

EXHIBIT PHOTO A -
PRE 1925
MARKET STREET, KIRKLAND
(PROVIDED BY KING COUNTY ARCHIVES)



EXHIBIT PHOTO B -
TIME OIL
TEXACO GAS STATION - C1939
(PROVIDED BY WASHINGTON STATE ARCHIVES)

HISTORICAL PHOTO EXHIBIT

A16-176

1029 MARKET STREET REDEVELOPMENT
HEIGHT VARIANCE | KIRKLAND, WA 08.19.2016

EXHIBIT PHOTO C-
TIME OIL
TEXACO GARAGE/ RESIDENCE - C1939
(PROVIDED BY WASHINGTON STATE ARCHIVES)



EXHIBIT PHOTO D-
TIME OIL
TEXACO GARAGE/ RESIDENCE - C1941
(PROVIDED BY WASHINGTON STATE ARCHIVES)

HISTORICAL PHOTO EXHIBIT

EXHIBIT PHOTO E-
CABINS ON 1029 PROPERTY - C1939
(PROVIDED BY WASHINGTON STATE ARCHIVES)



EXHIBIT PHOTO F-
CABINS ON 1029 PROPERTY - C1939
(PROVIDED BY WASHINGTON STATE ARCHIVES)

HISTORICAL PHOTO EXHIBIT

EXHIBIT PHOTO G-
CABINS ON 1029 PROPERTY - C1948
(PROVIDED BY WASHINGTON STATE ARCHIVES)



EXHIBIT PHOTO H-
ORIGINAL OFFICE BUILDING - C1980's
(PROVIDED BY WASHINGTON STATE ARCHIVES)



EXHIBIT PHOTO I-
ORIGINAL OFFICE BUILDING - C1980's
(PROVIDED BY WASHINGTON STATE ARCHIVES)

HISTORICAL PHOTO EXHIBIT

A16-176

1029 MARKET STREET REDEVELOPMENT
HEIGHT VARIANCE | KIRKLAND, WA 08.19.2016

 **Freiheit & Ho**
architects

A From 11th Ave W and Market Street | Local Business



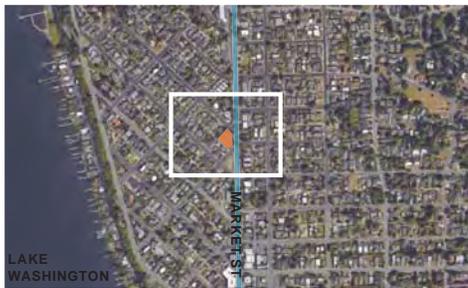
B From 12th Ave and Market Street | Apartment Building



C From 1124 Market Street | Apartment Building



D From 1104 Market Street | Apartment Building



VICINITY MAP

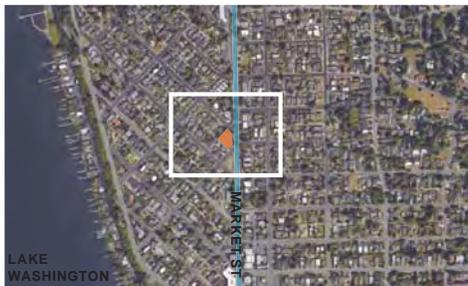


EXISTING VIEWS FROM SURROUNDING PROPERTIES

E From 11th Ave and Market Street | Local Business



F From 1014 Market Street | Local Business



VICINITY MAP



EXISTING VIEWS FROM SURROUNDING PROPERTIES

1 DISTRICT **KIRKLAND** 2 ADDITION **KIRKLAND** NAME **TEXACO** **NOTE: TWO LIMITS-DOUBLE ENTRY IN TAX ROLL**
 SEC. **8** TWP. **25** N. RANGE **5** EWM. BLOCK **25** TRACTOR LOT NO. **72**
 388580-1885 ~~660~~ 1300 ~~6550~~ 1700
 3 ADDRESS - PROPERTY **L. Loyd Green star (Amenda)** CONT. PURCHASER **3-21-36**
 4 FEE OWNER **L. Loyd Green star (Amenda)** CONTRACTOR

5 ARCHITECT
 ORIG. COST \$
 6 BUILDING **Gas Station - Frame 1 Sty.**
 BASEMENT **None**
 STORE FRONTS **Wood Sash-Glass Marques 18x17**
 EXTRA FEATURES **None**
 CONSTRUCTION **Single-Good**
 MISCELLANEOUS **1-280 Gal. & 1-550 Gal. Gas Tank.**
 7 CONDITION: EXTERIOR **good** INTERIOR **fair** FOUND. **good**
 8 MAIN SUPPORT COLUMN **2** FOOTING **concrete** SPAN **FT.**
 9 FIRST FLOOR JOIST **concrete on ground** INCH CENTERS **BRIDGED**
 10 BUILDING
 11 GROSS INCOME \$ EXPENSE \$ NET INCOME \$
 12 DEPRECIATION: COND. **18** % OBSLSE. % ECON. SUIT. % TOTAL %
 YEAR BUILT **1925** REMODELED **yes -1938**
 EFFECTIVE AGE **6** YEARS FUTURE LIFE **27** YEARS
 DIMENSIONS **See remarks** SQUARE FT. AREA CUBIC FT.

INTERIOR
 2 Ceiled 1 Partition- ply-wood
 FLOORS **Fir & Cement**
 FIRE PLACE **None**
 PLUMBING **None**
 TILE WORK **None**
 WIRING **5-Outlets conduit in station.**
 HEATING **Stove**
 ELEVATORS **None**
 CEILING - HEIGHT **8' 6"**

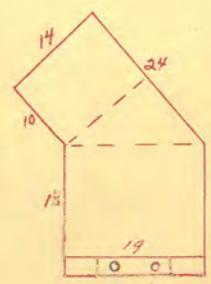


238
 342
 IMPROVEMENT VALUE
 MAIN BUILDING \$ 640.
 OTHER BUILDINGS \$ 60.
 TOTAL \$ 700. 1000
 ASSESSED VALUE 50% \$ 350. 500
 DATE **1-1-40.** 1000
 LAND INFORMATION
 1. SIZE **X**
 2. STREET - ROAD **Yes-Concrete**
 3. SIDEWALK **Concrete**
 4. LANDSCAPING **none**
 5. TREND **Static** VALUE \$ **90.**
 6. USE **Res. Business**
 7. DISTRICT **Medium-old**

C	OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
	Service Bldg.	single	plank		1	18 x 24	432	78. 78.

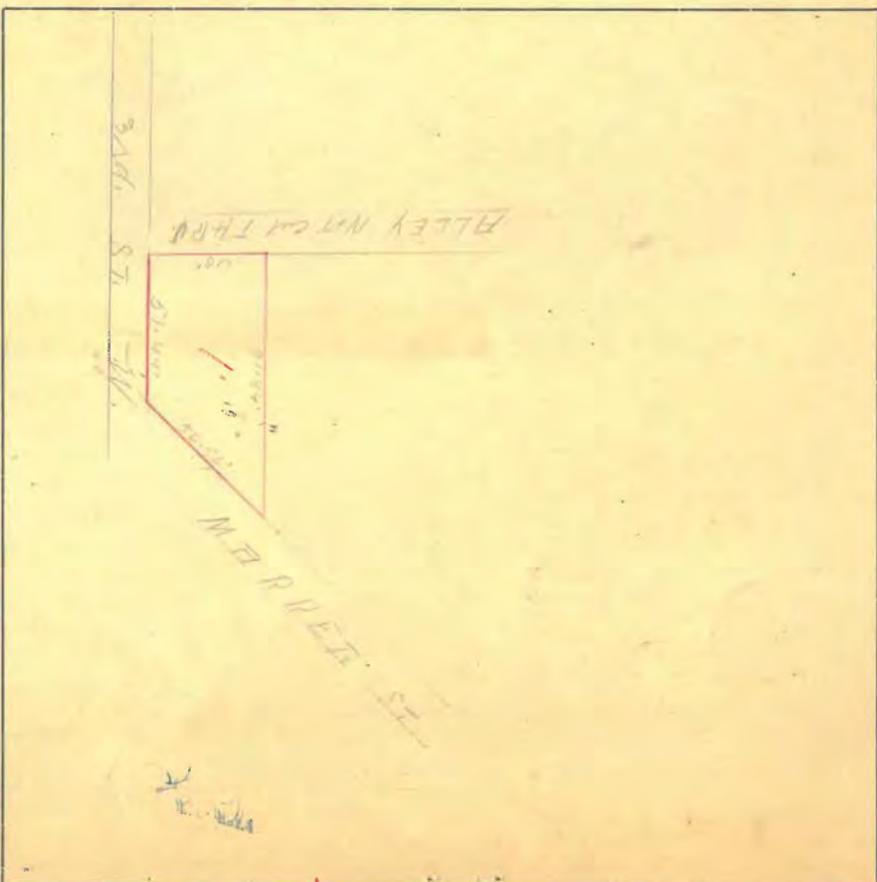
FLOOR PLAN **SC = 1" = 20'**

C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
	Otto Weidum - etc	5-5-44	2226-534			
	Chas. P. Winstead etc	12-11-44	3437618			7.35



REMARKS **Dim: 10x14**
 1 - 14x14) 580 Sq. Ft.
 18x19)
 1 METER PUMP / COMPUTING PUMP
 1 U.S. COMPRESSOR & 1/2 HP MOTOR

DISTRICT		ROAD		SCHOOL		WATER		FIRE		SEWER HSPIL. AIRPT. FERRY DECREASE OR INCREASE IN ASSESSED VALUATION			
Kirkland		H. A. 224 414 77								1885			
RECORD OF ASSESSED VALUE				DATE		BY		REASON		LAND		BUILDING	
YEAR	AC.	LAND	BLDG.	TOTAL						DECREASE	INCREASE	DECREASE	INCREASE
1940		150	70	220									
1943		150	770	920				New Comm.					700
1944		250	770	1020	5-17-43	N.S.		R.V.					
1946		250	770	1020									
1956		250	800	1050	7-15-54	Wm.		R.V. Bid "B"					
1956		350	800	1150	6-22-54	N.S.		R.V.					
1956		650	1300	1950	3-55	JH		merge					
1961		660	1300	1960	3-17-60	ALL		R.V.					
1967		660	1450	2110	2-4-66	JT		R.V.					
1968		1740	1450	3190	12-5-66	BS		R.V.					
1971	L	3480	B	2900	T	6380*388580-1885-0		8/9					
1974		4500	3700	8200	3-27-73	ES		K.V.					



SECTION 6
TWP. 25
RANGE 5
TAX LOT No. _____
PARCEL No. _____
LOT No. _____
BLOCK No. _____

AERIAL PHOTO
QUARTER MAP
PLAT MAP
POLIO#00.7409

LAND CLASSIFICATION OR SEGREGATION

July 14, 2016

Mr. Robb Dibble
Dibble Engineers Inc.
1029 Market Street
Kirkland, Washington, 98033

BY MAIL AND E-MAIL

**RE: HISTORICAL BACKGROUND REGARDING SITE ELEVATIONS
1029 MARKET STREET PROPERTY
KIRKLAND, WASHINGTON
FARALLON PN: 1664-001**

Dear Mr. Dibble:

Farallon Consulting, L.L.C. (Farallon) has prepared this letter to provide historical background information regarding changes in elevation at the 1029 Market Street Property at 1029 Market Street in Kirkland, Washington (herein referred to as the Site). The information is provided in support of the Dibble Engineers Inc. (Dibble Engineers) proposal to the City of Kirkland regarding redevelopment of the Site. Farallon understands that proposed redevelopment includes demolition of the current single-story office building on the Site, remediation of petroleum-contaminated soil (PCS) that could not be accessed during previous remediation work conducted in the 1990s, and construction of a new two-story office building with one level of subsurface parking. Farallon further understands that Dibble Engineers proposes to modify the topography of the Site to approximately the same elevation and grade that was present prior to the construction of the current office building at the Site.

BACKGROUND

Prior environmental investigation and remediation work has been completed under the Washington State Department of Ecology (Ecology) Voluntary Cleanup Program. The information presented herein is based on personal involvement at the Site by Farallon Principal Geologist Mr. Jeffrey Kaspar, who conducted environmental investigation and remediation work at the Site while previously employed at AGRA Earth and Environmental Inc. (AGRA) of Kirkland, Washington. Mr. Kaspar was present at the Site during the prior investigation and remediation work, and has intimate knowledge of historical Site conditions. Farallon understands that Dibble Engineering will provide the City of Kirkland with available historical environmental documents regarding the Site, including various AGRA reports prepared by Mr. Kaspar.

A release(s) of petroleum hydrocarbons to soil and groundwater was associated with the past use of a portion of the Site as a retail gasoline station that was constructed in approximately 1926. The date(s) of the release(s) are uncertain. Investigation and partial remediation of the PCS was conducted by AGRA under the direction of Mr. Kaspar in the 1990s. PCS was left in-place at several locations due the presence of the office building and utilities.

The gasoline station appeared to have been reconfigured several times between 1926 and 1977. Historical Site information collected by Mr. Kaspar and others during the prior environmental investigation and remediation work indicated that the former gasoline station was at an elevation similar to the current elevation of Market Street. The gasoline station was owned and operated by various entities, the last of which was Time Oil Co. The City of Kirkland reportedly demolished existing Site features under subcontract to Time Oil Co., and the elevation and grade of the Site appeared to have been lowered to its current configuration at that time. In 1977, the Site reportedly was sold by Time Oil Co. to Mr. Karl Cunningham.

The current office building was constructed between 1977 and 1978 by Mr. Cunningham; Site use and operations as an office building have not changed since that time. Because of data gaps in the historical information regarding the Site, the basis for lowering the Site elevation below the elevation of Market Street is unclear. However, historical photographs of the Site clearly depict that prior to the 1977 demolition of the service station features and underground storage tank (UST) system, the original elevation was nearly equivalent to Market Street, and gently sloped to the south/southeast. It is possible that PCS was removed with the UST system components, resulting in the current Site elevation; however, the rationale for lowering the Site elevation and not returning it to the original elevation is unknown due to the data gaps in historical information.

At the time of the remediation work that I directed while employed with AGRA in the 1990s, approximately 920 tons (613 cubic yards) of PCS was removed from the Site. The depth of the excavations were approximately 10 feet below the existing ground surface, where groundwater was observed and interpreted to be perched on the underlying dense glacial till materials. The current elevation of the Site may have resulted from removal of the UST system components and PCS in 1977, if excavation efforts similar to those conducted in the 1990s were conducted. Importing fill material to restore the original grade may have represented an additional cost that was considered unnecessary for the planned development work, and the Site therefore was regraded to allow construction of the current office building.

Farallon appreciates the opportunity to provide Dibble Engineers Inc. with environmental consulting services for this project. Please contact the undersigned at (425) 295-0808 if you have questions or need additional information.

Sincerely,

Farallon Consulting, L.L.C.

A handwritten signature in blue ink that reads "Jeffrey Kaspar". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jeffrey Kaspar, L.G., L.H.G.
Principal Geologist

JK:bjj

1029 MARKET STREET REDEVELOPMENT
SCHEMATIC DESIGN | KIRKLAND, WA | 07.11.2016

Reports, Letters, and Documentation

Table of Contents

Riley Group, 2007, Phase 2 Study packet of documents

- Phase 1 Environmental Site Assessment and Limited Phase II Environmental Site Assessment, prepared by 3rd Party Site Assessments, Mercer Island, Project 94-CS103, dated June 1994, Document of 49 Pages.
- AGRA – Earth & Environmental, Kirkland, WA Supplemental Phase 1 Assessment dated July 7, 1995, 14 Pages, with conclusion that a Service station existed on the site since 1926 (if not earlier).
- AGRA – Earth & Environmental, Kirkland, Supplemental Subsurface Exploration and Boring Logs and Groundwater contour Map, dated Sep 1995, including 11 pages.
- AGRA – Earth & Environmental, Kirkland. Underground Storage Tank Closure Assessment and Remediation report, dated September 6, 1995, Authored by Mr. Jeffery Kaspar, Project Environmental Geologist, including 81 pages.
- AGRA – Earth & Environmental, Kirkland Supplemental Subsurface Petroleum Hydrocarbon Assessment Report (AEE Job 12-01232-01), September 1995 outlining Site history, hydrology, subsurface soil conditions, ground water, and derived wastes, with conclusion, authored by Mr. Jeffrey Kaspar, including 79 pages.
- AGRA – Earth & Environmental, Kirkland, Independent Remedial Action Program Report, Submitted to the Washington State Department of Ecology, Northwest Regional Office, date September 1995, of 41 pages. Additionally, Restrictive Covenant, dated April 30, 1996, including 7 pages.
- Department of Ecology letter dated May 20, 1996 Request and response to No Further Action Letter. The DOE is issuing this determination of NFA classification. Includes 2 pages.
- The Riley Group Summary Report dated September 6, 2007 summarizing the current water testing conditions. Includes 30 pages.



**PHASE I ENVIRONMENTAL SITE ASSESSMENT
and
LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT**

**1029 MARKET STREET
KIRKLAND, WASHINGTON 98033**

prepared by

**3RD PARTY SITE ASSESSMENTS
P.O. BOX 551
MERCER ISLAND, WASHINGTON 98040**

94-CS103

JUNE 1994

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
and LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT**

TABLE OF CONTENTS

1.0	SUMMARY	1
2.0	INTRODUCTION	1
2.1	Purpose	1
2.2	Special Terms and Conditions	1
2.3	Limitations and Exceptions of Assessment	1
2.4	Limiting Conditions and Methodology Used	1
3.0	SITE DESCRIPTION	2
3.1	Location and Legal Description	2
3.2	Site and Vicinity Characteristics	2
3.3	Description of Structures on the Site and Current Use	2
3.4	Past Uses of the Property	2
4.0	RECORDS REVIEW	3
4.1	Standard Environmental Records Review, Federal and State ...	3
4.2	Historical Use Information	3
4.3	Aerial Photo Review	3
5.0	INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS ..	4
5.1	Hazardous Substances	4
5.2	Storage Tanks	4
5.3	Indications of PCBs	4
6.0	LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT	4
6.1	Scope of Work	4
6.2	Field Activities	4
	6.2.1 Soil Sampling Procedures	5
6.3	Laboratory Analytical Methods	6
6.4	Analytical Results	6
7.0	CONCLUSIONS	7

Figure 1 - Site Plan

Appendix A - VISTA Environmental Information Report

Appendix B - Laboratory Analytical Certificates

Appendix C - Historical Use Information

**PHASE I ENVIRONMENTAL SITE ASSESSMENT AND
LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT
1029 MARKET STREET
KIRKLAND, WASHINGTON**

1.0 SUMMARY

The following report presents the results of the Phase I Environmental Site Assessment (ESA) and Limited Phase II ESA. The Phase I study consisted of researching available information pertaining to current and historic site use, potential sensitive receptors and potential off-site sources. The Limited Phase II study consisted of the advancement of three test pits on the site, and submission of samples from those test pits to an analytical laboratory for appropriate analysis.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this study was to assess the likelihood of adverse environmental impact to the above referenced site by on- or off-site sources.

2.2 Special Terms and Conditions

The Phase I ESA described herein was conducted in general accordance with the guidelines set forth in ASTM E 1527 - *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The Limited Phase II ESA was conducted in accordance with industry standard, and generally accepted site assessment practices.

2.3 Limitations and Exceptions of Assessment

This report is complete and accurate to the best of the knowledge of 3rd Party Site Assessments. The liability for the thoroughness and applicability of the records search conducted by VISTA Environmental Information lies with VISTA Environmental. No other warranty, express or implied is given.

2.4 Limiting Conditions and Methodology Used

The Phase I ESA Consisted of anecdotal interviews, aerial photograph review, physical site and vicinity reconnaissance, review of records in the City of Kirkland Building Department, and a Government agency database review. The Government agency database review was conducted by VISTA Environmental Information.

The Limited Phase II ESA consisted of the advancement of a series of five test pits with a backhoe, in proximity to the location of the former gasoline station,

as identified in a 1967 survey. These test pits were completed to varying depths, ranging from 4 feet to 10 feet in depth. Soil samples were collected from the first three test pits, and submitted to an analytical laboratory for appropriate analysis. These procedures do not constitute a full Phase II Site Assessment, but are only intended as a screening of the potential environmental impact to near-surface soils.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject site is located at the southwest corner of 11th Avenue West and Market Street, in Kirkland, Washington, 47.68 degrees Latitude, 122.21 degrees Longitude. The site is comprised of parcels 1, 2, 3, 4 and half of parcel 5, of Block 25, Kirkland Addition.

3.2 Site and Vicinity Characteristics

The site is situated along Market Street in a primarily residential area, on an upland area. The area of the lot is approximately 14,889 square feet, and the existing building occupies approximately 3,867 square feet. Along Market Street within 1/4 to 1/2 mile are several small businesses, many of which occupy converted residences. Lake Washington lies approximately 1/4 mile west of the site.

3.3 Description of Structures on the Site and Current Use

The structure on the site is a brick/wood frame, one story office building, currently occupied by 12 small businesses, including a land surveyor, a lacrosse store and several counselors. Heating is electric, and the site is served by sanitary sewer. The driveway portion of the site is asphalt-paved, and the mature landscaping includes several species of evergreens, deciduous trees, ivies and other flora. The western boundary of the site is served by a gravel/crushed rock alleyway.

3.4 Past Uses of the Property

The first development of the site was in *circa* 1946, at which time a service station was constructed. Detailed information about this station is scarce. Apparently Chas. R. and Mary Winstead, and Time Oil Company, a Washington Corporation, had a contract to operate on the site as a gasoline/service station. According to available records, three underground storage tanks (USTs) were present on the site, with the following capacities: 285 gallon, 1,000 gallon (connected together for north pump) and one 550 gallon UST. A site plan obtained from the City of Kirkland, from a 1967 survey conducted by Harry Jones & Associates, indicated the locations of the service station buildings. No

information was present indicating the locations of USTs or fuel dispensers. The former building locations are shown on Figure 1 - Site Plan.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources, Federal and State

A review of applicable Federal and State Environmental record databases was performed by VISTA Environmental Information, and included the following database searches: NPL, RCRA-TSD, SPL, SCL (1-mile radius); CERCLIS, LUST, SWLF (1/2 mile radius); UST (1/4-mile radius); ERNS, RCRA-LgGen and RCRA SmGen (1/8-mile radius). The VISTA report is included as an Appendix to this report. The following sites were indicated in the VISTA report:

Chevron Station No. 9-3013, 617 Market Street, 0.26 miles south of subject site. This site appears on the Leaking Underground Storage Tank (LUST) list. Groundwater was reported as affected, and remedial status was reported as "in progress."

Exxon Company, USA, 209 Central Way, 0.47 miles southeast of the site. This site appears on the LUST list. Groundwater was reported as affected, and remedial status was reported as "in progress."

Kelly Moore, Kirkland, 11200 Kirkland Way, 0.99 miles east of the subject site. This site was reported on the Suspected Contaminated Sites Report (SCL), with listed contaminants including metals, miscellaneous chemicals and dioxins.

Also included in the VISTA report, are 27 Solid Waste Facilities, none of which is within one mile of the site. In a conversation with VISTA pertaining to this occurrence, they were included because the listing in the database did not include zip codes, so VISTA could not tell where these facilities were located. They are NOT of concern to the subject site.

4.2 Historical Use Information

A Warranty Deed, dated 18 June 1946, as well as a list of equipment and furnishings for the property, indicated occupancy and ownership by Time Oil Company and Chas. R. and Mary Winstead. Copies of these documents are included with this report.

4.3 Aerial Photo Review

Aerial photos were reviewed from the following years: 1936, 1946, 1956, 1960, 1968, 1974, 1980 and 1992. The 1936 photo indicated a lot which was primarily cleared, with no structures on the site. The photos between 1946 and

1974 showed the service station in the configuration indicated on the Site Plan, included with this report. The 1980 and 1992 photos indicate the current configuration of this parcel.

5.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

5.1 Hazardous Substances

During our site reconnaissance, we did not observe the presence of any hazardous substances beyond those normally used for routine cleaning.

5.2 Storage Tanks

There are no active underground storage tanks on the subject property. One relict UST was found during the Limited Phase II portion of this assessment (see section 6.2). Two high pressure gas tanks are located along the west (back) side of the building. The tanks measure approximately 3.5 feet tall, and approximately 15 inches in diameter. According to anecdotal information, the tanks were probably filled with propane, and served a gas fireplace inside one of the offices. Within the past ten years, the gas fireplace was removed, and the lines from the tanks removed from the building. The tanks, however, remained.

5.3 Indications of PCBs

No transformers were noted on the site. Much of the building is lighted by fluorescent lighting, and given the age of the building, the possibility exists that the light fixtures may contain PCBs. In 1979, the use of PCBs in light ballasts was discontinued. No visual inspection of the ballasts in these fixtures was made.

6.0 LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT

6.1 Scope of Work

The scope of work for the Phase II Assessment was to advance approximately three test pits near the locations of the former structures in order to ascertain whether there was adverse petroleum hydrocarbon impact associated with service station activities. Soil samples would be collected from the test pits and delivered to an analytical laboratory for appropriate analysis.

6.2 Field Activities

The test pits were completed with a rubber tired backhoe in three locations: to the north of the former service station building (TP-1), northeast of the service former service station building (TP-2), and near the southeast corner of the existing building; the closest area which could be reasonably attained proximal to the former service station building and the former utility building (TP-3). Locations of the test pits are shown on Figure 1 - Site Plan.

Test pit TP-1 exhibited strong to moderate petroleum hydrocarbon odors and gray staining from within six inches of the surface to the maximum depth attained, approximately 10 feet below grade. The sample analyzed was selected from approximately 8 feet below grade. Test pit TP-2 was exhibited moderate petroleum odors, as well as other unidentified organic odors. The sample selected for analysis was from 6.5 feet below grade. Test pit TP-3 exhibited staining and petroleum odors from approximately 2 feet below grade. The sample analyzed was collected from 4 feet below grade.

While excavating test pit TP-3, a steel underground storage tank (UST) was discovered. The top of the UST was later exposed, in order to better characterize its dimensions, condition and contents. The UST is approximately 7.5 feet long, and 12 feet long, or of approximately 4,000 gallon capacity. The northernmost 2 feet of the tank are beneath the building. Upon exposing the top of the tank, a wood plug was encountered in a 2-inch port, and a 4-inch port was plugged with a threaded steel plug. The wood plug was removed, and we observed that the UST was completely filled with water. Only a slight sheen was in evidence on the water's surface.

Also of note, was the fact that the wooden form used while pouring the concrete footing of the building had been cut to fit over the top of the UST, and therefore the footing was cast around the top curved surface of the UST.

Mr. Steve Larson, of Locator Unlimited, was contracted to locate other USTs or other metallic features which could have been associated with the former service station. Indications of a possible UST were present immediately west of the 4,000 gallon UST. A test pit (TP-4) advanced in this area did not reveal the presence of a UST at this location. Additionally, several unspecified indications of possible service station structures were detected within the footprint of the former station building near test pit TP-1. Test pit TP-5 was advanced in this vicinity, and metal debris was discovered and removed. This metal debris was probably used as part of the fill soil when the station was demolished.

6.2.1 Soil Sampling Procedures

Soil samples were collected from the sidewalls and base of the excavation by the following method:

- ① All sampling equipment was decontaminated with Alconox and distilled water;
- ② Pursuant to OSHA regulations prohibiting entering an unshored excavation, the backhoe bucket was used to retrieve samples from depth:

- ③ Using a decontaminated stainless steel trowel, soil was scraped into a laboratory-prepared, 4-ounce glass jar, packed as tightly as possible to lessen headspace within the jar, and the jar was tightly sealed. To lessen the possibility of cross-contamination, care was taken to only collect soil not in contact with the backhoe bucket;
- ④ The sample jar was clearly labeled with Project name, date, sampler, and a discrete sample designation;
- ⑤ The sample was placed into a chilled cooler, and the appropriate annotations were made to the chain of custody form.

At the end of the day, the samples were transported, under 3rd Party Site Assessments' Chain of Custody procedures to CCI Laboratories, of Everett, Washington, a State Certified Laboratory, for analysis.

6.3 Laboratory Analytical Methods

The collected samples were delivered to CCI Laboratories, of Everett, Washington. If field observations did not indicate the presence of signs of petroleum impact, the laboratory would be instructed to analyze the samples for petroleum hydrocarbon identification by Washington State Department of Ecology Method WTPH-HCID. The reporting requirements for this method are such that the laboratory reports the results as less than or greater than 20 ppm for gasoline, or less than or greater than 50 ppm for diesel. Because the samples exhibited obvious olfactory signs of gasoline-range impact, Washington Method WTPH-G (gasoline) was selected, in order to avoid the added waiting time for the additional testing, as well as additional costs. If the chromatogram indicated heavier hydrocarbons, the sample could then be run by the specific method indicated. Additionally, the samples were analyzed for benzene, toluene, ethyl benzene and xylenes (BTEX) by EPA Method 8020, and total lead, by EPA Method 7420.

6.4 Analytical Results

Results of the analyses indicated that the primary type of petroleum impact on this site is in the range of gasoline. Table 1 presents the analytical results from this study. Laboratory analytical certificates are included as an Appendix to this report.

Sample No.	WTPH-G	Benzene	Toluene	Ethyl benzene	Xylenes	Total Lead
TP1-8'	40	<0.1	<0.1	<0.1	<0.3	<10
TP2-6.5'	95	0.2	0.4	0.4	1.1	<10
TP3-4'	2,700	1.3	3.7	3.7	23	55
WDOE	100	0.5	40	20	20	250
Notes: WTPH-G - Washington State Department of Ecology Method for total petroleum hydrocarbons as gasoline BTEX by EPA Method 8020 Total Lead by EPA Method 7420 WDOE - Washington State Department of Ecology Model Toxics Control Act Method "A" Cleanup levels Shaded cells indicate concentrations in excess of MTCA Method A Cleanup levels						

7.0 CONCLUSIONS

The subject site is situated along Market Street in a residential/commercial setting. The site was first developed in 1946, as a service station. The current building was constructed in 1976. According to available governmental records, as researched by VISTA Environmental, there do not appear to be off-site sources of contamination which would likely influence the subject site.

No information on groundwater was obtained, and the lateral and vertical extent of contamination associated with former service station activities has not been assessed. The UST discovered on the site has apparently either leaked or overfilled to the extent that the soils surrounding the UST are impacted with gasoline-range petroleum hydrocarbons.

3rd Party Site Assessments has appreciated the opportunity to be of service to you in this matter. Should you have any questions regarding the content of this report or any other matter, please call at your earliest convenience.

Respectfully submitted,

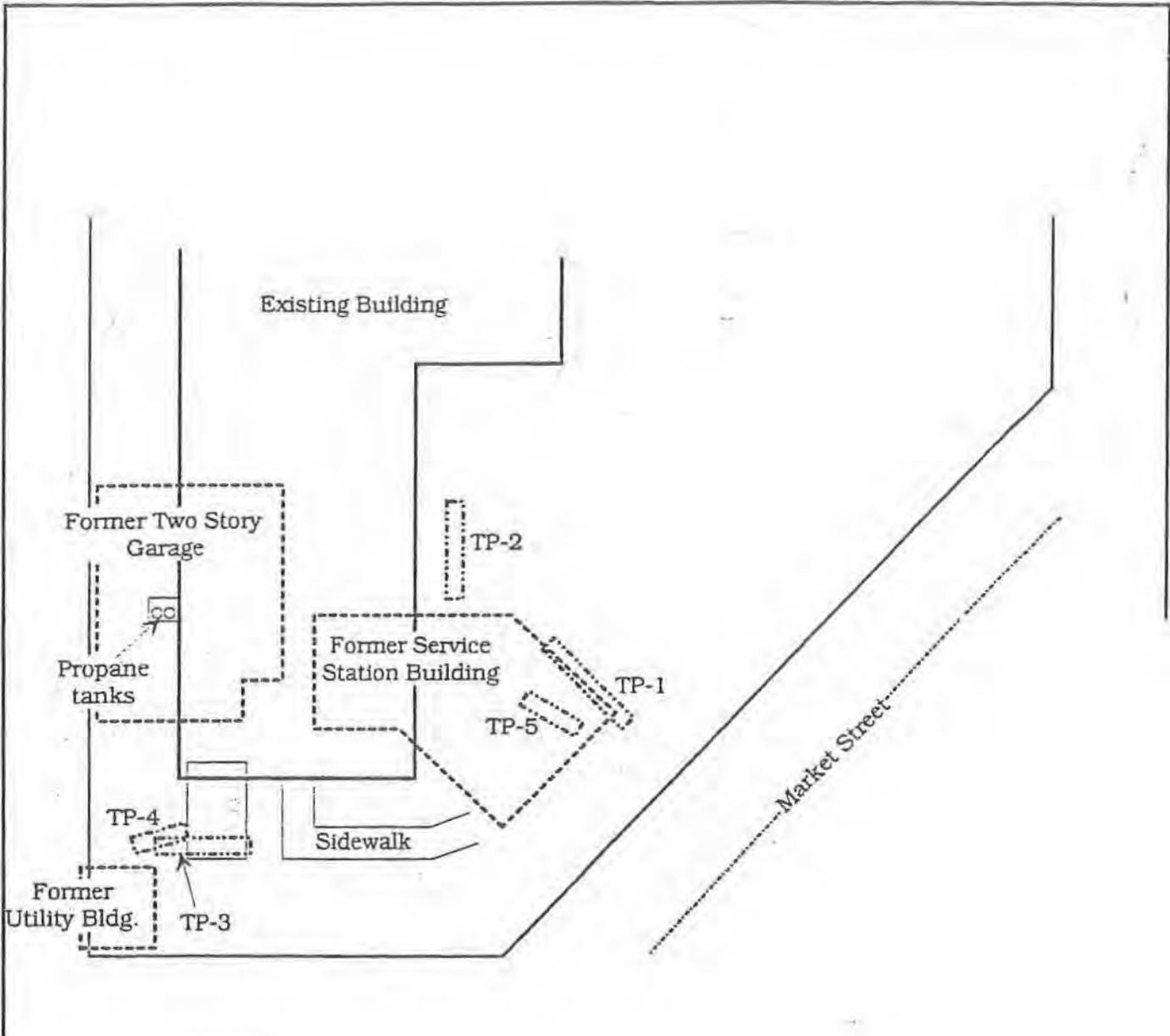
3RD PARTY SITE ASSESSMENTS



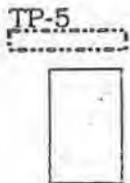
Stanley S. Thompson
Environmental Geologist



Chanel C. Byrne
Site Assessor



LEGEND



TP-5 Location and designation of test pit
 [Solid Rectangle] Underground storage tank

Note: Former structure locations based upon 1967 survey conducted by Harry Jones & Associates, Surveyors

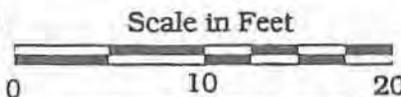


Figure 1 - Site Plan

Job Name/Client: Ms. Lisa Robbins
 Address: 1029 Market Street
Kirkland, Washington
 3PSA Job Number: 94-CS103

Designed by: SST
 Drawn by: SST
 Date: June 1994
 Scale: Noted
3RD PARTY SITE ASSESSMENTS
 P.O. Box 551, Mercer Island, WA 98040 (206) 236-2049



APPENDIX A

VISTA ENVIRONMENTAL INFORMATION REPORT

SITE ASSESSMENT REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: 94-CS103 MARKET 1029 MARKET ST 1029 MARKET ST KIRKLAND, WA 98033 Cross Street: 10TH AVE Latitude/Longitude: (47.683150, 122.208500)	CHANEL BYRNE 3PSA - MERCER ISLAND 6021 W MERCER WAY MERCER ISLAND, WA 98040

Environmental Risk Distribution Summary	within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
Agency / Database - Type of Records				
A) RISK SITES searched to 1 mile:				
US EPA	NPL	Sites designated for Superfund Cleanup by the US EPA	0	0
STATE	SPL	Sites Prioritized by State for Cleanup	0	0
STATE	SCL	Sites Under Review by State	0	1
US EPA	RCRIS	Facilities That Treat, Store and/or Dispose of Haz Waste	0	0
B) RISK SITES searched to 1/2 mile:				
US EPA	CERCLIS	Sites under Review by US EPA	0	0
STATE	LUST	Sites with Leaking UnderGround Storage Tanks	0	2
STATE	SWLF	Sites permitted as Solid Waste Landfills, Incinerators, or Transfer stations	0	0
C) RISK SITES searched to 1/4 mile:				
STATE	UST	Sites with Registered Underground Storage Tanks	0	0
D) RISK SITES searched to 1/8 mile:				
US EPA	ERNS	Sites With Previous Hazardous Materials Spills	0	-
US EPA	RCRIS	Sites that Generate Large Quantities of Haz Waste	0	-
US EPA	RCRIS	Sites that Generate Small Quantities of Haz Waste	0	-

This geographic database search meets the American Society for Testing Materials (ASTM) standards for a government records review. A (-) indicates the search distance exceeds ASTM search parameters.

LIMITATION OF LIABILITY

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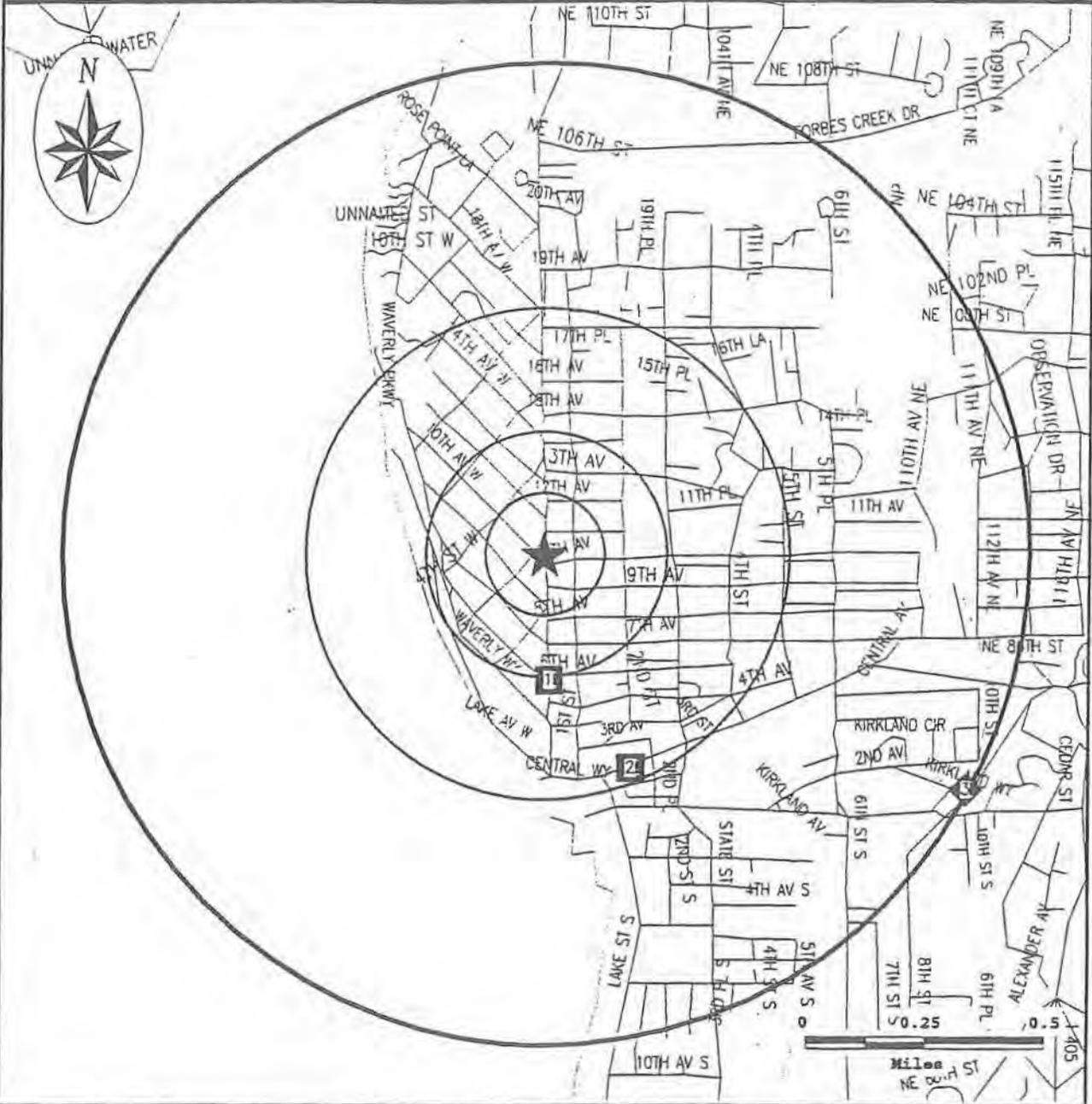
For More Information Call VISTA Environmental Information at 1 - 800 - 767 - 0403
 Report ID: 045337-001

Date of Report: May 26, 1994
 Page #1



SITE ASSESSMENT REPORT

Map of Risks Within One Mile



Subject Site 	Category: Databases Searched to:	A 1 mi. 	B 1/2 mi. 	C 1/4 mi. 	D 1/8 mi.
	Single Sites Multiple Sites	 NPL, SPL, SCL, TSD	 CERCLIS, LUST, SWLF	 UST	 ERNS, GENERATORS
Roads Highways Railroads Rivers or Water Bodies Utilities					

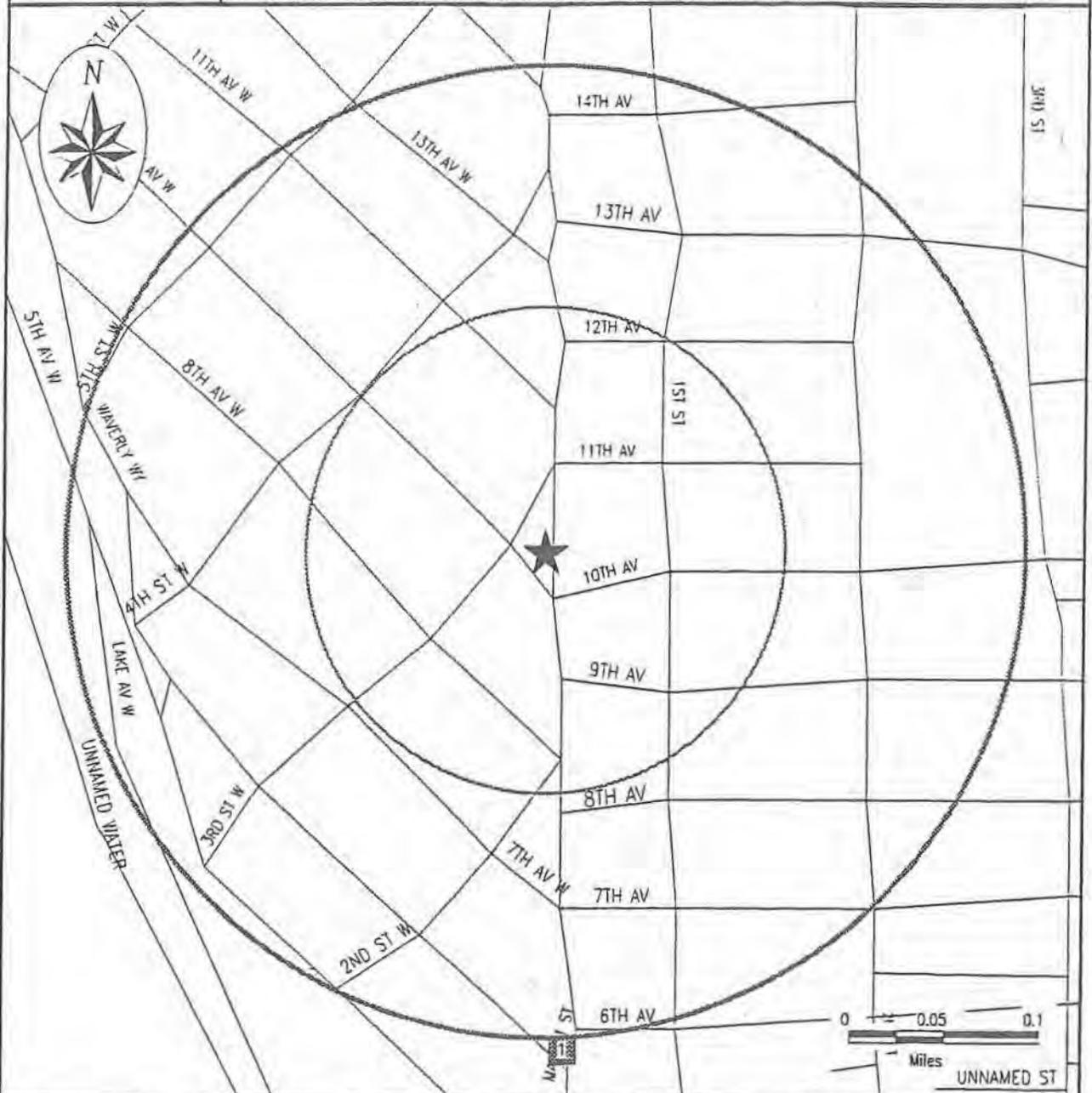
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 Report ID: 045337-001

Date of Report: May 26, 1994
 Page #2



SITE ASSESSMENT REPORT

Map of Risks Within Quarter Mile



Subject Site 	Category: Databases Searched to:	A 1 mi. 	B 1/2 mi. 	C 1/4 mi. 	D 1/8 mi.
	Single Sites Multiple Sites	 NPL, SPL, SCL, TSD	 CERCLIS, LUST, SWLF	 UST	 ERNS, GENERATORS
Roads Highways Railroads Rivers or Water Bodies Utilities					

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 Report ID: 045337-001

Date of Report: May 26, 1994
 Page #3



SITE ASSESSMENT REPORT

Street Map



Subject Site



Roads, Highways, Rivers, Water Bodies

Railroads, Utilities

SITE ASSESSMENT REPORT

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL
SRC#: 1622 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for NPL was January, 1994.

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

RCRA-TSD
SRC#: 1372 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for RCRIS was July, 1993.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

SPL
SRC#: 1603 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Confirmed Contaminated Sites Report was October, 1993.

The Washington Department of Ecology, Toxics Cleanup Program maintains an inventory of facilities subject to investigations concerning likely or threatened releases of hazardous substances from those facilities.

SCL
SRC#: 1602 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Suspected Contaminated Sites Report was October, 1993.

The Washington Department of Ecology, Toxics Cleanup Program maintains an inventory of facilities subject to investigations concerning likely or threatened releases of hazardous substances from those facilities.

B) DATABASES SEARCHED TO 1/2 MILE

CERCLIS
SRC#: 1623 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS was January, 1994.

The CERCLIS List is a compilation by the EPA of the sites which the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (Superfund Act).

LUST
SRC#: 1528 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Northwest Region Leaking Underground Storage Tank Site List was September, 1993.

The Washington Department of Ecology, Northwest Regional Office maintains an inventory of leaking underground storage tanks.



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Report ID: 045337-001

Date of Report: May 26, 1994
Page #5

LUST VISTA conducts a database search to identify all sites within 1/2 mile of your property.
SRC#: 1688 The agency release date for Leaking Underground Storage Tank List was February, 1994.

The Washington Department of Ecology maintains an inventory of leaking underground storage tanks.

SWLF VISTA conducts a database search to identify all sites within 1/2 mile of your property.
SRC#: 1569 The agency release date for Municipal Solid Waste Facilities was November, 1993.

The Washington Department of Ecology maintains an inventory of the solid waste facilities in the state.

C) DATABASES SEARCHED TO 1/4 MILE

UST's VISTA conducts a database search to identify all sites within 1/4 mile of your property.
SRC#: 1224 The agency release date for Underground Storage Tank Database was March, 1993.

The Washington Department of Ecology maintains an inventory of registered underground storage tanks (aboveground tanks are reported when included on this list).

D) DATABASES SEARCHED TO 1/8 MILE

ERNS VISTA conducts a database search to identify all sites within 1/8 mile of your property.
SRC#: 1428 The agency release date for ERNS was September, 1993.

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of transportation. A search of the database records for the period October 1986 through September 1993 revealed the following information regarding reported spills of oil or hazardous substances in the stated area.

RCRA-LgGen VISTA conducts a database search to identify all sites within 1/8 mile of your property.
SRC#: 1372 The agency release date for RCRIS was July, 1993.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).

RCRA-SmGen VISTA conducts a database search to identify all sites within 1/8 mile of your property.
SRC#: 1372 The agency release date for RCRIS was July, 1993.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.



SITE ASSESSMENT REPORT

RISK INVENTORY

MAP ID	RISK AT SITE AND THE ADJACENT AREA (within 1/8 mile)	A				B			C	D		NOTES VISTA ID
		NPL	SPL	SCL	TSD	CERCLIS	LUST	SWLF	UST	ERNS	LG GEN	
No Records Found												

MAP ID	RISK AT SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	A				B			C	D		NOTES VISTA ID
		NPL	SPL	SCL	TSD	CERCLIS	LUST	SWLF	UST	ERNS	LG GEN	
No Records Found												

MAP ID	RISK AT SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	A				B			C	D		NOTES VISTA ID
		NPL	SPL	SCL	TSD	CERCLIS	LUST	SWLF	UST	ERNS	LG GEN	
1	CHEVRON STA.# 9-3013 617 MARKET ST. KIRKLAND, WA 98033						X					1855695
2	EXXON CO USA 209 CENTRAL WAY KIRKLAND, WA 98033						X					1843377

MAP ID	RISK AT SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	A				B			C	D		NOTES VISTA ID
		NPL	SPL	SCL	TSD	CERCLIS	LUST	SWLF	UST	ERNS	LG GEN	
3	KELLY MOORE/KIRKLAND 11200 KIRKLAND WAY KIRKLAND, WA 98033			X								5100

UNMAPPED SITES	A				B			C	D		NOTES VISTA ID	
	NPL	SPL	SCL	TSD	CERCLIS	LUST	SWLF	UST	ERNS	LG GEN		SM GEN
MT OLIVET LANDFILL WA							X					4287769
NORTH SEATTLE WA							X					4287783
ALGONA TRANSFER STATION WA							X					4287548
PACIFIC COAST COAL COMPANY WA							X					4287805



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Report ID: 045337-001

Date of Report: May 26, 1994

Page #7

UNMAPPED SITES	A				B			C		D		NOTES
	NPL	SPL	SCL	TSD	CERCLIS	LUST	SWIF	UST	ERNS	LG GEN	SM GEN	
RABANCO - 3RD LANDER T.S. . WA							X					VISTA ID 4287830
RENTON TRANSFER STATION . WA							X					4287844
BOW LAKE TRANSFER STATION . WA							X					4287593
CEDAR FALLS DROP BOX SITE . WA							X					4287598
CEDER GROVE COMPOSTING CO . WA							X					4287599
CEDAR HILLS LANDFILL . WA							X					4287600
SKYKOMISH DROP BOX . WA							X					4287859
SILVIGROW . WA							X					4287864
SOUTH SEATTLE T.S. . WA							X					4287880
STEVENS PASS . WA							X					4287885
SW SUBURBAN SEWER DISTRICT . WA							X					4287889
VASHON ISLAND SLUDGE SITE . WA							X					4287906
WHITE RIVER SYSTEMS . WA							X					4287914
DUVALL . WA							X					4287663
EUNEMCLAW SLUDGE SITE . WA							X					4287670
EASTMONT TRANSFER STATION . WA							X					4287671
FACTORIA TRANSFER STATION . WA							X					4287673
WASTE MANAGEMENT - RAINIER . WA							X					4287931
WASTE MANAGEMENT OF SEATTLE . WA							X					4287932
FIRST NORTHEAST T.S. . WA							X					4287686
GRO-CO . WA							X					4287694
HOUGHTON TRANSFER STATION . WA							X					4287710
IDDINGS . WA							X					4287713



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Report ID: 045337-001

Date of Report: May 26, 1994

Page #8

SITE ASSESSMENT REPORT

RISKS DETAILS

RISK AT SITE AND THE ADJACENT AREA (within 1/8 mile)

No Records Found

RISK AT SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

No Records Found

RISK AT SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)

Property Address with VISTA Verified/Enhanced City and Zip:	CHEVRON STA.# 9-3013 617 MARKET ST. KIRKLAND, WA 98033	Map ID#:	1
		VISTA ID#:	1855695
		Distance/Direction:	0.26MI / S
DETAILS REGARDING:	LUST / SRC# 1528	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Tank Status:	NOT REPORTED		
Discovery Date:	NOT REPORTED		
Media Affected:	GROUNDWATER		
Substance:	NOT REPORTED		
Quantity (Units):	NOT REPORTED		
Leak Cause:	NOT REPORTED		
Leak Source:	NOT REPORTED		
Remedial Action:	NOT REPORTED		
Remedial Status 1:	IN PROGRESS		
Remedial Status 2:	NOT REPORTED		
DETAILS REGARDING:	LUST / SRC# 1688	Agency ID	1239
Agency Address:	CHEVRON 93013 617 MARKET ST KIRKLAND, WA 98033		
Tank Status:	NOT REPORTED		
Discovery Date:	APRIL 03, 1989		
Media Affected:	SURFACE WATER		
Substance:	NOT REPORTED		
Quantity (Units):	NOT REPORTED		
Leak Cause:	NOT REPORTED		
Leak Source:	NOT REPORTED		
Remedial Action:	NOT REPORTED		
Remedial Status 1:	IN PROGRESS		
Remedial Status 2:	NOT REPORTED		



For More Information Call VISTA Environmental Information at 1 - 800 - 767 - 0403
Report ID: 045337-001

Date of Report: May 26, 1994
Page #9

RISK AT SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.			
Property Address with VISTA Verified/Enhanced City and Zip:	EXXON CO USA 209 CENTRAL WAY KIRKLAND, WA 98033	Map ID#: VISTA ID#: Distance/Direction:	2 1843377 0.47MI / SE
DETAILS REGARDING:	LUST / SRC# 1528	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Tank Status:	NOT REPORTED		
Discovery Date:	NOT REPORTED		
Media Affected:	GROUNDWATER		
Substance:	NOT REPORTED		
Quantity (Units):	NOT REPORTED		
Leak Cause:	NOT REPORTED		
Leak Source:	NOT REPORTED		
Remedial Action:	NOT REPORTED		
Remedial Status 1:	IN PROGRESS		
Remedial Status 2:	NOT REPORTED		
DETAILS REGARDING:	LUST / SRC# 1688	Agency ID	1506
Agency Address:	EXXON 7-7063/CLOSED 209 CENTRAL WAY KIRKLAND, WA 98033		
Tank Status:	NOT REPORTED		
Discovery Date:	OCTOBER 18, 1989		
Media Affected:	SURFACE WATER		
Substance:	NOT REPORTED		
Quantity (Units):	NOT REPORTED		
Leak Cause:	NOT REPORTED		
Leak Source:	NOT REPORTED		
Remedial Action:	NOT REPORTED		
Remedial Status 1:	IN PROGRESS		
Remedial Status 2:	NOT REPORTED		

RISK AT SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)			
Property Address with VISTA Verified/Enhanced City and Zip:	KELLY MOORE/KIRKLAND 11200 KIRKLAND WAY KIRKLAND, WA 98033	Map ID#: VISTA ID#: Distance/Direction:	3 5100 0.99MI / E
DETAILS REGARDING:	SCL / SRC# 1602	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Status:	NOT REPORTED		
Facility Type:	NOT REPORTED		
Lead Agency:	NOT REPORTED		
State Status:	REMEDIAL ACTION IN PROGRESS		
Pollutant 1:	METALS		
Pollutant 2:	MISC. CHEMICAL		
Pollutant 3:	DIOXINS		



For More Information Call VISTA Environmental Information at 1 - 800 - 767 - 0403
Report ID: 045337-001

Date of Report: May 26, 1994
Page #10

UNMAPPED SITES

Property Address with VISTA Verified/Enhanced City and Zip:	MT OLIVET LANDFILL , WA	VISTA ID#:	4287769
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	RUBBLE FILL (DEMO, ETC)		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	CONSTRUCTION/DEMO		

Property Address with VISTA Verified/Enhanced City and Zip:	NORTH SEATTLE , WA	VISTA ID#:	4287783
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	TRANSFER STATION		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	NOT REPORTED		

Property Address with VISTA Verified/Enhanced City and Zip:	ALGONA TRANSFER STATION , WA	VISTA ID#:	4287548
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	TRANSFER STATION		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	NOT REPORTED		

Property Address with VISTA Verified/Enhanced City and Zip:	PACIFIC COAST COAL COMPANY , WA	VISTA ID#:	4287805
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	SPECIAL		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	NOT REPORTED		



For More Information Call VISTA Environmental Information at 1 - 800 - 767 - 0403
Report ID: 045337-001

Date of Report: May 26, 1994
Page #11

UNMAPPED SITES CONT.

Property Address with VISTA Verified\Enhanced City and Zip:	RABANCO - 3RD LANDER T.S. , WA	VISTA ID#:	4287830
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	TRANSFER STATION		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	NOT REPORTED		

Property Address with VISTA Verified\Enhanced City and Zip:	RENTON TRANSFER STATION , WA	VISTA ID#:	4287844
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	TRANSFER STATION		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	NOT REPORTED		

Property Address with VISTA Verified\Enhanced City and Zip:	BOW LAKE TRANSFER STATION , WA	VISTA ID#:	4287593
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	TRANSFER STATION		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	NOT REPORTED		

Property Address with VISTA Verified\Enhanced City and Zip:	CEDAR FALLS DROP BOX SITE , WA	VISTA ID#:	4287598
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	RESOURCE RECOVERY (RECYCLING)		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	RECYCLABLES		



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Report ID: 045337-001

Date of Report: May 26, 1994
Page #12

UNMAPPED SITES CONT.

Property Address with VISTA Verified/Enhanced City and Zip:	CEDER GROVE COMPOSTING CO , WA	VISTA ID#:	4287599
<i>DETAILS REGARDING:</i>	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	RUBBLE FILL (DEMO.ETC)		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	NOT REPORTED		

Property Address with VISTA Verified/Enhanced City and Zip:	CEDAR HILLS LANDFILL , WA	VISTA ID#:	4287600
<i>DETAILS REGARDING:</i>	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	PERMITTED/LICENSED		
Waste:	NOT REPORTED		

Property Address with VISTA Verified/Enhanced City and Zip:	SKYKOMISH DROP BOX , WA	VISTA ID#:	4287859
<i>DETAILS REGARDING:</i>	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	RESOURCE RECOVERY (RECYCLING)		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	RECYCLABLES		

Property Address with VISTA Verified/Enhanced City and Zip:	SILVIGROW , WA	VISTA ID#:	4287864
<i>DETAILS REGARDING:</i>	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	OTHER (SLUDGE)		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	SLUDGE/SEPTAGE		



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Report ID: 045337-001

Date of Report: May 26, 1994
Page #13

UNMAPPED SITES CONT.

Property Address with VISTA Verified/Enhanced City and Zip:	SOUTH SEATTLE T.S. , WA	VISTA ID#:	4287880
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	TRANSFER STATION		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	NOT REPORTED		

Property Address with VISTA Verified/Enhanced City and Zip:	STEVENS PASS , WA	VISTA ID#:	4287885
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	OTHER (SLUDGE)		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	SLUDGE/SEPTAGE		

Property Address with VISTA Verified/Enhanced City and Zip:	SW SUBURBAN SEWER DISTRICT , WA	VISTA ID#:	4287889
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	RUBBLE FILL (DEMO,ETC)		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	NOT REPORTED		

Property Address with VISTA Verified/Enhanced City and Zip:	VASHON ISLAND SLUDGE SITE , WA	VISTA ID#:	4287906
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	OTHER (SLUDGE)		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	SLUDGE/SEPTAGE		



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Report ID: 045337-001

Date of Report: May 26, 1994
Page #14

UNMAPPED SITES CONT.

Property Address with VISTA Verified/Enhanced City and Zip:	WHITE RIVER SYSTEMS WA	VISTA ID#:	4287914
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	SPECIAL		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	NOT REPORTED		

Property Address with VISTA Verified/Enhanced City and Zip:	DUVALL WA	VISTA ID#:	4287663
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	SPECIAL		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	NOT REPORTED		

Property Address with VISTA Verified/Enhanced City and Zip:	EUNEMCLAW SLUDGE SITE WA	VISTA ID#:	4287670
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	OTHER (SLUDGE)		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	SLUDGE/SEPTAGE		

Property Address with VISTA Verified/Enhanced City and Zip:	EASTMONT TRANSFER STATION WA	VISTA ID#:	4287671
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	TRANSFER STATION		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	NOT REPORTED		



For More Information Call VISTA Environmental Information at 1 - 800 - 767 - 0403
Report ID: 045337-001

Date of Report: May 26, 1994
Page #15

UNMAPPED SITES CONT.

Property Address with VISTA Verified\Enhanced City and Zip:	FACTORIA TRANSFER STATION , WA	VISTA ID#:	4287673
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	TRANSFER STATION		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	NOT REPORTED		

Property Address with VISTA Verified\Enhanced City and Zip:	WASTE MANAGEMENT - RAINIER , WA	VISTA ID#:	4287931
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	RUBBLE FILL (DEMO.ETC)		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	NOT REPORTED		

Property Address with VISTA Verified\Enhanced City and Zip:	WASTE MANAGEMENT OF SEATTLE , WA	VISTA ID#:	4287932
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	RESOURCE RECOVERY (RECYCLING)		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	RECYCLABLES		

Property Address with VISTA Verified\Enhanced City and Zip:	FIRST NORTHEAST T.S. , WA	VISTA ID#:	4287686
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	TRANSFER STATION		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	NOT REPORTED		



For More Information Call VISTA Environmental Information at 1 - 800 - 767 - 0403
Report ID: 045337-001

Date of Report: May 26, 1994
Page #16

UNMAPPED SITES CONT.

Property Address with VISTA Verified/Enhanced City and Zip:	GRO-CO WA	VISTA ID#:	4287694
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	RUBBLE FILL (DEMO.ETC)		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	NOT REPORTED		

Property Address with VISTA Verified/Enhanced City and Zip:	HOUGHTON TRANSFER STATION WA	VISTA ID#:	4287710
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	TRANSFER STATION		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	NOT REPORTED		

Property Address with VISTA Verified/Enhanced City and Zip:	IDDINGS WA	VISTA ID#:	4287713
DETAILS REGARDING:	SWLF / SRC# 1569	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	RUBBLE FILL (DEMO.ETC)		
Facility Status:	NOT REPORTED		
Facility Life:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Waste:	NOT REPORTED		



For More Information Call VISTA Environmental Information at 1 - 800 - 767 - 0403
Report ID: 045337-001

Date of Report: May 26, 1994
Page #17

APPENDIX B
LABORATORY ANALYTICAL CERTIFICATES

External Standard Report

```

Data File Name   : C:\HPCHEM\2\DATA\24060801\004F0101.D
Operator        : Ken pang
Instrument       : INSTRUMEN
Sample Name     : 406011-2
Run Time Bar Code:
Acquired on    : 08 Jun 94 06:31 PM
Report Created on: 08 Jun 94 06:57 PM
Last Recalib on : 27 APR 94 09:19 AM
Multiplier     : 1
Page Number    : 1
Vial Number    : 4
Injection Number : 1
Sequence Line  : 1
Instrument Method: TPHG4-26.MT
Analysis Method : TPHG4-26.MT
Sample Amount  : 0
ISTD Amount    :
    
```

Sig. 1 in C:\HPCHEM\2\DATA\24060801\004F0101.D

Ret Time	Area	Type	Width	Ref#	ug/l	Name
3.990	110361	VV	0.077	1-R	8.738	TFT-surrogate
11.600	3750521	VH +	0.000	1	409.934	gasoline envelop

Time Reference Peak	Expected RT	Actual RT	Difference
1	3.966	3.990	0.6%

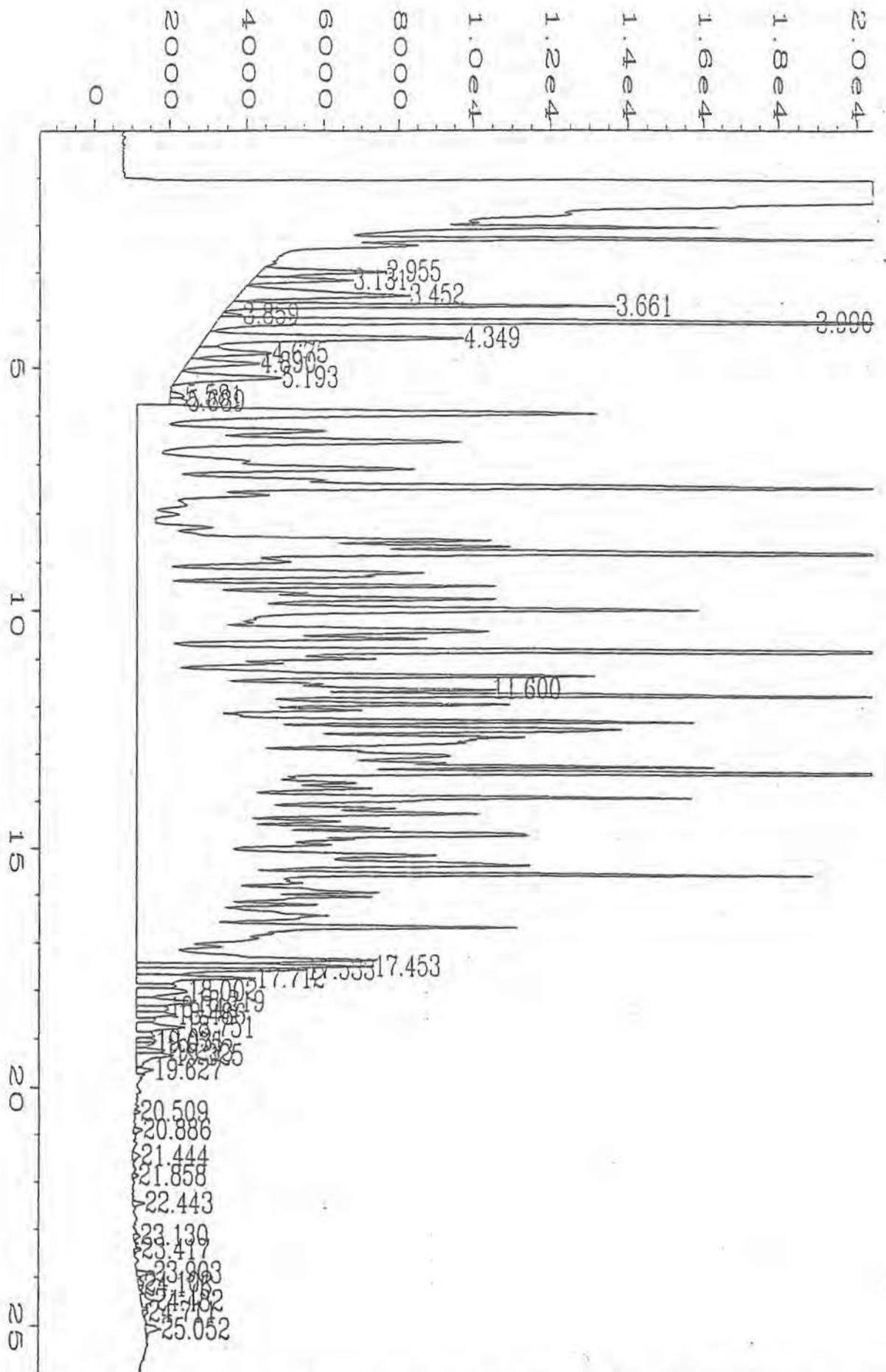
$$TFT = \frac{8.7}{10} = 87\%$$

$$gas = \frac{(210)(110)(5)}{(0.1)(5.22)}$$

$$= 40 \text{ mg/kg}$$

6-9-94
K.P.

K.P.
6-9-94



External Standard Report

Data File Name	: C:\HPCHEM\2\DATA\24060801\004R0101.D	Page Number	: 1
Operator	: Ken pang	Vial Number	: 4
Instrument	: INSTRUMEN	Injection Number	: 1
Sample Name	: 406011-2	Sequence Line	: 1
Run Time Bar Code:		Instrument Method:	TPHG4-26.MT
Acquired on	: 08 Jun 94 06:31 PM	Analysis Method	: btxn5-03.MT
Report Created on:	08 Jun 94 06:57 PM	Sample Amount	: 0
Last Recalib on	: 04 MAY 94 09:03 AM	ISTD Amount	:
Multiplier	: 1		

Sig. 2 in C:\HPCHEM\2\DATA\24060801\004R0101.D

Ret Time	Area	Type	Width	Ref#	ug/l	Name
2.943	19202	VV	0.104	1	0.234	benzene
3.990	168377	VV	0.075	1-R	8.449	TFT. surrogate
5.916	48754	VV	0.151	1	0.810	toluene
8.966	24058	VV	0.104	1	0.468	chlorobenzene
9.456	43904	VV	0.084	1	0.839	ethylbenzene
9.721	37321	VV	0.093	1	0.496	m+p-xylene
10.548	46741	VV	0.080	1	0.869	o-xylene
13.231	190096	VV	0.081	1	3.593	1,3-DCB
13.485	20347	VV	0.065	1	0.223	1,4-DCB
14.115	48067	VV	0.075	1	0.773	1,2-DCB
17.058	22250	VV	0.080	1	0.454	naphthalene

Time Reference Peak	Expected RT	Actual RT	Difference
2	4.040	3.990	-1.2%

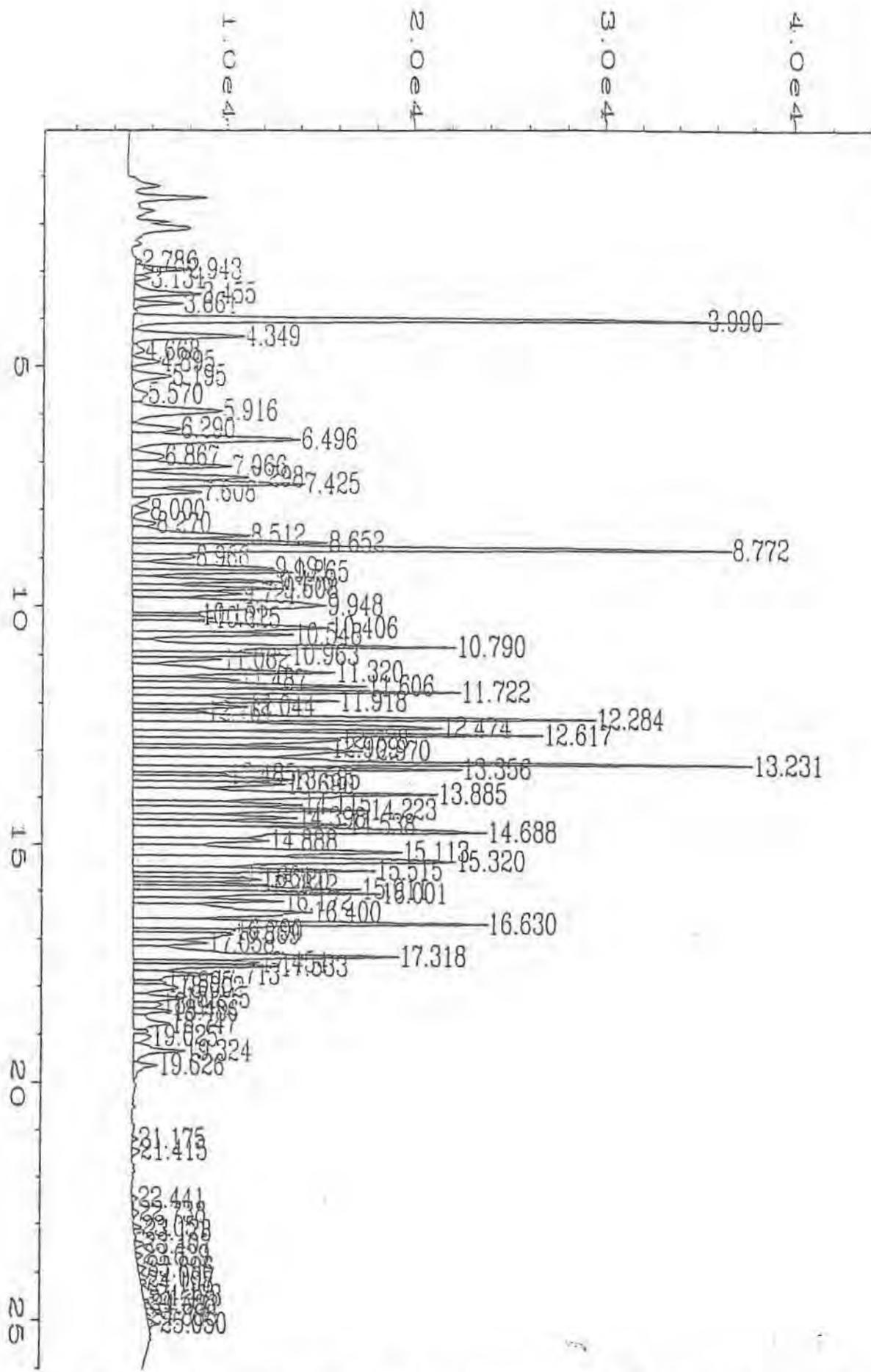
$$TFT = \frac{8.4}{10} = 84\%$$

$$B.T.E = < 0.1 \text{ mg/kg}$$

$$X = < 0.3 \text{ mg/kg}$$

DATE	6-9-94
------	--------

K.P
6-9-94



External Standard Report

```

Data File Name   : C:\HPCHEM\2\DATA\24060301\009F0101.D
Operator        : Ken pang
Instrument       : INSTRUMEN
Sample Name     : 406011-6
Run Time Bar Code:
Acquired on    : 04 Jun 94 01:56 PM
Report Created on: 04 Jun 94 02:40 PM
Last Recalib on : 27 APR 94 09:19 AM
Multiplier     : 1
Page Number    : 1
Vial Number    : 9
Injection Number : 1
Sequence Line  : 1
Instrument Method: TPHG4-26.MTH
Analysis Method : TPHG4-26.MTH
Sample Amount  : 0
ISTD Amount    :
    
```

Sig. 1 in C:\HPCHEM\2\DATA\24060301\009F0101.D

Ret Time	Area	Type	Width	Ref#	ug/l	Name
4.052	146876	VV	0.074	1-R	11.948	TFT-surrogate
11.600	9319019	VV +	0.000	1	986.499	gasoline envelop

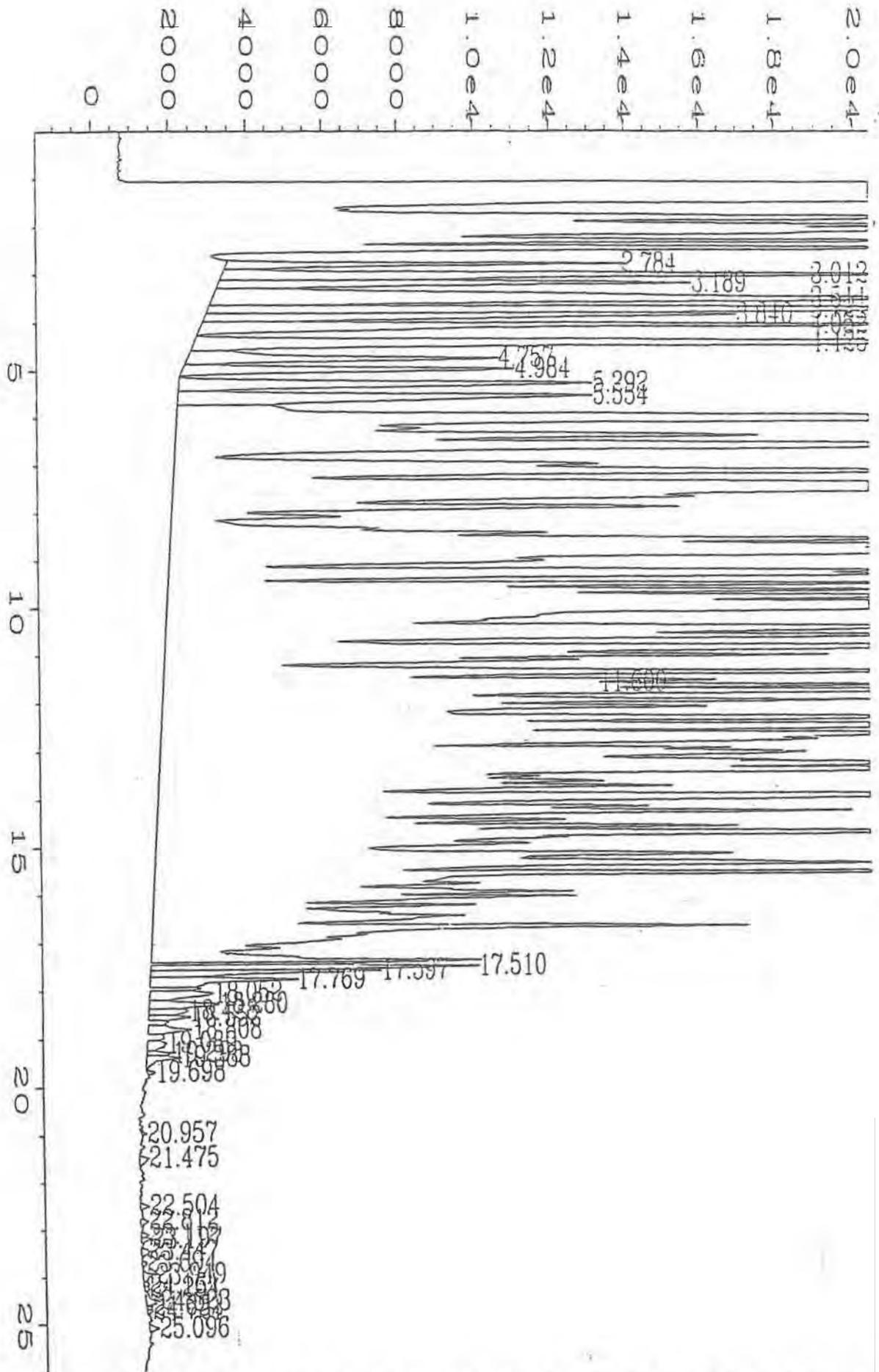
Time Reference Peak	Expected RT	Actual RT	Difference
1	3.996	4.052	1.4%

$$TFT = \frac{11.9}{10} = 119\%$$

$$\begin{aligned}
 \text{gas} &= \frac{(986) (10) (5)}{(10.1) (5.17)} \\
 &= 95.1 \text{ mg/kg}
 \end{aligned}$$

6.657 10/2

K ?
6.4-94



External Standard Report

Data File Name	: C:\HPCHEM\2\DATA\24060301\009R0101.D	Page Number	: 1
Operator	: Ken pang	Vial Number	: 9
Instrument	: INSTRUMEN	Injection Number	: 1
Sample Name	: 406011-6	Sequence Line	: 1
Run Time Bar Code:		Instrument Method	: TPHG4-26.MTH
Acquired on	: 04 Jun 94 01:56 PM	Analysis Method	: btxn5-03.MTH
Report Created on	: 04 Jun 94 02:23 PM	Sample Amount	: 0
Last Recalib on	: 04 MAY 94 09:03 AM	ISTD Amount	:
Multiplier	: 1		

Sig. 2 in C:\HPCHEM\2\DATA\24060301\009R0101.D

Ret Time	Area	Type	Width	Ref#	ug/l	Name
3.008	122176	VV	0.112	1	1.688	benzene
4.050	226123	VV	0.077	1-R	11.409	TFT surrogate
6.033	221865	VV	0.170	1	3.953	toluene
9.035	65133	VV	0.098	1	1.214	chlorobenzene
9.665	222668	VV	0.086	1	4.654	ethylbenzene
9.926	441751	VV	0.093	1	7.141	m+p-xylene
10.625	235111	VV	0.079	1	4.741	o-xylene
13.288	576216	VV	0.074	1	9.687	1,3-DCB
13.744	132140	VV	0.091	1	1.630	1,4-DCB
14.280	189664	VV	0.090	1	3.463	1,2-DCB
17.379	168499	VV	0.110	1	3.302	naphthalene

Time Reference Peak	Expected RT	Actual RT	Difference
2	4.040	4.050	0.2%

$$TFT = \frac{11.4}{10} = 114\%$$

$$S = 0.2/6 \text{ mg/kg}$$

$$T = 0.4/8 \text{ mg/kg}$$

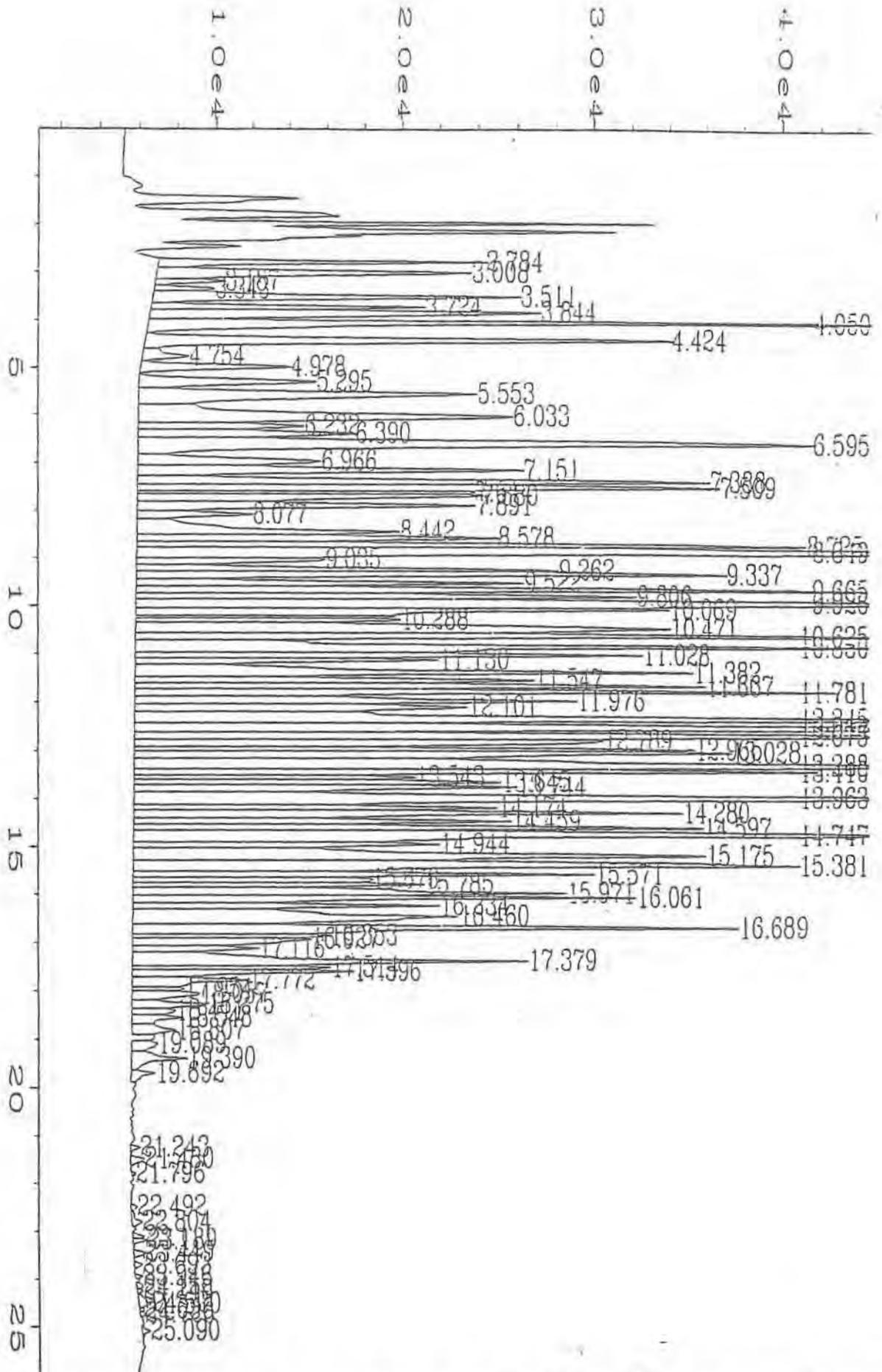
$$E = 0.4/5 \text{ mg/kg}$$

$$X = 1.1 \text{ mg/kg}$$

5.1

6.6.94	CR
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6.6.94



External Standard Report

Data File Name : C:\HPCHEM\2\DATA\24060801\017F0201.D
 Operator : Ken pang Page Number : 1
 Instrument : INSTRUMEN Vial Number : 17
 Sample Name : 406011-7 1:50 Injection Number : 1
 Run Time Bar Code: Sequence Line : 2
 Acquired on : 09 Jun 94 08:33 AM Instrument Method: TPHG4-26.MT
 Report Created on: 09 Jun 94 09:00 AM Analysis Method : TPHG4-26.MT
 Last Recalib on : 27 APR 94 09:19 AM Sample Amount : 0
 Multiplier : 1 ISTD Amount :

Sig. 1 in C:\HPCHEM\2\DATA\24060801\017F0201.D

Ret Time	Area	Type	Width	Ref#	ug/l	Name
4.056	3230	VV	0.075	1-R	0.238	TFT-surrogate
11.600	6035107	VV +	0.000	1	664.245	gasoline envelop

Time Reference Peak	Expected RT	Actual RT	Difference
1	3.966	4.056	2.3%

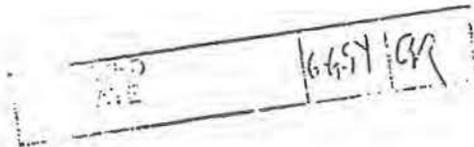
TFT = diluted out

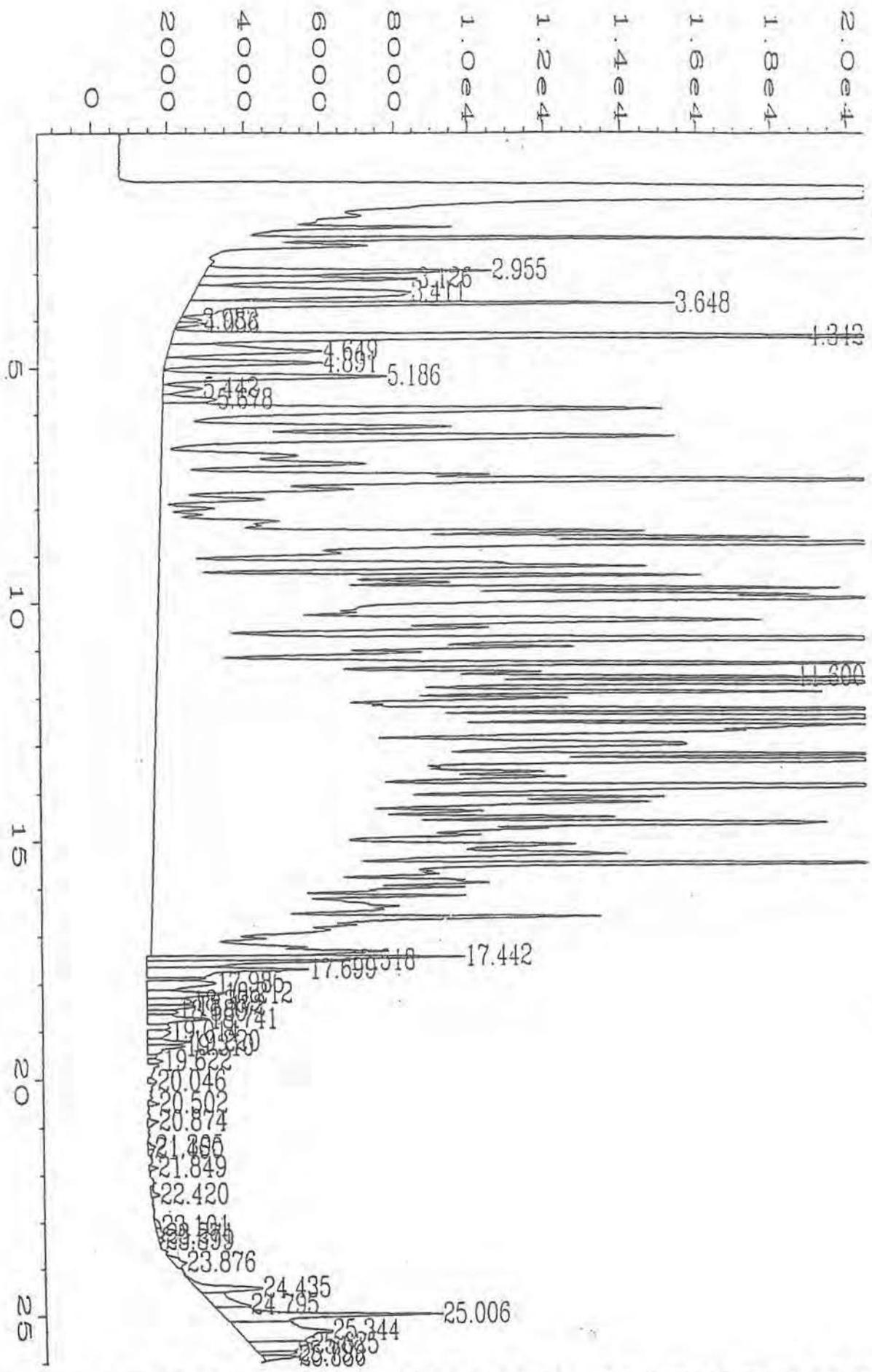
$$\text{gas} = \frac{(664)(10)(5)(50)}{(0.1)(5.88)}$$

$$= 2700 \text{ mg/kg}$$

5.7

6-9-94





External Standard Report

```

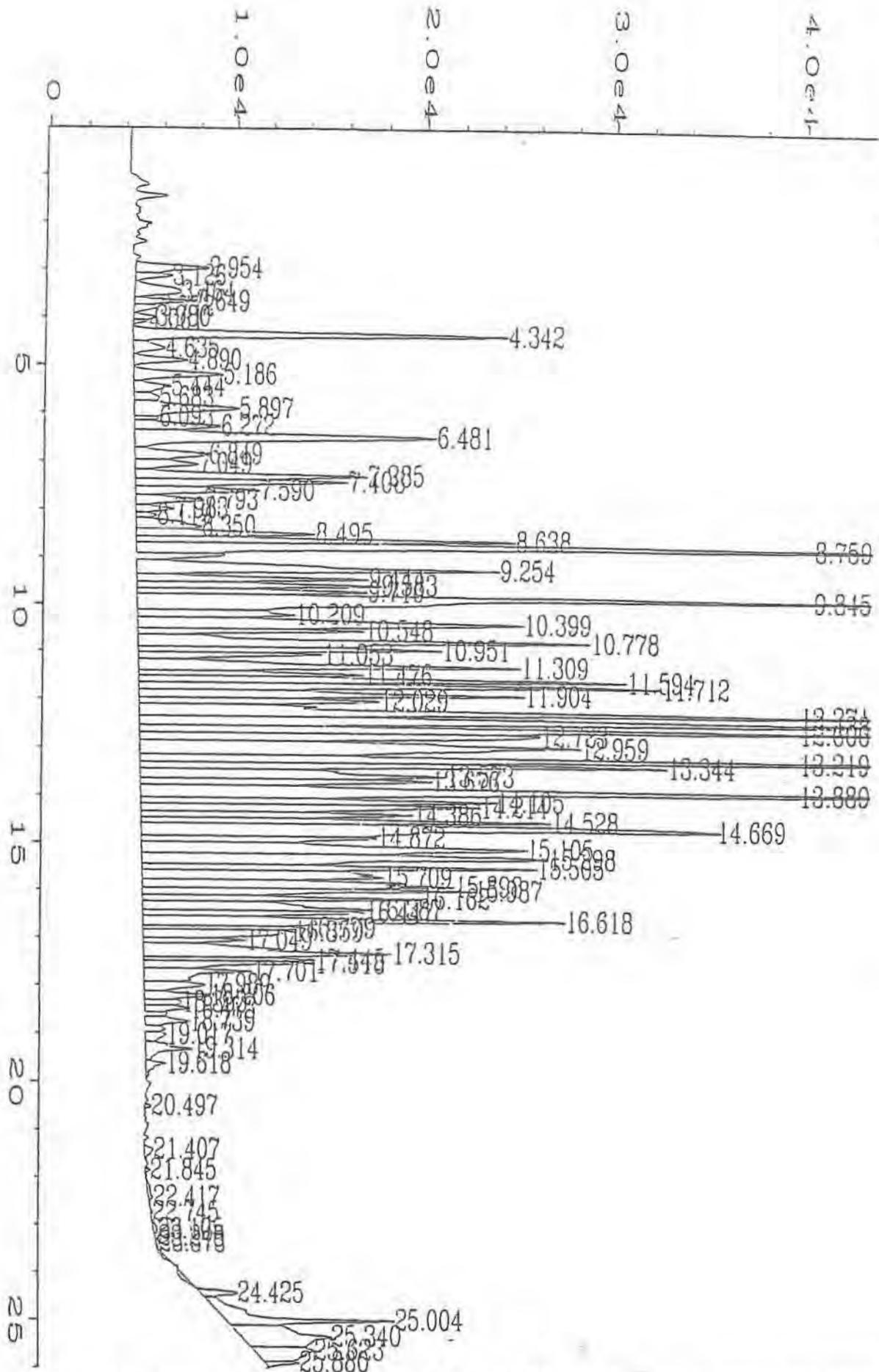
Data File Name   : C:\HPCHEM\2\DATA\24060801\017R0201.D
Operator        : Ken pang
Instrument       : INSTRUMEN
Sample Name     : 406011-7 1:50
Run Time Bar Code:
Acquired on    : 09 Jun 94 08:33 AM
Report Created on: 09 Jun 94 09:00 AM
Last Recalib on : 04 MAY 94 09:03 AM
Multiplier     : 1
Page Number    : 1
Vial Number    : 17
Injection Number : 1
Sequence Line  : 2
Instrument Method: TPHG4-26.MTH
Analysis Method : btxn5-03.MTH
Sample Amount  : 0
ISTD Amount    :
  
```

Sig. 2 in C:\HPCHEM\2\DATA\24060801\017R0201.D

Ret Time	Area	Type	Width	Ref#	ug/l	Name
2.954	30517	PV	0.121	1	0.371	benzene
3.980	6377	VV	0.078	1-R	0.300	TFT surrogate
5.897	60100	VV	0.157	1	0.998	toluene
9.120	* not found *			1		chlorobenzene
9.444	68881	VV	0.084	1	1.355	ethylbenzene
9.716	70311	VV	0.086	1	0.935	m+p-xylene
10.399	193549	VV	0.141	1	3.883	o-xylene
13.219	275774	VV	0.072	1	4.945	1,3-DCB
13.573	143968	VV	0.121	1	1.813	1,4-DCB
14.105	111112	VV	0.085	1	1.945	1,2-DCB
17.049	28775	VV	0.075	1	0.587	naphthalene

Time Reference Peak	Expected RT	Actual RT	Difference
2	4.040	3.980	-1.5%

Not all calibrated peaks were found



Laboratories

Serving the Environmental, Aerospace and Defense Industries

CERTIFICATE OF ANALYSIS

CLIENT: 3RD PARTY SITE ASSESSMENTS
P.O. BOX 551
MERCER ISLAND, WA 98040

DATE: 6/9/94
CCIL JOB #: 406011

DATE RECEIVED: 6/3/94
WDOE ACCREDITATION #: C142

CLIENT CONTACT: CHANEL BYRNE/STAN THOMPSON

CLIENT PROJECT ID: 1029 MARKET

QUALITY CONTROL RESULTS

SURROGATE RECOVERY

CCIL SAMPLE ID	ANALYTE	SUR ID	EXP'D AMT	AMT RECV	% RECV
406011-02	WTPH-G	TFT	10.0	8.7	87
406011-02	EPA-8020	TFT	10.0	8.4	84
406011-06	WTPH-G	TFT	10.0	11.9	119
406011-06	EPA-8020	TFT	10.0	11.4	114
406011-07	WTPH-G	TFT	*		
406011-07	EPA-8020	TFT	*		

APPROVED BY: 

APPENDIX C
HISTORICAL USE INFORMATION

3914687

2854-4720

WARRANTY DEED

FOR THE STATE OF WASHINGTON

THE GRANTORS, Charles A. Winstead and Lucie Winstead, his wife

of the city of Kirkland, county of King

state of Washington, for and in consideration of Ten and no/100

(310.00) dollars,

in hand paid, convey and warrant to TIME OIL CO., a Washington Corporation

the following described real estate, situate in the county of King,

state of Washington:

Lots 1 and 2, Block 25, Town of Kirkland as per plat recorded in Volume 6, page 53.



subject to a mortgage of approx. \$3700.00 dollars.

Dated this 18th day of June, 1966

Charles A. Winstead
Mary Gerstner

Vol 2310 1946

- Service Station Building
 Double Building which includes:
 1. 1 room apartment upstairs which includes:
 1. Oil burner heating stove
 1. 1 room apartment downstairs which includes:
 1. Kitchen Range
 1. Table
 1. Chairs
 1. Dressing table & stool
 Double garage underneath which includes:
 1. 40 gallon Federal electric hot water tank
 1. set double laundry trays
 1. Separate rest room building including toilets & bowls in both rear and
 1. front rest rooms
 1. Outside grease rack
 1. Outside steel umbrella clothes line pole
 2. Grease Guns
 1. Gilbert & Barker Meter Pump complete with hose and nozzle
 1. Gilbert & Barker Computer Pump complete with hose and nozzle
 1. 255 gallon underground storage tank
 1. 1000 gallon underground storage tank
 (Water: The above two tanks are connected together for north pump)
 1. 500 gallon underground storage tank
 1. One 1/2" 115 psi air compressor
 1. Willard Battery Charger
 2. Sunstrand Cash drawer
 2. 2 1/2 grease paks
 1. 2 1/2 Grease pak with hose and nozzle
 1. Tire Spreader
 1. Tire breakdown tool
 1. Wlr's tube cage
 1. Oil Burner stove in Station Bldg.
 1. Table in station bldg.
 2. Chairs in station bldg.
 1. Stool in station bldg.
 6. 30 gallon Fakhain Oil lubsters with pumps
 1. 30 gallon Gilbert & Barker lubster with pumps
 2. Water hoses with bibs
 2. Air hoses with automatic hand gauge
 1. Car Jack
 1. Air hose for grease rack
 2. Grease guns
 1. Flash gun
 1. one gallon copper swing spout oil measure
 1. one quart copper swing spout oil measure
 1. two quart Ruffman swing spout oil measure
 1. B. B. Spring sprayer
 1. Tube testing tank
 1. 2 1/2 gallon Fire Extinguisher #465525 (needs recharge)
 1. 50 gallon galvanized tank with spigot for kerosene

Equipment & Furnishings which are a part of
 contract dated June 18, 1946 between Chas. R.
 Winstead and Mary Winstead and The Oil Co.
 located at 1029 Market Street, Kirtland, Pa.

ACCEPTED
Chas. R. Winstead
Mary Winstead

FILED
 Aug 13 1946 2:11
 ROBERT A. MORRIS, County Auditor



AGRA Earth &
Environmental, Inc.
11335 NE 122nd Way
Suite 100
Kirkland, Washington
U.S.A. 98034-6918
Tel (206) 820-4669
Fax (206) 821-3914

7 July 1995
12-1232-01

1029 Market Street Participant Group

Attention: 1029 Market Street Participant Group

Subject: Supplemental Phase I Assessment
1029 Market Street
Kirkland, Washington

Dear Participant Group:

AGRA Earth & Environmental, Inc. (AEE) is pleased to present the results of our Supplemental Phase I Environmental Site Assessment of the above referenced site. The purpose of this study was to attempt to obtain and evaluate additional site and vicinity information which was omitted from a previously-performed Phase I assessment of the site conducted in June 1994 by 3rd Party Assessments (TPA).

I. PROCEDURAL HISTORY

In January 1995, AEE performed a peer review of TPA's Phase I Environmental Site Assessment and Limited Phase II Environmental Site Assessment report for the site. Upon completing our review of the subject report, we rendered an opinion suggesting TPA's Phase I portion of the report was somewhat deficient with respect to the scope of work for Phase I assessments set forth pursuant to ASTM Standard E 1527-94. Specifically, AEE noted the lack of discussion concerning past tenants of the existing office building and whether any of them are considered environmentally suspect. AEE also noted that TPA's report provided only cursory discussion of the past or current land use of the subject site and adjacent properties. In addition, the ASTM guidelines recommend discussion of the subject site vicinity's potable drinking water sources, and whether or not any groundwater wells exist in the subject area which may be considered potential sensitive receptors.

The scope of work for this current supplemental study consisted of gathering and evaluating readily available information sources which apparently were not consulted or relied upon by TPA for their Phase I assessment of the parcel. Based on these findings, this report presents AEE's opinion concerning environmental conditions at the site which may have resulted from both past or current on-site and off-site activities.



II. SUPPLEMENTAL HISTORICAL RESEARCH

A. HISTORICAL MAPS

1. Sanborn Fire Insurance Maps

AEE reviewed the Sanborn Map Company fire insurance map collection at the University of Washington's Suzallo Library. Sanborn maps, as they are commonly referred to, typically detail building construction type and use, and may show underground or above ground storage tanks, chemical storage areas, and other potential environmental hazards. The Sanborn Map Company has published maps dating from 1867 to the present for various cities and towns, and therefore are a good source for documenting the past uses of a given property or properties. The reviewed collection had maps for the subject area for April 1926 and August 1942, both of which are appended to the text of this letter report. In summary, AEE's review of both maps reveals that a service station had existed on the site as early as April 1926. The April 1926 map shows scattered residential dwellings (marked as "D" on the maps) along Market Street and Marion (now 10th Ave. W), Spring (now 11th Ave. W), and Burlington (now 3rd St. W) Streets. No environmentally suspect activities are noted on the maps as being present in the immediate subject area. Photocopies of the reviewed Sanborn maps are appended to the text of this letter report as Appendix A.

2. Kroll Atlases

AEE reviewed Kroll Atlas Company map collection at the Seattle Public Library. Kroll maps, as they are commonly referred to are somewhat similar to the Sanborn maps, discussed above, but less detailed. Essentially, Kroll maps show individual platted parcels and may include a brief description of any commercial structure on a given site. The Seattle Public Library collection has maps for the Eastside area for the years 1941, 1947, 1954 and 1974. AEE's review results of the Kroll maps for the listed years 1941 through 1954 indicate a service station as being present on the subject site. The 1941 and 1954 maps also suggest the presence of three separate structures on the site, including the actual service station building. As revealed within the reviewed Sanborn maps, scattered residential development is also shown on the Kroll maps in the subject site vicinity. No environmentally suspect land use activities in the immediate subject site vicinity are apparent. The 1974 Kroll map does not list a service station on the site.

B. HISTORICAL REAL PROPERTY RECORDS

1. Archived King County Tax Assessor's Records

In an effort to obtain and evaluate historical real property records for the subject site and immediately surrounding area, AEE visited the Puget Sound Regional Branch of the Washington State Archives (the Archives). The Archives maintains custody of old tax assessment and other real property records for commercial and residential properties in King



County. The property characteristics sheet for a given property, which usually contain old photographs of site improvements (i.e., structures, etc.), typically also contain such items as nature of any structure (i.e., dwelling, office, service station, etc.), year of construction, square footages, and building materials. In addition, the characteristics sheet may also indicate such environmentally relevant information as on-site septic sewer systems, drinking water wells and underground storage tanks. Archived records for the subject site reveal that an early gas station building was constructed on the site, on Lots 1 & 2, in 1925. An attached photograph of the building (dated 5-10-39) shows a roof-mounted sign advertising "L. Loydgren Texaco Products". The fee owner of the property at that time appears to have been L. & Amanda Loydgren, who apparently purchased the property in March of 1936. The records further suggest that the property was purchased by one Otto Wiedum in May of 1944 who, then, apparently conveyed the service station property to one Chas. R. Winstead. It appears that Time Oil Company purchased Lot 1 in 1946. The characteristics sheet indicates that the service station harbored one 280-gallon and one 550-gallon gasoline tank on the site, although the attached photograph suggests that there may have later been one 1,000-gallon and two 500-gallon tanks on the site in 1939. Other structures on the site, revealed in archived records, include a 2-story single-family dwelling (reportedly built in 1940 on Lot 1); a 1-story restroom building (reportedly constructed in 1925 on Lot 1); and a second single-family dwelling (reportedly constructed in 1938 on Lot 3, and torn down in 1972). The second dwelling unit was owned in 1934 by S.P. & Mary Lennox. They apparently conveyed the property to Mary Darrah in 1955 who, in turn conveyed the property to Ole A. Orwoll in 1958. According to the records, Time Oil purchase Lot 3 in 1967. It appears that all of the site structures, except the restroom building which was unheated, were heated by stove heating. The characteristics sheets reveal that the house on Lot 3 had a septic sewer system. Although not specified, it is also possible that the other buildings discharged into on-site septic systems as well. In addition to reviewing historical real property data for the subject site, AEE also reviewed real property data for properties situated within a one-block radius of the subject parcel. In summary, all of the properties within the search radii appeared to be single-family residential. No environmentally suspect land use activities were noted within the radius. Photocopies of the subject property's characteristic sheets are appended to the text of this report as Appendix B.

C. HISTORICAL BUSINESS DIRECTORY REVIEW

1. Polk's Directories

AEE reviewed the Polk's Bellevue-Kirkland City Directory collection at the Seattle Public Library. The directories are an invaluable source of historical information as they list the occupants of a given address for a given year. The Seattle Public Library's collection spanned the years 1960 through 1985. AEE's review of the above Polk's directories (in approximate 5-year intervals) revealed that a service station occupied 1029 Market Street from at least 1960 through the 1973 edition.



In the 1960 edition, the service station is listed as "Sager Sav-Mor Station", with the operator listed as Herman Sager. The occupants of the two single-family residences on the site (305 and 307 11th Avenue West) are listed as Florence Grace and Ole Orwoll, respectively.

In 1962, the service station is listed as "Sala Service Station", with its operator listed as Wendell J. Sala. During that time, a business called "Sala Agate Shop" also operated on the site.

In the 1964-65 edition of Polk's, the service station is listed as "Joe's Service Station", with the operator listed as Joe E. Potier, Jr. The occupant of 305 11th Avenue West is listed as Zelpha Grace while 307 11th Avenue West is listed as vacant.

In the 1970 edition, the service station is listed as "Frank's Time Station", with the operator listed as Frank Brain and Delores A. Brain. The 305 11th Avenue West residence is listed as vacant while the 307 11th Avenue West residence is listed as being occupied by one Jon Pedefferri.

The 1975 edition of Polk's lists 1029 Market and 307 11th Avenue West as vacant. There is no listing for 305 11th Avenue West.

In the 1980 edition of Polk's, there is no listing for 1029 Market Street, although the 307 11th Avenue West residence is listed as being occupied by one Carl Radtke.

In 1985, the last published edition of the Bellevue-Kirkland directories, the occupant of 1029 Market Street is listed as one G. Robert Parrott. There is no listing for 307 11th Avenue West.

In summary, Polk's directories from 1960 through 1985 reveal that the subject property--prior to construction of the existing office building-- had apparently been occupied by a service station and two single-family residences. The surrounding properties appear to have been exclusively residential in nature rather than commercial. No apparent environmentally suspect, off-site land use activities were noted within an approximate 1/4 mile radius of the subject site.

2. Cole's Directories for Greater Seattle & Vicinity

AEE reviewed the Cole's Directory collection at the Seattle Public Library. Like Polk's, discussed above, Cole's directories also list the occupants of a given address for a given year. The Seattle Public Library's collection spanned the years 1969 through 1994-95. Our review of the Cole's directories spanned that period of time from the 1984-85 through 1994-95 editions.



In the 1984-85 edition, the property occupant of 1029 Market Street is listed as one G.R. Parrott.

In the 1986-87 edition, the property occupants are listed as: Cedar Development Corp.; Co. Real Estate Development; Investco Properties; Pat O'Rourke & Assoc.; Professional Secretarial Service; Safer Agro-Chem; Tri-City Land Surveyors; Watershed Co.; and G.R. Parrott.

In 1991-92, the property occupants of 1029 Market Street were listed as: Marcel Vadheim; Norman T. Heard; Lacrosse Northwest; Manufacturer's Products; P.S. Osborn; Professional Secretarial Service; Ringer Corp.; Tri-City Land Surveyors; and Watershed Co.

In the 1994-95 edition--the most current edition at Seattle Public Library--the property occupants are listed as Sally Hartley; Patty O. Hedderly; Marciel Teneyck; K. Daniels (counselor); Hoody Corp.; Lacrosse Northwest; Professional Secretarial Service; Ringer Corp.; and Tri-City Land Surveyors. Based on the existing building's permitted use as an office building, it is unlikely that any of the above-listed property occupants have engaged in environmentally suspect activities on site. A review of Cole's directories also revealed no apparent environmentally suspect, off-site activities within an approximate 1/4 mile radius of the subject site.

D. HISTORICAL AERIAL PHOTOGRAPH INTERPRETATION

As part of the scope of work for this project, AEE reviewed historical aerial photographs, for the years 1936, 1946, 1956, 1960, 1968, 1974, 1980, 1985 and 1992 in the offices of Walker & Associates, in Tukwila, Washington. The photographs were 1:1,500 and 1:24,000 in scale. In the review of the aerial photographs, observations are interpretive and limited to the area within an approximately 2,500 feet of the subject site. The height from which the photographs were taken did not provide a clear image of specific site characteristics. However, the presence or absence of structures on the site, as well as development trends in the area, were noted. AEE's aerial photograph review can be generally summarized as follows:

In 1936, possibly three separate structures are visually apparent on the southern portion of the subject property, while the northern portion appeared vacant. The large residence, currently existent to the adjacent north of the office building, is visible in the photograph. The parcel to the immediate adjacent west of the site, across the alley, is vacant and undeveloped.

From 1946 through 1968, there appears to be possibly four separate structures on the property. What is assumed to be a canopy for the service station extends outward to the east of the building to which it is attached. A smaller structure exists southwest of the service station building. The two apparent single-family residences, formerly existent on the northern portion of the site, are also visible.



In the 1974 photograph, the service station and attached canopy are readily apparent appears, however, that one of the two houses on the site may have been demolished otherwise removed from the site.

Photographs from 1980 through 1992 show the subject site and surrounding properties they generally appear at present.

No indications of potential environmental concern (i.e., apparent pump islands or canopies indicative of gasoline dispensing activities, junk yard-type debris, etc.) are visually apparent on surrounding properties within an approximate 2-block radius.

E. SUBJECT AREA DRINKING WATER SOURCE(S)

The subject area obtains its drinking water supplies from the City of Kirkland which, in turn, obtains its drinking water supplies from the City of Seattle water department. The source of Seattle's water is the Tolt and Cedar River Watersheds, distantly located relative to the subject site in the Cascade Mountain foothills. Based on the separation distance, the subject area's drinking water sources are unlikely to be negatively impacted by contaminants, if present, on the subject site. A review of driller's well logs on file at the Northwest Regional Office of Ecology reveals the existence of one reported domestic water well within a one-half mile radius of the subject site. The reported well, drilled in 1974, has a reported depth of 30 feet. The well log further reveals that the well is screened from 22-27 feet. The listed address for the well is 405 Lake Avenue West, which would place it approximately 1/4 to 1/2 mile to the southwest and topographically downgradient of the subject parcel.



III. CONCLUSIONS

Based upon the supplemental information AEE has obtained and evaluated pursuant to this project, AEE has developed no readily apparent data to indicate the past, historical existence of neighboring, off-site, environmentally suspect land use activities which may have impacted the subject parcel. AEE's research has revealed that a service station had existed on the site since 1926 (if not earlier), and had operated continuously up until sometime around 1973.

We appreciate this opportunity to be of continued service to 1029 Market Street Participant Group on this project. Should you have any questions regarding this assessment, please feel free to contact us at your very earliest convenience.

Respectfully submitted,
AGRA Earth & Environmental, Inc.



Anders F. Olin
Project Environmental Assessor



Daryl S. Petrarca, REA
Associate

AFO/DSP/lad

Enclosures: Appendix A - Sanborn Fire Insurance Maps
Appendix B - Archived Real Property Data

cc: Russell Cofano, Esq.
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Richard S. Lowell, Esq./Magnuson, Johnson, & Lowell
Dennis J. Dunphy/Schwabe, Williamson, Ferguson, & Burdell



**APPENDIX A
SANBORN FIRE INSURANCE MAPS**



630
6-Sheets of Series



AUG 4 1926
MAY 15 1925

INDEX

Campbell Lumber Co.'s Logging Equip. St's Dock	3
Central Public School	4
City Pumping Sta.	5
Columbia Lumber Co.	5
Community Church	3
& Sunday-School Room	4
Fire Station	5
King Incubator Co.	6
Kirkland Packing Co.	6
Society of Christ, Scientist	7
Strain Laundry	7
Mattie Woolen Mills	11
Municipal Water Works	31
Post Office	5
Public Library	4
Holland Water Co.	U
Gulou High School	U
Western Chemical Co., Inc.	W T

WATER FAC: MUNICIPAL GRAVITY SYSTEM WATER FROM SPRINGS FLOWING INTO 11 450,000 GAL. REINF. CONC. DAM & 50,000 GAL. WOOD RESERVOIR, LOC. 2 1/2 MILES SE OF TOWN & ELEV. 185' CONVEYED BY GRAVITY THROUGH 8" WOOD PIPE TO DISTRI. SYSTEM & PUMPING STATION. 3-6" X 8" DEMANDING PUMP MASTER PUMPS, CAP. 175 GPM EA., PUMP TO 3 TANKS, CONC. CAP. 150,000 GALS., ELEV. 302' ABOVE BUSINESS SECTION (FOR LEG. SEE KEY MAP) SUPPLYING DISTRICT H OF PICCADILLY AT PRESS. 110 LBS. 4 50,000 GAL. TANK ELEV. 311' 50' & MICHIGAN HT. IS FEED BY GRAVITY FLOW, SUPPLYING DISTRICT S. OF PICCADILLY BY PRESS. 85 LBS. 20 MILES OF 8", 5", & 4" WOOD DISTRI. MAINS. 74-800' HYDS. & 5-2 1/2" HYDS.

FIRE DEPT: UNUNTERD, ORGANIZED. CHIEF & 6 MEN, NOT AHD 1-PUMPED COMB. CHEM. & HOSE TRUCK EQUIPPED WITH 2-60 GAL. CHEM. TNS, 500'-2 1/2" HOSE, 200'-1" CHEM. NOSE, 1-24' EXTENSION LADDER, 1-16' EXTENSION LADDER, 2-2 1/2" GAL. EXT'NS. & 2 PYRENS. 250'-2 1/2" HOSE IN RESERVE (SEE SHEET 5) 1-INDIVIDUAL NOSE CART & 500'-2 1/2" HOSE LOC. BLOCK 31 SHEET 3.

FIRE ALARM: SIVEN AT TELEPH. OFF.

FIRE LIMITS: SHOWN BY RED LINE ON KEY MAP.

GRADES: MODERATE, 3-MILES CONC. AVING.

PUBLIC LIGHTS: ELEC.



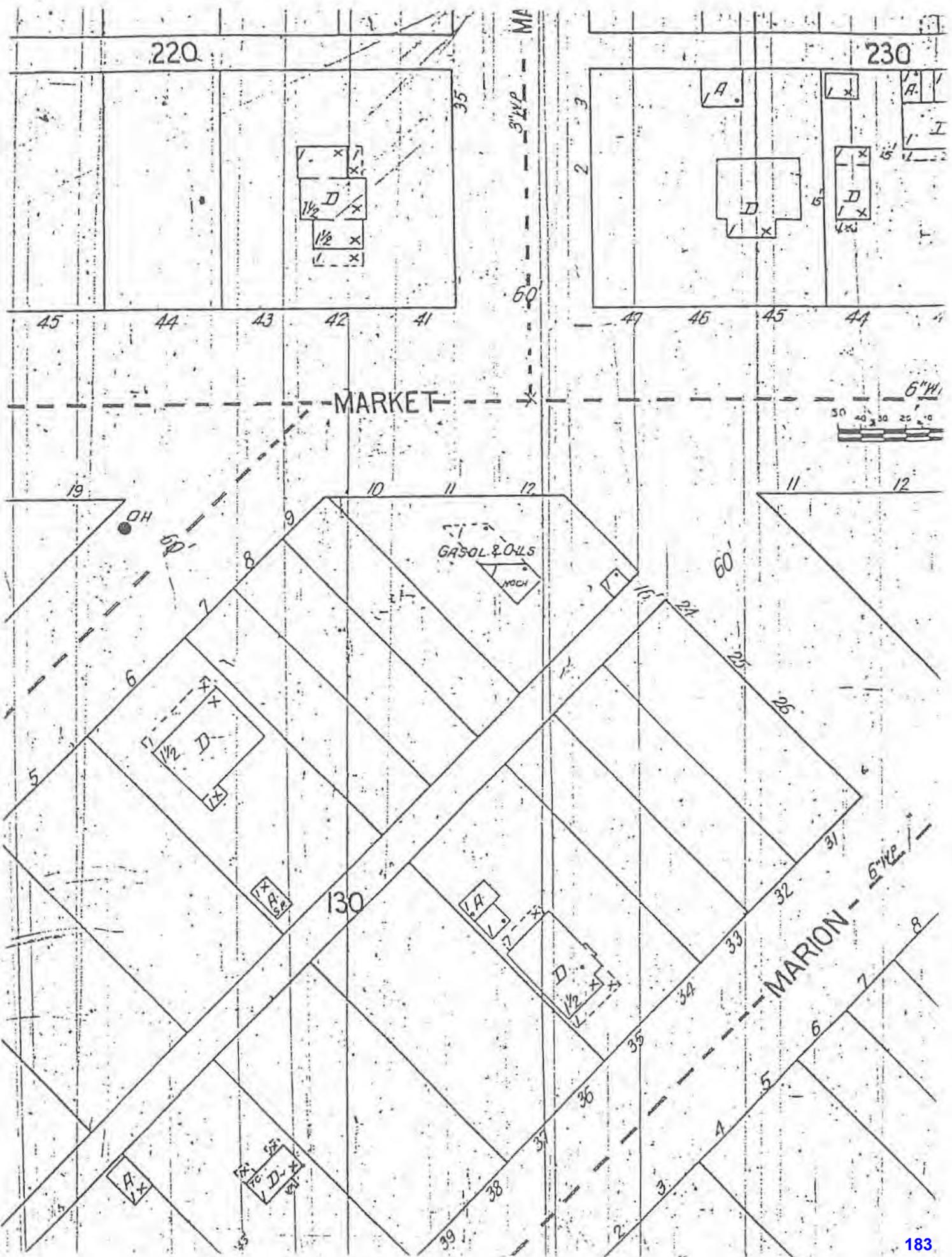
KEY

TIME WALLS IN BRICK
TIME WALLS WITH ANCHORS
WOOD CORNICES
FRAME WALLS WITH ANCHORS
FRAME PARTITIONS
SYSTEMS WITH ANCHORS
"STANDARD"
INOR. UZOH
WINDOWS & SIGN SMOTHERS
WINDOW 1 1/2" STIKY
WINDOWS 1 1/2" & 3" STIKY

STABLE (CB) CONCRETE BLDG.
BUILDINGS COLORED YELLOW AND FRAME
RED
BLUC
GRAY
BROWN ONE FLOOR

INDICATE RELATIVE HEIGHTS
FIRE STATION, AS SHOWN BY KEY MAP
ALTERNATE STREET NUMBERS ARE SHOWN
CONSISTENT STREET NOS. ARE SHOWN
(P.F.) PERIMETERAL BLUE

Scale: 800 Ft. To An Inch



220

230

MARKET

MARION

GASOL & OILS

NOCH

