallow groundwater in the area of the dry cleaning machine.
- **Subject Property – Parcel A.** A tire and battery automotive service shop operated on the property from 1958 until the mid-1970s.

ASPECT CONSULTING

- **Subject Property - Parcel B.** A service station operated on this parcel from 1957 until the early 1970s. At least three USTs and possibly one hydraulic hoist remain on site from the former service station. According to Ms. O'Connor, the USTs were decommissioned by filling with sand when the service station building was demolished.
- **Subject Property - Parcel C.** Tax assessor records indicate the home was heated by a pressure oil burner/oil burning unit. It is unknown whether the heating oil was stored in an above ground or underground storage tank, or if the tank was properly decommissioned.

1 Introduction

1.1 Purpose of Study

The purpose of the Phase I ESA is to identify, to the extent practicable using standard methods, the presence or likely presence of hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the properties or into the ground, groundwater, or surface water of the properties.

1.2 Scope of Work

The Phase I ESA was conducted in general accordance with the methods outlined in American Society for Testing and Materials (ASTM) E-1527-05 and included the following tasks:

- Conducting a site inspection to observe existing site conditions and activities at neighboring parcels, and interviewing key personnel.
- Reviewing reasonable ascertainable and standard environmental record sources in an effort to identify recognized environmental conditions in connection with the Site. Assess site history utilizing a combination of local aerial photographs and municipal directories.
- Reviewing historical use and ownership using local assessor records and city directories, reviewing historical aerial photographs, and reviewing topographic maps for drainage and topographic information.

A hazardous building material (e.g. asbestos, lead-based paint) survey was not conducted as part of this Phase I.

1.3 Significant Assumptions

The conclusions of the Phase I portion of this ESA are based on research of readily available current and historical information sources, interviews, and a site visit. When possible, we researched multiple sources to corroborate information. We have assumed that our information sources are correct unless another source indicates otherwise. A hazardous building material (e.g., asbestos, lead-based paint, and other materials) survey was not conducted as part of this Phase I ESA. Title records were not reviewed during this assessment.

2 Site Description

2.1 Property Characteristics

The Subject Property is located in Kirkland, Washington, at the southeast corner of 10th Avenue South and Lake Street South (Figures 1 and 2). The three-parcel Subject Property (Tax Parcel Numbers 9354900220, 0825059233, and 9354900240) totals approximately 52,600 square feet (1.21 acres). According to King County tax assessor records, parcels 9354900220 and 9354900240, the northern two parcels, are owned by David Myaskovsky. Parcel 0825059233, the larger southern parcel, is owned by Luella O'Connor.

For the purposes of this report, the three parcels are designated 'A' through 'C'. Parcel A (1006 Lake Street South) includes a 2,114 square foot single-story building with two commercial tenants, a restaurant and a dry cleaners. Parcel B (6700 Lake Washington Boulevard) is currently a vacant lot. Parcel C (21 10th Avenue South) includes a 2,370 square foot residence with basement.

2.2 Current Use of Adjoining Properties

The adjoining properties are currently developed for residential use, including single-family residences, condominiums, and apartments.

2.3 Physical Setting

Physical setting sources reviewed during the site assessment included the United States Geological Survey (USGS) 7.5 by 15-minute North Bellevue topographic quadrangle map (USGS, 1982). The Subject Property is approximately 100 feet from the eastern shore of Lake Washington between Juanita and Yarrow Bays. The Subject Property has been professionally surveyed by Pacific Coast Surveys, Inc. The property slopes to the west from an elevation of 54 feet along the northeastern edge to 30 feet on the western edge.

Geology and Hydrogeology

Located in the Puget Sound Lowland, native soils at the site are primarily comprised of glacial till, overlying glacially overridden silt. The glacially compacted basal till deposits are generally unsorted to poorly sorted and may contain gravel and sand in a gray, silty matrix. Subsurface conditions on Parcel A were previously characterized by Environmental Associates, Inc in 2006 and Aspect in 2008 (see Section 3.4 below). Soils encountered during drilling generally consisted of dense silty sand and stiff to hard sandy silt. The till unit extends at least 45 feet below ground surface (bgs) on Parcel A.

Three groundwater monitoring wells were installed on Parcel A in March 2008. Two wells were screened from 10 to 30 feet bgs and the third well from 25 to 45 feet bgs. Aspect did not observe saturated conditions while drilling; however, given time to equilibrate, water levels rose to a depth approximately 2 feet below grade. This is indicative of the low permeability and limited ability to transmit water of the dense

glacial till and silt. Based on groundwater elevation data, groundwater flow across the site is generally to the west, with a slight northward component.

3 User Provided Information

3.1 Title Records

No title records were reviewed during this assessment.

3.2 Specialized Knowledge

Aspect interviewed Mr. David Myaskovsky, the current owner of Parcels A and C and Ms. Luella O'Connor, owner of Parcel B. Their input is incorporated into this report.

3.3 Information Reported by User Regarding Environmental Liens

Mr. Lobsang Dargey of Dargey Enterprises is not aware of any environmental cleanup liens against the Subject Property under federal, tribal, state, or local law.

3.4 Previous Environmental Reports

Aspect reviewed environmental reports and investigation data prior to conducting the site walk. These reports only pertain to investigations that have been conducted on Parcel A. The following provides a summary of these materials.

3.4.1 ***Subsurface Sampling (Environmental Associates, 2006)***

Environmental Associates completed four direct push borings in the area of the dry cleaning facility. Two borings (B-3 and B-4) were completed inside the dry cleaning facility. Borings B-1 and B-2 were completed outside the facility to the west and south of the dry cleaners, respectively. Due to the dense nature of the subsurface soils, borings were advanced between 3.5 and 11 feet bgs. Groundwater was only encountered in boring B-4 inside the facility at a depth of approximately 4 feet.

One or two soil samples were collected from each boring and submitted for laboratory analysis of volatile organic compounds (VOCs) by EPA Method 8260B. One groundwater sample was also collected and submitted for analysis of VOCs. VOCs were not detected in any soil sample at concentrations above the laboratory reporting limit. Three chlorinated VOCs associated with dry cleaning were detected in the groundwater sample. Detected VOCs include tetrachloroethene (PCE) at a concentration of 10 micrograms per liter ($\mu\text{g/L}$), trichloroethene (TCE) at a concentration of 2.8 $\mu\text{g/L}$, and cis-1,2-dichloroethene (cis-DCE) at a concentration of 5.5 $\mu\text{g/L}$. The concentration of PCE exceeded the Washington State Model Toxics Control Act (MTCA) Method A groundwater cleanup level of 5 $\mu\text{g/L}$. Detected concentrations of TCE and cis-DCE were below their respective cleanup levels. Based on these results it was concluded that a

release of dry cleaning solvents had occurred, resulting in adverse environmental impacts in the vicinity of the dry cleaning machine.

3.4.2 Additional Soil and Groundwater Investigation (Aspect, 2008a)

Aspect completed a subsequent soil and groundwater investigation in January 2008. Five soil borings (B-5 through B-9) were completed at the site at the locations on Figure 2. Borings B-6 through B-9 were completed using a Geoprobe drill rig. Boring B-5, located behind the building next to an apparent sanitary sewer line, was drilled using a hand auger due to access limitations for a drill rig. Due to the dense nature of the soil, borings were advanced to a depth of 4.5 to 8 feet bgs. Water was encountered in only one boring (B-5) next to the sanitary sewer line.

One soil sample was collected from B-5 and two soil samples each were collected from borings B-6 through B-9. One water sample was collected from boring B-5 using a temporary PVC well screen. Soil and groundwater samples were submitted for analysis of VOCs by EPA Method 8260B. VOCs were not detected in any of the soil or water samples.

3.4.3 Additional Groundwater Sampling (Aspect, 2008b)

To evaluate whether dry cleaning activities had impacted groundwater quality at the site, Aspect completed an additional groundwater investigation using drilling equipment capable of penetrating the dense till. Three groundwater monitoring wells (MW-1 through MW-3) were installed at locations shown on Figure 2. Soils encountered during drilling generally consisted of dense silty sand and stiff to hard sandy silt, which was interpreted as a native glacial till unit. The till unit extends to at least 45 feet bgs on Parcel A.

Well MW-1 was screened between 25 and 45 feet bgs and wells MW-2 and MW-3 between 10 and 30 feet bgs. While water was not observed in the borings during drilling, the wells did slowly fill with water after drilling was completed. Static water levels were between 1 and 2 feet bgs. Based on groundwater elevation data, groundwater flow across the site is generally to the west, with a slight northward component.

Groundwater samples were collected from the three wells for analysis of VOCs by EPA Method 8260B. VOCs were not detected in any of the groundwater samples.

4 Site Reconnaissance and Interviews

Joe Morrice of Aspect performed a visual reconnaissance of the Subject Property on October 8, 2010. Mr. Morrice was accompanied by Mr. Myaskovsky, the current owner of Parcels A and C. A telephone interview with Ms. Luella O'Connor, owner of Parcel B, was conducted on October 11, 2010. We interviewed Ms. O'Connor, Mr. Myaskovsky, and the manager of the dry cleaner asking questions regarding site development,

surfacing, utilities, heating, building material, USTs, and building use/hazardous materials.

We walked the site interior and exterior focusing on features with potential environmental implications including chemical storage, chemical usage, and waste disposal practices. We also looked for indications of on-site waste disposal, abandoned USTs or aboveground storage tanks (ASTs), signs of fires, discolored soils or pavement, ventilation systems, dry wells, catch basins, vegetation distress, and signs of activities other than those documented in the historical records. Within the buildings, we observed the chemical storage areas, locations of sink and appliance units, floor drains, HVAC system, and storage rooms. Outside of the buildings, we observed the parking areas, utility vaults, catch basins, utilities connections, and waste disposal areas. We also observed the general condition of and activities on adjacent properties.

Our summary of observations and interviews regarding the potential presence of petroleum or hazardous substances at the Subject Property are presented below. Table 1 summarizes conditions observed during our site reconnaissance. Site reconnaissance photographs are provided in Appendix A.

4.1 Parcel A - 1006 Lake Street South

This parcel contains one single-story building housing an active cleaners (Michaels Fine Dry Cleaning) providing on-site dry cleaning and an inactive restaurant (Asia Kitchen). The building is a concrete block structure with a flat roof and no basement. According to King County Assessor records the building was constructed in 1958. The interior is finished with an acoustical tile drop ceiling with fluorescent lights and adhesive sheet flooring installed over concrete.

Mr. Myaskovsky, the property owner, was unfamiliar with the property history prior to his purchase in 2005. The manager of the dry cleaners indicated the cleaners had been in operation at this location for at least 13 years, and that the adjacent space had housed a variety of restaurants over that time.

A brick-paved patio/sidewalk is located adjacent to the front (west) side of the building. The rest of this parcel west and south of the building are covered with asphalt parking. Only minor amounts of staining considered typical of a parking lot were observed. Standard 50-gallon trash and recycling bins are located on asphalt paving at the southeast corner of the building. Eleven 55-gallon steel drums were also observed at the southeast corner of the building. These drums reportedly contain soil and water generated during installation and sampling of monitoring wells at this parcel in 2008. The area between the building and the sidewalk on 10th Avenue South and an area behind the building are unpaved and largely overgrown with ivy and blackberries. Two picnic tables, lumber, and plastic drain pipes are stored behind the building. No other indications of waste disposal or hazardous materials storage were noted in this area.

Electrical and natural gas service to the building are provided by Puget Sound Energy, and water and sanitary sewer service are provided by the City of Kirkland. One stormwater catch basin was observed on this parcel, with a second catch basin located in Lake Street along the west side of the parcel.

Dry Cleaning Operation

The cleaners accept clothing for on-site dry cleaning using PCE-based solvents. Additional products stored and used at the cleaners include laundry detergents, stain removers, and light lubricants for the dry cleaning equipment. The dry cleaning equipment is housed with secondary containment to capture spills and leaks. No cracks, stains, or floor drains were observed in the floor, with the exception of two small areas where the adhesive flooring was damaged and missing. No cracks were observed in the concrete in areas with missing flooring.

Restaurant Space

Access to the restaurant space was not available during the site visit. This space has reportedly been used as a restaurant for at least the past 13 years. It is occupied by Asian Kitchen, but is not currently open for business. Based on observations made through the restaurant windows, the front half of the space is occupied by a seating area and the back half contains the kitchen. No indications of activities other than typical restaurant operations were observed.

Heating and Ventilation

Both the restaurant and dry cleaner are heated with electric heaters. An air conditioning unit was observed on the roof of the restaurant. No evidence of a buried or above ground storage tanks (USTs/ASTs) for heating oil (or otherwise) were noted on site. The owner and dry cleaner manager had no knowledge of any ASTs or USTs previously at this parcel.

4.2 Parcel B – 6700 Lake Washington Boulevard

This parcel is currently vacant, with no buildings present. The west side of the parcel is flat and paved with asphalt and the concrete foundation of a former service station. Patches of grass were observed growing through cracks and holes in the pavement and where soil had accumulated on the pavement. On the east side of the paved area ground surface slopes up steeply about ten feet to a flat, undeveloped area. This undeveloped area extends about 100 feet east of the paved area to the eastern property boundary. The undeveloped area is overgrown with blackberries that, at the time of the site visit, had recently been cut down.

Ms. O'Connor indicated she purchased this parcel in the late 1940s. A Richfield-branded service station operated on this parcel for a little over ten years. Based on a review of Assessor's records, the service station was apparently built in 1957 and demolished in the early 1970s. According to Ms. O'Connor the USTs were decommissioned by filling with sand. The parcel has remained an empty lot, used occasionally for parking, since the building was demolished.

During the site visit a possible UST fill port was observed adjacent to the concrete foundation of the former service station. The apparent fill port was filled with gravel and soil. Other than the foundation and apparent fill port, little other evidence of the former service station remains.

Two stormwater catch basins were observed at this parcel, one each at the northwest and southwest corners of the paved area. A third catch basin was observed on Lake Street South adjacent to this parcel. No other public utilities are currently serving the parcel.

The undeveloped area on the east half of this parcel contain one area with a small amount of household waste (plastic bags, cans, etc.) and another area with rusted metal that appeared to be an old muffler. No other indications of waste disposal or hazardous materials storage were noted at this parcel.

4.3 Parcel C – 21 Tenth Avenue South

This parcel contains a one story residence with a daylight basement and a detached garage converted to an accessory dwelling unit. According to King County Assessor's records, the residence was built in 1953.

The Assessor's records indicate oil as the heat source; however, the forced-air furnace observed during the site visit is operated with natural gas. Mr. Myaskovsky, the property owner, stated that he was not aware of any heating oil UST at this parcel and that the heat source was natural gas when he purchased the property in 2005. No evidence of a UST, such as a fill port, was observed during the site visit.

Other than typical household solid waste and recycling, no indications of waste disposal or hazardous materials storage or use were observed at this parcel.

5 Environmental Records Review

5.1 Database Search

A detailed review of regulatory agency databases for the Subject Property and vicinity was compiled by EDR to identify potential impacts to the Subject Property and adjacent properties. The standard ASTM database search encompasses a maximum radius of 1 mile from the Subject Property. A copy of this information and list of data sets utilized by EDR are presented in Appendix B. In addition to the EDR report, Sally Perkins with Ecology conducted a database search and found no information for the Subject Property.

Orphan Sites Summary

The EDR orphan site summary contained 10 sites with inadequate or incomplete address information. We conducted a review of these sites, and no listings appeared to be located within one mile, the maximum prescribed ASTM search radius.

Summary of Findings

Based on our review of the information in the report by EDR, the Subject Property and adjacent properties do not appear in any of the standard regulatory databases. A number of other properties within the prescribed search radii appear in the databases and are described in Appendix B. Table 2 provides a summary of the database listings.

Only one property was listed as located within a quarter mile of the Subject Property. A residential property located approximately 700 feet east of the Subject Property reported a petroleum release to Ecology in 1995. Based on the EDR report, the release impacted soil and groundwater. Based on the nature of the release, it is unlikely that a petroleum release from this property would impact the Subject Property.

The remaining listed properties are located approximately one-half mile from the Subject Property to the north, east and south. Sites located to the north and south of the Subject Property are likely cross gradient and it is very unlikely that contaminated conditions on these properties impact the Subject Property.

Sites listed in the regulatory databases that are located to the east of the Subject Property are primarily facilities that have USTs or leaking USTs. Based on the nature of the contamination (petroleum), it is unlikely that contamination would extend one half mile to the Subject Property.

One site, SRMK LLC, is a former wood treating facility located at 815 6th Avenue South, approximately 2,400 feet east- northeast of the Subject Property. Based on the EDR report, petroleum and phenolic compounds have impacted soil and are suspected to have impacted groundwater. There is a low probability that release from the SRMK facility have impacted groundwater on the Subject Property.

6 Historical Use Information

The history of the Subject Property and adjacent properties was compiled from a review of tax assessor records, reverse city directories, historical aerial photographs and topographic maps. Copies of the historical data are contained in Appendix C.

EDR provided a summary of Polk city directory listings for years 1966, 1971, 1977, 1983, and 1996. Aerial photos reviewed included 1936, 1965, 1981, 1985, 1990, 1998, 2005, and 2007. A selection of these photos is provided in Appendix C. Kroll Atlases from 1940, 1960, and 1965 were also reviewed. We reviewed county assessor documents obtained from Puget Sound Archives for the Subject Property tax parcels, which are also included in Appendix C.

Subject Property

In the 1936 aerial photo, the Subject Property is undeveloped. The discussion below provides a description of development on the three separate parcels.

Parcel A. The building on Parcel A was built in 1958 with additions to the eastern and southern parts of the building in the 1960s. OK Tire Store operated on the property from 1958 until the mid-1970s. Photographs in the tax records indicate the business provided the following services: new tires, tire recapping, wheel alignment, batteries. According to the tax assessor records a twelve-foot square, 30-inch deep service pit was located in the southern end of the building as illustrated on Figure 2. The service pit is crossed out in the tax assessor records so it is likely that after the tire shop closed it was filled and/or covered. No tanks or hydraulic/electric lifts are listed in the assessor records.

According to assessor records and city directories, a restaurant has operated on the northern side of the building since the mid-1970s. The first listing of the dry cleaner located in the southern portion of the building was in 1996 Polk city directories.

Parcel B. A service station was built on the property in 1957. According to assessor records, the station infrastructure included two 4,000 gallon and one 275 gallon USTs and one hydraulic hoist. Based on a review of the assessor records, the building was probably demolished in the early 1970s. According to Ms. O'Connor, the USTs were decommissioned by filling with sand when the building was demolished. The property has remained a vacant lot since that time.

Parcel C. The house on Parcel C was built in 1953. As previously mentioned, the tax assessor records indicate the home was heated by a pressure oil burner/oil burning unit. It is unknown whether the oil was stored in an above ground or underground storage tank.

Surrounding Properties

Based on review of the 1936 aerial photo, surrounding properties appear to be primarily rural residential. Assessor records indicate that residential development became denser in the 1940s and 1950s.

In 1936, the property west of Parcel A had two above ground storage tanks (AST). Based on assessor records, one AST was 55-feet in diameter and the second was 30-feet in diameter. Details on one of the tanks indicate that it was a steel oil tank. Records do not indicate when the ASTs were removed but they are not on the 1960 Kroll map.

The property to the northwest was owned by Campbell Lumber Company. The mill buildings on the property burned down in 1949. The property has been developed for residential use since the mid-1950s.

The remaining parcels to the west have been residential in use since the 1940s.

7 Phase I Findings

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM E-1527 for the Subject Property at the southeast corner of 10th Avenue South and Lake Street South. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

7.1 Data Gaps

The previous property owners, those prior to Mr. Myaskovsky, were not interviewed as required under ASTM standards. Also, Aspect was not able to gain access to the northern portion of the building located on Parcel A. We believe that these are not significant data gaps.

7.2 Recognized Environmental Conditions

Our Phase I assessment revealed the following “recognized environmental conditions” (RECs), as defined by Section 1.1.1 of ASTM 1527-05. Each of these RECs represents potential and unknown or un-assessed risks for soil and/or groundwater impacts. Findings of this ESA are summarized below.

- **Subject Property - Parcel A.** Based on results from the three investigations summarized in Section 3.4, impacts associated with the dry cleaning operations appear to be limited to shallow groundwater in the area of the dry cleaning machine.
- **Subject Property – Parcel A.** A tire and battery automotive service shop operated on the property from 1958 until the mid-1970s.
- **Subject Property - Parcel B.** A service station operated on this parcel from 1957 until the early 1970s. At least three USTs and possibly one hydraulic hoist remain on site from the former service station. According to Ms. O’Connor, the USTs were decommissioned by filling with sand when the service station building was demolished.
- **Subject Property - Parcel C.** Tax assessor records indicate the home was heated by a pressure oil burner/oil burning unit. It is unknown whether the heating oil was stored in an above ground or underground storage tank, or if the tank was properly decommissioned.

8 References

- Aspect, 2008a, Soil and Groundwater Sampling Results, 1006 Lake Street, Kirkland, Washington, dated February 27, 2008.
- Aspect, 2008b, Additional Groundwater Sampling Results, 1006 Lake Street, Kirkland, Washington, dated April 25, 2008.
- Environmental Associates, Inc, 2006, Preliminary Subsurface Sampling & Testing, Dry Cleaning Facility, 1006 Lake Street South, Kirkland, Washington, dated August 8, 2006.
- U.S. Geological Survey (USGS), 1982, Bellevue North, Washington 1:25,000 Quadrangle.

9 Limitations and Exceptions

Phase I ESAs cannot eliminate all uncertainty regarding the potential for recognized environmental conditions. This assessment was performed in general accordance with ASTM E-1527-05, Standard Practice for Environmental Site Assessments: Phase I

Environmental Site Assessment Process. This method is intended to reduce the uncertainty about the environmental condition of the Site.

Judgments leading to the enclosed general conclusions are based on available information, including information provided by the client, interviews with knowledgeable personnel, and site conditions as they existed at the time of our investigation. While striving to present the most accurate scenario of the condition of the Subject Property, this assessment may reflect inaccurate or incomplete information provided by others. Other information on the Subject Property or adjacent surrounding properties may exist, and more extensive studies may reduce the uncertainties associated with this investigation. No surface or subsurface samples of environmental media were collected at the Subject Property as part of this site assessment. Other information on the Subject Property or adjacent surrounding properties may exist. This assessment is based on the professional judgment and experience of the Aspect project team after review and consideration of available information.

This report was prepared for the exclusive use of Dargey Enterprises and their agents. Aspect personnel performed this assessment in accordance with generally accepted standards of care that existed in the state of Washington at the time of this study. Our findings and conclusions have been prepared in accordance with generally accepted professional practice in the area at this time. We make no other warranty, either expressed or implied.

10 Declaration of Qualifications

In accordance with ASTM E-1527-05, we declare that, to the best of our professional knowledge and belief, we meet the definition of environmental professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

11 Special Terms and Conditions

Some property conditions are normally considered outside of the scope of the Phase I ESA process. These “out-of-scope” conditions include the presence of asbestos-containing materials, lead-based paint, and radon. When information related to such conditions is observed, it is noted in the assessment report.

Table 1 - Site Reconnaissance Summary

Potola Village - 100138

Feature	Observed		Comments
	Yes	No	
Potable Water Supply	X		City of Kirkland
Sewage Disposal System	X		City of Kirkland
On-site Septic		X	No septic on site
Water wells		X	
Unusual Odors		X	
Solid Waste Disposal	X		Solid waste and recycling dumpsters northeast of 230 Building
Catch basins, sumps, and stormwater drainage	X		Catch basins discharge to City of Kirkland stormwater sytem
Pits/Ponds/Lagoons		X	
Evidence of USTs	X		Possible UST fill port on Parcel B; filled with gravel.
Pipes of unknown origin		X	
Discolored Soils or Pavement		X	
Distressed Vegetation		X	
Floor drains		X	
Chemical storage	X		Laundry detergents and spot cleaners stored at southeast end of dry cleaners
HVAC	X		Parcel A: A/C on roof of restaurant. Parcel C: gas furnace in basement

Table 2- Site Summary from EDR Database Search

Potola Village - 100138

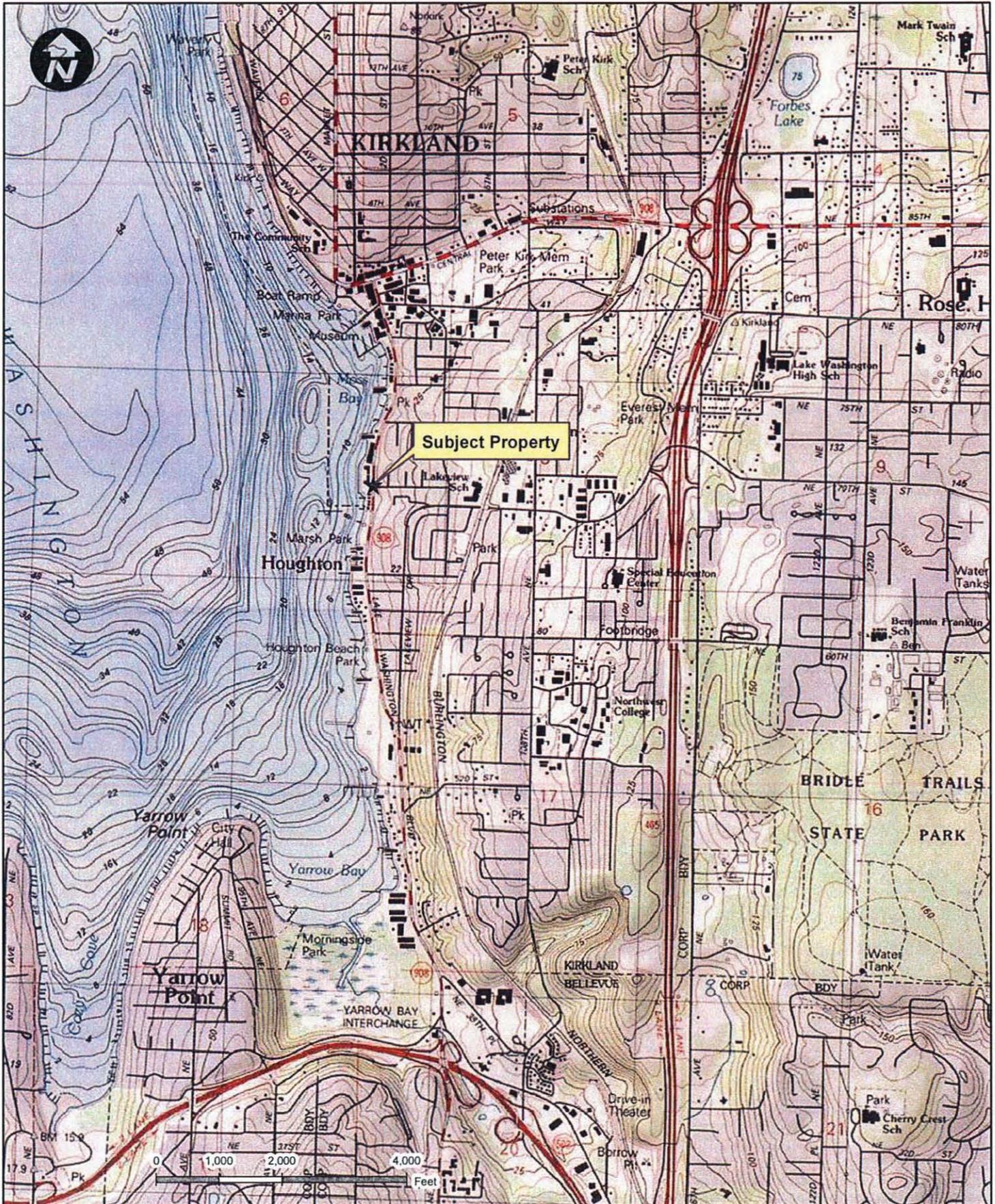
Databases With Listed Sites within the Prescribed Search Radius	Search Radius in Miles	Number of Sites (including SP)	Subject Property
Federal			
National Priority List	1		
Comprehensive Environmental Response, Compensation, and Liability Information System - Archived (CERCLIS-NFRAP) Corrective Action Report (CORRACTS)	0.5	1	
Resource Conservation and Recovery Act (RCRA) Treat, Store, Dispose of Waste	0.5		
RCRA Large Quantity Generator (LQG) (Generates more than 2,200 lbs of hazardous waste)	0.25		
RCRA Small Quantity Generator (SQG) (Generates between 220 and 2,200 lbs of hazardous waste)	0.25		
RCRA Conditional Exempt Small Quantity Generator (CESQG) (Generates less than 220 lbs of hazardous waste)	0.25		
Engineering Controls Sites List	SP		
Superfund Consent Decrees (CONSENT)	1		
Records of Decision for a Superfund Site (ROD)	1		
Toxic Substances Control Act (manufacturers and importers of substances on TSCA list)	SP		
Registered Distributor of Insecticide, Fungicide, Rodenticide (FTTS)	SP		
Facility Index System/Facility Registry System (FINDS)	SP		
Emergency Response Notification System (ERNS)	SP		
State			
Confirmed and Suspected Contaminated Sites List (CSCSL)	1	13	
CSCSL - No Further Action	0.5	2	
Leaking Underground Storage Site List (LUST)	0.5	4	
Underground Storage Tanks Site List (UST)	0.25		
Institutional Control Site List	0.5		
Voluntary Cleanup Program (VCP)	0.5	3	
Independent Cleanup Reports (ICR)	0.5	9	

SP Subject Property

AP Adjoining Properties

√ Indicates Subject Property is listed in given database.

See EDR Report pages GR1 through GR18 for detailed definitions of databases.



Vicinity Map

Potala Village Phase I
Kirkland, Washington

DATE	October 2010	PROJECT NO.	100138
DESIGNED BY	SCC	FIGURE NO.	1
DRAWN BY	SCC		
REVIEWED BY	---		



Photo Documentation

(See Appendix A)

Number and Direction of Photo

Photo of Ground

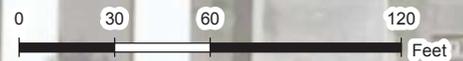
Exploration Locations

Monitoring Well (Aspect, 2008)

Soil Boring (Aspect, 2008)

Soil Boring (EAI, 2006)

Parcel Boundaries



Site Plan
Potala Village Phase I
Kirkland, Washington

DATE:	October 2010
DESIGNED BY:	SCC
DRAWN BY:	SCC
REVISED BY:	---

PROJECT NO.	100138
FIGURE NO.	2

