

**ENVIRONMENTAL SITE ASSESSMENT:
PHASE I**

at

**2750 West Commodore Way
Seattle, Washington**

Prepared for

Time Oil Company

August 25, 2000

Prepared by

FOSTER  WHEELER

FOSTER WHEELER ENVIRONMENTAL CORPORATION

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1. INTRODUCTION

Foster Wheeler Environmental Corporation (Foster Wheeler Environmental) has been retained by the Time Oil Company (TOC) to conduct Phase I Environmental Site Assessments (ESAs) at seven properties located on West Commodore Way. The properties are all owned by TOC and are located within a ¼-mile radius.

This report presents the results of the Phase I ESA of the property located at 2750 West Commodore Way, Seattle, Washington (the Property), shown on Figure 1. This report was prepared by Foster Wheeler Environmental for the sole use of TOC and with the express limitations detailed in Section 1.2. The format of this report is generally consistent with the recommended format in "Standard Practice for Environmental Site Assessment: Phase I," issued by the American Society for Testing Materials (ASTM) Standard E 1527-97.

1.1 PURPOSE

Pursuant to the scope of work, the purpose of this ESA was to identify recognized environmental conditions in connection with the property. As defined in the Standard E 1527-97, "recognized environmental conditions" means 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, groundwater, or surface water of the property.

1.2 LIMITING CONDITIONS AND METHODOLOGY USED

The ESA was performed by Bryan S. Graham, RG, of Foster Wheeler Environmental. The scope of services for this project was limited to the following tasks:

- Task 1–Property Reconnaissance
- Task 2–Interview of Land Owner(s), current lessees, and Tenants
- Task 3–Regulatory Agency Database Search
- Task 4–Data Analysis and Report Preparation.

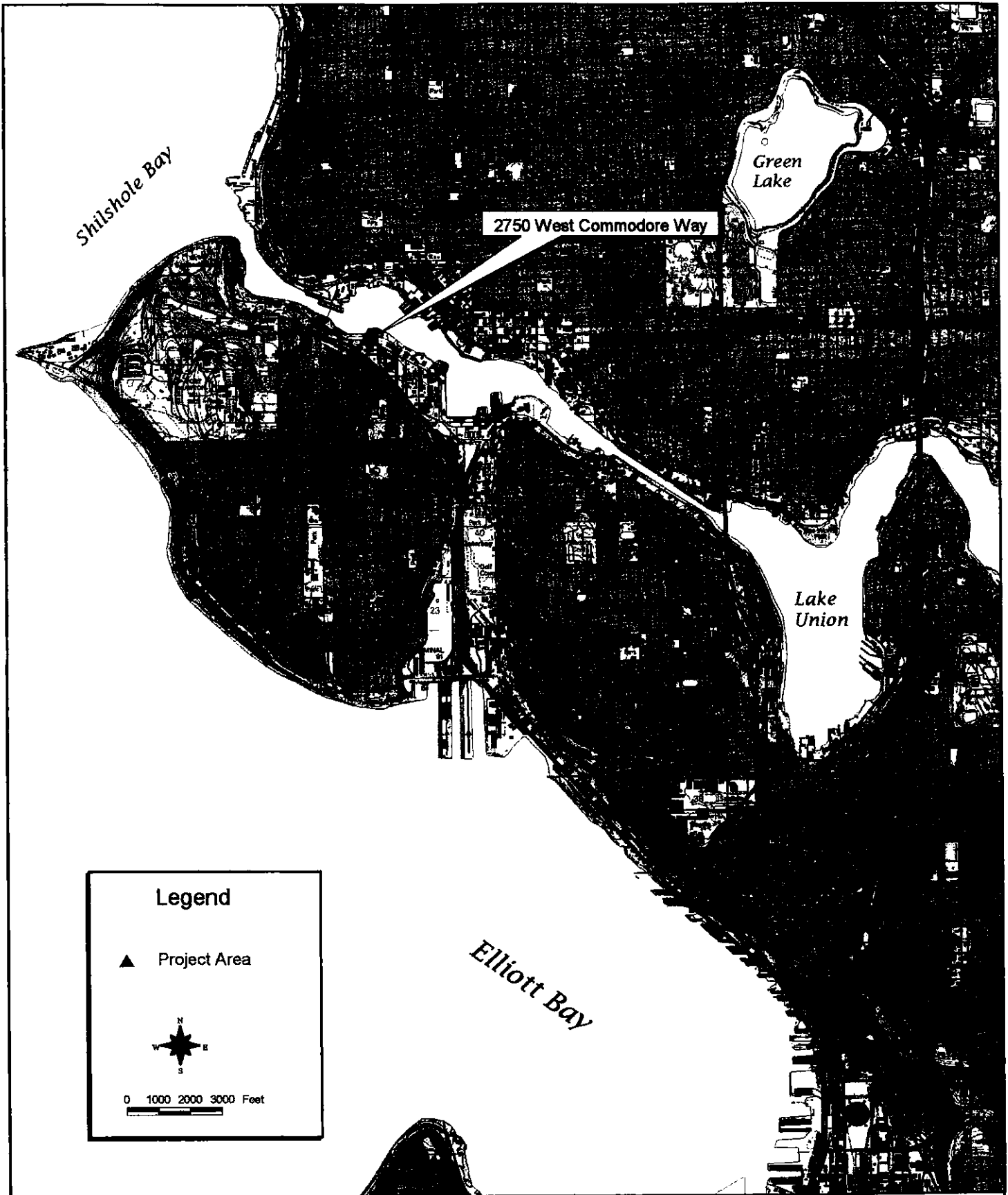


Figure 1

Time Oil Company Phase 1
Environmental Site Assessment

Location of
Target Property

Historical photographs were purchased from Walker & Associates. Available records and files were reviewed from:

- Seattle Department of Design, Construction, and Land Use
- Washington State Department of Ecology (Ecology)
- King County Tax Assessors Office
- Puget Sound Regional Archives

The above tasks were accomplished in accordance with ASTM Standard E 1527-97. The ESA did not include wetlands evaluation; testing for or surveying of asbestos and radon, lead in tap water, or lead paint; or soil or groundwater sampling.

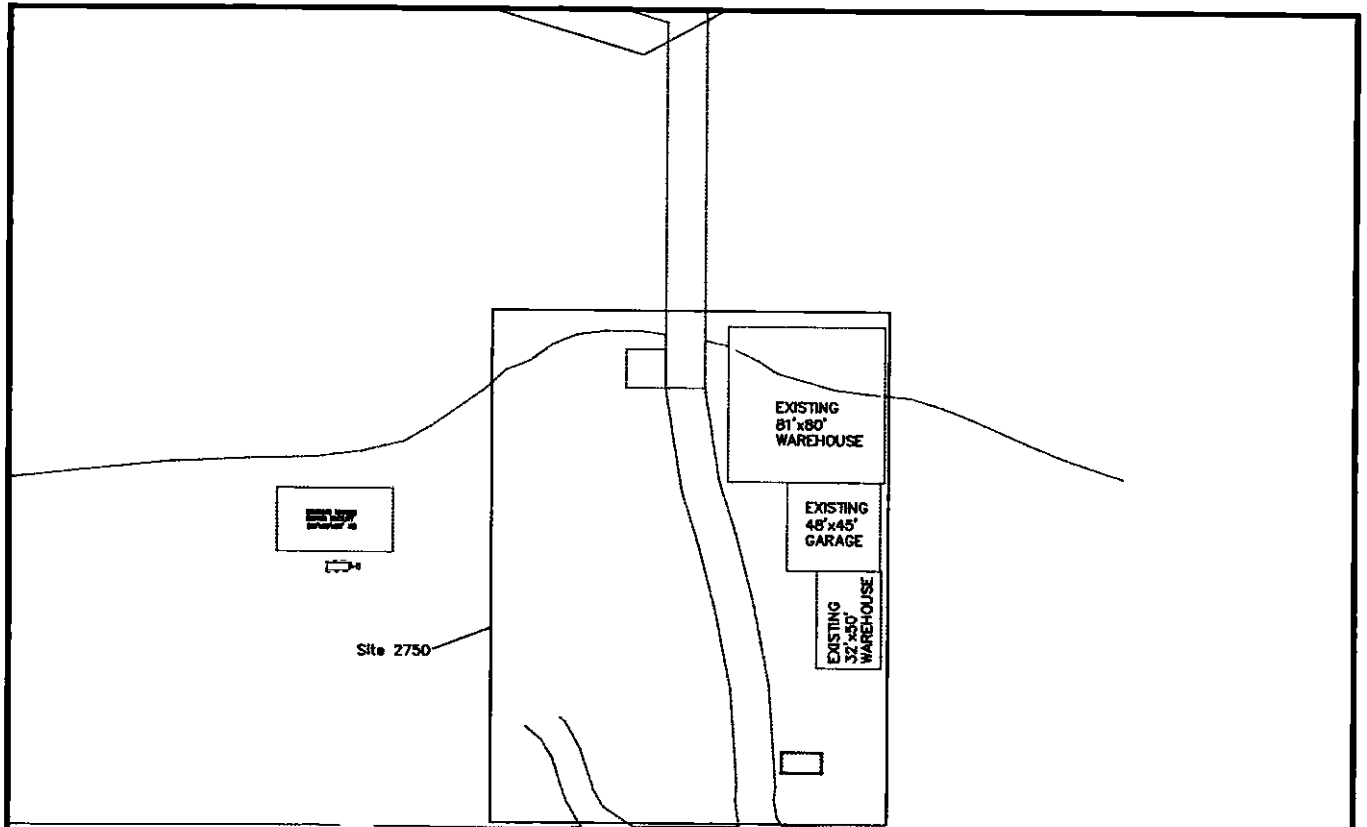
2. PROPERTY LOCATION AND DESCRIPTION

2.1 PROPERTY LOCATION AND LEGAL DESCRIPTION

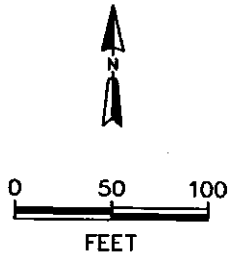
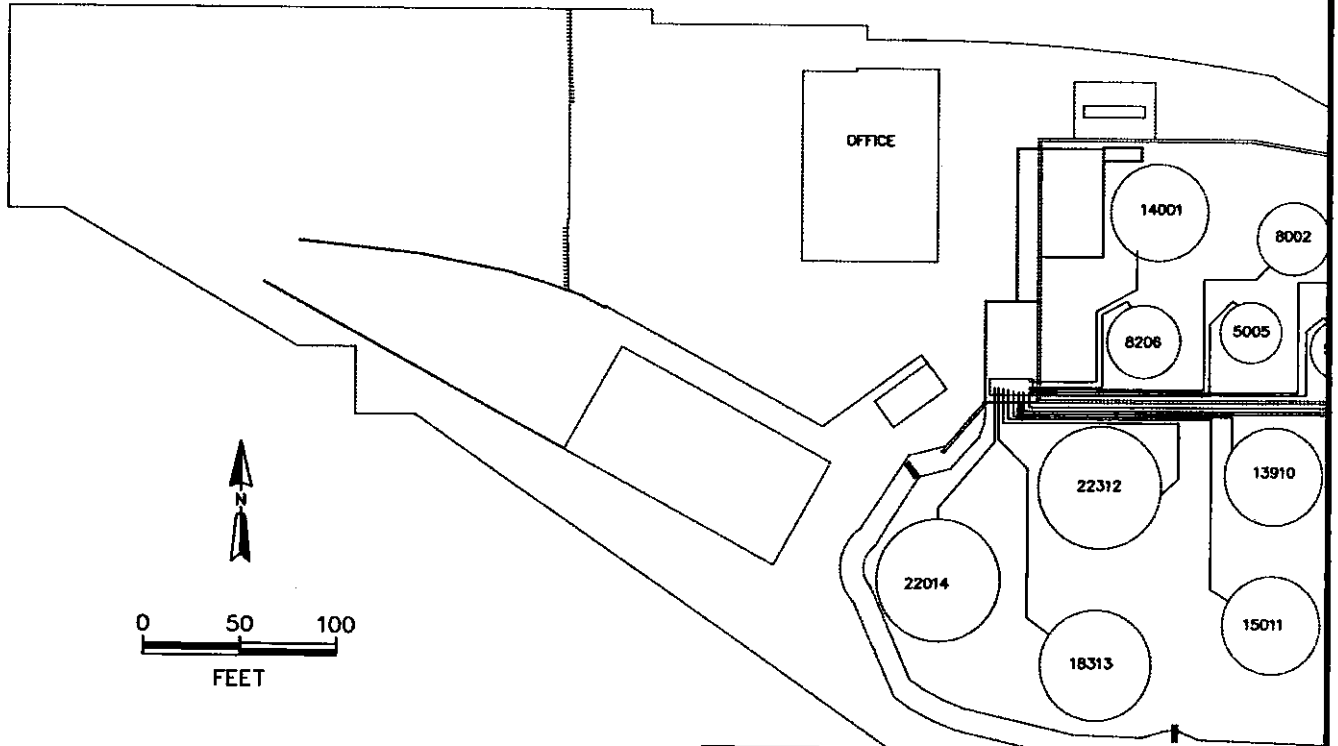
TOC owns the Property located at 2750 West Commodore Way, Seattle, Washington. The Property is currently leased to George Broom's Sons, Inc. The Property is within section 11, township 25 north, range 3 east, Lawton Park, tax lots 5 through 9 and the eastern portion of tax lot 50.

2.2 PROPERTY DESCRIPTION

Figure 2 shows the layout of the Property. The Property is bounded on the south by West Commodore Way and to the north by the Lake Union Ship Canal. The Property includes a terminal dock area owned and operated by TOC. The Property slopes gently upward toward the south to West Commodore Way. Three structures are located on the Property. The main structure is a wood building (identified as "George Broom's Sons, Inc. Warehouse" on Figure 3) constructed between 1936 and 1946. The warehouse is used to construct marine supplies including tarps, lines, and spool cable. A dock, originally constructed in the late 1930s (Seattle Department of Design, Construction, and Land Use records), extends northward approximately 100 feet from the shoreline into the ship canal and angles westward approximately 150 feet. Immediately south of the Broom's Sons Warehouse is a covered area (identified as a "Garage" on Figure 2) used to store materials. The covered area connects the Broom's Sons Warehouse and a third structure, the TOC warehouse. Fuel lines which connect the dock facility with TOC above ground storage tank farm located south of West Commodore Way are exposed for a short distance as they extend from the



COMMODORE WAY



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Figure 2
Property Layout
2750 West Commodore Way
Seattle, Washington

dock area. The fuel lines then run at an angle from the west side of the dock, under a wooden driveway, and are exposed on the surface until they pass under West Commodore Way. The western portion of the Property is a gravel parking lot and driveway that leads to West Commodore Way.

According to TOC personnel, a heating oil underground storage tank (UST) may be located near the southwest corner of the TOC warehouse. According to interviews with TOC personnel, the UST is no longer in service. Appendix A contains several photographs taken at the Property.

2.3 ADJOINING PROPERTIES

The area surrounding the Property generally consists of light industrial business, condominiums, and the ship canal. The Property is bounded on the west by the former Icicle Seafoods building (now used by ASKO); to the south by West Commodore Way; to the east by a U.S. Coast Guard facility; and to the north by the ship canal.

2.4 PROPERTY OPERATIONS

George Broom's Sons, Inc. makes canvas tarps and slings, and wire spools for commercial sailing vessels. According to an interview conducted with Mr. George Broom, he does not use any hazardous chemicals on the Property, nor is he familiar with any such products stored in any of the buildings on the Property.

2.5 PROPERTY HISTORY

Information about the history of the Property was derived from a review of available documents, historical photographs, and regulatory records. Former and current employees of TOC were also interviewed.

The Property was acquired by the Time Oil Company in early 1941. Historical photographs (Appendix B) demonstrate a number of changes have taken place at the Property since 1936. Prior to 1936 the Property was the location of a saw mill and kiln. The Rattan Furniture factory was located on the adjacent property to the east. By 1946 the Property had been acquired by TOC and several changes were made including:

- The saw mill and kiln were removed.
- A portion of the Rattan Furniture factory building (81 feet by 80 feet) was moved to the Property (presently occupied by George Broom's Sons). This information was

confirmed in the permit files at the King County Department of Design, Construction, and Land Use.

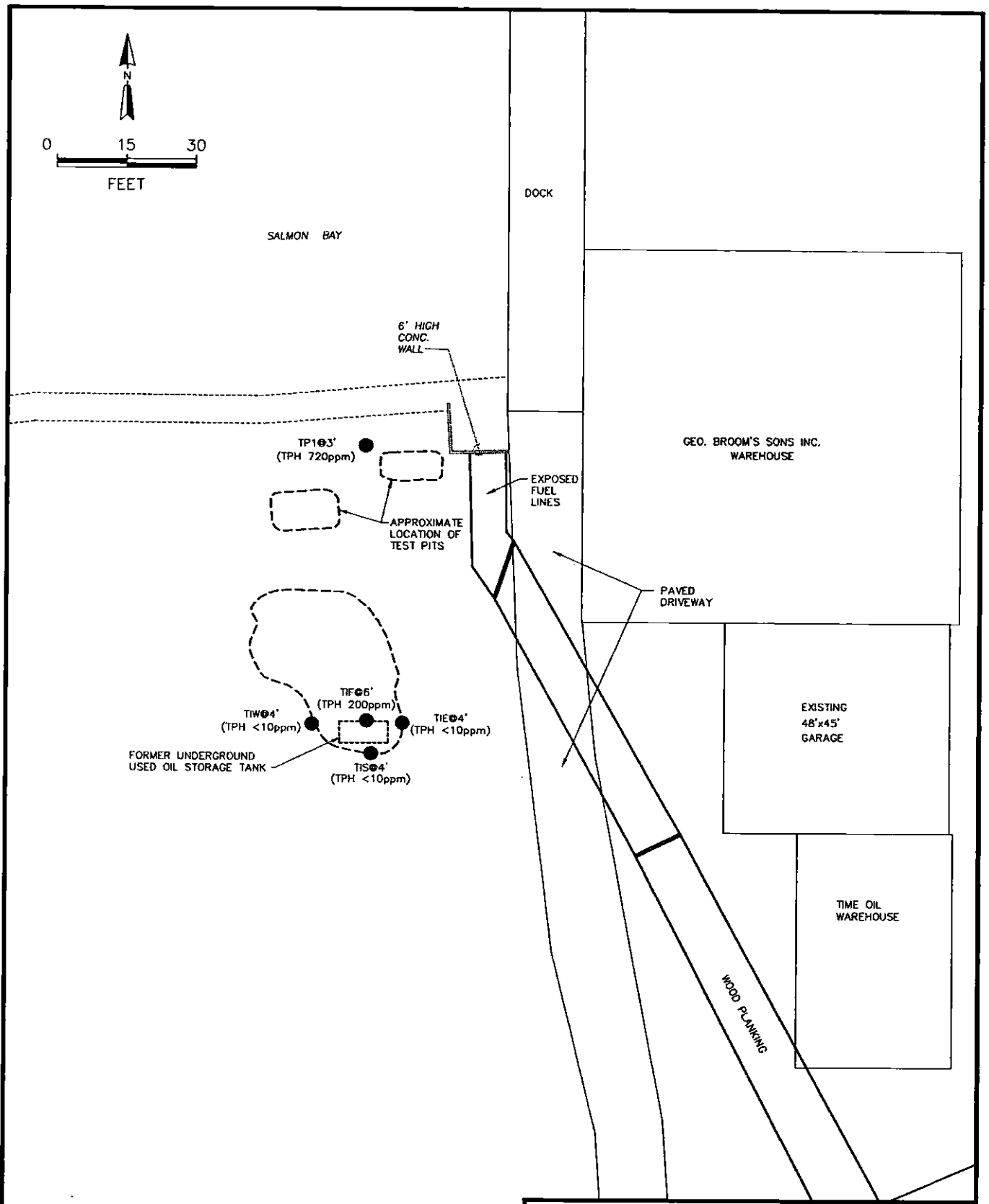
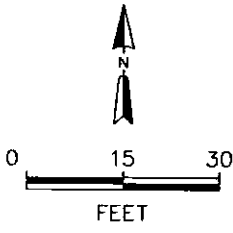
- A vehicle maintenance building was constructed (now a warehouse used by TOC).
- A barrel incline from the TOC facility across the street was added, extending to the end of the dock.
- A series of pipelines connecting the dock to the fuel storage tanks across West Commodore Way was constructed.

By 1960, the barrel incline had been removed and the area between the vehicle maintenance building and the new warehouse was covered. Interviews conducted with TOC personnel confirmed that the barrel incline ran under West Commodore Way and along the western edge of the Property. The photographs from 1974 and 1997 show no discernable change at the Property.

In 1991, a 300-gallon waste oil UST was removed from the Property (TOC, 1991). The installation date of the UST is not known. However, according to TOC interviewees, the UST was used to collect used oil during servicing of Time Oil vehicles. The UST was rusted, pitted, and showed evidence of corrosion. The depth to groundwater within the UST excavation varied from 2 feet to 6 feet below ground surface (bgs).

Hydrocarbon contamination was observed on the walls of the excavation and on the groundwater surface at the time of removal. A test pit was dug between the excavation and the shoreline to assess the lateral extent of contamination. The analytical results from the test pit showed concentrations of diesel and petroleum hydrocarbons at 310 ppm and 410 ppm, respectively. Figure 3 shows the locations of UST excavation and the test pit.

In 1992, a report was submitted to Ecology documenting additional excavation activities associated with the 1991 removal of a 300-gallon waste oil tank (TOC, 1992). As stated above, when the oil tank was originally removed, contaminated soil was observed in the excavation. Soils on the northern and eastern edges of the excavation contained concentrations of petroleum above the Model Toxics Control Act (MTCA) Cleanup Levels. Approximately 150 cubic yards of soil were removed before excavation activities were terminated. In 1992, additional soil excavation activities were implemented in the area of the former UST. The 1992 report concluded that soil containing elevated concentrations of petroleum hydrocarbon remain at the Property and that the groundwater may be impacted. Future assessment was planned at the former UST location. Figure 4 shows the 1992 sampling locations.



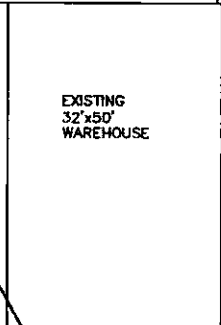
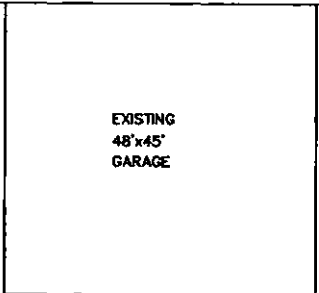
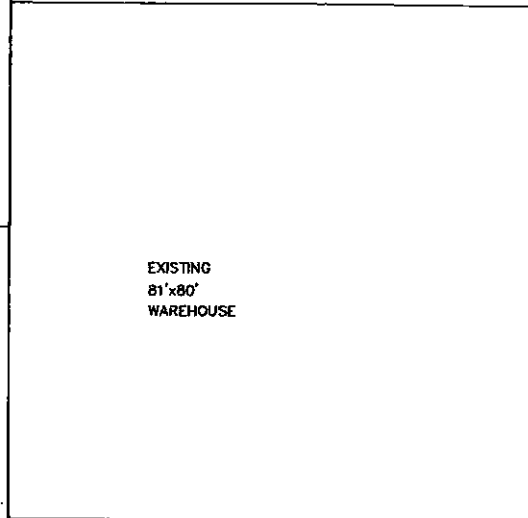
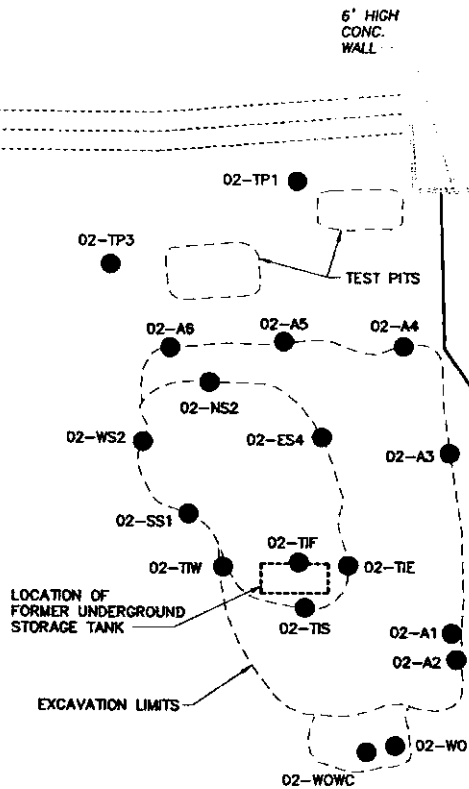
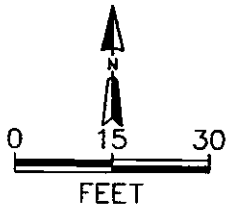
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TIS@6' ● 1991 Sampling Location

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Figure 3
1991 Sampling Locations
2750 West Commodore Way
Seattle, Washington

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03-W ● 1992 Sampling Location

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Figure 4
1992 Sampling Locations
2750 West Commodore Way
Seattle, Washington

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In 1999, additional site assessment activities were conducted at the former UST location including soil borings and groundwater monitoring well installation (IT, 2000). The locations of the 1999 soil borings and groundwater monitoring wells are shown in Figure 5. Soil boring logs included in the IT report indicate that soil in the area of the former UST from the surface to 15 feet bgs is composed of sand and silt layers with varying amounts of clay and gravel. Gravel is present to approximately 10 to 15 feet bgs. Very dense dry clay underlies the sand/silt unit and acts as an aquitard. Two soil samples (02SB-01 at a depth of 3.5 feet bgs and 02SB-01 at 6 feet bgs) contained diesel and heavy oil at concentrations above the MTCA Method A Cleanup Level. A third sample (02SB-08 at 3.5 feet bgs) contained heavy oil above the MTCA Method A Cleanup Level. One sample (02SB-08) down-gradient of the waste oil tank was analyzed for metals, pesticides, PCBs, and volatile organic compounds. No analytes were detected above the method reporting limit or their respective MTCA Method A or Method B guidelines. Groundwater was detected in eight of the nine borings at depths ranging from 6 to 18 feet bgs. Groundwater samples collected from Wells 02MW-01, 02MW-03, and 02MW-04 contained petroleum constituents above the MTCA Method A Cleanup Levels.

Table 1 contains the analytical results of the 1999 groundwater samples and boring water samples that exceeded the cleanup levels. The IT report concluded that the groundwater beneath the Property had been impacted by gasoline (including BTEX). The lateral extent of elevated concentrations of petroleum hydrocarbons has not been defined in the western and eastern directions. The groundwater monitoring well nearest the shoreline (02MW-02) did not contain concentrations of petroleum constituents above the MTCA Method A Cleanup Level.

Table 1. Results from 1999 Groundwater and Boring Water Samples Exceeding Cleanup Levels

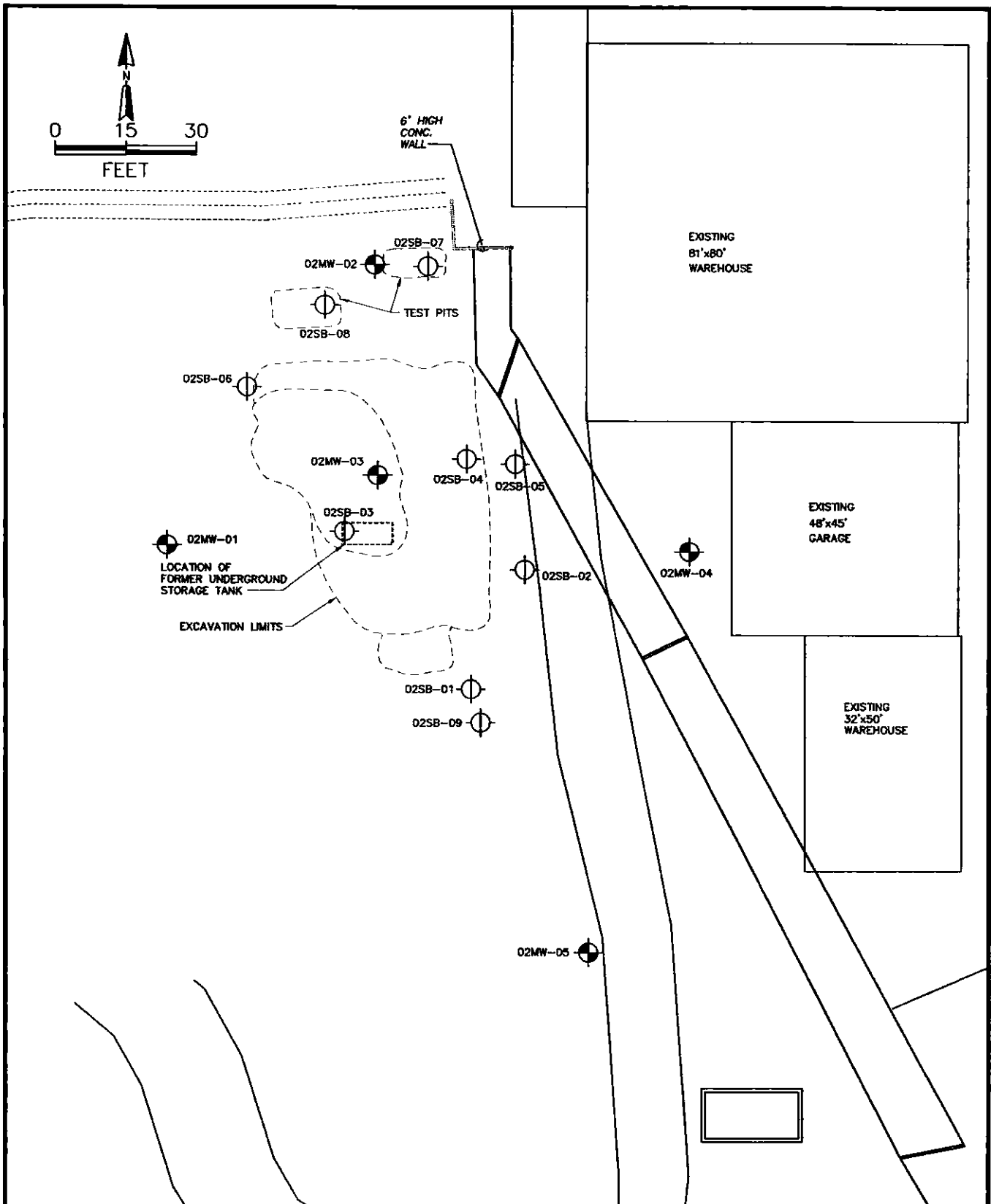
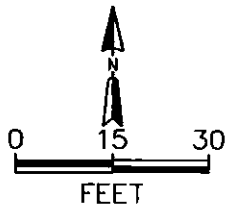
	Date	Gasoline (mg/L)	Diesel (mg/L)	Oil (mg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethyl benzene (µg/L)	Total Xylene (µg/L)	Total Lead (µg/L)
MTCA ¹		1.0	1.0	1.0	5.0	40.0	30.0	20.0	5.0
02MW-01	9/28/99	0.172	ND (0.25)	ND (0.5)	72.9	0.811	ND (0.5)	ND (1.0)	36
02MW-02	9/28/99	ND (0.05)	ND (0.25)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (1.0)	133
02MW-03	9/28/99	0.16	ND (0.25)	ND (0.5)	56.7	1.13	ND (0.5)	1.14	ND (1.0)
02MW-04	9/28/99	3.7	ND (0.25)	ND (0.5)	ND (30.0)	185	226	473	35.9
02MW-05	9/28/99	ND (0.05)	ND (0.25)	ND (0.5)	2.84	ND (0.5)	ND (0.5)	ND (1.0)	86.3
02SB-02	6/7/99	8.26	3.12	ND (0.5)	214	155	459	1110	--
02SB-03	6/7/99	ND (0.05)	1.07	ND (0.5)	6.64	1.36	0.617	1.93	--
02SB-04	6/7/99	0.0556	0.867	0.503	59.8	2.28	1.62	8.18	--
02SB-05	6/7/99	0.685	0.865	ND (0.5)	19.9	4.18	19.9	20.2	--
02SB-07	6/7/99	ND (0.05)	1.07	0.626	ND (0.5)	ND (0.5)	ND (0.5)	ND (1.0)	--
02SB-09	6/11/99	1.36	0.617	ND (0.5)	639	1.89	1.31	9.66	--

¹ MTCA Cleanup Levels in 1999



Results exceeding cleanup levels are bolded

ND – not detected above method reporting limit (reporting limit in parentheses)

-- no analysis conducted



LEGEND

- 03SB-09  Soil Boring
- 02MW-01  Monitoring Well

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Figure 5
1999 Sampling Locations
2750 West Commodore Way
Seattle, Washington

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In May 2000, TOC submitted a letter (TOC, 2000) to Mr. Joe Hickey of Ecology's UST division summarizing previous field activities. In the letter, TOC also indicated that future assessment of the extent of contamination beneath the Property would be conducted.

3. RESULTS OF INVESTIGATION AND RECORDS REVIEW

3.1 PROPERTY INSPECTION OBSERVATIONS

On June 6, 2000, Foster Wheeler Environmental conducted a reconnaissance of the Property. The purpose of the visit was to obtain information relating to recognized environmental conditions, if any, associated with the Property.

In general, the facility was well kept. The inside of the buildings were clean, and no chemicals or potential contaminants of concern were observed. As noted above, Mr. George Broom stated that there are no chemicals and/or solvents used in the building he leases from TOC. The area surrounding the buildings was clear of debris and also well kept. Wire, spools, and hose are stored under the George Broom's Sons warehouse on the ground surface.

3.2 RECORDS REVIEW

Because all of the properties for which Phase I ESAs were conducted are within close proximity to one another, one central point (the TOC property at 2737 West Commodore Way) was used for the database search. The Phase I database search was performed by EDR, Inc. EDR searched readily available state, federal, regional, and local agency database listings. The results of the database search are presented in the following subsections. The entire EDR report is presented in the ESA for 2737 West Commodore Way (Foster Wheeler Environmental, 2000). As specified in ASTM Standard E 1527-97, the following government records were reviewed:

- EPA National Priorities List (NPL) within 1.0 mile
- EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) within ½ mile
- EPA Resource Conservation and Recovery Act (RCRA) Corrective Action Reports (CORRACTS) within 1.0 mile
- EPA RCRA non-CORRACTS Treatment, Storage, and Disposal Facilities within ½ mile
- EPA RCRA generators list on the Property and adjoining properties

- Federal Emergency Response Notification System (ERNS) list on the Property
- State Hazardous Waste Site List within 1.0 mile
- Leaking Underground Storage Tanks (LUST) list within ½ mile
- State Registered UST list on the Property and adjoining properties
- Solid Waste/Landfills within ½ mile.

3.2.1 EPA National Priorities List (NPL)

The NPL identifies federal Superfund Sites with the highest priority for cleanup. ASTM Standards require the identification of NPL sites within 1 mile of the subject property. There were no NPL sites identified within a 1-mile radius of the Property.

3.2.2 EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

The CERCLIS list identifies sites that the EPA has investigated or is in the process of investigating for potential hazardous substance contamination. A CERCLIS site may or may not become an NPL site. ASTM Standards require the identification of CERCLIS sites within ½ mile of the subject property. The EDR report did not identify any CERCLIS sites within a ½ mile radius of the Property.

3.2.3 EPA Resource Conservation and Recovery Act (RCRA) Corrective Action Reports (CORRACTS)

RCRA tracks the status and filing of any corrective actions that have taken place at a facility. The ASTM Standards require the identification of RCRA CORRACTS facilities within 1 mile of the subject property. The EDR report did not identify any such facilities within a 1-mile radius of the Property.

3.2.4 EPA RCRA non-CORRACTS Treatment, Storage, and Disposal Facilities

RCRA non-CORRACTS Treatment, Storage, and Disposal (TSD) Facilities are those facilities on which treatment, storage, and/or disposal of hazardous wastes takes place and at which corrective remedial action has not been required by EPA, as defined and regulated by RCRA. The ASTM Standards require the identification of RCRA non-CORRACTS TSD Facilities within ½ mile of the subject property. This information is listed in the EDR report under the heading of Resource Conservation and Recovery Information System (RCRIS)

TSD Facilities, which are substantively the same. The EDR report did not identify any such facilities within ½ mile of the Property.

3.2.5 EPA RCRA Generators List

The ASTM Standards require the identification of RCRA generators on or adjacent to the subject property. RCRIS includes information on facilities that generate, transport, store, treat and/or dispose of hazardous wastes as defined and regulated by RCRA, and as listed in the EDR report. The EDR report showed 11 RCRIS small quantity generators (SQGs) within ¼ mile of the site. The SQGs include:

- Aickinstrut Incorporated 2901 West Commodore Way
- ASKO Hydraulic Repair 2805 West Commodore Way
- Icicle Seafoods, Inc. 2752 West Commodore Way
(no longer in operation) (also listed as 2770 West Commodore Way)
- Northwest Awning Fabric, Inc. 2600 West Commodore Way
- Tosco Corp. Seattle Terminal 2740 West Commodore Way
- Seattle Port Maritime Industries 2700 West Commodore Way
- U.S. DOT CG Support Center 2700 West Commodore Way
- Sea Coast Towing, Inc. 2700 West Commodore Way
- Rapp Hydema U.S., Inc. 4433 27th Avenue West
- Abella Woodworking, Inc. 2600 West Commodore Way
- Gilman Pl Waste Pain 4439 Gilman PL W

3.2.6 Federal Emergency Response Notification System (ERNS) List

The ERNS list records and stores information on reported releases of oil and hazardous substances. The ASTM Standards require the identification of ERNS on the subject property. The EDR report did not identify the Property as appearing on the ERNS List.

3.2.7 State Hazardous Waste List

The State of Washington lists potential or confirmed hazardous substance release properties on Ecology's Confirmed and Suspected Contaminated Sites List (CSCSL) Database. The ASTM Standard requires the identification of these sites within 1 mile of the subject property. There were 20 sites on the CSCSL identified within 1 mile of the Property. The sites listed on the EDR report are:

- Springer Dave 4459 26th Avenue West
- Washington Marine Engine Co. 4403 24th Avenue West (listed twice on database)

- U.S. Army Corps of Engineers 3015 NW 54th Street
- Dyno Battery Co. 4248 23rd Avenue West
- NW Market Street Site 2801 NW Market Street
- Salmon Bay Center 5301-5309 Shilshole Avenue
- Weiman Property 5332 Ballard Avenue NW
- Thordarson Property 2200 West Emerson Place
- Chevron 60090968 2021 NW Market Street
- Ballard Auto Wrecking 1515 NW Leary Way
- Ballard Recycling 1509 NW 49th Street
- Interbay Prints 1809 West Emerson
- Discovery Park Old Maint Yd. Discovery Park 40th West
- The Tux Shop 5409 15th Avenue NW
- Mamco MFG Bldg. 1415/1427 NW 49th Street (listed twice on database)
- General Disposal Corp. 1415 NW Ballard Way
- Bardahl 1400 NW 52nd Street
- Anderson Marine Repair 2360 West Commodore Way

3.2.8 EPA Leaking Underground Storage Tank (LUST) Sites

The LUST list shows the sites containing one or more underground storage tanks that have been identified as having leaked or as potentially leaking their contents into the ground or groundwater. The ASTM Standards require the identification of LUST sites within ½ mile of the subject property. There are eight LUST Sites within ½ mile of the Property. The sites listed in the EDR report are:

- Time Oil Co. 2754 West Commodore Way
- Time Oil Co. 2750 West Commodore Way
- USCG Support Center 2700 West Commodore Way
- Time Oil Co. 3031 West Commodore Way
- Ric's Automotive and Texaco 3317 West Government Way
- Hiram Chittenden Locks 3015 Northwest 54th Street
- Northwest Market Street 2801 NW Market Street
- Sabroe Refrigeration, Inc. 4401 23rd Avenue West

The UST shown at 2754 West Commodore Way is the same UST as the UST at 2752 West Commodore Way (the Property). An administrative error has listed the UST with two

addresses. This LUST site and the 2750 Property will continue to appear on this list until Ecology reviews the Property and closes the case.

3.2.9 EPA Underground Storage Tank (UST) Sites

The UST list shows the sites containing one or more underground storage tanks that have been identified as being located on the subject property. The ASTM Standards require the identification of USTs on the subject property and adjoining properties. There are five USTs within ¼ mile of the Property. The sites listed in the EDR report are:

- Time Oil Co. 2754 West Commodore Way
- Time Oil Co. 2752 West Commodore Way
- USCG Support Center 2700 West Commodore Way
- Time Oil Co. 3031 West Commodore Way
- Northwest Instrument Co. 2525 West Commodore Way

The UST shown at 2754 West Commodore Way is the same UST as the former UST at 2752 West Commodore Way (the Property). An administrative error has listed the UST with two addresses. The UST will continue to appear on this list until Ecology reviews the Property and closes the case.

3.2.10 Solid Waste/Landfill Facilities

Solid waste/landfill facilities are those sites that currently accept, or have accepted in the past, waste of any kind for disposal on site. The ASTM Standards require the identification of solid waste/landfill sites within ½ mile of the subject property. The EDR report did not list any such sites within ½ mile of the Property.

4. CONCLUSIONS AND RECOMMENDATIONS

Foster Wheeler Environmental conducted a Phase I ESA of the Property at 2750 West Commodore Way, Seattle, Washington. The purpose of this Phase I ESA was to identify, to the extent feasible pursuant to the processes described herein, recognized environmental conditions, if any, associated with the Property. Our findings are summarized below.

According to the current tenant and TOC, the Property has been used for light industrial activities (canvas tarp and sling preparation) since 1974. Remedial actions were conducted in 1991 (UST removal), 1992 (soil excavation), and 1999 (additional site characterization).

The results of these investigations indicate that petroleum-impacted soil and groundwater are present beneath the Property and that additional site assessment activities may be necessary to determine the full lateral and vertical extent of elevated concentrations of petroleum hydrocarbons in soil and groundwater.

Foster Wheeler Environmental recommends that additional site investigation activities be conducted in the vicinity of the former waste oil UST. Based on the previous reports, the eastern and western extent of petroleum impacted soil and groundwater has not been fully defined. Foster Wheeler Environmental recommends the following activities be conducted:

Groundwater Sampling of Existing Groundwater Monitoring Wells

- Obtain groundwater samples from each of the five existing groundwater monitoring wells
- Submit groundwater samples for laboratory analysis for the following parameters:
 - Total petroleum hydrocarbons—gasoline
 - Total petroleum hydrocarbons—diesel and residual range organics (heavy oils)
 - Volatile organic compounds
 - Total dissolved lead

Based on the results of this sampling, the need for additional groundwater monitoring well installation should be evaluated.

4.1 LIMITATIONS

This report is prepared for the sole use of TOC, pursuant to their contract with Foster Wheeler Environmental. The scope of work and the findings should not be considered suitable for other potential users, and any use by other parties shall be at their sole risk.

This report is based on the review of limited data, as described herein, in accordance with generally accepted professional practices, applicable to work of similar nature and complexity in similar localities, at the time the services were performed. No warranty, expressed or implied, is made. The scope of this report is limited in nature and intended to provide a preliminary evaluation of the current conspicuous environmental conditions at the Property at the time of the report. It does not constitute definitive or in-depth review of all the potential environmental impairments and situations. Foster Wheeler Environmental assumes no responsibility for conditions of which it is unaware and/or as to which there was no opportunity or request for review.

It is important to recognize that even the most comprehensive scope of services may not detect all the environmental liabilities at a particular Property. Therefore, nothing herein shall be construed as a representation or certification that the Property is either fully characterized or is free of environmental impairments and/or contamination.

In order to conduct the investigation for this report, Foster Wheeler Environmental relied upon readily available information, as discussed in the report and, unless explicitly included in our scope, included no verification of the accuracy or completeness of documentation or data or possible withholding of information by the interviewees, agencies, or other parties. [Please also refer to the EDR Disclaimer.]

5. REFERENCES

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Time Oil Company
Environmental Site Assessment: Phase I
2750 West Commodore Way

August 2000

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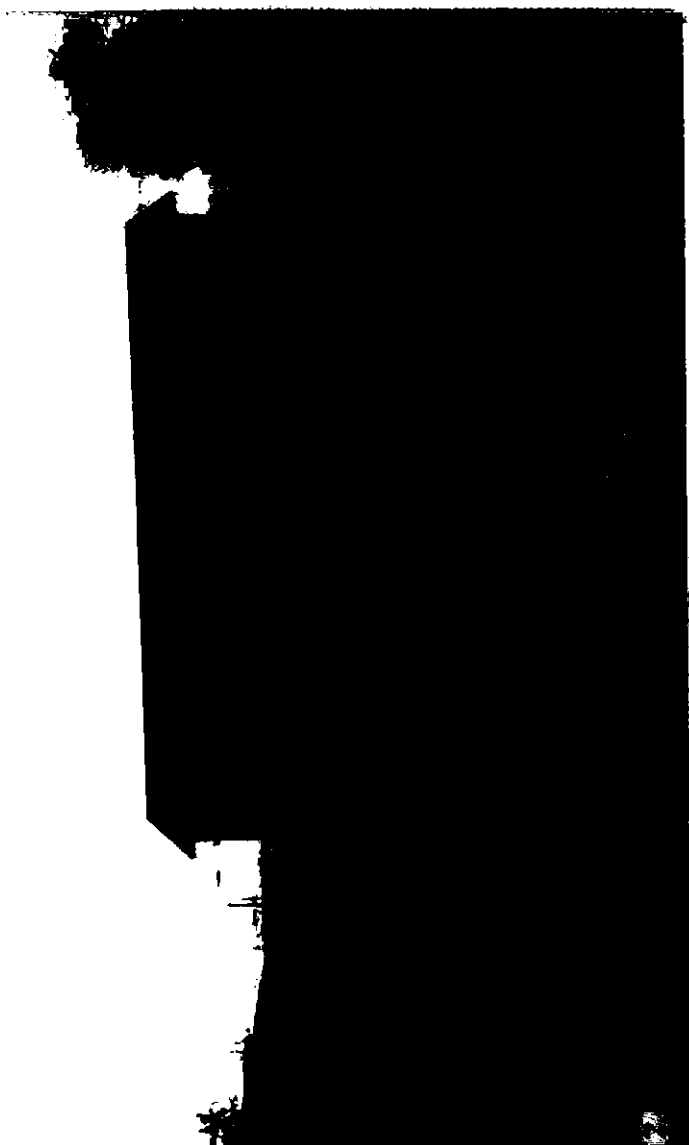
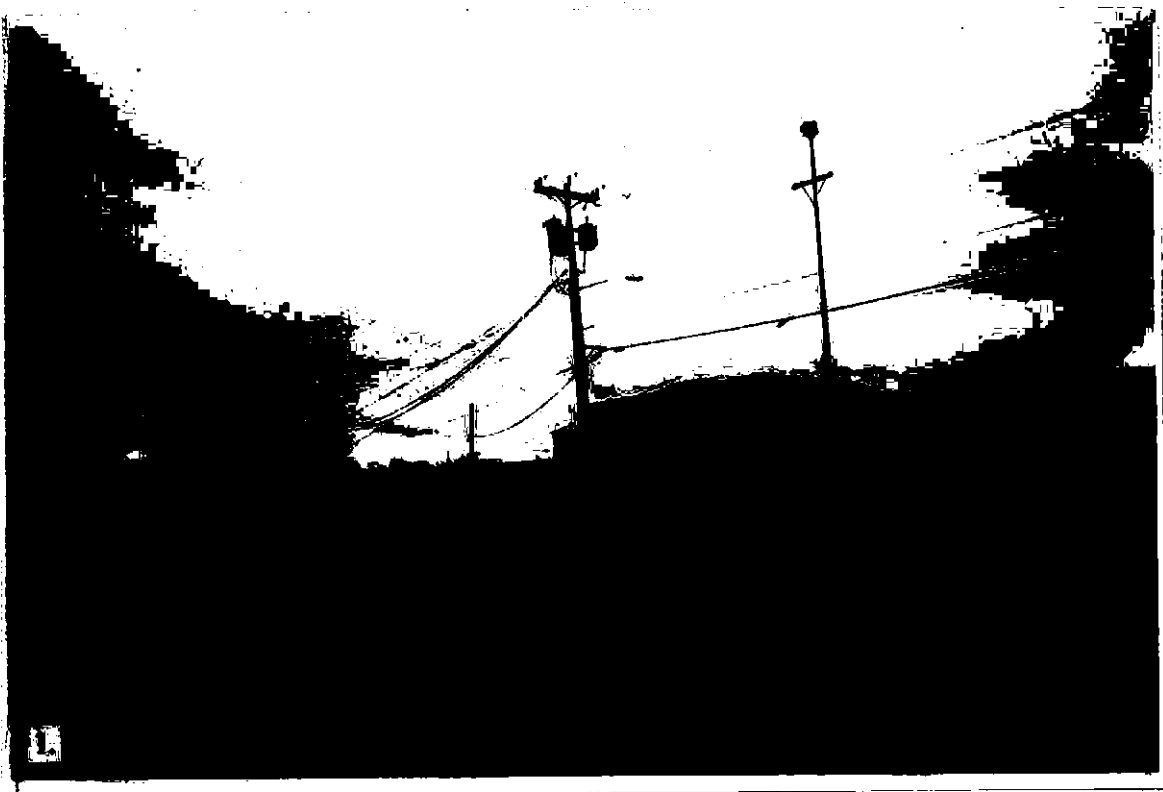
Facility/Site Identification System. www.wa.gov/ecology/iss/fsweb/fshelp.html.

APPENDIX A

PROPERTY PHOTOGRAPHS

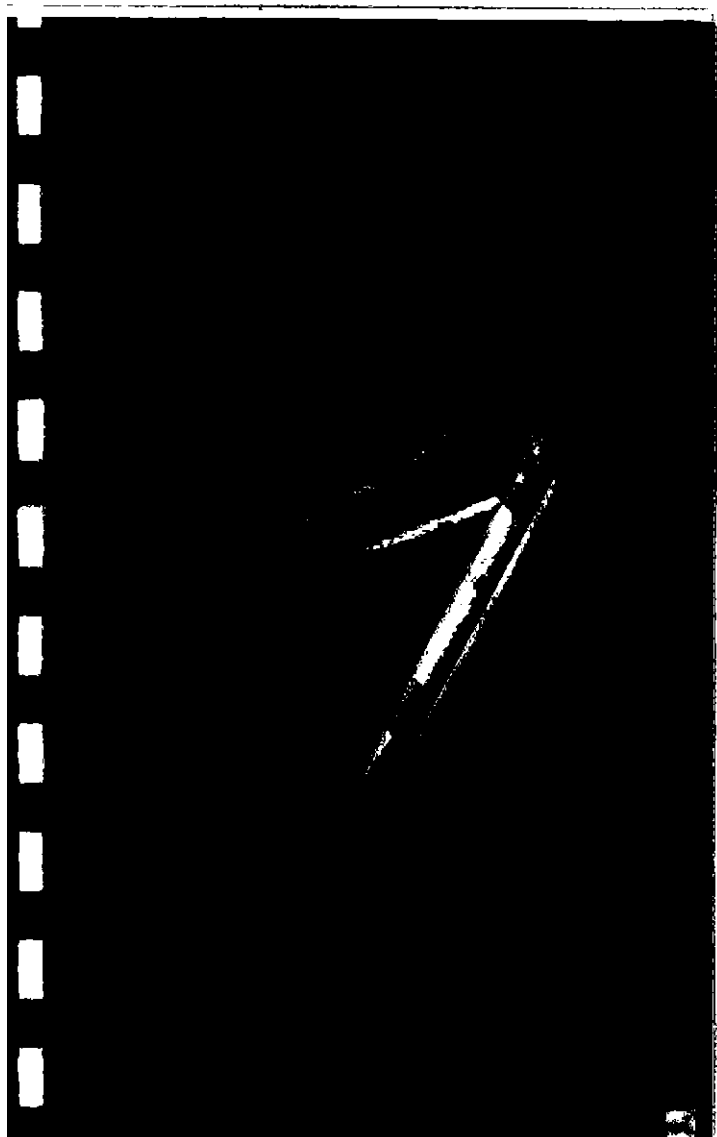
Property Photographs: 2750 West Commodore Way

1. Looking southeast at former TOC laboratory, tank farm, and office building.
2. Looking east at roof of former vehicle maintenance facility. Coast Guard building in background.
3. Looking northeast, covered area between buildings.
4. Looking north at George Broom's Sons building.
5. Looking north at TOC pipeline leading onto TOC dock.
6. Looking southeast at TOC pipeline on 2750 West Commodore Way.

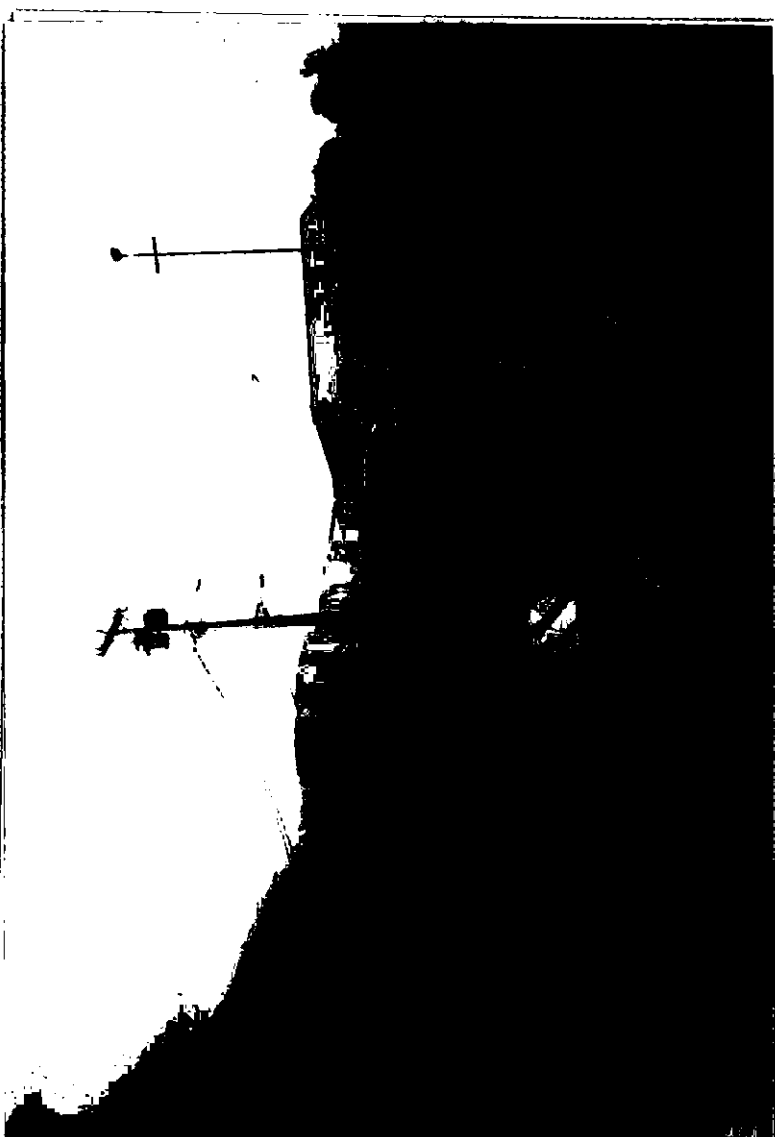




View of the field from the north



Interior view of the building



Interior view of the building

APPENDIX B

HISTORICAL PHOTOGRAPHS

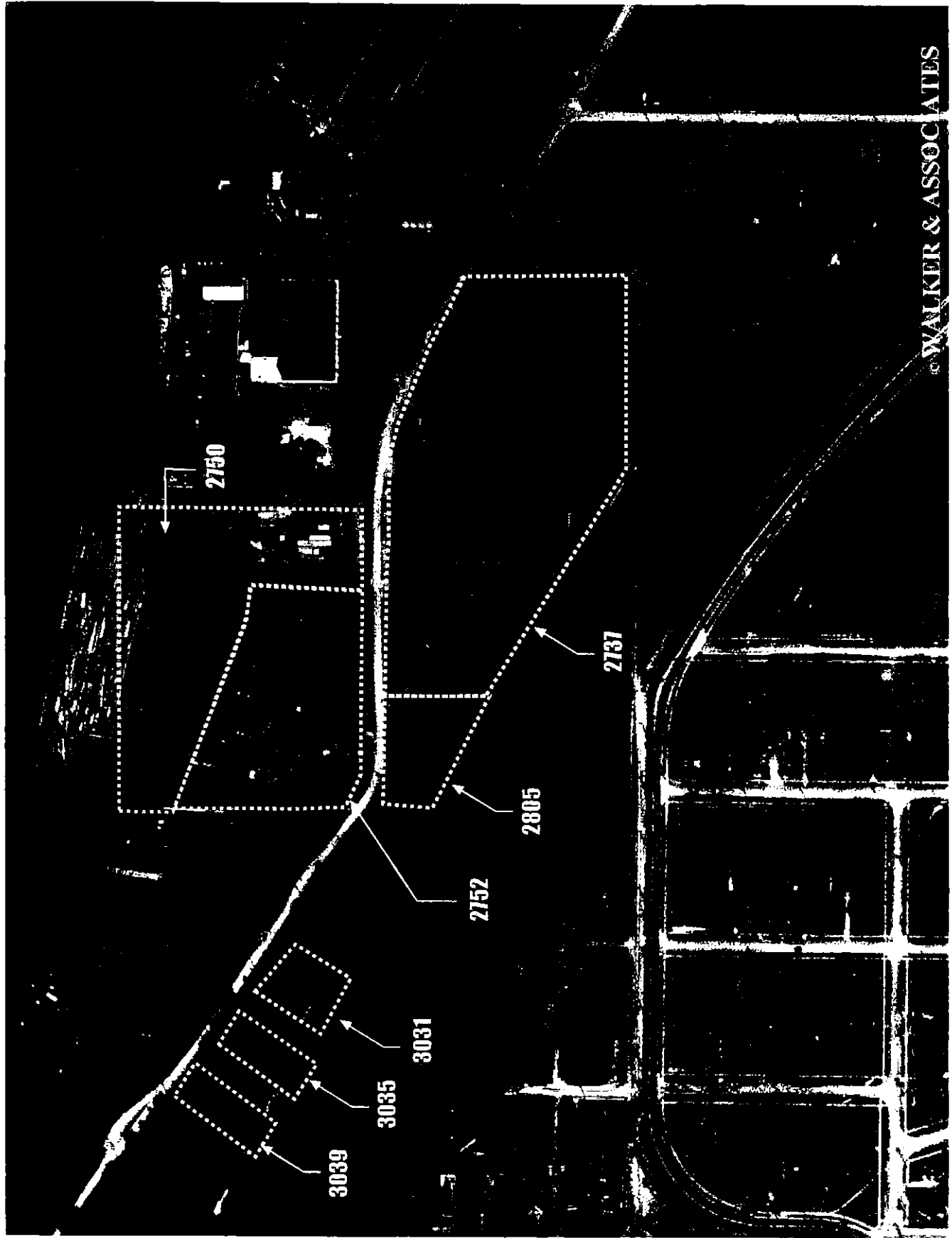


Figure B-1 Aerial Photo of West Commodore Way (1936)

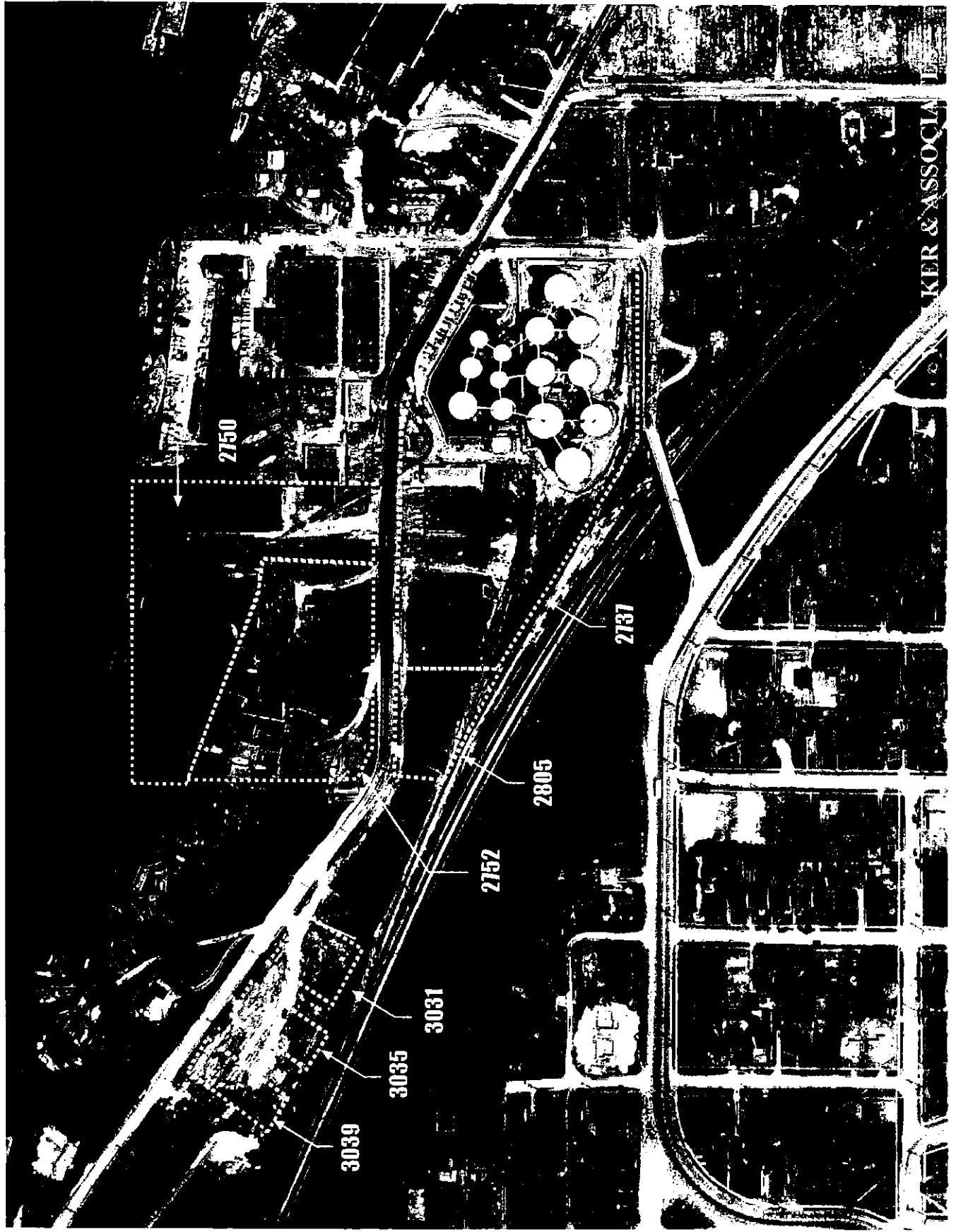


Figure B-2 Aerial Photo of West Commodore Way (1946)

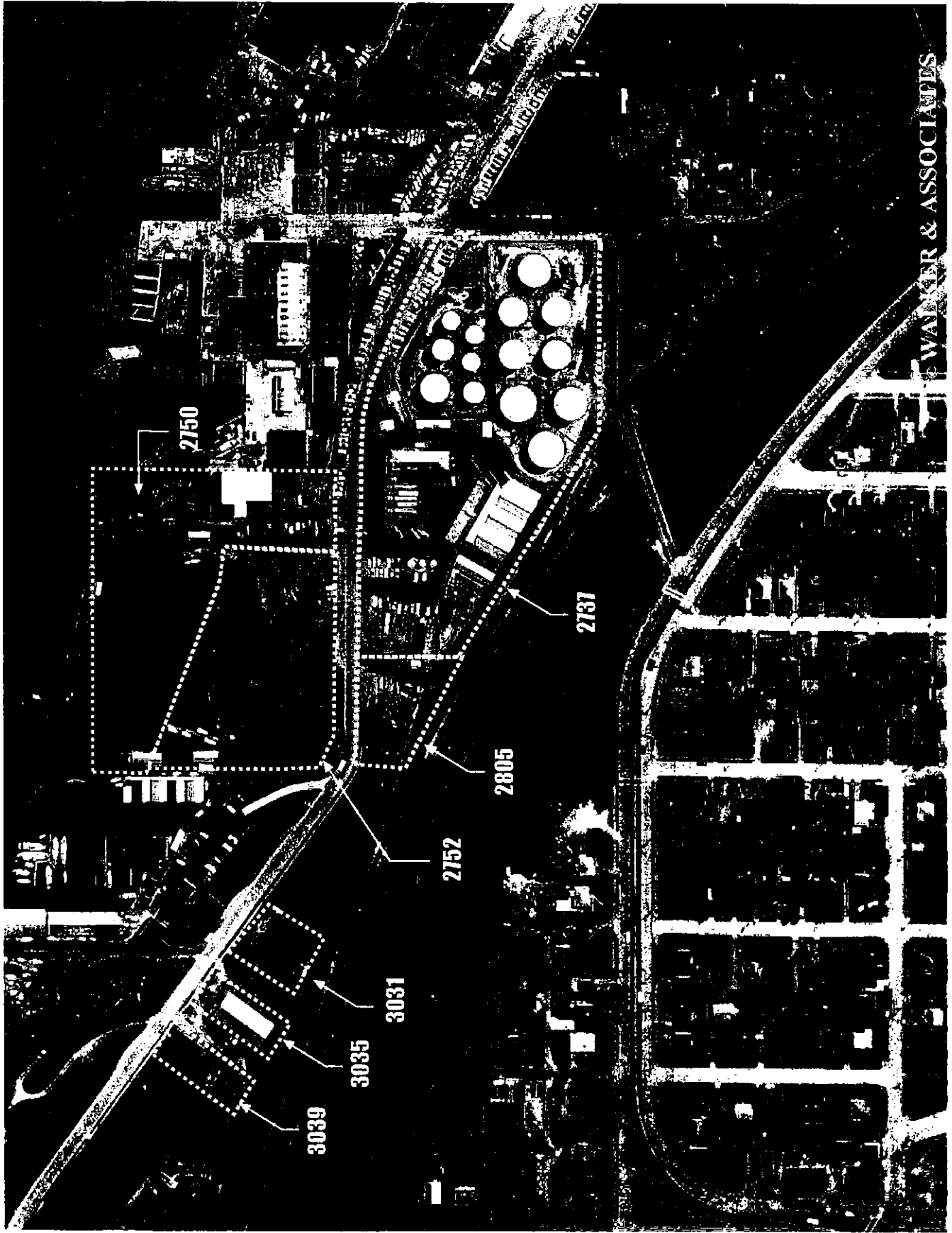


Figure B-3 Aerial Photo of West Commodore Way (1960)

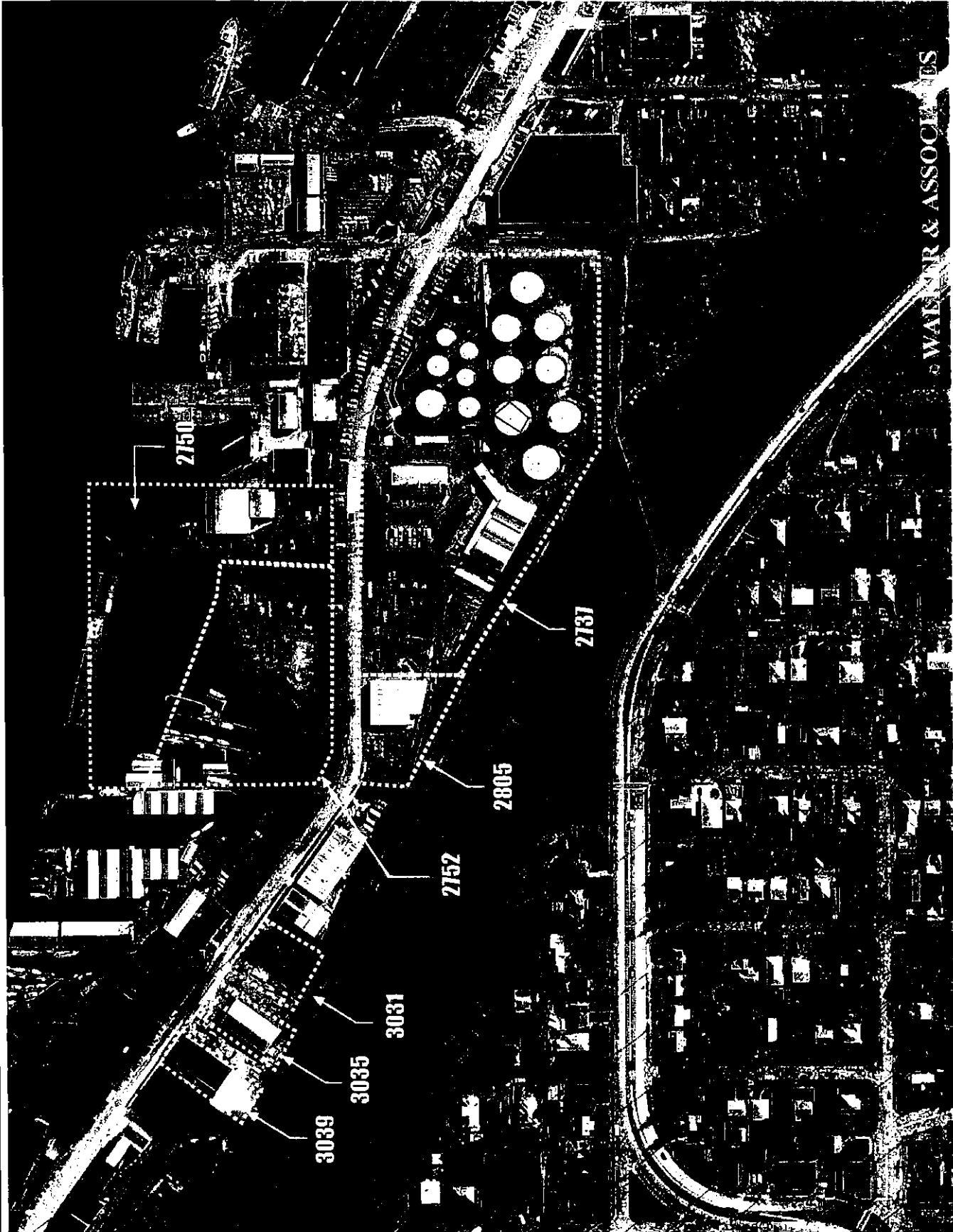


Figure B-4 Aerial Photo of West Commodore Way (1974)

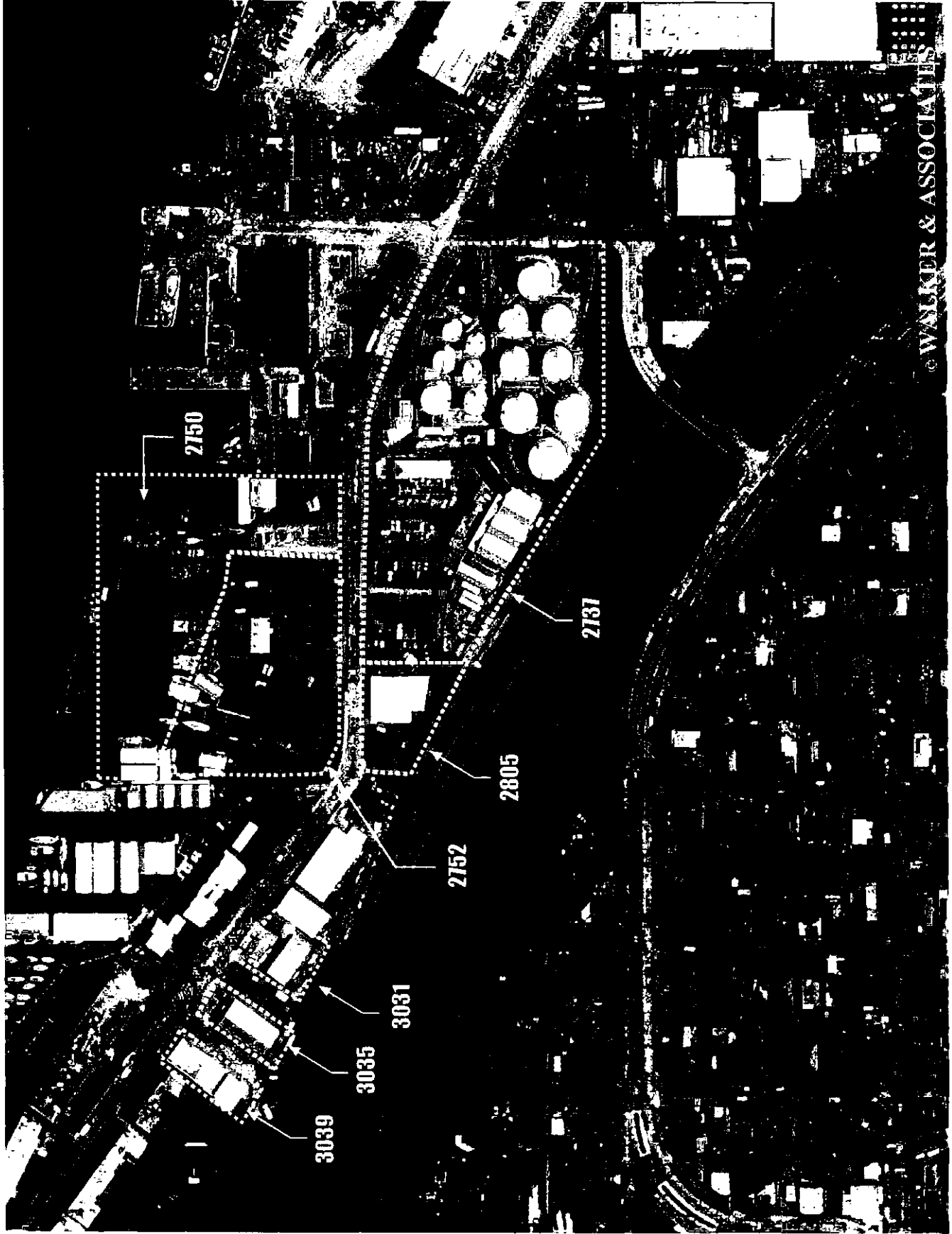


Figure B-5 Aerial Photo of West Commodore Way (1997)