Limited Phase I Environmental Site Assessment
State Route (SR) 520 Montlake '76 Gasoline and Service Station, Seattle, Washington

For
Washington State Department of Transportation
SR520 Program Offices

Washington State Department of Transportation

February 16, 2016

Limited Phase I Environmental Site Assessment
SR520 Montlake '76 Gasoline and Service Station, Seattle, Washington

Prepared for:

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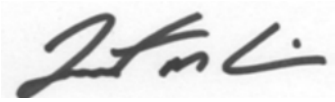

Trent Ensminger, Hazardous Materials Specialist

Washington State Department of Transportation

February 16, 2016

Limited Phase I Environmental Site Assessment
SR520 Montlake '76 Gasoline and Service Station

EXECUTIVE SUMMARY

The WSDOT HazMat Program has performed a Limited Phase I Environmental Site Assessment (ESA) for the Montlake '76 Gasoline and Service Station, located at 2625 East Montlake Place East in Seattle, Washington, 98112 within Township 25 North, Range 4 East and Section 21, and registered with the King County Assessor as Tax Parcel Number 8805901085. The Montlake '76 Gasoline and Service Station and associated footprint are herein referred to as the "Subject Property." This Limited Phase I ESA was prepared in general accordance with the scope of work agreed upon by the WSDOT SR520 Program's Office and the HazMat Program and in general accordance with American Society for Testing and Materials (ASTM E) Part E, 1527-13.

The scope of work under which this Limited Phase I ESA was prepared deviates from ASTM E 1527-13. It was requested that there be no contact with the property owner or associated relations. In addition, no site reconnaissance was conducted as part of this Limited Phase I ESA. To fully qualify as an official Phase I ESA per ASTM E 1527-13 guidelines, interviews with property owners and a complete site reconnaissance would be required to satisfy ASTM standards; therefore, this report only qualifies as a Limited Phase I ESA.

The purpose of this Limited Phase I ESA was to evaluate the existence of Recognized Environmental Conditions (RECs[1]) resulting from past or present land use of the Subject Property, or potential RECs within the vicinity of the Subject Property which may pose a liability to the WSDOT SR520 I-5 to Medina: Bridge Replacement and High Occupancy Vehicle (HOV) Project. The objective of this assessment was to determine if an additional environmental investigation was warranted for the Subject Property prior to further consideration of potential property acquisition.

The Subject Property and the surrounding area are characterized as predominantly residential with some structures used for commercial purposes. Based on the results of the Ecology online investigation, 6 potential RECs from adjacent properties were identified and eliminated from further consideration as presented in Section 5; however the Subject Property qualifies as a REC

[1] The term Recognized Environmental Condition is defined in ASTM E1527-13 as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions." Hazardous or dangerous wastes or substances and release reporting requirements are defined by the Washington State Model Toxics Control Act (MTCA) (Ecology 2007a and 2007b), Washington Administrative Code (WAC) 173-340, and the Washington Dangerous Waste Regulations (Ecology 2009), WAC 173-303.

because of the historic and current site use as a service and gasoline station and was ranked with a low to moderate risk.

The Subject Property was listed on Ecology's Underground Storage Tank (UST) database; however, there was no known environmental documentation identified during this investigation indicating that an inadvertent spill or release was present at the site. Ecology's UST database references four USTs that were installed in various dates. UST -1 is an active 10,000-gallon single walled unleaded gasoline tank installed in 1975; UST –2 is an active 10,000-gallon single walled unleaded gasoline tank installed in 1962; UST – 3 is an active 5,000-gallon single walled unleaded gasoline tank installed in 1952; and UST – 4 is 300-gallon used waste oil tank that was installed in 1975 but later closed in place with an unknown date.

Although there was no known environmental documentation to suggest any spills or releases at the Subject Property, due to the historic land use as a gasoline and service station, there is no certainty that the USTs have not failed and caused a release.

Unless negotiated in future purchase agreements, if the Subject Property is acquired, WSDOT would assume liability of any and all unknown contamination from past or present use of the site such as USTs and/or the service station. The site would require proper decommissioning of all USTs and cleanup of any inadvertent discovery of contaminated soil or groundwater that may pose a threat to human health and/or the environment.

In addition, all structures that may involve renovation or demolition would require an investigation to determine if they contain hazardous materials that would need to be managed and disposed of appropriately.

- Lead Based Paint (LBP)
- Asbestos Containing Material (ACM)
- Polychlorinated Biphenyl (PCBs)
- Mercury Switches

A Good Faith Asbestos Survey is required prior to any renovation or demolition of structures pursuant to the Puget Sound Clean Air Agency (PSCAA) Regulation III, Article 4 and in accordance with the Washington Industrial Safety and Health Act (WISHA) Regional Directive 23.35 dated January 31, 2001, a determination whether asbestos and other hazardous materials are present at the work site must be identified and documented as referenced in Washington Administrative Code (WAC) WAC 296-155-775.

The following recommendations are provided as a result of the findings and conclusions of this assessment.

- It is recommended that prior to any purchase agreement, a WSDOT representative contact the property owner and request full disclosure of site history with regards to the past or present storage, release or disposal of hazardous, toxic, or radiological waste on the Subject Property.

- It is recommended that prior to any purchase agreement that a WSDOT representative conducts a formal site reconnaissance to verify that no hazardous, toxic, or radiological waste had been stored, released, or disposed of on the Subject Property presently or in the past.

- It is recommended that the Project conduct a Phase II ESA to determine if the USTs have failed and released petroleum hydrocarbons into the surrounding soils and/or groundwater; and to verify that no illegal dumping has taken place on or around the Subject Property that could pose a future financial risk and liability.

- It is recommended that prior to demolition or renovation, that an Asbestos Hazard Emergency Response Act (AHERA) Building Inspector conducts a Good Faith Asbestos Survey with the intent of complying with and providing an AHERA-level assessment in accordance with Environmental Protection Agency (EPA) 40 CFR 763, and Washington State Department of Labor and Industries (L&I) standards, WAC 296-62-07721(2)(b)(ii).

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Acronyms and Abbreviations

AAI	All Appropriate Inquiries
AHERA	Asbestos Hazard Emergency Response Act
AST	Aboveground Storage Tank
ASTM E 1527-13	American Society for Testing and Materials Standard Practice for Environmental Site Assessments: Phase I Environmental Assessment Process, Designation: E 1527-13
bgs	Below ground surface
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
CSCSL	Confirmed and Suspected Contaminated Sites List
CUL	Clean Up Level
EPA	Environmental Protection Agency
Ecology	Washington State Department of Ecology
ESA	Environmental Site Assessment
ft bgs	Feet below ground surface
HazMat Program	Hazardous Materials and Solid Waste Program
L&I	Washington State Department of Labor and Industries
LUST	Leaking underground storage tank
MTCA	Model Toxics Control Act
Phase I ESA	Phase I Environmental Site Assessment
PSCAA	Puget Sound Clean Air Agency
RCRA	Resource Conservation and Recovery Act
REC	Recognized environmental condition
ROW	Right-of-Way
Subject Property	Montlake 76'Gasoline and Service Station and associated right-of-way
USGS	United States Geological Survey
UST	Underground storage tank
WAC	Washington Administrative Code
WSDOT	Washington State Department of Transportation

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1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE OF WORK

This letter report presents the results of a Limited Phase I Environmental Site Assessment (Phase I ESA) prepared by the Washington State Department of Transportation (WSDOT) Hazardous Materials and Solid Waste Program (HazMat Program) at the request of the SR520 Program's Project Office regarding the Montlake '76 Service Station, currently owned by the Stelters. The Montlake '76 Gasoline and Service Station is located at 2625 East Montlake Place East in Seattle, Washington, 98112 within Township 25 North, Range 4 East and Section 21, and registered with the King County Assessor as Tax Parcel Number 8805901085. The Montlake '76 Service Station and associated footprint is herein referred to as the "Subject Property." Refer to Figure 1 for a Site Vicinity Map of the Montlake '76 Gasoline and Service Station.

The purpose of this Limited Phase I ESA was to evaluate the existence of Recognized Environmental Conditions (RECs[1]) resulting from past or present land use of the Subject Property, or potential RECs within the vicinity of the Subject Property which may pose a liability to the WSDOT SR520 I-5 to Medina: Bridge Replacement and HOV Project. The objective of this assessment was to determine if an additional environmental investigation was warranted for the Subject Property prior to further consideration of potential property acquisition.

Although this Limited Phase I ESA was conducted to fulfill WSDOT's due diligence using some of the required processes of the American Society for Testing and Materials Standard Practice for Environmental Site Assessments: Phase I Environmental Assessment Process, Designation: E 1527-13 (ASTM 1527-13), the limited use of ASTM 1527-13 as presented in this report will not meet 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries (AAI) to qualify as an innocent landowner, contiguous property owner or bona fide prospective purchaser under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Landowner Liability Protections. Under CERCLA, persons may be held strictly liable for releases or threatened release of hazardous substances at properties they owned or operated at the time of release.

The following is a general agreed upon scope of work and consists of the following work tasks:

- Reviewing the results of a federal, state, and tribal environmental database search accessed by the Washington State Department of Ecology's (Ecology) online databases

[1] The term Recognized Environmental Condition is defined in ASTM E1527-13 as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions." Hazardous or dangerous wastes or substances and release reporting requirements are defined by the Washington State Model Toxics Control Act (MTCA) (Ecology 2007a and 2007b), Washington Administrative Code (WAC) 173-340, and the Washington Dangerous Waste Regulations (Ecology 2009), WAC 173-303.

for listings of sites with known or suspected environmental conditions on or near the Subject Property within the recommended search distances specified by ASTM E 1527-13.

- Reviewing if accessible, online regulatory agency files regarding listed sites of potential environmental concern relative to the Subject Property.

- Reviewing if accessible, historical aerial photographs, fire insurance maps, Sanborn maps, still photographs, and county assessor site and tax assessor records, to identify past development history on and adjacent to the Subject Property relative to the possible use, generation, storage, release or disposal of hazardous substances.

- Providing a brief preliminary summary of the Limited Phase I ESA results and identified RECs, including an opinion regarding the potential for encountering hazardous materials at the Subject Property during construction, and a recommendation regarding further investigation.

1.2 Special Terms and Conditions

The scope of work under which this Limited Phase I ESA was prepared deviates from ASTM E 1527-13. It was requested that there be no contact with the property owner or associated relations. In addition, no site reconnaissance was conducted as part of this Limited Phase I ESA. To fully qualify as an official Phase I ESA per ASTM E 1527-13 guidelines, interviews with property owners and a complete site reconnaissance would be required to satisfy ASTM standards; therefore, this report only qualifies as a Limited Phase I ESA.

1.3 Significant Assumptions

The conclusions of this Limited Phase I ESA are based on research of readily available current and historic information sources. WSDOT cannot and does not warrant or guarantee that the information provided by these sources is accurate or complete. Whenever possible, WSDOT researched more than one information source in order to substantiate the findings and conclusions of this assessment.

1.4 Limitations and Exceptions

This Limited Phase I ESA report was prepared for the exclusive use of the WSDOT SR520 Program's Project Office. This report is intended to provide the authorized user with an understanding of the potential environmental liabilities associated with the properties as evaluated in this report. The opinions and conclusions set forth in this report are strictly limited to the scope of our services at the time they were conducted. Determining whether environmental conditions defined in this report indicate the presence of contamination at levels of concern is a matter of judgment. Liabilities associated with contaminated sites are defined in part by CERCLA, and for properties located in Washington State, by MTCA.

1.5 Users Reliance

No other party other than the WSDOT SR520 Program's Project Offices are entitled to rely on the information, conclusions, and recommendations included in this Limited Phase I ESA without the express written consent of the WSDOT HazMat Program. The reuse of the

information, conclusions, and recommendations provided in this Limited Phase I ESA outside its intended purpose, and without review and authorization by the WSDOT HazMat Program, shall be at the user's sole risk. No warranty or other conditions expressed or implied should be understood.

Any electronic form, facsimile or hard copy of the original document whether email, text, table, and or figure, if provided, and any attachments are only a copy of the original document. The original document is stored by the WSDOT HazMat Program and will serve as the official document of record.

2.0 SITE DESCRIPTION

2.1 LOCATION, LEGAL DESCRIPTION AND SETTING

General site information, including property use and environmental setting of the Subject Property is summarized in Table 1 below.

Table 1. Montlake '76 Gasoline and Service Station General Site Information

Topographic Map	U.S. Geological Survey, 7.5 minute Seattle North Quadrangle, Washington topographic quadrangle map dated 2014. *(*www.geonames.usgs.gov*)*
Quarter, Section, Township and Range	Northeast quarter of Township 25 North, Range 4 East and Section 21
Site Address and Site General Location	2625 East Montlake Place East in Seattle, Washington, 98112
Site Legal Description	UNION CITY ADD POR OF CANAL RES LY BET 22D N & W MONTLAKE PL & N OF ROANOKE ST & S OF NORTH ST LESS POR S OF A LN BEG 89.63 FT N OF SE COR SD TRACT TH DUE W 108 FT TH NWLY 57 FT TO W MONTLAKE PL
Site Approximate Area	Land Sq. Ft. approximately 10,500 / 0.24 acres
Site Existing Use	Service Station and Gasoline Station.
Geologic Setting	Seattle North Quadrangle. See 2.2 for more detailed information of the geologic and hydrologic settings for the project area.
Nearest Surface Water Bodies	The Subject Property resides between four major water bodies, Union Bay to the northeast, Lake Washington to the east and southeast, Portage Bay to the northwest, and Lake Union to the west.
Approximate Surface Elevation	Surface elevation is approximately 92 ft above mean sea level.
Soil and Geologic Conditions	Subsurface conditions are described below in section 2.2.
Depth to Groundwater	Depth to groundwater in the vicinity ranges from 13 - 80 ft bgs
Inferred Direction of Shallow Ground Water Flow	Based on topography, groundwater is inferred to flow in a westerly to northwesterly direction towards Portage Bay.

Our knowledge of the general physiographic setting, geology, and groundwater occurrence in the vicinity of the Subject Property is based on our review of maps, reports, and our general experience in the area. The reference to "upgradient," and "downgradient," with respect to the direction of groundwater flow is inferred based on the information below, and assumptions of the relative proximity of significant water bodies in the vicinity.

2.2 GEOLOGIC AND HYDROLOGIC SETTING

This section describes the general geologic setting and subsurface conditions within the project area. The information is used to determine the potential for contamination to migrate through the soils and groundwater and impact the Subject Property.

The Subject Property resides within the Puget Lowland geographic Province, located between the Olympic Mountain Range to the west and the Cascade Range to the east. The current topography of the lowland is primarily the result of surface scouring, subglacial trough erosion, and sedimentary deposition from the most recent glacial advance, known as the Vashon Stade of the Fraser Glaciation (Elder and Cascella, 2013).

Based on topography, groundwater is inferred to flow in a westerly to northwesterly direction towards Portage Bay. Review of the Washington State Department of Ecology's Well Log database accessed on February 1, 2016 indicated that groundwater in the vicinity ranges from 13 – 80 feet (ft.) below ground surface (bgs) depending on the well location.

2.3 CURRENT USE OF THE PROPERTY

The Subject Property is currently being used as a '76 Gasoline and Service Station.

3.0 PROPERTY / SITE VICINITY HISTORY

3.1 HISTORICAL RESOURCES

The objective of reviewing historical documentation is to develop a history of previous land uses for the Subject Property and surrounding properties, and to assess these uses for potential hazardous materials impacts that may constitute as a REC. Our understanding of the history of the Subject Property is based on a review of the information from the historical resources listed in Table 3.

Table 3. Historical Resources Reviewed

Description	Provider or Interviewee	Dates of Coverage or Dates of Site Knowledge	Date Reviewed or Contacted	Comment (See Section 4.2 for findings)
Historical Aerial Photographs[1]	www.historicaerial.com Google.com	2006 2014	1/2016 1/2016	See Section 3.2 for additional details regarding the Aerial Photograph review.
Historical City Directories	N/A	--	2/1/2016	No City Directories were identified that were readily accessible as part of this investigation for the Subject Property.
Sanborn Fire Insurance Maps	Seattle Public Library	1930	2/1/2016	See Section 3.2 for additional details regarding the Sanborn Map review.
Historic Topographic Maps	geonames.usgs.gov	1897, 1936 reprint, 1949, and 2014	1/2016	See Section 3.2 for additional details regarding the Topographic Map review.
Historic Real Estate Maps / Plan Sheets	WSDOT Real Estate Maps	1961 and 1970	2/1/2016	See Section 3.2 for additional details regarding the Plan Sheet review / Real Estate Maps.
King County Tax Assessor Records	Online Review	Recent	1/2016	See Section 3.2 for additional details regarding the Subject Property.

[1]The scale of the photographs reviewed allowed for an interpretation of general site development/configuration, such as identifying most structures, roadways and clearings. However, the scale of the photographs and/or pictures did not always allow for identification of specific site features, such as fuel pumps, wells or chemical storage areas on the site, if any.

3.2 HISTORICAL SITE USE SUMMARY

The Subject Property vicinity can primarily be characterized as residential with limited commercial buildings. Historically, the Subject Property has been operated as a grocery store and gasoline station as early as 1926 called Pettingill's Associated Service, until the original building was demolished and a new building constructed approximately 1952 and called Dale and Jim's Montlake Flying A Service Station, which was then remodeled in 1980 to include a multi-bay garage for auto services.

3.2.1 HISTORIC WSDOT REAL ESTATE MAPS / PLAN SHEETS

Historical Real Estate Maps provide an overview of the area relative to potential previous land uses prior to construction, including proposed property acquisitions. Real Estate Maps dated 1961 and 2014 were reviewed. These plans sheets were obtained from WSDOT's internal online database on February 1, 2016 and can be viewed in Appendix A.

1961 and 2014 Real Estate Maps / Plan Sheets
The review identified two 1961 Map / Plan Sheets titled "Roanoke Connection, 10th Avenue North to Montlake Interchange (Sheet 5 of 5) and (Sheet 1 of 5)" showing the existing location of two structures, the current Hop-In Grocery Store and a '76 Gasoline and Service Station that has two overhangs covering the pump islands. It appears there may be three to four underground storage tanks (USTs) as identified on the map Sheet 5 of 5. Residential houses are located to the east of the Subject Property.

The 2014 Plan Sheet Map titled, "SR520 Montlake Interchange Vicinity to Arboretum Interchange Vicinity" shows the Subject Property and surrounding areas are generally unchanged from the 1961map.

3.2.2 Historical Topographic Maps
Historical topographic maps provide an overview of the area relative to potential previous land uses. Historical topographic maps dated 1897, 1936 reprint, 1949, and 2014 were reviewed for the Subject Property vicinity. These maps were viewed from https://geonames.usgs.gov and www.historicaerials.com accessed on February 1, 2016 and all obtainable maps can be viewed in Appendix B.

1897 and 1936 Maps
The 1897 and 1936 maps are similar and will be summarized below. The maps show the Subject Property and surrounding areas in the vicinity of the Montlake Bridge as unpopulated and unimproved with exception of a single dwelling.

1949 and 2014 Maps
The 2014 map shows that the surrounding areas are generally unchanged from the 1949 topographic map with the exception of increase in dwellings and the construction of the SR520 highway.

3.2.3 Historic Sanborn Map
Sanborn Fire Insurance maps are produced by private fire insurance companies to indicate historical uses. As referenced in Appendix C, the 1930 Sanborn Map identifies three structures. Two structures appear to be stores, and the structure closest to East Montlake Place is labeled gas and oil which appears to be where the original pump island was located. An additional gasoline station resided northwest of the Subject Property across from West Montlake Place.

3.2.4 Aerial Photographs
Historical aerial photographs are valuable for the environmental assessor to review features on and near the Subject Property over a significant period of time. A 1936 and 1968 aerial was viewed and recorded from www.historicaerials.com and http://gismaps.kingcounty.gov as part of this study for the Subject Property. The 1936 aerial showed three major structures at the center of the northern edge of the property splitting the East Montlake Place roadway and the future location of the SR520 highway. Multiple residential dwellings are located to the north, east, south and west of the Subject Property. The 1968 aerial showed the current Hop-In Grocery Store and the Service and Gasoline station prior to the 1980's remodel. All photos that were readily obtainable can be viewed in Appendix D.

4.0 USER PROVIDED INFORMATION

4.1 TITLE RECORDS, DEEDS AND LIENS

According to the King County Assessor website, there are currently no deed restrictions for this parcel regarding the Subject Property.

5.0 ENVIRONMENTAL RECORDS REVIEW

5.1 DEPARTMENT OF ECOLOGY WEBSITE DATABASE REVIEW

An online review of the Washington State Department of Ecology's Facility Site Database website[2] was conducted to identify possible RECs. The federal, state, and tribal environmental databases that were searched and their associated ASTM E 1527-13 minimum search distances, are set forth in section 8.2.1 of ASTM E 1527-13., are described in Table 4.

Table 4: ASTM E 1527 -13 Standard Environmental Record Sources

Record Source Abbreviation	Agency	Search Distances	Description
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	USEPA	½ mile	The CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons and lists sites that are either proposed for or on the National Priorities List.
National Priorities List (NPL)	USEPA	1 mile	The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program.
CERCLIS NFRAP	USEPA	½ mile	The CERCLIS-NFRAP contains data on CERCLIS sites that have been listed for no further remedial action is planned.
Resource Conservation and Recovery Act (RCRA)	USEPA	1 mile	The RCRA database includes selective information on large and small quantity (RCRA SQG and RCRA LQG) generators of hazardous waste as well as treatment, storage, and disposal (TSD) facilities as defined by the Resource Conservation and Recovery Act. If a site is identified as a RCRA generator, it does not mean that a release of hazardous materials has occurred at the site; however, the presence of these materials at a site increases the potential that a release could occur.
RCRA non-CORRACTS TSD (Transporter, Storage and Disposal)/RCRA-TSDF (RCRA- Treat, Store and Dispose)	USEPA	½ mile	RCRA non-CORRACTS TSD database identifies sites which generate, transport, store, treat or dispose of hazardous waste as defined by RCRA.
RCRA Corrective Action Report (CORRACTS)	USEPA	1 mile	The CORRACTS database identifies hazardous waste handlers with RCRA corrective action activity.
US Institutional/Engineering Controls (US INST CONTROL or US ENG CONTROLS)	USEPA	Property only	The US INST CONTROL or US ENG CONTROLS is listing of sites with institutional or engineering controls in place.

[2]Ecology's Facility Site Online Database was accessed on January 11, 2016 at: http://www.ecy.wa.gov/fs/index.html. The Facility/Site Database identifies Ecology regulated facilities such as: State Cleanup sites, Federal Superfund sites, Hazardous Waste Generators, Solid Waste Facilities, Underground Storage Tanks, and Dairies.

Table 4: ASTM E 1527 -05 Standard Environmental Record Sources (Continued)			
Record Source Abbreviation	Agency	Search Distances	Description
Emergency Response Notification System (ERNS)	U.S. EPA	Property only	The ERNS records and stores information on reported releases of oil and hazardous substances.
Confirmed and Suspected Contaminated Sites List (CSCSL)/State Hazardous Waste Site (SHWS)	Ecology	½ mile	The CSCSL/SHWS is a listing of the State Hazardous Waste Sites, which is Washington's equivalent to the federal CERCLIS list. The sites have known or suspected contamination. The type of media affected and type of contaminant are typically listed in the database.
Landfill & Solid Waste Facilities (State Landfill)	Ecology	½ mile	The state landfill records contain an inventory of solid waste disposal facilities or landfills in Washington. These may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.
Underground Storage Tank(UST) Database	Ecology	Property & adjoining properties	USTs are regulated by Subtitle I of RCRA and most must be registered with Ecology. The UST database contains information on the site location, number of tanks present, materials stored, dates of installation and removal, and other pertinent information for registered USTs. Sites identified in this database include only those registered with Ecology as containing regulated substances. This database does not include underground residential heating fuel tanks or tanks used for farm applications.
Leaking Underground Storage Tank (LUST) Site List	Ecology	½ mile	The LUST list contains an inventory of reported leaking UST incidents. The LUST list may also identify the type of material released and the affected media (e.g., air, soil, or water).
Washington Independent Cleanup Report (WA ICR) Voluntary Cleanup Program Sites (VCP)	Ecology	½ mile	The WA ICR lists sites that have submitted independent remedial action reports to Ecology. The VCP database includes sites that have entered into the state Voluntary Cleanup Program or its predecessor Independent Remedial Action Program.
Brownfield sites	Ecology	½ mile	A listing of Brownfield sites included in the CSCSL/SHWS. Brownfield sites are abandoned, idle or underused commercial or industrial properties, where the expansion or redevelopment is hindered by real or perceived contamination.

The Ecology online database review identified 7 listed sites Montlake Texaco (also known as Hart Service Centers Inc. and currently Northwest Automotive and Union 76' Station), Facility Site (FS) # 47724816; AT&T Wireless, FS # 6897318; Pro Robics, FS # 5009384; US Doc NOAA NW Fisheries Science, FS # 43881153; Seattle Yacht Club, FS # 7653881; US DOT CG Hamlin St, FS # 59477676 and WA DOT SR520 24th WABN, FS # 24847) within a ¼ mile radius search of the Subject Property that potentially qualified as a REC. The Subject Property is listed on Ecology's UST database and referenced as Montlake Texaco. A site map and listed sites identified as potential RECs can be viewed in Appendix E.

A representative from the HazMat Program reviewed each site using a screening process to identify RECs where it was likely that contamination was contributed from an offsite source or

would be encountered during construction either by excavation and/or dewatering. A site may pose a liability to the project if the site is located within close proximity (immediately adjacent to the proposed project area), hydraulically upgradient, or has a confirmed release of hazardous materials or petroleum products to the surface or subsurface groundwater (¼ mile or less in distance). The ¼ mile radius was selected because it reasonably encompasses the areas from which contamination could be expected to migrate to the project footprint based on topographic and hydrologic conditions.

Six of the seven sites were considered to have a very low likelihood of impacting the Subject Property, and were eliminated from further consideration due to one or more of the following reasons: they were hydraulically downgradient and too far from the project area; the site has been remediated below MTCA cleanup levels and issued a No Further Action, or the site only had contaminated soil and/or was not immediately adjacent to the property footprint.

The Subject Property does qualify as a potential REC because of historic and current site use as a gasoline and service station. Ecology's UST database references four USTs that were installed in various dates. UST -1 is an active 10,000-gallon single walled unleaded gasoline tank installed in 1975; UST –2 is an active 10,000-gallon single walled unleaded gasoline tank installed in 1962; UST – 3 is an active 5,000-gallon single walled unleaded gasoline tank installed in 1952; and UST – 4 is 300-gallon used waste oil tank that was installed in 1975 but later closed in place with an unknown date.

Risk analyses were performed on the 7 sites identified as possible RECs to determine their level of potential impact to the Subject Property and potential for cleanup liability. Each site was assigned either a "low impact," "moderate impact," or "high impact" ranking. Based on the risk analyses performed for the 7 potential sites of concern, 6 of the 7 sites were assigned a low impact ranking and eliminated as RECs that could impact the Subject Property. Even though there is currently no evidence of a known or suspected release at the Subject Property, the Subject Property was ranked a low to moderate because of the historic and current land use.

Type of Impact

Low Impact: This risk level identified RECs where the likelihood for the site to impact the Subject Property is low because there was no evidence to suggest that groundwater from the REC has impacted, or the contamination from offsite migration is not expected to impact the Subject Property.

Moderate Impact: This risk level identified RECs where the likelihood for the site to impact the Subject Property is moderate because of type or extent of contaminant, groundwater from the REC is impacted and has the potential to impact the Subject Property from offsite migration of groundwater, but there is no conclusive evidence.

High Impact: This risk level identified RECs where the likelihood for the site to impact the Subject Property is high, contamination is known to be extensive and conclusive evidence has indicated that the REC has directly impacted the Subject Property.

5.2 ECOLOGY FILE REVIEWS

No Ecology file reviews were conducted on behalf of this Limited Phase I ESA because the sites were either eliminated as RECs, or the initial investigation determined there was no further information available to review.

6.0 SUMMARY OF FINDINGS AND OPINION

The WSDOT HazMat Program has performed a Limited Phase I ESA for the Montlake '76 Gasoline and Service Station, located in Seattle, Washington within Township 25N, Range 4E and Section 21. This Limited Phase I ESA was prepared in general accordance with the scope of work agreed upon by the WSDOT SR520 Program's Office and the HazMat Program and in general accordance with ASTM E 1527-13.

The purpose of this Limited Phase I ESA was to evaluate the existence of RECs resulting from past or present land use of the Subject Property, or potential RECs within the vicinity of the Subject Property which may pose a liability to the WSDOT SR520 I-5 to Medina: Bridge Replacement and HOV Project. The objective of this assessment was to determine if an additional environmental investigation was warranted for the Subject Property prior to further consideration of potential property acquisition.

The Subject Property and the surrounding area are characterized as predominantly residential with some structures used for commercial purposes. Based on the results of the Ecology online investigation, 6 potential RECs from adjacent properties were identified and eliminated from further consideration as presented in Section 5; however the Subject Property does qualify as a REC because of historic and current site use as a service and gasoline station and was ranked with a low to moderate risk.

Ecology's UST database references four USTs that were installed in various dates. UST -1 is an active 10,000-gallon single walled unleaded gasoline tank installed in 1975; UST –2 is an active 10,000-gallon single walled unleaded gasoline tank installed in 1962; UST – 3 is an active 5,000-gallon single walled unleaded gasoline tank installed in 1952; and UST – 4 is 300-gallon used waste oil tank that was installed in 1975 but later closed in place with an unknown date.

7.0 CONCLUSIONS

The following conclusions are based on the summary findings of the limited investigation and opinions provided above. Based off the Ecology database review, there is a very low likelihood that the known listed sites from adjacent properties in the vicinity of the Subject Property have directly impacted the property. The Subject Property itself was listed on Ecology's UST database; however, there was no known environmental documentation identified during this investigation indicating that an inadvertent spill or release was present at the site.

Although there was no known environmental documentation to suggest any spills or releases at the Subject Property, because of the historic land use as a gasoline and service station, there is no certainty that the USTs have not failed and caused a release. Ecology's UST database references four USTs that were installed in various dates.

Unless negotiated in future purchase agreements, if the Subject Property is acquired, WSDOT would assume liability of any and all unknown contamination from past or present use of the site such as USTs and/or the service station. The site would require the proper decommissioning of all USTs and cleanup of any inadvertent discovery of contaminated soil or groundwater that may pose a threat to human health and/or the environment.

In addition, all structures that may involve renovation or demolition will require an investigation to determine if they may contain hazardous materials that will need to be managed and disposed of appropriately.

- Lead Based Paint (LBP)
- Asbestos Containing Material (ACM)
- Polychlorinated Biphenyl (PCBs)
- Mercury Switches

A Good Faith Asbestos Survey is required prior to any renovation or demolition of structures pursuant to the Puget Sound Clean Air Agency (PSCAA) Regulation III, Article 4 and in accordance with the Washington Industrial Safety and Health Act (WISHA) Regional Directive 23.35 dated January 31, 2001, a determination whether asbestos and other hazardous materials are present at the work site must be identified and documented as referenced in Washington Administrative Code (WAC) WAC 296-155-775.

8.0 RECOMMENDATIONS

The following recommendations are provided as a result of the findings and conclusions of this assessment.

- It is recommended that prior to any purchase agreement; a WSDOT representative contacts the property owner and request full disclosure of site history with regards to the past or present storage, release or disposal of hazardous, toxic, or radiological waste on the Subject Property.

- It is recommended that prior to any purchase agreement that a WSDOT representative conducts a formal site reconnaissance to verify that no hazardous, toxic, or radiological waste had been stored, released, or disposed of on the Subject Property presently or in the past.

- It is recommended that the Project conduct a Phase II ESA to determine if the USTs have failed and released petroleum hydrocarbons into the surrounding soils and/or groundwater; and to verify that no illegal dumping has taken place on or around the Subject Property that could pose a future financial risk and liability.

- It is recommended that prior to demolition or renovation, that an AHERA Building Inspector conducts a Good Faith Asbestos Survey with the intent of complying with and providing an AHERA-level assessment in accordance with Environmental Protection Agency (EPA) 40 CFR 763, and Washington State Department of Labor and Industries (L&I) standards, WAC 296-62-07721(2)(b)(ii).

9.0 REFERENCES

Aerial Photographs
http://www.historicaerials.com/

Elder, J. "SR 520 Bridge Replacement and HOV Program, I-5 to Medina: Bridge Replacement and HOV Project Corridor Archaeological Landform Sensitivity Assessment." IFC International, Seattle, WA (2013).

Facility Site Database (Washington State Department of Ecology)
http://www.ecy.wa.gov/fs/index.html

Historic Topographic Maps
www.geonames.usgs.gov

Parcel & Address Search (King County)
http://www.kingcounty.gov/depts/assessor.aspx

Toxic Cleanup Reporting (Washington State Department of Ecology)
https://fortress.wa.gov/ecy/tcpwebreporting/Default.aspx

10.0 QUALIFICATION OF ENVIRONMENTAL PROFESSIONAL

This section presents the qualifications and background of the person or persons preparing the Limited Phase I ESA. The following summary is provided to comply with the ASTM Practice E 1527-13 requirement and that the US EPA's AAI Rule for minimum requirements is met.

We declare 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 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 and ASTM E 1527-13.

Mr. Trent Ensminger holds a Bachelor of Science degree in Biology from Saint Martin's University in Lacey Washington, and has 8 years of full-time relevant experience. Mrs. Jenifer Hill holds a Bachelor of Science degree in Biology and Environmental Studies from Pacific Lutheran University in Tacoma Washington, and has 15 years of full-time relevant experience.

Both professionals are experienced in exercising judgment in developing opinions and conclusions regarding site conditions for WSDOT. Both understand and are experienced in conducting all appropriate investigations, environmental site assessments site investigations, environmental analyses, remediation activities, and evaluating surface and subsurface conditions.

Figure 1 – Site Vicinity Map

Waerth/V	1/13/2014	1:13:16 PM	c:\users\public\derrisv\pw_work\dms46282\XL3421_PS_RW_003.dgn

ALL PLANS ARE SUBJECT TO CHANGE. OWNERSHIP SHOULD BE VERIFIED. PROPOSED PROPERTY RIGHTS SHOWN MAY NOT HAVE BEEN ACQUIRED. ENCUMBRANCES MAY OR MAY NOT BE SHOWN. PARTIES SEEKING CURRENT PLAN INFORMATION SHOULD CONSULT THE DEPARTMENT OF TRANSPORTATION HEADQUARTERS RIGHT OF WAY PLANS OFFICE FOR THE OFFICIAL PLAN ON FILE. FOR ENCUMBRANCE INFORMATION CONSULT THE DEPARTMENT OF TRANSPORTATION HEADQUARTERS REAL ESTATE SERVICES OFFICE.

LEGEND

ACCESS TO BE PROHIBITED SHOWN THUS

PROPERTY OWNERSHIP NUMBERS

PROPERTY LINES

0 50 100
SCALE IN FEET

T.25N. R.4E. W.M.

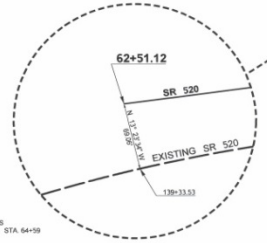
CITY OF SEATTLE

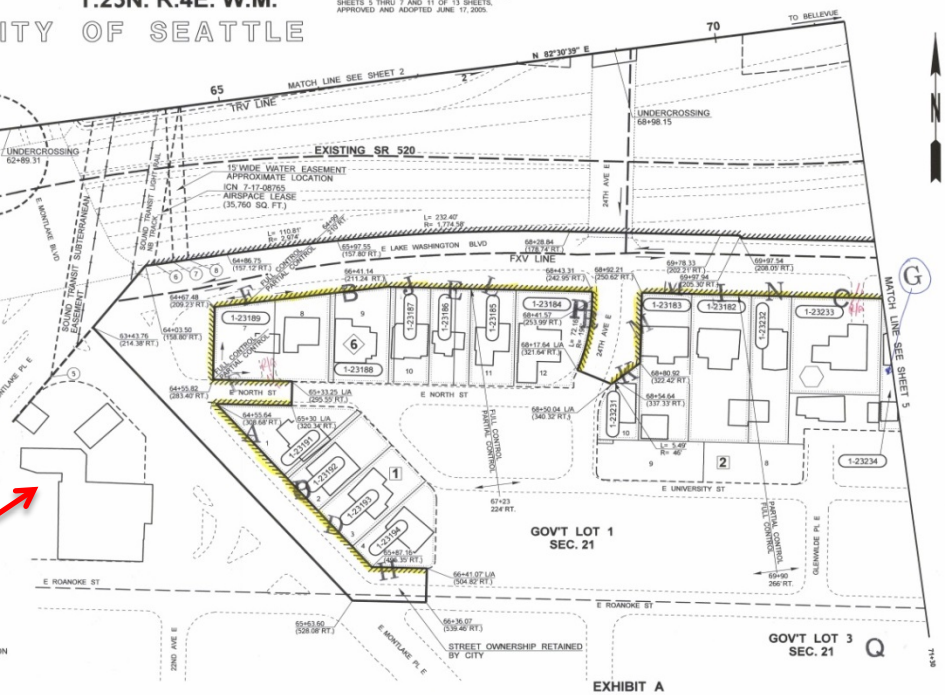
THIS PLAN SUPERSEDES SR 520, SR 5 VICINITY TO EVERGREEN POINT BRIDGE, SHEETS 5 THRU 7 AND 11 OF 13 SHEETS, APPROVED AND ADOPTED JUNE 17, 2005.

BEGINNING OF PLAN
STA. 62+51.12 P.O.T. AHD.=
STA. 139+33.53 P.O.C. (69.06' LT.) BK.
MP 0.93

FOR R/W NORTHERLY SEE SR 513, SR 520 VICINITY TO NE 45TH STREET VIC, SHEET 2 OF 7 SHEETS, APPROVED AND ADOPTED JANUARY 24 2008.

FOR R/W AND L/A WESTERLY SEE SR 520, SR 5 VICINITY TO EVERGREEN POINT BRIDGE, SHEET 5 OF 13 SHEETS, APPROVED AND ADOPTED JUNE 17, 2005.





ACCESS NOTES:

SOUND TRANSIT WILL BE PERMITTED AIR SPACE ACCESS AS PER ICN 7-17-08765 AIR SPACE LEASE STA. 62+95 TO STA. 64+59

TRAFFIC MOVEMENT WILL BE PERMITTED OVER THE HIGHWAY ON STRUCTURES LOCATED AT MONTLAKE BOULEVARD E. STA. 62+51.12 TO STA. 64+04 AND 24TH AVENUE E. STA. 68+35 TO STA. 69+21

PEDESTRIAN AND BICYCLE TRAFFIC WILL BE PERMITTED ACCESS OVER THE HIGHWAY STRUCTURES AT MONTLAKE BOULEVARD E. STA. 62+51.12 TO STA. 64+04 AND 24TH AVENUE E. STA. 68+35 TO STA. 69+20

PEDESTRIAN AND BICYCLE TRAFFIC WILL BE PERMITTED ACCESS AND USE OF TRANSIT FLYER STOP PATH ON THE RIGHT STA. 63+52 TO STA. 67+09

PEDESTRIAN TRAFFIC WILL BE PERMITTED ACCESS AND USE OF THE EXISTING SIDEWALKS ON THE RIGHT ALONG E LAKE WASHINGTON BLVD STA. 64+19 TO STA. 71+30 AND ALONG E. MONTLAKE PL E. STA. 64+49 (313' RT.) TO STA. 66+41 (505' RT.)

TYPE A APPROACH IS AN OFF AND ON APPROACH IN LEGAL MANNER, NOT TO EXCEED 30 FEET IN WIDTH, FOR SOLE PURPOSE OF SERVING A SINGLE FAMILY RESIDENCE. IT MAY BE RESERVED BY ABUTTING OWNER FOR SPECIFIED USE AT A POINT SATISFACTORY TO THE STATE AT OR BETWEEN DESIGNATED HIGHWAY STATIONS.

SOUND TRANSIT AND WATER LINE EASEMENT

POINT	STATION	OFFSET
5	62+95.31	259.47' RT.
6	64+13.01	158.04' RT.
7	64+32±	158±' RT.
8	64+47±	158±' RT.

MONTLAKE PARK ADDITION

GLENWILDE

UNION CITY

CANAL RESERVE UNION CITY

LAKE WASHINGTON SHORE LANDS SUPPL

THE BASIS OF BEARING AND DISTANCES ARE DETERMINED FROM WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83/91).

THE DISTANCES SHOWN ARE GROUND DISTANCES.

FOR SURVEY INFORMATION SEE RECORD OF SURVEY SR 520, SR 5 TO SR 405 VIC RECORDED FEBRUARY 15, 2007 UNDER AFN 20070215900002 AND RECORD OF SURVEY BY WASHINGTON STATE DEPARTMENT OF TRANSPORTATION "SR 520, SR 513 TO MEDINA", RECORDED SEPTEMBER 18, 2012 UNDER AFN 201209189000 05.

EXHIBIT A

LIMITED ACCESS ESTABLISHED BY THE ASSISTANT SECRETARY OF ENGINEERING AND REGIONAL OPERATIONS, FINDINGS AND ORDER ADOPTED NOVEMBER 20, 2013.

FOR ACCESS HEARING PLAN SEE PLAN OF SAME TITLE, APPROVED AND ADOPTED AUGUST 14, 2013

SR 520
MONTLAKE INTERCHANGE
VICINITY TO ARBORETUM
INTERCHANGE VICINITY
KING COUNTY

RIGHT OF WAY AND LIMITED ACCESS PLAN
PARTIAL AND FULL CONTROL
MP 0.93 TO MP 1.10
STATION 62+51.12 TO STATION 71+30

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
OLYMPIA, WASHINGTON

APPROVED AND ADOPTED JANUARY 10, 2014

RIGHT OF WAY PLANS MANAGER

PROJECT ENGINEER

SHEET 3 OF 5 SHEETS

ACCESS APPROVED BY COUNCIL OF CITY OF SEATTLE MARCH 13, 1961 IN ACCORDANCE WITH COUNCIL FILE NO 241993.

PARCEL NO	NAME	TOTAL AREA	R/W	LT. REMAINDER RT.	EASM'T	STATION ON ROADWAY	TYPE
1-23234	JAMES HILTON & PEGGY LEE HILTON	6,143	ACCESS ONLY				
1-23233	PATRICIA SEVERSON	9,000	ACCESS ONLY			71+08.30 (260.78' RT.)	A
1-23232	JAMES KEARNES & DEBORAH KEARNES	6,130	ACCESS ONLY				
1-23231	JANET ROACH JOHN ROACH & JARED ROACH	2,746	ACCESS ONLY				
1-23194	JOSEPH GIORDANO JR.	4,573	ACCESS ONLY				
1-23193	MATHEW BAEBLER & ERIN BAEBLER	5,000	ACCESS ONLY				
1-23192	ROBERT DUFFY & DEBBIE DUFFY	4,500	ACCESS ONLY				
1-23191	MICHAEL LEIGH	5,739	ACCESS ONLY				
1-23189	LORI JEAN CAMPBELL & STANLEY MOSHIER JR.	9,525	ACCESS ONLY			65+12.44 (292.28' RT.)	A
1-23188	ERNESTO ALORDA	6,000	ACCESS ONLY				
1-23187	JOHN OGLIORE & JUDY OGLIOGE	4,000	ACCESS ONLY				
1-23186	RAYMOND SHREEVE (SHREEVE FAMILY TRUST)	4,000	ACCESS ONLY				
1-23185	JOSEPH POLITO, JAMIE POLITO & JAMES JOHNSTON	4,500	ACCESS ONLY				
1-23184	JEFFREY COOPERSMITH & LISA ERLANGER	7,019	ACCESS ONLY				
1-23183	EDWARD & NANCY SPEER	7,600	ACCESS ONLY				
1-23182	SCOT MERRICK (SCOT MERRICK LIVING TRUST UTA)	9,120	ACCESS ONLY				

TOTAL AREA IS FROM ASSESSOR'S RECORDS UNLESS OTHERWISE NOTED.

OWNERSHIPS

ALL AREAS ARE SHOWN IN SQUARE FEET UNLESS OTHERWISE NOTED.

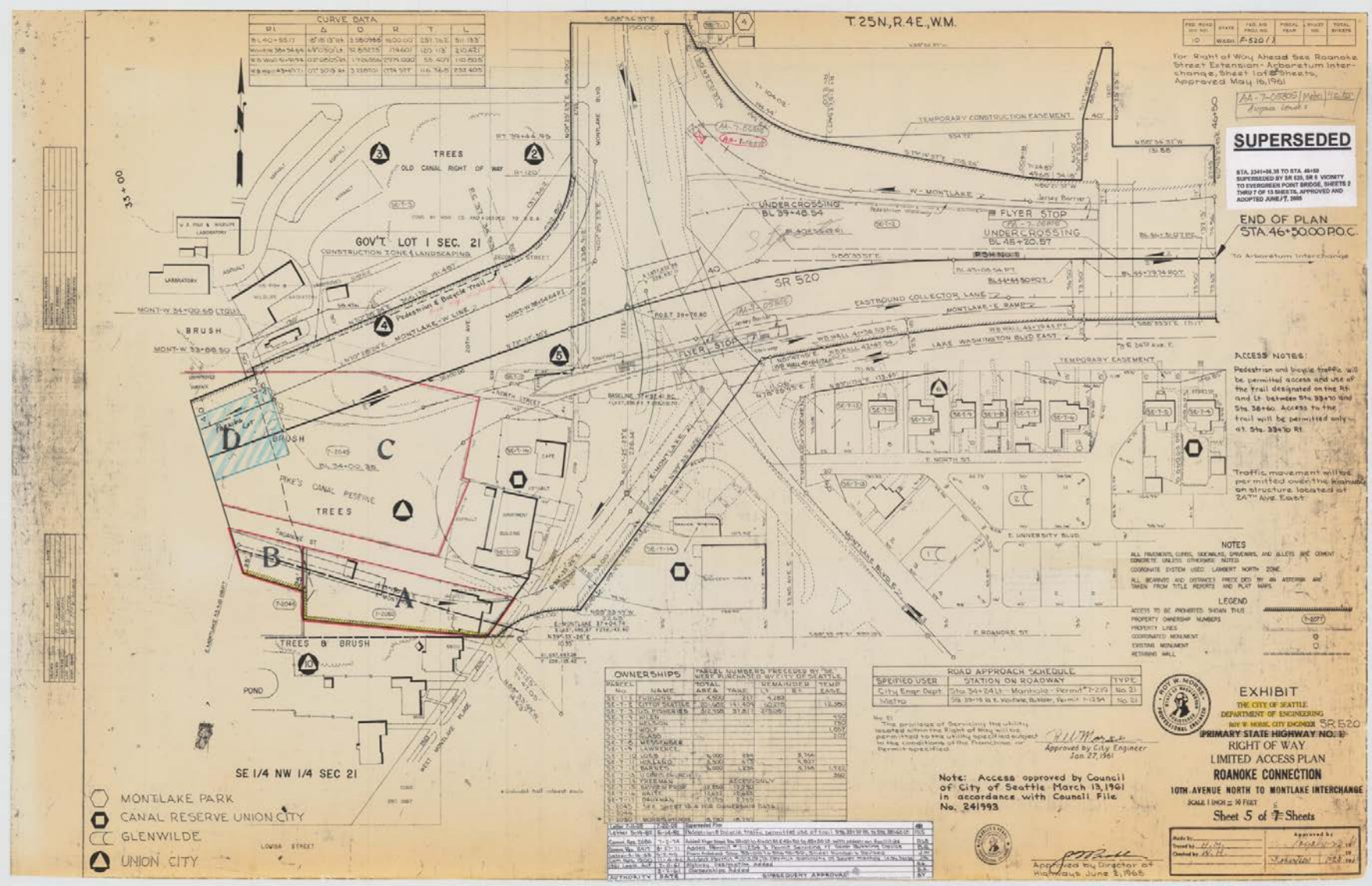
ACCESS APPROACH SCHEDULE

Reference	Approval	Revision Description	By

R/W D - 1 SR 520 / 65

Appendix A – Historic Real Estate Map

1961 WSDOT Real Estate Map



Appendix B – Historic Topographic Maps

U. S. G. S.
FILE COPY
(Topographic Div.)

U.S. GEOLOGICAL SURVEY
CHARLES D. WALCOTT, DIRECTOR

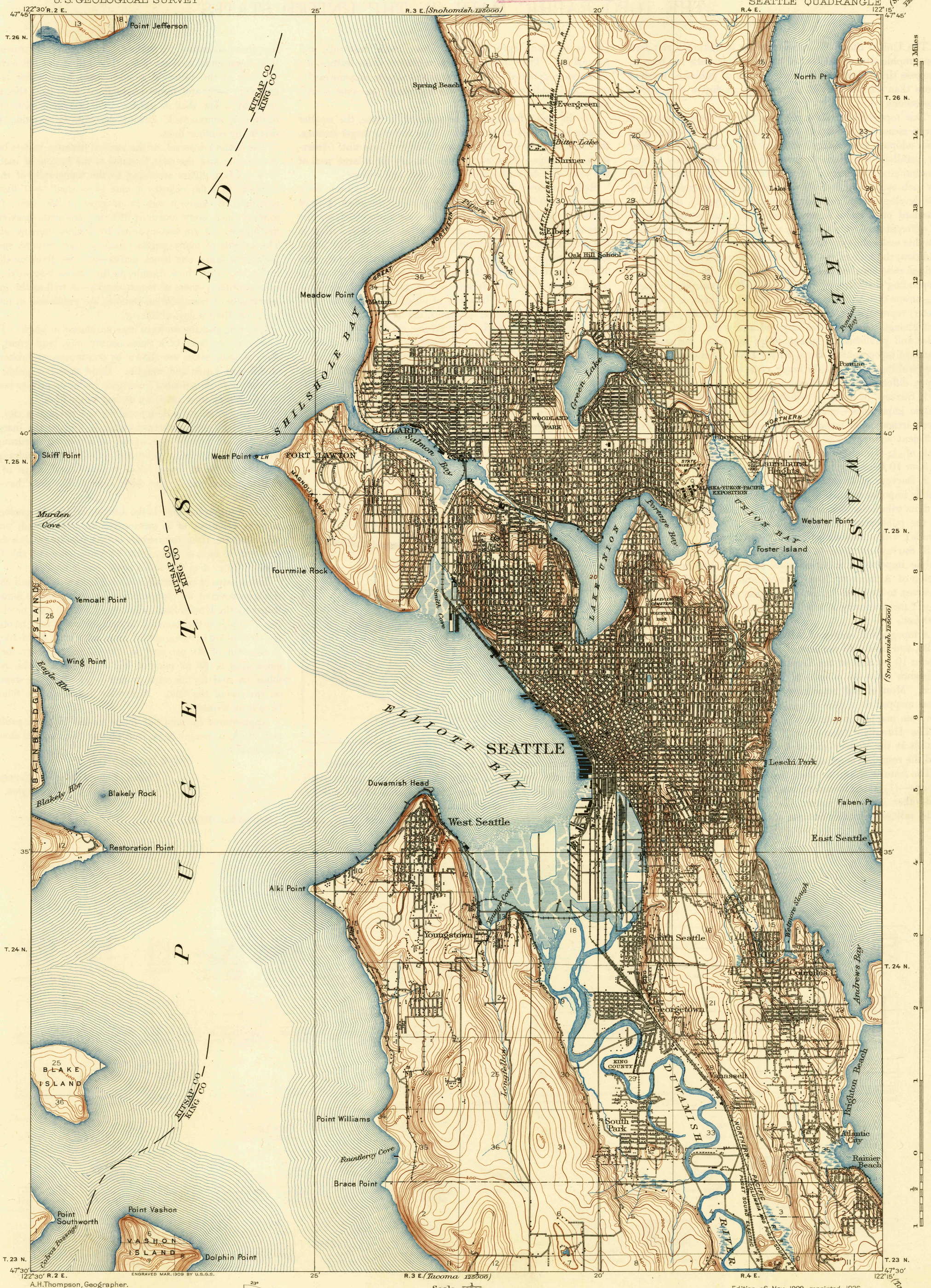
WASHINGTON
SEATTLE SHEET

WHIDBEY ISLAND
USELESS BAY
POSSESSION SOUND
PUGET SOUND
LAKE WASHINGTON
LAKE SAMMAMISH
ELLIOTT BAY
Everett
Lowell
Mukilteo
Clinton
Randall Pt.
Mitchell Lake
Deer Lake
Elliot Pt.
Port Gardner
Lake Stevens
Machias
Valhalla
Snohomish
South Snohomish
Silver Lake
Stickney Lake
Mud Lake
Martha Lake
Cathcart
Scriber Lake
Hall Lake
Edmonds
Edwards Pt.
Kingston
Appletree Cove
Wells Pt.
Richmond
Mc Aleer Lake
Maltby
Devils Lake
Echo Lake
Little Lake
Crystal Lake
Paradise Lake
Botkell
Woodinville
Cottage Lake
Kirkland Junction
Juanita
Kirkland
Redmond
Houghton
Northup Landing
Lucerne
Northup
Inglewood
Bellevue
Larsen Lake
Phantom Lake
Beaver Lake
Pine Lake
Monohan
Laughing Jacobs Lake
Yellow Lake
Mercer Landing
Robinson Landing
Newcastle Landing
Newcastle
Coal Creek
Grand Ridge
Issaquah
Tradition Lake
Squak Mt.
Ettn Cartney Lake
Bailey Peninsula
Applegate
Rainier Beach
Brown Mawr
Dolphin Pt.
Vashon Pt.
Vashon Id.
Blake Id.
Williams Pt.
Southworth Pt.
Brace Pt.
Fauntleroy Cove
South Park
Duwamish
Vanasselt
Columbia
South Seattle
West Seattle
Duwamish Head
Alki Pt.
Youngs Cove
Restoration Pt.
Blakely Rock
Blakely Harbor
Wing Pt.
Yemcalt Pt.
Fourmile Rock
Magnolia Bluff
Meadow Pt.
Shilshole Bay
Skiff Pt.
West Pt.
Murden Cove
Apple Cove Pt.
President Pt.
Port Madison Indian Reservation
Jefferson Pt.
Spring Beach
Bitter Lake
Welsh Lake
Green Lake
Ballard
Fremont
Latona
Ravenna
Yesler
Interbay
Sand Pt.
Pontiac
Webster Pt.
Foster Id.
Hunt Pt.
Groat Pt.
Sand Pt.
Moss Bay
Anderson Bay
Union Bay
Lake Union
Mercer Island
Bellevue
Moorland
Beaumont
East Seattle
Newcastle
Issaquah
Squak Mt.
Grand Ridge
Snoqualmie Branch
Skagit Head
Indian Pt.
Island
Possession Point
Curtis Bay
Mosher
Elliot Bay
Duwamish Head
Bitter Lake
Welsh Lake
Lake
North Pt.
Pontiac
Green Lake
Ballard
Fremont
Latona
Ravenna
Yesler
Interbay
Webster Pt.
Foster Id.
Hunt Pt.
Groat Pt.
Sand Pt.
Moss Bay
Anderson Bay
Union Bay
Lake Union
Mercer Island
Bellevue
Moorland
Beaumont
East Seattle
Newcastle
Issaquah
Squak Mt.
Grand Ridge
Snoqualmie Branch
Skagit Head
Indian Pt.
Island
Possession Point
Curtis Bay
Mosher
Elliot Bay
Duwamish Head
Bitter Lake
Welsh Lake
Lake
North Pt.
Pontiac
Green Lake
Ballard
Fremont
Latona
Ravenna
Yesler
Interbay
Sand Pt.

U. S. G. S.
FILE COPY
Inspection and Editing

DEPARTMENT OF THE INTERIOR
U. S. GEOLOGICAL SURVEY

WASHINGTON
SEATTLE QUADRANGLE



ENGRAVED MAR. 1909 BY U.S.G.S.

A.H.Thompson, Geographer.
Topography by R.H.McKee.
Triangulation and coast line by Coast and Geodetic Survey.
Surveyed in 1893.
Culture revised 1908 by J.G.Hefty and C.F.Eberly.

APPROXIMATE MEAN DECLINATION 1908.
TRUE NORTH
MAGNETIC NORTH
23°

Scale 1/62500

Contour interval 25 feet.
Datum is mean of lower low tide at Seattle.

Edition of May 1909, reprinted 1936
Polyconic projection.

This map made from surveys without spirit level control.

SEATTLE, WASH.

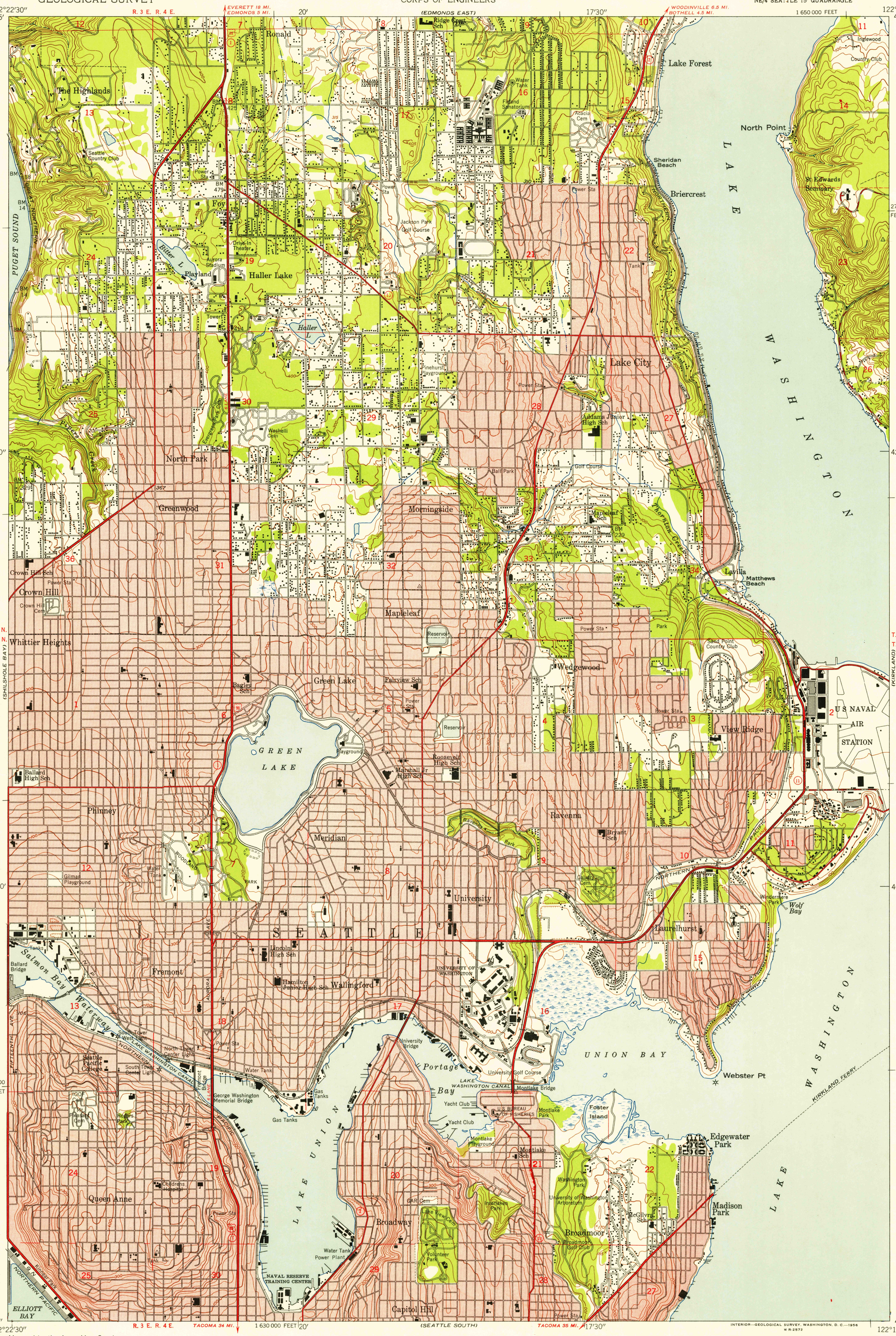
DEC 28 1936
(1900)
1900
U.S.G.S.
FILE COPY
Inspection and Editing
USGS
Historical File
Topographic Division

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

UNITED STATES
DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS

SEATTLE NORTH QUADRANGLE

WASHINGTON—KING CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
NE/4 SEATTLE 15' QUADRANGLE



Mapped by the Army Map Service
Published for civil use by the Geological Survey

Control by USC&GS and King County Engineer office

Topography from aerial photographs by multiplex methods
Aerial photographs taken 1943. Field check 1949

Polyconic projection. 1927 North American datum
10,000-foot grid based on Washington coordinate system, north zone

Red tint indicates areas in which only landmark buildings are shown

No distinction is made between barns, dwellings, commercial and industrial buildings

Unchecked elevations are shown in brown

Dashed land lines indicate approximate locations

22½°
TRUE NORTH
MAGNETIC NORTH
APPROXIMATE MEAN DECLINATION, 1949

SCALE 1:24000

1 ½ 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

CONTOUR INTERVAL 25 FEET
DATUM IS MEAN SEA LEVEL

SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 11 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, FEDERAL CENTER, DENVER, COLORADO OR WASHINGTON 25, D. C.
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Heavy-duty — 4 LANE | 6 LANE
Medium-duty — 4 LANE | 6 LANE
Light-duty
Unimproved dirt
U. S. Route
State Route

WASHINGTON
QUADRANGLE LOCATION

SEATTLE NORTH, WASH.
NE/4 SEATTLE 15' QUADRANGLE
N4737.5—W12215/7.5
1949

U.S.G.S.
FILE COPY
TOPOGRAPHIC DIVISION

U.S.G.S.
FILE COPY
TOPOGRAPHIC DIVISION

USGS
Historical File
Topographic Division

JUN 4 1956

5210

U.S. DEPARTMENT OF THE INTERIOR
U. S. GEOLOGICAL SURVEY

The National Map
US Topo

SEATTLE NORTH QUADRANGLE
WASHINGTON-KING CO.
7.5-MINUTE SERIES

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid: Universal Transverse Mercator, Zone 10T
10 000-foot ticks: Washington Coordinate System of 1983 (north zone)

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery....NAIP, August 2011
Roads....©2006-2013 TomTom
Names....GNIS, 2013
Hydrography....National Hydrography Dataset, 2011
Contours....National Elevation Dataset, 1999
Boundaries....Census, IBWC, IBC, USGS, 1972 - 2012
Public Land Survey System....BLM, 2011

MN
GN
16° 17′
290 MILS
0° 30′
9 MILS
UTM GRID AND 2014 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
ET
Grid Zone Designation
10T

SCALE 1:24 000

KILOMETERS 1 0.5 0 1 2
METERS 1000 500 0 1000 2000
MILES 1 0.5 0 1
FEET 1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.15

WASHINGTON
QUADRANGLE LOCATION

Edmonds West	Edmonds East	Bothell
Shilshole Bay	Seattle North	Kirkland
Duwamish Head	Seattle South	Mercer Island

ADJOINING 7.5′ QUADRANGLES

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

SEATTLE NORTH, WA
2014

NSN. 7643016402541
NGA REF NO. USGSX24K04000

Appendix C – Historic 1930 Sanborn Map

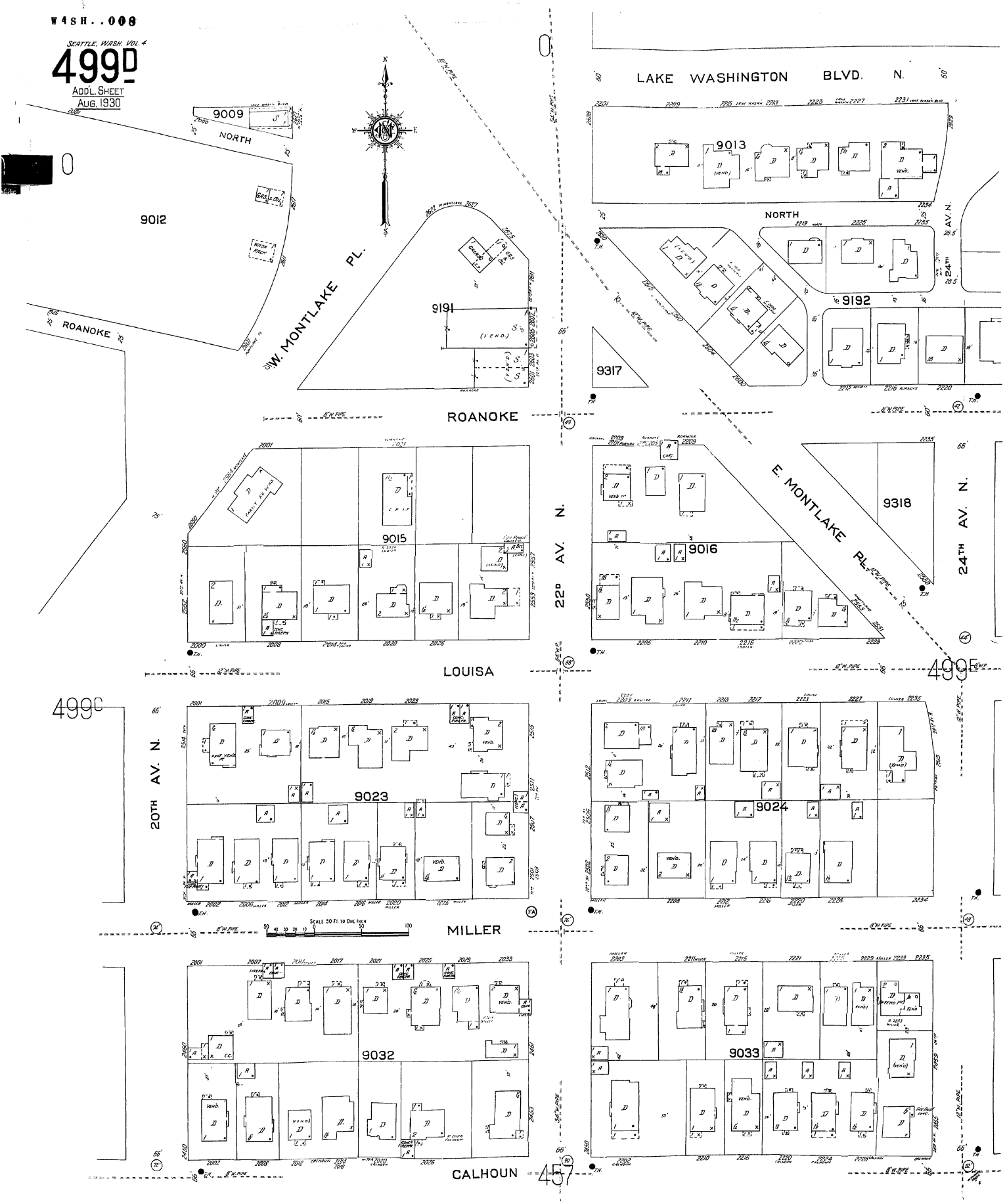
WASH..008

SEATTLE, WASH. VOL. 4

499D

ADDL. SHEET

AUG. 1930



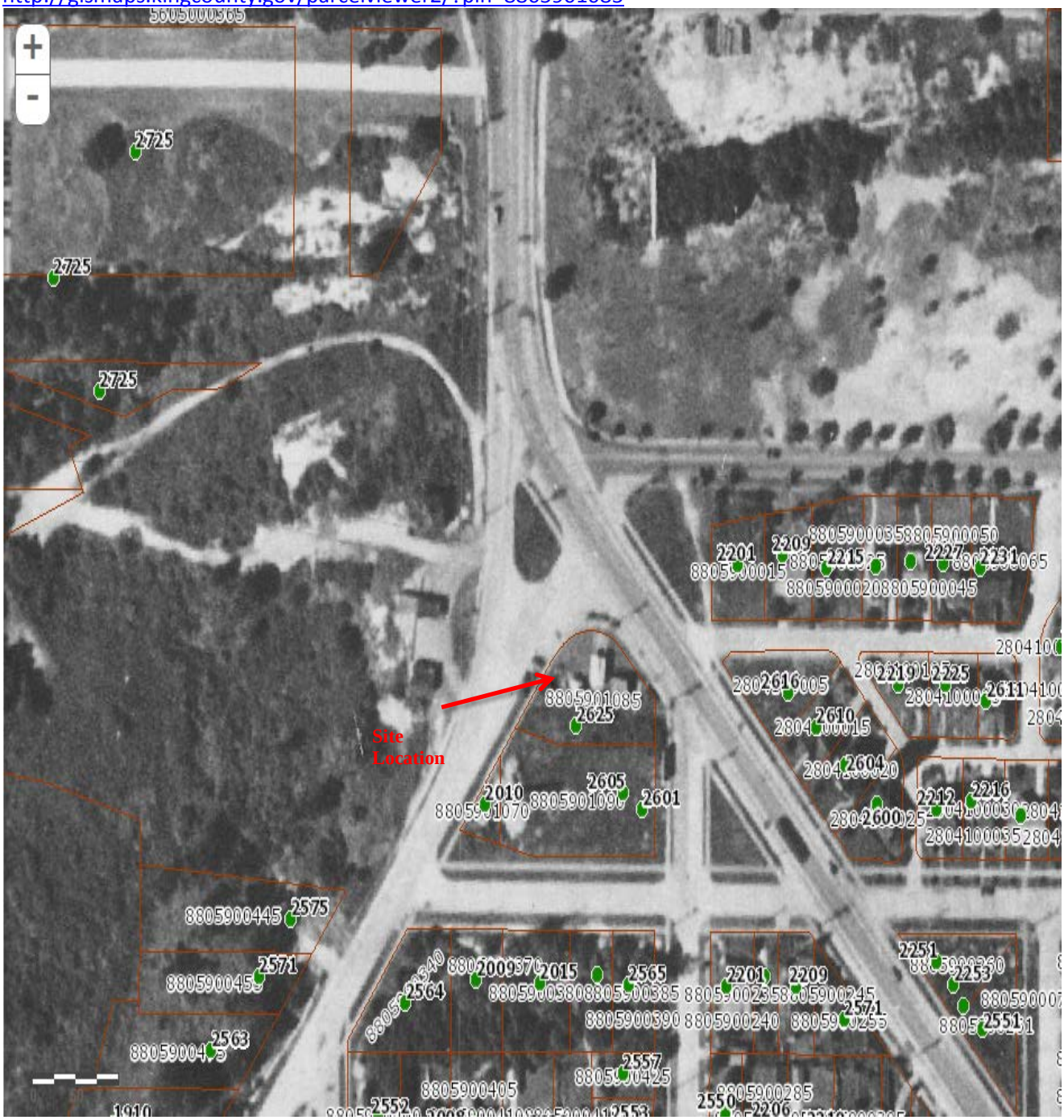
499C

499E

457

Appendix D – Historic 1936 Aerial Photograph

http://gismaps.kingcounty.gov/parcelviewer2/?pin=8805901085



Appendix E – REC Map

Facility Site records:

	Id	Name	Address	City	State	ZIP
2	6897318	AT&T WIRELESS MONTLAKE	2605 22ND AVE E	SEATTLE	WA	98112
3	47724816	MONTLAKE TEXACO	2625 E MOUNTLAKE PL	SEATTLE	WA	98122
1	5009384	PRO ROBICS	3811-3815 NE 45TH ST	SEATTLE	WA	98105
5	7653881	Seattle Yacht Club	1807 E HAMLIN ST	SEATTLE	WA	98112
6	43881153	US DOC NOAA NW Fisheries Science Center	2725 MONTLAKE BLVD E	SEATTLE	WA	98112
4	59477676	US DOT CG Hamlin St	1807 E HAMLIN ST	SEATTLE	WA	98112
7	24847	WA DOT SR 520 24th WABN	24TH AVE E & SR 520	SEATTLE	WA	98112