PHASE I ENVIRONMENTAL SITE ASSESSMENT

Poulsbo RV Property
Parcels 1522049027, 7260200060
23051 & 22951 Military Road South
Kent, Washington 98032

MILITARY ROAD INVESTMENTS LLC & POULSBO RV, INC.

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October 14, 2015 JN-35126

Military Road Investments LLC & Poulsbo RV, Inc.
C/o Mr. Stanley Piha
Stanley Real Estate, Inc.
2101 4th Avenue, Suite 310
Seattle, Washington 98121

Subject: **PHASE I ENVIRONMENTAL SITE ASSESSMENT**
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Gentlemen:

Environmental Associates, Inc., (EAI) has completed a Phase I Environmental Site Assessment of the subject property located in King County, Washington. This report, prepared in accordance with the terms of our proposal dated September 2, 2015 and in a manner consistent with the intent and methodologies of ASTM E 1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," summarizes our approach to the project along with results and conclusions.

The contents of this report are confidential and are intended solely for your use and the use of your representatives. Two (2) copies of this report are being distributed to you. No other distribution or discussion of this report will take place without your prior approval in writing. Additional copies are available for a small fee.

We appreciate the opportunity to be of service on this assignment. If you have any questions or if we may be of additional service, please do not hesitate to contact us.

Respectfully submitted,
ENVIRONMENTAL ASSOCIATES, INC.

Don W. Spencer, M.Sc., P.G., R.E.A.
Principal

EPA-Certified Asbestos Inspector/Management Planner
I.D. # AM 48151

EPA/HUD Certified Lead Inspector (Licensed)

Registered Site Assessor/Licensed UST Supervisor
State Certification #0878545-U7

License: 604	(Washington)
License: 11464	(Oregon)
License: 876	(California)
License: 5195	(Illinois)
License: 0327	(Mississippi)

PHASE "1" ENVIRONMENTAL SITE ASSESSMENT

Poulsbo RV Property
Parcels 1522049027, 7260200060
23051 & 22951 Military Road South
Kent, Washington 98032

Prepared for:

Military Road Investments LLC & Poulsbo RV, Inc.
c/o Stanley Real Estate, Inc.
2101 4th Avenue, Suite 310
Seattle, Washington 98121

Questions regarding this investigation, the conclusions reached and the recommendations given should be addressed to one of the following undersigned.

Eric Zuern
Environmental Geologist / Project Manager

Don W. Spencer, M.Sc., P.G., R.E.A.
Principal

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State of Washington
Hydrogeologist
604
Licensed Geologist
DON W. SPENCER

Reference Job Number: JN - 35126 **October 14, 2015**

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METHODOLOGY/SCOPE OF WORK

Our study approach consisted of completing a series of investigative tasks intended to address the level of effort often referred to as "due diligence" in the context of the Superfund Amendment and Reauthorization Act of 1986 (SARA), and nearly identical requirements set forth in the Model Toxics Control Act (MTCA), Chapter 70.105 D (Section 040) RCW pertaining to standards of liability. The objective of a Phase I Environmental Site Assessment is to reduce the potential risk for exposure to future liability for environmental problems by demonstrating that at the time of acquisition or financing, the owner, buyer, or lender had no knowledge or reason to know that any hazardous substance had been released or disposed of on, in, or at the property. Moreover, in defining the purpose of the Phase I Environmental Site Assessment process, section 1.1.1 of ASTM E-1527 advises that the goal of a Phase I Assessment is to identify "recognized environmental conditions", and defines a recognized environmental condition as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

We (EAI) declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in section 312.10 of 40 CFR Part 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have performed all appropriate inquiries (AAI) in conformance with the standards and practices set forth in 40 CFR Part 312.

In an effort to evaluate condition and previous uses of the property in a manner consistent with good commercial and customary practice and in general accordance with methods outlined under ASTM E 1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", our scope of work for this study included:

- Review of chronology of ownership and site history using the resources of the King County Assessor's Office, Seattle Public Library, Puget Sound Regional Archives, business directories from several time periods, and aerial photography from several time periods as primary resources. This included an attempt to identify possible former industries or uses presenting some potential for generating waste which may have included dangerous or hazardous substances as defined by state and federal laws and regulations.

- Acquisition and review of available reports and other documentation pertaining to the subject site or nearby sites.

- Review of Washington Department of Ecology (WDOE) and Kent/King County Department of Public Health documents regarding current and abandoned landfills.

- Review of the current EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), the EPA National Priority List (NPL), the EPA Resource Conservation and Recovery Act (RCRA) Notifiers, RCRA Corrective Action Report (CORRACTS), and Emergency Response Notification System (ERNS) lists of sites which are potentially contaminated or which produce hazardous substances as a normal part of their commercial operation in the vicinity of the site.

- Review of the current Washington Department of Ecology (WDOE) listing of underground storage tanks (USTs) along with the WDOE's Leaking Underground Storage Tank (LUST) listing for WDOE-documented leaking USTs in the vicinity of the subject property.

- Review of the current WDOE Confirmed and Suspected Contaminated Sites (CSCS) list of potentially contaminated sites which have been the subject of hazardous waste investigation and/or cleanup activity in conjunction with the Washington Model Toxics Control Act (MTCA) Chapter 173-340 WAC.

- Risk evaluation for soil vapor and review published documents from the Bonneville Power Administration (BPA) to evaluate the risk for naturally occurring radon.

- A reconnaissance of the subject property including buildings and neighboring areas to look for evidence of potential contamination in the form of soil stains, odors, asbestos, lead-based paint (LBP), vegetation stress, discarded drums, discolored water, careless manufacturing or industrial practices, etc.

- Interviews with the property owner and with selected government personnel.

- Preparation of a summary report which documents the assessment process and findings.

FINDINGS

GENERAL DESCRIPTION

The subject property is comprised of two (2) irregular-shaped parcels (tax parcel numbers 1522049027, 7260200060) covering approximately 4.93 acres of land. Existing improvements consist principally of a single-story RV (recreational vehicle) sales/service shop building with lofted storage areas enclosing approximately 21,300 square feet of space which was reportedly constructed in approximately 1980 (23051 Military Road South) along with a single-story warehouse/office building with lofted offices/storage rooms encompassing approximately 12,250 square feet which was reportedly constructed in 1973 (22951 (former 23003/23005) Military Road South). The property is currently occupied by Poulsbo RV. The approximate location of the site is shown on the Vicinity/Topographic Map, Plate 1, appended herewith.

The property is located in a commercial area situated between Military Road South and Interstate Highway-5 (I-5) in Kent, Washington. Photographs reflecting the character of the subject property are provided with this report as Plates 3 and 4.

A brief description of land use on nearby parcels is provided below. Plate 2, Site Plan, depicts the setting of the subject property and land use for adjacent sites.

North: A vacant, vegetated parcel is present to the north of the site.

South: An on-ramp for I-5 runs along the south/southwestern site boundary. A parking lot for King County Transit is located to the southeast.

East: Military Road South defines the eastern property line. Residences as well as the intersecting street Veterans Drive are present across the roadway.

West: Interstate Highway I-5 occupies the areas to the west.

Due to the separated nature of the subject parcels, a 1972-vintage Franz Bakery facility is located on a parcel bisecting the subject site.

GEOLOGIC SETTING

Physiographically, the site is situated on a gently rolling elevated plain (the Vashon Drift Plain) which was formed during the last period of continental glaciation that ended approximately 13,500 years ago.

Published geologic maps for the site vicinity (Jones, 1998) advise that much of the material underlying the subject site is glacial till, a dense heterogenous mixture of silt, sand, and gravel. Typically, the till exhibits relatively low vertical hydraulic conductivity which frequently results in formation of a "perched" water table along its upper contact. The "perched" water table (if present) is frequently seasonal and derives recharge primarily from infiltration of precipitation through more permeable overlying soils.

Topographically, the site is situated on a southeast facing grade ranging from approximately 400 feet above sea level at its northwest corner to approximately 340 feet above sea level at its southeast corner. Based upon inference from topography and local drainage patterns, it appears that shallow-seated groundwater (if present) in the vicinity of the subject property may locally flow in a southeasterly direction.

Although no site specific information has been developed by our firm with respect to depth to groundwater at this site, our experience in the area suggests that "perched" groundwater (if present) beneath the site may lie at a depth of approximately 30 feet or more beneath the ground surface.

With respect to surface water resources, the Green River is located approximately 3,400 feet east of the site. That surface water course flows in a northerly direction, becoming the Duwamish Waterway and eventually discharging into Elliott Bay.

PREVIOUS ENVIRONMENTAL WORK

A document in WDOE files revealed a notice of closure for one (1) 10,000-gallon underground "diesel" storage tank (UST) at the subject site which was to be removed on October 1, 1990. No reports or additional information regarding the removal of a UST in 1990 were discovered. That UST appears to have been the tank removed in the following year (discussed below) however the substance stored was later described as gasoline and not diesel.

In 1991, Enviros was contracted to remove a 10,000-gallon underground gasoline storage tank (UST) from the northern portion of the subject site (23005 Military Road South). Enviros advises in their report that they had conducted a previous subsurface environmental assessment around that UST. That prior investigation reportedly consisted of drilling three (3) soil borings adjacent to the UST to depths between 22 to 25 feet below ground surface (bgs). Enviros states, "the results of this study, presented in the Enviros report titled Limited Environmental Site Assessment of Valley I-5 (September 16, 1991), suggested that no releases of petroleum products had occurred that resulted in the contamination of the soils adjacent to the UST." That report was not provided to us (EAI) for review. During the tank removal activities, Enviros noted that the tank did not exhibit holes or corrosion. No product pump stations were reportedly observed at the site at that time. Three (3) soil samples were collected from the tank cavity (sidewalls and bottom). According to Enviros' report, laboratory testing of the three soil samples collected during the removal procedure revealed that none of the samples contained gasoline-range hydrocarbons above the method detection limit of 50 par per million (ppm). Only one sample contained a slight concentration of ethylbenzene (0.2 ppm) and xylene (0.84 ppm). No organic vapors were observed during the field activities. No groundwater was reportedly encountered or sampled/tested at that time. Enviros stated "subsurface contamination was not present at levels exceeding the Method A Model Toxics Control Act Standards for soils." The location of that removed UST is noted on the attached Site Plan (Plate 2).

In December 1998, Sound Environmental Consulting (Sound) presented the results of an Underground Storage Tank Closure Site Assessment report, summarizing the removal of three (3) USTs from the southern portion of the site (23051 Military Road South). In October 1998, two (2) 2,000-gallon capacity gasoline USTs and one (1) 1,000-gallon capacity waste oil UST were removed from the southeast portion of the southern on-site building. Two (2) excavations were dug to facilitate removal of the three tanks which extended adjacent to an oil-water separator. Strong gasoline odors were reported in soils along the excavation sidewall near the oil-water separator. Soil samples were collected from the UST excavations and associated soil stockpiles and select samples were tested for gasoline, diesel, and oil range petroleum hydrocarbons along with benzene, toluene, ethylbenzene, and xylenes (BTEX) and lead. Soils beneath the waste oil UST appear to have only been tested for lead and total petroleum hydrocarbons by Method 418.1 (analysis better suited to detect oils). Results of lab testing initially revealed concentrations of gasoline in the eastern sidewall and bottom of the gas tank excavation at concentrations (110-478 parts per million/ppm) exceeding

the regulatory compliance limit in effect at that time (100 ppm). Another detection of gasoline in the southern sidewall (at 43 ppm) was reportedly considered compliant at that time but would be considered non-compliant by current standards due to detections of benzene also present within at least one of the samples (at a formerly compliant/currently non-compliant concentration). Ethylbenzene and xylenes were also detected in soils within the bottom of excavation at non-compliant concentrations below one of the gas tanks. The gasoline UST excavation was expanded to below the oil-water separator and Sound advised that approximately 7 cubic yards of petroleum impacted soils were excavated from below the oil-water separator and a total of 20-30 cubic yards of soils were removed from both excavations. Based on the location of the impacted soils observed within the gas tank excavation/adjacent to the oil-water separator, Sound concluded that the source of the release was more likely related to a damaged oil-water separator component and not the former fueling systems. Sound reported that the oil-water separator discharge pipe which was observed to have been damaged, was repaired by Joe Hall Construction during the course of the investigation and "subsequent excavation of contaminated soils". Sound advises, "Additional testing confirmed that the contaminated soil was removed and soil at the southern extent of the excavation did not exceed MTCA Method A Cleanup Levels". Confirmation soil samples collected from the southern wall of the gas tank excavation and its associated stockpile revealed compliance for gasoline hydrocarbons at the sidewall and non-compliant concentrations within the stockpile. Sound concluded "Additional investigation or remediation of soils below the O/W separator is not necessary based on the confirmation test results".

The client provided a previous Phase I Environmental Site Assessment published by LSI Adapt (Adapt) on June 14, 2004 for U.S. Bancorp regarding the subject property. That report identified three "possible recognized environmental conditions" as defined by ASTM E-1527-00 which included:

- Three decommissioned underground hydraulic hoists.
- Historic occupation of a construction yard on the southern portion of the site which may have included an equipment staging area.
- Historic use of a 10,000-gallon underground gasoline storage tank which was reportedly removed from the site in 1991.

Adapt also identified lead based paint and suspect asbestos containing materials at the site given the ages of the on-site buildings however their report did not appear to identify the former use and removal of the three (3) USTs on the southern portion of the site in 1998, nor the release of petroleum related to the oil-water separator. Adapt stated that further quantification of the potential for on-site environmental impairment and cleanup liability that may be associated with the hoists would require additional Phase II subsurface characterization.

Regarding the former construction yard, Adapt advised "if a release of petroleum or other chemical substances had occurred on the site, it is conceivably possible that localized zones of contamination may exist within site soil that remains uncharacterized; however, given the current site usage and predominantly paved nature of the subject, the potential for contact with hypothetical residual contamination is low. In the event that future redevelopment of the subject site should involve the excavation and removal of site soil, it is possible that limited sampling of soil maybe required at that time for purposes of appropriate disposal characterization."

Finally, in regards to the historic 10,000-gallon underground gasoline storage tank removed in 1991, based on the sampling results at the time of removal, Adapt advised that the UST, considered a historic recognized environmental condition, had not compromised the environmental integrity of the subject.

In August 2004, Adapt completed a report titled "Limited Phase II Environmental Site Assessment" for the subject site for U.S. BanCorp. The purpose of that report was to evaluate the potential presence of petroleum hydrocarbons associated with the decommissioned hoists within the southern site building as well as petroleum and volatile organic compounds (VOCs) associated with the former equipment storage yard and catch basin/oil-water separator locations. Nine (9) soil borings were extended within the southern shop, southern exterior lot, and adjacent to the southern oil-water separator and extended to depths between 10.5 to 14 feet bgs. No groundwater was reportedly encountered at those depths. During drilling next to the oil-water separator, Adapt was informed by on-site staff that three (3) USTs and a pump dispenser had been removed from that approximate area however Adapt was not provided the removal reports discussed above. Results of soil sampling and laboratory testing from the borings revealed non-compliant concentrations of gasoline from the boring placed adjacent to the oil-water separator. Adapt concluded "It would be advisable to obtain any previous UST closure/remediation reports from the previous site owner(s), if such reports exist. In lieu of such reports, the former gasoline/used oil UST area at the southeast corner of the southern building generally remains uncharacterized. In Adapt's opinion, it would be prudent to consider a supplemental assessment of this portion of the site to help define the limits of impacts to the soil, and to assess the risk of potential groundwater impacts."

In June 2005, Adapt presented the results of a report titled "Supplemental Limited Phase II Environmental Site Assessment" for the subject property. The work described in this report involved the installation of three (3) borings to depths of 30 feet bgs along the southeast exterior of the southern on-site structure. Soil samples were collected from each of the borings and while perched zones of moisture were observed within the borings, groundwater seepage within the borings was reportedly not encountered. Laboratory testing of the soil samples revealed compliant detections of ethylbenzene and xylenes within one of the borings and no concentrations of gasoline, mineral oil, diesel, heavy oil, benzene, toluene, or VOCs above their applicable laboratory detection limits within the remaining soil samples analyzed. Adapt concluded, "In Adapt's opinion, the results of the current phase of work, coupled with past site assessment results, indicate that a limited volume of petroleum contaminated soils remain in the area of the former gasoline USTs and pump, adjacent to the east side of the southern building on the subject property. In addition, it does not appear that the residual contaminants have impacted the local near-surface groundwater table, which is in excess of 30 feet

in depth...We conservatively estimate that approximately 50 to 100 cubic yards of petroleum contaminated soils remain at depths greater than about 10 feet below ground surface adjacent to the east side of the southernmost building...In Adapt's opinion, if left undisturbed, and given that the site is entirely paved in th earea of concern, the residual contaminants do not appear to represent a significant environmental risk to human health or the environment."

Based on the work described above, on November 16, 2006, the WDOE issued a status of "no further action" (NFA) for soils at the subject site relating to the release of gasoline, benzene and xylene on the southern portion of the site. The NFA status was provided in association with a restrictive covenant filed with King County which limits various property uses/development. A review letter published by the WDOE in 2013 advised that the covenant remained active and the selected site remedy (capping) continued to be protective of human health and the environment at that time.

Select portions of the above reports, as well as the NFA letter and restrictive covenant are attached to this report in Appendix C.

DEVELOPMENT HISTORY AND LAND USE

Sources reviewed for information on site and area development and land use included the resources of the Seattle Public Library, King County Assessor's Office, Puget Sound Regional Archives, and aerial photographs of the subject property and surrounding area from several time periods.

Aerial photographs of the area were reviewed for the years 1937, 1968, 1977, 1980, 1990, 2006, and 2013. The following paragraphs provide an interpretive summary of our observations in each photo. The time intervals between the various historic aerial photographs selected for this particular project are, in our opinion, entirely adequate for the intended purpose which was to permit a general assessment of overall development and land use in the vicinity of the subject property and do not represent a significant "data gap".

1937 The northern portion of the subject site appears as vacant, undeveloped land overgrown with vegetation. Military Road defines the eastern property line while more vacant land extends to the north and west. One residence is apparent on the southern portion of the site. A small access driveway is apparent extending from Military Road onto the southern portion of the property, potentially to another residence however any such building is obscured by tree cover. More scattered residences are apparent to the south.

1968 At least two (2) residences can be seen on the southern portion of the property with a potential third residence placed along a faint drive-access. Another small residence is located on the central area between the northern and southern sections of the subject property (current Franz Bakery site) and one residence is situated on the northern subject area. The areas to the north and south appear residential in nature. Residential development is also present immediately east across Military Road followed by the Kent Highlands (Seattle Municipal) Landfill. I-5 has been constructed adjacent to the west.

1977 The northern site area is now occupied by the current 1973-vintage office/warehouse building, replacing the former residence in that area. The area between the two subject localities is now occupied by a 1972-vintage bakery building. The southern subject area is paved on its northern portion and appears utilized for vehicle parking. The far southern portion remains occupied by two (2) residences.

1980 The southern site area now appears developed to its current state with the 1980-vintage shop building in place, have replaced the former on-site residences. More commercial development has replaced former residential development to the south

1990 The property appears similar to the previous photograph. The area off-site to the north is occupied by a potential debris/junk yard. Numerous RV vehicles are parked across the southern portion of the site.

2006 No change in land use is evident on the subject property with the exception of additional RV's being evident across both portions of the site. The land to the south has been redeveloped as a large parking lot.

2013 The subject appears similar to the previous photograph.

According to resources available at the Seattle Public Library and the King County Assessor's Office, along with review of aerial photographs, the subject site was developed as early as 1933 with a single-family dwelling and various outbuildings including a garage, chicken house, and two (2) small sheds on its southern half. In 1937, another residence and shed were added to the southern area. Another residence was added to the southern site area in 1960 however assessor notes indicate it burned down in 1961. Based upon observed Kroll maps, another residence was erected in its place by 1968. A 1943-vintage residence was moved to the northern portion of the property in 1958. That structure was removed and replaced by the current office/warehouse building in 1973 while the remaining southern on-site residences and outbuildings were removed and replaced by the current RV shop building in approximately 1980 (some records indicate alternate construction years between 1978 and 1983). Historic assessor documents from the 1980s note at least two motor fuel storage tanks with listed capacities of 1,000-gallons and 2,000-gallons along with up to two dispensing pump islands were utilized on the site at that time. Borrowing from the jargon of ASTM, no "reasonably ascertainable" or "likely to be useful" information prior to 1937 was available. The absence of such information has no material effect upon the conclusions of this report.

Archive records suggest that the original heating for the 1933 and 1937-vintage residences was supplied by "stove" heat although no notation is made regarding the fuel source (i.e. wood, coal, oil, etc.) utilized by the stove heater. No heat source is listed for the 1960-vintage residence or its replacement structure. The 1943-vintage structure was identified as also utilizing a stove heater however the notation of "oil" is made next to that identifier.

The subject site vicinity does not have historic Sanborn Fire Insurance Map coverage.

Available historic reverse street directories were reviewed for the years 1968, 1969, 1972, 1975, 1980-81, 1985-86, 1990-91, 1994-95, 2001, 2005, and 2010. Businesses/listings documented at the subject site addresses in the directories reviewed included:

LISTED OCCUPANT (with address)	DIRECTORY YEAR REVIEWED
Fred Darby/Mrs. Fred Darby (23011 Military Rd.)	1968, 1969
John Ware (23013 Military Rd.)	1968, 1972
National Construction Company, Inc. (23011 Military Rd.)	1972, 1975
Julian Lopez (23003 Military Rd.)	1969
David Jordan (23057 Military Rd.)	1969
Glass Doctor Glass Distribution (NW) Marketing Promotions (23005 Military Rd.)	1975, 1980-81, 1985-86
Greg Malhair (23013 Military Rd.)	1975
Insulated Windows (23005 Military Rd.)	1980-81
Valley Garages (23051 Military Rd.)	1980-81
Valley I-5 (RV Center) (23051 Military Rd.)	1980-81, 1985-86, 1990-91, 1994-95, 2001
Poulsbo RV (23051 Military Rd.)	2001, 2005
Poulsbo RV (22951 Military Rd.)	2010

Available reverse directories reveal the surrounding area as being primarily residential in nature to the north and east in the mid 20th century with scattered commercial development including an equipment yard to the north in the 1990s, a concrete seller, landscaping company, and various automotive shops to the south. The area between the subject sections was shown as residential prior to development of the bakery Gais Bakery operation in the 1970s.

PROPERTY CONVEYANCE/OWNERSHIP DATA

From the file resources of the King County Assessor's Office and resources of the Seattle Public Library and the Puget Sound Regional Archives, the following limited history of ownership has been established:

INSTRUMENT	OWNER	DATE OF PURCHASE
Puget Sound Regional Archive	Sophia Polk	prior to 1925?
Puget Sound Regional Archive	Frank McCaughan	1935?
Puget Sound Regional Archive	B. Edwards	prior to 1946?
Puget Sound Regional Archive	Midway Corp.	2-6-1947
Puget Sound Regional Archive	Brunette Johnson	1948

INSTRUMENT	OWNER	DATE OF PURCHASE
Puget Sound Regional Archive	Norman & Brunette Johnson	4-4-1952
Puget Sound Regional Archive	Calvin Boger	11-17-1959
Puget Sound Regional Archive	J.M. Ware	1-4-1960
Puget Sound Regional Archive	National Construction	10-2-1969
Puget Sound Regional Archive	Valley I-5	1970s?
Quit Claim Deed	Philip Gai et. al.	Unknown
Warranty Deed	Valley Garage Inc.	Unknown
Quit Claim Deed	Poulsbo RV Inc.	10-14-1999
Quit Claim Deed	Military Road Investments	10-12-2004

SITE RECONNAISSANCE

An environmental geologist/EPA-certified Asbestos Building Inspector from our firm visited the property on September 14, 2015 to review on-site conditions and land use practices in the surrounding area. Representative areas reviewed during our site visit included the building interiors and exteriors, exterior grounds, and adjacent property exteriors.

As mentioned earlier, the existing improvements consist principally of a single-story RV sales/service shop building with lofted storage areas enclosing approximately 21,300 square feet of space which was reportedly constructed in 1980 (23051) as well as a single-story warehouse/office building with lofted offices/storage rooms encompassing approximately 12,250 square feet which was reportedly constructed in 1973 (22951 (former 23003/23005)). The structures have both flat and slightly pitched roof areas. Asphalt-paved parking areas cover the majority of the property exteriors. The property is currently occupied by Poulsbo RV. Typical building materials and/or conditions observed during our site reconnaissance included:

22951 Military Road South (1973-vintage building) and northern site area:

- Floors are bare concrete in shop/detail areas and covered with carpet, sheet vinyl, vinyl tile, or faux wood laminate in select office/bathroom/break-room areas. Lofted floor areas are wood.

- Interior walls throughout the building are wood or sheetrock.

- Ceilings are painted drywall, "popcorn" textured materials, or suspended cellulose panels in office and bathroom areas and consist of a steel beam/truss system with interspersed fiberglass insulation in the shop area.

- Fluorescent light fixtures were noted throughout the building.

- Natural gas fired HVAC and suspended heaters provide heating.

- Referring to the lower right-hand photo panel of Plate 4, a parts washer which is serviced by Emerald Services was observed in a storage room.

- Two (2) "box"-shaped storage tanks containing new transmission fluid and oil were observed in the shop area. One (1) 55-gallon steel drum labeled as containing "solid waste" was observed next to these tanks.

- An above ground "box"-shaped storage tank (AST) was observed in the shop and appeared to store waste oil. No secondary containment was observed around this AST however absorbent sand was seen underneath.

- Two (2) additional plastic box ASTs were stacked within a secondary containment bin within the shop area. The tanks were labeled as containing motor oil. Various small containers of oil and other automotive and/or cleaning fluids were observed around the shop area or on storage racks in their commercially labeled containers.

- On the northern exterior of the building, several "wash" areas were apparent. Two (2) box tanks containing an unknown liquid (potentially just soapy water) were observed in the wash area with a hose running from one tank into a nearby storm drain.

- A small exterior shed area was observed along the northern exterior of the building. This shed contained two (2) above ground storage tanks which were unlabeled, an air compressor, and a drum of windshield wash fluid. Only the drum of washer fluid was stored within secondary containment. An approximate 50-gallon plastic drum simply labeled "gas" was seen outside the shed.

- Another larger exterior covered area appeared to be utilized for RV detailing and washing. Numerous cleaning chemicals were seen in their commercially labeled and sealed containers both on the ground and on storage racks. Several 30-gallon steel drums of de-greaser were observed near this area.

- A green plastic storage container was observed to store auto batteries.

- Numerous RV's were parked on the exterior of the northern site area obscuring much of the ground surface. An access easement is utilized by Poulsbo RV along the western margin of the parcel separating the northern and southern site areas.

23051 Military Road South (1980-vintage building) and southern site area:

- Floors are bare concrete in shop/detail areas and covered with carpet, sheet vinyl, vinyl tile, or faux wood laminate in select office/bathroom/break-room areas. Lofted floor areas are wood.

- Interior walls throughout the building are concrete, CMU block, or sheetrock.
- Ceilings are painted drywall or suspended cellulose panels in office and bathroom areas and consist of a steel beam/truss system with interspersed fiberglass insulation in the shop area.
- Fluorescent and incandescent light fixtures were noted throughout the building.
- Natural gas fired HVAC and suspended heaters provide heating.
- Two (2) parts washers which are reportedly serviced by Emerald Services were observed in the shop area.
- An above ground "box"-shaped storage tank (AST) was observed in the shop and was labeled as storing waste oil. No secondary containment was observed around this AST however absorbent sand was seen underneath.
- Two (2) plastic box ASTs were stacked within a secondary containment bin within the shop area. The tanks were labeled as containing motor oil. Various small containers of oil and other automotive and/or cleaning fluids were observed around the shop area, in fire-safe cabinets, or on storage racks in their commercially labeled containers.
- Two (2) enclosed paint booths were noted in the shop area. The smaller booth contained numerous paints and a small drum of potential waste.
- Floor drains were observed extending across the service bays within the service shop area.
- An exterior, above-ground propane tank was noted along the western property line. An emergency shut-off switch was seen to the north of the tank.
- Five (5) sealed drums and a box of small plastic containers containing various fluids (drums were labeled as containing used oil, lubricants, and undercoating) were observed along the western property line on a wooden pallet. Mr. Scott Twomey, the general manager of Poulsbo RV advised that these materials were awaiting pick-up from a contracted recycling service.
- An exterior shed and shipping container are located on the southern site area. This shed and storage unit appeared utilized for storage of various parts, tires, and other debris.
- A locked green plastic storage container was observed near the exterior shed. Mr. Twomey advised that all green containers are used to store auto batteries.
- Numerous RV's were parked on the exterior of the southern site area obscuring much of the ground surface. Various asphalt patches were seen across the parking and drive areas.

- Referring to the lower left-hand photo panel of Plate 3, one (1) AST labeled as containing diesel oil along with an air compressor were seen in a small "lean-to" structure on the south side of the building. An oil-water separator was observed beneath the lean-to. The oil-water separator is reportedly cleaned out on as needed basis and appears to be the same mechanism studied in 1998/2004.

No water wells or groundwater monitoring wells were found on the property.

INTERVIEWS

Property Manager/Owner Representative

EAI provided Mr. Rick Wakazuru, the property owner, along with Mr. Scott Twomey, the site general manager, with a seven (7) element environmental questionnaire used for the purpose of attempting to ascertain relevant environmental details pertaining to the subject property. Mr. Wakazuru did not return the questionnaire but advised during our site reconnaissance that Mr. Twomey would be able to answer our questions. Mr. Twomey completed the questionnaire as outlined below:

1. Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? **No.**

2. Any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property? **No.**

3. Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? **No.**

4. Any past environmental reports on the subject property? **Yes.**

5. Any known current or past above or below-ground fuel storage tanks on the property? **Yes. "South Lot"**

6. Any operational or abandoned water wells on the property? **No.**

7. Has the property ever been used for industrial purposes? **No.**

A copy of the questionnaire executed by Mr. Twomey is also contained in Appendix C. Mr. Twomey did not appear to be aware of the former UST on the northern portion of the property.

Governmental Personnel

EAI contacted staff at the City of Kent regarding records of underground storage tanks at the subject site addresses. The City of Kent responded by providing permit data for the removal of three (3) USTs at the site address 23051 Military Road South (southern portion of site). The permit data advises that three (3) USTs, including two (2) 1,000-gallon capacity gasoline tanks and one (1) 500-gallon capacity "w/o" (waste oil) UST were permitted for removal in 1998. A hand drawn map indicates the tanks were removed from the east side of the building addressed at 23051 Military Road South (corresponding with the reports prepared by others).

CHECK FOR PCB-CONTAINING MATERIALS

Prior to 1979, polychlorinated biphenyls (PCBs) were widely used in electrical equipment such as transformers, capacitors, switches, fluorescent lights (ballasts) and voltage regulators owing to their excellent cooling properties. In 1976, the EPA initiated regulation of PCBs through issues pursuant to the Toxic Substances Control Act (TSCA). These regulations generally control the use, manufacturing, storage, documentation, and disposal of PCBs. EPA eventually banned PCB use in 1978, and adoption of amendments to TSCA under Public Law 94-469 in 1979 prohibited any further manufacturing of PCBs in the United States.

Light Fixtures

Fluorescent light fixtures were noted throughout the subject buildings. As the ballasts are integral components of the fluorescent fixtures, and as disassembly of the fixtures was impractical within the time frame allotted for the site reconnaissance, the ballasts were not observed. Some of the ballasts appeared to have been upgraded to newer "energy efficient" fixtures. Mr. Twomey advised that ballasts are replaced with modern units as they expire. Considering the age of the 1973-vintage subject building within the context of the chronology of evolution of the governing regulatory framework outlined above, it is conceivable that some of the remaining older ballasts may contain PCB's.

Main Service Electrical Transformers

One (1) main service electrical transformer was noted on the property. No certifications or labels regarding PCBs were noted on the transformer. Careful examination of the transformer revealed no cracks, staining, or other evidence of potential leakage. Liability for this equipment ultimately lies with the utility company in any event.

CHECK FOR ASBESTOS-CONTAINING MATERIALS

During our site review, seven (7) types of materials suspected to potentially contain asbestos were observed within the subject buildings. These materials included the sheetrock wallboard systems, vinyl tile, sheet vinyl, associated mastic, "popcorn" textured ceiling materials, floor strips with mastic, and suspended ceiling panels. Following Bank of America protocol, EAI sampled select areas of each of the buildings and submitted to the project laboratory for testing.

The samples were initially examined under a stereoscopic microscope at low power magnification. Fibrous material was reviewed for morphology and content. Representative fibers from each sample were then immersed in a fluid having a known refractive index. Specimens were examined under polarized light using a microscope with a dispersion staining objective under high power magnification. Optical characteristics of the fibrous material in each sample were examined in an effort to ascertain the mineralogy. Percentage of asbestos content is estimated through optical comparison of the ratio of actual asbestos fibers to non-asbestos material in each sample. The results of the asbestos analysis are provided in the following table:

SAMPLE	MATERIAL/LOCATION	CONDITION[1]	% & TYPE ASBESTOS
23051 S.R. Wall	White compact powdery texture with paint (layer 1) with white chalky material with paper (layer 2). Sampled from the sheetrock wall within the shop.	Good	Non-detect (all layers)
23051 S.R. Wall 2	White compact powdery texture with paint (layer 1) with white compact powdery joint compound (layer 2) and white chalky material with paper (layer 3). Sampled from the sheetrock wallboard within the front office area.	Good	Non-detect (all layers)
23051 Floor Strip	Black rubbery material (layer 1) with white mastic (layer 2) and white compact powdery texture with paint (layer 3). Sampled from the rubber floor strip along the bottom of the parts sales area wall.	Good	Non-detect (all layers)
23051 Sus. Ceil.	Gray fibrous material with paint glass beads and perlite (layer 1). Sampled from the suspended ceiling within the office area.	Good	Non-detect
23051 Bath S.V.	Brown sheet vinyl (layer 1) with clear mastic (layer 2) and blue vinyl (layer 3) and gray fibrous material (layer 4), yellow mastic (layer 5), brown sheet vinyl (layer 6), **gray fibrous material (layer 7), and yellow mastic (layer 8). Sampled from the bathroom floor within the office area.**	**Good**	Non-detect (layers 1-6) **40% Chrysotile (layer 7) 2% Chrysotile (layer 8)**
22951 Hall Floor V. Tile	Brown/white tile (layer 1) with yellow mastic (layer 2). Sampled from the hallway floor.	Good	Non-detect (all layers)

SAMPLE	MATERIAL/LOCATION	CONDITION[1]	% & TYPE ASBESTOS
22951 Upstairs V. Tile	Gray tile (layer 1) with brown mastic (layer 2). Sampled from the vinyl tile in the upstairs lofted area.	Good	Non-detect (all layers)
22951 Hall Sus. Ceil.	Gray fibrous material with paint, glass beads, and perlite (layer 1). Sampled from the suspended ceiling in a hallway area.	Good	Non-detect
22951 Popcorn Ceil.	**White powdery material with paint and synthetic foam (layer 1)** with white chalky material with paper (layer 2). Sampled from the popcorn ceiling in the storage room.	**Good**	**5% Chrysotile (layer 1)** Non-detect (layer 2)
22951 S.R.	White compact powdery texture with paint (layer 1) with white chalky material with paper (layer 2) and brown paper with black mastic (layer 3) and gray fibrous material with glass beads (layer 4). Sampled from the sheetrock wallboard.	Good	Non-detect (all layers)
Note: 1 - Material condition was evaluated borrowing criteria adopted under the Asbestos Hazard Emergency Response Act (AHERA), 40 CFR, part 763.			

Our effort regarding identification of potential asbestos-containing materials on/within the subject buildings was a preliminary review and not an asbestos survey. The tabulation of confirmed asbestos- containing materials given above should not be construed as a comprehensive list of all asbestos-containing materials that could conceivably exist in or on the subject building including materials not readily accessible such as roofing materials and/or materials obscured behind, beneath, or within walls or beneath existing flooring materials.

REVIEW FOR LEAD-BASED PAINT

Lead was formerly a common additive to many paints to improve their durability and coverage. Lead-based paint presents a special hazard to small children who can ingest it by chewing on painted woodwork or eating flakes of paint. A number of studies showing the toxic effects of lead on humans, and on small children in particular, prompted the Consumer Product Safety Commission to mandate in 1977 that the amount of lead in most paints, including those for residential use, should not exceed 0.06 %.

A review of painted surfaces on the 1973-vintage subject building (22951) was conducted to assess the potential for lead-content in surface layers of paint. Most painted surfaces in that building appeared relatively fresh and not suspected to contain lead. Representative painted surfaces (listed in the table below) were analyzed using "Lead-Check" sodium rhodizonate color reagent paint tests. These tests provide a qualitative indication as to whether lead is present in paint samples with reproducible results to a lower detection limit of 0.5 percent, a level corresponding to a threshold of concern established by HUD.

PAINTED SURFACE	RESULT
22951 shop wall	negative
22951 interior hallway wall	negative
22951 exterior	negative

As noted in the table above, none of the surfaces tested using the "Lead Check" screening method showed a reddish hue response characteristic of the sodium rhodizonate method as an indication of the likely presence of lead in the painted surfaces. On that basis, we conclude that lead was not present in the tested surfaces above the lower detection limit of 0.5 percent.

REVIEW FOR MOLD

EAI reviewed all accessible areas of the subject buildings. No odors, stains, or other observable evidence of mold growth were noted by our staff. We (EAI) did not observe significant wet or moist areas, nor did we identify evidence of past water damaged areas.

RADON EVALUATION

Occurrence

Radon is a naturally occurring, highly mobile, chemically inert radioactive gas created through radioactive decay of uranium and thorium. The potential for occurrence of radon varies widely and is dependent upon (1) the concentration of radioactive materials in the underlying bedrock; (2) the relative permeability of soils with respect to gases; and (3) the amount of fracturing or faulting in surficial materials (EPA, 1987).

Health Risks

The concern regarding radon and its potential effects upon humans arises from the results of studies (EPA, 1987) which suggest that approximately fifteen (15) percent of all lung cancer mortalities in the United States may be attributable to exposure to radon.

The EPA has established a concentration of radon of four (4) picocuries per liter (pCi/l) as a maximum permissible concentration "action level". Concentrations above this value would signal a potential health threat. According to some studies, an average concentration in homes across the United States is on the order of 1.4 pCi/l.

Risk of Potential Exposure in the Kent Area

The Bonneville Power Administration (BPA) has published the results of measurements for radon made in residences throughout the region they serve which includes Washington, Oregon and Idaho. For the Kent area in the immediate vicinity of the subject property 16 tests have been performed. The results of their work (BPA, 1993) suggest that radon levels over 4 picocuries per liter (pCi/l) were detected in none of the monitored residences in the vicinity of the subject site. Additionally, the average listed radon reading in the subject site township was 0.52 pCi/l, well below the EPA threshold of concern.

On the basis of the findings presented in the cited BPA survey, we conclude that the potential for exposure to naturally occurring radon at the subject site at concentrations exceeding the EPA's "threshold of concern" is very low.

SOIL VAPOR RISK ANALYSIS

In their document entitled "**Guidance for Evaluating Soil Vapor Intrusion in Washington State: Investigation and Remedial Action", Publication Number 09-09-047**, the Washington Department of Ecology (WDOE) has outlined what has been described as a "tiered" approach to evaluation of potential risk relating to vapor intrusion. The initial step in the process as described in Chapter 2 of the guidance is referred to as the Preliminary "VI " (vapor intrusion) Assessment. Chapter 2 advises that:

> "The goal of a preliminary vapor intrusion assessment is to determine whether **ANY** potential exists for toxic vapors to be present in the subsurface that could migrate and enter nearby buildings".

The objective posed above imposes consideration of the following historic land use details pertaining to the subject property which are discussed in applicable sections of this Phase I report.

- Records (described in earlier sections of this report) to suggest historic unlawful use or disposal of dangerous, hazardous, or toxic substances as defined in state, federal, or local laws and regulations have been discovered in the course of this Phase I for the subject property (50 to 100 cubic yards of petroleum-affected soil-south of 23051 building).

- No records to suggest historic unlawful use or disposal of dangerous, hazardous, or toxic substances as defined in state, federal, or local laws and regulations have been discovered in the course of this Phase I for neighboring properties.

- No records to suggest migration of a contaminant "plume" capable of producing a soil vapor risk beneath the subject property have been discovered in the course of this Phase I.

- Based on evaluations performed at many other sites, constituents of the native till soil (silt, sand, gravel) inferred to underlie the property would be anticipated to yield moderate to low permeability to soil vapors.

Based upon the foregoing site specific details, we (EAI) suspect that most experienced reviewers answer to the question posed in the WDOE guidance (i.e. "whether **any potential** for toxic vapors to be present") would be "potentially". The perceived soil vapor risk appears to be moderate.

WATER SUPPLY, WASTE WATER AND SOLID WASTE MANAGEMENT

Information supplied by the King County Assessor's Office revealed that both water and sewer services for the subject property are provided by municipal sources.

Two (2) solid waste dumpsters were noted on the property. The dumpsters were relatively clean and free of overflowing debris at the time of our site reconnaissance.

REVIEW OF WASHINGTON DOE LISTING OF UNDERGROUND STORAGE TANKS

Review of the current Washington Department of Ecology and the EPA Region 10 listings of underground storage tanks (USTs) suggests that four (4) facilities with registered USTs, **including the subject property**, are located within a one-quarter mile distance from the subject property. These UST sites are listed in the Environmental Database in Appendix A.

The subject site, identified as Valley I-5 and addressed at both 23005 and 23051 Military Road South is identified as a WDOE-listed UST site. The WDOE UST database suggests that one (1) UST formerly containing leaded gasoline has been removed at the address 23005 (northern portion of the site) and three (3) USTs formerly containing leaded gasoline have been removed from the address 23051 (southern portion of the site). Additionally, one (1) UST listed as holding unleaded gasoline/waste oil is listed as "exempt" at the 23051 address. While no further information was discovered regarding the "exempt" tank (which may be a mislabeling on WDOE's part as on-site staff advise that no current USTs are operational at the site), further discussion of the removed USTs is present in the Previous Environmental Work section of this report.

The closest off-site WDOE-listed UST site relative to the subject property is Gais Seattle French Baking Company addressed at 23012 Military Road South. The WDOE UST database suggests that three (3) unleaded gasoline USTs have been utilized at that property and lists their status as "removed", "closed in place", and "closure in process". While the address listed for that site is located directly east of the subject across Military Road South, observations at the site and in historic documents depict Gais French Baking Company at 23009 Military Road South, situated between and adjacent to the subject parcels. Files provided by the WDOE revealed that one (1) 8,000-gallon capacity unleaded gasoline storage tank (UST) and an associated dispenser were located on the near the south end of the bakery building and were later removed at an unknown date. Reports prepared Summit Envirosolutions, Inc. (Summit) advised that a 10,000-gallon capacity UST was removed from the western portion of that property in 1997. During that tank excavation, although perched water was observed within the UST excavation, no groundwater appears to have been sampled or tested at that time. Soil samples were collected from the sidewalls and base of the excavation and tested for gasoline and BTEX. No detections of gasoline or BTEX were found except for a detection of benzene in the southern sidewall at a concentration of 0.21 ppm. That concentration was below the MTCA Method A cleanup level in effect at that time (0.5 ppm) however that concentration would be considered non-compliant with current cleanup levels (established at 0.03 ppm). Summit concluded "a release from the UST has not occurred" and opined that the benzene detection was likely from overfilling and "Summit therefore recommends no further actions be performed at the Gai's Northwest Bakeries facility". That UST site does not appear on the current WDOE listing of "Leaking Underground Storage Tank" (LUST) sites.

According to the most recent WDOE Leaking Underground Storage Tank (LUST) listing and the EPA Region 10 Tribal Land LUST listing, there are five (5) listed tank facilities located within a one-half mile distance of the subject property which have reported accidental releases or leakage to the WDOE in the past. These LUST sites are listed in the Environmental Database in Appendix A.

The closest WDOE-listed LUST site relative to the subject property is identified as Midas Muffler & Brake Shop addressed at 23100 Pacific Highway. The WDOE LUST database suggests that a release of petroleum products to soil at that site was reported to the WDOE in 1996. WDOE lists the cleanup status of this facility as "no further action". That site is located approximately 660 feet southwest of the subject site in an inferred cross--gradient hydrologic position.

The approximate locations of the WDOE-documented underground storage tanks within a one-quarter mile radius of the subject property and the listed LUST sites within a one-half mile radius of the site are shown on the radius maps included in Appendix A.

The WDOE's/EPA's UST listings may not include tanks that are exempted from regulation such as heating oil tanks or tanks used for agricultural purposes and may not include USTs which were installed, removed, or abandoned prior to the advent of modern environmental UST regulations.

EPA & STATE RECORDS OF POTENTIALLY HAZARDOUS SITES

Superfund, NPL, & Brownfields

Review of the current EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and National Priority List (NPL) listings revealed one (1) CERCLIS, two (2) Archived-CERLIS, and no CERCLIS-NFRAP, de-listed NPL, or Federal Brownfields sites within a one-half mile distance from the subject site and two (2) NPL sites within one mile of the subject property that have been designated as potentially hazardous or eligible for participation in the Superfund cleanup or Brownfields programs.

The nearest Archived-CERCLIS and NPL site relative to the subject property is the Kent Highlands/Seattle Municipal Landfill site located approximately 900 feet east of the subject site in an inferred down-gradient hydrological position.

The nearest CERCLIS site relative to the subject is identified as "Nike S-43 Midway" and located near the end of South 224th Street and east of Military Road. That site is mapped at approximately 2,000 feet north of the subject site in an inferred cross-gradient hydrologic position.

Acknowledging the substantial separation distance and inferred gradient hydrologic positions of the listed CERCLIS, Archived-CERCLIS, and NPL sites in relation to the subject property as positive risk-mitigating factors, it is our opinion that the potential for environmental impairment of the subject property from these off-site localities is very low.

CORRACTS

Review of the current EPA Corrective Action Report (CORRACTS) listing revealed that no CORRACTS sites are located within one mile of the subject property that have been designated as having a potential release at the facility under RCRA.

MTCA / State

The Washington Department of Ecology hazardous waste cleanup and investigation program was launched in 1989 as a part of the Model Toxics Control Act (MTCA), Chapter 173-340 WAC, in order to evaluate potential and actual hazards at sites within the state. Fifteen (15) MTCA/State sites, **including the subject property**, and no State "Brownfields" sites are located within a one-half mile distance from the subject property. These MTCA/State sites are listed in the Environmental Database in Appendix A.

The **subject site** is has been identified as having had confirmed impacts soils which were reported to the WDOE as early as 2004. Based upon various cleanup actions and follow-up studies, the WDOE awarded the site a status of "no further action" (NFA) in 2006. Further discussions regarding site cleanup actions are presented in the Previous Environmental Work section of this report.

The closest off-site MTCA/State site relative to the subject property is the previously mentioned Midas Muffler and Brake Shop addressed at 23100 Pacific Highway South. The WDOE's MTCA database suggests that soil contamination (concentrations of contaminants above MTCA cleanup levels) has been confirmed at that site. As discussed earlier, that site was awarded an NFA status in 2011. That site is located approximately 660 feet to the southwest of the subject property in an inferred cross-gradient hydrologic position.

Acknowledging the substantial separation distances and/or inferred hydrologic positions of the listed MTCA/State sites in relation to the subject property as positive risk-mitigating factors, it is our opinion that the potential for environmental impairment of the subject property from the off-site localities is very low.

RCRA/ TSDs

Review of EPA's Treatment, Storage and Disposal (TSD) facilities listing for sites that treat, store, or dispose of potentially hazardous materials revealed that no TSD sites are located within a one-half mile distance from the subject property.

Review of the EPA's RCRA Generator listing, revealed two (2) sites, **including the subject property**, within a one-quarter mile distance from the subject property which are/have been regularly monitored by EPA/WDOE for the use or generation of small amounts of hazardous substances as a normal part of their business activities. These RCRA Generator sites located within a one-quarter mile radius of the subject site are listed in the Environmental Database in Appendix A.

Businesses named in the RCRA Generator listing are users or generators of potentially hazardous or toxic materials as a normal aspect of their business practices. Listed businesses are required to closely monitor and report their use or generation of such materials to the EPA. The subject site, listed Valley I5 and addressed at 23051 Military Road South, does not have any violation or enforcement actions listed in the attached database.

Based upon this information, upon the monitoring and reporting requirements imposed by the EPA, and upon the presumption that the listed user/generators exercise prudence in management of these materials to minimize liability and EPA penalties, it is our opinion that the potential for environmental impairment of the subject property from the off-site facilities is very low.

ERNS

While review of the attached database suggests that the subject site has not reported an emergency spill, records provided by the WDOE revealed that in January 2004, "someone" reported that approximately 50 gallons of gasoline was spilled (somewhere) on the property due to an employee siphoning gas from an RV overnight (see Appendix C). Gasoline was reported as entering a storm sewer by the caller. Additional notes advise that the on-site management "don't think this happened". WDOE staff advised "no way to know if the report is true or not". Another emergency spill was reported in June of 2004 and consisted of a release of approximately 10-15 gallons of transmission fluid. Notes in the file advise that absorbents were used to "clean up the spill" and "none reached catch basins". This list has been compiled with periodic updates since October 1987. The subject site is also listed on the EPA Facility Registry System due to its previously discussed listings for underground storage tanks and environmental cleanup actions.

LANDFILLS

A review of WDOE and King County Health Department documents regarding current and abandoned landfills revealed that there is one (1) documented landfill located within a one-half mile distance from the subject property.

While not listed in the attached database, the Kent Highlands/Seattle Municipal Landfill is located approximately 700 feet east of the subject in an inferred down-gradient hydrologic position.

Considering the substantial separation distance and inferred down-gradient hydrologic position of the listed landfill site in relation to the subject property as positive risk-mitigating factors, it is our opinion that the potential for environmental impairment of the subject property from this off-site landfill is very low.

CONCLUSIONS/RECOMMENDATIONS

In accordance with report language requirements of ASTM E-1527-2013, "Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process", and more specifically section 12.8 thereto, the following conclusory statements are made:

We (EAI) have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13 of the Poulsbo RV Property property located at 22951 and 23051 Military Road South in Kent, Washington. No exceptions to or deletions from this practice were made. As redefined by ASTM in their latest editorial rendition (ASTM-E-1527-2013) of the definition of a recognized environmental condition (REC), the term is said to mean:

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

Aderring to the definition provided above, this assessment has revealed no evidence of "recognized environmental conditions" (REC) as defined by ASTM in connection with the property except for the following:

- A release of gasoline and associated constituents to soils at the southern subject area has been confirmed by others and is currently managed under a "no further action" status and restrictive covenant agreement with the WDOE. Based on the regulatory status and management limitations, this REC would be considered a "controlled recognized environmental condition" (CREC) under ASTM definitions-sec:3.2.18.

- Ongoing use of both on-site buildings for various vehicle maintenance activities which include the generation of waste oils and other automotive fluids. This ongoing activity present a threat of a future release to the environment.

Following the fairly narrow definition cited above, as no particular "release" to the environment related to the past use and storage of heating oil at a former on-site residence has as-yet been discovered, and as no conditions indicative of a "release" of heating oil have as-yet been discovered, and as no conditions suggestive of a material threat of a future release relating to the former use and storage of heating oil have as-yet been discovered, that historic land use detail (residential heating oil) does not currently rise to the level of "recognized environmental conditions" as currently defined by ASTM.

Former REC's identified by others (Adapt, 2004) including decommissioned hoists, the former UST removed in 1991, and historic construction yard site use, were subsequently evaluated (by Adapt and Enviros and are therefore not considered RECs at this time by the current ASTM definition.

Non-CERCLA conditions of potential environmental significance identified at the subject site include:

- Potential PCB-containing fluorescent light ballasts within the subject buildings.

- Presence of confirmed asbestos-containing building materials in the form of sheet vinyl flooring, associated mastic, and "popcorn"-textured ceiling material.

Additional discussions along with common-sense recommendations for future management relating to the above-noted environmental details are provided for your consideration in the following individual subsections.

CONFIRMED ON-SITE CONTAMINANT RELEASE

As discussed at length earlier in this report, a release of gasoline-range hydrocarbons and associated constituents at concentrations exceeding the MTCA Method-A cleanup level relating to an oil-water separator and/or former UST system have been documented by others and recorded with the WDOE. While attempts to retrieve groundwater within 30 feet of the ground surface were attempted, no groundwater has reportedly been sampled or tested at that area of the property (depicted on Plate 2, Site Plan). The management method for the soil contamination by the governing parties in 2005 appears to have included maintaining a paved cap over the contamination along with the filing of a restrictive covenant which limits site usage, to the satisfaction of the WDOE in their 2006-dated NFA letter and 2013-dated periodic review letter.

Based on the information available to us today, and further acknowledging the authority and primacy of the Washington Department of Ecology (WDOE) in its NFA decision, Environmental Associates, Inc. (EAI) would have no basis for recommendation of additional studies or evaluations of this historic contaminant release at this time. At a minimum, EAI would recommend continued compliance with the conditions set forth in the restrictive covenant. As groundwater was never encountered, sampled, or tested at the impacted area of the site, no warranty is made here regarding the current condition of groundwater beneath the site.

ON-SITE VEHICLE REPAIR / MAINTENANCE

As noted earlier in the report, site observations made during this Phase I revealed that the on-site business (Poulsbo RV) continues to operate vehicle repair/maintenance within its two buildings. While previous assessment of the southern on-site shop area was performed by others (Adapt) in 2004, the continued use of the site for vehicle repair/maintenance, including the generation of waste oils and other chemicals, presents a material threat of a "future" release (ASTM term of art) to the environment which, by current definitions contained in the latest incarnation of ASTM E-1527-13, would qualify such use as a recognized environmental condition (REC).

If some level of confidence regarding this specific contemporary land use is desired by the client and/or other involved parties, regarding the current environmental condition of subsurface materials in and around the on-site shop areas, limited subsurface sampling supported by appropriate laboratory analysis could be employed to factually assess whether or not site soil and/or groundwater conditions at the those locations at the subject property are presently compatible with existing soil and groundwater quality criteria offered under the Model Toxics Control Act (MTCA), Chapter 173-340-740 WAC.

PCBS

Based upon the information developed during the course of our site review, it appears that some of the transformer ballasts in the fluorescent lights in the subject building may contain polychlorinated biphenyls (PCBs).

In our opinion, there is no immediate cause for concern regarding the potential for PCB-containing light ballasts. The only likely potential for exposure to PCBs would come in the event that one of the sealed ballasts were ruptured through abusive handling or as a result of a defect in a ballast.

It may be prudent to implement a management policy providing the inspection of ballasts by maintenance personnel during routine bulb changing activities. Ballasts may be periodically checked or replaced depending upon long-term management desires. Please refer to the attached EPA pamphlet, Appendix D, regarding appropriate handling and disposal practices for such ballasts.

ASBESTOS

Borrowing evaluation criteria adopted under the Asbestos Health Emergency Response Act (AHERA, 40 CFR Part 763), the confirmed asbestos-containing materials identified earlier in this report are in "good" condition. In the current use and condition, these materials do not appear to represent a threat to public health or to the environment and no action would be required at this time under current state, federal, or local laws or regulations.

To reduce exposure to potential future liability, and in an effort to comply with regulations regarding the suspected presence of asbestos in commercial and apartment buildings under Chapter 296-62-07753 WAC, it may be prudent to consider implementation of a management policy (Operations and Maintenance Program/O&M) whereby all maintenance, repair, or service personnel who may be engaged to work on the property are formally advised (i.e., signed acknowledgment) as to the confirmed presence of asbestos-containing materials (ACM) prior to commencement of any work associated with the ACM.

Should the owner intend to renovate, demolish, remodel, or repair any or all portions of the structure containing confirmed or "suspect" asbestos, please note that applicable sections of WAC 296-65 require that all projects relating to construction, demolition, repair, or maintenance where release or likely release of asbestos fibers into the air could occur must be performed by "certified asbestos workers". Additional information may be obtained through the offices of Environmental Associates, Inc., or directly from the Washington State Department of Labor and Industries, P.O. Box 207, Olympia, Washington 98504.

FORMER USE OF HEATING OIL

As noted earlier in the report, archive records suggest that the former 1943-vintage residence located on the subject property was heated via an "oil" burning stove furnace. Additional historic residences were listed as simply utilizing "stove" heaters which also may have used oil as a fuel source. No additional information regarding the configuration of the storage vessel (above ground or below ground) logically used to store the heating oil utilized by the furnace was provided in our review of archive documents. In addition, no evidence of vent lines or fill ports that would otherwise suggest the presence of underground storage tanks was observed during our site reconnaissance.

Subtitle I of the Resource Conservation and Recovery Act (RCRA), and the preamble to 40 CFR, parts 280/281 (EPA underground tank regulations) specifically exclude "tanks storing heating oil for consumptive use on the premises where stored" from regulation. In contrast, Chapter 173-340 WAC et seq., provides definition of liability along with specific cleanup criteria for petroleum hydrocarbons (oil, gasoline, etc.) in soils irrespective of the cited federal exclusion for heating oil tanks.

Assessment of subsurface soil and/or groundwater conditions cannot typically be accomplished through visual examination of surficial conditions afforded by the scope of our Level I Assessment effort, nor was such a determination envisioned as a task included in the scope of our proposal.

Several factors lead us to the rather common-sense recommendation for no further action at this time regarding this issue at this particular property:

(1) The postulated storage vessel(s) or tank(s) were not and are not registered as the vintage of the install/replace date (1950's) preceded adoption of governing State (Chapter 173-360 WAC) and Federal (40 CFR Parts 280/281, et seq.) laws and regulations pertaining to USTS.

(2) The costs which might result from a random search for and sampling of the fugitive storage vessel(s) could possibly outweigh the benefits.

(3) Such an investigation could potentially prove highly invasive to the existing infrastructure.

(4) As alluded to in (1) above, there is no legal requirement to conduct such a random search under state or federal law at this time.

As a footnote, if one or more historic petroleum or other storage vessel(s) is/are encountered in the course of future construction, maintenance, or other activities at the site, we (EAI) would then simply recommend that such be removed in a manner consistent with technical and safety provisions outlined in API 1628 and under OSHA 29 CFR 1910, et seq. As a component of such a removal activity, it would be our recommendation that soil and/or groundwater samples be obtained by licensed professional geologists and/or engineers from appropriate localities within such a tank excavation and be submitted for laboratory analysis in an effort to ascertain whether or not subsurface environmental conditions at the time of removal are consistent with WDOE cleanup standards in effect at that time.

ADJACENT UNDERGROUND STORAGE TANK SITE

As noted earlier in the report, an underground storage tank site (Gais Seattle French Baking Company, 23012 Military Road South) has historically been located between the northern and southern portions of the subject site. While the attached database suggests three (3) USTs have been located on that site, files at the WDOE discuss potentially two (2) fuel USTs which may have been previously located and subsequently removed from the southern and western portions of that site. While an effort was made to sample and test soils around the former 10,000-gallon UST on the western site area, no groundwater (observed within the UST cavity) was collected or tested during removal. No discussion of sampling or testing was also found in WDOE files regarding a potential 8,000-gallon capacity fuel UST on the southern portion of that property.

Acknowledging the data gaps identified above, the strongest statement we can make is that we are not aware of a specific contamination problem affecting the subject property at this time.

LIMITATIONS

This report has been prepared for the exclusive use of Military Road Investments LLC, along with Poulsbo RV, Inc., Stanley Real Estate, Inc., and Bank of America and their several representatives for specific application to this site. Our work for this project was conducted in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area, and in accordance with the terms and conditions set forth in our proposal dated September 2, 2015. Conclusions and opinions offered here pertaining to subsurface conditions rely solely upon results of sampling and testing conducted by others at separated sampling localities and conditions may vary between sampling localities or at other locations and depths. The environmental condition of subsurface soil, groundwater, and/or existence of subsurface appurtenances cannot typically be determined by visual examination of surficial conditions such as afforded by the scope of a Phase I Assessment such as performed here. Acknowledging that limitation, no warranty in that regard is made. The level of effort regarding identification of potential asbestos-containing materials and/or lead-bearing painted surfaces should be considered a reconnaissance, should not be confused with an asbestos or lead survey, and should not be used as a sole informational resource for removal, construction, or abatement bidding purposes. EAI makes no warranty as to the accuracy or reliability of the opinions rendered by other parties. No other warranty, expressed or implied, is made. If new information is developed in future site work which may include excavations, borings, studies, etc., Environmental Associates, Inc., must be retained to reevaluate the conclusions of this report and to provide amendments as required.

REFERENCES

GENERAL

Bonneville Power Administration (BPA), January 1993, Radon Monitoring Results from BPA's Residential Conservation Program, Report No. 15, (with April 1993 Map).

Environmental Protection Agency (EPA), September 1987, Radon Reference Manual EPA 520/1-87-20.

Enviros, October 15, 1991, Tank Removal Observation and Limited Environmental Site Assessment of Valley I-5.

Jones, M.A., 1998, Geologic Framework for the Puget Sound Aquifer System, Washington & British Columbia. U.S. Geological Survey Professional Paper 1424-C, 18 plates, 9 figures, 2 tables.

LSI Adapt, June 14, 2004, Phase I Environmental Site Assessment, Poulsbo RV, 23051 Military Road South, Kent, Washington.

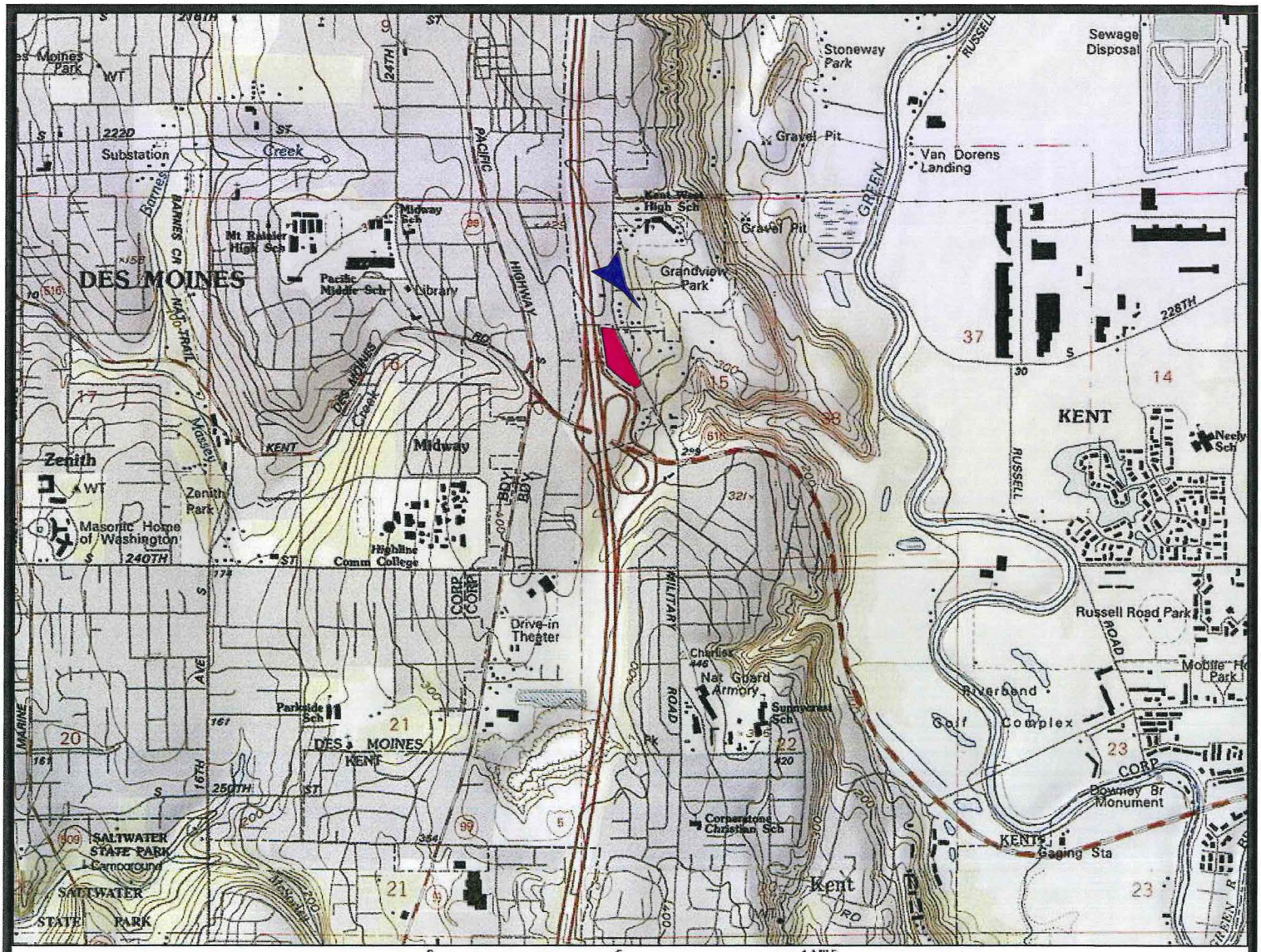
LSI Adapt, August 6, 2004, Limited Phase II Environmental Site Assessment, Kent - Poulsbo RV, 23051 Military Road South, Kent, Washington.

LSI Adapt, July 14, 2005, Supplemental Limited Phase II Environmental Site Assessment, Kent - Poulsbo RV, 23051 Military Road South, Kent, Washington.

Sound Environmental Consulting, December 1998, Underground Storage Tank Closure Site Assessment, Valley I-5 Motor Home, Kent, Washington.

DATABASE

Please refer to the Environmental Database in Appendix A for information regarding the governmental database resources reviewed for this project, the ASTM search radius (the minimum search radius used for this project), and the date that the agency produced the listing. The April 30, 1985-dated King County landfill list reviewed for this project should not be construed by the report user or reviewers as out-of-date. It is simply the last date of issuance of the list selected by the government agency, ASTM not withstanding.



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

Site Location

Inferred Approximate Direction of Groundwater Flow

N

ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

VICINITY/TOPOGRAPHIC MAP

Poulsbo RV
22951 & 23051 Military Road South
Kent, Washington

Job Number:	*Date:*		*Plate:*
JN 35126	October 2015		1

Site Location

Inferred Approximate Direction of Groundwater Flow

N

ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

SITE PLAN

Poulsbo RV
22951 & 23051 Military Road South
Kent, Washington

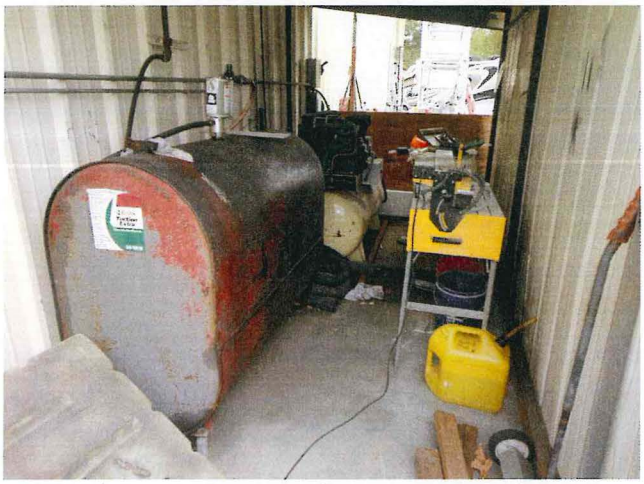
Job Number:	*Date:*		*Plate:*
JN 35126	October 2015		2

Northern exterior of 23051 building

Typical interior office area of 23051 building

Shop area in 23051 building

Oil tanks and parts cleaner in shop



Oil storage tank on southern exterior of 23051

Waste materials awaiting removal

ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

SITE PHOTOGRAPHS

Poulsbo RV
22951 & 23051 Military Road South
Kent, Washington

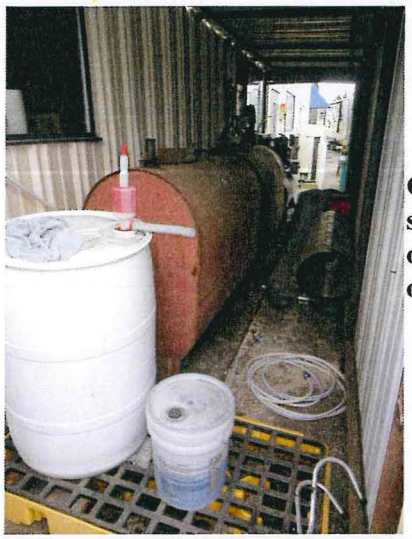
Job Number:	*Date:*		*Plate:*
JN 35126	October 2015		3

Southern exterior of 22951 building

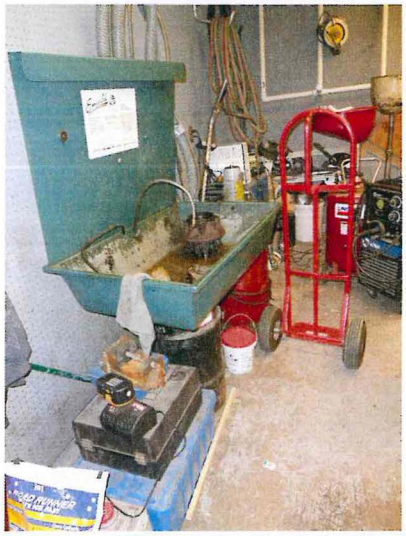
Typical interior office area of 22951 building

Shop area in 22951 building

Oil tanks and materials in 22951 shop



Oil and material storage tanks/containers on northern exterior of 22951



Parts washer in 22951 shop

ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

SITE PHOTOGRAPHS

Poulsbo RV
22951 & 23051 Military Road South
Kent, Washington

Job Number:	*Date:*		*Plate:*
JN 35126	October 2015		4

APPENDIX A

Environmental Database

MapPro Environmental Database Report

www.mapproenv.com

Washington ASTM E1527-13 Polygon Search

Job Number: **1186.1253**

Report Date: **9/8/2015**

Property Location:

23051 Military Road South
Kent, WA 98198
King County

Latitude: 47.393922
Longitude: -122.289542

Prepared For:

Environmental Associates, Inc.
1380 112th Ave. NE, Suite 300
Bellevue, WA 98004

Prepared By:

MapPro Environmental Data, Inc.
P.O. Box 37427
Houston, TX 77237
713-789-0288

MapPro Environmental Database Reports are produced using MapProEnv Software
a product of MapPro Environmental Data, Inc. (866)3-MAPPRO
www.mapproenv.com

SUBJECT PROPERTY SUMMARY

Poulsbo RV Property
23051 Military Road South
Kent, WA 98198
King County

Subject property is represented by a polygon w ith an area of approximately 0.005 square miles.
Approximate centroid elevation is 364 ft.
Property Centroid Latitude: 47.3939
Property Centroid Longitude: -122.29
UTM Zone 10
Northing: 5,249,185.13 | Easting: 553,614.6

After performing a search of the government records listed herein, a total of 43 records w ere identifed, representing approximately 18 different sites. One record w as found within the subject property boundaries and is listed as 'on-site.'

USGS Quadrangle: Des Moines, 47122-D3

Subject Property Boundaries intersect these FEMA Flood Panels and Zones:

FEMA Flood Panel 53033C0968F Dated 5/16/1995 Zone: X (Outside 500-Year, Not a designated Special Flood Hazard Area)

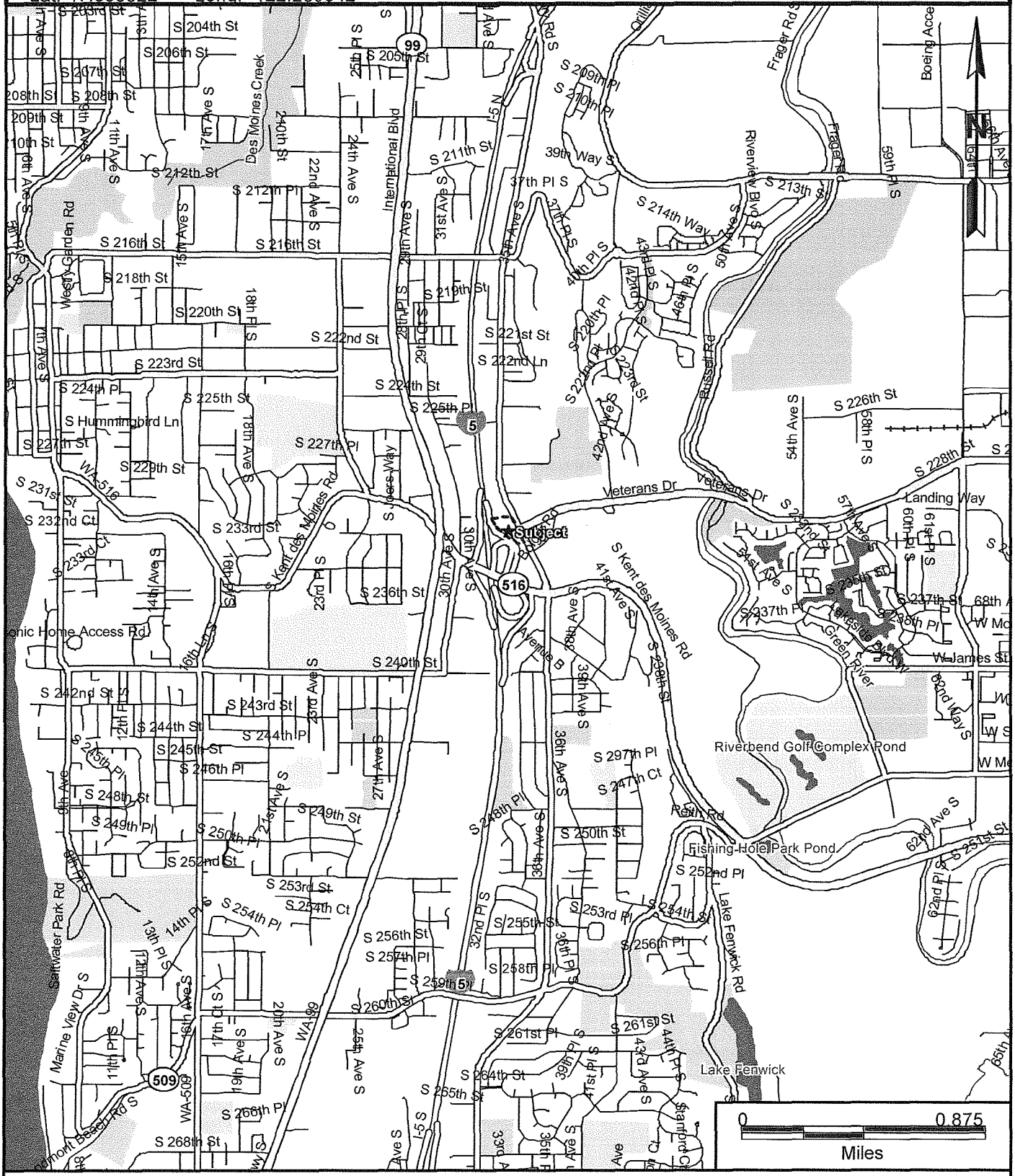
King County, WA is located in Radon Zone 3.

Zone 3 counties are rated by the EPA to have a predicted average indoor radon screening level less than 2 pCi/L (picocuries per liter).

Notice of Disclaimer and Waiver of Liability

LOCATION MAP

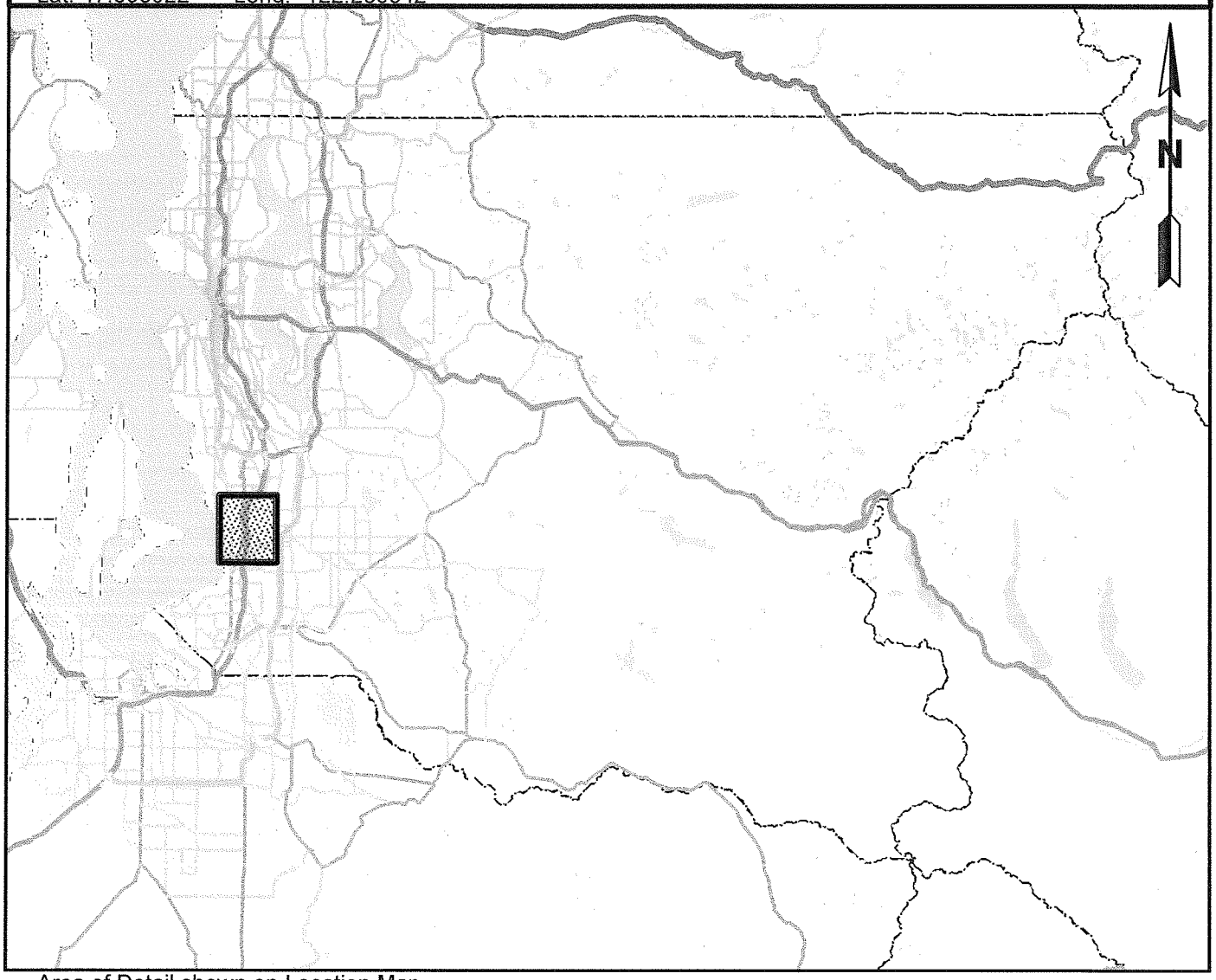
Project #: 35126
Site Name: Poulsbo RV Property
Property Location: 23051 Military Road South, Kent, WA 98198, King County
Lat: 47.393922 Long: -122.289542



CAUTION: The location of property arrows shown on this map are approximate only. Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro Environmental Data so that appropriate corrections can be made.

COUNTY LOCATION MAP

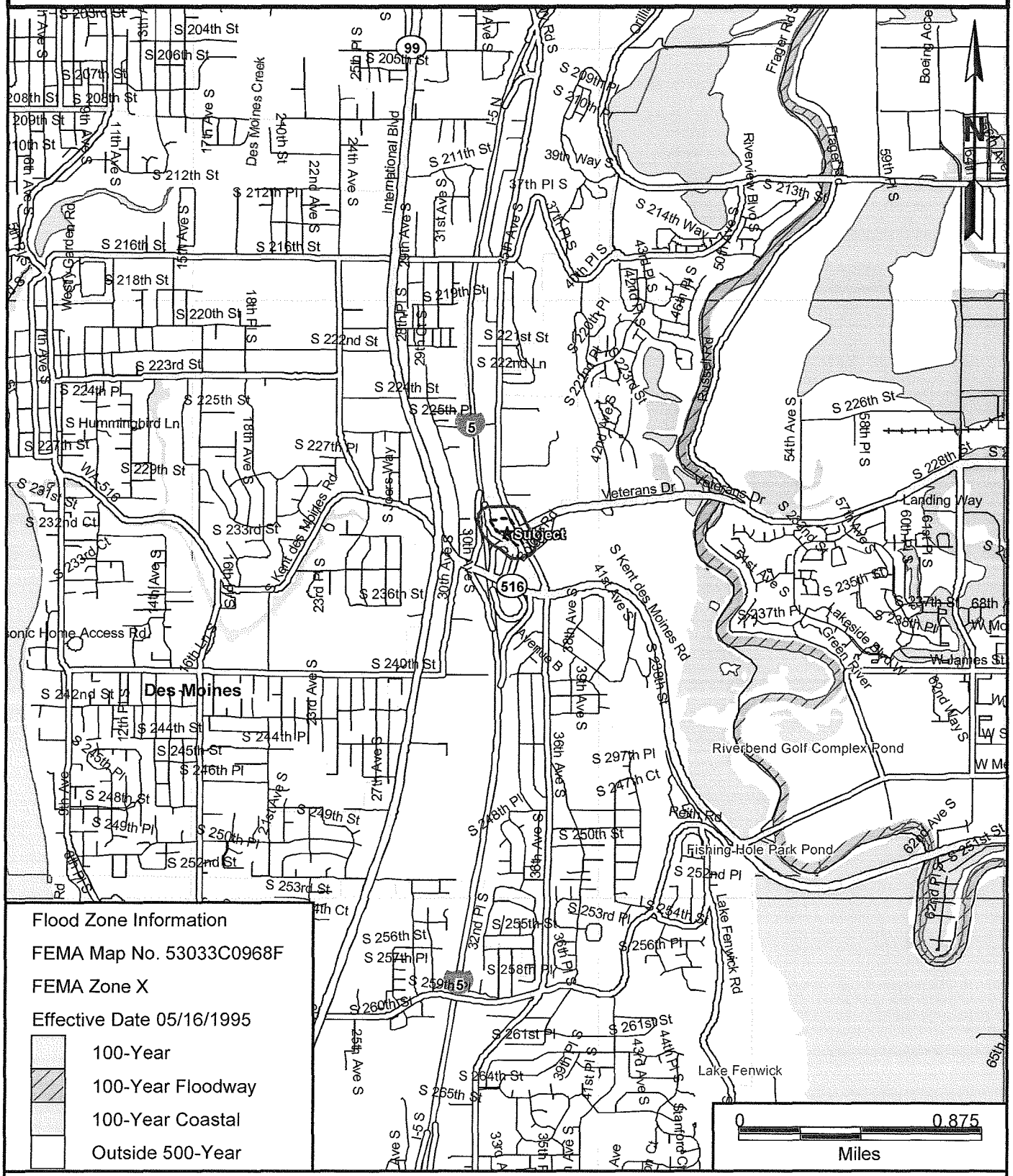
Project #: 35126
Site Name: Poulsbo RV Property
Property Location: 23051 Military Road South, Kent, WA 98198, King County
Lat: 47.393922 Long: -122.289542



Area of Detail shown on Location Map

FLOOD MAP

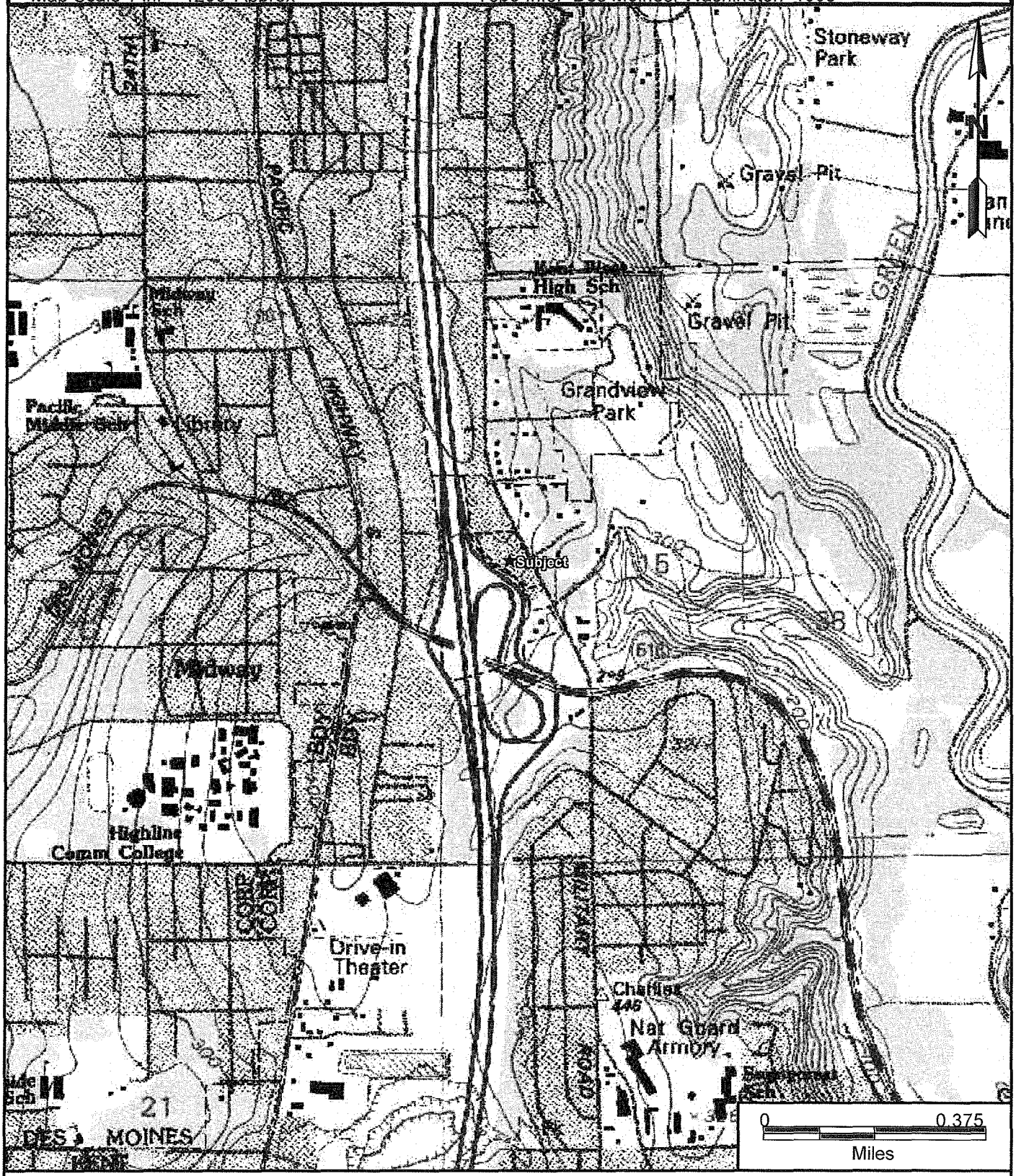
Project #: 35126
Site Name: Poulsbo RV Property
Property Location: 23051 Military Road South, Kent, WA 98198, King County



CAUTION: The location of flood hazard areas shown on this map are approximate only. Flood hazard boundaries may change from time to time. A property in the general vicinity of a flood hazard area should be evaluated by a civil engineer or other appropriate specialist prior to purchase or investment.

USGS TOPOGRAPHIC MAP

Project #: 35126
Site Name: Poulsbo RV Property
Property Location: 23051 Military Road South, Kent, WA 98198, King County
Map Scale 1 in. = 1200' Approx Topo Info: Des Moines, Washington 1995



CAUTION: The location of property arrows shown on this map are approximate only. Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro Environmental Data so that appropriate corrections can be made.

NWI WETLAND MAP

Project #: 35126
Site Name: Poulsbo RV Property
Property Location: 23051 Military Road South, Kent, WA 98198, King County
Map Scale 1 in. = 1200' Approx Wetland Info: Des Moines, Washington 1995

CAUTION: The location of property arrows shown on this map are approximate only. Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro Environmental Data so that appropriate corrections can be made.

WETLAND MAP LEGEND

There are 15 distinct National Wetlands Inventory types within the mapped area.
More information about Wetlands can be found at: http://www.fws.gov/wetlands/data/wetland-codes.html

Map Symbol: R2UBH	COUNT: 1
Description:	Riverine

Map Symbol: PEMCx	COUNT: 1
Description:	Freshwater Emergent Wetland

Map Symbol: PABHx	COUNT: 1
Description:	Freshwater Pond

Map Symbol: PUBFx	COUNT: 1
Description:	Freshwater Pond

Map Symbol: PSSA	COUNT: 1
Description:	Freshwater Forested/Shrub Wetland

Map Symbol: PSS/EMC	COUNT: 1
Description:	Freshwater Forested/Shrub Wetland

Map Symbol: PFOA	COUNT: 1
Description:	Freshwater Forested/Shrub Wetland

Map Symbol: PEMF	COUNT: 1
Description:	Freshwater Emergent Wetland

Map Symbol: PEMA	COUNT: 1
Description:	Freshwater Emergent Wetland

Map Symbol: PUSCx	COUNT: 2
Description:	Other

Map Symbol: PUB/ABHx	COUNT: 3
Description:	Freshwater Pond

Map Symbol: PFOC	COUNT: 4
Description:	Freshwater Forested/Shrub Wetland

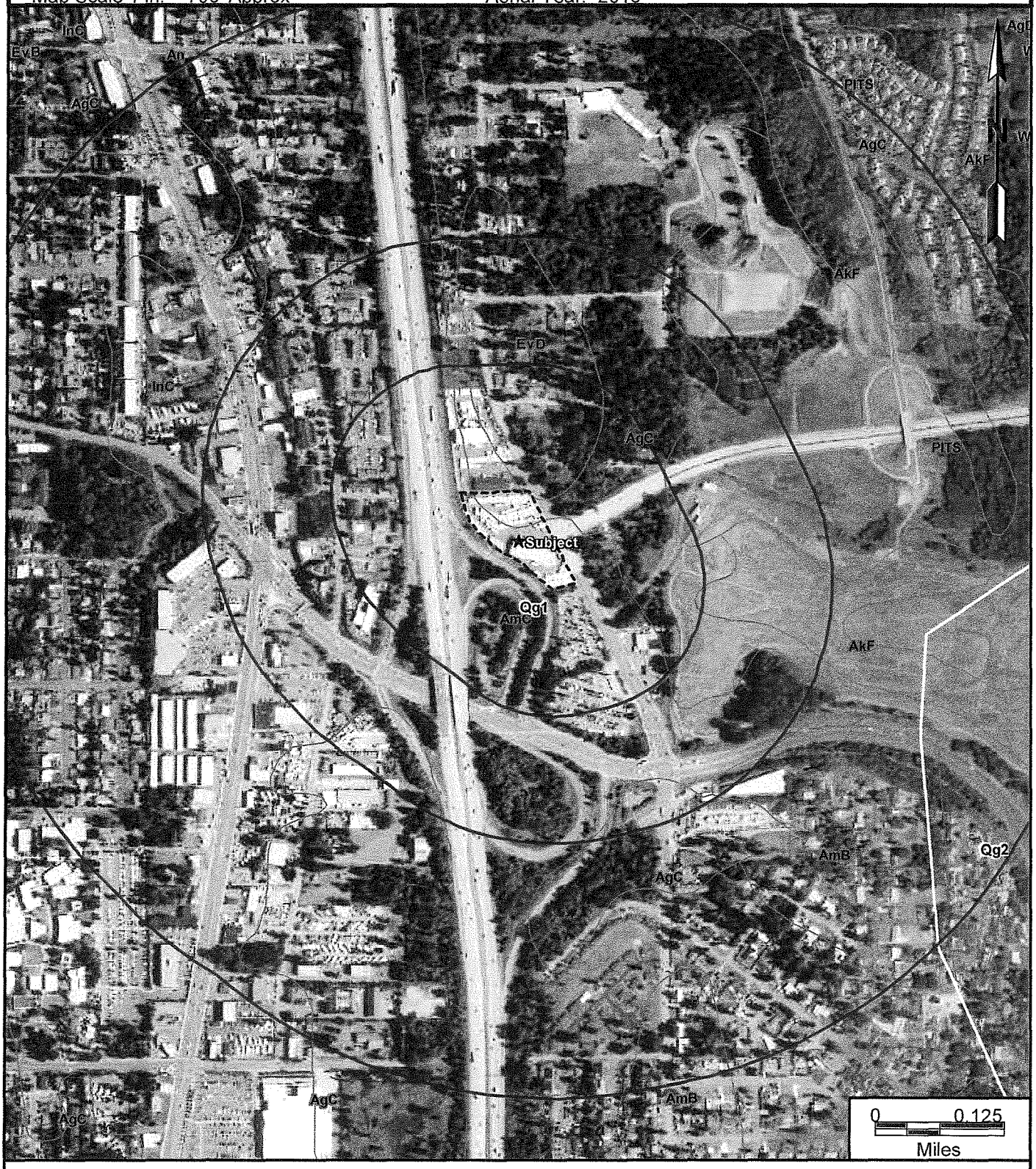
Map Symbol: PEMC	COUNT: 6
Description:	Freshwater Emergent Wetland

Map Symbol: PUBHx	COUNT: 9
Description:	Freshwater Pond

Map Symbol: PSSC	COUNT: 9
Description:	Freshwater Forested/Shrub Wetland

USDA/NRCS SOIL MAP

Project #: 35126
Site Name: Poulsbo RV Property
Property Location: 23051 Military Road South, Kent, WA 98198, King County
Map Scale 1 in. = 700' Approx Aerial Year: 2013



Soil Boundaries ——— Geology Types

CAUTION: The location of property arrows shown on this map are approximate only. Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro Environmental Data so that appropriate corrections can be made.

USDA SOIL AND GEOLOGY MAP LEGEND

There are 2 distinct geologic types and 9 distinct soil types within the mapped area.

Geology Map Symbol: Qg2		COUNT: 1
Geology Description:	Unit Age: Pleistocene Rock Type: till, outw ash	

Geology Map Symbol: Qg1		COUNT: 1
Geology Description:	Unit Age: Pleistocene Rock Type: till, outw ash	

Soil Map Symbol: EvC		COUNT: 1
Soil Description:	Everett gravelly sandy loam, 5 to 15 percent slopes	

Soil Map Symbol: An		COUNT: 1
Soil Description:	Arents, Everett material	

Soil Map Symbol: AmC		COUNT: 1
Soil Description:	Arents, Alderwood material, 6 to 15 percent slopes	

Soil Map Symbol: EvD		COUNT: 1
Soil Description:	Everett gravelly sandy loam, 15 to 30 percent slopes	

Soil Map Symbol: InC		COUNT: 2
Soil Description:	Indianola loamy fine sand, 4 to 15 percent slopes	

Soil Map Symbol: AmB		COUNT: 2
Soil Description:	Arents, Alderwood material, 0 to 6 percent slopes	

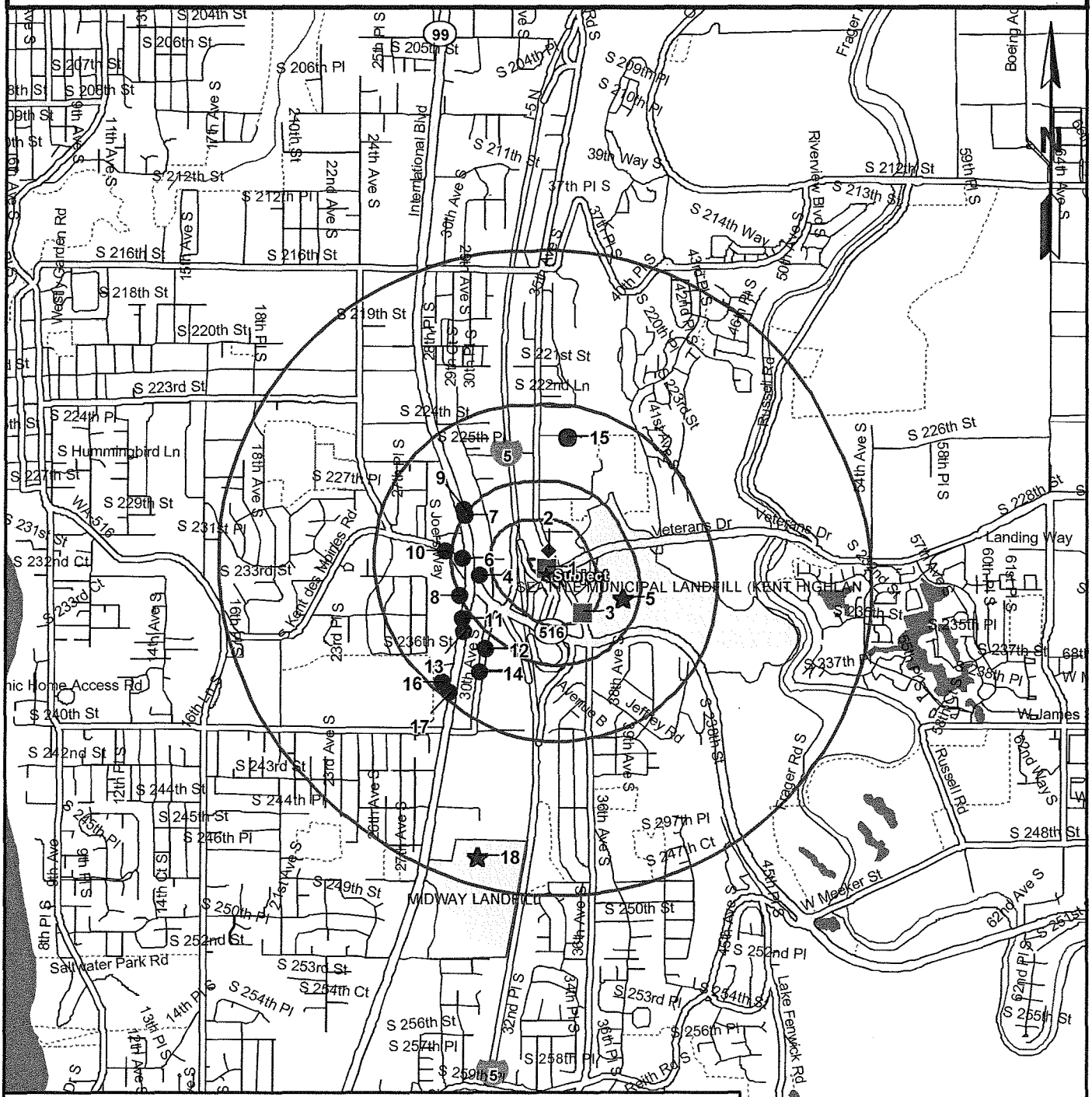
Soil Map Symbol: PITS		COUNT: 2
Soil Description:	Pits	

Soil Map Symbol: AkF		COUNT: 3
Soil Description:	Alderwood and Kitsap soils, very steep	

Soil Map Symbol: AgC		COUNT: 8
Soil Description:	Alderwood gravelly sandy loam, 6 to 15 percent slopes	

HAZARDS MAP

Project #: 35126
Site Name: Poulsbo RV Property
Property Location: 23051 Military Road South, Kent, WA 98198, King County



Environmental Hazards

NPL(2)	RCRA TSD(0)	SPL(0)	St.Inst.Cont.(1)
D-NPL(0)	RCRA GEN(2)	SCL(17)	VCP(7)
CERCLIS(1)	Fed.Inst.Cont.(0)	Landfill(0)	Brownfield(0)
NFRAP(2)	ERNS(0)	LPST(5)	St.Supp.(0)
CORRACTS(0)	Fed.Supp.(2)	PST(4)	

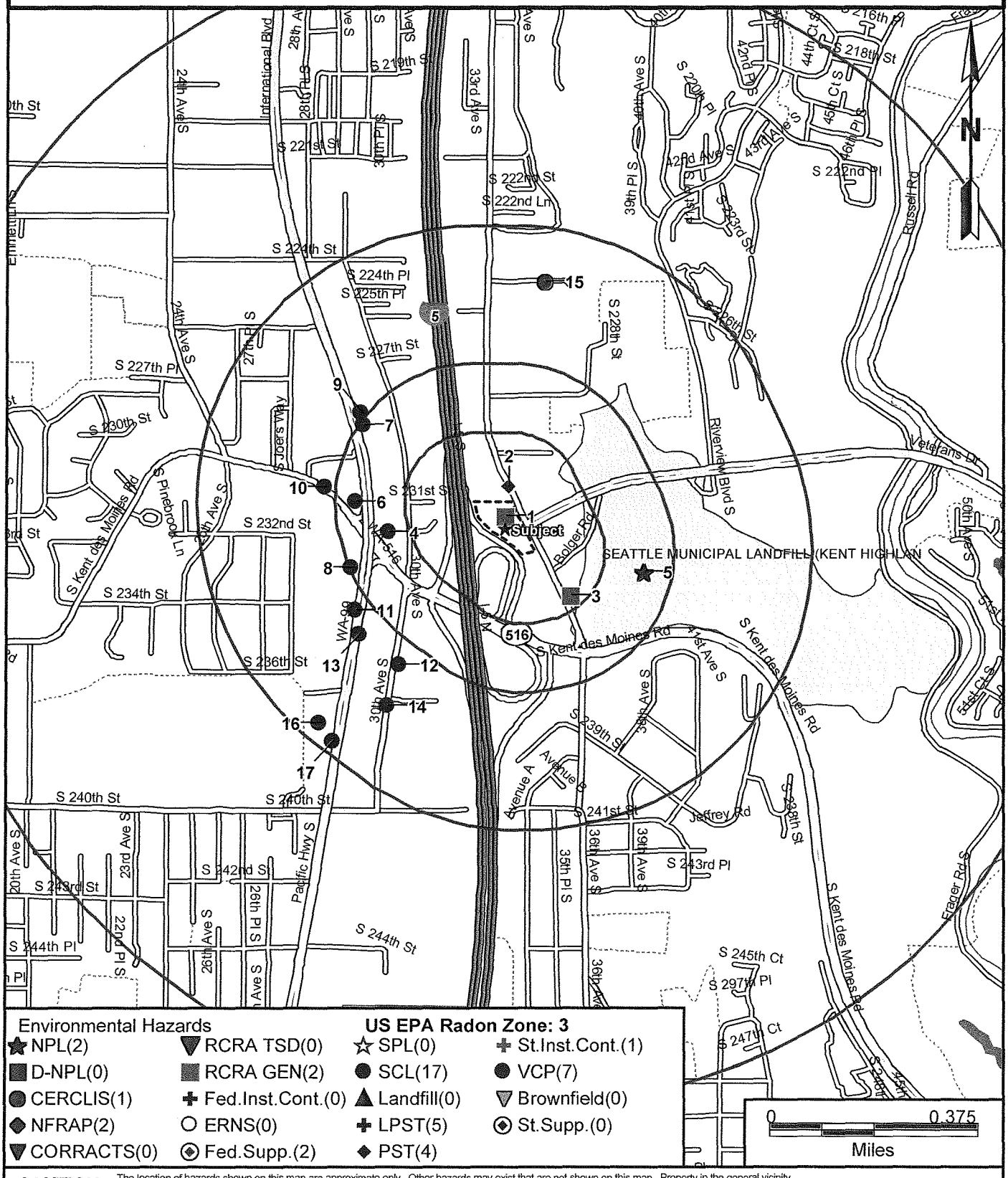
US EPA Radon Zone: 3

0 0.875 Miles

CAUTION: The location of hazards shown on this map are approximate only. Other hazards may exist that are not shown on this map. Property in the general vicinity of hazards should be evaluated by a environmental engineer or other appropriate specialist prior to purchase or investment.

HAZARDS MAP

Project #: 35126
Site Name: Poulsbo RV Property
Property Location: 23051 Military Road South, Kent, WA 98198, King County



Environmental Hazards

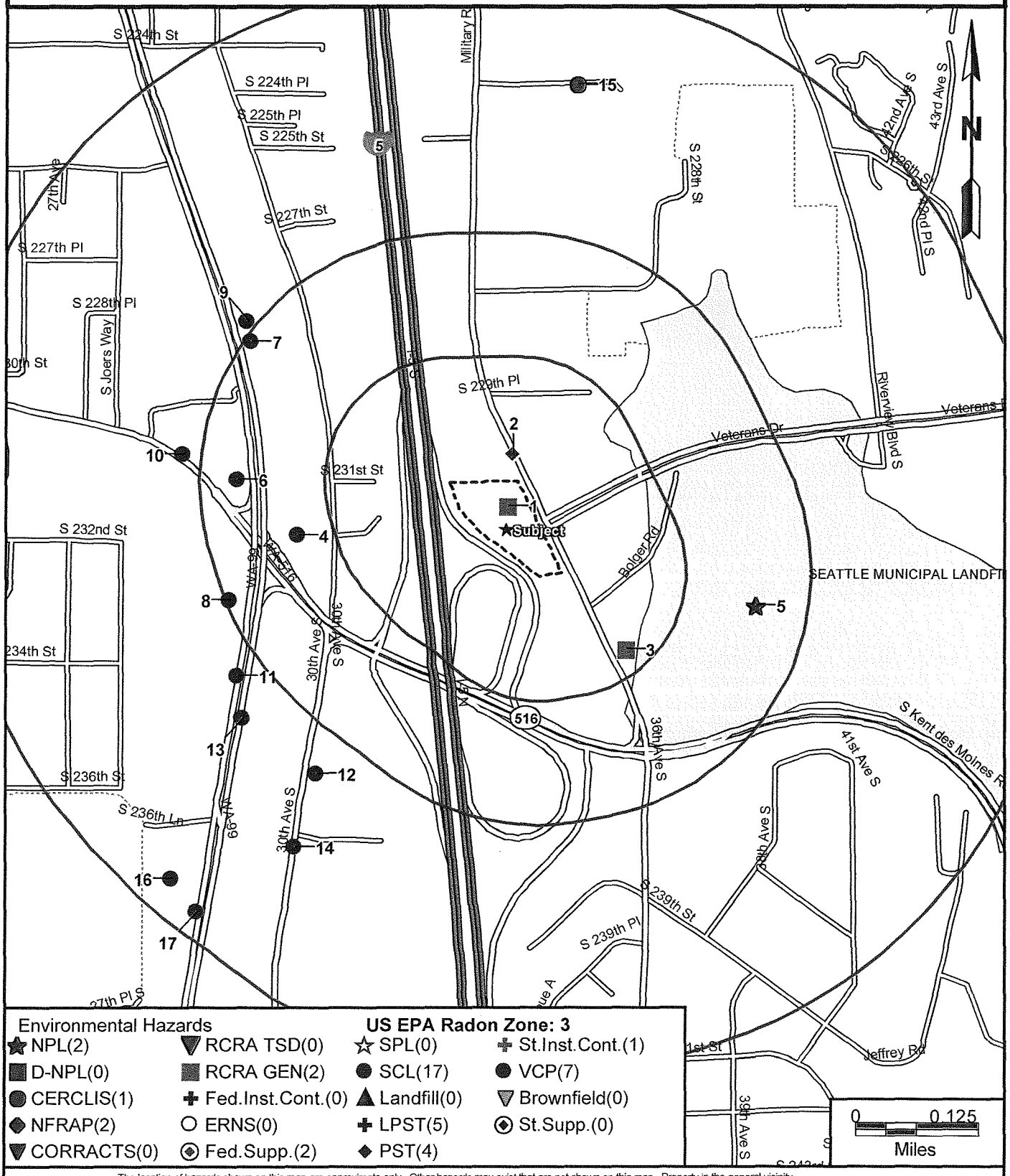
NPL(2)	RCRA TSD(0)	SPL(0)	St.Inst.Cont.(1)
D-NPL(0)	RCRA GEN(2)	SCL(17)	VCP(7)
CERCLIS(1)	Fed.Inst.Cont.(0)	Landfill(0)	Brownfield(0)
NFRAP(2)	ERNS(0)	LPST(5)	St.Supp.(0)
CORRACTS(0)	Fed.Supp.(2)	PST(4)	

US EPA Radon Zone: 3

CAUTION: The location of hazards shown on this map are approximate only. Other hazards may exist that are not shown on this map. Property in the general vicinity of hazards should be evaluated by a environmental engineer or other appropriate specialist prior to purchase or investment.

HAZARDS MAP

Project #: 35126
Site Name: Poulsbo RV Property
Property Location: 23051 Military Road South, Kent, WA 98198, King County



Environmental Hazards

NPL(2)	RCRA TSD(0)	SPL(0)	St.Inst.Cont.(1)
D-NPL(0)	RCRA GEN(2)	SCL(17)	VCP(7)
CERCLIS(1)	Fed.Inst.Cont.(0)	Landfill(0)	Brownfield(0)
NFRAP(2)	ERNS(0)	LPST(5)	St.Supp.(0)
CORRACTS(0)	Fed.Supp.(2)	PST(4)	

US EPA Radon Zone: 3

0 0.125 Miles

CAUTION: The location of hazards shown on this map are approximate only. Other hazards may exist that are not shown on this map. Property in the general vicinity of hazards should be evaluated by a environmental engineer or other appropriate specialist prior to purchase or investment.

HAZARD MAP WITH AERIAL PHOTOGRAPH

Project #: 35126
Site Name: Poulsbo RV Property
Property Location: 23051 Military Road South, Kent, WA 98198, King County
Map Scale 1 in. = 700' Approx Aerial Year: 2013

Environmental Hazards

NPL(2)	RCRA TSD(0)	SPL(0)	St.Inst.Cont.(1)
D-NPL(0)	RCRA GEN(2)	SCL(17)	VCP(7)
CERCLIS(1)	Fed.Inst.Cont.(0)	Landfill(0)	Brownfield(0)
NFRAP(2)	ERNS(0)	LPST(5)	St.Supp.(0)
CORRACTS(0)	Fed.Supp.(2)	PST(4)	

US EPA Radon Zone: 3

0 0.125 Miles

CAUTION: The location of hazards shown on this map are approximate only. Other hazards may exist that are not shown on this map. Property in the general vicinity of hazards should be evaluated by a environmental engineer or other appropriate specialist prior to purchase or investment.

SITE INVENTORY

Property And Surrounding Areas (all sites within 1/8 mi)	MapID Distance Direction	NPL/D-NPL	CERCLIS	NFRAP/CERC-AR	CORRACTS	RCRA TSD	RCRA GEN/NON	ERNS	Inst. Controls	SPL	SCL	LANDFILL	LPST	PST	VCPs	BROWNFIELD	Fed.&St-Suppl.
VALLEY I5 23051 MILITARY RD S Kent, WA 98032	1 On-Site						◆		◆		◆			◆	◆		◆
GAIS SEATTLE FRENCH BAKING COMPANY 23012 MILITARY RD S Kent, WA 980321832	2 0.031 N													◆			
TIMLICKS AUTO REBUILD INC 23254 MILITARY RD S Kent, WA 98032	3 0.1 SE						◆							◆			
Surrounding Sites (between 1/8 mi and 1/4 mi)	**MapID Distance Direction**	**NPL/D-NPL**	**CERCLIS**	**NFRAP/CERC-AR**	**CORRACTS**	**RCRA TSD**	**RCRA GEN/NON**	**ERNS**	**Inst. Controls**	**SPL**	**SCL**	**LANDFILL**	**LPST**	**PST**	**VCPs**	**BROWNFIELD**	**Fed.&St-Suppl.**
MIDAS MUFFLER & BRAKE SHOP 23100 PACIFIC HWY S Des Moines, WA 98198	4 0.161 W										◆		◆				
KENT HIGHLANDS NE OF MILITARY RD AND KENT DES MOINES R Kent, WA 98031	5 0.198 E	◆		◆							◆						
MIDWAY TEXACO 23031 PACIFIC HWY S Des Moines, WA 98198-7269	6 0.213 W										◆		◆		◆		
MIDWAY MOTORS 22834 PACIFIC HWY S Des Moines, WA 98198	7 0.245 NW										◆						
MIDWAY CROSSING 23223 PACIFIC HWY S Kent, WA 98032-2721	8 0.246 W										◆				◆		
Surrounding Sites (between 1/4 mi and 1/2 mi)	**MapID Distance Direction**	**NPL/D-NPL**	**CERCLIS**	**NFRAP/CERC-AR**	**CORRACTS**	**RCRA TSD**	**RCRA GEN/NON**	**ERNS**	**Inst. Controls**	**SPL**	**SCL**	**LANDFILL**	**LPST**	**PST**	**VCPs**	**BROWNFIELD**	**Fed.&St-Suppl.**
Kost Auto Sales 22820 PACIFIC HWY S Des Moines, WA 98198	9 0.261 NW										◆						
MIDWAY AUTO REPAIR DES MOINES 2802 KENT DES MOINES RD Des Moines, WA 98198	10 0.269 W										◆						
Shell 120956 23419 PACIFIC HWY S Des Moines, WA 98188	11 0.277 SW										◆		◆		◆		
MIDWAY AUTO REPAIR UST 200724 23452 30TH AVE Des Moines, WA 98198	12 0.293 SW										◆						

◆ **Data Type Mapped at this Site ID**

Summary Continued on Next Page

Property Location: 23051 Military Road South
Kent, WA 98198

SITE INVENTORY

Surrounding Sites (between 1/4 mi and 1/2 mi)	MapID Distance Direction	NPL/D-NPL	CERCLIS	NFRAP/CERC-AR	CORRACTS	RCRA TSD	RCRA GEN/NON	ERNS	Inst. Controls	SPL	SCL	LANDFILL	LPST	PST	VCPs	BROWNFIELD	Fed.&St-Suppl.
SOUTHGATE OIL 23428 PACIFIC HWY S Kent, WA 98032-2718	13 0.3 SW										◆		◆		◆		
MURRAYS COLLISION CENTER 23608 30TH AVE S Kent, WA 98032	14 0.364 SW										◆		◆				
NIKE S-43 MIDWAY NEAR END S 224TH ST, E OF MILITARY RD S, Des Moines, WA 98032	15 0.406 N		◆	◆							◆						
Midw ay Cleaners 23647 PACIFIC HWY S Kent, WA 98032	16 0.465 SW										◆				◆		
HIGHLINE MARKET 23845 PACIFIC HWY S Des Moines, WA 98031	17 0.475 SW										◆				◆		

Surrounding Sites (between 1/2 mi and 1 mi)	MapID Distance Direction	NPL/D-NPL	CERCLIS	NFRAP/CERC-AR	CORRACTS	RCRA TSD	RCRA GEN/NON	ERNS	Inst. Controls	SPL	SCL	LANDFILL	LPST	PST	VCPs	BROWNFIELD	Fed.&St-Suppl.
MIDWAY LANDFILL 24800 PACIFIC HWY S. Kent, WA 98031	18 0.903 S	◆															

◆ **Data Type Mapped at this Site ID**

Property Location: 23051 Military Road South
Kent, WA 98198

DATABASE FINDINGS

Property Location: 23051 Military Road South
Kent, WA 98198, King County

Site Radius: Polygon Boundary

FEDERAL DATABASES

Database	Date Updated	Search Radius	On-Site	1/8	1/4	1/2	1.0	Total
NPL	05/2015	1.000	0	0	1	0	1	2
P-NPL	05/2015	1.000	0	0	0	0	0	0
D-NPL	05/2015	0.500	0	0	0	0	-	0
CERCLIS	11/2013	0.500	0	0	0	1	-	1
CERC-AR	11/2013	0.500	0	0	1	1	-	2
NFRAP	05/2015	0.500	0	0	0	0	-	0
CORRACTS	04/2015	1.000	0	0	0	0	0	0
RCRA TSD	04/2015	0.500	0	0	0	0	-	0
RCRA GEN	06/2015	0.125	0	0	-	-	-	0
RCRA NON	04/2015	0.125	1	1	-	-	-	2
ERNS	04/2015	0.000	0	-	-	-	-	0
FED-BROWNS	04/2015	0.500	0	0	0	0	-	0
DEA LABS	10/2014	0.500	0	0	0	0	-	0
FRS	07/2015	0.000	2	-	-	-	-	2

TRIBAL DATABASES

Database	Date Updated	Search Radius	On-Site	1/8	1/4	1/2	1.0	Total
TRIBAL LPST	04/2015	0.500	0	0	0	0	-	0
TRIBAL UST	04/2015	0.125	0	0	-	-	-	0

STATE DATABASES

Database	Date Updated	Search Radius	On-Site	1/8	1/4	1/2	1.0	Total
WA | SCL	07/2015	0.500	0	0	3	5	-	8
WA | NFA	07/2015	0.500	1	0	2	6	-	9
WA | SWLF	07/2015	0.500	0	0	0	0	-	0
WA | LPST	07/2015	0.500	0	0	2	3	-	5
WA | PST	07/2015	0.125	2	2	-	-	-	4
WA | COV	07/2015	0.125	1	0	-	-	-	1
WA | VCP	07/2015	0.500	1	0	2	4	-	7
WA | Brownfields	07/2015	0.500	0	0	0	0	-	0

SITE SUMMARY

MapID	Type	Fac.ID	Facility Name	Address	Distance(mi)
5	NPL	1000889	KENT HIGHLANDS	Ne Of Military Rd And Kent Des Moines Rd, Kent, WA 98031	0.198 E
18	NPL	1000851	MIDWAY LANDFILL	24800 Pacific Hw y S., Kent, WA 98031	0.903 S
15	CERCLIS	1002797	NIKE S-43 MIDWAY	Near End S 224th St, E Of Military Rd S,, Des Moines, WA 98032	0.406 N
5	CERC-AR	1000889	SEATTLE MUNICIPAL LANDFILL	Ne Of Military Rd And Kent Des Moines Rd, Kent, WA 98031	0.198 E
15	CERC-AR	1002797	NIKE S-43 MIDWAY	Near End S 224th St, E Of Military Rd S,, Des Moines, WA 98032	0.406 N
1	RCRA NON	WAD027337146	VALLEY I5	23051 Military Rd S, Kent, WA 98032	On-Site
3	RCRA NON	WAD099037053	TIMLICKS AUTO REBUILD INC	23254 Military Rd S, Kent, WA 98032	0.1 SE
1	NFA	78643737	VALLEY I5	23051 Military Rd S, Kent, WA 98032	On-Site
4	NFA	55673157	MIDAS MUFFLER & BRAKE SHO	23100 Pacific Hw y S, Des Moines, WA 98198	0.161 W
8	NFA	59998561	MIDWAY CROSSING	23223 Pacific Hw y S, Kent, WA 98032-2721	0.246 W
10	NFA	16585623	MIDWAY AUTO REPAIR DES M	2802 Kent Des Moines Rd, Des Moines, WA 98198	0.269 W
11	NFA	18977197	Shell 120956	23419 Pacific Hw y S, Des Moines, WA 98188	0.277 SW
12	NFA	27297979	MIDWAY AUTO REPAIR UST 20	23452 30th Ave, Des Moines, WA 98198	0.293 SW
14	NFA	3411637	MURRAYS COLLISION CENTER	23608 30th Ave S, Kent, WA 98032	0.364 SW
15	NFA	12293	Kent Learning Center	22420 Military Rd S, Des Moines, WA 98198	0.406 N
17	NFA	12335173	HIGHLINE MARKET	23845 Pacific Hw y S, Des Moines, WA 98031	0.475 SW
5	SCL	2042	KENT HIGHLANDS LANDFILL	240th & Military Rd, Kent, WA 98032	0.198 E
6	SCL	51216788	MIDWAY TEXACO	23031 Pacific Hw y S, Des Moines, WA 98198-7269	0.213 W
7	SCL	64422957	MIDWAY MOTORS	22834 Pacific Hw y S, Des Moines, WA 98198	0.245 NW
9	SCL	9331082	Kost Auto Sales	22820 Pacific Hw y S, Des Moines, WA 98198	0.261 NW
11	SCL	18977197	Shell 120956	23419 Pacific Hw y S, Des Moines, WA 98188	0.277 SW
13	SCL	84946863	SOUTHGATE OIL	23428 Pacific Hw y S, Kent, WA 98032-2718	0.3 SW
14	SCL	3411637	MURRAYS COLLISION CENTER	23608 30th Ave S, Kent, WA 98032	0.364 SW
16	SCL	91733269	Midw ay Cleaners	23647 Pacific Hw y S, Kent, WA 98032	0.465 SW
4	LPST	55673157	MIDAS MUFFLER & BRAKE SHO	23100 Pacific Hw y S, Des Moines, WA 98198	0.161 W
6	LPST	51216788	MIDWAY TEXACO	23031 Pacific Hw y S, Des Moines, WA 98198-7269	0.213 W
11	LPST	18977197	Shell 120956	23419 Pacific Hw y S, Des Moines, WA 98188	0.277 SW
13	LPST	84946863	SOUTHGATE OIL	23428 Pacific Hw y S, Kent, WA 98032-2718	0.3 SW
14	LPST	3411637	MURRAYS COLLISION CENTER	23608 30th Ave S, Kent, WA 98032	0.364 SW
1	PST	78643737	VALLEY I-5	23051 Military Rd S, Kent, WA 98032	On-Site
1	PST	56213795	VALLEY I-5	23005 Military Rd, Kent, WA 980321833	On-Site
2	PST	14664782	GAIS SEATTLE FRENCH BAKIN	23012 Military Rd S, Kent, WA 980321832	0.031 N
3	PST	72542289	TIMLICKS AUTO REBUILD	23254 Military Rd S, Kent, WA 98032	0.1 SE
1	COV	78643737	VALLEY I5	23051 Military Rd S, Kent, WA 98032	On-Site
1	VCP	78643737	VALLEY I5	23051 Military Rd S, Kent, WA 98032	On-Site
6	VCP	51216788	MIDWAY TEXACO	23031 Pacific Hw y S, Des Moines, WA 98198-7269	0.213 W
8	VCP	59998561	MIDWAY CROSSING	23223 Pacific Hw y S, Kent, WA 98032-2721	0.246 W
11	VCP	18977197	Shell 120956	23419 Pacific Hw y S, Des Moines, WA 98188	0.277 SW
13	VCP	84946863	SOUTHGATE OIL	23428 Pacific Hw y S, Kent, WA 98032-2718	0.3 SW
16	VCP	91733269	Midw ay Cleaners	23647 Pacific Hw y S, Kent, WA 98032	0.465 SW
17	VCP	12335173	HIGHLINE MARKET	23845 Pacific Hw y S, Des Moines, WA 98031	0.475 SW
1	FRS	110005316782	VALLEY I5	23051 Military Rd S, Kent, WA 98032-1824	On-Site
1	FRS	110015452286	VALLEY I5 CLOSED	23005 Military Rd, Kent, WA 98032-1833	On-Site

EPA FACILITY REGISTRY SYSTEM

HAZARD SITE: VALLEY I5 CLOSED		**MAP ID:**
ADDRESS : 23005 Military Rd		
Kent, WA 98032-1833		**1**
GOVT ID: 110015452286	**APPROX. ELEVATION:373 FT (APPROX 9 FT ABOVE SUBJECT CENTROID)**	
DATA UPDATED: 07/2015	**DIST/DIR: ONSITE**	

Federal Facility:	No Data Available	**Federal Agency Name:**	No Data Available
Tribal Land:	No Data Available	**Tribal Land Name:**	No Data Available
Site Type Name:	STATIONARY	**Interest Types:**	No Data Available
Initial Entry:	01-AUG-2003 04:54:41	**Last Update:**	29-DEC-2014 15:21:15
Web URL:	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110015452286		

PROGRAM INTERESTS

REGULATORY PROGRAM (ID#) / SITE INTEREST

WA-FSIS(56213795) / STATE MASTER

EPA FACILITY REGISTRY SYSTEM

HAZARD SITE: VALLEY I5		**MAP ID:**
ADDRESS : 23051 Military Rd S		
Kent, WA 98032-1824		1
GOVT ID: 110005316782	**APPROX. ELEVATION:373 FT (APPROX 9 FT ABOVE SUBJECT CENTROID)**	
DATA UPDATED: 07/2015	**DIST/DIR: ONSITE**	

Federal Facility:	No Data Available	**Federal Agency Name:**	No Data Available
Tribal Land:	No Data Available	**Tribal Land Name:**	No Data Available
Site Type Name:	STATIONARY	**Interest Types:**	No Data Available
Initial Entry:	01-MAR-2000 00:00:00	**Last Update:**	28-MAR-2014 20:20:59
Web URL:	http://iaspub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110005316782		

PROGRAM INTERESTS

REGULATORY PROGRAM (ID#) / SITE INTEREST

RCRAINFO(WAD027337146) / UNSPECIFIED UNIVERSE

WA-FSIS(78643737) / STATE MASTER

PETROLUEM STORAGE/MULTIPLE CLEANUP SITE FINDINGS

HAZARD SITE: VALLEY I5		**MAP ID:**
ADDRESS : 23051 Military Rd S		
Kent, WA 98032		1
GOVT ID: 78643737	**APPROX. ELEVATION:373 FT (APPROX 9 FT ABOVE SUBJECT CENTROID)**	
DATA UPDATED: 07/2015	**DIST/DIR: ONSITE**	

The site with a facility ID 78643737 was identified within the following databases:

REGISTERED UNDERGROUND STORAGE TANK (Removed)
STATE CLEANUP LIST/NO FURTHER ACTION
Environmental Covenants Registry
VOLUNTARY CLEANUP PROGRAM SITE

PST DETAILS:

UST ID:	7000	**Tank ID:**	1
Tank Status:	Removed	**Install Date:**	00/01/1978
Capacity Range:	1,101 to 2,000 Gallons	**Compartment ID:**	7000
Substance Stored:	Unleaded Gasoline		

UST ID:	7000	**Tank ID:**	2
Tank Status:	Removed	**Install Date:**	00/01/1978
Capacity Range:	1,101 to 2,000 Gallons	**Compartment ID:**	7000
Substance Stored:	Unleaded Gasoline		

UST ID:	7000	**Tank ID:**	3
Tank Status:	Removed	**Install Date:**	00/01/1978
Capacity Range:	111 TO 1,100 Gallons	**Compartment ID:**	7000
Substance Stored:	Unleaded Gasoline		

UST ID:	7000	**Tank ID:**	4
Tank Status:	Exempt	**Install Date:**	00/31/1964
Capacity Range:	111 TO 1,100 Gallons	**Compartment ID:**	7000
Substance Stored:	Unleaded Gasoline		

NFA DETAILS:

No Further Action Date:	11/16/2006	**Cleanup ID:**	6674
Rank:	Data Not Available	**VCP:**	Data Not Available

REGISTERED UNDERGROUND STORAGE TANK

HAZARD SITE: VALLEY I-5		**MAP ID:**
ADDRESS : 23005 Military Rd		
Kent, WA 980321833		1
GOVT ID: 56213795	**APPROX. ELEVATION:373 FT (APPROX 9 FT ABOVE SUBJECT CENTROID)**	
DATA UPDATED: 07/2015	**DIST/DIR: ONSITE**	

PST DETAILS:

UST ID:	7993	**Tank ID:**	1
Tank Status:	Removed	**Install Date:**	00/31/1964
Capacity Range:	Data Not Available	**Compartment ID:**	7993
Substance Stored:	Leaded Gasoline		

RCRA NON-GENERATOR

HAZARD SITE: VALLEY I5		**MAP ID:**
ADDRESS : 23051 Military Rd S		
Kent, WA 98032		1
GOVT ID: WAD027337146	**APPROX. ELEVATION:373 FT (APPROX 9 FT ABOVE SUBJECT CENTROID)**	
DATA UPDATED: 04/2015	**DIST/DIR: ONSITE**	

EPA HANDLER ID#:	WAD027337146	**UNIVERSE TYPE:**	Not a Generator
LAND TYPE:	Private	**DATE RECEIVED:**	6/20/2000
USED OIL FACILITY:	NO	**NON NOTIFIER:**	Data Unvailable
WASTE RECYCLER:	NO	**UNDERGROUND**	NO
GROUNDWATER CONTROLS IN PLACE:	NO	**INJECTION ACTIVITY:**	
CONTACT NAME:	PULSBO RV PULSBO RV	**INSTITUTIONAL/ENVIRONMENTAL CONTROL INDICATOR:**	None Listed
CONTACT ADDRESS:	23051 MILITARY RD S KENT, WA 98032		
CONTACT PHONE:	(000)000-0000		

OWNER INFORMATION

DATE CURRENT	OWNER NAME	OWNER ADDRESS	OWNER PHONE
Unlisted	KEN W	23051 MILITARY RD S KENT, WA 98032	(206)824-7170
Unlisted	DON H	PO BOX 3040 KENT, WA 98032	(206)824-7170

NAICS CODES

44111 - NEW CAR DEALERS

-NO EVALUATION INFORMATION AVAILABLE-

-NO ENFORCEMENT INFORMATION AVAILABLE-

-NO VIOLATIONS FOUND-

REGISTERED UNDERGROUND STORAGE TANK

HAZARD SITE:	GAIS SEATTLE FRENCH BAKING COMPANY	**MAP ID:**
ADDRESS :	23012 Military Rd S Kent, WA 980321832	**2**
GOVT ID:	14664782	**APPROX. ELEVATION:382 FT (APPROX 18 FT ABOVE SUBJECT CENTROID)**
DATA UPDATED:	07/2015	**DIST/DIR: 0.031 N**

PST DETAILS:

UST ID:	7992	**Tank ID:**	1
Tank Status:	Closure in Process	**Install Date:**	00/31/1964
Capacity Range:	Data Not Available	**Compartment ID:**	7992
Substance Stored:	Leaded Gasoline		

UST ID:	7992	**Tank ID:**	2
Tank Status:	Closed in Place	**Install Date:**	00/31/1964
Capacity Range:	Data Not Available	**Compartment ID:**	7992
Substance Stored:	Leaded Gasoline		

UST ID:	7992	**Tank ID:**	3
Tank Status:	Removed	**Install Date:**	00/01/1981
Capacity Range:	10,000 to 19,999 Gallons	**Compartment ID:**	7992
Substance Stored:	Leaded Gasoline		

REGISTERED UNDERGROUND STORAGE TANK

HAZARD SITE:	TIMLICKS AUTO REBUILD	**MAP ID:**
ADDRESS :	23254 Military Rd S	
	Kent, WA 98032	3
GOVT ID: 72542289	**APPROX. ELEVATION:285 FT (APPROX 79 FT BELOW SUBJECT CENTROID)**	
DATA UPDATED: 07/2015	**DIST/DIR: 0.1 SE**	

PST DETAILS:

UST ID:	571689	**Tank ID:**	1
Tank Status:	Removed	**Install Date:**	00/01/1900
Capacity Range:	Data Not Available	**Compartment ID:**	571689
Substance Stored:	Used Oil/Waste Oil		

RCRA NON-GENERATOR

HAZARD SITE: TIMLICKS AUTO REBUILD INC		**MAP ID:**
ADDRESS : 23254 Military Rd S		
Kent, WA 98032		3
GOVT ID: WAD099037053	**APPROX. ELEVATION:285 FT (APPROX 79 FT BELOW SUBJECT CENTROID)**	
DATA UPDATED: 04/2015	**DIST/DIR: 0.1 SE**	

EPA HANDLER ID#:	WAD099037053	**UNIVERSE TYPE:**	Not a Generator
LAND TYPE:	Private	**DATE RECEIVED:**	9/15/2003
USED OIL FACILITY:	NO	**NON NOTIFIER:**	Data Unvailable
WASTE RECYCLER:	NO	**UNDERGROUND**	NO
GROUNDWATER CONTROLS IN PLACE:	NO	**INJECTION ACTIVITY:**	
CONTACT NAME:	TIMLICKS AUTO R TIMLICKS AUTO R	**INSTITUTIONAL/ENVIRONMENTAL CONTROL INDICATOR:**	None Listed
CONTACT ADDRESS:	23254 MILITARY RD S KENT, WA 98032-1894		
CONTACT PHONE:	(000)000-0000		

OWNER INFORMATION

DATE CURRENT	OWNER NAME	OWNER ADDRESS	OWNER PHONE
Unlisted	GEORGE T	21015 7TH AVE S SEATTLE, WA 98198-3230	(206)824-5286

NAICS CODES

811111 - GENERAL AUTOMOTIVE REPAIR

-NO EVALUATION INFORMATION AVAILABLE-

-NO ENFORCEMENT INFORMATION AVAILABLE-

-NO VIOLATIONS FOUND-

Property Location: 23051 Military Road South
Kent, WA 98198

LEAKING PETROLEUM STORAGE/MULTIPLE CLEANUP SITE FINDINGS

HAZARD SITE:	MIDAS MUFFLER & BRAKE SHOP	**MAP ID:**
ADDRESS :	23100 Pacific Hw y S Des Moines, WA 98198	**4**
GOVT ID:	55673157	**APPROX. ELEVATION:383 FT (APPROX 19 FT ABOVE SUBJECT CENTROID)**
DATA UPDATED:	07/2015	**DIST/DIR: 0.161 W**

The site with a facility ID 55673157 was identified within the following databases:
REGISTERED UNDERGROUND STORAGE TANK (Removed)
LEAKING PETROLEUM STORAGE TANK (Reported Cleaned Up)
STATE CLEANUP LIST/NO FURTHER ACTION

PST DETAILS:

UST ID:	101870	**Tank ID:**	1
Tank Status:	Removed	**Install Date:**	00/15/1985
Capacity Range:	111 TO 1,100 Gallons	**Compartment ID:**	101870
Substance Stored:	Used Oil/Waste Oil		

LPST DETAILS:

Cleanup Unit:	MIDAS MUFFLER & BRAKE SHOP		
Status Date:	6/13/1996	**Release Status:**	Cleanup Started
Process Type:	Data Not Available		

Cleanup Unit:	MIDAS MUFFLER & BRAKE SHOP		
Status Date:	9/10/1996	**Release Status:**	Reported Cleaned Up
Process Type:	Data Not Available		

NFA DETAILS:

No Further Action Date:	10/3/2011	**Cleanup ID:**	9709
Rank:	Data Not Available	**VCP:**	Data Not Available

Property Location: 23051 Military Road South
Kent, WA 98198

ARCHIVED CERCLIS DATABASE

HAZARD SITE:	SEATTLE MUNICIPAL LANDFILL (KENT HIGHLANDS)	**MAP ID:**
ADDRESS :	Ne Of Military Rd And Kent Des Moines Rd	
	Kent, WA 98031	**5**
GOVT ID: 1000889	**APPROX. ELEVATION:175 FT (APPROX 189 FT BELOW SUBJECT CENTROID)**	
DATA UPDATED: 05/2015	**DIST/DIR: 0.198 E**	

SITE INTRODUCTION

EPA ID#:	WAD980639462	**NPL STATUS:**	Currently on the Final NPL
SITE ID#:	1000889	**EPA REGION:**	Region 10
SITE CLASSIFICATION:	Data Unavailable	**SITE SETTING:**	Suburban
SITE STATUS:	Data Unavailable		
FEDERAL RESPONSIBILITY:	Data Unavailable	**FEDERAL FACILITY STATUS:**	Not a Federal Facility

CERCLA ACTIONS & EVENTS

EVENT DESCRIPTION	START DATE	END DATE
Discovery	NOT REPORTED	6/1/1981
Preliminary Assessment	12/20/1984	5/19/1986
State Order	NOT REPORTED	5/26/1987
Remedial Investigation/feasibility Study Negotiations	11/15/1986	5/26/1987
Hazard Ranking System Package	NOT REPORTED	8/5/1987
Site Inspection	8/5/1987	8/5/1987
Proposal To National Priorities List	NOT REPORTED	6/24/1988
National Priorities List Responsible Party Search	2/21/1989	4/21/1989
Final Listing On National Priorities List	NOT REPORTED	8/30/1990
Removal Assessment	NOT REPORTED	8/31/1990
Removal Assessment	4/30/1992	4/30/1992
Combined Remedial Investigation/feasibility Study	5/26/1987	5/26/1992
Record Of Decision	NOT REPORTED	4/30/1993
Remedial Action	5/26/1987	6/30/1995
Preliminary Close-out Report Prepared	NOT REPORTED	9/7/1995
Five-year Review	NOT REPORTED	9/28/1998
Five-year Review	NOT REPORTED	9/29/2003
Five-year Review	NOT REPORTED	6/30/2009

SITE ALIAS INFORMATION

ALIAS ID	ALIAS NAME & ADDRESS
406	SEATTLE MUNICIPAL LANDFILL (KENT HIGHLANDS)/NE OF MILITARY RD AND KENT DES MOINES RD KENT, WA 98031
405	SEATTLE MUNICIPAL LANDFILL (KENT HGHLNDS/240TH & MILITARY RD KENT, WA 98031
401	SEATTLE MUNICIPAL LANDFILL (KENT HIGHLAN/KING, WA
402	SEATTLE MUNICIPAL LANDFILL (KENT HGHLNDS/240TH & MILITARY RD KENT, WA 98031
403	SEATTLE MUNICIPAL LANDFILL (KENT HGHLNDS/240TH & MILITARY RD KENT, WA 98031
101	KENT-HIGHLANDS DISPOSAL SITE
201	MILITARY ROAD LDFL
301	SEATTLE, CY OF, KENT HIGHLANDS DSPL SITE
404	SEATTLE MUNICIPAL LANDFILL (KENT HGHLNDS)

STATE CLEANUP LIST

HAZARD SITE:	KENT HIGHLANDS LANDFILL	**MAP ID:**
ADDRESS :	240th & Military Rd	
	Kent, WA 98032	**5**
GOVT ID: 2042	**APPROX. ELEVATION:175 FT (APPROX 189 FT BELOW SUBJECT CENTROID)**	
DATA UPDATED: 07/2015	**DIST/DIR: 0.198 E**	

CLEANUP DETAILS:

Responsible Unit:	Northw est	**Region:**	Northw est
Site Status:	Cleanup Complete-Active O&M/Monitoring		
Brownfield:	Data Not Available	**PSI Site:**	Data Not Available

Affected Media & Contaminants:

Contaminant	Ground Water	Surface Water	Soil	Sediment	Air	Bedrock
Halogenated Organics	C					

Legend:

B - Below Cleanup Level	R-Remediated
C-Confirmed Above Cleanup Level	RA-Remediated-Above
S-Suspected	RB-Remediated-Below

COVENANTS DETAILS:

Cleanup Site ID:	4428	**Site Manager:**	Adams, Mark
NFA Date:	Data Not Available	**Instrument Type:**	Environmental Covenant
Notes:	Recording #: 20020314002279, Date: Mar 14 2002 12:00AM		
File Number:	20020314002279	**File Date:**	3/14/2002
Covenants:	Restricted Land Use		

Property Location: 23051 Military Road South
Kent, WA 98198

NATIONAL PRIORITY LIST

HAZARD SITE:	KENT HIGHLANDS	**MAP ID:**
ADDRESS :	Ne Of Military Rd And Kent Des Moines Rd	
	Kent, WA 98031	5
GOVT ID: 1000889	**APPROX. ELEVATION:175 FT (APPROX 189 FT BELOW SUBJECT CENTROID)**	
DATA UPDATED: 05/2015	**DIST/DIR: 0.198 E**	

SITE INTRODUCTION

EPA ID#:	WAD980639462	**NPL STATUS:**	Currently on the Final NPL
SITE ID#:	1000889	**EPA REGION:**	Region 10
SITE CLASSIFICATION:	Data Unavailable	**SITE SETTING:**	Suburban
SITE STATUS:	Data Unavailable		
FEDERAL RESPONSIBILITY:	Data Unavailable	**FEDERAL FACILITY STATUS:**	Not a Federal Facility

CERCLA ACTIONS & EVENTS

EVENT DESCRIPTION	START DATE	END DATE
Discovery	NOT REPORTED	6/1/1981
Preliminary Assessment	12/20/1984	5/19/1986
State Order	NOT REPORTED	5/26/1987
Remedial Investigation/feasibility Study Negotiations	11/15/1986	5/26/1987
Hazard Ranking System Package	NOT REPORTED	8/5/1987
Site Inspection	8/5/1987	8/5/1987
Proposal To National Priorities List	NOT REPORTED	6/24/1988
National Priorities List Responsible Party Search	2/21/1989	4/21/1989
Final Listing On National Priorities List	NOT REPORTED	8/30/1990
Removal Assessment	NOT REPORTED	8/31/1990
Removal Assessment	4/30/1992	4/30/1992
Combined Remedial Investigation/feasibility Study	5/26/1987	5/26/1992
Record Of Decision	NOT REPORTED	4/30/1993
Remedial Action	5/26/1987	6/30/1995
Preliminary Close-out Report Prepared	NOT REPORTED	9/7/1995
Five-year Review	NOT REPORTED	9/28/1998
Five-year Review	NOT REPORTED	9/29/2003
Five-year Review	NOT REPORTED	6/30/2009

SITE ALIAS INFORMATION

ALIAS ID	ALIAS NAME & ADDRESS
406	SEATTLE MUNICIPAL LANDFILL (KENT HIGHLANDS)/NE OF MILITARY RD AND KENT DES MOINES RD KENT, WA 98031
405	SEATTLE MUNICIPAL LANDFILL (KENT HGHLNDS/240TH & MILITARY RD KENT, WA 98031
401	SEATTLE MUNICIPAL LANDFILL (KENT HIGHLAN/KING, WA
402	SEATTLE MUNICIPAL LANDFILL (KENT HGHLNDS/240TH & MILITARY RD KENT, WA 98031
403	SEATTLE MUNICIPAL LANDFILL (KENT HGHLNDS/240TH & MILITARY RD KENT, WA 98031
101	KENT-HIGHLANDS DISPOSAL SITE
201	MILITARY ROAD LDFL
301	SEATTLE, CY OF, KENT HIGHLANDS DSPL SITE
404	SEATTLE MUNICIPAL LANDFILL (KENT HGHLNDS)

LEAKING PETROLEUM STORAGE/MULTIPLE CLEANUP SITE FINDINGS

HAZARD SITE: MIDWAY TEXACO		**MAP ID:**
ADDRESS : 23031 Pacific Hw y S		
Des Moines, WA 98198-7269		**6**
GOVT ID: 51216788	**APPROX. ELEVATION:365 FT (APPROX 1 FT ABOVE SUBJECT CENTROID)**	
DATA UPDATED: 07/2015	**DIST/DIR: 0.213 W**	

The site with a facility ID 51216788 was identified within the following databases:

REGISTERED UNDERGROUND STORAGE TANK (Operational)
LEAKING PETROLEUM STORAGE TANK (Cleanup Started)
STATE CLEANUP LIST (Cleanup Started)
VOLUNTARY CLEANUP PROGRAM SITE

PST DETAILS:

UST ID:	4448	**Tank ID:**	1
Tank Status:	Operational	**Install Date:**	00/01/1983
Capacity Range:	10,000 to 19,999 Gallons	**Compartment ID:**	4448
Substance Stored:	Unleaded Gasoline		

UST ID:	4448	**Tank ID:**	2
Tank Status:	Operational	**Install Date:**	00/01/1983
Capacity Range:	10,000 to 19,999 Gallons	**Compartment ID:**	4448
Substance Stored:	Unleaded Gasoline		

UST ID:	4448	**Tank ID:**	3
Tank Status:	Operational	**Install Date:**	00/01/1983
Capacity Range:	10,000 to 19,999 Gallons	**Compartment ID:**	4448
Substance Stored:	Unleaded Gasoline		

UST ID:	4448	**Tank ID:**	4
Tank Status:	Operational	**Install Date:**	00/01/1983
Capacity Range:	10,000 to 19,999 Gallons	**Compartment ID:**	4448
Substance Stored:	Unleaded Gasoline		

LPST DETAILS:

Cleanup Unit:	TEXACO 63 232 1420		
Status Date:	6/1/1995	**Release Status:**	Cleanup Started
Process Type:	Voluntary Cleanup Program		

CLEANUP DETAILS:

Responsible Unit:	Northw est	**Region:**	Northw est
Site Status:	Cleanup Started		
Brownfield:	Data Not Available	**PSI Site:**	Data Not Available

Affected Media & Contaminants:

Contaminant	Ground Water	Surface Water	Soil	Sediment	Air	Bedrock
Petroleum-Gasoline	C		C			
Petroleum-Diesel	C		C			
Non-Halogenated Solvents	C		C			
Methyl tertiary-butyl ether	B					
Benzene	C		C			

Legend:

B - Below Cleanup Level	R-Remediated
C-Confirmed Above Cleanup Level	RA-Remediated-Above
S-Suspected	RB-Remediated-Below

Property Location: 23051 Military Road South
Kent, WA 98198

STATE CLEANUP LIST

HAZARD SITE: MIDWAY MOTORS		**MAP ID:**
ADDRESS : 22834 Pacific Hw y S		
Des Moines, WA 98198		7
GOVT ID: 64422957	**APPROX. ELEVATION:381 FT (APPROX 17 FT ABOVE SUBJECT CENTROID)**	
DATA UPDATED: 07/2015	**DIST/DIR: 0.245 NW**	

CLEANUP DETAILS:

Responsible Unit: Northw est **Region:** Northw est
Site Status: Awaiting Cleanup
Brownfield: Data Not Available **PSI Site:** Data Not Available

Affected Media & Contaminants:

Contaminant	Ground Water	Surface Water	Soil	Sediment	Air	Bedrock
Petroleum Products-Unspecified			C			
Non-Halogenated Solvents			S			
Metals Priority Pollutants			S			
Halogenated Organics			S			

Legend:

B - Below Cleanup Level
C-Confirmed Above Cleanup Level
S-Suspected
R-Remediated
RA-Remediated-Above
RB-Remediated-Below

Property Location: 23051 Military Road South
Kent, WA 98198

MULTIPLE CLEANUP SITE FINDINGS

HAZARD SITE: MIDWAY CROSSING		**MAP ID:**
ADDRESS : 23223 Pacific Hw y S		
Kent, WA 98032-2721		8
GOVT ID: 59998561	**APPROX. ELEVATION:375 FT (APPROX 11 FT ABOVE SUBJECT CENTROID)**	
DATA UPDATED: 07/2015	**DIST/DIR: 0.246 W**	

The site with a facility ID 59998561 was identified within the following databases:

REGISTERED UNDERGROUND STORAGE TANK (Closed in Place)
STATE CLEANUP LIST/NO FURTHER ACTION
Environmental Covenants Registry
VOLUNTARY CLEANUP PROGRAM SITE

PST DETAILS:

UST ID:	101772	**Tank ID:**	1
Tank Status:	Closed in Place	**Install Date:**	00/01/1945
Capacity Range:	111 TO 1,100 Gallons	**Compartment ID:**	101772
Substance Stored:	Unleaded Gasoline		

NFA DETAILS:

No Further Action Date:	1/27/2010	**Cleanup ID:**	4617
Rank:	Data Not Available	**VCP:**	Data Not Available

COVENANTS DETAILS:

Cleanup Site ID:	4617	**Site Manager:**	Maurer, Christopher
NFA Date:	1/27/2010	**Instrument Type:**	Environmental Covenant
Notes:	Recording #: 20091110001119, Date: Nov 10 2009 12:00AM		
File Number:	20091110001119	**File Date:**	11/10/2009
Covenants:	Restricted Land Use;Prohibit Excavation;Maintenance Requriements		

STATE CLEANUP LIST

HAZARD SITE: Kost Auto Sales		**MAP ID:**
ADDRESS : 22820 Pacific Hw y S		
Des Moines, WA 98198		9
GOVT ID: 9331082	**APPROX. ELEVATION:385 FT (APPROX 21 FT ABOVE SUBJECT CENTROID)**	
DATA UPDATED: 07/2015	**DIST/DIR: 0.261 NW**	

CLEANUP DETAILS:

Responsible Unit: Northw est **Region:** Northw est
Site Status: Awaiting Cleanup
Brownfield: Data Not Available **PSI Site:** Data Not Available

Affected Media & Contaminants:

Contaminant	Ground Water	Surface Water	Soil	Sediment	Air	Bedrock
Petroleum Products-Unspecified	S		C			
Non-Halogenated Solvents	S		S			
Metals Priority Pollutants	S		S			
Metals - Other	S		S			

Legend:

B - Below Cleanup Level
C-Confirmed Above Cleanup Level
S-Suspected
R-Remediated
RA-Remediated-Above
RB-Remediated-Below

Property Location: 23051 Military Road South
Kent, WA 98198

STATE CLEANUP LIST/NO FURTHER ACTION

HAZARD SITE: MIDWAY AUTO REPAIR DES MOINES		**MAP ID:**
ADDRESS : 2802 Kent Des Moines Rd		
Des Moines, WA 98198		**10**
GOVT ID: 16585623	**APPROX. ELEVATION:345 FT (APPROX 19 FT BELOW SUBJECT CENTROID)**	
DATA UPDATED: 07/2015	**DIST/DIR: 0.269 W**	

PST DETAILS:

UST ID:	2456	**Tank ID:**	E-4000-#1
Tank Status:	Removed	**Install Date:**	00/31/1964
Capacity Range:	Data Not Available	**Compartment ID:**	2456
Substance Stored:	Unleaded Gasoline		

UST ID:	2456	**Tank ID:**	E-4000-#2
Tank Status:	Removed	**Install Date:**	00/31/1964
Capacity Range:	Data Not Available	**Compartment ID:**	2456
Substance Stored:	Unleaded Gasoline		

UST ID:	2456	**Tank ID:**	EUL-6000
Tank Status:	Removed	**Install Date:**	00/31/1964
Capacity Range:	Data Not Available	**Compartment ID:**	2456
Substance Stored:	Unleaded Gasoline		

UST ID:	2456	**Tank ID:**	EXT-10000
Tank Status:	Removed	**Install Date:**	00/31/1964
Capacity Range:	Data Not Available	**Compartment ID:**	2456
Substance Stored:	Unleaded Gasoline		

UST ID:	2456	**Tank ID:**	W-O-1000
Tank Status:	Removed	**Install Date:**	00/31/1964
Capacity Range:	Data Not Available	**Compartment ID:**	2456
Substance Stored:	Unleaded Gasoline		

NFA DETAILS:

No Further Action Date:	6/3/1997	**Cleanup ID:**	5603
Rank:	Data Not Available	**VCP:**	Data Not Available

Property Location: 23051 Military Road South
Kent, WA 98198

LEAKING PETROLEUM STORAGE/MULTIPLE CLEANUP SITE FINDINGS

HAZARD SITE: Shell 120956		**MAP ID:**
ADDRESS : 23419 Pacific Hw y S		
Des Moines, WA 98188		**11**
GOVT ID: 18977197	**APPROX. ELEVATION:389 FT (APPROX 25 FT ABOVE SUBJECT CENTROID)**	
DATA UPDATED: 07/2015	**DIST/DIR: 0.277 SW**	

The site with a facility ID 18977197 was identified within the following databases:

REGISTERED UNDERGROUND STORAGE TANK (Removed)
LEAKING PETROLEUM STORAGE TANK (Monitoring)
STATE CLEANUP LIST/NO FURTHER ACTION
STATE CLEANUP LIST (Cleanup Started)
VOLUNTARY CLEANUP PROGRAM SITE

PST DETAILS:

UST ID:	3363	**Tank ID:**	1
Tank Status:	Removed	**Install Date:**	00/01/1984
Capacity Range:	10,000 to 19,999 Gallons	**Compartment ID:**	3363
Substance Stored:	Unleaded Gasoline		

UST ID:	3363	**Tank ID:**	2
Tank Status:	Removed	**Install Date:**	00/01/1984
Capacity Range:	10,000 to 19,999 Gallons	**Compartment ID:**	3363
Substance Stored:	Unleaded Gasoline		

UST ID:	3363	**Tank ID:**	3
Tank Status:	Removed	**Install Date:**	00/01/1984
Capacity Range:	10,000 to 19,999 Gallons	**Compartment ID:**	3363
Substance Stored:	Unleaded Gasoline		

LPST DETAILS:

Cleanup Unit:	SHELL/TEXACO/DP		
Status Date:	10/31/1994	**Release Status:**	Cleanup Started
Process Type:	Voluntary Cleanup Program		

Cleanup Unit:	SHELL/TEXACO/DP		
Status Date:	6/10/1997	**Release Status:**	Monitoring
Process Type:	Voluntary Cleanup Program		

CLEANUP DETAILS:

Responsible Unit:	Northw est	**Region:**	Northw est
Site Status:	Cleanup Started		
Brownfield:	Data Not Available	**PSI Site:**	Data Not Available

Affected Media & Contaminants:

Contaminant	Ground Water	Surface Water	Soil	Sediment	Air	Bedrock
Petroleum-Gasoline	C		C			
Benzene	C		C			
Non-Halogenated Solvents	C		C			

Legend:

B - Below Cleanup Level	R-Remediated
C-Confirmed Above Cleanup Level	RA-Remediated-Above
S-Suspected	RB-Remediated-Below

NFA DETAILS BEGIN ON NEXT PAGE

LEAKING PETROLEUM STORAGE/MULTIPLE CLEANUP SITE FINDINGS

HAZARD SITE: Shell 120956		**MAP ID:**
ADDRESS : 23419 Pacific Hw y S		
Des Moines, WA 98188		**11**
GOVT ID: 18977197	**APPROX. ELEVATION:389 FT (APPROX 25 FT ABOVE SUBJECT CENTROID)**	
DATA UPDATED: 07/2015	**DIST/DIR: 0.277 SW**	

NFA DETAILS:

No Further Action Date:	3/14/2014	**Cleanup ID:**	5653
Rank:	Data Not Available	**VCP:**	Data Not Available

Property Location: 23051 Military Road South
Kent, WA 98198

STATE CLEANUP LIST/NO FURTHER ACTION

HAZARD SITE:	MIDWAY AUTO REPAIR UST 200724	**MAP ID:**
ADDRESS :	23452 30th Ave	
	Des Moines, WA 98198	**12**
GOVT ID:	27297979	**APPROX. ELEVATION:395 FT (APPROX 31 FT ABOVE SUBJECT CENTROID)**
DATA UPDATED:	07/2015	**DIST/DIR: 0.293 SW**

PST DETAILS:

UST ID:	200724	**Tank ID:**	1
Tank Status:	Removed	**Install Date:**	00/01/1900
Capacity Range:	5,000 to 9,999 Gallons	**Compartment ID:**	200724
Substance Stored:	Diesel		

UST ID:	200724	**Tank ID:**	2
Tank Status:	Removed	**Install Date:**	00/01/1900
Capacity Range:	Data Not Available	**Compartment ID:**	200724
Substance Stored:	Diesel		

NFA DETAILS:

No Further Action Date:	8/1/2001	**Cleanup ID:**	5799
Rank:	Data Not Available	**VCP:**	Data Not Available

LEAKING PETROLEUM STORAGE/MULTIPLE CLEANUP SITE FINDINGS

HAZARD SITE: SOUTHGATE OIL		**MAP ID:**
ADDRESS : 23428 Pacific Hw y S		
Kent, WA 98032-2718		**13**
GOVT ID: 84946863	**APPROX. ELEVATION:394 FT (APPROX 30 FT ABOVE SUBJECT CENTROID)**	
DATA UPDATED: 07/2015	**DIST/DIR: 0.3 SW**	

The site with a facility ID 84946863 was identified within the following databases:

REGISTERED UNDERGROUND STORAGE TANK (Removed)
LEAKING PETROLEUM STORAGE TANK (Cleanup Started)
STATE CLEANUP LIST (Cleanup Started)
VOLUNTARY CLEANUP PROGRAM SITE

PST DETAILS:

UST ID:	97588	**Tank ID:**	1
Tank Status:	Removed	**Install Date:**	00/31/1964
Capacity Range:	20,000 to 29,999 Gallons	**Compartment ID:**	97588
Substance Stored:	Diesel		

UST ID:	97588	**Tank ID:**	10
Tank Status:	Removed	**Install Date:**	00/01/1900
Capacity Range:	Data Not Available	**Compartment ID:**	97588
Substance Stored:	Diesel		

UST ID:	97588	**Tank ID:**	11
Tank Status:	Removed	**Install Date:**	00/01/1900
Capacity Range:	Data Not Available	**Compartment ID:**	97588
Substance Stored:	Diesel		

UST ID:	97588	**Tank ID:**	2
Tank Status:	Removed	**Install Date:**	00/31/1964
Capacity Range:	10,000 to 19,999 Gallons	**Compartment ID:**	97588
Substance Stored:	Diesel		

UST ID:	97588	**Tank ID:**	3
Tank Status:	Removed	**Install Date:**	00/31/1964
Capacity Range:	5,000 to 9,999 Gallons	**Compartment ID:**	97588
Substance Stored:	Diesel		

UST ID:	97588	**Tank ID:**	4
Tank Status:	Removed	**Install Date:**	00/15/1991
Capacity Range:	20,000 to 29,999 Gallons	**Compartment ID:**	97588
Substance Stored:	Diesel		

UST ID:	97588	**Tank ID:**	5
Tank Status:	Removed	**Install Date:**	00/15/1991
Capacity Range:	111 TO 1,100 Gallons	**Compartment ID:**	97588
Substance Stored:	Diesel		

UST ID:	97588	**Tank ID:**	6
Tank Status:	Removed	**Install Date:**	00/01/1900
Capacity Range:	2,001 to 4,999 Gallons	**Compartment ID:**	97588
Substance Stored:	Diesel		

UST ID:	97588	**Tank ID:**	7
Tank Status:	Removed	**Install Date:**	00/01/1900
Capacity Range:	2,001 to 4,999 Gallons	**Compartment ID:**	97588
Substance Stored:	Diesel		

-PST INFORMATION CONTINUED ON NEXT PAGE-

LEAKING PETROLEUM STORAGE/MULTIPLE CLEANUP SITE FINDINGS

HAZARD SITE: SOUTHGATE OIL
ADDRESS : 23428 Pacific Hw y S
Kent, WA 98032-2718
GOVT ID: 84946863
APPROX. ELEVATION:394 FT (APPROX 30 FT ABOVE SUBJECT CENTROID)
DATA UPDATED: 07/2015
DIST/DIR: 0.3 SW

MAP ID: 13

PST DETAILS:

UST ID:	97588	**Tank ID:**	8
Tank Status:	Removed	**Install Date:**	00/01/1964
Capacity Range:	Data Not Available	**Compartment ID:**	97588
Substance Stored:	Diesel		

UST ID:	97588	**Tank ID:**	9
Tank Status:	Removed	**Install Date:**	00/01/1900
Capacity Range:	Data Not Available	**Compartment ID:**	97588
Substance Stored:	Diesel		

LPST DETAILS:

Cleanup Unit:	SOUTHGATE OIL		
Status Date:	10/14/2000	**Release Status:**	Cleanup Started
Process Type:	Independent Action		

CLEANUP DETAILS:

Responsible Unit:	Northw est	**Region:**	Northw est
Site Status:	Cleanup Started		
Brownfield:	Data Not Available	**PSI Site:**	Data Not Available

Affected Media & Contaminants:

Contaminant	Ground Water	Surface Water	Soil	Sediment	Air	Bedrock
Petroleum-Diesel			C			

Legend:

B - Below Cleanup Level	R-Remediated
C-Confirmed Above Cleanup Level	RA-Remediated-Above
S-Suspected	RB-Remediated-Below

Property Location: 23051 Military Road South
Kent, WA 98198

LEAKING PETROLEUM STORAGE/MULTIPLE CLEANUP SITE FINDINGS

HAZARD SITE: MURRAYS COLLISION CENTER		**MAP ID:**
ADDRESS : 23608 30th Ave S		
Kent, WA 98032		**14**
GOVT ID: 3411637	**APPROX. ELEVATION:397 FT (APPROX 33 FT ABOVE SUBJECT CENTROID)**	
DATA UPDATED: 07/2015	**DIST/DIR: 0.364 SW**	

The site with a facility ID 3411637 was identified within the following databases:

REGISTERED UNDERGROUND STORAGE TANK (Removed)
LEAKING PETROLEUM STORAGE TANK (Cleanup Started)
STATE CLEANUP LIST/NO FURTHER ACTION
STATE CLEANUP LIST (Cleanup Started)

PST DETAILS:

UST ID:	433774	**Tank ID:**	1GAS
Tank Status:	Removed	**Install Date:**	00/31/1964
Capacity Range:	Data Not Available	**Compartment ID:**	433774
Substance Stored:	Unleaded Gasoline		

UST ID:	433774	**Tank ID:**	2
Tank Status:	Removed	**Install Date:**	00/01/1900
Capacity Range:	Data Not Available	**Compartment ID:**	433774
Substance Stored:	Unleaded Gasoline		

LPST DETAILS:

Cleanup Unit:	MURRAY'S COLLISION CENTER		
Status Date:	10/6/1997	**Release Status:**	Awaiting Cleanup
Process Type:	Data Not Available		

Cleanup Unit:	MURRAY'S COLLISION CENTER		
Status Date:	12/3/1997	**Release Status:**	Cleanup Started
Process Type:	Data Not Available		

Cleanup Unit:	MURRAY'S COLLISION CENTER		
Status Date:	7/20/1998	**Release Status:**	Reported Cleaned Up
Process Type:	Data Not Available		

CLEANUP DETAILS:

Responsible Unit:	Northwest	**Region:**	Northwest
Site Status:	Cleanup Started		
Brownfield:	Data Not Available	**PSI Site:**	Data Not Available

Affected Media & Contaminants:

Contaminant	Ground Water	Surface Water	Soil	Sediment	Air	Bedrock
Petroleum-Other			C			
Petroleum-Diesel			C			
Petroleum-Gasoline			S			
Benzene			S			

Legend:

B - Below Cleanup Level	R-Remediated
C-Confirmed Above Cleanup Level	RA-Remediated-Above
S-Suspected	RB-Remediated-Below

NFA DETAILS BEGIN ON NEXT PAGE

LEAKING PETROLEUM STORAGE/MULTIPLE CLEANUP SITE FINDINGS

HAZARD SITE:	MURRAYS COLLISION CENTER	**MAP ID:**
ADDRESS :	23608 30th Ave S Kent, WA 98032	**14**
GOVT ID:	3411637	**APPROX. ELEVATION:397 FT (APPROX 33 FT ABOVE SUBJECT CENTROID)**
DATA UPDATED:	07/2015	**DIST/DIR: 0.364 SW**

NFA DETAILS:

No Further Action Date:	10/3/2011	**Cleanup ID:**	7536
Rank:	Data Not Available	**VCP:**	Data Not Available

ARCHIVED CERCLIS DATABASE

HAZARD SITE:	NIKE S-43 MIDWAY	**MAP ID:**
ADDRESS :	Near End S 224th St, E Of Military Rd S,	
	Des Moines, WA 98032	**15**
GOVT ID: 1002797	**APPROX. ELEVATION:381 FT (APPROX 17 FT ABOVE SUBJECT CENTROID)**	
DATA UPDATED: 05/2015	**DIST/DIR: 0.406 N**	

SITE INTRODUCTION

EPA ID#:	WAN001002797	**NPL STATUS:**	Not on the NPL
SITE ID#:	1002797	**EPA REGION:**	Region 10
SITE CLASSIFICATION:	Data Unavailable	**SITE SETTING:**	Data Unavailable
SITE STATUS:	NFRAP-Site does not qualify for the NPL based on existing information(20100723000000000)		
FEDERAL RESPONSIBILITY:	Data Unavailable	**FEDERAL FACILITY STATUS:**	Not a Federal Facility

CERCLA ACTIONS & EVENTS

EVENT DESCRIPTION	START DATE	END DATE
Discovery	NOT REPORTED	1/26/2009
Preliminary Assessment	1/26/2009	7/27/2009
Archive Site	NOT REPORTED	7/23/2010
Site Inspection	7/1/2009	7/23/2010

-NO SITE ALIAS NAMES ARE FOUND-

STATE CLEANUP LIST/NO FURTHER ACTION

HAZARD SITE: Kent Learning Center		**MAP ID:**
ADDRESS : 22420 Military Rd S		
Des Moines, WA 98198		**15**
GOVT ID: 12293	**APPROX. ELEVATION:381 FT (APPROX 17 FT ABOVE SUBJECT CENTROID)**	
DATA UPDATED: 07/2015	**DIST/DIR: 0.406 N**	

NFA DETAILS:

No Further Action Date:	11/1/1996	**Cleanup ID:**	1441
Rank:	Data Not Available	**VCP:**	Data Not Available

Property Location: 23051 Military Road South
Kent, WA 98198

CERCLIS

HAZARD SITE:	NIKE S-43 MIDWAY	**MAP ID:**
ADDRESS :	Near End S 224th St, E Of Military Rd S,	
	Des Moines, WA 98032	**15**
GOVT ID: 1002797	**APPROX. ELEVATION:381 FT (APPROX 17 FT ABOVE SUBJECT CENTROID)**	
DATA UPDATED: 11/2013	**DIST/DIR: 0.406 N**	

SITE INTRODUCTION

EPA ID#:	WAN001002797	**NPL STATUS:**	Not on the NPL
SITE ID#:	1002797	**EPA REGION:**	Region 10
SITE CLASSIFICATION:	Data Unavailable	**SITE SETTING:**	Data Unavailable
SITE STATUS:	NFRAP-Site does not qualify for the NPL based on existing information(20100723000000000)		
FEDERAL RESPONSIBILITY:	Data Unavailable	**FEDERAL FACILITY STATUS:**	Not a Federal Facility

CERCLA ACTIONS & EVENTS

EVENT DESCRIPTION	START DATE	END DATE
Discovery	NOT REPORTED	1/26/2009
Preliminary Assessment	1/26/2009	7/27/2009
Archive Site	NOT REPORTED	7/23/2010
Site Inspection	7/1/2009	7/23/2010

-NO SITE ALIAS NAMES ARE FOUND-

Property Location: 23051 Military Road South
Kent, WA 98198

MULTIPLE CLEANUP SITE FINDINGS

HAZARD SITE:	Midway Cleaners	**MAP ID:**
ADDRESS :	23647 Pacific Hwy S Kent, WA 98032	**16**
GOVT ID:	91733269	**APPROX. ELEVATION:403 FT (APPROX 39 FT ABOVE SUBJECT CENTROID)**
DATA UPDATED:	07/2015	**DIST/DIR: 0.465 SW**

The site with a facility ID 91733269 was identified within the following databases:

STATE CLEANUP LIST (Cleanup Started)
VOLUNTARY CLEANUP PROGRAM SITE

CLEANUP DETAILS:

Responsible Unit: Headquarters **Region:** Northwest
Site Status: Cleanup Started
Brownfield: Data Not Available **PSI Site:** Data Not Available

Affected Media & Contaminants:

Contaminant	Ground Water	Surface Water	Soil	Sediment	Air	Bedrock
Halogenated Organics	S		C			

Legend:

B - Below Cleanup Level	R-Remediated
C-Confirmed Above Cleanup Level	RA-Remediated-Above
S-Suspected	RB-Remediated-Below

Property Location: 23051 Military Road South
Kent, WA 98198

MULTIPLE CLEANUP SITE FINDINGS

HAZARD SITE: HIGHLINE MARKET		**MAP ID:**
ADDRESS : 23845 Pacific Hw y S		
Des Moines, WA 98031		**17**
GOVT ID: 12335173	**APPROX. ELEVATION:406 FT (APPROX 42 FT ABOVE SUBJECT CENTROID)**	
DATA UPDATED: 07/2015	**DIST/DIR: 0.475 SW**	

The site with a facility ID 12335173 was identified within the following databases:

REGISTERED UNDERGROUND STORAGE TANK (Operational)
STATE CLEANUP LIST/NO FURTHER ACTION
VOLUNTARY CLEANUP PROGRAM SITE

PST DETAILS:

UST ID:	8506	**Tank ID:**	1
Tank Status:	Operational	**Install Date:**	00/15/1999
Capacity Range:	10,000 to 19,999 Gallons	**Compartment ID:**	8506
Substance Stored:	Diesel		

UST ID:	8506	**Tank ID:**	2
Tank Status:	Operational	**Install Date:**	00/15/1999
Capacity Range:	10,000 to 19,999 Gallons	**Compartment ID:**	8506
Substance Stored:	Diesel		

UST ID:	8506	**Tank ID:**	TK 1
Tank Status:	Removed	**Install Date:**	00/31/1987
Capacity Range:	10,000 to 19,999 Gallons	**Compartment ID:**	8506
Substance Stored:	Diesel		

UST ID:	8506	**Tank ID:**	TK 2
Tank Status:	Removed	**Install Date:**	00/31/1987
Capacity Range:	10,000 to 19,999 Gallons	**Compartment ID:**	8506
Substance Stored:	Diesel		

UST ID:	8506	**Tank ID:**	TK 4
Tank Status:	Removed	**Install Date:**	00/31/1987
Capacity Range:	1,101 to 2,000 Gallons	**Compartment ID:**	8506
Substance Stored:	Diesel		

NFA DETAILS:

No Further Action Date:	1/16/2004	**Cleanup ID:**	5537
Rank:	Data Not Available	**VCP:**	Data Not Available

NATIONAL PRIORITY LIST

HAZARD SITE: MIDWAY LANDFILL		**MAP ID:**
ADDRESS : 24800 Pacific Hw y S.		
Kent, WA 98031		**18**
GOVT ID: 1000851	**APPROX. ELEVATION:348 FT (APPROX 16 FT BELOW SUBJECT CENTROID)**	
DATA UPDATED: 05/2015	**DIST/DIR: 0.903 S**	

SITE INTRODUCTION

EPA ID#:	WAD980638910	**NPL STATUS:**	Currently on the Final NPL
SITE ID#:	1000851	**EPA REGION:**	Region 10
SITE CLASSIFICATION:	Landfill	**SITE SETTING:**	Urban
SITE STATUS:	Data Unavailable		
FEDERAL RESPONSIBILITY:	Data Unavailable	**FEDERAL FACILITY STATUS:**	Not a Federal Facility

CERCLA ACTIONS & EVENTS

EVENT DESCRIPTION	START DATE	END DATE
Discovery	NOT REPORTED	6/1/1981
Site Inspection	1/1/1983	1/1/1983
Site Inspection	1/1/1983	1/1/1983
Hazard Ranking System Package	NOT REPORTED	4/17/1984
Preliminary Assessment	8/30/1984	9/1/1984
Proposal To National Priorities List	NOT REPORTED	10/15/1984
Remedial Investigation/feasibility Study Negotiations	NOT REPORTED	2/15/1985
Forw ard Planning	12/20/1984	3/31/1985
Community Involvement	NOT REPORTED	7/1/1985
National Priorities List Responsible Party Search	NOT REPORTED	8/15/1985
Final Listing On National Priorities List	NOT REPORTED	6/10/1986
State Order	NOT REPORTED	10/3/1986
Combined Remedial Investigation/feasibility Study	3/28/1985	10/3/1986
Remedial Investigation/feasibility Study Negotiations	4/3/1986	10/3/1986
Remedial Investigation/feasibility Study Negotiations	NOT REPORTED	5/31/1990
State Consent Decree	NOT REPORTED	6/30/1990
Removal Assessment	NOT REPORTED	9/10/1990
Removal	5/31/1990	11/1/1991
Removal	1/31/1991	12/31/1991
Removal Assessment	4/30/1992	4/30/1992
Section 107 Litigation	9/30/1991	6/26/1993
Record Of Decision	NOT REPORTED	9/6/2000
Combined Remedial Investigation/feasibility Study	10/3/1986	9/6/2000
Preliminary Close-out Report Prepared	NOT REPORTED	9/21/2000
Five-year Review	NOT REPORTED	9/28/2005
Five-year Review	NOT REPORTED	9/15/2010

SITE ALIAS INFORMATION

ALIAS ID	ALIAS NAME & ADDRESS
302	MIDWAY LANDFILL/24800 PACIFIC HWY S. KENT, WA 98031
101	BORDEN INC - MIDWAY DSPL SITE/24600 PACIFIC HWY S KENT, WA 98055
301	MIDWAY LANDFILL/KING, WA
201	SEATTLE, CY OF, MIDWAY LDFL

Property Location: 23051 Military Road South
Kent, WA 98198

Ungeocodeable Entries

The sites contained below w ere unable to be accurately geocoded due to map and/or database limitations. These sites are listed because based on the data available they could potentially be relevant to this site search. How ever, due to inaccuracies in the databases, no guarantee can be made that these sites are relevant, nor can it be guaranteed that the listed sites are the only relevant sites that could not be accurately mapped.

Data Type / Facility ID	Facility Name	Facility Address
LPST / 12328353	LAKERIDGE PAVING COMPANY	19601 Se Frontage Rd P O Box 5430, Kent, WA 980645430
PST / 61919347	KENT WA LINE SEG 51 PRINT 468	Mp 16.3 3rd Sub Pacific Division, Kent, WA 98031
PST / 12328353	LAKERIDGE PAVING COMPANY	19601 Se Frontage Rd P O Box 5430, Kent, WA 980645430
PST / 76556788	P D & J MEATS INC	N 5020 Frager Rd, Kent, WA 98031

FEDERAL DATABASE DEFINITIONS

FEDERAL DATABASES SEARCHED:

NPL (National Priorities List)
List compiled by the EPA pursuant to CERCLA 42 USC Subsection 9605(a) (8) (B) of properties w ith the highest priority for cleanup pursuant to EPA's hazard ranking system. See 40 CFR Part 300.
Source: United States Environmental Protection Agency

D-NPL (Delisted Sites from the National Priorities List)
Sites that have been deleted from the National Priorities List.
Source: United States Environmental Protection Agency

CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)
The list of sites compiled by EPA and that EPA has investigated or is currently investigating for potential hazardous substance contamination for possible inclusion on the National Priorities List.
Source: United States Environmental Protection Agency

CERC-AR (Sites in the Archived CERCLIS Database)
The Archive designation indicates the site has no further interest under the Federal Superfund Program based on available information. EPA may perform a minimal level of assessment w ork at a site w hile it is archived if site conditions change and/or new information becomes available. The Archive designation is removed and the site is returned to the CERCLIS inventory if more substantive assessment and/or any cleanup w ork is necessary under the Federal Superfund program.
Source: United States Environmental Protection Agency

NFRAP (No Further Remedial Action Planned)
The list of sites compiled by the EPA that to the best of the EPA's know ledge, Superfund has completed its assessment of a site and has determined that no further steps w ill be taken to list that site on the NPL.
Source: United States Environmental Protection Agency

CORRACTS (RCRA Corrective Action Sites)
List of hazardous waste treatment storage or disposal facilities and other RCRIS facilities (due to past interim status or storage of hazardous w aste beyond 90 days) who have been notified by the US Environmental Protection Agency to undertake corrective action under RCRA.
Source: United States Environmental Protection Agency

RCRA TSD
List maintained by the EPA of those facilities on w hich treatment, storage, and/or disposal of hazardous w astes takes place, as defined and regulated by RCRA.
Source: United States Environmental Protection Agency

RCRA GEN/RCRA NON (RCRA Generators/RCRA Non-Generators)
List maintained by EPA of those persons or entities that report under the RCRA program.
Source: United States Environmental Protection Agency

ERNS (Emergency Response Notification System)
EPA's Emergency Response Notification System list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. Notification requirements for such releases or spills are codified in 40 CFR Parts 302 and 355.
Source: National Response Center

FED-BROWNS (Federal Brownfields Sites)
Brow nfield sites receiving federal grants.
Source: United States Environmental Protection Agency

Federal Institutional Controls/Engineering Controls
Institutional controls information may be provided in other federal databases that are searched, particularly in the Federal Brow nfields and Superfund databases.

DEA-LABS (US Drug Enforcement Administration (DEA) National Clandestine Laboratory Register)
The U.S. Department of Justice provides listing of addresses of some locations w here law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. Sites are mapped as State Supplemental database sites.
Source: US Department of Justice, Drug Enforcment Agency

FRS (Facility Registry System)
The FRS is a centrally managed database developed by EPA's Office of Information Collection in the Office of Environmental Information (OEI). It provides Internet access to a single source of comprehensive information about facilities, sites or places subject to environmental regulations or of environmental interest. The FRS contains accurate and authoritative facility identification records w hich are subjected to rigorous verification and data management quality assurance procedures. The FRS has over 2.5 million unique facility records linking over 3.5 million program interests, including data from over 30 national environmental data systems and over 45 state systems.
Source: United States Environmental Protection Agency

USDA/NRCS Soil Maps
Soil Maps are a product provided by the Natural Resources Convervation Service (NRCS) dvision of the US Department of Agriculture and are formatted as Soil Survey database (SSURGO) files. The data is provided as-is and displays the georeferenced soil survey data on aerial photographs. A legend page is provided that provides the map symbol and a limited amount of descriptive information for each soil type. For more information, contact the NRCS at http://soils.usda.gov/.

Radon Zone Information
Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed EPA to list and identify areas of the U.S. w ith the potential for elevated indoor radon levels. EPA's Map of Radon Zones assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential.

Zone 1: Highest Potential - counties have a predicted average indoor radon screening level greater than 4 pCi/L (picocuries per liter)
Zone 2: Moderate Potential - counties have a predicted average indoor radon screening level betw een 2 and 4 pCi/L (picocuries per liter)
Zone 3: Low Potential - counties have a predicted average indoor radon screening level less than 2 pCi/L (picocuries per liter)

Source: United States Environmental Protection Agency

STATE DATABASE DEFINITIONS

EPA REGION 10 DATABASES:

Tribal Underground Storage Tanks (Tribal USTs) and Leaking Storage Tanks (Tribal LPSTs)
Sites compiled by EPA Region 10 w ith underground storage tanks and leaking underground storage tanks on tribal lands.
Source: EPA Region 10

STATE ASTM STANDARD DATABASES SEARCHED:

State Confirmed and Suspected Cleanup Sites (SCL)
A site is being cleaned up under state regulations. Regulations include Model Toxics Control Act or its predecessors.
Information available varies by state.
Source: Washington Department of Ecology

State Confirmed and Suspected Cleanup Sites/No Further Action Required (SCL/NFA)
A site is being cleaned up under state regulations. Regulations include Model Toxics Control Act or its predecessors.
Site has No Further Action Required.
Information available varies by state.
Source: Washington Department of Ecology

Solid Waste Landfills (SWLF)
Includes state landfill and/or solid w aste disposal sites in a database maintained by state agencies. Information available varies by state.
Source: Washington Department of Ecology

Brownfields Site Assessments (BF)
State maintained list of completed and ongoing Brow nfield Site Assessments. Available information varies by state.
Source: Washington Department of Ecology

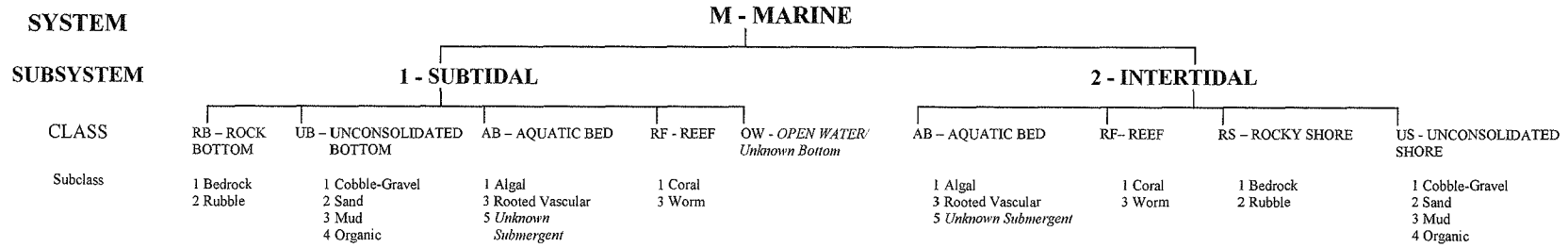
Environmental Covenants Registry (COV)
State maintained list of sites w ith environmental covenants/institutional controls under the Uniform Environmental Convenants Act (UECA).
Source: Washington Department of Ecology

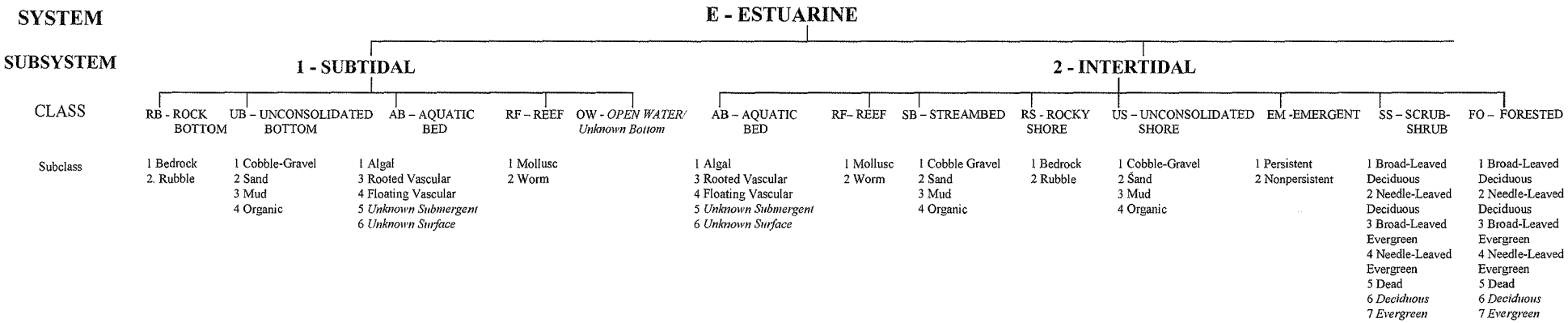
Voluntary Cleanup Program Sites (VCP)
State maintained list of sites undergoing independent cleanup and submitted for review .
Institutional controls are included for some sites. Available information varies by state.
Source: Washington Department of Ecology

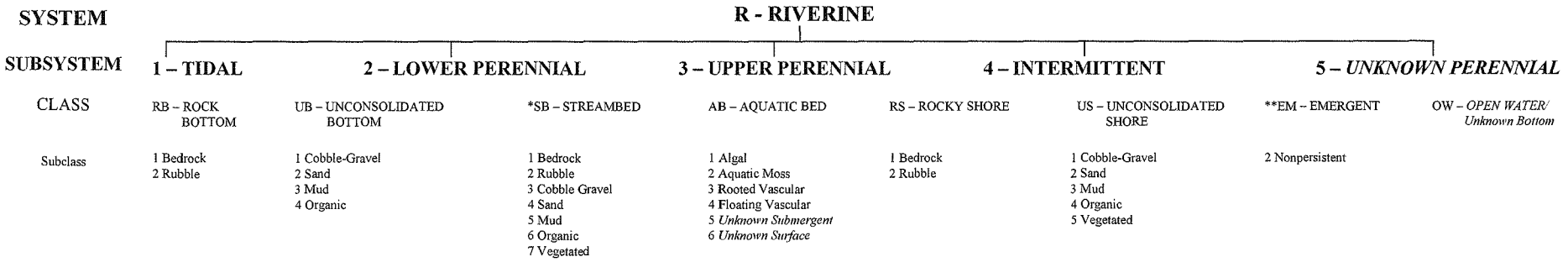
Leaking Petroleum Storage Tanks (LPSTs)
State lists of leaking aboveground and underground storage tank sites. Section 9003(h) of Subtitle I of RCRA gives EPA and states, under cooperative agreements w ith EPA, authority to clean up releases from UST systems or require ow ners and operators to do so.
Available information varies by state.
Source: Washington Department of Ecology

Underground Storage Tanks (USTs)
State lists of underground storage tanks required to be registered under Subtitle I, Section 9002 of RCRA. Available information varies by state.
Source: Washington Department of Ecology

WETLANDS AND DEEPWATER HABITATS CLASSIFICATION







* STREAMBED is limited to TIDAL and INTERMITTENT SUBSYSTEMS, and comprises the only CLASS in the INTERMITTENT SUBSYSTEM.
** EMERGENT is limited to TIDAL and LOWER PERENNIAL SUBSYSTEMS.

Classification of Wetlands and Deepwater Habitats of the United States
Cowardin ET AL. 1979 as modified for National Wetland Inventory Mapping Convention

WETLANDS AND DEEPWATER HABITATS CLASSIFICATION

L- LACUSTRINE

1 - LIMNETIC

CLASS	RB – ROCK BOTTOM	UB – UNCONSOLIDATED BOTTOM	AB – AQUATIC BED	OW – *OPEN WATER/ Unknown Bottom*
Subclass	1 Bedrock 2. Rubble	1 Cobble-Gravel 2 Sand 3 Mud 4 Organic	1 Algal 2 Aquatic Moss 3 Rooted Vascular 4 Floating Vascular 5 *Unknown Submergent* 6 *Unknown Surface*	

2 - LITTORAL

CLASS	RB – ROCK BOTTOM	UB – UNCONSOLIDATED BOTTOM	AB – AQUATIC BED	RS – ROCKY SHORE	US – UNCONSOLIDATED SHORE	EM – EMERGENT	OW – *OPEN WATER/ Unknown Bottom*
Subclass	1 Bedrock 2. Rubble	1 Cobble-Gravel 2 Sand 3 Mud 4 Organic	1 Algal 2 Aquatic Moss 3 Rooted Vascular 4 Floating Vascular 5 *Unknown Submergent* 6 *Unknown Surface*	1 Bedrock 2. Rubble	1 Cobble-Gravel 2 Sand 3 Mud 4 Organic 5 Vegetated	2 Nonpersistent	

P - PALUSTRINE

CLASS	RB – ROCK BOTTOM	UB – UNCONSOLIDATED BOTTOM	AB – AQUATIC BED	US – UNCONSOLIDATED SHORE	ML – MOSS-LICHEN	EM – EMERGENT	SS – SCRUB-SHRUB	FO – FORESTED	OW – *OPEN WATER/ Unknown Bottom*
Subclass	1 Bedrock 2. Rubble	1 Cobble-Gravel 2 Sand 3 Mud 4 Organic	1 Algal 2 Aquatic Moss 3 Rooted Vascular 4 Floating Vascular 5 *Unknown Submergent* 6 *Unknown Surface*	1 Cobble-Gravel 2 Sand 3 Mud 4 Organic 5 Vegetated	1 Moss 2 Lichen	1 Persistent 2 Nonpersistent	1 Broad-Leaved Deciduous 2 Needle-Leaved Deciduous 3 Broad-Leaved Evergreen 4 Needle-Leaved Evergreen 5 Dead 6 *Deciduous* 7 *Evergreen*	1 Broad-Leaved Deciduous 2 Needle-Leaved Deciduous 3 Broad-Leaved Evergreen 4 Needle-Leaved Evergreen 5 Dead 6 *Deciduous* 7 *Evergreen*	

MODIFIERS

In order to more adequately describe the wetland and deepwater habitats one or more of the water regime, water chemistry, soil, or special modifiers may be applied at the class or lower level in the hierarchy. The farmed modifier may also be applied to the ecological system.

WATER REGIME

Non-Tidal

A Temporarily Flooded
B Saturated
C Seasonally Flooded
D *Seasonally Flooded/ Well Drained*
E *Seasonally Flooded/ Saturated*
F Semipermanently Flooded
G Intermittently Exposed
H Permanently Flooded
J Intermittently Flooded
K Artificially Flooded
W Intermittently Flooded/Temporary
Y Saturated/Semipermanent/ Seasonal
Z Intermittently Exposed/Permanent
U *Unknown*

Tidal

K *Artificially Flooded*
L Subtidal
M Irregularly Exposed
N Regularly Exposed
P Irregularly Flooded
*S Temporary-Tidal
*R Seasonal-Tidal
*T Semipermanent-Tidal
*V Permanent-Tidal
U *Unknown*

*These water regimes are only used in tidally influenced, freshwater systems.

WATER CHEMISTRY

Coastal Halinity

1 Hyperhaline
2 Euthaline
3 Mixohaline *(Brackish)*
4 Polyhaline
5 Mesohaline
6 Oligohaline
0 Fresh

Inland Salinity

7 Hypersaline
8 Eusaline
9 Mixosaline
0 Fresh

pH Modifiers for all Fresh Water

a Acid
t Circumneutral
i Alkaline

SOIL

g Organic
n Mineral

SPECIAL MODIFIERS

b *Beaver*
d *Partially Drained/Ditched*
f Farmed
h *Diked/Impounded*
r Artificial Substrate
s *Spoil*
x Excavated

NOTE: Italicized terms were added for mapping by the National Wetlands Inventory program.

APPENDIX B

Professional Licenses / Certifications

National Registry of Environmental Professionals

Be it known to all persons that the following individual pursuant to the requirements for education, experience and examination established by the National Registry of Environmental Professionals is entitled to all of the rights and privileges by the body and to be duly registered by it.

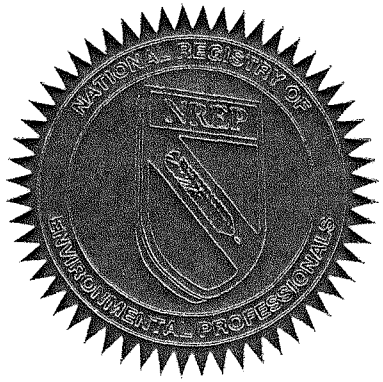
This is to certify that

Don W Spencer

is a

Registered Environmental Property Assessor

This certificate will remain valid only if it bears the seal of the current year, unless revoked, suspended or invalidated by order of the Board of Directors of the National Registry of Environmental Professionals.



Witness our hand

This Day **09/17/2013**

REPA 418290

Richard Lofgren, PhD

Executive Director

Registration Number: _____

The State of Washington

THE DEPARTMENT OF LICENSING

It is hereby certified that Don W. Spencer

has satisfactorily complied with and completed the statutory requirements set forth in title 18 revised code of Washington to engage in practice as a

Geologist

And is hereby authorized, empowered and granted the right to engage in that practice within the State of Washington subject to the state laws.

And is licensed as a qualified

Hydrogeologist

Given under the hand and seal of the director this fourteenth day of March, 2002.

DIRECTOR

Geologist Licensing Board

CHAIR

No. 604

Certificate of Completion

This is to certify that

Don W. Spencer

has satisfactorily completed
4 hours of refresher training as an

Asbestos Building Inspector

to comply with the training requirements of
TSCA Title II / 40 CFR 763 (AHERA)

149647
Certificate Number

Instructor
EPA Provider Cert. Number: 1085

ARGUS PACIFIC
TRAINING • CONSULTING

Jan 7, 2015
Date(s) of Training
Exam Score: NA
Expiration Date: Jan 7, 2016

Argus Pacific, Inc. • 1900 W. Nickerson, Suite 315 • Seattle, Washington • 98119 • 206.285.3373 • fax 206.285.3927

Certificate of Completion

This is to certify that

Don W. Spencer

has satisfactorily completed
4 hours of refresher training as a

Management Planner

to comply with the training requirements of
TSCA Title II / 40 CFR 763 (AHERA)

149654
Certificate Number

Instructor
EPA Provider Cert. Number: 1085

ARGUS PACIFIC
TRAINING • CONSULTING

Jan 7, 2015
Date(s) of Training
Exam Score: NA
Expiration Date: Jan 7, 2016

Argus Pacific, Inc. • 1900 W. Nickerson, Suite 315 • Seattle, Washington • 98119 • 206.285.3373 • fax 206.285.3927

Certificate of Completion

This is to certify that

Eric A. Zuern

has satisfactorily completed
4 hours of refresher training as an

Asbestos Building Inspector

to comply with the training requirements of
TSCA Title II / 40 CFR 763 (AHERA)

149652
Certificate Number

Instructor

EPA Provider Cert. Number: 1085

ARGUS PACIFIC
TRAINING • CONSULTING

Jan 7, 2015
Date(s) of Training

Exam Score: NA

Expiration Date: Jan 7, 2016

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APPENDIX C

Questionnaire / Research Documents

"All Appropriate Inquiries" (AAI) standard questions for the property owner:

With respect to the subject property, are there:

1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?

(No)

Yes (explain briefly):

2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?

(No)

Yes (explain briefly):

3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

(No)

Yes (explain briefly):

4) Any past environmental reports pertaining to the subject property?

No

(Yes)

5) Any known current or past above or below-ground fuel storage tanks on the property?

No

(Yes) (if so, where?) South Lot

6) Any operational or abandoned water wells on the property?

(No)

Yes (if so, where?):

7) Has the property ever been used for industrial purposes?

(No)

Yes (if so, how are waste fluids such as oils, antifreeze, car batteries, etc. disposed of?)

Owner questionnaire completed by: Scott Denny

Date: 9-16-15

FOLIO

CO
CODE NO.

ADDITION TAX LOTS

NW ¼ SECTION 15 TWP 22 N. RANGE 4 EWM BLOCK TRACT OR LOT NO. Tax Lot #40

DESCRIPTION S 127.5' of N 642.5' of SW¼ of NW¼ ly W of Old Military Rd(Pt 5) LESS STATE HIGHWAY

152204-040 630 5120 ~~1820~~

LAND INFORMATION

SIZE OF TRACT OR LOT ____ X ____ TOPOGRAPHY ____ GRADE ____ FT. STREET-ROAD ____ SURFACE ____

ALLEY ____ SIDEWALK ____ SEWAGE ____ WATER ____ PUMP ____ DRAINAGE ____

LANDSCAPING ____ CONDITION ____ TREND ____ VALUE OF LOT $ ____ FRONT STREET ____

USE ____ DISTRICT ____

LAND USE	SOIL TYPE	CROPS-TIMBER STAND	NO. ACRES	VALUE ACRE	VALUE
				$	$
				$	$
				$	$
				$	$

O LAND SIZE X TOTAL $

C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
	W.M.Fletcher Atherton	2-24-47	2591-528			
	K/C RONALD MCALISTER	7-19-66	E645515	4500	Clear	TL (12.0)

ASSESSED VALUE LAND

LOT . . . . . $

UNIMPROVED ACRES . . . . $

IMPROVED ACRES . . . . . $

OTHER LANDS . . . . . $

TIMBER . . . . . $

TOTAL ASSESSED VALUE 50% . $

DATE

REMARKS

DISTRICT:	ROAD	SCHOOL	WATER	FIRE	SEWER	HSPTL.	AIRPT.	FERRY
	2	~~810~~ 415	75	30		HOS. #1		

GREEN RIVER FLOOD ZONE

ASSESSED VALUE — DECREASE OR INCREASE IN ASSESSED VALUATION

YEAR	ACRES	TIMBER	LAND	BLDGS.	TOTAL	DATE	BY	REASON	DECREASE	INCREASE
1948	1.15		80		80	2-10-48	CFB(b)	From (5)		
1952	1.15		80	250	330					
1952			80	—	80	2-20-52	vi	Ord #4082 cancels Imp - No Imp.		
1955	"		130	—	130	11-12-53	MS	RV		
1958	"		300	—	300	4/15/57	JG	RV	10/15/59	C-7382
1960	.51		180		180	10/05/59	FJ	(T) Chg Legal-AV + Ac (Vol 3942 Pg 554		N2529
1965	"		130		130	10-30-63	MS	RV		
19										
19										
19										
19										
19										
19										

71 L 1260 B T 1260*152204-9040-0 8/9

KING COUNTY ASSESSOR—SEATTLE, WASHINGTON L&H. CO.

1. DISTRICT

LIMITS CO.

CODE NO.

PERMIT NO.

DATE 4

2. SECTION SW 15 TWP. 22 N. RANGE 4 TAX LOT NO. RICHARD'S HY-LINE ACRES UNR. Lot 11 F21262

DESCRIPTION ~~[illegible]~~ — LESS STATE HIGHWAY

GW Thomas R5 Box 74

3. ADDRESS OF PROPERTY Route 2 - Box 812 Kent — CONTRACT PURCHASER

4. FEE OWNER ~~Frank P. McCaughan~~ (12-30-35)

5. ARCHITECT — CONTRACTOR

6. ORIG. BUILDING COST $ — OCCUPIED BY Owner — RENTAL PER MONTH $ — ESTIMATED RENTAL PER MONTH $10.00

7. CONDITION OF EXTERIOR ~~Poor~~ F — INTERIOR Fair — FOUNDATION Good — FLOOR PLAN Accept

8. BUILDING	TILE WORK Lino.	PORCHES	
1 fmly. dwel.	~~none~~	2 1-story	
1 story	gen. bath	1 roofed	
5 ~~3~~ rooms	floor kitchen	EXTRA FEATURES	
5 ~~3~~ 1st.flr.	Kitchen ...	~~none~~	
	ATTIC	cedar siding	
INTERIOR WALLS	none	BUILT-INS	
3 ~~1~~ plaster		usual to type	
1 plywood		CONSTRUCTION (3)	
1 wall Board	HEATING	Abl. Cheap	
2 Painted; 2 Papered	stove	~~solid-medium~~	
FLOORS		1945	
5 ~~3~~ fir		CEILING HEIGHT	
		1st.flr. 7'	
FIRE PLACE	BASEMENT		
none	none		
INTERIOR TRIM			
5 ~~3~~ fir			
PLUMBING	FOUNDATION Cement Blocks		
5 ~~1~~ fixture	wd.p. rock		
1 sink	Conc (10x26)		
cheap	ROOF		
1 toilet	~~shingle~~		
1 basin - ped.	Composition		
1 shower stall	EXTERIOR WALLS		
1 H.W.T.	6"x8" timbers		
1944	cedar siding		

9. CORNER JOINTS butted — DOWN SPOUTS SEWER CONNECTED no

10. FIRST FLOOR JOIST SIZE 2 x 6 AND 16 INCH CENTERS BRIDGED no

11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE 6 x 8 - 6x8 beam-8'

12. CLASS OR GRADE NO. A — SHAPE NO.

13. BUILDING FINISHED OR UNFINISHED finished

14. DEPRECIATION: CONDITION 17 % OBSLSE. — % ECON. SUIT — % TOTAL 32 %

YEAR BUILT 1933 REMODELED no ~~EFFECTIVE~~ AGE 8/32 YRS. FUTURE LIFE 25 YRS.

LAND INFORMATION

1. SIZE — 2. ROAD
3. SEWAGE — DRAINAGE — WATER — PUMP
4. TREND — 5. DISTRICT — 6. USE

LAND USE	SOIL TYPE	CROPS-TIMBER STAND	NO. ACRES	VALUE-ACRE	VALUE
				$	$
					$
					$
					$

LAND SIZE x TOTAL NUMBER OF ACRES — VALUE $

ASSESSED VALUE $

REMARKS

MAIN BUILDING

	DIMENSION	SQ. FT. AREA
	16 x 24	624 ~~384~~ 1476
	10 x 24	
PCH.	7 x 10	70 rec.
PCH.	3 x 4	12

IMPROVEMENT VALUE

MAIN BUILDING $ 420.
OTHER BUILDINGS $ 60.
TOTAL $ ~~480.~~ 1200
ASSESSED VALUE 50% $ ~~240.~~ 3650 / 2840
DATE 1/1/38

~~1959 - 750 - mst~~
1150 - LG 61
'71 - 2700 — 2700 - 2506

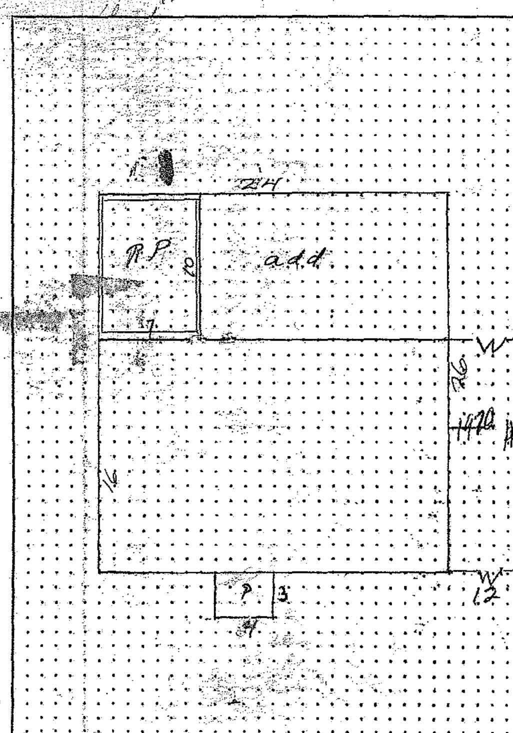
FLOOR PLAN 6-7025 SC 1" = 10

1945 coop 8 sq. ~~pch~~ T.P. 1 16 x 36 576

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
~~GARAGE Fruit cellar~~	~~log~~	~~dirt~~	~~t.p.~~	~~1~~	~~8 x 10~~	~~80~~	~~$ 22.~~
~~Chicken house~~	~~single~~	~~bd.~~	~~"~~	~~1~~	~~14 x 16~~	~~224~~	~~27.~~
~~Shed~~	~~"~~	~~"~~	~~"~~	~~1~~	~~14 x 16~~	~~224~~	~~27.~~
Shed	"	"	"		13 x 24	312	38.
					x		114.

OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
State of WN	5-14-59	3915/61			
CALVIN A. BOGER	11-17-59	3983/499			
qc J.M. Ware	1/14/60	B3726035	B4246		

REMARKS



FRONT

726020

SEWER	HSPTL.	AIRPT.	FERRY	GREEN RIVER FLOOD ZONE

0060

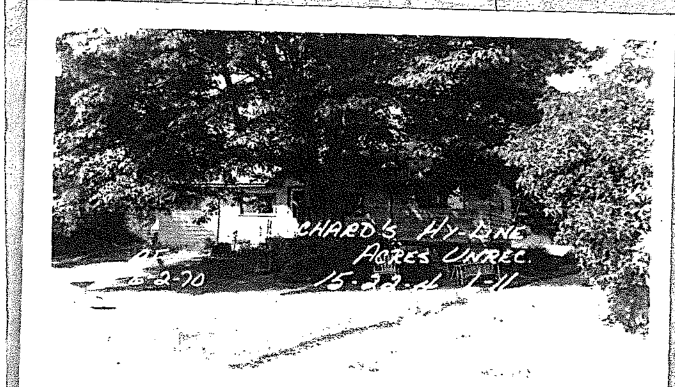
DISTRICT:	ROAD	SCHOOL	WATER	FIRE
Kent-2	2	210	75	30-1

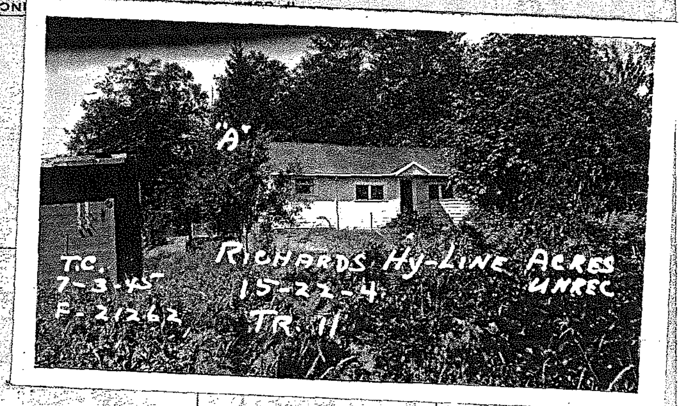
DECREASE OR INCREASE IN ASSESSED VALUATION

726020-0060 ~~1110~~ 1582 ~~6537~~ ~~1150~~ ~~0530~~ 1574

RECORD OF ASSESSED VALUE											
YEAR	AC.	LAND	BLDG'S.	TOTAL	DATE	BY	REASON	DECREASE	INCREASE	DECREASE	INCREASE
1938			240.								
1939		30	240	270							
1940		60	240	300							
1946		100	240	340	7-11-49	NS	RV				
1949		100	650	750	2-48	BW	Change per folio				
1955		200	650	850	11-12-53	NS	RV				
1958		440	650	1090	4/16/57	JG	Rd				
1959		440	750	1190	5-6-57	[illegible]	void 10B. & revalue				
1960		440	750	1190	6-59	J					
1961		200	750	950	12-59	JJ					
1965		1110	750	1860	10-30-63	MS	RV				
1966		1110	1150	2260	2-24-65	BH	Rv. Ad.				
71 L 2220 B 2300 T 4520*726020-0060-0 8/9											
1972		2220	2700	4920	6-24-70	[illegible]	Add (Chg legal 10-14-71 MS)				B-5328
1973		1600	3700	5300	5/10/72	Cl	Rv				
19											
19											
19											
19											
19											
19											
19											
19											
19											
19											
19											
19											
19											

IF USED AS 1/4-1/4-1/4 .. SCALE ONE INCH 100 FEET OR 10 ACRES OR 660 FEET
IF USED AS 1/4 or 1/4 .. SCALE ONE INCH 200 FEET OR 40 ACRES OR 1320 FEET
IF USED AS 1/4 .. SCALE ONE INCH 400 FEET OR 160 ACRES OR 2640 FEET
IF USED AS SECTION .. SCALE ONE INCH 800 FEET OR 640 ACRES OR 5280 FEET





LAND TYPE ACRES
A SHOT CLAY
B BOG
C PEAT
D SILT

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

AERIAL PHOTO
QUARTER MAP
PLAT MAP
FOLIO #21262 C.O.

PARCEL NO.
TAX LOT NO.

SECTION SW 15
TWP. 22 N
RANGE 4 E

11

THIS SQUARE INDICATES 10 ACRES
INDICATE BY AREAS, USE OF LAND BY MARKS AND TYPE BY LETTERS

LAND CLASSIFICATION AND SEGREGATION

POR S 300' of SW 1/4 of NW 1/4 ly W of Old Military Rd less State Highway [illegible]

FOLIO 21261
PERMIT NO. 171554
DATE 5-10-60

ADDITION TL 27
Section 15 Twp. 22 Range 4 Ewm. Block
Tax Lot 27
Lot or Tract
Description BLDG

3 Address of Property 23057 MILITARY RD Cont. Purchaser
4 Fee Owner Architect Contractor
6 Original Building Cost $ Owner-Tenant Occupied Rental per Month $ Estimated Rental per Month $
7 Condition of Exterior P Interior P Foundation F Floor Plan: Good Accept Poor X

Void — Burned Down 9/6/62

BUILDING

1	One Family Dwelling
	Two Family Dwelling
1	No. of Stories
3	No. of Rooms
NB	Basement
3	First Floor
	Second Floor
	Attic

INTERIOR WALLS

	Plaster
3	Plaster Board
	Celotex
	Plywood
	Ceiled
	Open Studs
3	Painted
	Kalsomine
	Papered
	Unfinished Walls

FLOORS

	Hardwood
3	Fir
	Concrete
	Asphalt Tile
	Shiplap

FIREPLACE - No. NONE

	Stems
	Bsmt. 1st 2nd
	Brick
	Tile Face
	Cobblestone
	Unfinished

INTERIOR TRIM

	Hardwood
	Mahogany
3	Fir
	Unfinished

PLUMBING

5	No. of Fixtures
1	Tub—Leg or Pem.
1	Toilets
1	Basin—Pedestal
	Sink
	Shower Stall
1	Hot Water Tank
1	Laundry Trays
	None
	Unfinished
	Expensive
	Good
	Average
X	Cheap
	Dishwasher
	Disposal
	Auto-Washer
	Auto-Dryer

BASEMENT

	Full
	Part %
	To First Floor Joist
	Frame and Concrete
	ft. ft.
	Cement Blocks
	Floor
	Recreation Room
	Living Room
	Service Rooms
	Garage
	Unfinished

FOUNDATION

	Concrete Thick
X	Cement Blocks
	Stone or Brick
	Wood Post Concrete Block

FLOOR CONSTRUCTION

1st Floor Joists 2 x 4 x 24
Bridged
Post & Beam x
Stud Bearing x
Beam Size x

CEILING HEIGHT

Basement ft. in.
1st Floor 8 ft. in.
2nd Floor ft. in.
3rd Floor ft. in.
Attic Low High

ROOF

	Shingle
	Shake
X	Composition
	Tile or Slate
	Tar and Gravel
	Tar Paper

PORCHES

1	One Story
	Two Story
1	Unroofed
	Cement Floor
	Recessed
	Enclosed

HEATING NONE

	Stove
	Pipeless Furnace
	Floor Furnace
	Hot Air Furnace
	Fan
	Gas
	Stoker
	Pot Oil Burner
	Pressure Oil Burner
	Oil Burning Unit
	Air Cond. Comp.
	Radiant
	Hot Water
	Electric

CONSTRUCTION

	Single
X	Double
	Solid
	Very Cheap
X	Cheap
	Medium
	Good
	Special
	Insulated

EXTERIOR WALLS

	Boards and Batten
	Shiplap
X	Rustic
	Cedar Siding
	Shingles
	Shakes
	Stucco on Lath
	Brick Veneer
	Kind
	Composition
	Stone
	Concrete Block

QUALITY

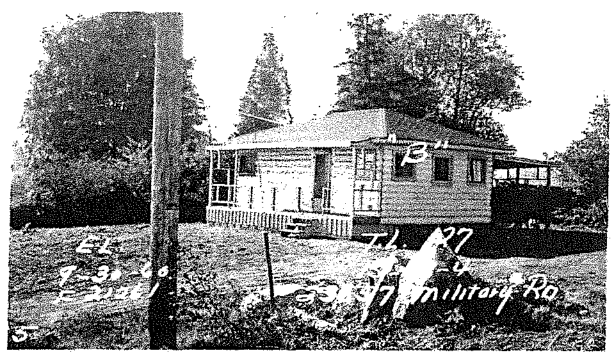
P	Kitchen Cabinets FIR
	Closets
	Wardrobes

GROUND FLOOR AREA 462 Sq. Ft. **SCALE** FT.

3206

Date First Occupied, Month 19
Date Built, 19 Unfinished Moved, 19
Date Finished, 19 Rebuilt, 19 Remodeled, 19
Effective Age Years Future Life Years
Dep. for Cond. Dep. for Ob. Dep. for Es. Total

Fact
$



Assessed Value $

ATTIC

	Stairway
	Opened Closed
	Finished
	Unfinished
	Useful

DORMERS

No. Width

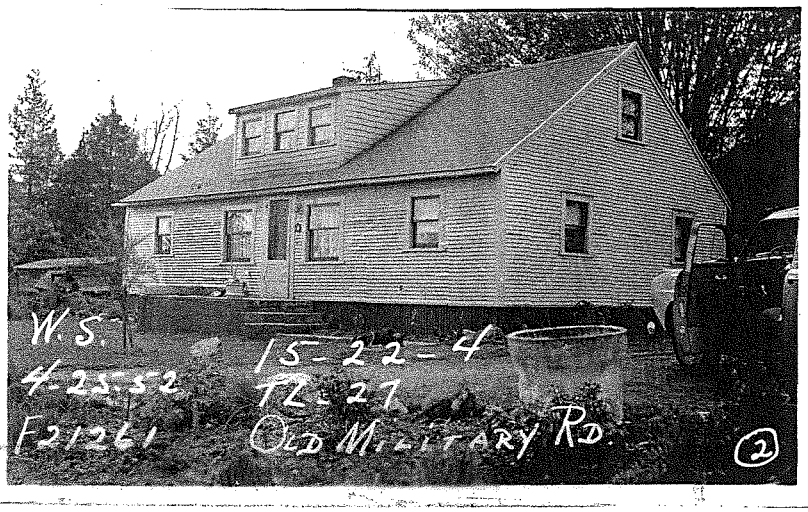
TILE **LINO.**

	Floor-Wall Bath
LINO	Floor-Wall Lavatory
	Floor-Wall
	Floor-Wall
	Floor-Wall Shower
LINO	Floor-Wall
LINO	Kitchen Drain Board
	None
	Unfinished

Year	Assessed Value

Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S. F. Area	Factor	Value	% Dep.	Deprec.	Net Value
ATT PORT	OPEN	DIRT	TP		13 x 18	234		$		$	$
					x			$		$	$
					x			$		$	$
					x			$		$	$

50M 10-56


W.S.
4-25-52
F21261
15-22-4
TL-27
OLD MILITARY RD.
(2)


R
A
F-21261
S-3
4-18-52
15-22-4
TL-27

1. DISTRICT

CO.

CODE NO.

PERMIT NO.

DATE

2. SECTION NW¼ 15 TWP. 22 N. RANGE 4 TAX LOT NO. TAX LOT 27

DESCRIPTION Por S 300' of SW¼ of NW¼ Ly W of Old Military Road. (5) LESS STATE HIGHWAY

3. ADDRESS OF PROPERTY 23011 Military Road ~~Route 2 Box 822,~~ Kent, Washington CONTRACT PURCHASER Sophia Polk

4. FEE OWNER W Sophia Polk 9-10-25 ~~4-28-31~~ 1201

5. ARCHITECT CONTRACTOR

6. ORIG. BUILDING COST $ OCCUPIED BY Owner RENTAL PER MONTH $ ESTIMATED RENTAL PER MONTH $ 5.

7. CONDITION OF EXTERIOR Poor INTERIOR Poor G FOUNDATION Poor G FLOOR PLAN Accept

8. BUILDING: 1 Fam Dwell; 1 Story; 4 Rooms; 1st Flr; ~~3 attic~~ attic 5? rms

TILE WORK: ~~NONE~~ Lino K floor

PORCHES: 1 stoop; ~~NONE~~ 1-cem floor; 2-1 story; 1 roofed

EXTRA FEATURES: NONE

9. CORNER JOINTS Unfinished DOWN SPOUTS SEWER CONNECTED None

10. FIRST FLOOR JOIST SIZE 2 x 4 AND 24 INCH CENTERS BRIDGED No

11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE 4 x 6 4x4 Beam

12. CLASS OR GRADE NO. Shack SHAPE NO. 12' Span

13. BUILDING FINISHED OR UNFINISHED Unfinished

14. DEPRECIATION: CONDITION 5 % OBSLSE. % ECON. SUIT. % TOTAL 37 %

YEAR BUILT 1937 REMODELED No EFFECTIVE AGE 12? YRS. FUTURE LIFE 19 YRS.

INTERIOR WALLS: 4 Plaster Bd; ~~Unfinished~~; 1 ceiled (celtex); ~~3 unfin~~; ~~3 paper~~; ~~Stabs~~

ATTIC: ~~NONE~~ stairway-closed; useful; 1-12' dormer

BUILT-INS: NONE

CONSTRUCTION: Double (5) ~~Single Cheap~~

HEATING: Stove

FLOORS: 4 Fir

CEILING HEIGHT: 1st Flr 7'6"

FIRE PLACE: NONE

BASEMENT: NONE

INTERIOR TRIM: 4 Unfinished; 4 Fir; ~~3 open studs~~

PLUMBING: ~~NONE~~ 6 fixtures; ~~Sink~~ ; sink; 1 Lav tank; ~~1 tub~~ 1 tub; ~~Toilet~~ Toilet; ~~Basin~~ 1 basin; ~~Laundry~~

FOUNDATION: ~~Wood Post & Rock~~ Cement blks '59

ROOF: Composition

EXTERIOR WALLS: ~~Shiplap & Paper~~ Cedar siding

Cheap

LAND INFORMATION

1. SIZE	2. ROAD		
3. SEWAGE	DRAINAGE	WATER	PUMP
4. TREND	5. DISTRICT	6. USE	

LAND USE	SOIL TYPE	CROPS-TIMBER STAND	NO. ACRES	VALUE-ACRE	VALUE
				$	$
					$
					$
					$

LAND SIZE x TOTAL NUMBER OF ACRES VALUE $

ASSESSED VALUE $

REMARKS 3100

MAIN BUILDING

DIMENSION	SQ. FT. AREA
24 x 40	960
x	
PCH. x	
PCH. x	

IMPROVEMENT VALUE

MAIN BUILDING	$	300
OTHER BUILDINGS	$	
TOTAL	$200.	300
ASSESSED VALUE 50%	$100.	150
DATE	1/1/38	1/1/40

900
~~1260~~
Sc 10-9

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
GARAGE					x		$
Shed	single	dirt	Comp	1	16 x 20	320	
					x		
					x		
					x		

OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
S/D NATIONAL CONST	10-2-69	E687421	$44000		

FLOOR PLAN

40

Front

44

FRONT

REMARKS Reassess 1939

CHECKED IN 1940 & IMP A.V. RAISED FROM $100 TO $150 (SEE ABOVE)

SEWER	HSPTL.	AIRPT.	FERRY	
	HOS. #1			GREEN RIVER FLOOD ZONE

DISTRICT: Kent-1 | ROAD 2 | SCHOOL ~~145~~ ~~443~~ 415 | WATER 75 | FIRE ~~30~~

DECREASE OR INCREASE IN ASSESSED VALUATION

RECORD OF ASSESSED VALUE

152204-027 1860 ~~1672~~ ~~1667~~ 1050 ~~0522~~ ~~0540~~

YEAR	AC.	LAND	BLDG'S.	TOTAL	DATE	BY		LAND DECREASE	LAND INCREASE	BUILDING DECREASE	BUILDING INCREASE
19 ~~38~~			~~100.~~								
~~19 39~~	~~5.44~~	~~500~~	~~100~~	~~600~~			REASSES-IN-1939-				
~~19 41~~		~~690~~	~~100~~	~~790~~							
19 40	5.22	130	100	230	3/25/39	E	New Seg.	530			
1942		130	150	280	4-14-42	EB	Ord #873 See Rmks				50
1946	5.22	200	150	350	7-11-44	NS	RV				
1947		200	300	500	8-24-45	ED	Remodel				
1950	5.22	200	400	600	12-48	WB m.	Imp. finished				
1953		200	650	850	12/6/51	WBm.	Plumb, Ex walls, etc.				
1955	"	450	650	1100	11-12-53	NB	RV				
1958		780	650	1430	4/15/57	JC	RV				
1959		780	900	1680	6-12-57	vkj	RV - attic rms.	10/15/59	)	N2526	
60 59	2.75	500	900	1400	10/28/59	FJ (T)	Chg legal - A.V. & Ac (Vol 3972-Pg 548)			C-7382	
1962	2.75	500	1450 (2)	1950	12-13-60	GG	Bldg B - New Imp '60				
1963	"	500	900	1400	9-22-61	Tmd	Bldg B - void 550				
1963	2.60	380	900	1280	6-12-63	MM (M)	SEG TL (123) Fr (27)				L-3411
1965		1860	900	2760	10-30-63	JMB	RV				
1966		1860	1050	2910	12-2-64	JB	Rev				
1966	2.55	1730	1050	2780	1-17-66	Am (L)	Chg Legal & AV on (27) & (123)				0-0269
71 L 3460 B 2100 T 5560*152204-9027-0 8/9											
19											
19											
19											
19											
19											
19											
19											

LAND CLASSIFICATION AND SEGREGATION

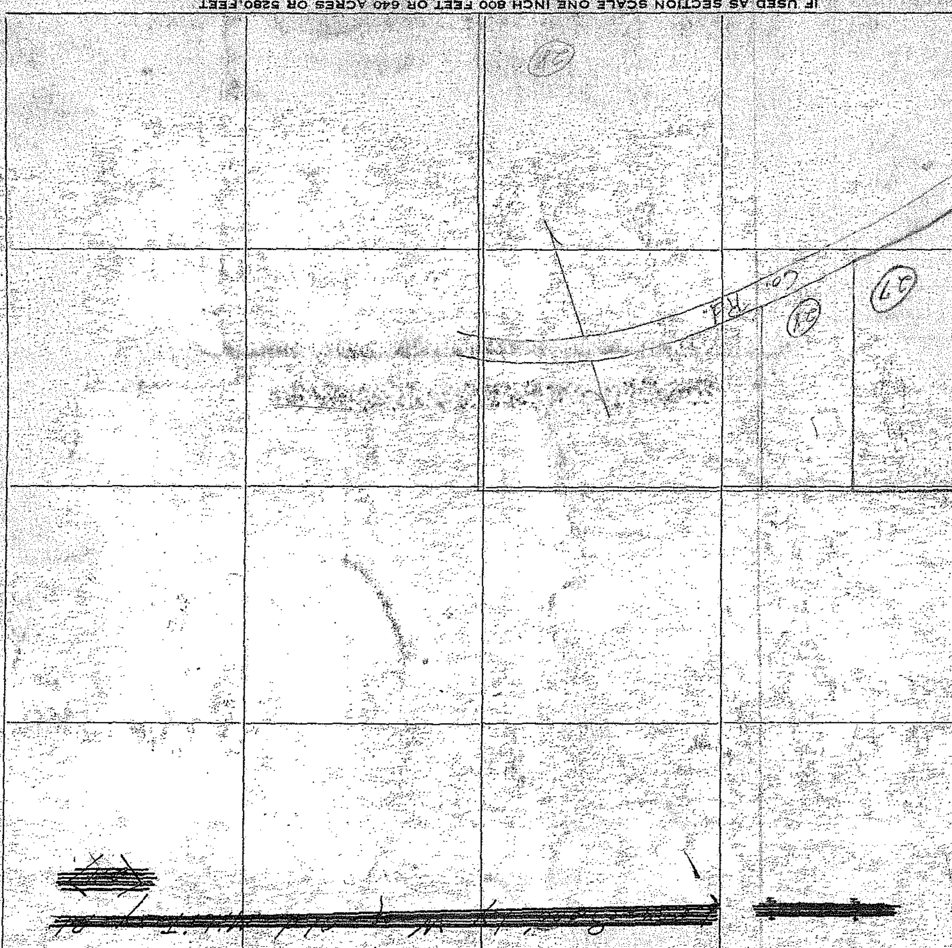
THIS SQUARE INDICATES 160 ACRES

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

SECTION NW¼ 15
TWP. 22 N
RANGE 4 E

TAX LOT NO. 27
PARCEL NO.

AERIAL PHOTO
QUARTER MAP
PLAT MAP
Folio Co #21261



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

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

IF USED AS SECTION SCALE ONE INCH 800 FEET OR 640 ACRES OR 5280 FEET
IF USED AS ¼ " SCALE ONE INCH 400 FEET OR 160 ACRES OR 2640 FEET
IF USED AS ¼ OF ¼ " SCALE ONE INCH 200 FEET OR 40 ACRES OR 1320 FEET
IF USED AS ¼-¼-¼ " SCALE ONE INCH 100 FEET OR 10 ACRES OR 660 FEET

Legal on back

FOLIO 21261 | ADDITION Tax Lot | Section N | Twp. 22 | Range 4 | Ewm. Block | Tax Lot 37 | Lot or Tract

PERMIT NO.

DATE | Description Imp moved to T

3 Address of Property 23003 Military Road | Cont. Purchaser

4 Fee Owner Brunetta Johnson. | Architect | Contractor

6 Original Building Cost $ | Owner-Tenant Occupied | Rental per Month $ | Estimated Rental per Month $

7 Condition of Exterior Fair | Interior Good | Foundation Good | Floor Plan: Good | Accept ✓ | Poor

BUILDING

1	One Family Dwelling
	Two Family Dwelling
1	No. of Stories
4	No. of Rooms Total
	Basement
4	First Floor
	Second Floor
	Attic

INTERIOR WALLS

	Plaster
4	Plaster Board
	Celotex
	Plywood
	Ceiled
	Open Studs
4	Painted
	Kalsomine
	Papered
	Unfinished Walls

FLOORS

	Hardwood
4	Fir
	Concrete
	Asphalt Tile
	Shiplap

FIREPLACE—No. None

	Stems
	Bsmt. 1st 2nd
	Brick
	Tile Face
	Cobblestone
	Unfinished

INTERIOR TRIM

	Hardwood
	Mahogany
4	Fir
	Unfinished

PLUMBING

4	No. of Fixtures
1	Tub—Leg or Pem.
1	Toilets
1	Basin—Pedestal
1	Sink
	Shower Stall
1	Hot Water Tank
✓	Laundry Trays
	None
	Unfinished
	Expensive
	Good
	Average
✓	Cheap
	Dishwasher
	Disposal
	Auto-Washer
	Auto-Dryer

BASEMENT None

	Full
	Part ____%
	To First Floor Joist
	Frame and Concrete
	____ft. ____ft.
	Cement Blocks
	____Floor
	Recreation Room
	Living Room
	Service Rooms
	Garage
	Unfinished

FOUNDATION

	Concrete ____Thick
X	Cement Blocks
	Stone or Brick
	Wood Post Concrete Block

FLOOR CONSTRUCTION

1st Floor Joists ____x____
Bridged
Post & Beam Hidden
Stud Bearing ____x____
Beam Size ____x____

CEILING HEIGHT

Basement ____ft. ____in.
1st Floor 8 ft. ____in.
2nd Floor ____ft. ____in.
3rd Floor ____ft. ____in.
Attic ____Low ____High

ROOF

	Shingle
	Shake
X	Composition Roll
	Tile or Slate
	Tar and Gravel
	Tar Paper

PORCHES

2	One Story
	Two Story
1	Unroofed
	Cement Floor
	Recessed
	Enclosed

HEATING

X	Stove OIL
	Pipeless Furnace
	Floor Furnace
	Hot Air Furnace
	Fan
	Gas
	Stoker
	Pot Oil Burner
	Pressure Oil Burner
	Oil Burning Unit
	Air Cond. Comp.
	Radiant
	Hot Water
	Electric

CONSTRUCTION (4)

X	Single
	Double
	Solid
	Very Cheap
X	Cheap
	Medium
	Good
	Special
	Insulated

EXTERIOR WALLS

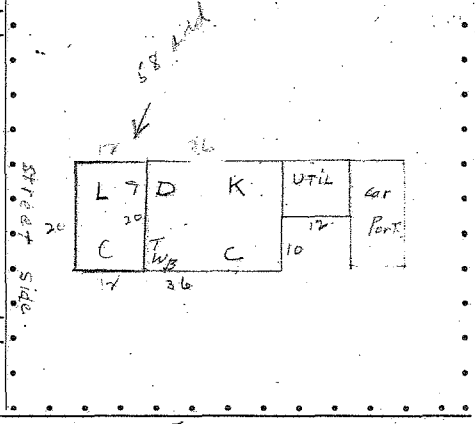
	Boards and Batten
	Shiplap
	Rustic
X	Cedar Siding Fir
	Shingles
	Shakes
	Stucco on ____Lath
	Brick Veneer
	____Kind
	Composition
	Stone
	Concrete Block

QUALITY USUAL

Fir	Kitchen Cabinets
✓	Closets
✓	Wardrobes

GROUND FLOOR AREA SCALE ☐ = FT.

840 Sq. Ft.



Date First Occupied, Month Vacant 19 59
Date Built, 19 24 | Unfinished ☐ | Moved, 19 58
Date Finished, 19 24 | Rebuilt, 19 | Remodeled, 19 58
Effective Age 39 Years | Future Life Years
Dep. for Cond. | Dep. for Ob. | Dep. for Fc | Total 39 %

F

$

F Assessed Value $

ATTIC

	Stairway
	Opened ____Closed
	Finished
1	Unfinished
	Useful

DORMERS

	No. ____Width

TILE ____ **LINO.** ____

4	Floor-Wall ____ Bath
1	Floor-Wall ____ Lavatory
	Floor-Wall
	Floor-Wall
	Floor-Wall ____ Shower
Lino	Floor-Wall Kit
Lino	Kitchen Drain Board
	None
	Unfinished

Year	Assessed Value
60	550 (B) 59
66	700 & G-66
71	1400

Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S. F. Area	Factor	Value	% Dep.	Deprec.	Net Value
Garage Port	open	Dirt	TP	1	9 x 19	178	cheap	$		$	$
					x			$		$	$ T
					x			$		$	$
					x			$		$	$

50M 10-56

LIMITS	ROAD	SCHOOL	WATER	FIRE	SEWER	HOSPITAL	AIRPORT	FERRY	
Co	2	415	75	30		HOS. #			GREEN RIVER FLOOD ZONE

152204-037 70 700 ~~1820~~ 5120

YR	AC	LAND	BLDGS	TOTAL	BY	DATE	REASON	CD	FEE OWNER	DATE	FILE #	PRICE
1958	1.40	300		300	JC	4-15-57	Rv. (corrected legal 5-28-58				EH(T) F	-2912
1960	1.40	300	550	850	GG	4-6-59	moved from TL 28 + remodeled '58					
1960	.70	200	550	750	FJ(T)	10/28/59	Chg legal - H V. Ac (Vol 3972 Pg 550, 10/15/59)				G-7	382
1961	.70	200	1450	1650	GG	3-18-60	new Impr.-'59 (ckd map)					N 2528
1961	.30	70	550	620	MM(T)	6/22/61	Seg TL (109) fr (37)				J-3	477
1965		70	550	620	MB	10-30-63	RV	MW	Ruth Lee Barker	6-1-62	F 462539	2,300.00
1966		70	700	770	JB	12/2/64	Rev					
1971 L		140 B	1400 T	1540*152204-9037-0 8/9			Chg legal - O4(S7)-1/30/73				D-	1060
19												
19												
19												
19												
19												
19												
19												
19												
19												

FOLIO

CO
CODE NO.

ADDITION TAX LOTS

NW ¼ SECTION 15 TWP. 22 N. RANGE 4 EWM. BLOCK TRACT OR LOT NO. Tax Lot#37

DESCRIPTION Por of SW¼ of NW¼ ly W of Old Military Rd less S 550' Less N 642.5'(Pt 4)
LESS STATE HIGHWAY LESS BEG NE COR THOF TH W ALG N LN 127.5' TH S AT R/A TO
N LN 122' TH E PLW N LN TO WLY MGN OLD MILITARY RD TH NWLY ALG WLY MGN TO BEG.
Less Ely 12 ft for St

LAND INFORMATION

SIZE OF TRACT OR LOT ___ X ___ TOPOGRAPHY ___ GRADE ___ FT. STREET-ROAD ___ SURFACE ___
ALLEY ___ SIDEWALK ___ SEWAGE ___ WATER ___ PUMP ___ DRAINAGE ___
LANDSCAPING ___ CONDITION ___ TREND ___ VALUE OF LOT $ ___ FRONT STREET
USE ___ DISTRICT ___

LAND USE	SOIL TYPE	CROPS-TIMBER STAND	NO. ACRES	VALUE ACRE	VALUE
				$	$
				$	$
				$	$
				$	$
LAND SIZE X		TOTAL			$

ASSESSED VALUE LAND

LOT $
UNIMPROVED ACRES $
IMPROVED ACRES $
OTHER LANDS $
TIMBER $
TOTAL ASSESSED VALUE 50% $
DATE
REMARKS

	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
	Midway Corp.	2-6-47	2585-465			
	Brunette Johnson	1948				
D	Norman & Brunette Johnson	4-4-52	E 40187	350.00		

DISTRICT: ROAD	SCHOOL	WATER	FIRE	SEWER	HSPTL.	AIRPT.	FERRY
2	~~210~~ 415	75	30				

ASSESSED VALUE — DECREASE OR INCREASE IN ASSESSED VALUATION

YEAR	ACRES	TIMBER	LAND	BLDGS.	TOTAL	DATE	BY	REASON	DECREASE	INCREASE
1948	1.40		80		80	2-10-48	CFB(b)	From (4)		
1955	"		130		130	11-12-53	[illegible]	RV (Correct legal - Roll & stencil		
1958	"		300		300	4/15/57	[illegible]	Rv (5/23/55 EH	(T)	E-2912
19										
19										
19										
19										
19										
19										
19										
19										
19										
19										
19										

```
RVI150-18
C/I DATA COLLECTION AND DISPLAY FORM     (100)              ACCOUNT NO: 726020-0060-C
LOG/DATE:   440   12/14/91                                       FOLIO: 21262- -
LEVY CODE:  1456           LAST UPDATE: 12/13/88 BY: TWB                 _____ _ _
TAX STATUS: TAXABLE          APPR ID:BCO MO11DA30YR05              AREA: 440   ___
Q/SC/TW/RG: SW/15/22/04   __/__/__/__/                             FEDERAL WAY

LAND USE:   921   ___                       PROP NAME: VACANT LAND
             VACANT LAND-CO                 (105)       ______________________________
PROPERTY ADDRESS:    23011         MILITARY                      RD  S
       (110)        _  _____  _  __ ___________________  __  __
                   RB   NUM  FR  PR   STREET NAME         TY  SU

(112)++++++++++++++++++ COMMERCIAL/INDUSTRIAL LAND RECORD +++++++++++++++++++++++

ZONING JURIS/__                  KENT          % USABLE/___                    100
ZONE ACTUAL/__                     GC          TOPOGRAPHY/_                  LEVEL
ZONE CODE/_                     COMML          SHAPE/_                     REGULAR
LOT SIZE/33403.__           35,850.00          ACCESS/_                   STANDARD
   UNIT/SFA_                     SQFT          VISUAL EXPOSURE/_          STANDARD
CORNER LOT/Y_N_                    NO          OPEN SPACE CLASS.                NO
WATERFRONT ON/_                  NONE          RESTRICTIVE CONDITIONS/Y_N_      NO
                                      CONTAMINATED PROP  NO_ HW_ HC_ UT_ AS_    NO
(335)++++++++++++++++++++++++++++++ PERMIT ACTIVITY ++++++++++++++++++++++++++++++

ACT    BLDG:    TYPE    PERMIT DATE     VALUE        %  COMPLETE
___                                                  %   ___%
___                                                  %   ___%
___                                                  %   ___%
ADD ___         ____     __/__/__     _________          ___%

(510)++DEL ALL BLDGS /__/+++++++ PROPERTY WIDE IMPROVEMENTS SUMMARY +++++++++++++++

DESC:                                        TOTAL BLDGS ON PROPERTY/__          0
      ________________________________       GROSS AREA (ALL BLDGS)/______       0
YEAR BLT/__  0  CLASS/__                     NET AREA (ALL BLDGS)/______         0
EFF YEAR/__  0  QUAL/__                      MULTI-USE/Y_N_
LOT COVERAGE/______                0         MULTI-PARCEL PROP/Y_N_
NUMBER OF UNITS/___                0

(500)+++++++++++++++++++++ INDIVIDUAL BUILDING DETAILS ++++++++++++++++++++++++++++

BLD CL QU    DESCRIPTION                     NU   GROSS    NET           %   HE  SP
NUM AS AL                                    ST    AREA    AREA   YB/EY CMP  AT  KL
 #1                                                                              N
   __ _ ________________________________ __  ______  ______  __/__   __  __  _
 #2                                                                              N
   __ _ ________________________________ __  ______  ______  __/__   __  __  _
 #3                                                                              N
   __ _ ________________________________ __  ______  ______  __/__   __  __  _
 #4                                                                              N
   __ _ ________________________________ __  ______  ______  __/__   __  __  _
(520)++++++++++++++++++++++++ INTERIOR SECTION DETAILS ++++++++++++++++++++++++++++
------ SECT 1 ------------- SECT 2 ------------- SECT 3 ------------- SECT 4 ------
BLD#  AREA  STR-HT          AREA  STR-HT         AREA  STR-HT         AREA  STR-HT
1
    ______  __ _/__      ______  __ _/__      ______  __ _/__      ______  __ _/__
2
    ______  __ _/__      ______  __ _/__      ______  __ _/__      ______  __ _/__
3
    ______  __ _/__      ______  __ _/__      ______  __ _/__      ______  __ _/__
4
    ______  __ _/__      ______  __ _/__      ______  __ _/__      ______  __ _/__
(589)++++++++++++++++++++ACCESSORY IMPROVEMENT SUMMARY ++++++++++++++++++++++++++++
 ACT  ENT   DESCRIPTION                          ACT  ENT   DESCRIPTION

/__/  (1)   _______________________             /__/  (2) ________________________

(160)+++++++++++++++++++++++++++++++++ COMMENTS +++++++++++++++++++++++++++++++++++

          _________________________________________

04440
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**JOB RVI100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 726020-0060-0
RPT RVI150-20 PRINTED ON: 12/14/91 FOLIO: 21262- -
PROP NAME: VACANT LAND Q-S-T-R: SW-15-22-04
PROP ADDR: 23011 MILITARY RD S AREA: 440 LUC: 921
CLASS: QUAL: TAX STATUS: TAXABLE
YR-BLT/EFF-YR: / #STY: #UNITS: LOG/DATE: 440 12/14/91
GBA/NRA: / AVG-UNIT-SIZE: SEG-MERGE DATE:

**** ECONOMIC INCOME ****

USE	AREA	RATE	GROSS	VCL	EXP	NET INC
		$				
		$				
		$				
		$				
		$				
		$				

**** ECONOMIC INCOME APPROACH ****

NET INCOME _____
LESS PER. PROP. INCOME _____
LESS LAND INCOME _____
_____X(____+____) = _____
LAND VALUE INT + TAX _____
NET IMPROVEMENT INCOME _____
CAPITALIZATION RATE _____
_____ + _____ + _____ = _____
INT + TAX + RECAP
CAPITALIZED IMP. VALUE _____
LAND VALUE _____
EXCESS LAND/ADD LAND _____
TOTAL BY INCOME APPROACH $_____
= $_____/SF

**** OTHER VALUE INDICATORS ****

NET INC( )/( )DAR=_____
GR INC ( )X( )GRM=_____
UNITS( )X( )$/UNIT=_____
GBA ( )X( )$/SF=_____
RA ( )X( )$/SF=_____

**** LAND ****

ZONE/TYPE	AREA	$/SF	VALUE
			=$
			=$
			=$
TOTAL	35850.00SF	$3.50	=$ 125475

RATIOS: (SF LAND)/(SF GBA)= .0
(SF LAND)/(SF RA) = .0

**** SELECTED VALUE ****

APPRAISER JLD LAND $ 125400
DATE 12-92 IMPS $ 0
TOTAL $ 125400
=$_____/UNIT OR =$_____/SF

**** COST APPROACH ****

OCC#_____ CL__ RANK__
#STY __ STY HT __ EFF AGE__
HEAT __ ELEV __ SPR_____
AREA _____ PERIM____
MISC ___CODE _____SF
___CODE _____SF
___CODE _____SF

ACCY IMPS	AREA	COST	DEP	RCNLD

M&S BASE
HEAT
SPRINKLER
ELEVATOR
TOT BASE
STY FACT
HGT FACT
AREA FACT
REF COST
COST MULT
LCL MULT
FINAL COST

STY/BLDG	AREA	FIN COST	RCN-BLDG#1

SUB TOTAL _____
PHYSICAL DEPRECIATION _____
ECON-FUNCT OBSOLESCENCE _____
DEPRECIATED IMP VALUE _____
ACCESSORY IMPS(SEE ABOVE)_____
TOTAL IMPROVEMENTS _____
LAND _____
TOTAL BY COST APPROACH _____
=$_____/SF

**** SALES & COMPARABLES ****

PARCEL #	E-NUMBER	SALES PRICE	VC	DATE	$/RA	REMARKS

**** APPEAL ACTIVITY ****

PETITION	CHG ORDER	DATE	FROM-LAND	TO-LAND	FROM-IMPS	TO-IMPS

OTHER APPEALS:

**** COMMENTS ****

1993 REVALUE -
VALLEY I-5 R.V.

04441

RVI150-18 (DATA ENTRY: RVI100-J)
C/I DATA COLLECTION AND DISPLAY FORM (100) ACCOUNT NO: 152204-9027-0
LOG/DATE: 440 10/12/96 FOLIO: 21261- -
LEVY CODE: 1551 LAST UPDATE: 11/29/95 BY: RHO
TAX STATUS: TAXABLE APPR ID: BRO MO 11 DA 30 YR 05 AREA: 440
Q/SC/TW/RG: NW/15/22/04 __/__/__/__/ FEDERAL WAY

LAND USE: 403 ___ PROP NAME: VALLEY I-5 RV
AUTOMOTIVE SHO (105)
PROPERTY ADDRESS: 23051 MILITARY RD S
(110)
RB NUM FR PR STREET NAME TY SU

(112) ++++++++++++++++++ COMMERCIAL/INDUSTRIAL LAND RECORD ++++++++++++++++++++++++

ZONING JURIS/__	KENT	% USABLE/__	100
ZONE ACTUAL/__	GC	TOPOGRAPHY/_	LEVEL
ZONE CODE/	COMML	SHAPE/_	IRREGULAR
LOT SIZE/ 181425 __	~~239,987.00~~	ACCESS/_	STANDARD
UNIT/S A _	SQFT	VISUAL EXPOSURE/_	STANDARD
CORNER LOT/Y_N_	NO	OPEN SPACE CLASS.	NO
WATERFRONT ON/_	NONE	RESTRICTIVE CONDITIONS/Y_N_	NO
		CONTAMINATED PROP NO_ HW_ HC_ UT_ AS_	NO

(335) ++++++++++++++++++++++++++++ PERMIT ACTIVITY ++++++++++++++++++++++++++++++++

ACT	BLDG:	TYPE	PERMIT DATE	VALUE	%	COMPLETE
---					%	---%
---					%	---%
---					%	---%
ADD	___	____	__/__/__	_________		---%

(510) ++DEL ALL BLDGS /__/+++++++ PROPERTY WIDE IMPROVEMENTS SUMMARY +++++++++++++++

DESC: VEHICLE SALES & SERVICE

YEAR BLT/__ 80 CLASS/__	DS	TOTAL BLDGS ON PROPERTY/__	2
EFF YEAR/__ 80 QUAL/__	AVERAGE	GROSS AREA (ALL BLDGS)/______	33,850
LOT COVERAGE/______	26,980	NET AREA (ALL BLDGS)/______	33,850
NUMBER OF UNITS/___	1	MULTI-USE/Y_N_	NO
		MULTI-PARCEL PROP/Y_N_	NO

(500) ++++++++++++++++++++ INDIVIDUAL BUILDING DETAILS ++++++++++++++++++++++++++++

BLD NUM	CL AS	QU AL	DESCRIPTION	NU ST	GROSS AREA	NET AREA	YB/EY	% CMP	HE AT	SP KL
#1	DS	C	VEHICLE SALES & SERVICE	1	21,300	21,300	80 80	100	SH	N
#2	S	C	WHSE & OFF	1	12,250	12,250	73 43	100	SH	N
#3							__/__			N
#4							__/__			N

(520) +++++++++++++++++++++++ INTERIOR SECTION DETAILS ++++++++++++++++++++++++++++

BLD#	SECT 1 AREA	STR-HT	SECT 2 AREA	STR-HT	SECT 3 AREA	STR-HT	SECT 4 AREA	STR-HT
1	8,450	18	7,200	16	5,650	8		
	D08-AUTO SHOWROOM		D07-GARAGE,SERVICE		D81-MEZZANINE-OFFICE			
2	8,750	20	1,750	8	1,750	8	______	__/__
	D07-GARAGE,SERVICE		D95-OFFICE AREA		E80-MEZZANINE-STORAG			
3	______	__/__	______	__/__	______	__/__	______	__/__
4	______	__/__	______	__/__	______	/		/

(589) ++++++++++++++++++++ACCESSORY IMPROVEMENT SUMMARY +++++++++++++++++++++++++++

ACT	ENT	DESCRIPTION	ACT	ENT	DESCRIPTION
/__/	(1)	170000 SQ FT ASPHALT	/__/	(2)	______________________

(160) ++++++++++++++++++++++++++++++ COMMENTS ++++++++++++++++++++++++++++++++++++

)1804

5500
+225

*
*
*

**JOB RVI100 — C/I PARCEL VALUE ANALYSIS WORKSHEET — PARCEL NO: 152204-9027-0

RPT RVI150-20 — PRINTED ON: 03/26/94 — FOLIO: 21261- -

PROP NAME: VALLEY I-5 RV — Q-S-T-R: NW-15-22-04

PROP ADDR: 23011 MILITARY RD S — AREA: 440 LUC: 403

CLASS: DS — QUAL: AVERAGE — TAX STATUS: TAXABLE

YR-BLT/EFF-YR: 80/80 — #STY: 01 — #UNITS: — LOG/DATE: 440 03/26/94

GBA/NRA: 22,150 / 22,150 — AVG-UNIT-SIZE: — SEG-MERGE DATE:

* * * * * * * ECONOMIC INCOME * * * * * * * * * * * * * * * COST APPROACH * * * *

USE	AREA	RATE	GROSS	VCL	EXP	NET INC
OFFICE	7400	$ 75¢				
SHOW RM	8450	$ 50¢	180000	5%	15%	145350
SECGAR	15950	$ 35¢				
STORAGE	1750	$ 25¢				
		$				
		$				

OCC# ___ CL __ RANK __
#STY __ STY HT __ EFF AGE __
HEAT __ ELEV __ SPR __
AREA ___ PERIM ___
MISC ___CODE ___SF
___CODE ___SF
___CODE ___SF

* * * * ECONOMIC INCOME APPROACH * * * * * * * * * * *

NET INCOME
LESS PER. PROP. INCOME
LESS LAND INCOME
___ X (___ + ___) = ___
LAND VALUE INT + TAX
NET IMPROVEMENT INCOME
CAPITALIZATION RATE
___ + ___ + ___ = ___
INT + TAX + RECAP
CAPITALIZED IMP. VALUE ___1000000
LAND VALUE ___350,000
EXCESS LAND/ADD LAND
TOTAL BY INCOME APPROACH $ 1350000
= $ 47.59/SF

ACCY IMPS	AREA	COST	DEP	RCNLD

M&S BASE
HEAT
SPRINKLER
ELEVATOR
TOT BASE
STY FACT
HGT FACT
AREA FACT
REF COST
COST MULT
LCL MULT
FINAL COST
STY/BLDG AREA FIN COST RCN-BLDG#1

* * * * OTHER VALUE INDICATORS * * * * *

NET INC (145350 / (105) OAR= 1385300
GR INC ( ) X ( ) GRM=
UNITS (31800) X ( ) $/UNIT=
GBA (31800 ~~22,150~~) X (40) $/SF= 1272000
RA (22,150) X (50) $/SF= 1590000

* * * * * * * * LAND * * * * * * * * * *

ZONE/TYPE	AREA	$/SF	VALUE
			=$
	4-7ACC	20454	=$
TOTAL	162271.00SF	3.50	=$

RATIOS: (SF LAND)/(SF GBA) = 7.3
(SF LAND)/(SF RA) = 7.3

* * * * * SELECTED VALUE * * * * * * * *

APPRAISER Kito — LAND $ 568000
DATE 6-8-94 — IMPS $ 700000
TOTAL $ 1268000
=$ ___/UNIT OR =$ 47.50/SF

SUB TOTAL
PHYSICAL DEPRECIATION
ECON-FUNCT OBSOLESCENCE
DEPRECIATED IMP VALUE
ACCESSORY IMPS (SEE ABOVE)
TOTAL IMPROVEMENTS
LAND
TOTAL BY COST APPROACH
=$ ___/SF

* * * * * * * * * * * * * * * * * SALES & COMPARABLES * * * * * * * * * * * * * * * *

PARCEL #	E-NUMBER	SALES PRICE	VC	DATE	$/RA	REMARKS

* * * * * * * * * * * * * * * * * APPEAL ACTIVITY * * * * * * * * * * * * * * * * * *

PETITION	CHG ORDER	DATE	FROM-LAND	TO-LAND	FROM-IMPS	TO-IMPS

OTHER APPEALS:

* *COMMENTS *

VALLEY I 5 RV INCLUDES TL 28
EXCESS LAND FIGURED 3 TO 1 OR 100 K X $3.5 = 350K
VALUED @ 1.35 MIL + EXCESS LAND
ALLOCATION AS FOLLOWS
MINOR 0027 LAND 568 000 IMP 700,000
" 0028 LAND 272 000 IMP 300 000

17063

RVI150-3 (DATA ENTRY: RVI100-5)
C/I PROPERTY VALUE SUMMARY RECORD

ACCOUNT NO. : 152204-9027-0

LOG/DATE : 440 10/12/96
STATUS :CURRENT 10/12/96
BLDG.CNT : 02
COMP.TYPE : 0
CNDO/TWN H:

FOLIO NO. : 21261- -
SEC-TWN-RNG : NW-15-22-04
AREA : 440
LEVY CODE : 1551
TAX STATUS : TAXABLE

* ACTION CODE
__1. COST COMP WITHOUT COMP SHEET
__2. COST COMP WITH COMP SHEET
__3. FINAL VALUE/DATA UPDATE
__4. REVIEW WITHOUT VALUE CHANGE
__5. REVIEW WITH VALUE CHANGE
#6. NO VALUE CHANGE,MOVE TO STATIC

jwbell 10-96

* 150 * REVIEW STATUS

MAINTENANCE REVALUE,POST TO __ ROLL

* 130 * VALUE SUMMARY CONTROL VAL 001840000 SEQ 01 ___

	LAND	IMP	RLYR TOTAL	DATE	TYPE	C-I REVAL APR	RVR
ROLL	840000	1000000	97 1840000	09/27/96	CO#:		
LAST	840000	1000000	1840000	09/23/96	P	SWI	
APR	----------	----------	----------	__/__/__	__	-----	-----
RVR	----------	----------	----------	__/__/__	__	-----	-----

NEW CONSTRUCTION _

* 335 * BUILDING PERMIT ACTIVITY

	BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
ADD	___	___	___/___/___	----------	------ %

* SALES ACTIVITY

DATE	AFF.#	SALE PRICE	INST.	REASON	VERIFICATION	CLASS
11/19/76	E 0382206	90,000	REC		02-GOOD	COM. IMP.

CC RCN : CC-RCNLD :

* 504 * BUILDING VALUE SUMMARY VALUE METHOD

BLDG DESCRIPTION $---------- ---

01 VEHICLE SALES & SERVICE

ACT COST : EFF YR: 80 ___ OTH RCN : $----------
SOURCE : COND : 00 ___% MARKET : $----------
ACT TREND : OBSOL : 00 ___% INCOME : $----------
COMPL : 00 ___% OTH RCNLD: $----------
CC RCN : CC-RCNLD :

BLDG DESCRIPTION $---------- ---

02 WHSE & OFF

ACT COST : EFF YR: 43 ___ OTH RCN : $----------
SOURCE : COND : 00 ___% MARKET : $----------
ACT TREND : OBSOL : 00 ___% INCOME : $----------
COMPL : 00 ___% OTH RCNLD: $----------
CC RCN : CC-RCNLD :

* 504 * ACCESSORY IMPROVEMENT VALUE SUM ARY

ENT.	TYPE	ACT.COST	SR	RCN	EFYR	COND	RCNLD	VALUE
	70-SERV.STA.ACCSYS							
7001	1-AUTO HOIST		0	$6280	78	00%	$2575	$--------
7002	2-TRUCK HOIST		0	$2983	78	00%	$1223	$--------
					---	---%		

1806

*
*
*
**JOB RVI100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 152204-9027-0

RPT RVI150-20 PRINTED ON: 12/14/91 FOLIO: 21261- -

PROP NAME: VALLEY I-5 RV Q-S-T-R: NW-15-22-04

PROP ADDR: 23011 MILITARY RD S AREA: 440 LUC: 403

CLASS: DS QUAL: AVERAGE TAX STATUS: TAXABLE

YR-BLT/EFF-YR: 80/80 #STY: 99 #UNITS: LOG/DATE: 440 12/14/91

GBA/NRA: 22,150 / 22,150 AVG-UNIT-SIZE: SEG-MERGE DATE:

* * * * * * * ECONOMIC INCOME * * * * * * * * * * * * * * * * COST APPROACH * * * *

USE	AREA	RATE	GROSS	VCL	EXP	NET INC
SEE BELOW	21300 ⌀	$ 50¢	$127800	5%	15%	$103198
		$				
		$				
		$				
		$				
		$				

OCC# ___ CL ___ RANK ___
#STY ___ STY HT ___ EFF AGE ___
HEAT ___ ELEV ___ SPR ___
AREA ___ PERIM ___
MISC ___ CODE ___ SF
___ CODE ___ SF
___ CODE ___ SF

* * * * ECONOMIC INCOME APPROACH * * * * * * * * * *

NET INCOME
LESS PER. PROP. INCOME
LESS LAND INCOME
___ X(___ + ___) =
LAND VALUE INT + TAX
NET IMPROVEMENT INCOME
CAPITALIZATION RATE
___ + ___ + ___ =
INT + TAX + RECAP
CAPITALIZED IMP. VALUE
LAND VALUE
EXCESS LAND/ADD LAND
TOTAL BY INCOME APPROACH $
= $ 44 ⌀ /SF ↑

ACCY IMPS	AREA	COST	DEP	RCNLD

M&S BASE
HEAT
SPRINKLER
ELEVATOR
TOT BASE
STY FACT
HGT FACT
AREA FACT
REF COST
COST MULT
LCL MULT
FINAL COST

* * * * OTHER VALUE INDICATORS * * * * * *

NET INC($103198)/(.11)OAR= $938168
GR INC ( )X( )GRM=
UNITS( )X( )$/UNIT=
GBA (22,150)X( )$/SF=
RA (22,150)X( )$/SF=

STY/BLDG AREA FIN COST RCN-BLDG#1

* * * * * * * * * LAND * * * * * * * * *

ZONE/TYPE	AREA	$/SF	VALUE
			= $
			= $
			= $
TOTAL	162271.00SF	$3.50	= $ 567948

RATIOS: (SF LAND)/(SF GBA)= 7.3
(SF LAND)/(SF RA) = 7.3

SUB TOTAL
PHYSICAL DEPRECIATION
ECON-FUNCT OBSOLESCENCE
DEPRECIATED IMP VALUE
ACCESSORY IMPS(SEE ABOVE)
TOTAL IMPROVEMENTS
LAND
TOTAL BY COST APPROACH
= $ ___ /SF

* * * * * SELECTED VALUE * * * * * * * * *

APPRAISER JCD LAND $ 567900
DATE 2-92 IMPS $ 370200
TOTAL $ 938100
= $ ___ /UNIT OR = $ ___ /SF

* * * * * * * * * * * * * * * * * * SALES & COMPARABLES * * * * * * * * * * * * * * * *

PARCEL #	E-NUMBER	SALES PRICE	VC	DATE	$/RA	REMARKS
768280-0035	1140289	$375000	2	6-11-90	$39.25	DISCOUNT R.V. CTR - 26423 PAC HWY S
N/B 53511 - C FAIR - 3 BLDGS - 1962 - 9554 ⌀ - SUBJECT SUPERIOR						
250060-0641	1136068	$609650	2	5-17-90	$54.62	TRUCK REPAIR & RETAIL - 23609 PAC HWY
N/B 9461 - C FAIR - 2 BLDGS - 1949 - 11162 ⌀ GBA - SUBJECT SUPERIOR						

* * * * * * * * * * * * * * * * * * APPEAL ACTIVITY * * * * * * * * * * * * * * * * * *

PETITION	CHG ORDER	DATE	FROM-LAND	TO-LAND	FROM-IMPS	TO-IMPS

OTHER APPEALS:

* * * * * * * * * * * * * * * * * * * COMMENTS *

1993 REVALUE -

8450 ⌀ SHOWROOM
7200 ⌀ SERVICE GAR } 21300 ⌀ - EST. ECON. RENT @ 50¢ ⌀ OVERALL
5650 ⌀ - OFF. MEZZ.

04411

FOLIO NO. 21261 PARCEL NO. 152204-9027

CLASS/QUAL.	/	M-S PAGE	
YR. BLT.		CONDITION	
E. Y./REL.	/	NO. UNITS/A. U. S.	/

INCOME APPROACH

USE	AREA	RATE	GROSS	VCL	EXP	NET

	ACTUAL	ECONOMIC
ANNUAL POTENTIAL GROSS		115,020
LESS VAC. AND CL.		x.95
EFFECTIVE GROSS		109,269
MISC. INCOME		
LESS EXPENSES		x.90
ANN. NET INCOME		98342
LESS INCOME INCOME TO P. P.		
LESS INCOME TO LAND		
( ) x (+) LAND VALUE INT. TAX		
NET INCOME TO IMPS.		
CAPITALIZED AT ( ) + ( ) + ( ) INT. TAX RECAP.		
CAPITALIZED IMP. VALUE		
LAND VALUE		
EXCESS LAND		
TOTAL BY INCOME APPROACH		

OTHER VALUE INDICATORS

NET INC. (98,342) ÷ (11%) OAR =	894,000 (= 41.97/sf)
GROSS INC. ( ) x ( ) GRM. =	
NO. UNITS ( ) x ( ) /UNIT =	
AREA ( ) x ( ) $/SF =	

LAND CALC.: 162,271 sf @ 2.50/sf = 405,600

SELECTED VALUE (Rev by DF)

LAND:	405,600
IMPS:	478,100
TOTAL:	883,700

APPR. SYH

DATE 4/3/89

COST APPROACH

STORY/HGT.					
PERIM.					
AREA					
BASE					
HEAT					
SPRINK					
ELEV.					
TOTAL BASE					
STY. FAC.					
HGT. FAC.					
AREA FAC.					
REF. COST					
COST MUL.					
LOCAL MUL.					
FIN. COST					

STORIES	AREA	FIN. COST	RCN BLDG. 1	RCN BLDG. 2
SUBTOTAL (RCN)				
PHYSICAL DEPREC.				
ECON. OR FUNCT. OBSOL.				
DEP. COST (RCNLD.)				

ACC. IMPS. (SEE BELOW)	
TOTAL IMPROVEMENTS	
LAND	
TOTAL BY COST APPROACH	
DATE COSTED TO:	

ACC. IMPS.	AREA	COST	DEP.	RCNLD
TOTAL				

COMPARABLE SALES

	E NO.	AMOUNT	DATE	DETAILS/REMARKS
1	978402	695,000	12/87	RS. TIRE B/'83 17,220sf L/B = 4.22 40.36/sf
2				
3				
4				

COMMENTS: "VALLEY I-5 RV" 23011 MILITARY RD S

RV SHOWROOM - SALES & SERVICE LOTS OF MOTOR HOMES ON THE LOT

1 STORY FR (16-18' HT) / BLT '80 / GBA = 21,300 / L/B = 8.6

SHOWROOM (18' HIGH) - 8450 sf

SERVICE GARAGE (16' HIGH) - 7200 sf

MEZZ - OFFICE (8') - 5650 sf

ECON RENT: 21,300 sf @ .45/sf x 12 = 115,020 AG NET

ASSESSORS FORM AP 66

FOLIO NO. 21261 PARCEL NO. 152204-9027

CLASS/QUAL.	/	M-S PAGE		
YR. BLT.		CONDITION		
E. Y./REL.	/	NO. UNITS/A. U. S.	/	

INCOME APPROACH

USE	AREA	RATE	GROSS	VCL	EXP	NET

	ACTUAL	ECONOMIC
ANNUAL POTENTIAL GROSS		
LESS VAC. AND CL.		
EFFECTIVE GROSS		
MISC. INCOME		
LESS EXPENSES		
ANN. NET INCOME		
LESS INCOME INCOME TO P. P.		
LESS INCOME TO LAND		
( ) X (+) LAND VALUE INT. TAX		
NET INCOME TO IMPS.		
CAPITALIZED AT		
( ) + ( ) + ( ) INT. TAX RECAP.		
CAPITALIZED IMP. VALUE		
LAND VALUE		
EXCESS LAND		
TOTAL BY INCOME APPROACH		

OTHER VALUE INDICATORS

NET INC. ( ) ÷ ( ) OAR =

GROSS INC. ( ) X ( ) GRM. =

NO. UNITS ( ) X ( )/UNIT =

AREA ( ) X ( ) $/SF =

LAND CALC.: 250# x 162,271# =

SELECTED VALUE

LAND : 405 600

IMPS : 478,100

TOTAL : 883,700

APPR. DFH

DATE 6-6-88

Previous Value Sustained

COST APPROACH

STORY/HGT.					
PERIM.					
AREA					
BASE					
HEAT					
SPRINK					
ELEV.					
TOTAL BASE					
STY. FAC.					
HGT. FAC.					
AREA FAC.					
REF. COST					
COST MUL.					
LOCAL MUL.					
FIN. COST					

STORIES	AREA	FIN. COST	RCN BLDG. I	RCN BLDG. 2
	M+S	6/84		69,741
	M+S	2/79	315,514	
	Update		1,713	1,041
SUBTOTAL (RCN)			540,475	72,600
PHYSICAL DEPREC.			71	90
ECON. OR FUNCT. OBSOL.				
DEP. COST (RCNLD.)			383738	65,340
ACC. IMPS. (SEE BELOW)			37,786	
TOTAL IMPROVEMENTS			486,864	
LAND				
TOTAL BY COST APPROACH				
DATE COSTED TO:				

ACC. IMPS.	AREA	COST	DEP.	RCNLD
M+S	2/79			31,773
Update				1,675
				53,219
Depreciation				71
TOTAL				37,786

COMPARABLE SALES	E NO.	AMOUNT	DATE	DETAILS / REMARKS
1				
2				
3				
4				

COMMENTS: Valley I-5 GMC R.V

ASSESSORS FORM AP 66

C/I PROPERTY VALUE SUMMARY RECORD — ACCOUNT NO. : 152204-9027-0

LOG/DATE : 440 01/24/86 — FOLIO NO. : 21261- -
STATUS : CURRENT 01/24/86 — SEC-TWN-RNG : NW-15-22-04
BLDG.CNT : 01 — AREA : 440
COMP.TYPE : C — LEVY CODE : 1551
CNDC/TWN H: — TAX STATUS : TAXABLE

* ACTION CODE
__1. COST COMP WITHOUT COMP SHEET
__2. COST COMP WITH COMP SHEET
X 3. FINAL VALUE/DATA UPDATE
__4. REVIEW WITHOUT VALUE CHANGE
__5. REVIEW WITH VALUE CHANGE
__6. NO VALUE CHANGE,MOVE TO STATIC

* 150 * REVIEW STATUS

MAINTENANCE REVALUE,POST TO __ ROLL

* 130 * VALUE SUMMARY — CONTROL VAL 00071700 SEC 01 ___

	LAND	IMP	RLYR / TOTAL	DATE	TYPE	C-I REVAL APR	C-I REVAL RVR
ROLL	200900	516100	85 / 717000	07/27/84 CO#:			
LAST	200900	516100	717000	06/26/84	M	MST	
APR	200400	516100	723500	3/12/86	M	RRA	
RVR				__/__/__	__		

NEW CONSTRUCTION _

* 335 * BUILDING PERMIT ACTIVITY

BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE	CALL-BACK
ADD___	___	___/___/___	_____	_____ %	___/___

* SALES ACTIVITY

DATE	AFF.#	SALE PRICE	INST.	REASON	VERIFICATION	CLASS
11/19/76	E 382206	90,000	REC		02-VERIFIED GOOD	COM. IMP.

CC RCN : — CC-RCNLD :

* 504 * BUILDING VALUE SUMMARY — VALUE — METHOD

BLDG DESCRIPTION

01 VEHICLE SALE & SERV (METAL BLDG)

ACT COST : — EFF YR: 80 ___ — OTH RCN : — $_____
SOURCE : — COND : 00 ___% — MARKET : — $_____
ACT TREND : — OBSOL : 00 ___% — INCOME : — $_____
COMPL : 00 ___% — OTH RCNLD: — $_____
CC RCN : — CC-RCNLD :

* 504 * ACCESSORY IMPROVEMENT VALUE SUMMARY

ENT.	TYPE	ACT.COST	SR	RCN	EFYR	COND	RCNLD	VALUE
	70-SERV.STA.ACCSYS							
7001	1-AUTO HOIST		0	$6280	78	00%	$4208	
					___	___%		$_____
7002	2-TRUCK HOIST		0	$2983	78	00%	$1999	
					___	___%		$_____
7003	3-ISLAND,2 PUMP		0	$314	78	00%	$210	
					___	___%		$_____
7004	6-PUMP PIPING		0	$392	78	00%	$263	
					___	___%		$_____
	72-PAVEMENT							
7201	2-ASPHALT		0	$30000	77	00%	$19200	$28500
					___	___%		$_____

	74-YARD LIGHTING							
7401	2-POLE,STEEL	0	$1610	77	CC%	$1030		$1530
				___	___%		$_____	
7402	6-FIXTURE,M.VAP.	0	$3150	77	CC%	$2016		$2993
				___	___%		$_____	
	78-FENCES/GATES							
7801	4-FENCE,CH.LINK	0	$3125	77	CC%	$2000		$2969
				___	___%		$_____	

* LAST COST INDEX UPDATE 01/01/77

* 125 * LAND VALUE SUMMARY

CHG	LINE	DESCRIPTION	ASFZ SQFT	UNIT VALUE		SIZE		VALUE
	1			$.30		92200.		$27600
C	1		S	2.15	X	92200	=	
---	---	---	---	---	X	---	=	---
---	---	---	---	---	X	---	=	---
---	---	---	---	---	X	---	=	---
---	---	---	---	---	X	---	=	---

LAND VALUE TOTAL $27600

* 160 * NOTE:

* END ACCOUNT NUMBER 152204-9027-0

ASSESSOR'S FORM NO. 250-2 FOLIO NO 21261 ASSESSOR'S ACCT NO 152204-9027

GRADE		USE CODE		STORY STATISTICS	STORIES	1-						
YEAR BUILT		CONDITION			PERIMETER							
EFFECTIVE AGE		NO. OF UNITS			SQUARE FEET							

STORY HGT.	ADDITIONS		FLAT ITEMS		BUILDING CALCULATIONS							
BSMT.	SF @		PLUMBING		STORIES	1-						
1 ST	SF @				BASE							
2 ND	SF @				HGT. FAC.							
3 RD	SF @				AREA FAC.							
4 TH	SF @				STY. FAC.							
5 TH	SF @				ADJ. FAC.							
6 TH	SF @				ADJ. BASE							
7 TH	SF @				BSMT.							
8 TH	SF @				FLOOR							
9 TH	SF @				ROOF							
10 TH	SF @				CEIL							
11 TH	SF @				PART							
					HEAT							
					AIR COND.							
					LIGHTS							
					SPRINK.							
					TOTAL							
					STORIES							
								SF @				
								SF @				
								SF @				
								SF @				
	TOTAL		TOTAL					SF @				

	AREA OR QUANTITY	UNIT COST	REPLACE COST	FFF. AGE	DEPR. NET	TOTAL VALUE
TOTAL ACCESSORY BUILDINGS & OTHER IMPROVEMENTS						$

FLAT ITEMS		
SUB-TOTAL		
ADDITIONS		
TOTAL		
COST FACTOR		
TOTAL REPLACEMENT COST		$
PHYSICAL DEPRECIATION (NET)		X
TOTAL PHYSICAL VALUE		$
ECON. OR FUNCT OBSOL. (NET)		X
FINAL APPRAISED VALUE		$
PERCENT COMPLETE (NET)		X
PARTIAL VALUE		$

INCOME APPROACH

	ACTUAL	ECONOMIC
ANNUAL POTENTIAL GROSS		
LESS VAC. & CREDIT LOSS		
ANNUAL EFFECTIVE GROSS		
LESS EXPENSES		
ANNUAL NET INCOME		

____ + ____ = ____
INT. RATE TAX RATE LAND RATE

LESS LAND INCOME:
____ X ____ = ____
LAND VALUE LAND RATE

NET INCOME TO BUILDING

÷ BLDG RATE:
____ + ____ + ____ = ____
INT. RATE TAX RATE RECAPTURE RATE BUILDING RATE

BUILDING VALUE
PERSONAL PROP VALUE
LAND VALUE
INDIC TOTAL PROPERTY VALUE

INCOME APPROACH	# 1	# 2
3. COST APPROACH OR RCN		
4. MKT # 1: ____ (GRM) X ____ (GROSS) =		
5. MKT # 2: ____ (NO. UNITS) X ____ ($ PER UNIT) =		
6. MKT # 3: ____ (AREA) X ____ ($ PER SQ. FT.) =		

SELECTED VALUE: LAND 207400
APPRAISER Patrick BLD'S 516100
DATE 5-12-86 TOTAL 723500

COMMENTS

LAND 92200 ± @ $2.25
Bldg $516100 ea, 1984 M/S
Maintenance Value. Will
Carry some forward

SALES

	PARCEL	E #	AMOUNT	DATE	LOCATION	NOTES
SUBJECT						
SUBJECT						
COMP						
COMP						

C&I REAL PROPERTY CHARACTERISTIC RECORD — ACCOUNT NO. : 152204-9027-0

LOG/DATE : 440 09/29/80 — FOLIO,SUB-L,SUB-N : 21261- -
BLDGS : 1 — 1/4,SEC,TWN,RNG : NW-15-22-04
COMP : 0 — AREA : 440
CONDO/TWN H: — LEVY CODE (LEVY) : 1551
LUSE,OWNSP : 551 — TAX STATUS (STAT) : TAXABLE

PROP. NAME (DESCR): VALLEY I-5
ADDRESS : 23011 MILITARY ROAD S

RT/BX	ADDR FR	PREF	ST-NAME	ST-TYPE	SUFX

* SITE DESCRIPTION — L-DATE : 02/08/79 — APPRL : 055

WIDTH :
DEPTH :
SIZE : 92200.00
UNIT: S
TOPOG : LEVEL
SHAPE : REGULAR
GRADE : EVEN
USABLE : 100%
LOCAT : INSIDE
ACCESS : STREET
PAVING : STANDARD
NGHBR : STRIP
RAIL : NONE
WF-COM : NONE
VIEW : NO
WF-REC : NO
METRO : NO
VISUAL : NO
PRKNG : NO

* USE RESTRICTIONS

DRNG. :
FILL. :
PILE. :
PERC. :
GRADING :
SLIDE :
POWER :
WATER :
GAS :
SEWER :
ST-SWR :
INHARM :
NUISAN :

ZONE : CC
JURIS : KENT
SMA :
FLOOD :
HIST. :
OZ-4 :
OZ-5 :
OZ-6 :
ZCODE : COMML
CONFORM : YES
RIGHTS :
DEED :
HEALTH :
HBU : UND
ROW :
ESMT. :

* BUILDING NUMBER 1 DESCRIPTION (BLDGID) : VEHICLE SALE & SERV (METAL BLDG)
YEAR BUILT (YR-BLT): 1978 — YR-EFF : 1978 — ADD-PAR:
LOT COVERAGE (COVERAGE): 14240 — LEASE : NO — LEASEOWN: NO
MAX. STORIES (STORIES): 1 — BUILDING GRADE (BGRADE): AVERAGE

* BUILDING SECTION NUMBER 1
TYPE : D08-
CLASS : D
S-QUAL : C
STRYS : 1
HGT : 18
S-AREA : 7040
PERIM : 336
WALL : 1-WOOD SD
FLOOR : 4-R-CONC.
ROOF : 5-STR STL
S-HEAT :
S-AIR :
ELEV : 0
ESCL : 0

* INTERIOR USE AREA NUMBER 1
USE : D08-
A-AREA : 7040
MEASURE: 0
FLOORS : 1
A-QUAL : C
A-ELEV : NO
UNITS :
A-HEAT : 11-H. PUMP
A-AIR :
SPRNK :
ELECT : C-ADEQ.
PLUMB : C-ADEQ.

* INTERIOR USE AREA NUMBER 2
USE : D95-OFFICE AREA
A-AREA : 1160
MEASURE: 0
FLOORS : M
A-QUAL : C
A-ELEV : NO
UNITS :
A-HEAT : 11-H. PUMP
A-AIR :
SPRNK :
ELECT : C-ADEQ.
PLUMB : C-ADEQ.

* INTERIOR USE AREA NUMBER 3
USE : D93-STORAGE AREA
A-AREA : 4590
MEASURE: 0
FLOORS : M
A-QUAL : D
A-ELEV : NO
UNITS :
A-HEAT : 99-NONE
A-AIR :
SPRNK :
ELECT : C-ADEQ.
PLUMB : NONE

* BUILDING SECTION NUMBER 2
TYPE : D07-

* INTERIOR USE AREA NUMBER 1
USE : D07-

CLASS : D	WALL : 1-WOOD SD	A-AREA : 7200		A-HEAT : 1-SUS. HTR	
		MEASURE: 0			
S-QUAL : B	FLOOR : 4-R-CONC.	FLOORS : 1		A-AIR :	
STRYS : 1	ROOF : 5-STR STL	A-QUAL : C		SPRNK :	
HGT : 16	S-HEAT :	A-ELEV : NO		ELECT : C-ADEQ.	
S-AREA : 7200	S-AIR :			PLUMB : NONE	
PERIM : 360	ELEV : 0	UNITS :			
	ESCL : 0				

* ACCESSORY IMPROVEMENTS

	ENT.	COST TYPE	YR	AREA	NO.Q	LNGTH.CAP.	HGT.DB
70-SERV.STA.ACCSYS	01	1-AUTO HOIST	0		4		
70-SERV.STA.ACCSYS	02	2-TRUCK HOIST	0		1		
70-SERV.STA.ACCSYS	03	3-ISLAND, 2 PUMP	0		1		
70-SERV.STA.ACCSYS	04	6-PUMP PIPING	0		1		
72-PAVEMENT	01	2-ASPHALT	00	62500	C		
74-YARD LIGHTING	01	2-POLE,STEEL	00		5 C		
74-YARD LIGHTING	02	6-FIXTURE,M.VAP.	00		14 C		
78-FENCES/GATES	01	4-FENCE,CH.LINK	00		C	500	6

* END OF ACCOUNT NUMBER 152204-9027-0

* GD SERVICE – DUE TO LARGE OFFICE & SHOW ROOM AREA

CODE 13-12 21261

ASSESSOR'S FORM NO. 250-2

ASSESSOR'S ACCT NO 152204-9027

GRADE	D GD SERVICE	USE CODE	14-15	STORY STATISTICS	STORIES	[illegible]	[illegible]	MEZZ			
YEAR BUILT	1978	CONDITION	AV		PERIMETER	336	360	336			
EFFECTIVE AGE	1/30	NO. OF UNITS			SQUARE FEET	7040	7200	5670			

STORY HGT.	ADDITIONS		FLAT ITEMS		BUILDING CALCULATIONS						
BSMT.	SF @		PLUMBING		STORIES	1-					
1 ST 18	SHOW ROOM SF @				BASE	16.12	16.12	4.51			
2 ND 16	SERVICE SF @				HGT. FAC.	1.086	1.041	.885			
3 RD	SF @				AREA FAC.	1.009	1.051	1.09			
4 TH	SF @				STY. FAC.	—	—				
5 TH	SF @				ADJ. FAC.	1.095	1.094	.964			
6 TH	SF @				ADJ. BASE	17.65	17.63	4.43			
7 TH	SF @				BSMT.						
8 TH	SF @				FLOOR						
9 TH	SF @				ROOF						
10 TH	SF @				CEIL						
11 TH	SF @				PART						
M 9'					HEAT						
					AIR COND.						
					LIGHTS						
					SPRINK.						
					TOTAL	17.65	17.63	4.34			
					STORIES						
					7040 SF @ 17.65					124256	
					7200 SF @ 17.63					126936	
					5670 SF @ 4.34					24607	
					SF @						
	TOTAL		TOTAL		SF @						

(TREND 1.10)	AREA OR QUANTITY	UNIT COST	REPLACE COST	EFF. AGE	DEPR. NET	TOTAL VALUE	FLAT ITEMS		
CAR HOIST	4	2200			95%	8360	SUB-TOTAL		
TRUCK HOIST	1	3437				3265	ADDITIONS		
1-PUMP ISL	1	275				261	TOTAL		275799
1- PUMP PIPING	1	572				543	COST FACTOR 1.07 X 1.07		1.144
BLK TOP	122400	.404				8512	TOTAL REPLACEMENT COST	$	315514
STEEL POLE	6	401				2285	PHYSICAL DEPRECIATION (NET)	x	98%
VAPOR FIXTS	14	154				2048	TOTAL PHYSICAL VALUE	$	309200 = $21.71 ⌀
FENCING	900'	5.28				4514	ECON. OR FUNCT OBSOL. (NET)	x	
TANK - 2000 GAL	1	1298				1233	FINAL APPRAISED VALUE	$	
TANK 1000 GAL	1	792				752	PERCENT COMPLETE (NET)	x	
TOTAL ACCESSORY BUILDINGS & OTHER IMPROVEMENTS						$31773	PARTIAL VALUE	$	

*LAND INCLUDES TL 123 & M8660 SW 15-224 92200

LAND 92200 ⌀ X $1.00 AT'S 31700

413700

INCOME APPROACH	ACTUAL	ECONOMIC
ANNUAL POTENTIAL GROSS		51264
LESS VAC. & CREDIT LOSS		95%
ANNUAL EFFECTIVE GROSS		48700
LESS EXPENSES		85%
ANNUAL NET INCOME		41395
7 + 2.3 = (INT RATE, TAX RATE, LAND RATE)		
LESS LAND INCOME: 132881 x 9.3 = (LAND VALUE, LAND RATE)		-12359
NET INCOME TO BUILDING		28666
÷ BLDG RATE: 7 + 2.3 + = (INT. RATE, TAX RATE, RECAPTURE RATE, BUILDING RATE)		9.3%
BUILDING VALUE		308236
PERSONAL PROP VALUE		
LAND VALUE		
INDIC TOTAL PROPERTY VALUE		
INCOME APPROACH	#1	#2
3. COST APPROACH OR RCN		
4. MKT #1: GRM x GROSS =		
5. MKT #2: NO. UNITS x $ PER UNIT =		
6. MKT #3: AREA x $ PER SQ. FT. =		

= $24.60 ⌀

SELECTED VALUE: LAND 92200

APPRAISER 55 BLD'S 274000

DATE 2/14/79 TOTAL +AT'S 31700

397900

COMMENTS

OWNER OPERATOR PERMIT $280,000 19.66

ACTUAL $274,000

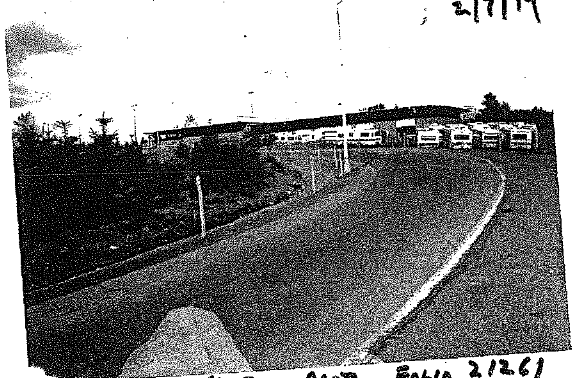
ECON 30⌀ X 12 X 14240 =

(1981 ROLL SAME VALUES; FORGOT TO USE 75% LAST YEAR) GP

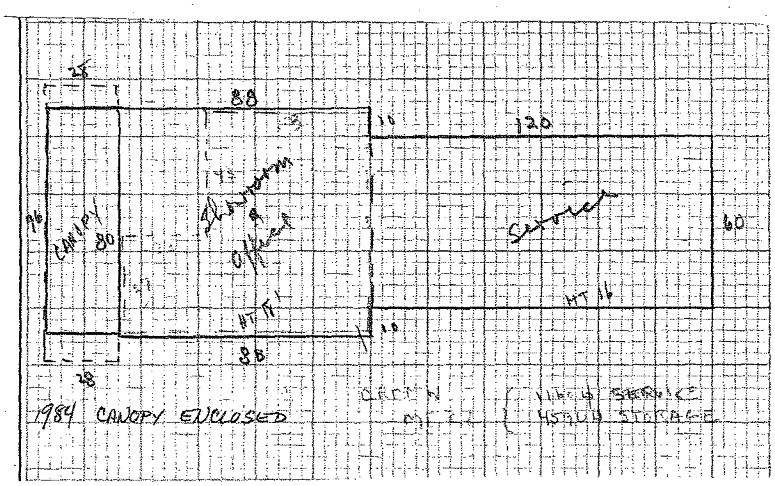
SALES

	PARCEL	E #	AMOUNT	DATE	LOCATION	NOTES
SUBJECT		E 382206	$90000	11/19/76		LAND ONLY
SUBJECT						
COMP						
COMP						

2/7/79



23001 Military Rd So 9427 Fowd 21261



2240 sf 7040 sf 720 sf

+ 5670 sf Mezz

ASSESSOR'S FORM NO. 250-2 FOLIO NO 2261 ASSESSOR'S ACCT NO 152204-9027

GRADE		USE CODE		STORY STATISTICS	STORIES	1-						
YEAR BUILT		CONDITION			PERIMETER							
EFFECTIVE AGE		NO. OF UNITS			SQUARE FEET							

STORY HGT.	ADDITIONS		FLAT ITEMS		BUILDING CALCULATIONS							
BSMT.	SF @		PLUMBING		STORIES	1-						
1 ST	SF @				BASE							
2 ND	SF @				HGT. FAC.							
3 RD	SF @				AREA FAC.							
4 TH	SF @				STY. FAC.							
5 TH	SF @				ADJ. FAC.							
6 TH	SF @				ADJ. BASE							
7 TH	SF @				BSMT.							
8 TH	SF @				FLOOR							
9 TH	SF @				ROOF							
10 TH	SF @				CEIL							
11 TH	SF @				PART							
					HEAT							
					AIR COND.							
					LIGHTS							
					SPRINK.							
					TOTAL							
					STORIES							
						SF @						
						SF @						
						SF @						
						SF @						
	TOTAL		TOTAL			SF @						

	AREA OR QUANTITY	UNIT COST	REPLACE COST	FFF. AGE	DEPR. NET	TOTAL VALUE
TOTAL ACCESSORY BUILDINGS & OTHER IMPROVEMENTS						$

FLAT ITEMS	
SUB-TOTAL	
ADDITIONS	
TOTAL	
COST FACTOR	
TOTAL REPLACEMENT COST	$
PHYSICAL DEPRECIATION (NET)	X
TOTAL PHYSICAL VALUE	$
ECON. OR FUNCT OBSOL. (NET)	X
FINAL APPRAISED VALUE	$
PERCENT COMPLETE (NET)	X
PARTIAL VALUE	$

INCOME APPROACH

	ACTUAL	ECONOMIC
ANNUAL POTENTIAL GROSS		
LESS VAC. & CREDIT LOSS		
ANNUAL EFFECTIVE GROSS		
LESS EXPENSES		
ANNUAL NET INCOME		

____ + ____ = ____
INT. RATE TAX RATE LAND RATE

LESS LAND INCOME:
____ X ____ = ____
LAND VALUE LAND RATE

NET INCOME TO BUILDING

÷ BLDG RATE:
____ + ____ + ____ = ____
INT. RATE TAX RATE RECAPTURE RATE BUILDING RATE

BUILDING VALUE
PERSONAL PROP VALUE
LAND VALUE
INDIC TOTAL PROPERTY VALUE

INCOME APPROACH	# 1	# 2
3. COST APPROACH OR RCN		
4. MKT # 1: ____ GRM X ____ GROSS =		
5. MKT # 2: ____ NO. UNITS X ____ $ PER UNIT =		
6. MKT # 3: ____ AREA X ____ $ PER SQ. FT. =		

SELECTED VALUE: LAND 209900
APPRAISER MST BLD'S 516100
DATE 6-26-84 TOTAL 717000

COMMENTS

Valley I-5 Garage

City of Kent permit # 12292 7/9/83
PV 70,000

created showroom by enclosing
existing canopy area 28×80 = 2240 ft
Marshall 14-19 hvy showroom 29.12
65228
local cost factor .99×1.08 1.07
Value of add $69741

previous imp value 446400
516141

SALES

	PARCEL	E #	AMOUNT	DATE	LOCATION	NOTES
SUBJECT						
SUBJECT						
COMP						
COMP						

ASSESSOR'S FORM NO. FOLIO NO. 21261 ASSESSOR'S ACCT NO. 152204 - 9027 (13-12)

GRADE D	GD SERVICE	USE CODE	14-15	STORY STATISTICS	STORIES	1-		MEZZ				
YEAR BUILT	1978	CONDITION	AV		PERIMETER	336	360	336				
EFFECTIVE AGE	2/30	NO. OF UNITS			SQUARE FEET	7040	7200	5670				

STORY HGT.	ADDITIONS		FLAT ITEMS		BUILDING CALCULATIONS							
BSMT.		SF @	PLUMBING		STORIES	1-						
1 ST 18	SHAW ROOM	SF @			BASE	16.12	16.12	4.51				
2 ND 16	SERVICE	SF @			HGT. FAC.	1.086	1.041	.835				
3 RD		SF @			AREA FAC.	1.023	1.045	1.09				
4 TH		SF @			STY. FAC.	—	—	—				
5 TH		SF @			ADJ. FAC.	1.111	1.132	.964				
6 TH		SF @			ADJ. BASE	17.91	18.24	4.34				
7 TH		SF @			BSMT.							
8 TH		SF @			FLOOR							
9 TH		SF @			ROOF							
10 TH		SF @			CEIL							
11 TH		SF @			PART							
M					HEAT							
					AIR COND.							
					LIGHTS							
					SPRINK.							
					TOTAL	17.91	18.24	4.34				
					STORIES							
						7040	SF @	17.91			126086	
						7200	SF @	18.24			131328	
						5670	SF @	4.34			24607	
							SF @					
							SF @					
	TOTAL			TOTAL								

	TREND 1.10%	AREA OR QUANTITY	UNIT COST	REPLACE COST	FFF. AGE	DEPR. NET.	TOTAL VALUE
CAR HOIST		4		2500		93%	2325
TRUCK HOIST		1		3800			3534
1 PUMP ISL		1		425			395
1 PUMP PIPING		1		658			604
BLK TOP		132400		79560		93%	73990
STEAM POLE		6		2070			1925
VAPOR PNTS		14		2820			2622
FENCING		900		5310			4938
TANK - 2000 GAL		1		1760			1637
TANK - 1000 GAL		1		1045			940
TOTAL ACCESSORY BUILDINGS & OTHER IMPROVEMENTS							$ 92900

FLAT ITEMS		
SUB - TOTAL		
ADDITIONS		
TOTAL		274821
COST FACTOR	1.21 X 1.05	1.307
TOTAL REPLACEMENT COST		$ 359136
PHYSICAL DEPRECIATION (NET)		x 97%
TOTAL PHYSICAL VALUE		$ 348361 = $ 17.50 /#
ECON. OR FUNCT OBSOL. (NET)		x
FINAL APPRAISED VALUE		$
PERCENT COMPLETE (NET)		x
PARTIAL VALUE	+AI's	$ 92900
		441261 = $ 22.16 /#

TOTAL 19910 #

@ LAND INCLUDES T6 122 & M1 0060 in SW 15-22-4 LAND 92200 # X 2.00 = 184400

INCOME APPROACH

	ACTUAL	ECONOMIC
ANNUAL POTENTIAL GROSS		66897
LESS VAC. & CREDIT LOSS	5%	90%
ANNUAL EFFECTIVE GROSS		63552
LESS EXPENSES	15%	85%
ANNUAL NET INCOME		54019

6 (INT RATE) + ____ (TAX RATE) = ____ (LAND RATE)

LESS LAND INCOME:

@ 277200 (LAND VALUE) x 6 (LAND RATE) = 16622

NET INCOME TO BUILDING = 37397

÷ BLDG RATE: 6 (INT. RATE) + ____ (TAX RATE) + 2 (RECAPTURE RATE) = 8% (BUILDING RATE)

BUILDING VALUE = 469962

PERSONAL PROP. VALUE =

LAND VALUE =

INDIC TOTAL PROPERTY VALUE =

	INCOME APPROACH #1	#2
3. COST APPROACH OR RCN		
4. MKT #1: ____ GRM x ____ GROSS =		
5. MKT #2: ____ NO. UNITS x ____ $ PER UNIT =		
6. MKT #3: ____ AREA x ____ $ PER SQ. FT. =		

SELECTED VALUE: LAND 184400

APPRAISER SS BLD'S 469600

DATE 3/27/80 TOTAL 654000

COMMENTS

OWNER OPERATOR AUTO VEH SALE & SERVICE

ECON RENT 284 NNN X 12 X 19910 = 66897

$ 23.60 /#

Selected value between Income & M/S

= $ 22.55 /#

SALES

	PARCEL	E #	AMOUNT	DATE	LOCATION	NOTES
SUBJECT						
SUBJECT						
COMP						
COMP						

152204-9007 440

FOLIO 21261	ADDITION glass enclosed carport area
PERMIT NO. 12292	Section 15 Twp 22 Range 4 EWM. Block ___ Lot or ___ Tax Lot 27 Tract ___
DATE 7/19/83	Address 23051 Military Rd S.

Fee Owner Valley I-5 Garage - Frank Lee Architect ___ Contractor Armstrong Const.

Zoning H-C Condition of Exterior G Interior G Foundation G Floor Plan: Good ___ Accept. ✓ Poor ___

USE B-2
1 No. Stories
No. Stores
No. Rooms
Basement Unit
No. Offices Sq. Ft.
No. Apartmts.
1 rm. 2 rm. 3 rm.
4 rm. 5 rm. 6 rm.

TYPE OF CONSTRUCTION
Frame
Metal-Prefab
Ordinary Masonry
Mill Construction
Class A Rein. Conc.
Stru. Steel and Conc.
✓ Struct. Steel, Frame
or

QUALITY-TYPE
Good Med. Cheap

FOUNDATION
Mud Sill / Post Pier
✓ Conc. / Brick
Load Hgt. / Piling

BASEMENT NO
Full ___ % Part.
Sub-Basement
Size
Garage / No. Cars
Floors
Plastered / Pl. Bd.
No. Apartments
Service Rooms

EXTERIOR WALL CONST.
Single / Double
Stud Walls
Brick ___ Pil.
Conc. ___ Pil.
Rein. Conc. Skeleton
Str. Stl.-Frame
Pre-Fab Metal
Tilt-Up
___ Filler Wall
___ Curtain Wall

EXTERIOR FACING
Siding
Stucco ___ Shakes
Marblecrete
Brick / Veneer
Conc. / Conc. Blk.
glass

FLOOR CONSTRUCTION
Joist ___ x ___ x ___ O.C.
Mill ___ Car Deck
✓ R.Conc. ___ Elev.
Steel ___ GLB.
or

ROOF COVERING Existing
Blt.-Up ✓ Tar.&Gr.
Comp. ___ Metal
or

ROOF CONSTRUCTION
Frame-Joist
Mill-Deck
Rein. Conc. ___ GLB
Steel Fr. ___ Metal Deck
Trusses ___ Span
Wood ___ Steel
Existing

FLOOR FINISHES
Fir / Maple
Oak / 2x6TG
Lino / 3x6TG
Cement / Lgtwgt. Conc.
Terrazzo
Asphalt Tile ☒ Vinyl Tile
or

Tile / Lino / Form.
Bath Floor
Bath Walls
Tub Recess
Drain Bds.
Vanities

PLUMBING N/A
No. Fixtures
Toilets ___ Urinals
Tubs Leg. or Pem.
Basins ___ Dr. Ftns.
Sinks
Washers ___ Dryers
Showers (tub) (stall)
H.W. Tanks ___ Ldy.Trays
D-Washers ___ Disposals
Sprinkler Sys.

Date Built 1983 Date Add. Built ___ ☒ Finished ☐ Unfinished ☐ Remodeled
Effective Age ___ Years Future Life ___ Years
Dep. for Cond. ___ Dep for Ob. ___ Dep. for Es. ___ Total ___

FACTOR	ITEM	DIMENSIONS	SQ. FT. AREA	FACTOR	COST
		X			
		X			
		X			
		X			

P= 70,000.
TOTAL
LESS DEPRECIATION
DEPR. FULL VALUE
ASSESSED VAL.

HEATING
Elec. ___ Oil ___ Gas
H.W. ___ St. ___ H.A.
B.Bd. ___ Suspended
FHA ___ Pipeless
A. Cond. ___ Wall Unit
Comb. Unit ___ Custom
Refrig. ___ Convector
Heat Pump ___ Fireplace

YEAR	ASSESSED VALUE

MISC. TANKS, Etc.
HOISTS: Elec. Hydr.

ELEVATORS
Pass. ___ Frght.
Auto. ___ Elec.
Man. ___ Hydr.
Doors-Auto ___ Man.
Escalators
Stops ___ Speed
Cap'y.

DOCKS AND PIERS
Hvy. ___ Med. ___ Lgt.
Untrtd. Pile Tmbr.
Conc. Piles & Bms.
Trtd. Pile Tmbr.
Paved
Dolphins
Deck

WIRING Ade.
Knob & Tube
Flex. Cable
Conduit
Pwr. Wiring
Range Wiring
Outlets

INTERIOR WALLS & CEILING
Stud Wood Metal
Plaster (Dry Wall)
Acc. Tile Celotex
Ceiled Plywood
Solid Block
Sound Proofed Lamin.
Finished Unfinished
(Painted) Varnished

INSULATION
Exter. ___ Partitions
Roof ___ Floor

INTERIOR TRIM
Fir ___ Birch
Mah. ___ Oak
Metal
Wood ✓ Metal Doors
Wood ✓ Metal Sash
Stained ___ Varnish
Painted ___ Unfin.

15 C.Hgt. GROUND FLOOR AREA 2460 added
SB TOTAL FLOOR AREA 2460 addition

B	
1	14
2	
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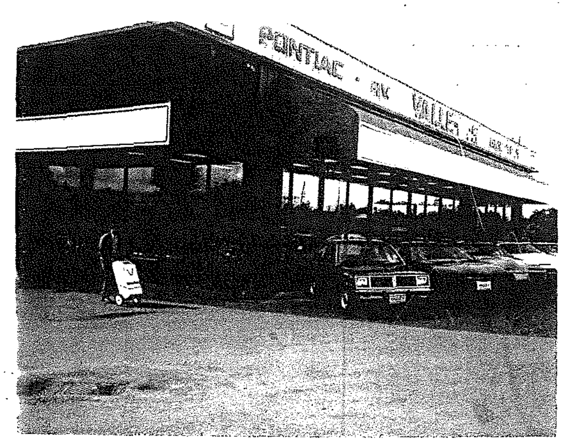


Plans destroyed.

20M 11/63

152204-9027 440

FOLIO 21261

PERMIT NO. 12292

DATE 7/19/83

ADDITION glass enclosed carport area

Section 15 Twp 22 Range 4 EWM. Block ___ Lot or ___

Tax Lot 27 Tract ___

Address 23051 Military Rd S.

Fee Owner Valley I-5 Garage - Frank Lee Architect ___ Contractor Armstrong Constr.

Zoning H-C Condition of Exterior G Interior A Foundation A Floor Plan: Good ___ Accept. ___ Poor ___

USE B-2

1	No. Stories
	No. Stores
	No. Rooms
	Basement
	No. Offices — Unit Sq. Ft.
	No. Apartmts.
	1 rm. 2 rm. 3 rm.
	4 rm. 5 rm. 6 rm.

ROOF CONSTRUCTION: Frame-Joist; Mill-Deck; Rein. Conc. GLB; Steel Fr. Metal Deck; Trusses Span; Wood Steel — existing

FLOOR FINISHES: Fir, Oak, Lino, Cement, Terrazzo, Asphalt Tile; Maple, 2x6TG, 3x6TG, Lgtwgt. Conc., [X] Vinyl Tile

Tile / Lino / Form.: Bath Floor, Bath Walls, Tub Recess, Drain Bds., Vanities

PLUMBING N/A: No. Fixtures; Toilets Urinals; Tubs Leg. or Pem.; Basins Dr. Ftns.; Sinks; Washers Dryers; Showers (tub) (stall); H.W. Tanks Ldy. Trays; D-Washers Disposals; Sprinkler Sys.

Date Built 1983 Date Add. Built ___ [X] Finished [ ] Unfinished [ ] Remodeled

Effective Age ___ Years Future Life ___ Years

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

FACTOR	ITEM	DIMENSIONS	SQ. FT. AREA	FACTOR	COST
		X			
		X			
		X			
		X			

HEATING: Elec. Oil Gas; H.W. St. H.A.; B.Bd. Suspended; FHA Pipeless; A. Cond. Wall Unit; Comb. Unit Custom; Refrig. Convector; Heat Pump Fireplace

TYPE OF CONSTRUCTION: Frame; Metal-Prefab; Ordinary Masonry; Mill Construction; Class A Rein. Conc.; Stru. Steel and Conc.; X Struct. Steel, Frame; or

QUALITY-TYPE: Good Med. Cheap

FOUNDATION: Mud Sill, Post Pier; X Conc., Brick; Load Hgt., Piling

BASEMENT NO: Full % Part.; Sub-Basement; Size; Garage No. Cars; Floors; Plastered Pt. Bd.; No. Apartments; Service Rooms

P = 70,

23051 Military Rd So 440
152204-9027
21261 5/23/84 jte

C409011 D

MISC. TANKS, Etc. — HOISTS: Elec. Hydr.

ELEVATOR: Pass., Auto., Man., Doors Auto, Escal., Stops, Cap'y., 15 C. Hgt.

SB, B, 1 (14), 2–26

EXTERIOR WALL CONST.: Single Double; Stud Walls; Brick P.I.; Conc. P.I.; Rein. Conc. Skeleton; Str. Stl.-Frame; Pre-Fab Metal; Tilt-Up; Filler Wall; Curtain Wall

INTERIOR WALLS & CEILING: Stud Wood Metal; Plaster (Dry Wall); Acc. Tile Celotex; Ceiled Plywood; Solid Block; Sound Proofed Lamin.; Finished Unfinished; (Painted) Varnished

EXTERIOR FACING: Siding; Stucco Shakes; Marblecrete; Brick Veneer; Conc. Conc. Blk.; glass

INSULATION: Exter. Partitions; Roof Floor

FLOOR CONSTRUCTION: Joist x x O.C.; Mill Car Deck; X R-Conc. Elev.; Steel GLB.; or

INTERIOR TRIM: Fir Birch; Mah. Oak; Metal; Wood X Metal Doors; Wood X Metal Sash; Stained Varnish; Painted Unfin.

ROOF COVERING existing: Blt.-Up / Tar & Gr.; Comp. Metal; or

Existing Bldg

2460 ¢
new show room
30'
82'
glass enclosed carport area

Plans destroyed

20M 11/63

MERGED TO 9027

RV1150-18 (DATA ENTRY: RV1100-J)
C/I DATA COLLECTION AND DISPLAY FORM (100) ACCOUNT NO: 152204-9028-0
LOG/DATE: PJ4 06/22/94 FOLIO: 21261-
LEVY CODE: 1551 LAST UPDATE: 06/20/94 BY: RHO
TAX STATUS: TAXABLE APPR ID:____ MO__DA__YR__ AREA: 440
Q/SC/TW/RG: NW/15/22/04 __/__/__/__ FEDERAL WAY

LAND USE: 403 PROP NAME: VALLEY I-5 RV
AUTOMOTIVE SHO (105)
PROPERTY ADDRESS: 23031 MILITARY RD S
(110)
RB NUM FR PR STREET NAME TY SU

(112)++++++++++++++++++ COMMERCIAL/INDUSTRIAL LAND RECORD ++++++++++++++++++++++++

ZONING JURIS/__	KENT	% USABLE/__	100
ZONE ACTUAL/__	GC	TOPOGRAPHY/_	LEVEL
ZONE CODE/__	COMML	SHAPE/_	IRREGULAR
LOT SIZE/_____.__	77,716.00	ACCESS/_	STANDARD
UNIT/S_A_	SQFT	VISUAL EXPOSURE/_	STANDARD
CORNER LOT/Y_N_	NO	OPEN SPACE CLASS.	NO
WATERFRONT ON/_	NONE	RESTRICTIVE CONDITIONS/Y_N_	NO
		CONTAMINATED PROP NO_ HW_ HC_ UT_ AS_	NO

(335)++++++++++++++++++++++++++++++ PERMIT ACTIVITY ++++++++++++++++++++++++++++++++

ACT	BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
---					%___%
---					%___%
---					%___%
ADD	___	____	__/__/__	_____	___%

(510)++DEL ALL BLDGS /__/+++++++ PROPERTY WIDE IMPROVEMENTS SUMMARY +++++++++++++++++

DESC: WHSE & OFF		TOTAL BLDGS ON PROPERTY/__	1
		GROSS AREA (ALL BLDGS)/_____	11,700
YEAR BLT/__ 66	CLASS/__ PREFAB STEEL	NET AREA (ALL BLDGS)/_____	11,700
EFF YEAR/__ 80	QUAL/__ AVERAGE	MULTI-USE/Y_N_	NO
LOT COVERAGE/_____	10,500	MULTI-PARCEL PROP/Y_N_	NO
NUMBER OF UNITS/___	1		

(500)++++++++++++++++++++ INDIVIDUAL BUILDING DETAILS ++++++++++++++++++++++++++++

BLD NUM	CL AS	QU AL	DESCRIPTION	NU ST	GROSS AREA	NET AREA	YB/EY	% CMP	HE AT	SP KL
#1	S	C	WHSE & OFF	1	12,250	12,250	73 43	100	SH	N
#2	--	-	----------	--	------	------	__/__	--	--	- N
#3	--	-	----------	--	------	------	__/__	--	--	- N
#4	--	-	----------	--	------	------	__/__	--	--	- N
	--	-	----------	--	------	------	__/__	--	--	-

(520)++++++++++++++++++++++++ INTERIOR SECTION DETAILS ++++++++++++++++++++++++++++
------ SECT 1 ------------ SECT 2 ------------ SECT 3 ------------ SECT 4 ------

BLD#	AREA	STR-HT	AREA	STR-HT	AREA	STR-HT	AREA	STR-HT
1	8,750	20	1,750	8	1,750	8		
	D07-GARAGE,SERVICE		D95-OFFICE AREA		E80-MEZZANINE-STORAG			
	------	-- __/__	------	-- __/__	------	-- __/__	------	-- __/__
2								
	------	-- __/__	------	-- __/__	------	-- __/__	------	-- __/__
3								
	------	-- __/__	------	-- __/__	------	-- __/__	------	-- __/__
4								
	------	-- __/__	------	-- __/__	------	-- __/__	------	-- __/__

(589)++++++++++++++++++++ACCESSORY IMPROVEMENT SUMMARY ++++++++++++++++++++++++++++

ACT	ENT	DESCRIPTION	ACT	ENT	DESCRIPTION
		ASPHALT 50,000 SQ FT			
/__/	(1)	----------	/__/	(2)	----------

(160)++++++++++++++++++++++++++++++ COMMENTS ++++++++++++++++++++++++++++++++++++++

*

UNKILL - 02236 — **MERGED TO** 9027 ~~0028~~

4-75 MV

FOR REFERENCE ONLY

Glass Doctor

FOLIO	21261
PERMIT NO.	IC 3003
DATE	4-25-73

ADDITION Tax Lots
Section 15 Twp 22 Range 4 EWM. Block ____ Lot or ____
Tax Lot 109 Tract ____
Address 23003 - Military Rd So.

Fee Owner ____ Architect ____ Contractor ____

Zoning ____ Condition of Exterior G Interior G Foundation G Floor Plan: Good ____ Accept. ✓ Poor ____

USE WAREHOUSE
- 1 No. Stories
- No. Stores
- No. Rooms
- Basement — Unit Sq. Ft.
- 4 No. Offices
- No. Apartmts.
- 1 rm. ☐ 2 rm. ☐ 3 rm. ☐ 4 rm. ☐ 5 rm. ☐ 6 rm. ☐

ROOF CONSTRUCTION
- / Frame-Joist
- Mill-Deck
- Rein. Conc. ____ GLB
- ✓ Steel Fr. ✓ Metal Deck
- Trusses ____ Span
- Wood ____ Steel

FLOOR FINISHES
- Fir ☐ Maple
- Oak ☐ 2x6TG
- Lino ☐ 3x6TG
- ✓ Cement ☐ Lgtwgt. Conc.
- Terrazzo
- Asphalt Tile ☑ Vinyl Tile
- or

☐ Tile ☐ Lino ☐ Form.
- Bath Floor
- Bath Walls
- Tub Recess
- Drain Bds.
- Vanities

PLUMBING
- 5 No. Fixtures
- 2 Toilets ____ Urinals
- Tubs Leg. or Pem.
- 2 Basins ____ Dr. Ftns.
- Sinks
- Washers ____ Dryers
- Showers (tub) (stall)
- 1 H.W. Tanks ____ Ldy.Trays
- D-Washers ____ Disposals
- Sprinkler Sys.

Date Built 1973 Date Add. Built ____ ☑ Finished ☐ Unfinished ☐ Remodeled
Effective Age ____ Years Future Life ____ Years
Dep. for Cond. ____ Dep for Ob. ____ Dep. for Es. ____ Total ____

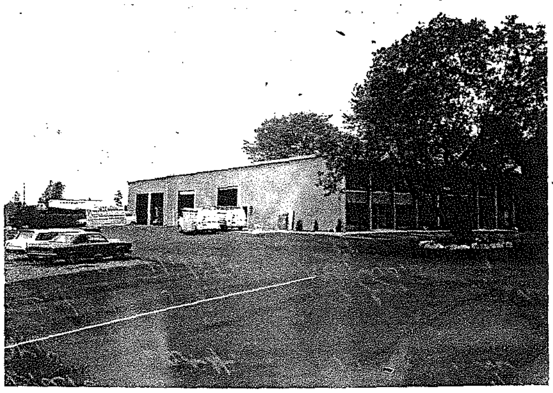
TYPE OF CONSTRUCTION
- Frame
- ✓ Metal-Prefab
- Ordinary Masonry
- Mill Construction
- Class A Rein. Conc.
- Stru. Steel and Conc.
- Struct. Steel, Frame
- or

QUALITY-TYPE I
Good ____ Med. ✓ Cheap

FOUNDATION
- Mud Sill ☐ Post Pier
- ✓ Conc. ☐ Brick
- Load Hgt. ☐ Piling

BASEMENT
- Full ____ % Part.
- Sub-Basement
- Size
- Garage ☐ No. Cars
- Floors
- Plastered ☐ Pl. Bd.
- No. Apartments
- Service Rooms

FACTO…



HEATING
- Elec. ____ Oil ____ Gas
- H.W. ____ St. ____ H.A.
- X B.Bd. ____ Suspended
- FHA ____ Pipeless
- A. Cond. ____ Wall Unit
- Comb. Unit ____ Custom
- Refrig. ____ Convector
- Heat Pump ____ Fireplace

YEAR	ASSESSED VALUE
	off - offic

MI… / Man. ____ Hydr. / Doors-Auto ____ Man. ____ / Escalators / Stops ____ Speed / Cap'y.
Conc. Piles & Bms / Trtd. Pile Tmbr. / Paved / Dolphins / Deck
Conduit / Pwr. Wiring / Range Wiring / Outlets

4 14x14 MTL DRS

1 Pump 1000 Gal UG

EXTERIOR WALL CONST.
- Single ☐ Double
- Stud Walls
- Brick ____ Pil. ☐
- Conc. ____ Pil. ☐
- Rein. Conc. Skeleton
- Str. Stl.-Frame
- ✓ Pre-Fab Metal
- Tilt-Up
- ____ Filler Wall
- ✓ Curtain Wall (KO)

EXTERIOR FACING
- ✓ Siding Metal.
- Stucco ____ Shakes
- Marblecrete
- Brick ☐ Veneer
- Conc. ☐ Conc. Blk.
- Front. Shingle & ... Mans

FLOOR CONSTRUCTION
- Joist ____ x ____ x ____ O.C.
- Mill ____ Car Deck
- ✓ R.Conc. ____ Elev.
- Steel ____ GLB.
- or

ROOF COVERING
- Blt.-Up ____ Tar.&Gr.
- Comp. ✓ Metal
- or

INTERIOR WALLS & CEILING
- Stud ____ Wood ____ Metal
- Plaster ✓ Dry Wall
- Acc.Tile ____ Celotex
- Ceiled ____ Plywood
- Solid ____ Block
- Sound Proofed ____ Lamin.
- Finished ____ Unfinished
- ✓ Painted ____ Varnished
- OFF.

INSULATION
- ✓ Exter. ✓ Partitions
- ✓ Roof ✓ Floor

INTERIOR TRIM
- Fir ____ Birch
- Mah. ____ Oak
- Metal
- Wood ✓ Metal Doors
- Wood ✓ Metal Sash
- Stained ____ Varnish
- Painted ____ Unfin.

C.Hgt. — GROUND FLOOR AREA 10,500 ✓
TOTAL FLOOR AREA ~~10,500~~ 12250#

SB	C.Hgt.
B	
1	20'
2	
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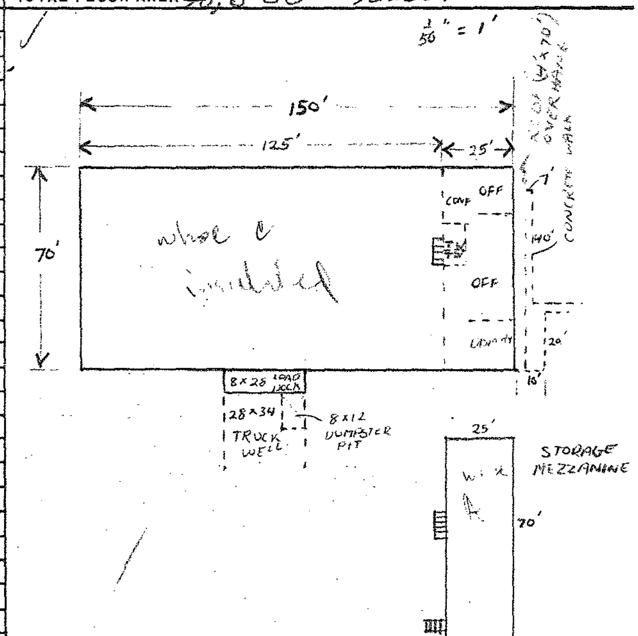

20M 11/63

UN KILL - 02236

MERGED TO 9027 ~~0028~~

4-75 MG

FOLIO

ADDITION Tax Lots

FOR REFERENCE ONLY

PERMIT 1C

DATE 4-2

Glass Doctor

F. 21241 4/74
N.W. 15-22-4
TL 109
23003 - Military Rd. So.

Fee Owner

Zoning Condition

Accept. ✓ Poor

USE WAREHOUSE	
1	No. Stories
	No. Stores
	No. Rooms
	Basement
4	No. Offices (Unit Sq. Ft.)
	No. Apartmts.
	1 rm. 2 rm. 3 rm.
	4 rm. 5 rm. 6 rm.

ROOF

Date Bu
Effecti
Dep. fo

PLUMBING	
5	No. Fixtures
2	Toilets ___ Urinals
	Tubs Leg. or Pem.
2	Basins ___ Dr. Ftns.
	Sinks
	Washers ___ Dryers
	Showers (tub) (stall)
1	H.W. Tanks ___ Ldy.Trays
	D-Washers ___ Disposals
	Sprinkler Sys.

TYPE OF CONSTRUCTION	
	Frame
✓	Metal-Prefab
	Ordinary Masonry
	Mill Construction
	Class A Rein. Conc.
	Stru. Steel and Conc.
	Struct. Steel, Frame
or	

QUALITY-TYPE I

Good ___ Med. ✓ Cheap

FACTOR	ITEM	DIMENSIONS	SQ. FT. AREA	FACTOR	COST
		70 x 150	10,500		
		x			
		x			
		x			

P=50,000

TOTAL
LESS DEPRECIATION
DEPR. FULL VALUE
ASSESSED VAL.

HEATING	
	Elec. ___ Oil ___ Gas
	H.W. ___ St. ___ H.A.
X	B.Bd. ___ Suspended
	FHA ___ Pipeless
	A. Cond. ___ Wall Unit
	Comb. Unit ___ Custom
	Refrig. ___ Convector
	Heat Pump ___ Fireplace

YEAR	ASSESSED VALUE

FOUNDATION	
	Mud Sill ☐ Post Pier
✓	Conc. ☐ Brick
	Load Hgt. ☐ Piling

BASEMENT	
	Full ___ % Part.
	Sub-Basement
	Size
	Garage ☐ No. Cars
	Floors
	Plastered ☐ Pl. Bd.
	No. Apartments
	Service Rooms

MISC. TANKS, Etc.
HOISTS: Elec. Hydr.
4 14x14
MTL DRS
1 Pump
10,000 Gal
U.G.

ELEVATORS
Pass. ___ Frght.
Auto. ___ Elec.
Man. ___ Hydr.
Doors-Auto ___ Man.
Escalators
Stops ___ Speed
Cap'y.

DOCKS AND PIERS
Hvy. ___ Med. ___ Lgt.
Untrtd. Pile Tmbr.
Conc. Piles & Bms.
Trtd. Pile Tmbr.
Paved
Dolphins
Deck

WIRING Code
Knob & Tube
Flex. Cable
Conduit
Pwr. Wiring
Range Wiring
Outlets

off - open
C

EXTERIOR WALL CONST.	
	Single ☐ Double
	Stud Walls
	Brick ___ Pil. ☐
	Conc. ___ Pil. ☐
	Rein. Conc. Skeleton
	Str. Stl.-Frame
✓	Pre-Fab Metal
	Tilt-Up
	Filler Wall
X/O	Curtain Wall

EXTERIOR FACING	
✓	Siding Metal.
	Stucco ___ Shakes
	Marblecrete
	Brick ☐ Veneer
	Conc. ☐ Conc. Blk.

Front shingle & 12' mans

FLOOR CONSTRUCTION	
Joist x ___ x ___ O.C.	
	Mill ___ Car Deck
✓	R-Conc. ___ Elev.
	Steel ___ GLB.
or	

ROOF COVERING	
	Blt.-Up ___ Tar.& Gr.
	Comp. ✓ Metal
or	

INTERIOR WALLS & CEILING
Stud ___ Wood ___ Metal
Plaster ✓ Dry Wall
Acc.Tile ___ Celotex
Ceiled ___ Plywood
Solid ___ Block
Sound Proofed ___ Lamin.
Finished ___ Unfinished
✓ Painted ___ Varnished
OFF.

INSULATION
✓ Exter. ✓ Partitions
✓ Roof ✓ Floor

INTERIOR TRIM
Fir ___ Birch
Mah. ___ Oak
Metal
Wood ✓ Metal Doors
Wood ✓ Metal Sash
Stained ___ Varnish
Painted ___ Unfin.

	C.Hgt.
SB	
B	
1	20'
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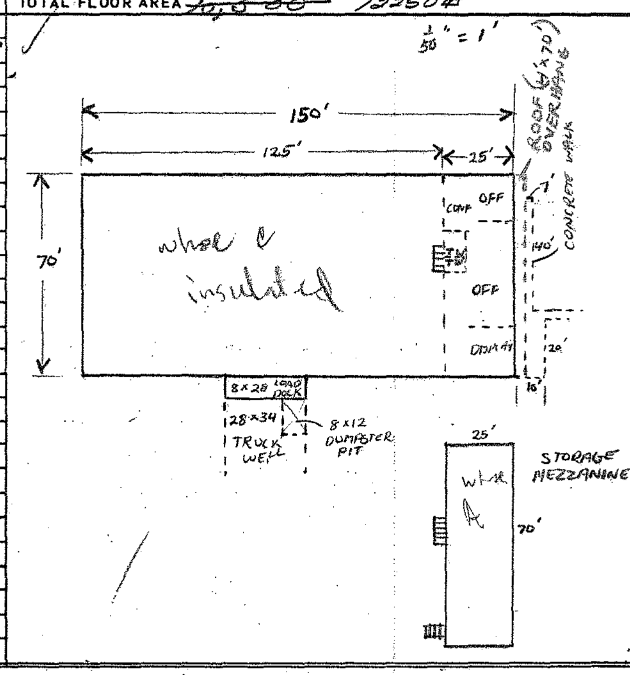
GROUND FLOOR AREA 10,500 ✓
TOTAL FLOOR AREA ~~10,500~~ 12250#



20M 11/63

4-74- Ltd prefab. whse with extra off.
space & stor mezz. Used by floor covr.
R H Snowdon

3725

MERGED TO 9027

*
*
*
**JOB RVI100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 152204-9028-0
RPT RVI150-20 PRINTED ON: 03/26/94 FOLIO: 21261- -
PROP NAME: GAI'S BAKERY THRIFT STORE Q-S-T-R: NW-15-22-04
PROP ADDR: 23031 MILITARY RD S AREA: 440 LUC: 252
CLASS: PREFAB STEEL QUAL: AVERAGE TAX STATUS: TAXABLE
YR-BLT/EFF-YR: 72/72 #STY: 01 #UNITS: LOG/DATE: 440 03/26/94
GBA/NRA: 11,700 / 11,700 AVG-UNIT-SIZE: SEG-MERGE DATE:

* * * * * * * ECONOMIC INCOME * * * * * * * * * * * * * * * * COST APPROACH * * * *

USE	AREA	RATE	GROSS	VCL	EXP	NET INC
Retail	1150	$ 754				
Ware	10650	$ 334	51900	5%	15%	~~44330~~
		$				
		$				
		$				
		$				

OCC# CL RANK
#STY STY HT EFF AGE
HEAT ELEV SPR
AREA PERIM
MISC CODE SF
CODE SF
CODE SF

* * * * ECONOMIC INCOME APPROACH* * * * * * * * * * *

NET INCOME
LESS PER. PROP. INCOME
LESS LAND INCOME
X (+) =
LAND VALUE INT + TAX
NET IMPROVEMENT INCOME
CAPITALIZATION RATE
+ + =
INT + TAX + RECAP
CAPITALIZED IMP. VALUE
LAND VALUE
EXCESS LAND/ADD LAND
TOTAL BY INCOME APPROACH $
= $ /SF

ACCY IMPS	AREA	COST	DEP	RCNLD

M&S BASE
HEAT
SPRINKLER
ELEVATOR
TOT BASE
STY FACT
HGT FACT
AREA FACT
REF COST
COST MULT
LCL MULT
FINAL COST

* * * * OTHER VALUE INDICATORS* * * * *

NET INC (44330) / (10) OAR= 443300
GR INC ( ) X ( ) GRM=
UNITS ( ) X ( ) $/UNIT=
GBA (11,700) X (40) $/SF= 468000
RA (11,700) X ( ) $/SF=

STY/BLDG AREA FIN COST RCN-BLDG#1

* * * * * * * * * LAND* * * * * * * * *

ZONE/TYPE	AREA	$/SF	VALUE
			=$
			=$
			=$
TOTAL	77716.00SF	350	=$

RATIOS: (SF LAND)/(SF GBA) = 6.6
(SF LAND)/(SF RA) = 6.6

SUB TOTAL
PHYSICAL DEPRECIATION
ECON-FUNCT OBSOLESCENCE
DEPRECIATED IMP VALUE
ACCESSORY IMPS (SEE ABOVE)
TOTAL IMPROVEMENTS
LAND
TOTAL BY COST APPROACH
=$ /SF

* * * * * SELECTED VALUE* * * * * * * *

APPRAISER 640 LAND $ 272000
DATE 6-9-94 IMPS $ 300000
TOTAL $ 572000
=$ /UNIT OR =$ /SF

* * * * * * * * * * * * * * * * SALES & COMPARABLES * * * * * * * * * * * * * * *

PARCEL #	E-NUMBER	SALES PRICE	VC	DATE	$/RA	REMARKS

* * * * * * * * * * * * * * * * APPEAL ACTIVITY * * * * * * * * * * * * * * * *

PETITION	CHG ORDER	DATE	FROM-LAND	TO-LAND	FROM-IMPS	TO-IMPS
	-002494	05/12/81	112900	91000	243300	126400

OTHER APPEALS:

* * * * * * * * * * * * * * * * * * *COMMENTS * * * * * * * * * * * * * * * * * *

POR [illegible] VALUE [illegible] SEE TL 27 FOR DETAIL
EXCESS LAND FIGURED

07065

MERGED TO 9027

**JOB RVI100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 152204-9028-0
RPT RVI150-20 PRINTED ON: 12/14/91 FOLIO: 21261- -
PROP NAME: GAI'S BAKERY THRIFT STORE Q-S-T-R: NW-15-22-04
PROP ADDR: 23031 MILITARY RD S AREA: 440 LUC: 252
CLASS: PREFAB STEEL QUAL: AVERAGE TAX STATUS: TAXABLE
YR-BLT/EFF-YR: 72/72 #STY: 99 #UNITS: LOG/DATE: 440 12/14/91
GBA/NRA: 11,700 / 11,700 AVG-UNIT-SIZE: SEG-MERGE DATE:

* * * ECONOMIC INCOME * * * COST APPROACH * * *

USE	AREA	RATE	GROSS	VCL	EXP	NET INC
RETAIL/WHSE	11700	$5.00	$70200	5%	15%	$51686

OCC# ___ CL ___ RANK ___
#STY ___ STY HT ___ EFF AGE ___
HEAT ___ ELEV ___ SPR ___
AREA ___ PERIM ___
MISC ___ CODE ___ SF
___ CODE ___ SF
___ CODE ___ SF

* * * ECONOMIC INCOME APPROACH * * *

NET INCOME ___
LESS PER. PROP. INCOME ___
LESS LAND INCOME ___
___ X(___ + ___) = ___
LAND VALUE INT + TAX
NET IMPROVEMENT INCOME ___
CAPITALIZATION RATE ___
___ + ___ + ___ = ___
INT + TAX + RECAP
CAPITALIZED IMP. VALUE ___
LAND VALUE ___
EXCESS LAND/ADD LAND ___
TOTAL BY INCOME APPROACH $___
= $ 44 /SF

ACCY IMPS | AREA | COST | DEP | RCNLD

M&S BASE
HEAT
SPRINKLER
ELEVATOR
TOT BASE
STY FACT
HGT FACT
AREA FACT
REF COST
COST MULT
LCL MULT
FINAL COST
STY/BLDG AREA FIN COST RCN-BLDG#1

* * * OTHER VALUE INDICATORS * * *

NET INC($51686)/(.11)OAR=$515331
GR INC ( )X( )GRM= ___
UNITS( )X( )$/UNIT= ___
GBA (11,700)X( )$/SF= ___
RA (11,700)X( )$/SF= ___

* * * LAND * * *

ZONE/TYPE AREA $/SF VALUE
TOTAL 77716.00SF $3.50 =$272006
RATIOS: (SF LAND)/(SF GBA)= 6.6
(SF LAND)/(SF RA) = 6.6

SUB TOTAL
PHYSICAL DEPRECIATION
ECON-FUNCT OBSOLESCENCE
DEPRECIATED IMP VALUE
ACCESSORY IMPS(SEE ABOVE)
TOTAL IMPROVEMENTS
LAND
TOTAL BY COST APPROACH
=$ ___ /SF

* * * SELECTED VALUE * * *

APPRAISER JCD LAND $ 272000
DATE 2-92 IMPS $ 243300
TOTAL $ 515300
=$ ___ /UNIT OR =$ ___ /SF

* * * SALES & COMPARABLES * * *

PARCEL #	E-NUMBER	SALES PRICE	VC	DATE	$/RA	REMARKS
SUBJECT	0935098	800,000	36	03/11/87	68.37	INCL 9109 - BAD SALE
252304-9044	1146184	$800000	2	6-13-90	35.92	RECORD STATIONERY SUPPLY
17025 W VALLEY - HB 2.6:1 - S-AUG-1980-22270 ф						

* * * APPEAL ACTIVITY * * *

PETITION	CHG ORDER	DATE	FROM-LAND	TO-LAND	FROM-IMPS	TO-IMPS
	-002494	05/12/81	112900	91000	243300	126400

OTHER APPEALS:

* * * COMMENTS * * *

1993 REVALUE -

04413

MERGED TO 9027

FOLIO NO. 21261

PARCEL NO. 152204-9028 (struck through)

CLASS/QUAL.	/	M-S PAGE	
YR. BLT.		CONDITION	
E. Y./REL.	/	NO. UNITS/A. U. S.	/

STORY/HGT.					
PERIM.					
AREA					

INCOME APPROACH

USE	AREA	RATE	GROSS	VCL	EXP	NET

	ACTUAL	ECONOMIC
ANNUAL POTENTIAL GROSS		63,180
LESS VAC. AND CL.		x.95
EFFECTIVE GROSS		60,021
MISC. INCOME		
LESS EXPENSES		x.90
ANN. NET INCOME		54019
LESS INCOME INCOME TO P. P.		
LESS INCOME TO LAND		
( ) x (+) LAND VALUE INT. TAX		
NET INCOME TO IMPS.		
CAPITALIZED AT		
( ) + ( ) + ( ) INT. TAX RECAP.		
CAPITALIZED IMP. VALUE		
LAND VALUE		
EXCESS LAND		
TOTAL BY INCOME APPROACH		

OTHER VALUE INDICATORS ≈ 40 ^{17}/#

NET INC. (54019)	÷ (11.5 %)	OAR =	469,700
GROSS INC. ( )	x ( )	GRM. =	
NO. UNITS ( )	x ( )	/UNIT =	
AREA ( )	x ( )	$/SF =	

LAND CALC.: 77,716 # @ 2 ^{50}/# = 194,200

SELECTED VALUE PREV AV OK

LAND: 194,200

IMPS: 274,000

TOTAL: 468,200

APPR. STH

DATE 04/03/89

COST APPROACH

BASE					
HEAT					
SPRINK					
ELEV.					
TOTAL BASE					
STY. FAC.					
HGT. FAC.					
AREA FAC.					
REF. COST					
COST MUL.					
LOCAL MUL.					
FIN. COST					

STORIES	AREA	FIN. COST	RCN BLDG. 1	RCN BLDG. 2
SUBTOTAL (RCN)				
PHYSICAL DEPREC.				
ECON. OR FUNCT. OBSOL.				
DEP. COST (RCNLD.)				

ACC. IMPS. (SEE BELOW)	
TOTAL IMPROVEMENTS	
LAND	
TOTAL BY COST APPROACH	

DATE COSTED TO:

ACC. IMPS.	AREA	COST	DEP.	RCNLD
TOTAL				

COMPARABLE SALES

	E NO.	AMOUNT	DATE	DETAILS/REMARKS
1	925098	800,000	3/87	SUBJECT - PLOTTAGE SALE - PURCHASED BY VALLEY GARAG INC - ADJACENT
2	964997	518,331	8/87	CASCADE CAN & DRILLING C/68 12,200# L/B = 6.41 42.49/#
3	999643	475,000	5/88	INTL TRUCKING WHSE 5/'70 11,412# L/B = 19.09 41.62/#
4				

COMMENTS: GAI'S BAKERY 23031 MILITARY RD S

1 STORY PREFAB STEEL / BLT '72 / GBA = NRA = 11,700 # / L/B = 6.64

WAREHOUSE - 10,650 # / STORE - 1150 #

ECON RENT: 11,700 # @ .45/# x 12 = 63180 AG NET

ASSESSORS FORM AP 66

FOLIO NO. 21261 PARCEL NO. 152204-9027 MERGED 9029

CLASS/QUAL.	S1 Gab	M-S PAGE	14-17
YR. BLT.	1972	CONDITION	Ave
E. Y./REL.	1520	NO. UNITS/A. U. S.	1

INCOME APPROACH

USE	AREA	RATE	GROSS	VCL	EXP	NET

	ACTUAL	ECONOMIC
ANNUAL POTENTIAL GROSS		
LESS VAC. AND CL.		
EFFECTIVE GROSS		
MISC. INCOME		
LESS EXPENSES		
ANN. NET INCOME		
LESS INCOME INCOME TO P. P.		
LESS INCOME TO LAND		
( ) X (+) LAND VALUE INT. TAX		
NET INCOME TO IMPS.		
CAPITALIZED AT		
( ) + ( ) + ( ) INT. TAX RECAP.		
CAPITALIZED IMP. VALUE		
LAND VALUE		
EXCESS LAND		
TOTAL BY INCOME APPROACH		

OTHER VALUE INDICATORS

NET INC. ( ) ÷ ( ) OAR =	
GROSS INC. ( ) X ( ) GRM. =	
NO. UNITS ( ) X ( )/UNIT =	
AREA ( ) X ( ) $/SF =	

LAND CALC.: @ 27

SELECTED VALUE

LAND :	155.400
IMPS :	312,800
TOTAL :	468,200

APPR. DEA

DATE 6-6-88

COST APPROACH

STORY/HGT.	1/1				
PERIM.	540				
AREA	14,700				
BASE	24.44				
HEAT					
SPRINK					
ELEV.					
TOTAL BASE					
STY. FAC.					
HGT. FAC.	1.000				
AREA FAC.	1.021				
REF. COST					
COST MUL.	1.01				
LOCAL MUL.	1.09				
FIN. COST	27.47				

STORIES	AREA	FIN. COST	RCN BLDG. 1	RCN BLDG. 2
	14,700	27.47	321,399	

SUBTOTAL (RCN)	
PHYSICAL DEPREC.	86
ECON. OR FUNCT. OBSOL.	
DEP. COST (RCNLD.)	276,403
ACC. IMPS. (SEE BELOW)	36,400
TOTAL IMPROVEMENTS	312,800
LAND	
TOTAL BY COST APPROACH	

DATE COSTED TO:

ACC. IMPS.	AREA	COST	DEP.	RCNLD
Asphalt	5900	1.01	70	36,400
TOTAL				

COMPARABLE SALES

	E NO.	AMOUNT	DATE	DETAILS/REMARKS
1	935098	400,000	3-11-87	Subject + T.L. 109
2				
3				
4				

COMMENTS: Gui's Bakery Ave Cond for '72 Construction

T.L. 109 Has undergone considerable improvement since sale

ASSESSORS FORM AP 66

MERGED TO 9027

ASSESSOR'S FORM NO. 250-2 FOLIO NO. 11-261 ASSESSOR'S ACCT NO. 152204-9028

GRADE		USE CODE		STORY STATISTICS	STORIES	1-					
YEAR BUILT		CONDITION			PERIMETER						
EFFECTIVE AGE		NO. OF UNITS			SQUARE FEET						

STORY HGT.	ADDITIONS		FLAT ITEMS		BUILDING CALCULATIONS	
BSMT.	SF @		PLUMBING		STORIES	1-
1 ST	SF @				BASE	
2 ND	SF @				HGT. FAC.	
3 RD	SF @				AREA FAC.	
4 TH	SF @				STY. FAC.	
5 TH	SF @				ADJ. FAC.	
6 TH	SF @				ADJ. BASE	
7 TH	SF @				BSMT.	
8 TH	SF @				FLOOR	
9 TH	SF @				ROOF	
10 TH	SF @				CEIL	
11 TH	SF @				PART	
					HEAT	
					AIR COND.	
					LIGHTS	
					SPRINK.	
					TOTAL	
					STORIES	
					SF @	
					SF @	
					SF @	
					SF @	
	TOTAL		TOTAL		SF @	

	AREA OR QUANTITY	UNIT COST	REPLACE COST	EFF. AGE	DEPR. NET	TOTAL VALUE		
							FLAT ITEMS	
							SUB-TOTAL	
							ADDITIONS	
							TOTAL	
							COST FACTOR	
							TOTAL REPLACEMENT COST	$
							PHYSICAL DEPRECIATION (NET)	X
							TOTAL PHYSICAL VALUE	$
							ECON. OR FUNCT OBSOL. (NET)	X
							FINAL APPRAISED VALUE	$
							PERCENT COMPLETE (NET)	X
TOTAL ACCESSORY BUILDINGS & OTHER IMPROVEMENTS						$	PARTIAL VALUE	$

INCOME APPROACH

	ACTUAL	ECONOMIC
ANNUAL POTENTIAL GROSS		42451
LESS VAC. & CREDIT LOSS		5
ANNUAL EFFECTIVE GROSS		
LESS EXPENSES		5
ANNUAL NET INCOME		38312
7½ + 0 = 7½ (INT. RATE, TAX RATE, LAND RATE)		
LESS LAND INCOME: 112500 x 7½ = (LAND VALUE, LAND RATE)		8437
NET INCOME TO BUILDING		29875
÷ BLDG RATE: 7½ + 0 + 3.3 = (INT. RATE, TAX RATE, RECAPTURE RATE, BUILDING RATE)		10.8
BUILDING VALUE		276622
PERSONAL PROP. VALUE		
LAND VALUE		112500
INDIC. TOTAL PROPERTY VALUE		389122

INCOME APPROACH #1 #2

3. COST APPROACH OR RCN. ______

4. MKT #1: ____ (GRM) x ____ (GROSS) = ______

5. MKT #2: ____ (NO. UNITS) x ____ ($ PER UNIT) = ______

6. MKT #3: ____ (AREA) x ____ ($ PER SQ. FT.) = ______

SELECTED VALUE: LAND 269500

APPRAISER [illegible] BLD'S 276600

DATE 3-12-86 TOTAL 546100

COMMENTS

119790 #

LAND 2.75 AC @ $2.25 #

Bldg 11792 # Dock High.

Est 30¢ # Net

50,000 # land assigned to Bldg FOR

Income Approach.

= 23.45 # Imp

= 32.99 # Excess LAND.

SALES

	PARCEL	E #	AMOUNT	DATE	LOCATION	NOTES
SUBJECT						
SUBJECT						
COMP						
COMP						

MERGED TO 9027

ASSESSOR'S FORM NO. FOLIO NO. 2126/ ASSESSOR'S ACCT NO. 152204-9028

GRADE		USE CODE		STORY STATISTICS	STORIES	1-						
YEAR BUILT		CONDITION			PERIMETER							
EFFECTIVE AGE		NO. OF UNITS			SQUARE FEET							

STORY HGT.	ADDITIONS		FLAT ITEMS		BUILDING CALCULATIONS							
BSMT.	SF @		PLUMBING		STORIES	1-						
1 ST	SF @				BASE							
2 ND	SF @				HGT. FAC.							
3 RD	SF @				AREA FAC.							
4 TH	SF @				STY. FAC.							
5 TH	SF @				ADJ. FAC.							
6 TH	SF @				ADJ. BASE							
7 TH	SF @				BSMT.							
8 TH	SF @				FLOOR							
9 TH	SF @				ROOF							
10 TH	SF @				CEIL							
11 TH	SF @				PART							
					HEAT							
					AIR COND.							
					LIGHTS							
					SPRINK.							
					TOTAL							
					STORIES							
						SF @						
						SF @						
						SF @						
						SF @						
	TOTAL		TOTAL			SF @						

	AREA OR QUANTITY	UNIT COST	REPLACE COST	FFF. AGE	DEPR. NET.	TOTAL VALUE
TOTAL ACCESSORY BUILDINGS & OTHER IMPROVEMENTS						$

FLAT ITEMS	
SUB - TOTAL	
ADDITIONS	
TOTAL	
COST FACTOR	
TOTAL REPLACEMENT COST	$
PHYSICAL DEPRECIATION (NET)	x
TOTAL PHYSICAL VALUE	$
ECON. OR FUNCT OBSOL. (NET)	x
FINAL APPRAISED VALUE	$
PERCENT COMPLETE (NET)	x
PARTIAL VALUE	$

INCOME APPROACH

	ACTUAL	ECONOMIC
ANNUAL POTENTIAL GROSS		42451
LESS VAC. & CREDIT LOSS 5%		.95
ANNUAL EFFECTIVE GROSS		40328
LESS EXPENSES 15%		.85
ANNUAL NET INCOME		34279
.07 + .01 = .08 (INT RATE · TAX RATE · LAND RATE)		
LESS LAND INCOME: 239500 (LAND VALUE) x .08 (LAND RATE)		19160
NET INCOME TO BUILDING		15119
÷ BLDG RATE: .07 + .01 + .03 = (INT. RATE · TAX RATE · RECAPTURE RATE · BUILDING RATE)		.11
BUILDING VALUE		137445
PERSONAL PROP. VALUE		—
LAND VALUE		239500
INDIC TOTAL PROPERTY VALUE		376945

INCOME APPROACH	# 1	# 2
3. COST APPROACH OR RCN		
4. MKT #1: ____ (GRM) x ____ (GROSS) =		
5. MKT #2: ____ (NO. UNITS) x ____ ($ PER UNIT) =		
6. MKT #3: ____ (AREA) x ____ ($ PER SQ. FT.) =		

SELECTED VALUE:		LAND	239500
APPRAISER	VWA	BLD'S	137400
DATE	9-28-81	TOTAL	376900

COMMENTS

GAI's BAKERY

11792 ft x .30 = $3537 x 12 = 42451

SALES

	PARCEL	E #	AMOUNT	DATE	LOCATION	NOTES
SUBJECT						
SUBJECT						
COMP						
COMP						

23051 Military Rds

✓14514	9-16-86	Construct metal carports
✓14515	9-16-86	Construct metal carports
✓14516	9-16-86	Construct metal Carports
✓14517	" " "	" " "
✓14702	12-23-86	Sign
~~14881~~	~~4-3-87~~	~~Comm. footracks~~
✓T345	9-11-91	remove tank.
✓19341	5-20-92	Freestanding Sign

FINALS:

14514	10-16-86	14702	1-29-87
14515	10-16-86	14881	cancelled 9/1/87 per request of owner
14516	10-16-86	T345	9-16-91
14519	10-16-86	19341	4/13/93

CITY OF KENT

FIRE PREVENTION DIVISION
220 4 Ave S, Kent WA 98032
(253) 813-3000

Mayor Jim White

TEMPORARY PERMIT

NO: T702

PROJECT NAME Valley I5 ADDRESS OF SITE 23051 Military Rd South

INSTALLER/CONT Joe Hall Const. Inc. PHONE: 253. 922. 6845

ADDRESS 1317 54th Ave E. Fife DATE ISSUED _____ EXPIRATION DATE. _____

INSPECTOR _____ DATE FINALED _____

- DESCRIBE PROJECT:

Removal of 3 UST 2-1000 gal gas, 1 W/O -550.

- Call For Inspection 24 Hours Before Removal.
- Comply Item #7 of Kent Fire Guidelines, Cautions For Removal of Underground Tanks

PAID
30045
SEP 2 1 1998
CITY OF KENT
TREASURY

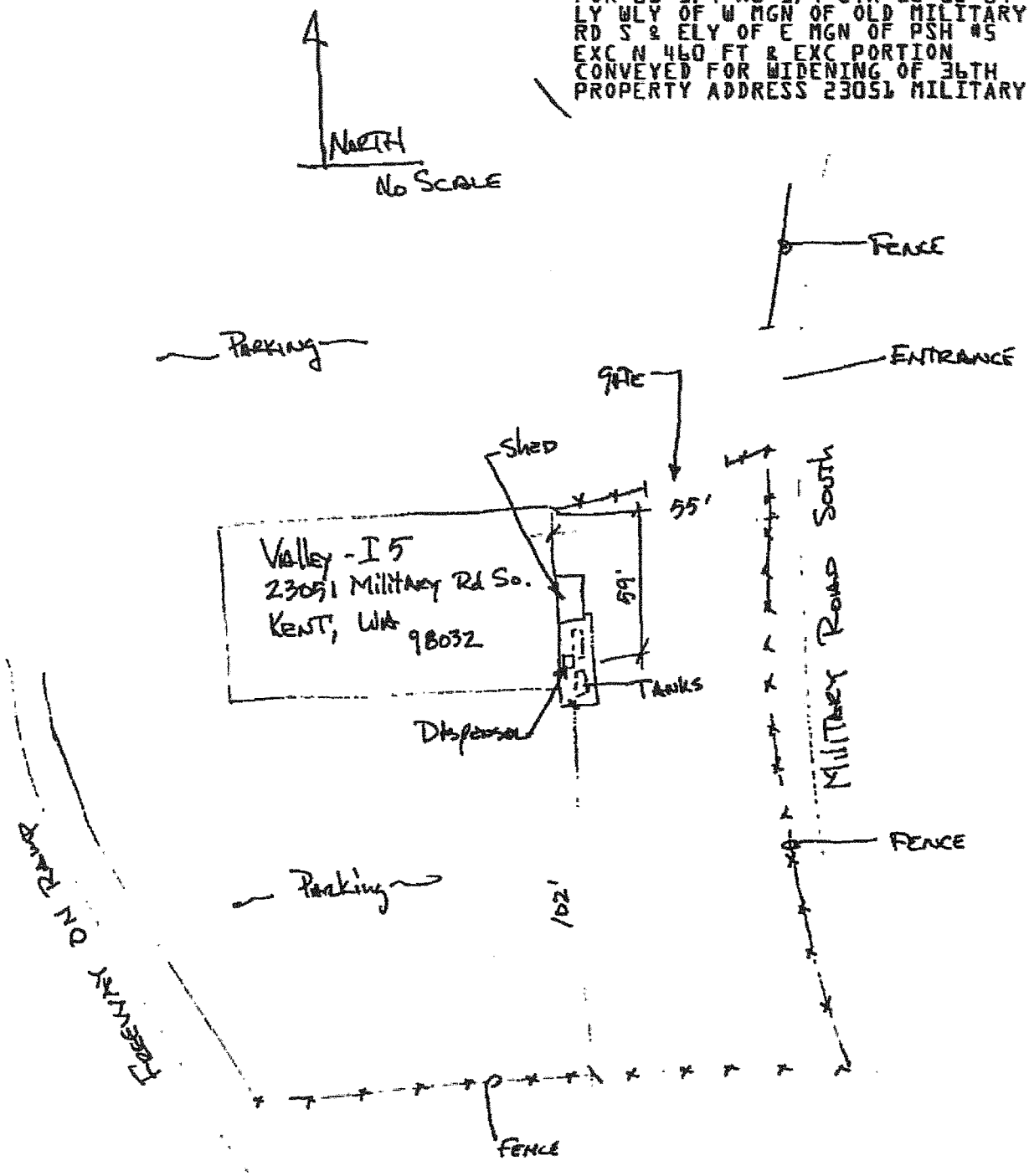
PLEASE POST IN A CONSPICUOUS PLACE ON THE SITE – NON TRANSFERRABLE

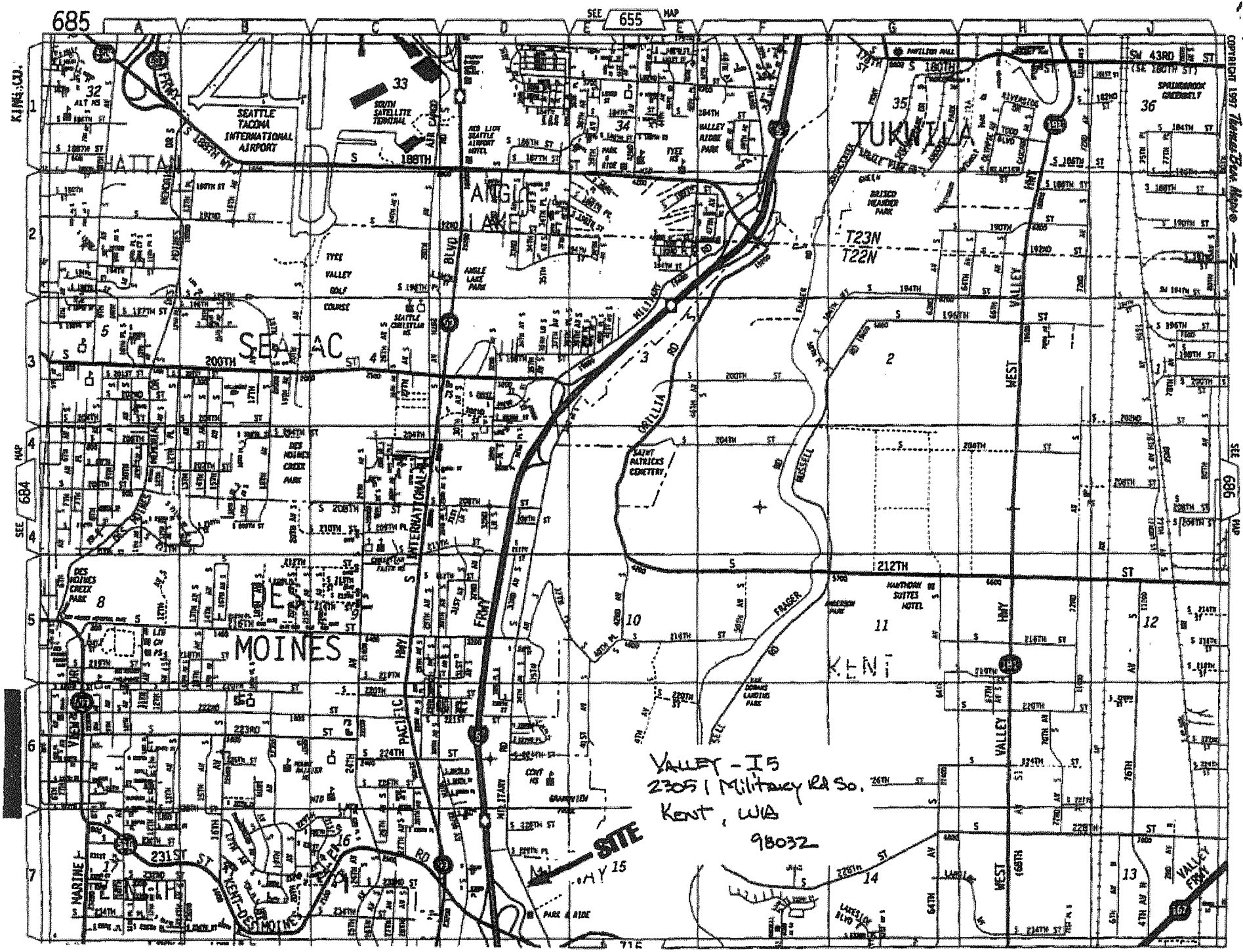
for L. Ward

FIRE MARSHAL

Property Tax Number
152204-9027

15-22-04 9027 1551 15 22 04
POR SW 1/4 NW 1/4 STR 15-22-04
LY WLY OF W MGN OF OLD MILITARY
RD S & ELY OF E MGN OF PSH #5
EXC N 460 FT & EXC PORTION
CONVEYED FOR WIDENING OF 36TH ETC
PROPERTY ADDRESS 23051 MILITARY RD S




685
SEE 655 MAP
SEATTLE TACOMA INTERNATIONAL AIRPORT
SEATAC
TUKWILA
DES MOINES
KENT
ANGLE LAKE
T23N
T22N
SEE 684 MAP
SEE 686 MAP
VALLEY - I5
23051 Military Rd So.
Kent, WA
98032
SITE

ERTS # 541396

Initial Report

External Reference #

Caller Information

	First	Last
Name	Gloria	Lynn
Busines Name		
Street Address	23051 Military Road S	
Other Address		
City	Kent	State WA Zip 98032-
E-mail		Confidential_FL ☐

Phone	Ext	Type
(206) 824-7170		Business

Where did it happen

Berth		Anchorage	
Location Name			
Street Address	23051 Military Road S		
Other Address			
City/Place	KENT	State WA	Zip
County - Region	**KING**	NWRO	FS ID
WIRA #			
Waterway		Type	
Latitude		Longitude	
Topo Quad 1:24:000	RENTON		

Direction/Landmark (mile post, cross roads, township/range)

What happened

Spills Program Oil Spill? N

Incident Date		Received Date	6/10/2004 0:00
Medium			
Material	OTHER - SEE NOTE		
Quantity	10	Unit	GALLON
Source	OTHER		
Cause	EQUIPMENT FAILURE		
Activity	UNKNOWN		
Impact	UNKNOWN		
Vessel Name			
Hull Number			

Primary Potentially Responsible Party Information

	First	Last
Name		
Business Name		
Street Address		
Other Address		
City		State Zip
Phone	Ext	Type
E-mail		

Additional Contact Information

Name	Phone	Ext	Type

More Information

10 - 15 gallons of transmission fluid released from a 20 gallon container and was dripping from the back of a truck within their parking lot. No oil to water. All has been cleaned up.

Entry Person DIER, SUSAN Entry Date 6/11/2004

*** The Initial report contains only information provided to Ecology from the complainant.

ERTS # 541396

Referral

Referral # 70313

Referral Method

- ◯ E-mail ERTS number
- ◉ E-mail attachment
- ◯ Print
- ◯ Telephone

Person Referred to BERNARD, CHARMAINE Primary ☐

Phone (425) 649-7194 Fax (425) 649-7098

E-mail chas461@ecy.wa.gov

Program/Organization SPILLS, PREVENTION, PREPAREDNESS AND RESPONSE

Address 3190 160TH AVE SE

City BELLEVUE WA 98008-5452

Region/Location NWRO

Referral Date 6/11/2004

*** The Initial report contains only information provided to Ecology from the complainant.

ERTS # 541396

Followup

Inspector Information

Referral # 70313
☑ Lead Inspector BERNARD, CHARMAINE
Program/Organization SPILLS, PREVENTION, PREPAREDNESS AND RESPONSE
* Region/Location NWRO
# of Ecology Staff 1 Overtime ☐

Where did it happen

Followup #1

Berth Anchorage
Location Name Poulsbo RV
Street Address 23051 Military Road S
Other Address
City/Place KENT State WA Zip
County KING Region NWRO FS ID
Waterway Type
WRIA #
Latitude 47.394768 Longitude 122.28909
Topo Quad 1:24,000 RENTON
Direction/Landmark (mile post, cross roads, township/range)

Action

Action	Start Date	End Date
TELEPHONE	6/10/2004	6/10/2004

What happened

Spills Program Oil Spill? N

Incident Date 6/10/2004
Medium
ROADWAY-PAVED
Material
PETROLEUM - LUBE OIL

Quantity	Unit	Est
15	GALLON	☐

Source Regulated? ☐
TRANSPORTATION-VEHICLE TRUCK
Cause
LEAKING DRUM/CONTAINER
Activity
TRANSPORTING
Impact
CONTAMINATED ROADWAY/PARKING LOT
Vessel

Potentially Responsible Party Information

Check if the primary PRP provided notice to Ecology ☑

Primary ☑ First Last
Name Gloria Lynn
Business Name Poulsbo RV
Street Address 23051 Military Rd S
Other Address
City Kent State WA Zip
Phone (206) 824-7170 Ext Type Business
E-mail

Narrative

6/11/04 afternoon - Gloria called my line directly to report spill. A 20gal container of transmission oil leaked 10-15 gallons out of the trruck onto the company`s parking lot. They had absorbents nearby and cleaned up the spill. None reached catch basins. She had questions about notification which I clarified. No further action.

Vessel Emergency ☐

Entry Person: BERNARD, CHARMAINE Entry Date 6/11/2004

*** The Initial report contains only information provided to Ecology from the complainant.

ERTS # 538739

Initial Report

External Reference #

Caller Information

First Last
Name ANON
Busines Name
Street Address
Other Address
City State WA Zip
E-mail Confidential_FL ☐
Phone Ext Type

Where did it happen

Berth Anchorage
Location Name POULSBO RV @ VALLEY I-5
Street Address 23051 MILITARY RD SO
Other Address
City/Place KENT State WA Zip
County - Region **KING** NWRO FS ID
WIRA #
Waterway STORM SEWER Type STORM DRAIN
Latitude Longitude
Topo Quad 1:24:000 RENTON
Direction/Landmark (mile post, cross roads, township/range)

What happened

Spills Program Oil Spill? N

Incident Date 1/29/2004 Received Date 1/30/2004 0:00
Medium SURFACE WATER-FRESH
Material PETROLEUM - GASOLINE

Quantity	Unit
50	GALLON

Source COMMERCIAL
Cause HUMAN FACTOR - IMPROPER PROCEDURES
Activity TRANSFERRING
Impact WATER POLLUTION
Vessel Name
Hull Number

Primary Potentially Responsible Party Information

First Last
Name
Business Name **POULSBO RV @ VALLEY I-5**
Street Address 23051 MILITARY RD SO
Other Address
City KENT State WA Zip
Phone Ext Type
E-mail

Additional Contact Information

Name Phone Ext Type

More Information

CALLER SAYS THAT THERE WAS ABOUT A 50 GALLON GASOLINE SPILL AT POULSBO RV OVERNIGHT WEDNESDAY-THURSDAY, 1/28-29. EMPLOYEE WAS SIPHONING GAS FROM A MOTOR HOME AND LEFT IT UNATTENDED OVERNIGHT. IN THE MORNING, THE BUILDING WAS FILLED WITH FUMES, AND GAS HAD GONE INTO WHAT CALLER REFERS TO AS THE `STORM SEWER`. MANAGEMENT WAS NOTIFIED THURSDAY MORNING AND SAID THEY WOULD TAKE CARE OF IT. NOW THEY ARE TRYING TO FLUSH OUT THE SYSTEM.

Entry Person MUSA, DONNA Entry Date 1/30/2004

*** The Initial report contains only information provided to Ecology from the complainant.

ERTS # 538739

Referral

Referral # 67065

Referral Method

- ◯ E-mail ERTS number
- ◉ E-mail attachment
- ◯ Print
- ◯ Telephone

Person Referred to WALKER, DICK Primary ☑

Phone (425) 649-7116 Fax (425) 649-7098

E-mail rwal461@ecy.wa.gov

Program/Organization SPILLS, PREVENTION, PREPAREDNESS AND RESPONSE

Address 3190 160TH AVE SE

City BELLEVUE WA 98008-

Region/Location NWRO

Referral Date 1/30/2004

ERTS # 538739

Followup

Inspector Information

Referral # 67065
☑ Lead Inspector WALKER, DICK
Program/Organization SPILLS, PREVENTION, PREPAREDNESS AND RESPONSE
* Region/Location NWRO
# of Ecology Staff Overtime ☐

Action

Action	Start Date	End Date
FIELD RESPONSE - INVESTIGATION	1/29/2004	1/29/2004

What happened

Spills Program Oil Spill? N
Incident Date 1/29/2004
Medium
SURFACE WATER-FRESH
Material
PETROLEUM - GASOLINE

Quantity	Unit	Est
1	SHEEN	☐

Source Regulated? ☐
COMMERCIAL
Cause
HUMAN FACTOR - IMPROPER PROCEDURES
Activity
TRANSFERRING
Impact
WATER POLLUTION
Vessel

Where did it happen

Followup #1

Berth Anchorage
Location Name POULSBO RV @ VALLEY I-5
Street Address 23051 MILITARY RD SO
Other Address
City/Place KENT State WA Zip
County KING Region NWRO FS ID
Waterway STORM SEWER Type STORM DRAIN PI
WRIA #
Latitude Longitude
Topo Quad 1:24,000 RENTON
Direction/Landmark (mile post, cross roads, township/range)

Potentially Responsible Party Information

Check if the primary PRP provided notice to Ecology ☐

Primary ☑ First Last Name
Business Name POULSBO RV @ VALLEY I-5
Street Address 23051 MILITARY RD SO
Other Address
City KENT State WA Zip
Phone Ext Type
E-mail

Narrative

Responded with Steigerwald and talked to a manager. They don`t think this happened. There are areas of their parking lot that have water well up out of the cracks and because they are right beside I-5 this water sometimes has a sheen on it. I observed one such seep while I was there. I observed where they had a small hydraulic spill and had immediately put down kitty litter - showing good housekeeping practices. No way to know if the report is true or not but we discussed the law with them for future reference.

Vessel Emergency ☐ Entry Person: WALKER, DICK Entry Date 2/3/2004

*** The Initial report contains only information provided to Ecology from the complainant.

APPENDIX D

PCB Guidance Document

U.S. ENVIRONMENTAL PROTECTION AGENCY

Region 10: The Pacific Northwest

Serving the people of Alaska, Idaho, Oregon, Washington and 270 Native Tribes

Waste Management Guidance PCBs in Fluorescent Light Fixtures

Introduction

The purpose of this document is to provide some basic information on PCBs (polychlorinated biphenyls) and guidelines for handling PCBs in fluorescent light fixtures. Although the precautionary actions described here may seem extreme, or suggest to some that cleanup of a small PCB spill is personally hazardous, this is not generally so. For example, if you should get a small amount of PCB on your skin during cleanup, it is highly unlikely that you would be harmed. However, given the nature of PCBs and the fact that much is still unknown about the effects of minor exposures, no absolute guarantees or reassurances can be given. For that reason, EPA has chosen to describe a conservative approach which minimizes personal hazard. It is EPA's hope that this information will inform you rather than alarm you.

What Are PCBs?

PCBs (polychlorinated biphenyls) belong to a broad family of organic chemicals known as chlorinated hydrocarbons. PCBs are produced by the combination of one or more chlorine atoms and a biphenyl molecule. Virtually all PCBs in existence today have been synthetically manufactured.

PCBs range in consistency from heavy oily liquids to waxy solids. Prior to 1979, PCBs were widely used in electrical equipment such as transformers, capacitors, switches, and voltage regulators for their cooling properties because they do not readily burn or conduct electricity, and only boil at high temperature. Also, PCBs do not readily react with other chemicals. They were also used in mining equipment, heat transfer and hydraulic systems, carbonless copy paper, pigments and microscopy mounting media.

Why Are PCBs Harmful to Human Health and the Environment?

When released into the environment, PCBs do not easily break apart and form new chemical arrangements (i.e., they are not readily biodegradable). Instead, they persist for many years, bioaccumulate, and bioconcentrate in organisms. Laboratory data show that PCBs cause cancer in animals. Although there are no actual data showing that PCBs cause cancer in humans, EPA's policy is to consider animal carcinogens to be possible human carcinogens. Animal studies show adverse reproductive and developmental effects from repeated exposure to PCBs. In addition, it has been shown that PCBs are toxic to fish at very low levels of exposure. The survival rate and the reproductive success of fish can be adversely affected by the presence of PCBs. EPA believes there may be similar cause for concern when humans are exposed to large doses of PCBs. Exposure to PCBs can cause chloracne (a painful, disfiguring skin ailment), liver damage, nausea, dizziness, eye irritation and bronchitis.

Note: Liver damage can occur from dermal contact and inhalation, not just from ingestion.
Most PCBs are readily absorbed through the skin.

How Does EPA Regulate PCBs?

EPA regulates PCBs through rules issued pursuant to the federal Toxic Substances Control Act of 1976. These regulations generally control the use, marking, storage, records, and disposal of PCBs. There are millions of pieces of equipment in operation in the U.S. which were manufactured prior to these regulations and which contain PCBs.

What Are Small Capacitors in Fluorescent Light Ballasts?

Light ballasts are the primary electric components of fluorescent light fixtures and are generally located within the fixture under a metal cover plate. The ballast units are generally composed of a transformer to reduce the incoming voltage, a small capacitor (which may contain PCBs), and possibly a thermal cut-off switch and/or safety fuse. These components are surrounded by a tar-like substance that is designed to muffle the noise that is inherent in the operation of the ballast. This tar-like coating covers the small capacitor. When a ballast unit fails, excessive heat can be generated which will melt or burn the tar material, creating a characteristic foul odor.

In considering causes of ballast failure, some privately conducted tests have indicated that operation of power-saving lamps (i.e., tubes) with a standard ballast or standard lamps with power-saving ballast tends to significantly increase the ballast operating temperature and decrease its normal life-span. It appears that ballasts will fail less frequently if standard lamps are used only with standard ballasts and power-saving lamps with power-saving ballasts. Fluorescent lamps/tubes should be changed in pairs; new lamps should not be used with old lamps.

Does My Fluorescent Light Ballast Contain PCBs?

Before EPA banned the manufacture of PCBs in 1978, PCBs were commonly incorporated in the manufacture of fluorescent light ballasts. The use of PCBs in ballasts manufactured prior to 1978 is not regulated by EPA. All light ballasts manufactured since 1978 which do not contain PCBs should be marked by the manufacturer with the statement, No PCBs. For those manufactured prior to that time, or for those ballasts which contain no statement regarding PCB content, you should assume that they do contain PCBs.

If the ballast does contain PCBs, they are located inside the small capacitor. There would be approximately 1 to 1½ ounces of PCBs in the capacitor itself. If the ballast fails, the capacitor may break open, allowing the PCBs to contaminate the surrounding tar-like material and drip out of the fixture. The capacitor does not always leak when the ballast fails, but when it does, measurers should be taken to limit or avoid personal exposure.

What Should I Do If My Light Ballast Leaks?

EPA has these recommendations for anyone with a fluorescent light ballast leaking PCBs:

1. Vacate the room or area immediately and open any windows to ventilate the room to the outside. If the incident occurs in a room which cannot be vented, the person replacing the failed ballast and cleaning up can reduce exposure by wearing a chemical cartridge respirator equipped with an organic vapor cartridge.

2. Turn off the light fixture at the switch and disconnect electricity at the fuse or breaker box. Let the ballast cool for 20-30 minutes before proceeding.

If the room is fully ventilated, the amount of PCB-contaminated particulate matter in the air should decrease significantly enough to make negligible any risk from breathing.

3. Since PCBs are readily absorbed through the skin, you should wear rubber gloves that will not absorb PCBs (e.g., neoprene, butyl, or nitrile). Further, if you will be working directly under the fixture, consider using additional protective gear such as goggles (or a face shield) and a rubber apron to help guard against possible exposure from further leaking or cleanup activities. Exercise caution to avoid personal contamination (e.g., from touching your face with a contaminated glove).

During the cleanup for removal period, smoking should be prohibited in the area because smoking increases the inhalation rate of contaminated air. In addition, you may be using a flammable solvent in the cleanup.

4. Remove the fluorescent lamps.

5. Recheck that the power is off at the fuse or breaker box. Remove the metal cover over the writing and ballast unit; loosen the ballast unit by taking out the metal screws which hold it to the end of the fixture; cut the electrical wires going to the ballast and remove the ballast.

Note: Wire connectors can be used when installing new ballast.

6. Proceed to cleanup leaks using the following guidelines:

PCBs that leak onto nonabsorbent surfaces such as table tops and uncarpeted floors should first be cleaned up by wiping with a rag or paper towel or by scraping with a putty knife if hardened. Avoid smearing the PCB around. This would only contaminate a larger area. Surfaces should then be thoroughly cleaned twice using an appropriate solvent or detergent. Only certain solvents are effective in cleaning up spilled PCBs. These include mineral spirits, deodorized kerosene, turpentine, and rubbing alcohol. (Note, however, that some of these solvents can damage certain types of flooring and floor finishes.) Certain detergents containing trisodium phosphate which are readily available at most large groceries and retail home improvement outlets may also be used. However, they should be used only at full strength and applied with a damp rag rather than diluted in a bucket, since the solution in the bucket would become contaminated and could not legally be disposed of in a sewer system. Some other effective detergent products are commercially available at industrial supply companies or other retail home improvement outlets.

For leaks onto absorbent materials such as drapes and carpets, there is no reliable way to clean and decontaminate the material. In the case of rugs and fabrics, the material should be cut away in a six-inch radius around the contamination point(s). In areas where foot traffic has spread contamination, the entire carpet should be disposed of. Proper disposal procedures for all such materials are described in the following section. Associated surfaces, such as flooring under contaminated carpeting, should be thoroughly cleaned with a solvent or detergent as previously described.

APPENDIX E

Previous Reports / NFA Documents

O'Sullivan
CONSTRUCTION INC.

3214 16th Avenue S.W.
Seattle, Washington 98134
(206) 682-2440

28395 S.W. Boberg Road
Wilsonville, Oregon 97070
(503) 682-0275

July 30, 1990

007000

Department of Ecology
PV-11
Olympia, WA 98504-8711

Office: Underground Storage Tank Notification

This letter is to serve as notice of closure of one (1) 10,000 gallon diesel underground storage tank. The tanks referred to are owned by Valley I-5. The location of tanks is 23051 Military Road South, Kent, WA 98032. The tanks will be removed by O'Sullivan Construction on Oct. 1, 1990.

Sincerely,

O'SULLIVAN CONSTRUCTION, INC.

Joe Bustamante

Joe Bustamante
Sales/Estimating
Petroleum Division

jlp
File/Se01

JB | 3e*15A | NWRO

UNDERGROUND STORAGE TANK
Permanent Closure/Change-In-Service Checklist

The purpose of this form is to certify the proper closure/change-in-service of underground storage tank (UST) systems. These activities must be conducted in accordance with Chapter 173.360 WAC. Washington State UST rules require the tank owner or operator to notify Ecology in writing 30 days prior to closure or change-in-service of tanks. This must be done by completing the 30 Day Notice form (ECY 010-155).

This Permanent Closure Checklist shall be completed and signed by a **Licensed Decommissioning Supervisor.** The supervisor shall be on site when all tank permanent closure/change-in-service activities are being conducted. The firm which employs the licensed supervisor shall also be licensed by the Washington State Department of Ecology as a **Service Provider.** If any of the activities listed below have been supervised by a different licensed supervisor, a separate checklist must be filled out and signed by the licensed supervisor performing those activities.

For further information about completing this form, please contact the Department of Ecology UST Program.

A separate checklist must be completed for each UST system (tank and associated piping), except that UST systems at one site may be reported together by completing page 2 of this form separately for each system. The completed checklist should be mailed to the following address within 30 days of the completion of the closure or change-in-service.

Underground Storage Tank Section
Department of Ecology
Mail Stop PV-11
Olympia, WA 98504-8711

FEB 05 1992

1. UST SYSTEM OWNER AND LOCATION

Site Owner/Operator: Valley I-5

Owners Address: 23051 Military Rd S. (Street) (P.O. Box)

Kent (City) WA (State) 98032 (ZIP-Code)

Telephone: (206) 824-7170

Site ID Number (on invoice or available from Ecology if tank is registered): 007000

Site/Business Name: Valley I-5

Site Address: 23051 Military Rd S. (Street) King (County)

Kent (City) WA (State) 98032 (ZIP-Code)

2. TANK PERMANENT CLOSURE/CHANGE-IN-SERVICE PERFORMED BY:

Firm: O'Sullivan Construction License Number: S000036

Address: 3214-16th Avenue SW (Street) (P.O. Box)

Seattle, Wa (City) (State) 98134 (ZIP-Code)

Telephone: (206) 682-2440

Licensed Supervisor: W000775 Fred Krum Decommissioning License Number: W000775

This page must be completed separately for each tank permanently closed (decommissioned) or change-in-service at the site. For additional tanks you may photocopy this form prior to completing.

3. TANK CLOSURE/CHANGE-IN-SERVICE INFORMATION

1. Tank ID Number (as registered with Ecology): _____
2. Year installed: _____
3. Tank capacity in gallons: 10,000
4. Date of last use: _____
5. Last substance stored: GAS
6. Date of closure/change-in-service: 9/16/91
7. Type of closure: Closure with Tank Removal [X] In-place Closure [ ] Change-in-Service [ ]
8. If in-place closure is used, the tank has been filled with the following substance: N/A
9. If change-in-service, indicate new substance stored in tank: N/A
10. Local permit(s) (if any) obtained from: Kent Fire Dept

Always contact local authorities regarding permit requirements.

11. Has a site assessment been completed? Yes [X] BY OTHERS No [ ]

Unless an external release detection system is operating at the time of closure or change in service, and a report is provided as specified in WAC 173-360-390, a site assessment must be conducted. This site assessment must be conducted by a person registered with the Department of Ecology to perform site assessments. Results of the site assessment must be included with the Site Assessment Checklist (ECY 010-158).

4. CHECKLIST

Each item of the following checklist shall be initialed by the licensed supervisor whose signature appears below.

	Yes	No	NA*
1. Has all liquid been removed from product lines?	X		
2. Has all product piping been capped or removed?	X		
3. Have all non-product lines been capped or removed?	X		
4. Have all liquid and accumulated sludges been removed from the tank?	X		
5. Has the tank been properly purged or inerted?	X		
6. Have the drop tube, fill pipe, gauge pipe, pumps and other tank fixtures been removed?	X		
7. Have all tank openings been plugged or capped? NOTE: One plug should have 1/8 inch vent hole.	X		
8. Have all sludges removed from the tank been designated and disposed of in accordance with the state of Washington's dangerous waste regulations (Chapter 173-303 WAC)?	X		
9. If removed, was tank properly labeled and disposed of in accordance with all applicable local, state and federal regulations?	X		

*Item not applicable

I hereby certify that I have been the licensed supervisor present on site during the above listed permanent closure activities and to the best of my knowledge they have been conducted in compliance with all applicable state and federal laws, regulations and procedures pertaining to underground storage tanks.

Persons submitting false information are subject to penalties under Chapter 173.360 WAC

9/25/91 — Date

Frederick D Krueger — Signature of Licensed Supervisor

5. ADDITIONAL REQUIRED SIGNATURES

9/26/91 — Date

O'SULLIVAN — Signature of Licensed Service Provider (firm) Owner or Authorized Representative

Date

Signature of Tank Owner or Authorized Representative

SITE ASSESSMENT AND SOIL TEST

Jobsite Name Valley I-5 Job # 2190-046

Owner's Name Valley I-5 Address 23051 Military Rd S

General site condition at tanks Good Asphalt

Condition of existing equipment Good

Physical condition of soil (sight & smell) during removal:

Tank	#1	2	3	4	5	6
0-3'						
3-6'						
6-9'	No smell Look good					
9-12'						
12'-over						

14'

Soil test taken at:

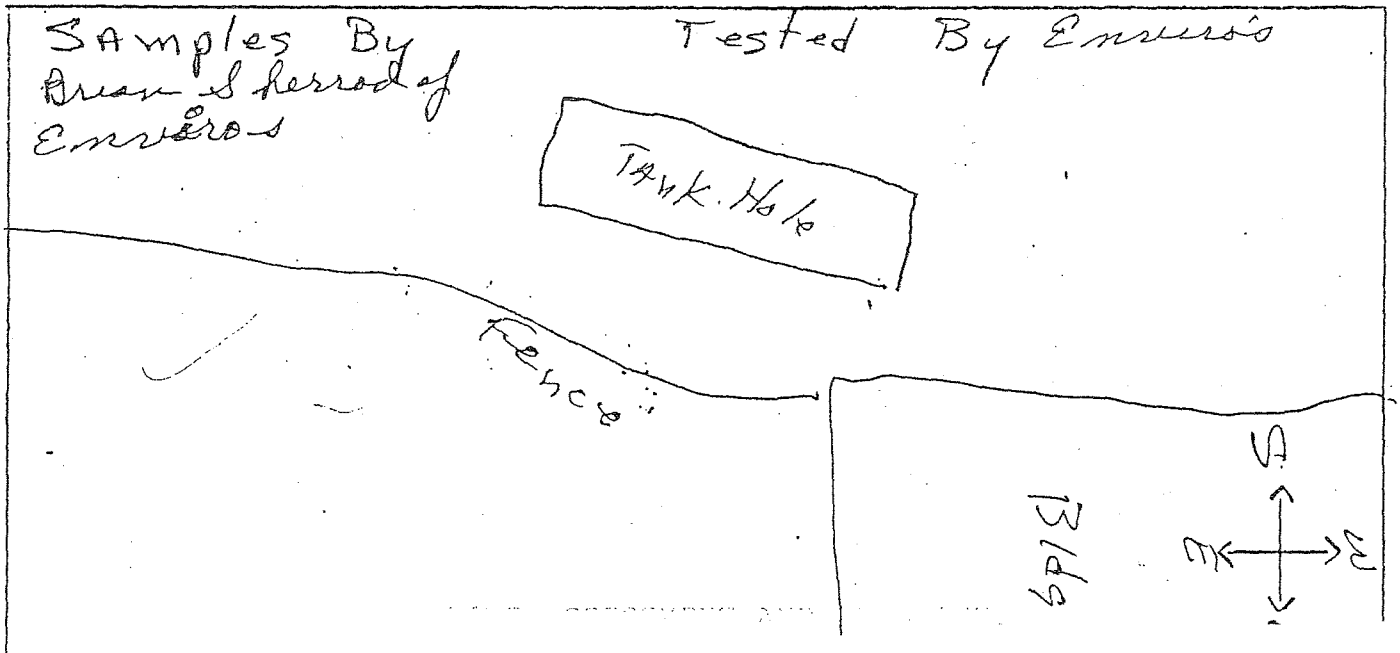
Tank	#1	2	3	4	5	6
0-3'						
3-6'						
6-9'						
9-12'						
12'-over						

Photographs taken: Yes ✓ No

Sample bottles filled: Yes No Lab Name

Sample bottles labeled: Yes No

Sketch of Excavation



SITE ASSESSMENT CHECKLIST

Job Site: Valley I-5-23051 Military Rd S Job #: 2190-046

General site condition tank area: Good Asphalt

Condition of existing equipment: Good

Physical condition of soil (sight and smell) DURING REMOVAL:

0-1

1-3 sight + smell good

3-6

6-9

9-12

12-over

14'

Physical condition of tank(s): Good

Physical condition of piping: Good

Comments: Looks like no leaks soil around tank looks good and probably can be used as Backfill pending test Results

Superintendent: Fredrick D Keen date 9-16-91

enviros

TANK REMOVAL OBSERVATION
AND
LIMITED ENVIRONMENTAL SITE ASSESSMENT

OF

VALLEY I-5

LOCATED AT:

23005 MILITARY ROAD SOUTH
KENT, WASHINGTON

Prepared For:

Mr. Frank Lee
Valley I-5
Kent, Washington

October 15, 1991

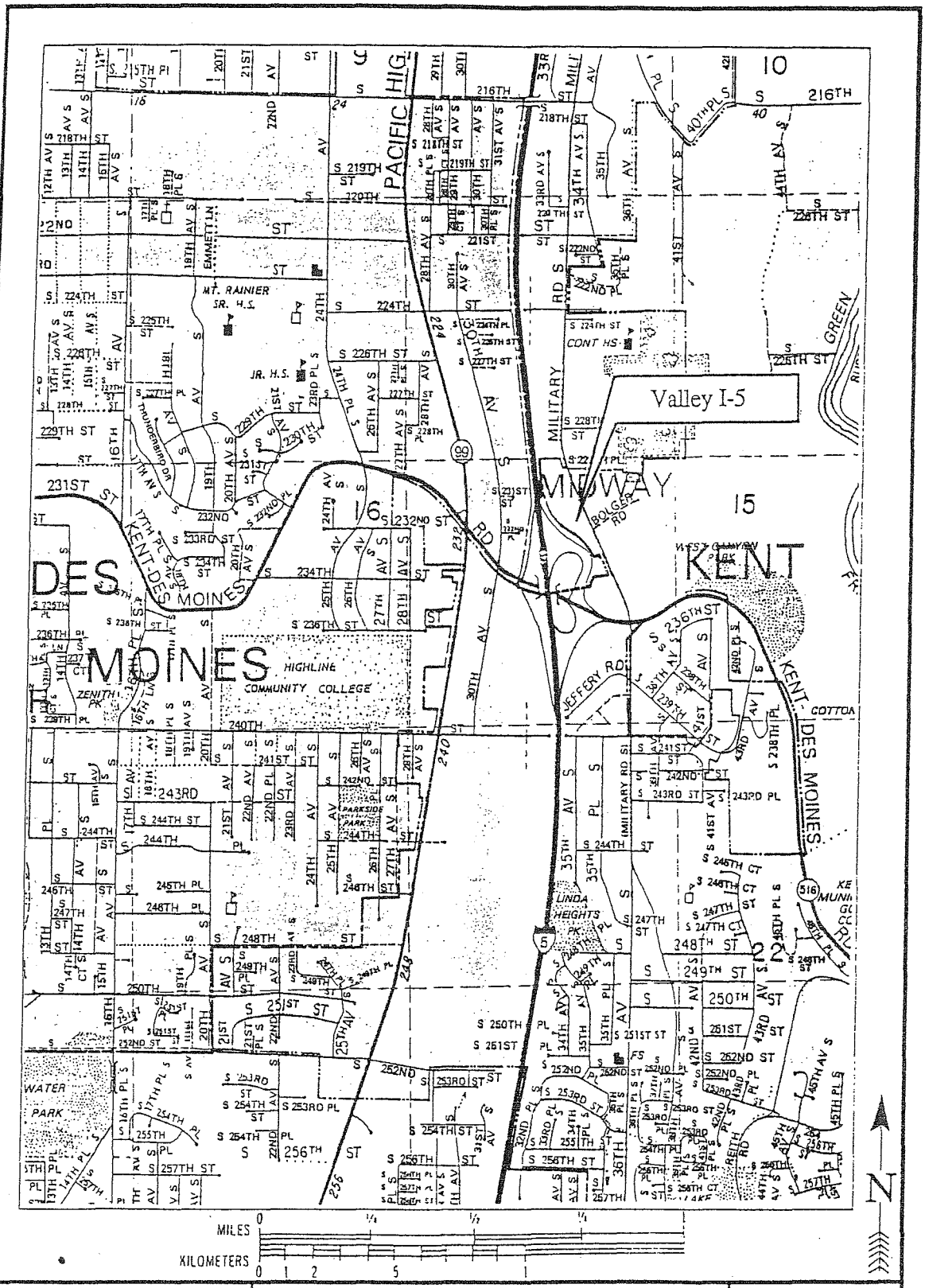
910714.02

Enviros, Inc. (206) 827-5525 (fax) 827-3299
5808 Lake Washington Boulevard Northeast
Kirkland (Seattle) Washington 98033

1. INTRODUCTION AND PROJECT BACKGROUND

Enviros was contracted by Mr. Frank Lee to sample soils and observe the removal of an Underground Storage Tank (UST) at Valley I-5, located at 23005 Military Road South in Kent, Washington (see Figure 1, Site Location Map). The tank was removed from the ground on September 16, 1991 by O'Sullivan Construction, Inc. During the removal it was noted that the tank was oriented with the long axis trending east-west and was slightly inclined, with the west end being slightly lower that the east end. After removal, the tank was visually inspected for holes and corrosion and was found to be in good condition. No product pump stations were observed at the site. Soils from areas adjacent to the tank were sampled to determine if a release of product to the environment had occurred.

Prior to this investigation, Enviros was contracted by Mr. Lee to perform a subsurface environmental assessment at the UST site. For the initial environmental investigation, three boreholes were drilled to depths ranging from 22 to 25 feet below ground surface (BGS). Soil samples were collected at five foot intervals in each borehole and field screened for petroleum contamination using an Organic Vapor Monitor (OVM). Representative soil samples were submitted to Analytical Services Inc. in Redmond, Washington for chemical analysis. The results of this study, presented in the Enviros report titled Limited Environmental Site Assessment of Valley I-5 (September 16, 1991), suggested that no releases of petroleum products had occurred that resulted in the contamination of the soils adjacent to the UST.



enviros	Figure 1. Site Location Map Gai's Bakery	Source: 1990 Thomas Guide of King County

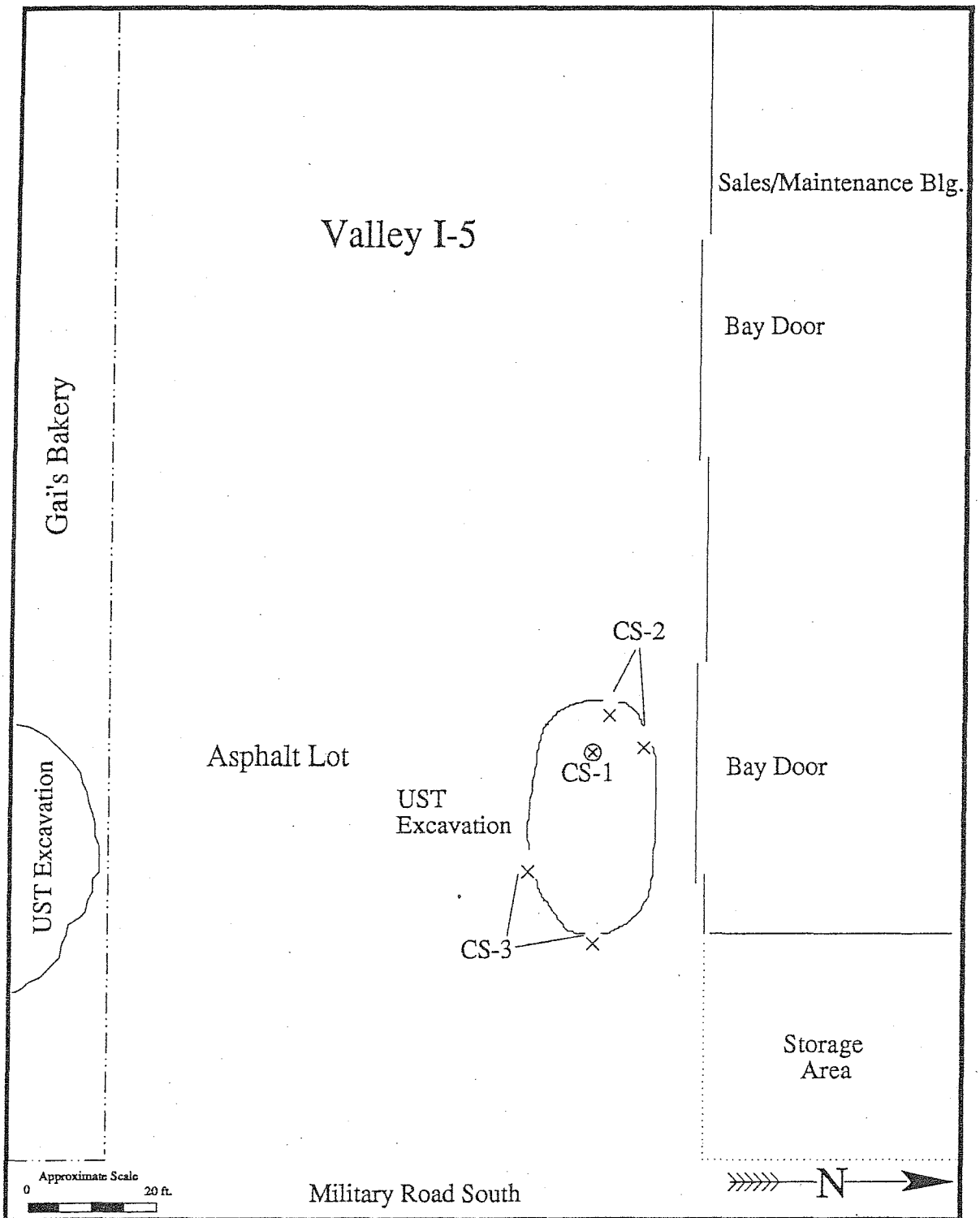
2. FIELD SAMPLING

Mr. Brian Sherrod of Enviros was present at the site on September 16, 1991 to observe the tank removal and to collect soil samples from the tank excavation. A total of three soil samples were collected from the tank excavation for chemical analysis. The locations where the soil samples were taken are presented in Figure 2. One grab sample was collected from the area under the west end of the former tank. Two composite samples were taken from the walls of the excavation.

2.1 Field Quality Assurance and Quality Control

Soil samples were collected in four-ounce wide mouth glass jars with plastic caps and Teflon® septa. Each soil sample container was filled with soil and hand packed to minimize the amount of headspace in the jar, unless the amount of soil retained in the sampler was less than four ounces. Dedicated latex gloves were used to collect and containerize each soil sample to minimize the possibility for cross-contamination. All jars were labelled, placed in a plastic "zip-lock" baggie, and stored on ice in a cooler until delivered to Analytical Services, Inc.

A chain-of-custody was maintained from the time the containers were obtained from the laboratory until they were returned and the analyses were performed. Recorded sample information included: time and date of collection, sample identification number, analysis to be performed, preservative used and special instructions as appropriate. The laboratory used internal precision and accuracy checks that are reported with the analytical results in Appendix A.



Drawn By: B.L. Sherrod
Date: October 2, 1991
Approved by:

enviros

Legend

- Property Perimeter Fence
- Security Fence
- × Composite Sample Aliquot Location
- ⊗ Grab Sample Locarion

Figure 2. Site Map

Valley I-5

Kent, Washington

3. RESULTS

The soil samples collected during the field investigation were analyzed for gasoline using EPA Method 8015 (modified), benzene, toluene, ethylbenzene, and xylenes (BTEX) using EPA Method 8020, and total lead using EPA Method 7421. None of the samples contained concentrations of gasoline above the method detection limit of 50 ppm. Only one sample, CS-2, contained a slight amount of ethylbenzene (0.2 ppm) and xylene (0.84 ppm). No elevated organic vapors were observed during the field activities.

TABLE 1 - ANALYTICAL RESULTS

Sample No.	Concentration of Analyte (ppm)					
	Gasoline	Benzene	Ethyl-benzene	Toluene	Total Xylenes	Lead
MTCA Cleanup Levels	100 ppm	0.5 ppm	20 ppm	40 ppm	20 ppm	250 ppm
CS-1	<50	<0.005	<0.005	<0.005	<0.005	<25
CS-2	<50	<0.005	0.2[J]	<0.005	0.84[J]	<25
CS-3	<50	<0.005	<0.005	<0.005	<0.005	<25

[J] - The value indicated was below the practical quantitation limit.
Note: Gasoline/BTEX by EPA Method 8015 (mod.) and Method 8020

4. SUMMARY AND RECOMMENDATIONS

Following removal, the tank was visually inspected and was found to be in good condition. The soil samples collected during this investigation indicate that subsurface contamination was not present at levels exceeding the Method A Model Toxics Control Act Standards for soils (WAC 173-340-740). These data, combined with the data from the previous investigation, indicate that no releases of petroleum hydrocarbons to the environment had occurred that resulted in the accumulation of subsurface contamination.

No warranty is expressly stated or implied in this report with regard to the condition of the substrate and groundwater below the surface of the property with the exception of the sampling and analysis of substrate and groundwater assessed by Enviros. This report reflects our observations of the condition of the property on the days of field activities, and does not cover any other conditions found on the property that were not visible during these field activities.

It has been a pleasure to provide our environmental services to you during this project, and if you have any questions about this report, please call.

Sincerely,

Brian L. Sherrod
Geologist
(206) 828-2519

Kathleen S. Goodman, R.G.
Principal Geoscientist
(206) 828-2503

cc: J. Quarles

UST # 7000

SOUND ENVIRONMENTAL CONSULTING

(253) 858-1870
FAX (253) 858-1870

1912 Clorindi Circle NW
Gig Harbor, Washington 98335

UNDERGROUND STORAGE TANK CLOSURE SITE ASSESSMENT

VALLEY I-5 MOTOR HOME
KENT, WASHINGTON

Prepared for:

Valley I-5 Motor Home
23051 Military Road South
Kent, Washington 98032

7000 /

DEPARTMENT OF ECOLOGY
NWRO/TCP TANKS UNIT

SITE ASSESSMENT REPORT
ADEQUATE ☒ NOT ADEQUATE ☐
DEFICIENCIES/ACTION TAKEN:
Not Listed
Clean Closure
Changed Tank Status to Removed.
INSPECTOR (INIT.) JB DATE 1/12/99

December 1998
File No. 1798

(253) 858-1870
FAX (253) 858-1870

SOUND ENVIRONMENTAL CONSULTING

1912 Clorindi Circle NW
Gig Harbor, Washington 98335

December 4, 1998
File No. 1798

Mr. Frank B. Lee
Valley I-5 Motor Home
23051 Military Road S.
Kent, Washington 98032

Subject: UST Closure and Site Assessment Report

Dear Mr. Lee:

Enclosed are two copies of your UST Closure/Site Assessment Report for decommissioning three underground storage tanks (USTs) at your facility in Kent. The report includes a summary of UST removal activities, a description of subsurface soils, and an evaluation of the analytical test results.

On October 20, 1998, two 2,000-gallon gasoline USTs and one 1,000-gallon waste oil UST were removed from the south side of your operations building. Joe Hall Construction Inc. provided UST removal services and Sound Environmental Consulting performed an assessment of subsurface soils.

Two separate excavations were constructed on the south side of the building to remove the three tanks from the ground. A total of about 20 to 30 cubic yards of soil were removed from both excavations. About 7 cubic yards of contaminated soil were excavated from below the O/W separator adjacent to the UST excavation. The soil was tested for the presence of petroleum hydrocarbons (gasoline, diesel, oil) and lead before it was transported to Fife Sand & Gravel for off-site treatment.

Analytical testing indicated that gasoline contaminated soils (WTPH-G) below the Oil/Water (O/W) separator significantly exceeded the MTCA Method A cleanup criteria of 100 ppm. The source of the release appeared to be a leaking pipe joint discharging from the oil/water separator. The fueling system appeared to be in relatively good condition, as no obvious holes, leaks, or other damage to the USTs, fuel lines, fill tubes, and vent lines were readily observed.

Additional testing confirmed that contaminated soil was confined to a small area below the oil/ water separator. The contaminated soil extended laterally about five feet south of the O/W separator and was confined vertically by "hardpan" at a depth of about 11 feet below the ground surface.

Our findings suggest that the petroleum hydrocarbon contamination discovered at the site was more likely a result of the O/W separator than the UST fueling system. We are not recommending any additional site investigation, based on soil confirmation test results, excavation of contaminated soils, and repair of the O/W separator.

A completed "Underground Storage Tank Closure and Site Assessment Notice" is also enclosed and requires your signature. Please call if you have any questions regarding the enclosed report.

Respectfully yours,

Richard C. Alvord, C.P.G.
President
Sound Environmental Consulting

C:\1798\ustrep.wpd

S E C

UNDERGROUND STORAGE TANK CLOSURE SITE ASSESSMENT

VALLEY I-5 MOTOR HOME KENT, WA.

Prepared for:

Valley I-5 Motor Homes
23051 Military Road S.
Kent, Washington 98032

Prepared by:

Sound Environmental Consulting
1912 Clorindi Cir NW
Gig Harbor, Washington 98335

December 4, 1998
File No. 1798

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PLATES

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LIST OF FIGURES

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SITE SUMMARY INFORMATION

Site Name (owner):	Frank B. Lee
Street Address:	Valley I-5 Motor Home 23051 Military Road S. Kent, Washington 98032
Contact Telephone:	(253) 824-7170 Frank Lee or Don Hobert
General Contractor:	Joe Hall Construction, Inc. 1317 54th Ave. East Fife, Washington 98424-1226 (253) 922-6815
UST Decommissionor:	Joe Hall Construction, Inc. 1317 54th Avenue East Fife, Washington 98424-1226 (253) 922-6815
Site Assessor:	Sound Environmental Consulting 1912 Clorindi Cir NW Gig Harbor, Washington 98335 (253) 858-1870
Site Generator ID No.:	N/A
Map Location:	See Figures 1 and 2.
Site Map:	See Figure 3.
Groundwater:	Est. 30 feet below ground surface.
Direction of Flow:	Est. south/southeast (based on topography)
Site Soil Types:	Brown sandy soil; glacial hardpan at 10 ft.

1.0 INTRODUCTION

Joe Hall Construction was retained by Valley I-5 Motor Home to remove a fuel tank storage system consisting of two 2,000-gallon underground storage tanks (USTs), one 1,000-gallon waste oil UST, a fuel dispenser, and fuel lines from their sales office in Kent. Joe Hall Construction supervised decommissioning of the USTs in accordance with state requirements and guidelines . The location of the site is shown in Figures 1 and 2.

Sound Environmental Consulting (SEC) was retained by Joe Hall Construction to perform an UST site assessment, in accordance with Washington State Department of Ecology guidance and regulations. The assessment consisted of observing and documenting UST removal activities, collecting soil samples for analysis, evaluating subsurface conditions for the presence of fuel contamination, and preparing this site assessment report.

On October 20, 1998 three USTs were decommissioned to comply with the company's plan to meet the state's December 1998 time line for upgrading or decommissioning regulated USTs. The USTs were previously used to supply fuel to recreational vehicles, motor homes, and other equipment used at the facility.

Petroleum hydrocarbon contaminated soil was encountered during the removal of the USTs. The Washington State Department of Ecology (Ecology) was subsequently contacted in accordance with the 24-hour requirement for reporting a release of fuel.

Soil samples collected during tank decommissioning were submitted to Spectra Laboratories, Inc. in Fife on a 24-hour turn-around testing schedule. The analytical test results indicated that gasoline fuel was present in the soil at significant levels, several times above MTCA Method A soil cleanup levels.

The contaminated soil appeared to be located below a cracked pipe joint leading from an oil/water separator into the sewer piping system at the northwest corner of UST Excavation No. 2. The contaminated soil was stained gray from the fuel and extended downward to a layer of hardpan at a depth of about 10 feet below the ground surface.

About 20 to 30 cubic yards of soil was excavated during tank removal activities, and only about 7 cubic yards of this material was contaminated above the cleanup level of 100 ppm for WTPH-G. This soil was transported to Fife Sand & Gravel for treatment. Analytical testing confirmed that the soil remaining in the ground around the former UST excavations is below MTCA Method A cleanup levels.

This report addresses the reporting requirements for an UST Site Assessment as per the Washington State UST regulations (WAC 173-360) and Ecology's *Guidance for Site Checks and Site Assessments for Underground Storage Tanks* (February, 1992). This report includes an assessment of subsurface conditions, UST removal documentation, and recommendations for additional site characterization.

1.1 Purpose and Scope

The purpose of this report is to provide documentation for the removal of three USTs and an

evaluation of subsurface soil conditions at the site. The scope of investigation included the following:

- ✓ on-site inspection during tank removal activities;
- ✓ collection of subsurface soil samples for petroleum hydrocarbon analysis;
- ✓ assessment of the level of soil contamination;
- ✓ oversight for the removal of contaminated soil.

Preliminary activities included obtaining UST removal permits from the City of Federal Way Fire Department and filing a 30-day Notice with Ecology.

1.2 Site Description

Valley I-5 Motor Homes is located at 23051 Military Road South in Kent, Washington 98032. The site is situated on the east side of Interstate 5 at Kent Exit 149 (Figure 1). The site is occupied by a combined office, vehicle, and maintenance building; and "Recreational Vehicle" parking and storage. The property is covered nearly entirely by asphalt pavement and slopes to the south.

The site is accessible from the west side of Military Road through a locked gate located on the northeast side of the main office. Two 2,000-gallon unleaded gasoline USTs and one 1,000-gallon waste oil UST were excavated from the south side of the building during this UST Closure project. The unleaded gasoline tanks were situated end-to-end (aligned east/west) and were removed from one large excavation. The waste oil tank was formerly located on the southeast side of the building about 20 feet east of and parallel to the two other tanks.

The waste oil tank was reportedly used only to collect expended motor oil from vehicle maintenance, RV repair, etc.. Waste oil was collected inside the building and drained into a 1.5-inch diameter line through the building wall and directly into the tank. The tank was periodically pumped by a local service firm and annually tested for tightness. According to the owner, it is unusual for gasoline to discharge through the system, unless it was from a spill inside the building.

The lot behind the building (southern end) is used primarily for RV storage while awaiting repair work. Entrance to the back lot and former fuel service area is gained from either the east or west sides adjacent to the fence line.

A 14-foot long by 6.5 wide shed is located adjacent to the southwest end of the building. The shed houses an oil/water separator, an air compressor, and a small above-ground tank. A gasoline fuel dispenser was observed adjacent to the southwest corner of the building.

Figure 2 is a Site Plan Map illustrating the facility building features, approximate location of the former two 2,000-gallon gasoline and one 1,000-gallon waste oil USTs, soil sampling locations.

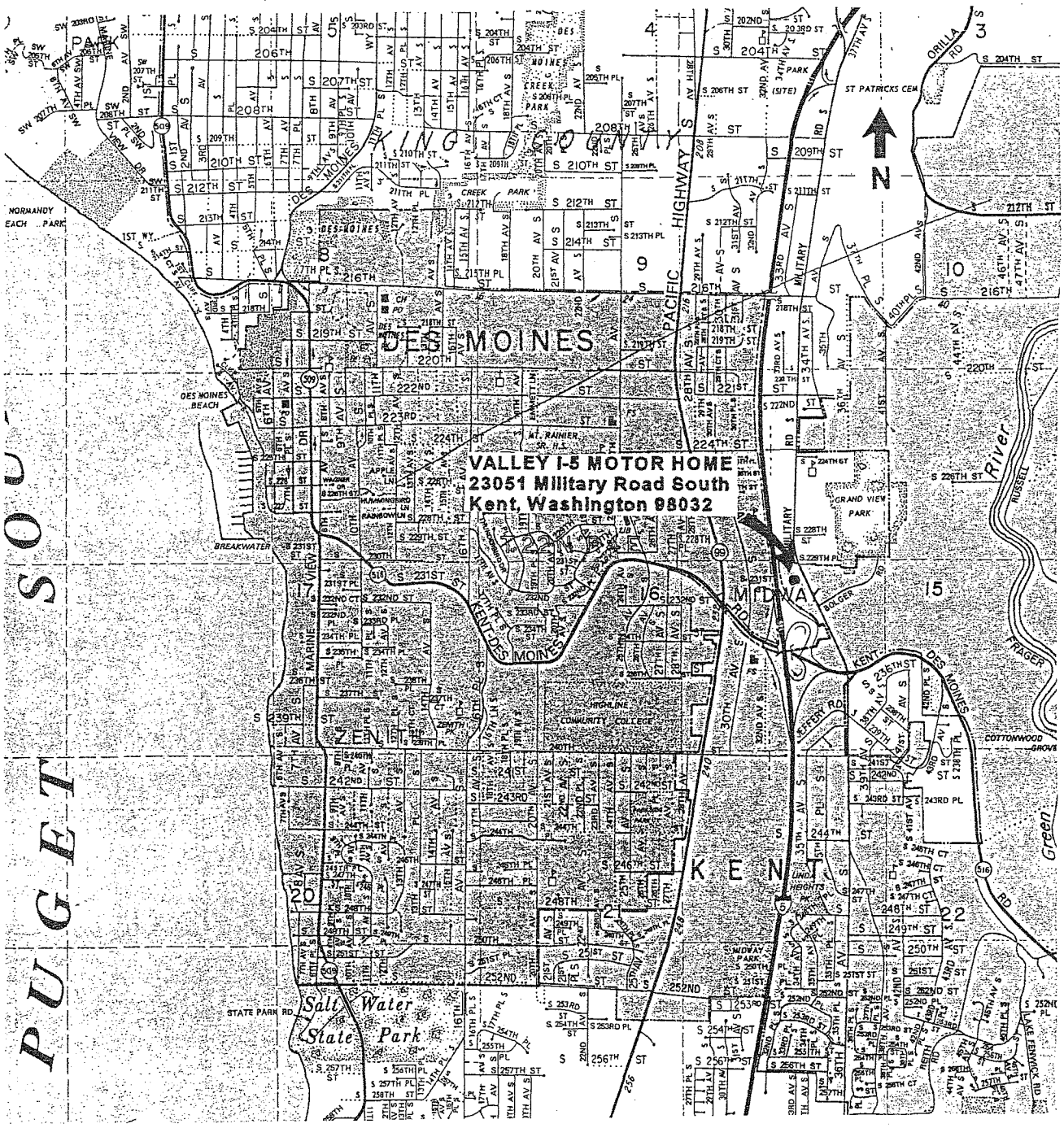

FIGURE 1 SITE VICINITY MAP

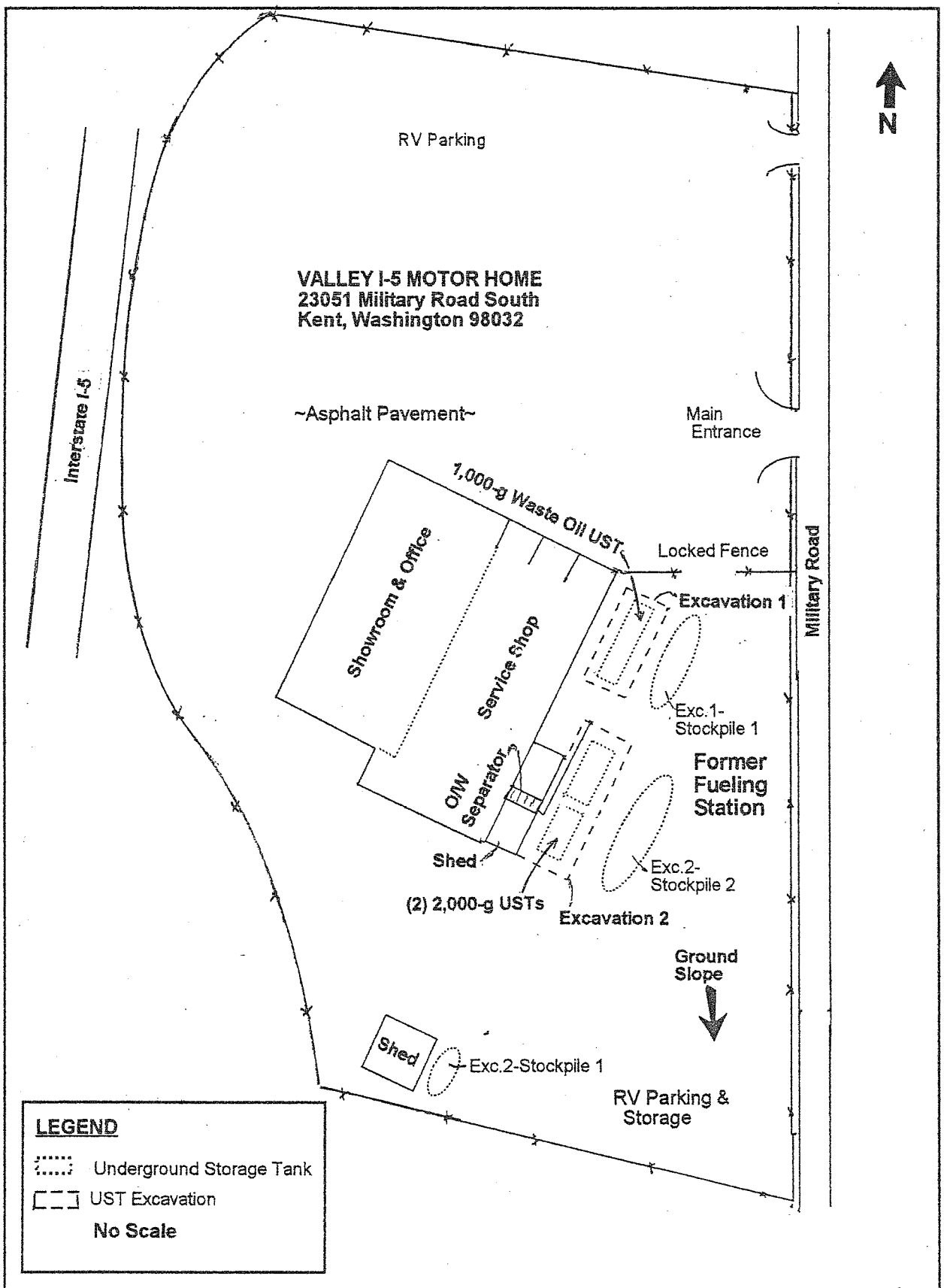

FIGURE 2 SITE PLAN MAP

Sound Environmental Consulting

2.0 UST REMOVAL

The former fueling system, was constructed in about 1978 and consisted of one waste oil tank and two unleaded gasoline tanks, a fuel dispenser, fuel lines, and vent lines. The location of the former fueling station and UST excavation is illustrated in Figure 2.

The fueling system, (not including the waste oil tank) was situated in about a 20 ft. x 20 ft. area. The fuel dispenser was located at the southwest corner of the building, about 12 feet north of the former western-most UST (Tank No.1).

The two 2,000-gallon gasoline USTs were located end-to-end with the length of the tanks oriented in an east to west direction, with about two feet of separation between the tanks. One excavation was required to remove these two tanks and another excavation was necessary to remove the 1,000-gallon waste oil UST, located about 20 feet further to the east.

2.1 On-Site Activities

On October 20, 1998, Joe Hall Construction, Inc. (Fife, Washington) removed two 2,000-gallon gasoline USTs and one 1,000-gallon waste oil UST from the Valley I-5 Motor Home site. The tanks were pumped of remaining product, cleaned, and inserted with dry ice (carbon dioxide) before commencement of excavation activities.

An UST site assessor (Mr. Richard C. Alvord, C.P.G.) representing Sound Environmental Consulting was on-site to oversee and document tank removal activities, collect soil samples from the UST excavation, and assess subsurface soils for present and past releases of fuel.

A single excavation measuring 10 ft. x 16 ft. x 8 ft. (deep) was constructed to remove the 1,000-gallon waste oil tank and an excavation measuring 24 ft. x 10 ft. x 10 ft. (deep) was constructed to remove the two gasoline USTs. The UST excavations are identified by numeric order of construction, i.e., Excavation 1, 2, and 3.

After the tanks were excavated, we immediately inspected the condition of subsurface soils below the bottom of the tanks and the general condition of the tanks. We also measured the dimensions of the tanks to confirm their respective storage capacity. Table 1 shows the field measurements of the dimensions of each of the tanks.

TABLE 1. UST FIELD MEASUREMENTS

UST ID (west to east)	Description	Field Measurements	Actual Volume	Nominal Volume Confirmed
Tank 1	2,000-g unl.	8' 9"x 6' diam.	1,850-g	2,000-g
Tank 2	2,000-g unl.	8' 9"x 6' diam.	1,850-g	2,000-g
Tank 3	1,000-g w.o.	12' x 3' 8" diam.	950-g	1,000-g

The nominal volume listed for each tank was confirmed by our field measurements. All three tanks were single-wall steel construction and appeared to be in good condition. The tanks exhibited areas of surface rust but did not have any obvious holes, significant pitting, or extensive corrosion. The eastern-most 2,000-gallon gasoline UST in Excavation No. 2 still had the manufacture's label affixed to the end of the tank that indicated: "Ace Tank Equipment". Having the label still intact after about 20 years implies that little corrosive activity has occurred in the subsurface soils.

Strong gasoline-type fuel odors were observed in the soil near the east end of Tank 2, near the discharge line below the o/w separator (see Figure 2). No olfactory or visual signs of fuel contamination were observed in the soils during the removal of Tank 1, and 3. Additional discussion is provided below regarding excavation and remediation of contaminated soils below the o/w separator.

UST appurtenances (e.g. fuel lines, vent lines connected to the tanks, and fuel dispenser) were removed with the tanks. The tanks were properly prepared and labeled, and then loaded onto a flat bed truck for transport to the Joe Hall Construction facility in Fife, Washington for disposal.

2.2 Subsurface Conditions

Soils

Subsurface soils at the site consisted of about 7 feet of dry, brown, sandy soil fill, with occasional gravel and tree roots, underlain by compact brown sand and gravel with occasional cobbles to a depth of about 10 feet. Glacial "hardpan" was encountered at a depth of 10 feet below the surface. The hardpan consisted of a very dense and compact mix of gray sand and gravel.

Representatives from Valley I-5 indicated that about 5 to 10 feet of fill material was imported to the south end of the site in 1978 during construction of the facility. Several houses were moved or demolished at this time to accommodate the construction of Valley I-5 Motor Home. Our observations of subsurface soils exposed in both of the UST excavations were consistent with the reports of fill material placed in this area of the site.

About a one-foot thick layer of brown, dry sand packing was present immediately below each tank, at about 8.5 feet in depth below the ground surface. The sand was placed below the tanks for packing and settlement during installation.

Subsurface soils in Excavation 2 were dry to a depth of 16 feet below the ground surface. Excavation 2 remained open for seven days while the UST and contaminated soil were removed and analytical testing was completed. No infiltration of groundwater or surface water was observed in any of the excavations during this project.

A third excavation (Excavation 3) was constructed on October 27, 1998 in the eastern part of Excavation 2 to remove contaminated soil below the O/W separator and to assess the lateral extent of the contamination in a southerly direction. The excavation measured 10 ft. x 10 ft. x 4 ft. deep (depth below the bottom of Excavation 2). The total depth at the southeast corner of the excavation (Excavations 2 & 3) was 16 feet.

Excavation of contaminated soils at the top of the hardpan layer, extended laterally to the south, 8

feet beyond the initial tank excavation. Analytical testing and field observations confirmed that the glacial hardpan layer impeded vertical migration of the contamination.

After removing the contaminated soil, the excavation measured 18 feet south of the shed and 12 feet to the west. The western-most part of the original excavation, just west of the shed was filled in to within three feet of the ground surface because subsurface soils in this area were not contaminated by fuel. Soil excavated from around each tank was temporarily stockpiled on-site, pending testing for re-use as backfill in the excavations or off-site disposal .

A copy of the Underground Storage Tank Cleaning Certificate and other documents related to product and tank disposal are provided in Appendix A; a copy of the Underground Storage Tank Closure and Site Assessment Notice is provided in Appendix B. Plates 1 to 4 are color-copy photographs of the oil water separator, repair of the discharge pipe, Excavation 2, and contaminated soil stockpile.

3.0 SOIL SAMPLING

Soil samples were collected from the UST excavations after the tanks and suspected contaminated soil were removed. Sampling methodology was performed in accordance with Washington State UST regulations (WAC 173-360) and guidelines, as discussed below.

Subsurface soils at the site consisted of about seven feet of dry, brown, sandy soil fill, with occasional gravel and tree roots, underlain by compact brown sand and gravel with occasional cobbles to a depth of about 10 feet. Glacial "hardpan", consisting of a very dense, compact mix of gray sand and gravel was encountered at a depth of 10 feet below the surface.

A total of 14 soil samples were collected for analysis from the three UST excavations. Three soil samples were collected from Excavation 1, one on the north sidewall at a depth of 6 ft. below the ground surface (4 ft. below vent line), one on the west sidewall at a depth of 6.5 feet below the ground surface (4 ft. below fill line), and below the tank at a depth of 7.5 feet below the ground surface.

Three soil samples were also collected from around the excavation of former Tank 2, including one on the north sidewall at a depth of 7 ft., one on the south sidewall at a depth of 8.0 ft., one on the east sidewall at a depth of 10 ft., one below Tanks 1 and 2. Soil samples were collected according to Washington State Department of Ecology guidance for conducting UST site assessments. The soil sampling locations are illustrated in Figure 3.

All soil samples from the excavation were collected using a backhoe bucket. Fresh, representative soil was exposed on the excavation sidewalls and bottom and then collected in the backhoe bucket. Soil samples were collected directly from the backhoe bucket and placed into glass containers, and then stored in an ice cooler prior to analysis.

Sample containers were labeled according to the sampling location. For example, the soil sample collected from the north sidewall of the waste oil tank excavation was identified as "Exc.1-North @ 6.5 ft.". Samples collected below each tank were labeled as "Tank 1-Bottom @ 10 ft.", etc.. Chain of Custody Records were completed and submitted to the analytical laboratory to track sample possession and provide a request for analysis.

3.1 Soil Stockpiles

Approximately 20 to 30 cubic yards of soil were removed from the three UST excavations and moved into about three separate stockpiles (see Figure 2) for temporary storage. Depending on the test results, the soil will be re-used as backfill material or will be transported for off-site disposal. Only the soil excavated from below the oil/water separator contained petroleum hydrocarbons above cleanup levels.

Each soil stockpile was placed on plastic sheeting to prevent any contact with the ground surface. The three stockpiles were also completely covered with plastic sheeting to contain the soil and minimize possible dispersal of petroleum hydrocarbon contamination.

On October 20 and 22, 1998, three soil samples were collected for laboratory analysis of gasoline-

fraction petroleum hydrocarbons. The samples were collected at equally spaced distances across the length of the stockpile, at about 6 to 12 inches below the surface using a stainless steel spade. Sample No. "Stockpile #1" was representative of surficial soils above Tanks 1 and 2; Sample No. "Stockpile #2" was representative of soils adjacent to Tanks 1 and 2; and Sample No. "Stockpile #3 was representative of contaminated soils excavated from below the oil/water separator. The samples were placed in 8-ounce glass containers and preserved in an ice cooler prior to laboratory analysis.

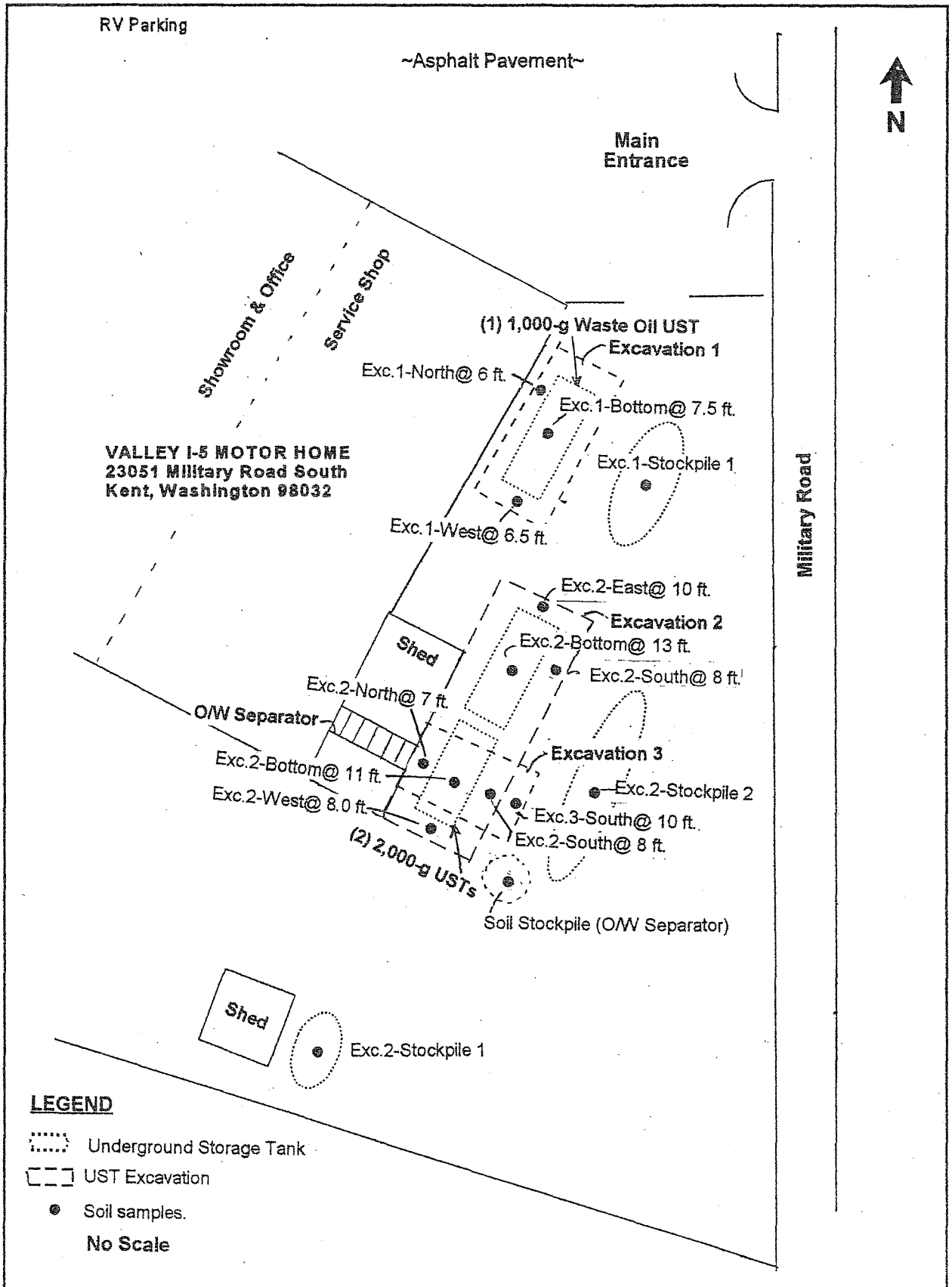

FIGURE 3 LOCATION OF UST EXCAVATIONS AND SOIL SAMPLES

Sound Environmental Consulting

4.0 ANALYTICAL TEST RESULTS

A total of 14 soil samples were collected from the UST excavations and the soil stockpiles, and analyzed by Spectra Laboratories, Inc. (Fife, Washington) for the presence of petroleum hydrocarbons. Analytical testing was conducted for gasoline-fraction petroleum hydrocarbons using Washington State Method WTPH-G with distinction for benzene, toluene, ethylbenzene, and xylenes (BTEX); for diesel-fraction petroleum hydrocarbons and heavy oil using Method WTPH-D-Extended; for waste oil using EPA Method TPH-418.1; and for total lead using EPA Method 6010. These test parameters are required or strongly recommended by the State for regulated UST sites that have previously or currently stored gasoline or diesel fuel.

Analytical testing for gasoline, diesel fuel, waste oil, or total lead was based on the reported contents of the former tanks. All soil samples collected from Excavation 2, formerly occupied by two unleaded gasoline tanks were tested for WTPH-G with distinction for BTEX. BTEX was analyzed only if WTPH-G was present in the sample.

The goal of an UST Site Assessment is to determine if a release of product has occurred. Therefore, analytical testing of soil around the waste oil tank was limited to two basic indicator parameters, TPH-418.1 and total lead. A number of other test parameters would likely be included for additional investigation or site characterization following a confirmed release.

One soil sample was collected below the O/W separator and tested for WTPH-G with BTEX distinction, diesel-range (WTPH-D) and oil-range hydrocarbons (TPH), and total lead. The analytical test results were compared to Method A Cleanup Levels identified in the Washington State Model Toxics Control Act (MTCA, WAC 173-340) to determine if any of the testing parameters exceeded the soil cleanup criteria. A summary of the analytical test results and Method A Cleanup Levels for petroleum hydrocarbons in soil are shown in Table 2. The analytical laboratory reports and Chain of Custody Records are provided in Appendix C.

Significant concentrations of gasoline fuel were detected in soil samples collected from the east end of UST Excavation 2, below the oil/water separator. The analytical test results indicated that 1,512 ppm WTPH-G was detected in the soil (Stockpile O/W separator) collected from below the o/w separator, which significantly exceeds the MTCA Method A Cleanup Level of 100 ppm for WTPH-G in soil; 110 ppm WTPH-G was detected at a depth of 10 feet below the ground surface on the east end of Excavation 2; 478 ppm WTPH-G was detected below Tank 2 at a depth of 13 feet below the ground surface. Xylenes and ethylbenzene were also detected slightly above MTCA Method A Cleanup Levels in the sample collected below Tank 2. Xylenes also exceeded their respective MTCA Method A Cleanup Level of 20 ppm in soil collected below the O/W separator.

Contaminant levels in all other samples submitted for analysis were either well below their respective MTCA Method A Cleanup Level or below the analytical laboratory detection limit.

4.1 Analytical Laboratory Quality Control (QC)

Laboratory Quality Control (QC) for the soil sample test results included testing surrogate recoveries for individual samples, method blanks, matrix spike, and matrix spike duplicates. The QC results were acceptable for all samples tested, suggesting that the analytical test results reported for this investigation are reasonable and accurate.

TABLE 2. SUMMARY OF ANALYTICAL TEST RESULTS FOR SOIL SAMPLES (ppm)

SAMPLE IDENTIFICATION	DATE	TPH-418.1	WTPH-D	WTPH-G	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENE	TOTAL LEAD
Exc.1-North@ 6 ft.	10/20/98	<20							5
Exc.1-West@ 6.5 ft.	"	<20							6
Exc.1-Bottom@ 7.5 ft.	"	<20							<4
Exc.1-Stockpile 1	"	48							<4
Exc.2-North@ 7 ft.	"			<20	NT	NT	NT	NT	
Exc.2-West@ 8.0 ft.	"			<20	NT	NT	NT	NT	
Exc.2-Bottom@ 11 ft.	"			<20	NT	NT	NT	NT	
Exc.2-South@ 8 ft.	"			43	0.17 J	<0.25	1.87	10.4	
Exc.2-East@ 10 ft.	"			110	<0.25	<0.25	0.77	4.97	
Exc.2-Bottom@ 13 ft.	"			478	<0.25	3.75	22.2	133	
Exc.2-Stockpile 1	"			<20	ND	ND	0.29	2.7	ND
Exc.2-Stockpile 2	"			<20	ND	0.063	0.67	4.4	ND
Exc.3-South@ 10 ft.	10/27/98			<20	<0.25	<0.25	0.13 J	0.74	
Soil Stockpile (O/W Separator)	"	<100	<25	1,512	<0.5	<0.5	<0.5	32.0	7
MTCA-METHOD A	–	200	200	100	0.50	40	20	20	250

Notes:

Shading indicates parameter exceeds MTCA Method A Soil Cleanup Level.
ND is "Not Detected"

5.0 CONCLUSIONS

The analytical test results confirmed that a release of product impacted subsurface soils in a relatively small area; however, the release was more likely a result of a malfunctioning oil/water separator located adjacent to Tank 2 and not a result of the fueling system.

In October, 1998 two 2,000-gallon unleaded gasoline USTs and one 1,000-gallon waste oil tank were decommissioned by excavation and off-site disposal. The tanks were transported to the Joe Hall Construction, Inc. facility in Fife for dismantling and scraping.

The source of the release appears to be more likely related to the damaged O/W separator and not the former fueling system because:

1) the three underground tanks and appurtenances did not exhibit any indication of obvious leaks, holes, or corrosion that could reasonably account for the soil contamination encountered at the site;

2) annual tank tightness tests passed without exception, according to the owner;

3) the contaminated soil was observed in the UST excavation directly below the O/W separator and above the top elevation of the tank, implying that the source of the release is the O/W separator and not the UST system;

The O/W discharge pipe and joint were repaired by Joe Hall Construction, Inc. during the course of investigating the extent of site contamination and subsequent excavation of contaminated soils. The contaminated soil was stained gray and exhibited moderate to strong gasoline-like odors. The stained soils were observed extending downward from the discharge pipe joint that was connected to the O/W separator nearly two feet above the top of the UST.

Gasoline-fraction petroleum hydrocarbons (WTPH-G) were detected in subsurface soils below the oil/water separator, ranging from 110 ppm to 1,512 ppm, which exceeds the MTCA Method A Cleanup Level of 100 ppm for WTPH-G. Approximately 7 cubic yards of gasoline-fraction petroleum hydrocarbon contaminated soils were excavated from about a 10 ft. x 10 ft. area, between the o/w separator and a glacial hardpan layer, about 10 feet below the ground surface.

The contaminated soil was subsequently transported to Fife Sand & Gravel for off-site treatment. Additional testing indicated that the soil around the perimeter of the excavation was below MTCA Method A Cleanup Levels for gasoline-fraction petroleum hydrocarbons.

This UST Site Assessment resulted in the discovery of petroleum contaminated soils that are likely unrelated to the former fueling system. However, the owner is still obligated to report and investigate site contamination under the provisions of the Model Toxics Control Act Cleanup Regulation, WAC 173-340. Reporting requirements appear to be the main difference between UST sites and other contaminated sites. The owner is required to report a release of hazardous substances at an UST site within 24-hours of release confirmation, and within 90 days of discovery at other sites. Additional reporting requirements may be applicable for independent interim actions at UST sites.

6.0 RECOMMENDATIONS

The results of this Site Assessment suggested that the former fueling system did not release product into the environment; therefore, further investigation of subsurface soils at the site related to the former fueling system is not necessary.

About 7 cubic yards of petroleum contaminated soils exceeding MTCA Method A cleanup levels for WTPH-G, ethylbenzene and xylenes were excavated from below an O/W separator in the UST excavation (Excavation 2 & 3). The soil was transported to Fife Sand & Gravel for treatment. Additional testing confirmed that the contaminated soil was removed and soil at the southern extent of the excavation did not exceed MTCA Method A Cleanup Levels. Additional investigation or remediation of soils below the O/W separator is not necessary based on the confirmation test results.

Oil/water separators may currently be regulated by individual permits through Ecology's storm water program. Reporting requirements or notification to your Ecology inspector may be applicable for repair and maintenance of oil/water separators, depending on the provisions of your permit.

A copy of this report should be forwarded to the Washington State Department of Ecology to satisfy notification requirements for UST removal, discovery of site contamination, and site remediation activities. A completed Underground Storage Tank Closure and Site Assessment Notice is provided in Appendix B for the owner's signature and submittal to Ecology.

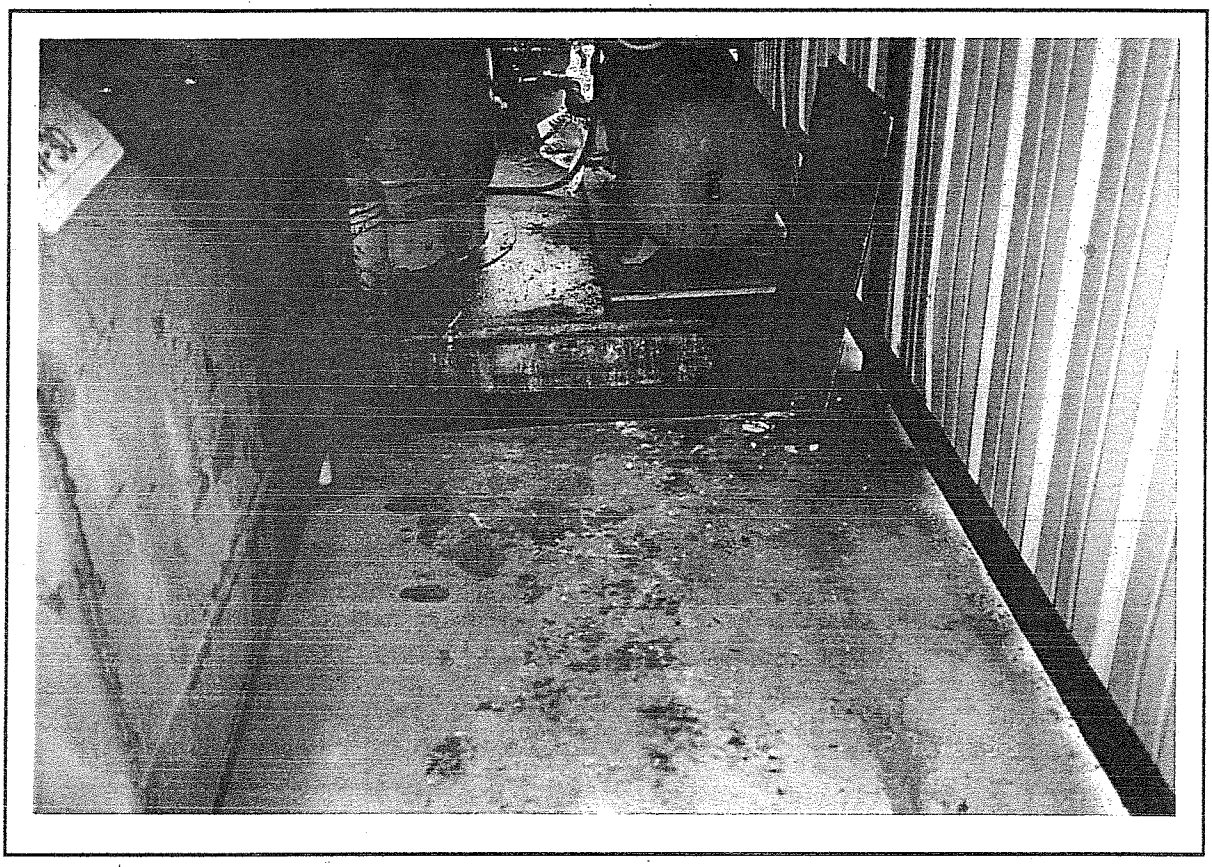

Plate 1. Oil/Water Separator Inside Shed on South Side of Building. (View to NE).

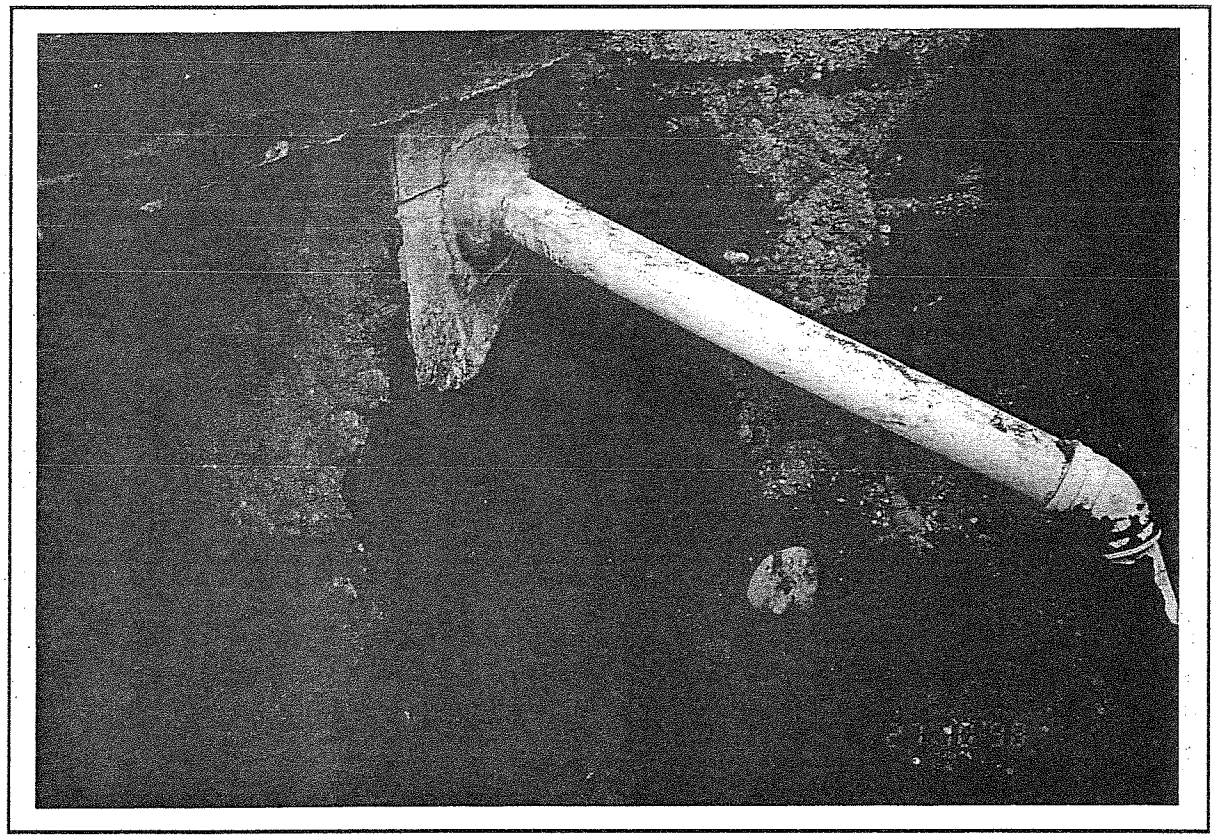

Plate 2. Patch Repair on Discharge Pipe Below O/W Separator.

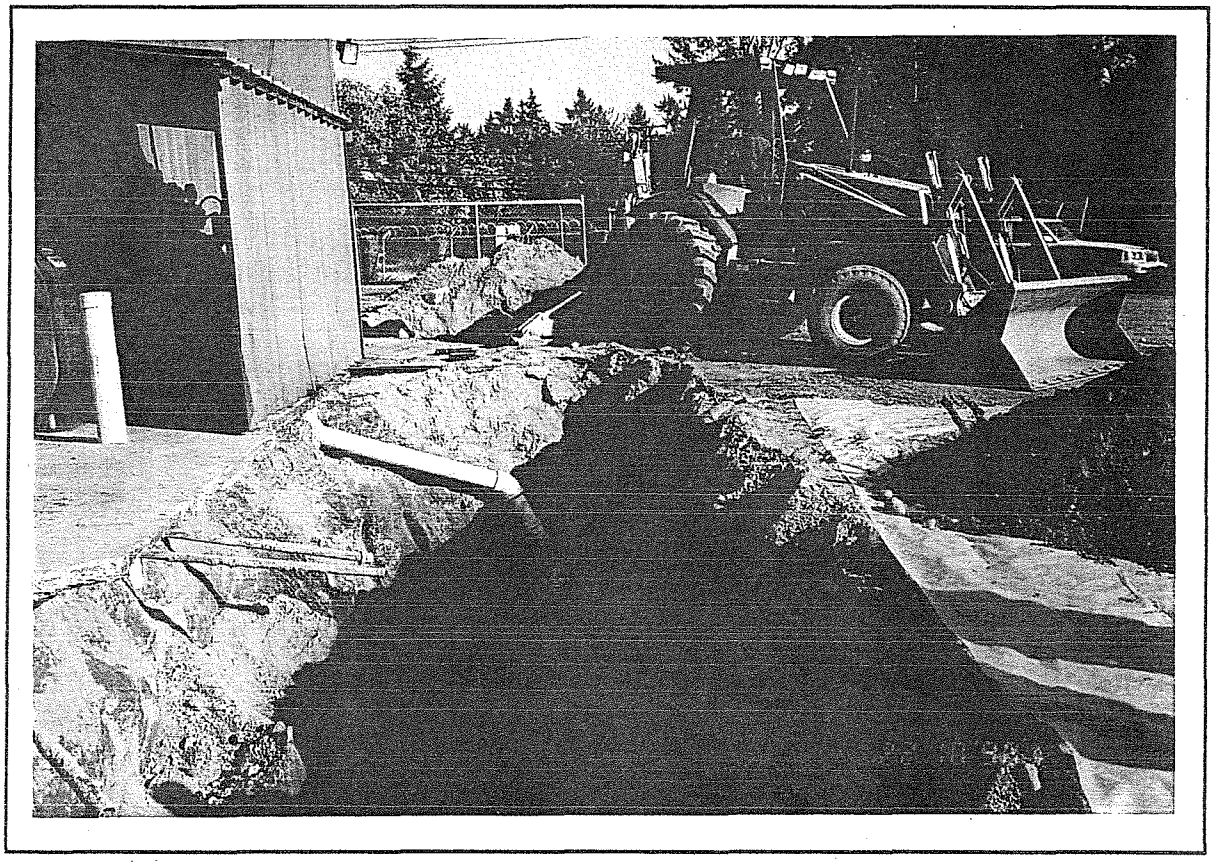

Plate 3. Excavation 2, after Removing (2)-2,000-g Gasoline USTs. O/W Discharge Pipe at NE End of Excavation. (View to NE).

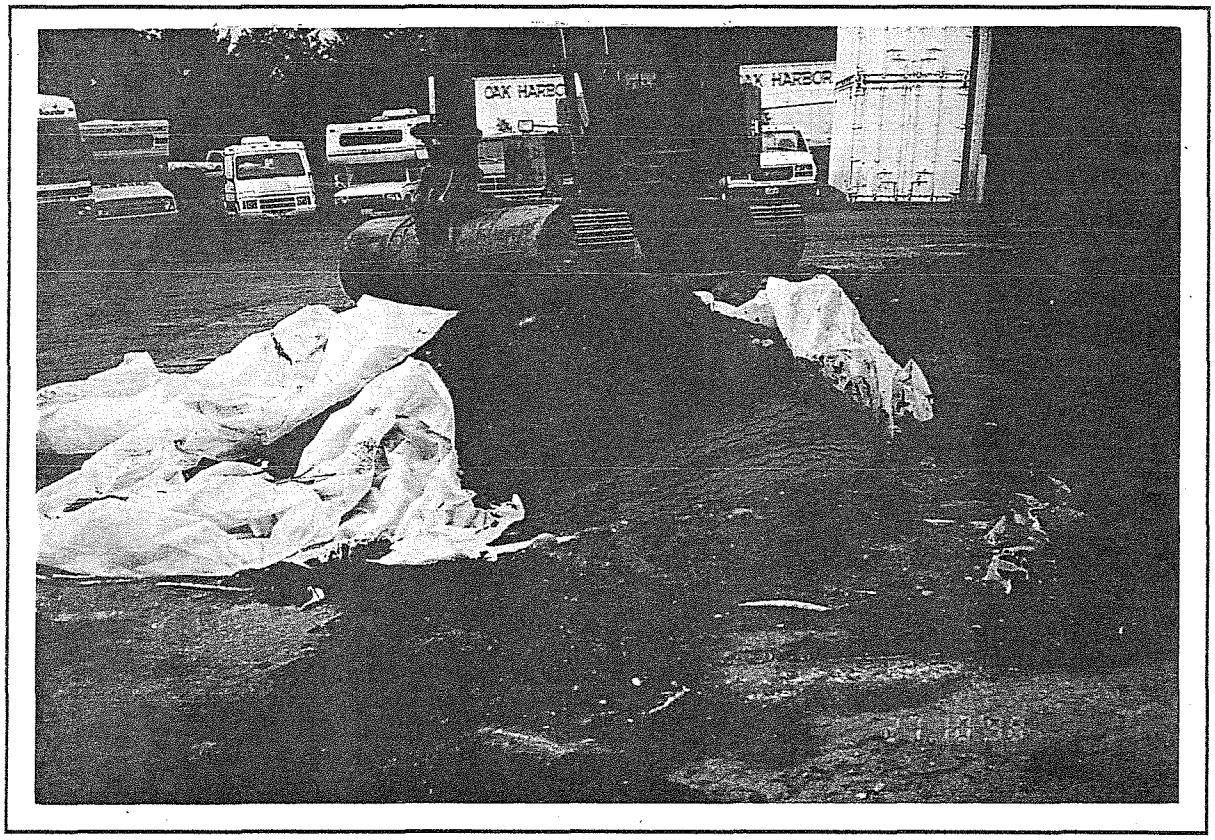

Plate 4. Contaminated Soil from Below the O/W Separator. Note 1,000-g Waste Oil Tank in Background.

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June 14, 2004

LSI Adapt Project No. WA04-11238-PH1

U.S. BANCORP
Real Estate Technical Services
PD-WA-T6F1
1420 Fifth Avenue, Suite 600
Seattle, Washington 98101

Attention: Mr. Robert M. Wearn, MAI, SRA

Subject: Phase I Environmental Site Assessment
Poulsbo RV
23051 Military Road South
Kent, Washington 98032
(RETECHS File No. CCV04-316/2300 SEA)

Dear Mr. Wearn:

LSI Adapt (Adapt) is pleased to present the results of our Phase I Environmental Site Assessment for the above-referenced property. This assessment was performed in general accordance with ASTM Practice E 1527-00. This work was authorized by Mr. Robert M. Wearn, in the form of a signed confirmation letter, dated May 18, 2004 (RETECHS File No. CCV04-316/2300SEA).

Adapt appreciates the opportunity to be of service to you on this project. Should you have any questions concerning this report, or if we can assist you in any way, please feel free to contact us at (206) 654-7045.

Respectfully Submitted,

LSI Adapt

Lisa Davidson (FOR)

Anders F. Olin
Senior Project Manager

AFO/afo

usbancorp

RETECHS ENVIRONMENTAL REVIEW

CONSULTANT			
Firm: LSI Adapt	Report Signature(s)	Registration/State	Degree
Poulsbo RV 23051 Military Road South Kent, WA 98032	Anders F. Olin	WA	Juris Doctor
Date of the Report: 6/14/04			
Type of Report:	☐ Transaction Screen X Phase I ESA ☐ Phase II ESA ☐ Borrower Questionaire/RM Site Inspection Form ☐ Other (describe):		

Suspected or Existing Environmental Condition(s)	Consultant's Findings: Not Suspected	More info needed to make determination	Field sampling or testing recommended
Underground Storage Tank(s) / UST	X	☐	☐
Above Ground Storage Tank(s) / AST	☐	X see conclusions	☐
Septic System With On-Site Drainfield	X	☐	☐
Oil/Water Separator	☐	X see conclusions	☐
Dry Wells or Injection Wells	X	☐	☐
Lack of Secondary Containment (Drums or AST's)	☐	X see conclusions	☐
Contamination of Soil	X	☐	☐
Contamination of Ground Water	X	☐	☐
Use of Pesticides On Site	X	☐	☐
PCB's (transformers/ballasts etc.)	☐	X see conclusions	☐
Asbestos Containing Material (ACM) Present (pre-1980 construction)	☐	X see conclusions	☐
Lead-based Paint (pre-1979 construction)	☐	X see conclusions	☐
Potential Lead in Drinking Water Supply	X	☐	☐
Radon	X	☐	☐
Wetland	X	☐	☐
Mold (excessive indoor moisture)	X	☐	☐
Impact from offsite source(s)	X	☐	☐

Conclusions

Adapt performed a Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-00 of the Poulsbo RV property, located at 23051 Military Road South, in Kent, King County, Washington. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

This assessment has revealed possible recognized environmental conditions in connection with the property, including:

- Three decommissioned underground hydraulic hoists were identified on the site during the site reconnaissance;
- A review of historical aerial photographs, atlas maps, and directories suggests that a large area of the southern portion of the site may have been occupied by a construction company and used as an equipment staging yard;
- A 10,000-gallon gasoline underground storage tank reportedly was removed from the site in September 1991.

The hoists were observed within the service garage area of the south building. The presence of decommissioned hydraulic hoists represents a potential environmental condition and potential environmental risk based on their potential for releasing, or having released, petroleum product into the subsurface environment of the site. Due to the apparent lack of documentation regarding the hoists, Adapt was unable to ascertain whether the decommissioned underground hoist locations have been subject to environmental assessment. Current site personnel report no personal or anecdotal awareness of any structural or environmental problems associated with the hoists, however, in the event that an underground hydraulic hoist (or hoists) had experienced structural failure, it is conceivably possible that localized zones of contaminant impacts may exist in their vicinity that remain uncharacterized. **Further quantification of the potential for on-site environmental impairment and cleanup liability that may be associated with the hoists would require additional Phase II subsurface characterization.**

Adapt's review of historical aerial photographs, atlas maps, and city directories disclosed evidence that the southern portion of the site, or a large portion thereof, may have been used as an equipment staging yard for a construction company ("National Construction Co.") in the early to mid-1970s. Due to the sparsity of documentation regarding the former construction company on the site, Adapt was unable to ascertain whether former construction company activities involved the storage or use of petroleum or other chemical substances on the site. If a release of petroleum or other chemical substances had occurred on the site, it is conceivably possible that localized zones of contamination may exist within site soil that remains uncharacterized, however, given the current site usage and predominantly paved nature of the subject site, the potential for contact with hypothetical residual contamination is low. **In the event that future re-development of the subject site should involve the excavation and removal of site soil, it is possible that limited sampling of soil maybe required at that time for purposes of appropriate disposal characterization. As it is Adapt's current understanding that re-development of the subject site is not contemplated in the near future, it is Adapt's *professional* opinion that further subsurface investigation of the suspected staging yard area of the site is unwarranted at this time.**

A review of Ecology records revealed that a 10,000-gallon underground gasoline tank was removed from the northern portion of the subject site on September 16, 1991. Following its removal, the tank was visually inspected and was found to be in good condition. The three soil samples collected during the removal procedure indicated that subsurface contamination was not present at levels exceeding Model Toxics Control Act (MTCA) Method A cleanup levels. None of the samples contained gasoline-range hydrocarbons above the method detection limit of 50 part per million (ppm). Only one sample contained a slight concentration of ethylbenze (0.2 ppm) and xylene (0.84 ppm). **The results of laboratory analysis reveals that the former presence of the UST on the site – considered an historical, as opposed to a current, recognized environmental condition – has not compromised the environmental integrity of the subject site.**

Aboveground Storage Tanks: The site reconnaissance revealed the existence of approximately ½ dozen aboveground storage tanks (ASTs) at several locations of the site. The observed ASTs were all approximately 100- to 150-gallons in capacity and contained new and used oil. All but three of the ASTs were located within the interior service garages of the northern and southern buildings. Two ASTs (one apparently empty) were observed within a contained, partially enclosed steel shed located on the north side of the north building, while a third AST was observed within a non-contained partially enclosed steel compound located immediately adjacent the southeast exterior wall of the south building. Each of the ASTs appeared to be in good, non-leaking physical condition. In addition, the site reconnaissance revealed one aboveground propane storage tank along the western edge of the site. Because propane tanks, in general, represent a potential explosive, rather than a soil or groundwater contaminant risk, the existence of the propane tank on the site is not considered a significant adverse environmental condition.

Oil/Water Separator: Interior floor drains within the service garage of the south building are tied in to an oil/water separator that is located within the partially enclosed steel shed located immediately adjacent the southeast exterior wall of the south building. The separator reportedly is maintained on a regular basis.

Lack of Secondary Containment: An approximately 150-gallon new oil AST and several small gasoline containers were observed within a partially enclosed steel shed located immediately adjacent the southeast exterior wall of the south building. The AST and gasoline containers were standing on level concrete pavement within the shed, but without benefit of containment. Each of the containers appeared in good, non-leaking physical condition. Minor oil-like staining was observed upon the concrete flooring within the shed, but no staining was observed immediately outside the shed.

Drains and/or Sumps: Surface water on the paved portions of the site is routed into a network of storm water catch basins that are strategically emplaced around the site. Collected surface water is ultimately discharged into the municipal storm water sewer system after first passing through an oil/water separator. Adapt also observed several floor drains within the service area of the south building. According to on-site personnel, no petroleum or other chemical substances are dumped into the floor drains. In addition, on-site personnel state that the service area flooring is routinely cleaned to prevent the inadvertent release of hazardous substances into interior floor drains. The drains reportedly discharge into the municipal storm water system after first passing through an oil/water separator.

PCBs: The site reconnaissance revealed the existence of a number of pole-mounted transformers along the eastern edge of the site (within the Military Rd. So. right-of-way), as well as a pad-mounted transformer along the western edge of the site. The transformers are owned and maintained by Puget Sound Energy. A bank of three transformers mounted on a pole along the eastern edge of the site exhibited "No PCBs" stickers, but the other pole- and pad-mounted transformers observed elsewhere on or immediately adjacent the site did not exhibit such labeling, and are assumed by operation of law to be PCB-containing. However, in the event of a hypothetical release of PCBs from the transformers, responsibility for remediation would lie with the transformer owner (Puget Sound Energy) as specified by EPA regulations (40 CFR 761.3). In any event, the observed transformers appeared to be in apparently good physical, non-leaking condition. Adapt's site reconnaissance revealed fluorescent light fixtures within the on-site buildings. Fluorescent light ballasts within fixtures manufactured prior to 1977 sometimes contained PCBs. A comprehensive survey for PCB ballasts was beyond the scope of work for this Phase I assessment; however, given the time period of construction of the older buildings, it is conceivably possible that at least some of the existing fluorescent light fixtures within the building harbor PCB ballasts. Ballasts without "No PCBs" labels should be assumed to contain PCBs. In case of future repair work, remodeling, or demolition of the fluorescent lights, certain regulations concerning the disposal of the ballasts must be followed. EPA Region 10 has established a policy that PCB ballasts must be disposed of in a chemical waste landfill or in a high-temperature incinerator. In any event, Adapt's visual reconnaissance revealed observed fixtures to be in apparently good physical condition.

Asbestos-Containing Material: Based on the reported years of construction of the two subject site buildings (1973 and 1980), it is conceivably possible that asbestos-containing material (ACM) may be present in either building, although the potential for ACM to exist in the newer building would be considered relatively low. However, a building's date of construction does not exempt a building from asbestos-related regulations. Currently, there is no regulatory need, nor does Adapt recommend, that a more thorough sampling survey for the site buildings be performed at this time, unless renovation or demolition activities are anticipated. Prior to demolition or renovation, the local clean air agency and other federal and state regulations require that a U.S. EPA AHERA Building Inspector perform a more thorough asbestos survey. The survey would involve the collection and analytical testing of bulk samples of all suspect ACM. If an asbestos survey confirms the presence of ACM in a building, the ACBM must first be removed in accordance with applicable regulations prior to renovation or demolition. Potential costs for addressing asbestos/lead-based paint issues are undetermined at this time. Depending on the type of ACBM and the removal method, the removal may need to be performed by state certified asbestos workers. If ACM materials are present, and not damaged such materials can usually be managed in place with implementation of an appropriate Operations and Management Plan (O&M). As a general observation, however, all observed building materials appeared to be in good, non-friable condition.

Lead-Based Paint: Based on the reported years of construction of the on-site buildings, it is conceivably possible that painted surface areas associated with both buildings may contain lead, although the potential for lead paint to be associated with the newer building would be considered relatively low. As a general observation, however, all observed painted surfaces appeared to be in good, non-flaking/non-peeling condition. The U.S. Department of Labor and the WSDLI require that the Washington State Construction Standards for Lead be followed during "New construction, alteration, repair, or renovation of structures, substrates, or portions thereof, that contain lead, or materials containing lead." These standards consider *any* detectable concentration of lead to be a potential hazard during such construction activities, and therefore employees performing certain activities at a site where there is possible exposure to lead dust will be required to wear respirators until air sample results can document that exposure to lead is below the permissible exposure limit (50 ug/m^3). Under working conditions, an action level of 30 ug/m^3 in air as an 8-hour TWA has been established by OSHA (29 CFR 1910.1025 and 29 CFR 1926.62) and Washington State Construction Standard for Lead (WAC 296-155-176). Contractors performing construction work should be aware of the lead construction standard and provide proper worker protection. In addition to the human health aspect, according to WAC 173-303, a solid waste that exceeds 5 milligrams per liter in the Toxicity Characteristic Leaching Procedure (TCLP) for lead would be designated a dangerous waste, and would have to be properly disposed of at a licensed hazardous waste facility.

Other (see Consultant's Recommendations identified below)	X	☐	☐
CONSULTANT'S RECOMMENDATIONS (Items checked for "more info needed" and for "field sampling or testing")			
			Estimated Cost

THE SECTION BELOW IS FOR U.S. BANK USE ONLY RETECHS REVIEWER
Signature:
Name:
Title:
Date:
USbancorp Real Estate Technical Services – RETECHS

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1.0 EXECUTIVE SUMMARY

Adapt is pleased to present the results of the Phase I Environmental Site Assessment (Phase I) for the subject site, located at 23051 Military Road South, in Kent, King County, Washington. Following is a summary of the Phase I:

Site Description/Observations: The subject site is an irregular-shaped parcel that is composed of two separate tax lots (tax lot numbers 1522049027 and 7260200060) having a total reported area of approximately 291,485 square feet, or 6.7 acres. The site is occupied by Poulsbo RV, a recreational vehicle sales and service facility. The site is located in an area characterized by mixed commercial-residential development.

The majority of the site is asphalt paved, with facility buildings located in the northern and southern portions of the site. Commercial property occupied by a Gai's Bakery thrift outlet store all but separates the northern and southern portions of the site, with a narrow asphalt drive linking the two portions of the site along the western perimeter.

Notwithstanding the location of Gai's Bakery between the northern and southern portions of the site, the site is bordered on the north by a heavy equipment sales business ("Jerry's Equipment"); on the east by Military Road South; on the south by a Metro Park & Ride lot; and on the west by the Interstate 5 right-of-way.

Three decommissioned underground hydraulic hoists were observed within the service area of the south building. Interviews with knowledgeable site personnel suggest that the decommissioned underground hoist locations have not been environmentally assessed.

Recreational vehicle servicing activities conducted on site involve the storage, use, or generation of various chemical substances. These substances include, but are not limited to, transmission fluid, new and waste anti-freeze, parts cleaning solvent, brake fluid, and new and waste oil. The substances were observed to be stored in plastic and steel containers of various size, ranging from small spray cans to 150-gallon ASTs. These observed substances appeared to be stored and handled, for the most part, in appropriate fashion, with only relatively minor staining observed on the concrete flooring or pavement within the interior and exterior portions of the site. The only notable exception to the generally good storage practices observed on the site would be within the partially enclosed steel storage shed located immediately adjacent the southeast exterior wall of the south building, where an approximately 150-gallon new oil AST was noted to stored without secondary containment.

Site History: The subject site reportedly was occupied by several single-family residences and associated outbuildings from the late 1930s through the early to mid-1970s. Adapt's review of historical aerial photographs, atlas maps, and city directories also disclosed evidence that the southern portion of the site, or a large portion thereof, may have been used as an equipment staging yard for a construction company ("National Construction Co.") in the early to mid-1970s. The existing buildings were constructed on the site in 1973 and 1980, respectively. Prior to its occupancy by Poulsbo RV (or its predecessor Valley I-5 RV Center) in the mid 1980s, the northern building was previously occupied by a glass window and marketing businesses. A 10,000-gallon gasoline UST was removed from the northern portion of the site in September 1991. Results of laboratory analysis of samples collected at the time of removal revealed that the site had not been adverse impacted by the former UST.

Regulatory List Review: Adapt's review of local, state, and federal environmental databases revealed the subject site to be listed in EPA's RCRA notifiers database as a small quantity generator of regulated substances, and in Ecology's UST database as a former UST facility.

Although numerous listed off-site facilities have been identified within the applicable ASTM search radii, none of the facilities are likely to pose a significant risk of adverse environmental impairment, based on their respective separation distances, reported absence of adverse groundwater impacts associated with them, and/or their assumed hydrologically non-tributary locations relative to the subject site.

Conclusions and Recommendations

Adapt performed a Phase I ESA in general conformance with the scope and limitations of ASTM E:1527-00 of the Poulsbo RV property, located at 23051 Military Road South, in Kent, King County, Washington. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

This assessment has revealed possible recognized environmental conditions in connection with the property, including:

- Three decommissioned underground hydraulic hoists were identified on the site during the site reconnaissance.
- A review of historical aerial photographs, atlas maps, and directories suggests that a large area of the southern portion of the site may have been occupied by a construction company and used as an equipment staging yard;
- A 10,000-gallon gasoline underground storage tank reportedly was removed from the site in September 1991.

The hoists were observed within the service garage area of the south building. The presence of decommissioned hydraulic hoists represents a potential environmental condition and potential environmental risk based on their potential for releasing, or having released, petroleum product into the subsurface environment of the site. Due to the apparent lack of documentation regarding the hoists, Adapt was unable to ascertain whether the decommissioned underground hoist locations have been subject to environmental assessment. Current site personnel report no personal or anecdotal awareness of any structural or environmental problems associated with the hoists; however, in the event that an underground hydraulic hoist (or hoists) had experienced structural failure, it is conceivably possible that localized zones of contaminant impacts may exist in their vicinity that remain uncharacterized. Further quantification of the potential for on-site environmental impairment and cleanup liability that may be associated with the hoists would require additional Phase II subsurface characterization.

Adapt's review of historical aerial photographs, atlas maps, and city directories disclosed evidence that the southern portion of the site, or a large portion thereof, may have been used as an equipment staging yard for a construction company ("National Construction Co.") in the early to mid-1970s. Due to the sparsity of documentation regarding the former construction company on the site, Adapt was unable to ascertain whether former construction company activities involved the storage or use of petroleum or other chemical substances on the site. If a release of petroleum or other chemical substances had occurred on the site, it is conceivably possible that localized zones of contamination may exist within site soil that remains uncharacterized;

however, given the current site usage and predominantly paved nature of the subject site, the potential for contact with hypothetical residual contamination is low. In the event that future re-development of the subject site should involve the excavation and removal of site soil, it is possible that limited sampling of soil maybe required at that time for purposes of appropriate disposal characterization. As it is Adapt's current understanding that re-development of the subject site is not contemplated in the near future, it is Adapt's professional opinion that further subsurface investigation of the suspected former staging yard area of the site is unwarranted at this time.

A review of Ecology records revealed that a 10,000-gallon underground gasoline tank was removed from the northern portion of the subject site on September 16, 1991. Following its removal, the tank was visually inspected and was found to be in good condition. The three soil samples collected during the removal procedure indicated that subsurface contamination was not present at levels exceeding Model Toxics Control Act (MTCA) Method A cleanup levels. None of the samples contained gasoline-range hydrocarbons above the method detection limit of 50 part per million (ppm). Only one sample contained a slight concentration of ethylbenzene (0.2 ppm) and xylene (0.84 ppm). The results of laboratory analysis reveals that the former presence of the UST on the site – considered an historical, as opposed to a current, recognized environmental condition – has not compromised the environmental integrity of the subject site.

Recreational vehicle servicing activities conducted on site involve the use or generation of various chemical substances. These substances include, but are not limited to, transmission fluid, new and waste anti-freeze, parts cleaning solvent, brake fluid, and new and waste oil. The substances were observed to be stored in plastic and steel containers of various size, ranging from small spray cans to 150-gallon ASTs. These observed substances appeared to be stored and handled, for the most part, in appropriate fashion, with only relatively minor staining observed on the concrete flooring or pavement within the interior and exterior portions of the site. Because best management practices, for the most part, appear to be exercised with respect to the observed petroleum and chemical substances on the site, their presence is considered a *de minimis* condition in that they generally do not present a material risk of harm to public health or the environment (in their current state) and that they generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. The only notable exception to the generally good storage practices observed on the site would be within the partially enclosed steel storage shed located immediately adjacent the southeast exterior wall of the south building, where an approximately 150-gallon new oil AST was noted to stored without secondary containment.

Non-ASTM Issues

Asbestos-Containing Material

Based on the reported years of construction of the two subject site buildings (1973 and 1980), it is conceivably possible that asbestos-containing material (ACM) may be present in either building, although the potential for ACM to exist in the newer building would be considered relatively low. However, a building's date of construction does not exempt a building from asbestos-related regulations. Currently, there is no regulatory need, nor does Adapt recommend, that a more thorough sampling survey for the site buildings be performed at this time, unless renovation or demolition activities are anticipated. Prior to demolition or renovation, the local clean air agency and other federal and state regulations require that a U.S. EPA AHERA Building Inspector perform a more thorough asbestos survey. The survey would involve the collection and analytical testing of bulk samples of all suspect ACM, which in the

case of the subject site buildings include, but may not be limited to, vinyl floor coverings, suspended acoustical panels, gypsum wallboard, and "popcorn" ceiling material. If an asbestos survey confirms the presence of ACM in a building, the ACM must first be removed in accordance with applicable regulations prior to renovation or demolition. Potential costs for addressing asbestos/lead-based paint issues are undetermined at this time. Depending on the type of ACM and the removal method, the removal may need to be performed by state certified asbestos workers. If ACM materials are present, and not damaged such materials can usually be managed in place with implementation of an appropriate Operations and Management Plan (O&M). As a general observation, however, all observed building materials appeared to be in good, non-friable condition.

Lead-Based Paint
Based on the reported years of construction of the on-site buildings, it is conceivably possible that painted surface areas associated with both buildings may contain lead, although the potential for lead paint to be associated with the newer building would be considered relatively low. As a general observation, however, all observed painted surfaces appeared to be in good, non-flaking/non-peeling condition.

The U.S. Department of Labor and the WSDLI require that the Washington State Construction Standards for Lead be followed during "New construction, alteration, repair, or renovation of structures, substrates, or portions thereof, that contain lead, or materials containing lead." These standards consider any detectable concentration of lead to be a potential hazard during such construction activities, and therefore employees performing certain activities at a site where there is possible exposure to lead dust will be required to wear respirators until air sample results can document that exposure to lead is below the permissible exposure limit (50 $\mu g/m^3$). Under working conditions, an action level of 30 $\mu g/m^3$ in air as an 8-hour TWA has been established by OSHA (29 CFR 1910.1025 and 29 CFR 1926.62) and Washington State Construction Standard for Lead (WAC 296-155-176). Contractors performing construction work should be aware of the lead construction standard and provide proper worker protection.

In addition to the human health aspect, according to WAC 173-303, a solid waste that exceeds 5 milligrams per liter in the Toxicity Characteristic Leaching Procedure (TCLP) for lead would be designated a dangerous waste, and would have to be properly disposed of at a licensed hazardous waste facility.

This summary is intended for introductory purposes only and should be used in conjunction with the full text of this report. The project description, site conditions, and results of our assessment are presented in the text of this report.

2.0 INTRODUCTION

2.1 Purpose

The purpose of the Phase I is to evaluate the host parcel for indications of recognized environmental conditions due to previous or ongoing, on-site and off-site activities or conditions. Where applicable, the Phase I also strives to satisfy one of the requirements to qualify for the innocent purchaser/landowner defense to Comprehensive Environmental Response, Compensation and Liability Act, 42, U.S.C. 9601, et seq. (CERCLA) liability. The Washington Model Toxics Control Act (MTCA), Chapter 70.105D Revised Code of Washington (RCW) has a similar provision for exemption from liability. The Phase I endeavors to provide "*all appropriate*

2.4 Limitations

This assessment is intended to provide the client with information regarding apparent suspicions of existing and potential recognized environmental conditions associated with subject property. Adapt warrants that this Phase I Environmental Site Assessment was performed using generally accepted, good commercial and customary environmental assessment practices. Adapt believes that the information obtained from the records review and the interviews concerning the site is reliable. However, Adapt cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. No other warranty, either implied or express is given.

Environmental impairment of property as a result of activities such as illicit or unreported dumping or spilling of hazardous or deleterious materials may not be readily apparent. The opinions and conclusions presented in this report are based on information readily available at the time of the assessment. The collection of quantitative information, such as data generated by the analysis of soil or water samples, was beyond the scope of this assessment. The Phase I does not include a detailed condition assessment of the ASTM Phase I non-scope issues of asbestos, radon, lead-based paint, lead in drinking water, and wetlands. Other project specific limitations are presented in the appropriate sections of this report.

This report has been prepared for the exclusive use of U.S. Bancorp, and their agents for specific application to the project site. Use or reliance upon this report by a third party is at their own risk. Adapt does not make any representation or warranty, express or implied, to such other parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatever, known or unknown, to Adapt.

3.0 SITE DESCRIPTION

A Location Map (Figure 1), Parcel Map (Figure 2), Site Plan (Figure 3) are included in Appendix A.

3.1 Location

The subject site is located at 23051 Military Road South, in Kent, King County, Washington (NW ¼ of Section 15, Township 22 North, Range 4 East, Willamette Meridian).

3.2 Site and Vicinity Characteristics

The subject site is an irregular-shaped parcel that is composed of two separate tax lots (tax lot numbers 1522049027 and 7260200060) having a total reported area of approximately 291,485 square feet, or 6.7 acres. The site is occupied by Poulsbo RV, a recreational vehicle sales and service facility. The site is located in an area characterized by mixed commercial-residential development.

The majority of the site is asphalt paved, with facility buildings located in the northern and southern portions of the site. Commercial property occupied by a Gai's Bakery thrift outlet store all but separates the northern and southern portions of the site, with a narrow asphalt drive linking the two portions of the site along the western perimeter.

inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice in an effort to minimize liability" as stated in CERCLA and MTCA.

2.2 Special Terms and Conditions

Authorization to perform this Phase I was given in the form of a signed confirmation letter from Mr. Robert M. Wearn, MAI, SRA of U.S. Bank, dated May 18, 2004 (RETECHS File No. CCV04-370/2351 SEA).

2.3 Scope of Work

The scope of work for this study consisted predominantly of gathering reasonably ascertainable information in general accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Phase I Environmental Site Assessments (ASTM Practice E 1527-00). Specifically, this Phase I consisted of the following:

- A site reconnaissance to assess for the existence of recognized environmental conditions.
- A reconnaissance of the area immediately surrounding the site for the purpose of evaluating adjoining sites for recognized environmental conditions.
- A review of regulatory agency (U.S. Environmental Protection Agency, Washington State Department of Ecology, etc.) database lists, and individual site files if necessary, for the purpose of evaluating reported environmental concerns in the vicinity of the host parcel.
- A survey of available local geologic and topographic maps, as well as additional information concerning public and private water sources in the project vicinity.
- A review of historical sources including available business directories, aerial photographs, maps, tax assessment records, and building/planning department records. The historical information was used to evaluate past and present land use at the site and in the site vicinity to document businesses, activities, or conditions that could possibly compromise the environmental integrity of the site.
- A limited visual survey for suspect asbestos-containing materials (ACMs) for the site building to make the client aware of the presence of building materials that may contain asbestos. The visual survey for suspect ACMs does not satisfy the "Good Faith Inspection" requirements specified in Chapter 296-62-07721 Washington Administrative Code, and other federal, state, and local regulations for buildings that are to be renovated or demolished.
- Preparation of a report documenting the findings of the Phase I and our opinion of the possibility that contamination of the property may exist due to on-site or nearby off-site land use activities.

Notwithstanding the location of Gai's Bakery between the northern and southern portions of the site, the site is bordered on the north by a heavy equipment sales business ("Jerry's Equipment"); on the east by Military Road South; on the south by a Metro Park & Ride lot; and on the west by the Interstate 5 right-of-way.

The current taxpayer for the subject site is "Poulsbo RV, Inc."

3.3 Description of Improvements

Improvements currently existing of the site consist of two large office/warehouse-type buildings that house administrative and sales and service functions for Poulsbo RV. The older of the two buildings, located on the northern portion of the site, reportedly was constructed in 1973. The 1-story building is constructed of pre-fabricated steel and has a total reported area of 12,250 square feet.

The newer of the two buildings, located in the southern portion of the site, reportedly was constructed in 1980. The 1-story building is of wood frame construction and has a total reported area of 21,300 square feet.

Both buildings reportedly are heated by natural gas and served by municipal water and sanitary sewer utilities.

4.0 INTERVIEWS, REPORTS, AND ENVIRONMENTAL LIENS

Persons who may have information concerning environmental conditions at and surrounding the site were interviewed.

In a telephone interview, Ms. Sally Alexander, Central Records Custodian with Ecology's Northwest Regional Office, stated that a search of various internal Ecology environmental databases did not reveal any records of hazardous materials releases, complaints, or other concerns pertaining to the subject site, which was cross-referenced in the database search by way of parcel number and address. According to Ms. Alexander, the only record pertaining to the subject site consisted of a 1991 report documenting the removal of a 10,000-gallon gasoline underground storage tank from the northern portion of the site.

In a telephone interview, Mr. Randy Faber, of Poulsbo RV, stated that there are no environmental liens or deed restrictions associated with the site.

In an in-person interview, Ms. Gloria Lynn, Poulsbo RV Service Manager, revealed that regulated wastes are generated as a by-product of automotive servicing activities, and that these wastes (primarily waste oil and waste antifreeze) are picked up on an as-needed basis by Safety-Kleen. Ms. Lynn stated she was unaware of any uncontrolled releases of hazardous substances on the site, and that she was unaware of any underground storage tanks on the site. She further stated that she was unaware of any environmental assessments conducted in the vicinity of the decommissioned underground hydraulic hoists in the south building service garage.

Adapt contacted the City of Kent Fire Department regarding hazardous materials responses for the subject site. Ms. Jane Olson, Fire Department Administrative Secretary, in an in-person

interview, stated that a search of incident records dating back to 1992 revealed no hazardous materials responses to the subject site.

Adapt reviewed a report for the subject site entitled "Tank Removal Observation and Limited Environmental Assessment of Valley I-5," prepared by Enviros, dated October 15, 1991. The report's pertinent findings and conclusions are further discussed in Section 8.4 (Underground Storage Tanks) of this report.

5.0 PHYSICAL SETTING

5.1 Regional Physiographic Conditions

The subject site is located in the Puget Sound Lowland Physiographic Region of Washington, on a high plateau above the Green River. According to the United States Geological Survey (USGS) 7.5-minute series topographic map for the "Des Moines, WA Quadrangle," the site is situated at an approximate elevation of 375 (+/-) feet above mean sea level.

5.2 Geologic and Soil Conditions

Glacially derived sediments characterize the geology of the subject area. These sediments were deposited and eroded during past glaciation periods, which ended about 13,500 years ago. The advance of the Vashon Glacier deepened and widened north-south trending valleys. Thick bodies of sand, gravel, and till were deposited over the greater Puget Sound area. With the retreat of the glacier, ice-contact stratified drift was deposited over much of the area. This was followed by a period of alluvial valley filling, localized peat deposition, minor erosion, and soil development.

According to the United States Geological Survey publication entitled "*Geologic Map of the Des Moines Quadrangle, Washington,*" the native geological formation in the subject site vicinity is comprised of ground moraine deposits, consisting chiefly of compact unoxidized till.

The consulted General Soil Map included within the United States Department of Agriculture (Soil Conservation Service) publication entitled "*Soil Survey of King County Area, Washington*" indicates Alderwood association soils mantling the subject site vicinity. This soils association is further described as moderately well drained, undulating to hilly soils that have dense, very slowly permeable glacial till at a depth of 20 to 40 inches.

5.3 Groundwater Conditions

Based on the reported presence of glacially overridden deposits, there is a possibility of perched groundwater conditions to exist within the subject area. Deeper confined aquifers may be present at considerable depths, within permeable horizons in the deep alluvium or glacially consolidated, pre-alluvium sediments. These deeper aquifers typically are isolated from near-surface, local recharge sources. A review of Ecology records reveals that perched groundwater was encountered on the immediately adjoining Gai's Bakery parcel at a depth of 10 feet below ground surface at the time of a September 1997 UST assessment conducted on that parcel.

Although groundwater flow direction is difficult to predict without the installation of at least three monitoring wells that measure water levels over time, an estimate of possible near-surface groundwater flow direction is provided to help evaluate potential on-site and off-site contaminant

impacts. Groundwater flow direction is the path along which dissolved contaminants might migrate if present in groundwater supplies. Typically, in this region, the near-surface groundwater flow direction generally follows topography. Based on site topography, the inferred groundwater flow direction beneath the subject site is toward the southeast, although variations in the assumed flow direction may exist that would remain uncharacterized without performing a subsurface exploration program with groundwater monitoring wells, which is beyond the Phase I scope of work.

5.4 Drinking Water Supplies and Water Wells

Potable water to the subject site vicinity is provided by the municipal water supply system. A review of Ecology's water well log database revealed no documented water wells within the subject site vicinity.

6.0 HISTORICAL USE INFORMATION

This section is divided into two subsections. The first subsection (Section 6.1) summarizes the various historical sources that were consulted. The second subsection (Section 6.2) is a decade-by-decade discussion of the historical uses of the site and immediate surrounding area.

6.1 Historical Sources

The land use history of the host parcel and immediate surrounding area was researched utilizing the various reasonably ascertainable sources described below.

Tax Assessment Records

We reviewed tax assessment information at the King County Assessor's Office. The subject site is identified by tax parcel numbers 1522049027 and 7260200060.

Aerial Photographs

Adapt reviewed aerial photographs from the years 1936, 1946, 1960, 1969, 1974, 1980, 1990, 1995, 2000, and 2002 at Walker & Associates, Inc. of Tukwila, Washington. The photographs range in scale from 1": 1,000' to 1"; 2,000', and are black and white and color. In the review of the aerial photographs, observations are interpretative and limited to the area within approximately one-quarter-mile of the host parcel. The scale of each photograph did not provide a clear image of specific site characteristics. However, we were able to discern the absence and presence of structures on the host parcel, as well as developmental trends in the area.

Historical Maps

We reviewed the on-line collection of Sanborn Map Company fire insurance maps on the Seattle Public Library website. Sanborn maps, as they are commonly referred, typically detail building construction type and use, and may show underground and above ground storage tanks, chemical storage areas, and other recognized environmental conditions. The Sanborn Map Company published maps dating from 1867 to the present for various cities and towns, and therefore the maps are a good source for identifying the past uses of a property. The reviewed collection did not provide coverage for the subject property and vicinity.

We reviewed historical Kroll's Seattle Atlases (South Supplement)1942, 1953, and 1973 at the Seattle Public Library.

We reviewed historical USGS 7.5-minute series topography maps of the "Des Moines, WA Quadrangle" for the years 1973 (photorevised from 1949 and 1968) and 1995 (photorevised from 1949 at the University of Washington's Suzzallo Library.

Business Directories

In an effort to document past uses of the host parcel and surrounding area, Adapt reviewed available historical directories at the Seattle Public Library. The available collection of Cole Greater Seattle & Vicinity directories ranged from 1969 through 2003.

Building Department Records

Current and historical building permit records were researched at the City of Kent Building Department.

6.2 Historical Findings

1930s

The reviewed 1936 aerial photograph depicts the subject site, as well as immediately adjoining parcels to the north, west, south, and east (across Military Rd. So.), as vacant, undeveloped, and densely wooded. Interstate 5 does not exist west of the site. The reviewed archived tax assessment records revealed that two houses were constructed on the southern portion of the site in 1933 (23013 Military Rd. So.) and 1937 (23011 Military Rd. So.), respectively. Outbuildings associated with the 23011 Military Road South residence reportedly included a detached shed, while outbuildings associated with the 23013 residence reportedly included a fruit cellar, a chicken house, and two sheds. Both residences reportedly were heated by a stove, without further elaboration as to whether the stoves were fired by wood, oil, or some other fuel source.

1940s

The reviewed 1946 aerial photograph depicts the subject site proper to be occupied by as many as three single-family residences associated outbuildings, although one of the residences may actually reside on the Gai's Bakery property that separates the northern and southern portions of the site. Interstate 5 does not exist west of the site, while scattered residences exist to the east of the site, across Military Road South. The reviewed 1942 Kroll's atlas did not include coverage of the subject site. A 1940-dated appraiser's photograph of the front and side portions of the 23011 Military Road South residence, contained in archived tax records, showed no visibly apparent UST vent pipes or ASTs associated with the residence.

1950s

The reviewed 1953 Kroll's atlas map depicts three structures on the subject site. One of the structures (non-labeled as to address) is located in the northern portion of the site, while the other two structures (labeled "23011" and "23013") are depicted in the southern portion of the

site. A 1952-dated appraiser's photograph of the front and side portions of the 23011 Military Road South residence, contained in archived tax records, showed no visibly apparent UST vent pipes or ASTs associated with the residence. The archived records further reveal that another house (23003 Military Rd. So,) was moved onto the northern portion of the site in 1958. The records reveal the house was originally constructed in 1926, and that it was heated at some point in time by an oil-burning stove. The records do not specify the time period in which the house was heated by oil, or whether it remained so after its move onto the site.

1960s

The reviewed 1960 aerial photograph depicts as many as three single-family residences and associated outbuildings on the site. Interstate 5 remains undeveloped to the west of the site, although its corridor appears cleared of native vegetation. The reviewed 1969 aerial photograph depicts the subject site as occupied by as many as four single-family residences and associated outbuildings. A house and associated outbuildings also exists on the immediately adjacent Gai's Bakery property, as well as on the property to the immediate south of the subject site. Interstate 5 exists immediately west of the site. Single-family residences, with the former Kent Highlands Landfill beyond, are visibly apparent east of the site. The reviewed archived tax assessment records reveals that another house was moved onto the southern portion of the site in 1960, that was burned down by September 1961. The reviewed 1969 Cole directory revealed subject site occupants to include: "Julian Lopez" (23003 Military Rd. So.); Mrs. Frederick Darby (23011 Military Rd. So.); and "David Jordan" (23057 Military Rd. So.).

1970s

The reviewed 1974 aerial photograph depicts the north building to exist at its current location on the site, while the southern portion of the site appears to be occupied by as many as three single-family residences and associated outbuildings. The area lying immediately west of one of the residences appears to be occupied by numerous parked vehicles or stored equipment, suggestive of a possible construction company staging yard. With regard to adjoining properties, the existing Gai's Baker building exists at its current location, while an apparent residence exists on the parcel immediately south of the subject site. The reviewed 1973 Kroll's atlas map depicts the northern portion of the site to be occupied by two separate structures, the westernmost of which is labeled "23003". The reviewed Kroll's atlas map also depicts two structures located in the southern portion of the site, labeled ""23011" and "23057," respectively. The larger portion of the southern portion of the site, which includes the 23011 structure, is owned by "National Construction Co." The reviewed 1973 USGS topography map depicted one structure in the north portion of the site (north of Gai's) and three structures located in the southern portion of the site. The reviewed 1970-71 Cole directory revealed the following site occupants: "Not Published" (23003 Military Rd. So.); "Not Published" (23011 Military Rd. So.); "John M. Ware" (23013 Military Rd. So.); and "Duane M. Hollis" (23057 Military Rd. So.). The reviewed 1975 directory revealed the following site occupants: "Not Published" (23003 Military Rd. So.); "The Glass Doctor" and "Marketing Promotions" (23005 Military Rd. So.); "National Construction" (23011 Military Rd. So.); "Greg Mulhair" (23013 Military Rd. So.); and "Not Published" (23057 Military Rd. So.).

1980s

The reviewed 1980 aerial photograph depicts the subject site in its general present configuration, with both existing structures depicted at their respective current locations.

Numerous recreational vehicles are visibly apparent on the southern portion of the site. The reviewed 1980-81 Cole directory revealed the following site occupants: "The Glass Doctor", "Marketing Promotions," and "Insulated Windows" (23005 Military Rd. So.); "Valley Garage" and "Valley I-5" (23051 Military Rd. So.); and "Not Published" (23057 Military Rd. So.). The reviewed 1985-86 Cole directory revealed the following site occupants: "The Glass Doctor" and "Marketing Promotions" (23005 Military Rd. So.); "Valley I-5" (23051 Military Rd. So.); and "Not Published" (23057 Military Rd. So.).

1990s – 2000s

The reviewed aerial photographs spanning the years 1990 through 1996 depicts the subject site in its general current configuration, with numerous recreational vehicles visibly apparent on the site. The reviewed 1990-91 Cole directory revealed the following site occupants: "Not Published" (23005 Military Rd. So.); "Valley I-5" (23051 Military Rd. So.); and "Not Published" (23057 Military Rd. So.). The reviewed 1990-91,1994-95, 1998, and 2000 Cole directories revealed the following site occupants: "Not Published" (23005 Military Rd. So.); "Valley I-5" (23051 Military Rd. So.); and "Not Published" (23057 Military Rd. So.). The reviewed 2003 Cole directory revealed "Poulsbo RV" and "Valley I-5 RV Center" as the sole site occupants (listed at 23051 Military Rd. So.).

7.0 RESULTS OF RECONNAISSANCE

7.1 On-Site Inspection Observations

An Adapt representative conducted a limited reconnaissance of the subject site on May 26, 2004. The purpose of the site reconnaissance was to evaluate current conditions at the site and to look for recognized environmental conditions. The reconnaissance consisted of walking and observing the site to provide an overlapping field of view.

Table 1 summarizes Adapt's observations of the subject property. A discussion of the observed environmental concerns follows Table 1.

TABLE 1
SITE RECONNAISSANCE OBSERVATIONS

Environmental Concerns	Observed by Adapt? Subject property
Above ground indications of underground storage tanks (USTs).	No
Above ground storage tanks of hazardous substances or petroleum.	Yes
Drums or other containers of hazardous substances or petroleum.	Yes
Surface staining on soil, pavement, or other surfaces that is indicative of a hazardous substance or petroleum release.	Yes
Strong, pungent, or noxious odors.	No
Stressed vegetation.	No
Pits, ponds, or lagoons used in connection with waste disposal or waste treatment.	No
Indication of fill including soil or solid waste.	No
Debris piles or illicit waste disposal including possible suspect asbestos-containing material waste.	No
Drains or sumps	Yes
Equipment that may contain polychlorinated biphenyls (PCBs).	Yes

TABLE 1 SITE RECONNAISSANCE OBSERVATIONS	
Environmental Concerns	Observed by Adapt? Subject property
Wells including water wells, abandoned wells, monitoring wells, and dry wells.	No
Septic systems.	No
Possible lead-based paint that may be disturbed.	Yes
Suspect asbestos-containing materials	Yes
Other environmental concerns.	No

Aboveground Storage Tanks

The site reconnaissance revealed the existence of approximately ½ dozen aboveground storage tanks (ASTs) at several locations of the site. The observed ASTs were all approximately 100- to 150-gallons in capacity and contained new and used oil. All but three of the ASTs were located within the interior service garages of the northern and southern buildings. Two ASTs (one apparently empty) were observed within a contained, partially enclosed steel shed located on the north side of the north building, while a third AST was observed within a non-contained partially enclosed steel compound located immediately adjacent the southeast exterior wall of the south building. Each of the observed ASTs appeared to be in good, non-leaking physical condition. In addition, the site reconnaissance revealed one aboveground propane storage tank along the western edge of the site. Because propane tanks, in general, represent a potential explosive, rather than a soil or groundwater contaminant risk, the existence of the propane tank on the site is not considered a significant adverse environmental condition

Drums and other Containers of Hazardous Substances or Petroleum

Recreational vehicle servicing activities conducted on site involve the storage, use, or generation of various chemical substances. These substances include, but are not limited to, transmission fluid, new and waste anti-freeze, parts cleaning solvent, brake fluid, and new and waste oil. The substances were observed to be stored in plastic and steel containers of various size, ranging from small spray cans to 150-gallon ASTs. These observed substances appeared to be stored and handled, for the most part, in appropriate fashion, with only relatively minor staining observed on the concrete flooring or pavement within the interior and exterior portions of the site. The only notable exception to the generally good storage practices observed on the site would be within the partially enclosed steel storage shed located immediately adjacent the southeast exterior wall of the south building, where an approximately 150-gallon new oil AST was noted to stored without secondary containment.

According to Ms. Gloria Lynn, Poulsbo RV Service Manager, waste oil and waste antifreeze are picked up on an as-needed basis by Safety-Kleen Corporation.

Surface Staining

Adapt observed relatively minor oil-like staining on the concrete flooring within the service garage areas of both the north and south buildings. The degree of staining appeared to be typical of similarly situated full-service automotive repair facilities and non-representative of a significant environmental condition. Minor staining was also noted within the partially enclosed

steel storage sheds located immediately adjacent the north side of the north building and the southeast exterior wall of the south building, where ASTs and other stored chemical substance containers were observed. The staining appeared localized and confined to paved surface areas, and therefore non-representative of a significant adverse environmental condition, although it should be noted that the AST and other chemical substance containers within the storage shed adjacent the south building were stored without benefit of secondary containment.

Drains and/or Sumps

Surface water on the paved portions of the site is routed into a network of storm water catch basins that are strategically emplaced around the site. Collected surface water is ultimately discharged into the municipal storm water sewer system after first passing through an oil/water separator.

Adapt also observed floor drains within the service area of the south building. According to on-site personnel, no petroleum or other chemical substances are dumped into the floor drains. In addition, on-site personnel state that the service area flooring is routinely cleaned to prevent the inadvertent release of petroleum product or other chemical substances into interior floor drains. The drains reportedly discharge into the municipal storm water system after first passing through an oil/water separator.

Equipment that May Contain PCBs

The site reconnaissance revealed the existence of a number of pole-mounted transformers along the eastern edge of the site (within the Military Rd. So. right-of-way), as well as a pad-mounted transformer along the western edge of the site. The transformers are owned and maintained by Puget Sound Energy. A bank of three transformers mounted on a pole along the eastern edge of the site exhibited "No PCBs" stickers, but the other pole- and pad-mounted transformers observed elsewhere on or immediately adjacent the site did not exhibit such labeling, and are assumed by operation of law to be PCB-containing. However, in the event of a hypothetical release of PCBs from the transformers, responsibility for remediation would lie with the transformer owner (Puget Sound Energy) as specified by EPA regulations (40 CFR 761.3). In any event, the observed transformers appeared to be in apparently good physical, non-leaking condition.

Adapt's site reconnaissance revealed fluorescent light fixtures within the on-site buildings. Fluorescent light ballasts within fixtures manufactured prior to 1977 sometimes contained PCBs. A comprehensive survey for PCB ballasts was beyond the scope of work for this Phase I assessment; however, given the time period of construction of the older building, it is conceivably possible that at least some of the existing fluorescent light fixtures within the building harbor PCB ballasts. Ballasts without "No PCBs" labels should be assumed to contain PCBs. In case of future repair work, remodeling, or demolition of the fluorescent lights, certain regulations concerning the disposal of the ballasts must be followed. EPA Region 10 has established a policy that PCB ballasts must be disposed of in a chemical waste landfill or in a high-temperature incinerator. In any event, Adapt's visual reconnaissance revealed observed fixtures to be in apparently good physical condition.

Other Environmental Concerns

Adapt observed surficial indications of at least three decommissioned underground hydraulic hoists associated with the service garage area of the south building. Ms. Gloria Lynn, Poulsbo RV Service Manager, stated that she was unaware of any environmental problems associated with the decommissioned hoists, although she also stated that she was unaware of any environmental assessments being conducted of the decommissioned hoists. In the event that an underground hydraulic hoist (or hoists) had experienced structural failure, it is conceivably possible that a localized zone of subsurface contaminant impact may exist in its vicinity that remains uncharacterized.

Possible Lead Paint

Based on the reported years of construction of the on-site buildings, it is conceivably possible that painted surface areas associated with both buildings may contain lead, although the potential for lead paint to be associated with the newer building would be considered relatively low. As a general observation, however, all observed painted surfaces appeared to be in good, non-flaking/non-peeling condition.

Suspect Asbestos-Containing Materials

Based on the reported years of construction of the two subject site buildings (1973 and 1980), it is conceivably possible that asbestos-containing material (ACM) may be present in either building, although the potential for ACM to exist in the newer building would be considered relatively low. Observed suspect ACM associated with one or both structures include, but may not be limited to, vinyl floor coverings, acoustic ceiling panels, and "popcorn" ceiling material. As a general observation, however, all observed suspect materials appeared to be in good, non-friable condition.

7.1.1 Radon

Physical testing for the presence of radon gas in the on-site garage was not performed. According to the Washington State Department of Health, Division of Radiation Protection, publication entitled *"SPECIAL REPORT: Radon in Washington"* (1994), the Puget Sound Lowlands, of which the subject site is a component, are covered either by glacial deposits of low radon potential, or other rock types not associated with uranium deposits. On average, only 2 out of every 100 houses tested have been found to exhibit radon concentration levels in excess of 4 picoCuries per liter of air (4 pCi/l), the established threshold standard. EDR's report reveals that King County has been accorded an EPA Radon Zone 3 designation. A Zone 3 designation means that the average indoor radon concentration level is <2 pCi/L.

7.2 Adjacent Site and Vicinity Observations

A representative of Adapt conducted a reconnaissance of the area surrounding the host parcel on May 26, 2004. The purpose of this reconnaissance was to observe land use in the site vicinity and to evaluate the potential for nearby businesses to generate, use, or store hazardous substances that may affect the subject site. The off-site reconnaissance was non-intrusive. That is, the adjoining properties were observed from the host parcel and public right-of-ways.

North

The subject site is bordered on the north by a commercial property currently occupied by Jerry's Equipment Sales, an apparent heavy equipment sales business. Although the adjacent property appeared to be somewhat cluttered with several heavy equipment vehicles, wood debris, and other miscellaneous items, we did not observe any obvious conditions on this adjacent property that appeared to represent a significant risk to the subject site. In addition, the property is not included on any of the governmental lists discussed in the following section of this report.

East

The site is bordered on the east by Military Road South, and beyond by existing single-family residences. We did not observe any obvious conditions on these properties that appeared to represent a significant risk to the subject site. In addition, none of these immediately adjacent properties are included on any of the governmental lists discussed in the following section of this report.

South

The site is bordered on the south by a Metro Park & Ride lot. We did not observe any obvious conditions on this adjacent property that appeared to represent a significant risk to the subject site. In addition, the property is not included on any of the governmental lists discussed in the following section of this report.

West

The site is bordered on the west by the Interstate 5 right-of-way. We did not observe any obvious conditions on this adjacent feature that appeared to represent a significant risk to the subject site.

Gai's Bakery

As stated previously, the northern and southern portions of the site are bisected by commercial property occupied by a Gai's Bakery thrift outlet store. We did not observe any obvious conditions on this adjacent property that appeared to represent a significant risk to the subject site.

8.0 REGULATORY DATABASE RECORDS REVIEW

As a part of this Phase I study, current federal, state and county environmental database listings were obtained from Environmental Data Resources, Inc. (EDR) for the subject property and vicinity. The EDR report, dated May 21, 2004, was reviewed by Adapt to identify possible environmental concerns in the area of the subject site. These lists are not necessarily complete or fully up to date. The EDR report also includes a list of unmappable sites due to limited information available in the regulatory files. Adapt reviewed the list of unmappable sites for any listings in the proximity of the subject property and included them in the following database report where applicable The search radii ADAPT utilizes for its standard Phase I reports meet or exceed those specified in ASTM Standard E:1527-00. A copy of the EDR database search report is archived in Adapt's project file and is available for review upon requested.

Table 2 summarizes the regulatory agency reports that were reviewed. The table includes the regulatory agency report, the date of the report, the search distance, and the number of sites or facilities situated within the search distance.

TABLE 2
SUMMARY OF REGULATORY AGENCY REPORTS

Report	Report Date	Search Distance	Sites Within Search Distance
National Priorities List (NPL)	4-27-04	1 Mile	2
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	2-26-04	0.5 Mile	1
CERCLIS No Further Remedial Action Planned (NFRAP)	3/14/04	Property & Adjoining	0
Corrective Action Report (CORRACTS)	3-15-04	1 Mile	0
Resource Conservation and Recovery Information System (RCRIS) non-CORRACTS TSD	4-13-04	0.5 Mile	0
RCRIS Generators	4-13-04	Property & Adjoining	1
Emergency Response Notification System (ERNS)	12-31-03	Property Only	0
Washington State Department of Ecology (Ecology) Confirmed and Suspect Contaminated Sites List (CSCSL)	1-14-04	1 Mile	6
Ecology's Solid Waste Facilities List	10-1-03	0.5 Mile	0
Ecology's Listing of Registered Underground Storage Tanks (USTs)	4-7-04	Property & Adjoining	1
Ecology's Listing of Leaking Underground Storage Tanks (LUSTs)	4-7-04	0.5 Mile	4

8.1 CERCLIS, NFRAP and NPL

The CERCLIS database is used by the EPA to track activity conducted under the Superfund program. Three types of sites are listed on this inventory: sites that may be hazardous and require a preliminary investigation (CERCLIS); sites for which no further remedial action is planned (NFRAP); and sites that represent a long-term threat and are classified on the National Priorities List (NPL).

The consulted CERCLIS report does not list the subject site, but does identify one facility within an approximate ½-mile radius of the subject site. The identified facility, Seattle Municipal Landfill (Kent Highlands), is located approximately 1/8th mile east of the subject site at its nearest point. From June 1968 through December 1986, the City of Seattle filled approximately 60 acres of a 90-acre ravine on a hillside above the Green River. Seattle leased the site from Kentview Properties, Inc. and operated it under a Nonconforming Permit from the Seattle-King County Department of Public Health ("SKCDPH"). In addition to municipal wastes from Kent and Seattle, the landfill also accepted sandblast grit, some industrial sludge, and other industrial wastes, according to SKCDPH records. In 1985, a consultant to the county detected various heavy metals and manganese in monitoring wells. Leachate seeps on the

east side of the landfill mix with run-off from the landfill, which is routed through drainage lines to settling ponds that eventually discharge into the Green River. A landfill gas mitigation system has been installed to prevent landfill gas from concentrating on the landfill site or migrating off site. Based on its separation distance and hydrologically downgradient location relative to the subject site, the former landfill facility is unlikely to pose a significant risk of adverse environmental impairment to the subject site.

The consulted CERCLIS-NFRAP report does not list the subject site or any other facility within an approximate ¼-mile radius of the subject site.

The consulted NPL report does not list the subject site, but does identify two separate facilities within a 1-mile radius of the subject site. The identified facilities are the aforementioned Seattle Municipal Landfill (Kent Highlands) and Midway Landfill, which is located nearly one mile southwest of the subject site at 24800 Pacific Highway South. Based on their respective separation distances and assumed hydrologically non-tributary locations relative to the subject site, neither facility is likely to pose a significant risk of adverse environmental impairment to the subject site.

8.2 Confirmed and Suspected Contaminated Sites Report

Ecology's Confirmed and Suspected Contaminated Sites (CSCS) report lists suspected or confirmed hazardous substance sites in the state of Washington. **The consulted CSCS report does not list the subject site, but does identify six (6) separate facilities within an approximate 1-mile of the subject site.** The identified facilities, as presented by EDR, are as follows:

Equal/Higher Elevation	Address	Dist / Dir
SOUTHGATE OIL	*23426 PACIFIC HWY S*	*1/8 - 1/2 SW*
MIDWAY MOTORS	22834 PACIFIC HWY S	1/4 - 1/2 WNW
MIDWAY CLEANERS	*23647 PACIFIC HWY S*	*1/4 - 1/2 SW*
HIGHLINE MARKET	*23645 PACIFIC HIGHWAY S*	*1/2 - 1 SW*
SEATTLE PUBLIC UTILITIES KENT	*23078 MILITARY RD S*	*1/2 - 1 SSE*
Lower Elevation	**Address**	**Dist / Dir**
NORTHWEST POWDER COATS	24453 PACIFIC HWY S	1/2 - 1 SSW

Based on their respective separation distances, reported absence of groundwater impacts, and/or assumed hydrologically non-tributary locations relative to the subject site, none of the listed facilities are likely to pose a significant risk of adverse environmental impairment to the subject site.

8.3 RCRA Total Notifiers, TSD, and CORRACTS

The RCRA total Notifiers report is a list of regulated generators, handlers, transporters, and disposers of hazardous materials. Listing on the RCRA report does not indicate a facility has been adversely affected by a hazardous material, but merely that the facility is required to monitor and document hazardous waste activities to EPA or Ecology.

The consulted RCRA database of generators of regulated substances lists the subject site (under the name Valley I-5) as a small quantity generator of regulated substances. EDR reports no compliance violations associated with the Valley I-5/Poulsbo RV facility.

The consulted RCRA database of non-CORRACTS TSD facilities does not list the subject site or any other facility within an approximate ½-mile radius of the subject site.

The consulted RCRA database of CORRACTS TSD facilities does not list the subject site or any other facility within an approximately 1-mile radius of the subject site.

8.4 Underground Storage Tanks

Ecology's report of registered USTs lists registered USTs in the state of Washington. **The consulted UST database lists the subject site (under the name Valley I-5) and the immediately adjoining Gai's Bakery facility (listed under the name Gai's Seattle French Baking Company – 23009 Military Rd. So.) as former UST facilities.**

A review of Ecology records revealed that a 10,000-gallon underground gasoline tank was removed from the northern portion of the subject site on September 16, 1991. Following its removal, the tank was visually inspected and was found to be in good condition. The three soil samples collected during the removal procedure indicated that subsurface contamination was not present at levels exceeding Model Toxics Control Act (MTCA) Method A cleanup levels. None of the samples contained gasoline-range hydrocarbons above the method detection limit of 50 part per million (ppm). Only one sample contained a slight concentration of ethylbenzene (0.2 ppm) and xylene (0.84 ppm). No organic vapors were observed during the field activities. The UST assessment and removal activities are summarized in a report entitled "Tank Removal Observation and Limited Environmental Assessment of Valley I-5," prepared by Enviros, dated October 15, 1991.

With regard to the immediately adjacent Gai's Bakery facility, Ecology records reveal that three USTs were formerly operational at that facility that have since been decommissioned. Two of the USTs reportedly were closed in place, while the third UST reportedly has been removed. A review of Ecology records reveals that an approximately 10,000-gallon unleaded gasoline tank was removed from the Gai's Bakery facility on September 9, 1997, and that tank removal activities included the removal of the UST, one fuel dispenser and associated piping; backfilling the excavation; and installing new asphalt pavement over the area of excavation. Upon removal, the outside of the tank was visually inspected and found to be in good condition with no obvious holes. The consultant collected soil samples from the sides and bottom of the excavation and submitted them to an independent analytical laboratory for chemical analysis of TPG-G and BTEX. The results of chemical analysis indicated that TPH-G and BTEX concentrations exceeding MTCA Method A cleanup levels were not detected in samples collected from the sides and bottom of the excavation, or in the sample collected from the excavated soil.

The results of laboratory analysis reveals that neither the subject site nor immediately adjacent Gai's Bakery facility have been adverse impacted by UST-related contaminants at the locations assessed and evaluated.

8.5 Leaking Underground Storage Tanks

Ecology's leaking UST (LUST) list is limited to reported leaking USTs. **The consulted LUST database does not list the subject site, but does identify four (4) separate facilities within**

an approximate ½-mile radius of the subject site. The identified facilities, as presented by EDR, are as follows:

Equal/Higher Elevation	Address	Dist / Dir
MIDAS MUFFLER & BRAKE SHOP	*23100 PACIFIC HWY S*	*1/4 - 1/2 W*
TEXACO STATION #63-332-1420	*23031 PACIFIC HWY S*	*1/4 - 1/2 W*
TEXACO STARMART	*23415 PACIFIC HWY S*	*1/4 - 1/2 SW*
MURRAY'S COLLISION CENTER	*23408 30TH AVENUE SOUTH*	*1/4 - 1/2 SSW*

Based on their respective separation distances, reported absence of groundwater impacts, and/or assumed non-tributary locations relative to the subject site, none of the identified facilities are likely to pose a significant risk of adverse environmental impairment to the subject site.

8.6 Emergency Response Notification System Spill Report

The ERNS list is a national database used to collect information on reported accidental releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the United States Coast Guard, the National Response Center, and the United States Department of Transportation. **The consulted ERNS report does not list the subject site.**

8.7 Landfills

A review of Ecology's listing of Solid Waste/Landfill (SWLF) facilities located in the State of Washington revealed no SWLF facilities within an approximate ½-mile radius of the subject site.

8.8 Fire Department Records

Adapt's inquiry of the City of Kent Fire Department revealed no reported hazardous materials incidents or other environmental concerns on the subject site that have required a fire department response.

9.0 CONCLUSIONS AND RECOMMENDATIONS

Adapt performed a Phase I ESA in general conformance with the scope and limitations of ASTM E:1527-00 of the Poulsbo RV property, located at 23051 Military Road South, in Kent, King County, Washington. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

This assessment has revealed possible recognized environmental conditions in connection with the property, including:

- Three decommissioned underground hydraulic hoists were identified on the site during the site reconnaissance.
- A review of historical aerial photographs, atlas maps, and directories suggests that a large area of the southern portion of the site may have been occupied by a construction company and used as an equipment staging yard;

- A 10,000-gallon gasoline underground storage tank reportedly was removed from the site in September 1991.

The hoists were observed within the service garage area of the south building. The presence of decommissioned hydraulic hoists represents a potential environmental condition and potential environmental risk based on their potential for releasing, or having released, petroleum product into the subsurface environment of the site. Due to the apparent lack of documentation regarding the hoists, Adapt was unable to ascertain whether the decommissioned underground hoist locations have been subject to environmental assessment. Current site personnel report no personal or anecdotal awareness of any structural or environmental problems associated with the hoists; however, in the event that an underground hydraulic hoist (or hoists) had experienced structural failure, it is conceivably possible that localized zones of contaminant impacts may exist in their vicinity that remain uncharacterized. **Further quantification of the potential for on-site environmental impairment and cleanup liability that may be associated with the hoists would require additional Phase II subsurface characterization.**

Adapt's review of historical aerial photographs, atlas maps, and city directories disclosed evidence that the southern portion of the site, or a large portion thereof, may have been used as an equipment staging yard for a construction company ("National Construction Co.") in the early to mid-1970s. Due to the sparsity of documentation regarding the former construction company on the site, Adapt was unable to ascertain whether former construction company activities involved the storage or use of petroleum or other chemical substances on the site. If a release of petroleum or other chemical substances had occurred on the site, it is conceivably possible that localized zones of contamination may exist within site soil that remains uncharacterized; however, given the current site usage and predominantly paved nature of the subject site, the potential for contact with hypothetical residual contamination is low. In the event that future re-development of the subject site should involve the excavation and removal of site soil, it is possible that limited sampling of soil maybe required at that time for purposes of appropriate disposal characterization. As it is Adapt's current understanding that re-development of the subject site is not contemplated in the near future, it is Adapt's professional opinion that further subsurface investigation of the suspected staging yard area of the site is unwarranted at this time.

A review of Ecology records revealed that a 10,000-gallon underground gasoline tank was removed from the northern portion of the subject site on September 16, 1991. Following its removal, the tank was visually inspected and was found to be in good condition. The three soil samples collected during the removal procedure indicated that subsurface contamination was not present at levels exceeding Model Toxics Control Act (MTCA) Method A cleanup levels. None of the samples contained gasoline-range hydrocarbons above the method detection limit of 50 part per million (ppm). Only one sample contained a slight concentration of ethylbenze (0.2 ppm) and xylene (0.84 ppm). The results of laboratory analysis reveals that the former presence of the UST on the site – considered an historical, as opposed to a current, recognized environmental condition -- has not compromised the environmental integrity of the subject site.

Recreational vehicle servicing activities conducted on site involve the use or generation of various chemical substances. These substances include, but are not limited to, transmission fluid, new and waste anti-freeze, parts cleaning solvent, brake fluid, and new and waste oil. The substances were observed to be stored in plastic and steel containers of various size, ranging from small spray cans to 150-gallon ASTs. These observed substances appeared to be stored and handled, for the most part, in appropriate fashion, with only minor to locally moderate

staining observed on the concrete flooring within the interior of the service areas. Because best management practices, for the most part, appear to be exercised with respect to the observed petroleum and chemical substances on the site, their presence is considered a *de minimis* condition in that they generally do not present a material risk of harm to public health or the environment (in their current state) and that they generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. The only notable exception to the generally good storage practices observed on the site would be within the partially enclosed steel storage shed located immediately adjacent the southeast exterior wall of the south building, where an approximately 150-gallon new oil AST was noted to stored without secondary containment.

Non-ASTM Issues

Asbestos-Containing Material

Based on the reported years of construction of the two subject site buildings (1973 and 1980), it is conceivably possible that asbestos-containing material (ACM) may be present in either building, although the potential for ACM to exist in the newer building would be considered relatively low. However, a building's date of construction does not exempt a building from asbestos-related regulations. Currently, there is no regulatory need, nor does Adapt recommend, that a more thorough sampling survey for the site buildings be performed at this time, unless renovation or demolition activities are anticipated. Prior to demolition or renovation, the local clean air agency and other federal and state regulations require that a U.S. EPA AHERA Building Inspector perform a more thorough asbestos survey. The survey would involve the collection and analytical testing of bulk samples of all suspect ACM. If an asbestos survey confirms the presence of ACBM in a building, the ACBM must first be removed in accordance with applicable regulations prior to renovation or demolition. Potential costs for addressing asbestos/lead-based paint issues are undetermined at this time. Depending on the type of ACBM and the removal method, the removal may need to be performed by state certified asbestos workers. If ACBM materials are present, and not damaged such materials can usually be managed in place with implementation of an appropriate Operations and Management Plan (O&M). As a general observation, however, all observed building materials appeared to be in good, non-friable condition.

Lead-Based Paint

Based on the reported years of construction of the on-site buildings, it is conceivably possible that painted surface areas associated with both buildings may contain lead, although the potential for lead paint to be associated with the newer building would be considered relatively low. As a general observation, however, all observed painted surfaces appeared to be in good, non-flaking/non-peeling condition.

The U.S. Department of Labor and the WSDLI require that the Washington State Construction Standards for Lead be followed during "New construction, alteration, repair, or renovation of structures, substrates, or portions thereof, that contain lead, or materials containing lead." These standards consider any detectable concentration of lead to be a potential hazard during such construction activities, and therefore employees performing certain activities at a site where there is possible exposure to lead dust will be required to wear respirators until air sample results can document that exposure to lead is below the permissible exposure limit (50 $\mu g/m^3$). Under working conditions, an action level of 30 $\mu g/m^3$ in air as an 8-hour TWA has been established by OSHA (29 CFR 1910.1025 and 29 CFR 1926.62) and Washington State

Construction Standard for Lead (WAC 296-155-176). Contractors performing construction work should be aware of the lead construction standard and provide proper worker protection.

In addition to the human health aspect, according to WAC 173-303, a solid waste that exceeds 5 milligrams per liter in the Toxicity Characteristic Leaching Procedure (TCLP) for lead would be designated a dangerous waste, and would have to be properly disposed of at a licensed hazardous waste facility.

Closure

Adapt appreciates the opportunity to be of service to you on this project. Should you have any questions concerning this report, or if we can assist you in any way, please contact us at (206) 654-7045.

Respectfully Submitted,

LSI - Adapt

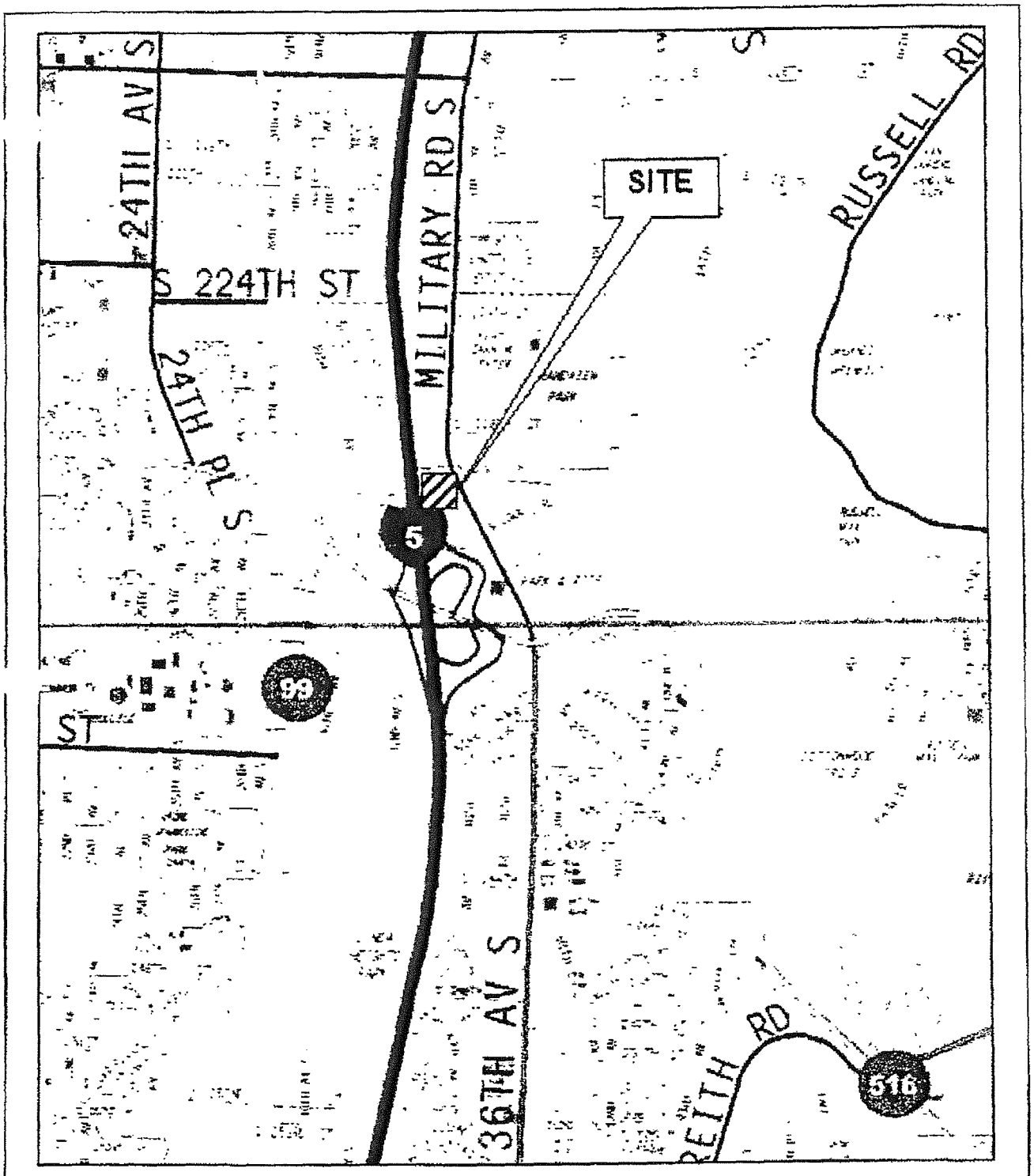
Lisa Davidson (FOR)

Anders F. Olin
Senior Project Manager

Daryl S. Petrarca, L.H.G.
Senior Reviewer

APPENDIX A

FIGURES



LSI ADAPT

215 Elm Avenue South
Seattle, Washington 98104

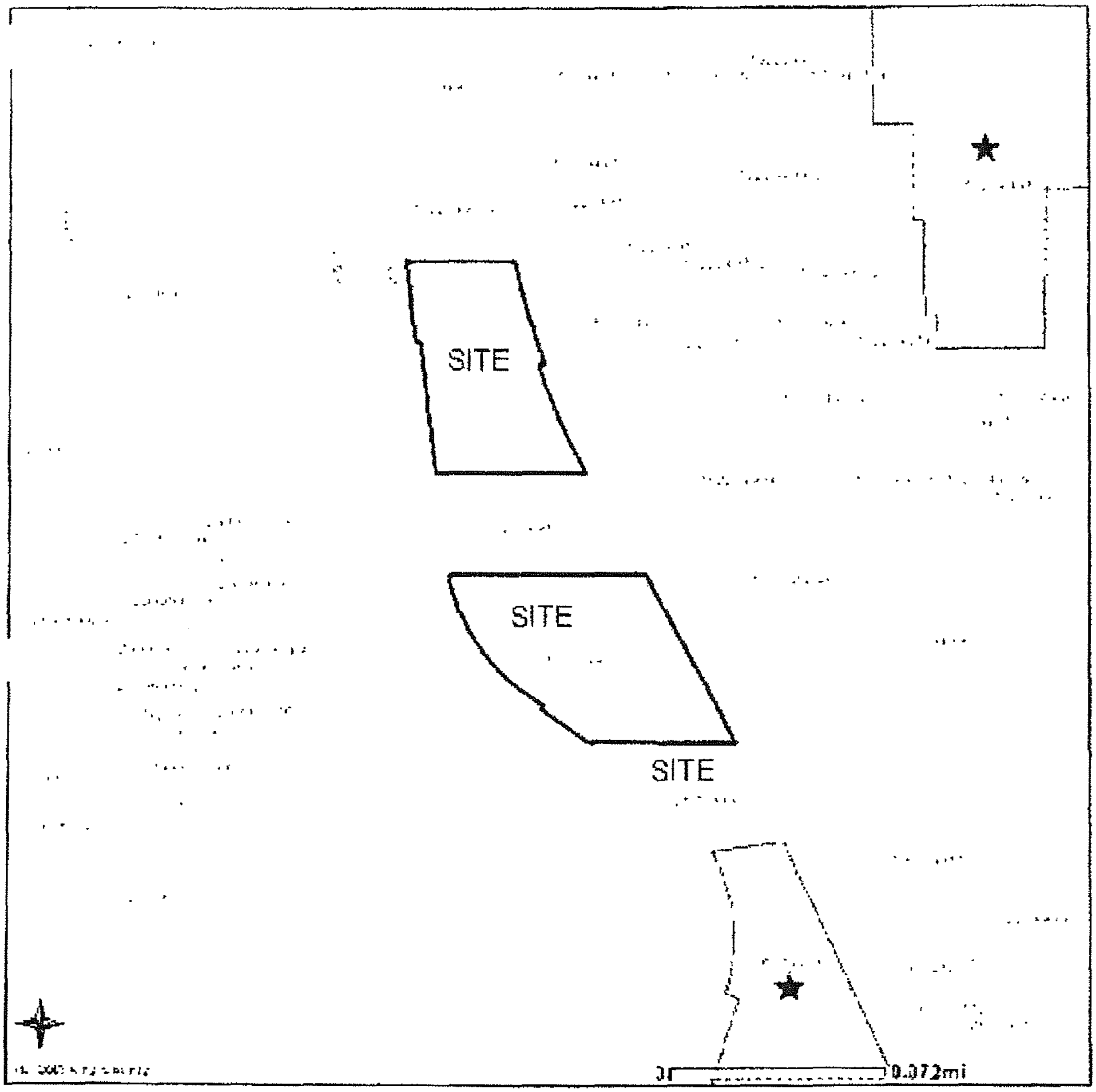
Ph: 206.654.7048 Fax: 206.654.7048

FIGURE 1 – Location Map

Project : Russell Rd
Location: 23261 Military Road South
Kent, Washington 98032
Client: U.S. BANCORP
Date: 3/14/04

N

NOT TO SCALE



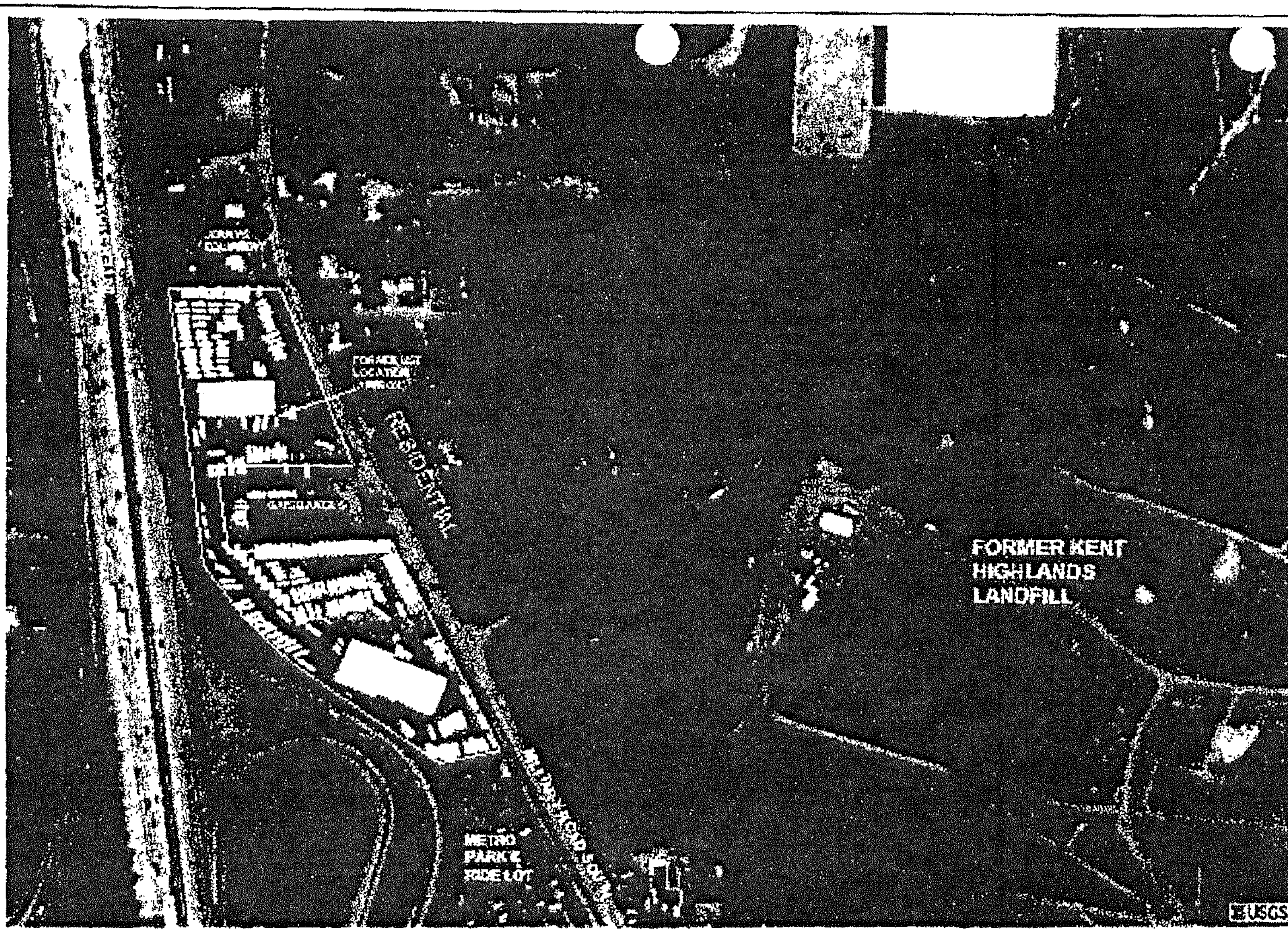
LSI ADAPT

Seattle, Washington 98104

Ph: 206.654.7045 Fax: 206.654.7048

FIGURE 2 – Parcel Map

Project :
Location:
Kent, Washington 98032
Client: U.S. BANCORP
Date:



LSI ADAPT

Seattle, Washington

FIGURE 3 – Site & Vicinity Plan

Project:
Location:
Client:
Date:

N

Kent Poulsbo RV

LSI Adapt
615 Eighth Avenue South
Seattle, Washington 98104
aka Valley I-5
Tel (206) 654-7045
Fax (206) 654-7048
www.lsiAdapt.com

VCP NW1486
LUST 591986

August 6, 2004

LSI - Adapt Job No. WA04-11238-PH2

U. S. BANCORP
Real Estate Technical Services
PD-WA-T6FI
1420 – 5th Avenue, Suite 600
Seattle, WA 98101

Attention: Mr. Robert M. Wearne, MAI, SRA

Subject: Limited Phase II Environmental Site Assessment
Kent – Poulsbo RV
23051 Military Road South
Kent, Washington 98032
RETECHS File No: CCV04-316/2300 SEA

Dear Mr. Wearne:

LSI Adapt (Adapt) is pleased to provide you with the results of our Limited Phase II Environmental Site Assessment for the above referenced site. This report is provided for U.S. Bancorp and their agents. If this report is to be reproduced and/or transmitted to a third party, it must be reproduced and/or transmitted in its entirety. Any exceptions will be made only with the written permission of Adapt.

Adapt appreciates the opportunity to be of service to you on this project. Should you have any questions concerning this report, or if we can assist you in any way, please feel free to contact us at (206) 654-7045.

Respectfully Submitted,

LSI Adapt

Charles C. Cacek, L.E.G.
Senior Project Manager

CCC/ccc

CONSULTANT'S RECOMMENDATIONS (Items checked for "more info needed" and for "field sampling or testing")	
Issue	Estimated Cost
Conclusions Soil samples collected from borings advanced within the building did not indicate detectable concentrations of petroleum hydrocarbons in the vicinity of the former hydraulic hoists within the service area of the southern building on the parcel. Soil samples collected from borings adjacent to the catch basin in the southern building and in areas of the parking lot south of the building did not exhibit significant concentrations of petroleum hydrocarbons or VOCs, including chlorinated solvents. However, a soil sample collected from a hand boring advanced near the southeast corner of the building exhibited an elevated concentrations of gasoline-range TPH , benzene, and xylenes that were in excess of MTCA Method A cleanup levels. Supplemental information obtained from a site worker revealed that three USTs (two – 1,000-gallon gasoline, one-550-gallon used oil) were previously removed from this location in 1998. This information was not provided at the time of our initial inquiry for our previous Phase I ESA, nor was this information available for our review at Ecology or upon querying the Kent Fire Department during the Phase I site assessment. In addition, no information we were able to obtain indicated if an environmental assessment or remedial action was completed at the time of removal. It would be advisable to obtain any previous UST closure/remediation reports from the previous site owner(s), if such reports exist. In lieu of such reports, the former gasoline/used oil UST area at the southeast corner of the southern building generally remains uncharacterized. In Adapt's opinion, it would be prudent to consider a supplemental assessment of this portion of the site to help define the limits of impacts to the soil, and to assess the risk of potential groundwater impacts. The results of such an assessment would allow for better estimation of potential monetary risk associated with the property. Alternatively, if a previous UST assessment report with analytical test results is discovered, Adapt would provide review and reconsideration of our recommendations.	

THE SECTION BELOW IS FOR U.S. BANK USE ONLY RETECHS REVIEWER
Signature:
Name:
Title:
Date:
US bancorp. **Real Estate Technical Services – RETECHS**

TABLE OF CONTENTS

Attachments:

1.0 INTRODUCTION

1.1 Site Description

The subject site is located at 23051 Military Road South in Kent, King County, Washington (Section 15-Township 22 North - Range 4 East, Willamette Meridian).

The subject site is an irregular-shaped property that includes one tax parcel and two separate lots that together cover a reported 5.87 acres. The northern and southern lots are each developed with buildings. The northern lot supports a service garage building, and the southern lot supports a combination sales and service building. The balance of the lots are asphalt-paved and are utilized for recreational vehicle storage.

1.2 Project Background

Adapt completed a Phase I Environmental Site Assessment, dated May 18, 2004, for the subject site (Adapt Report No. WA04-11238-PH1). Based upon the results of our assessment, Adapt revealed the following possible environmental conditions at the site:

- The former presence of a 10,000 gallon capacity gasoline underground storage tank on the northern portion of the property;
- The presence of decommissioned underground hydraulic hoists located within the southern building;
- The past usage of the southern portion of the southern lot for construction equipment staging and storage.
- The shop in the southern building includes a floor drain that is connected to an oil-water separator that is reportedly connected to the municipal stormwater system.
- The lack of secondary containment associated with above ground storage tanks and drums.

Confirmation sampling around the former gasoline UST coupled with the results of limited Phase II assessment did not indicate the presence of significant contaminant concentrations, and no further action was recommended. However, the report recommended that a subsurface investigation to completed to assess conditions in the former equipment storage area and the decommissioned hoists.

1.3 Purpose

The purpose of this assessment is to evaluate the possible presence of the petroleum hydrocarbons associated with the decommissioned hoists, and petroleum hydrocarbons and volatile organic compounds associated with possible former equipment storage and catch basin and oil/water separator locations. This preliminary study did not include the work scope required to fully delineate the exact vertical and lateral extent of possible on-site or off-site contamination.

1.4 Scope of Work and Authorization

The scope of work for this project consisted of the collection of soil, and analytical testing of recovered samples for petroleum hydrocarbons and volatile organic compounds, including chlorinated solvents. Mr. Robert M. Wearne of U.S. Bank provided written authorization to perform this Phase II on July 14, 2004, (RETECHS File No: CCV04-316/2300 SEA).

2.0 ACTIVITIES

2.1 Sample Collection and Observations

This phase of work involved advancing eight (8) Strataprobe borings (designated GP-1 through GP-8) and one hand boring (designated HB-1) to depths ranging from about 10.5 feet to 14 feet (bgs). The Strataprobe borings were advanced using a direct push drill rig, owned and operated by Environmental Services Network (ESN), Inc., under subcontract to our firm. The hand boring was advanced using a steel hand auger. All borings were supervised, sampled, and logged by an Adapt Licensed Geologist. The borings were located based on preliminary findings of previous environmental studies, field observations, and site access. Figure 2 show the approximate locations of the borings, site boundaries, and other pertinent site features. Subsurface exploration and soil sampling procedures are described in Appendix B.

Soil samples were generally collected in all of the Strataprobe borings from continuous probing using a four-foot long core soil sampler with an acetate liner or four-foot long spilt spoon sampler, which is pushed as the lead section of the tool string. Soil samples were collected continuously from the hand boring. Discrete soil samples were collected for each interval at significant lithologic changes and/or based on visual, olfactory or field screening data as evaluated by the on-site geologist. Soil samples were collected using a clean stainless steel, disposable trowel, or gloved hand and transferred to a clean 4-ounce glass jar with a Teflon® lined lid. The jars were filled minimizing headspace. The soil samples were stored in a cooler at approximately 4 degrees Celsius for transport to the project analytical laboratory. All samples were collected, stored and transported under standard Chain of Custody (COC) procedures. A completed COC form is presented in Appendix C.

All soil samples were field screened using a MiniRae 10.6ev Photoionization Detector (PID). Field screen samples were collected from the remaining soil in the sampled interval. A representative soil sample was placed in a Ziplock® type plastic bag and sealed. The sample was allowed to volatilize for at least 10 minutes prior to obtaining a reading. The PID tip was inserted in small hole poked in the bag just prior to reading. The highest PID reading observed was recorded on the boring log sheet, as were any subjective olfactory impressions of the sample by the on-site geologist.

Upon completion, the test probe holes were abandoned by placing dry bentonite into the probe holes, which was then hydrated. The probe holes were sealed to match the existing surface. The probe and sampling equipment were decontaminated between each sampling event using water and Alconox wash and water rinse.

3.0 RESULTS

3.1 Subsurface Conditions: Soil

The site borings generally disclosed asphalt or concrete pavement and gravel base course overlying variable gravelly sand fill soils, locally silt-rich, with minor organic fragments, that

extended to depths ranging from about 4 feet to 10 feet below ground surface (bgs). These soils were underlain by dense, moist, tan-gray to gray, silty, gravelly fine sand with less silty sand-rich zones. These underlying soils were interpreted to be glacial till soils that extended to the full depth explored of 14 feet bgs. Groundwater seepage or wet soils zones were not encountered in any of the site explorations. Figure 2 shows the approximate locations of the borings, site boundaries, and other pertinent site features. Subsurface exploration and soil sampling procedures are described in Appendix B.

All soil samples were field screened using a MiniRae Photoionization Detector (PID). Soils screened from borings GP-1 through GP-8 did not exhibit obvious signs of contaminant impacts, such as staining odors, or significant PID readings. Samples collected and screened from below the 8-foot depth in boring HB-1, drilled adjacent to the southeast corner of the building on the southern parcel, exhibited PID readings of up to 740 parts per million (ppm) and petroleum odors.

4.0 QUANTITATIVE ANALYSES

The analytical testing was performed by ESN, Inc., which is a Washington certified laboratory.

4.1 Quantitative Analyses- Soil

Soil

Selected soil samples collected from borings GP-1 through GP-8 did not exhibit detectable concentrations of gasoline-through mineral oil-range total petroleum hydrocarbons (TPH). Sample HB-1/10-10.5 exhibited a gasoline-range TPH concentration of 1,200 ppm which was in excess of the MTCA cleanup level of 100 ppm. This sample also exhibited detectable concentrations of benzene (0.06 ppm), ethylbenzene (4.3 ppm), and xylenes (14 ppm). The benzene and xylenes concentrations were in excess of respective MTCA Method A cleanup levels. Sample GP-7/7.5-8 exhibited a xylenes concentration of 0.49 ppm, which is below the MTCA Method A cleanup level of 9 ppm. These samples did not exhibit detectable concentrations of other volatile organic compounds, including chlorinated solvents. Also, samples GP-1/7-8 and GP-8/3-4 did not exhibit detectable concentrations of VOCs. Analytical results are summarized on Table 2 below, and the laboratory certificates and chain of custody forms are included in Appendix C.

Table 1 : Summary of Analytical Results: Soil							
ID	Depth (ft)	PID (ppm)	Gasoline (ppm)	Diesel (ppm)	Heavy Oil (ppm)	Mineral Oil (ppm)	VOCs
GP-1/7-8	7-8	0.0	<20	<50	<100	<100	NotD
GP-2/10-11	10-11	0.0	<20	<50	<100	<100	NT
GP-3/10-11	10-11	0.0	<20	<50	<100	<100	NT
GP-4/10-11	10-11	0.0	<20	<50	<100	<100	NT
GP-5/9-10	9-10	0.0	<20	<50	<100	<100	NT
GP-6/9-10	9-10	0.0	<20	<50	<100	<100	NT
GP-7/7.5-8	7.5-8	0.0	<20	<50	<100	<100	*
GP-8/3-4	3-4	0.0	<20	<50	<100	<100	NotD
HB-1/10.5-11	10.5-11.0	740	1,200	NT	NT	NT	**
MTCA Method A Cleanup Levels			100/30	2,000	2,000	4,000	varies

NotD= Not Detected above standard laboratory detection levels
MTCA = Model Toxics Control Act
ppm = parts per million
VOCs = volatile organic compounds by EPA Method 8021b
NotD = Not Detected
NT = Not Tested
* = exhibited detectable concentration of ethylbenzene (0.42 ppm)
** = exhibited detectable concentrations of benzene (0.06 ppm); toluene (4.3 ppm) and xylenes (14 ppm).

5.0 SUPPLEMENTAL HISTORICAL INFORMATION

While on-site completing hand boring HB-1, a shop worker at the Poulsbo RV facility stated that petroleum USTs and a pump were formerly located adjacent to the southeast corner of the shop building. At the time of our site walk-through for the Phase I ESA, Ms. Gloria Lynn, the service/parts manager of Poulsbo RV, did not indicate the former presence of a UST system at this location. Adapt queried the City of Kent Fire Department during the Phase I and was informed that no records existed regarding USTs on the southern portion of the subject site. Based upon anecdotal information, Adapt again queried the City of Kent Fire Department regarding petroleum USTs at the site. This request indicated that two 1,000-gallon capacity gasoline USTs and one 550-gallon capacity used oil UST were removed from adjacent to the southeast corner of the southern building in 1998 for "Valley I-5." Documentation and a site drawing obtained from the Fire Department are included in Appendix D. We questioned a representative with the Fire Department as to why this information was not provided at the time of our original inquiry for our Phase I ESA. The representative stated that not everybody in their office is familiar with all of the aspects of database retrieval from the new system, and it is possible that this is record was somehow overlooked. It should also be noted that no files were available for our review at Ecology at the time of the Phase I that addressed these USTs.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Soil samples collected from borings advanced within the building did not indicate detectable concentrations of petroleum hydrocarbons in the vicinity of the former hydraulic hoists within the

service area of the southern building on the parcel. Soil samples collected from borings adjacent to the catch basin in the southern building and in areas of the parking lot south of the building did not exhibit significant concentrations of petroleum hydrocarbons or VOCs, including chlorinated solvents. However, a soil sample collected from a hand boring advanced near the southeast corner of the building exhibited an elevated concentrations of gasoline-range TPH, benzene, and xylenes that were in excess of MTCA Method A cleanup levels. Supplemental information obtained from a site worker revealed that three USTs (two – 1,000-gallon gasoline, one-550-gallon used oil) were previously removed from this location in 1998. This information was not provided at the time of our initial inquiry for our previous Phase I ESA, nor was this information available for our review at Ecology or upon querying the Kent Fire Department during the Phase I site assessment. In addition, no information we were able to obtain indicated if an environmental assessment or remedial action was completed at the time of removal.

It would be advisable to obtain any previous UST closure/remediation reports from the previous site owner(s), if such reports exist. In lieu of such reports, the former gasoline/used oil UST area at the southeast corner of the southern building generally remains uncharacterized. In Adapt's opinion, it would be prudent to consider a supplemental assessment of this portion of the site to help define the limits of impacts to the soil, and to assess the risk of potential groundwater impacts. The results of such an assessment would allow for better estimation of potential monetary risk associated with the property. Alternatively, if a previous UST assessment report with analytical test results is discovered, Adapt would provide review and reconsideration of our recommendations.

6.0 LIMITATIONS

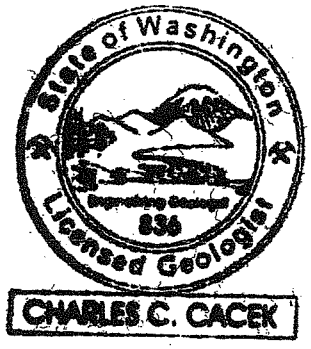
Information contained in this report is based upon site characterization, field observations, and the laboratory analyses completed for this study. Conclusions presented are professional opinions based upon our interpretation of the analytical laboratory test results, as well as our experience and observations during the field activities. The number, locations, and depth of the explorations, as well as the analytical scope were completed within the site and proposal constraints. Adapt's observations and the analytical data are limited to the vicinity of each test probe and do not necessarily reflect conditions across the site. No other warranty, express or implied is made. In the event that additional information regarding either the site or surrounding properties becomes known, or changes to existing conditions occurs, the conclusions in this report should be reviewed, and if necessary, revised to reflect the updated information. Project specific limitations are presented in the appropriate sections of this report.

This report has been prepared for the exclusive use of US Bancorp and their agents for specific application to the project site. Use or reliance upon this report by a third is at their own risk. Adapt does not make any representation or warranty, express or implied, to such other parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatever, known or unknown, to Adapt.

Adapt appreciates the opportunity to be of service to you on this project. Should you have any questions concerning this report, or if we can assist you in any way, please contact us at (206) 654-7045.

Respectfully Submitted,

LSI Adapt



Charles C. Cacek, L.E.G.
Senior Project Manager

Daryl S. Petrarca, L.H.G.
Environmental Services
Senior Reviewer

CCC/ccc

Kent Poulsbo RV
aka Valley I-5

LSI Adapt Inc.
615 Eighth Avenue South
Seattle, Washington 98104

Tel (206) 654-7045
Fax (206) 654-7048

VCP NW1486
LUST 59/986

July 14, 2005

LSI - Adapt Job No. WA04-11238-PH2

U. S. BANCORP
Real Estate Technical Services
PD-WA-T6FI
1420 – 5th Avenue, Suite 600
Seattle, WA 98101

ENTERED 9-1 2005

Attention: Mr. Robert M. Wearn, MAI, SRA

Subject: Supplemental Limited Phase II Environmental Site Assessment
Kent – Poulsbo RV
23051 Military Road South
Kent, Washington 98032
RETECHS File No: CCV04-316/2300 SEA

Dear Mr. Wearn:

LSI Adapt (Adapt) is pleased to provide you with the results of our Limited Phase II Environmental Site Assessment for the above referenced site. This report is provided for U.S. Bancorp and their agents. If this report is to be reproduced and/or transmitted to a third party, it must be reproduced and/or transmitted in its entirety. Any exceptions will be made only with the written permission of Adapt.

Adapt appreciates the opportunity to be of service to you on this project. Should you have any questions concerning this report, or if we can assist you in any way, please feel free to contact us at (206) 654-7045.

Respectfully Submitted,

LSI Adapt

Charles C. Cacek, L.E.G.
Senior Project Manager

CCC/ccc

CONSULTANT'S RECOMMENDATIONS (Items checked for "more info needed" and for "field sampling or testing")	
Issue	Estimated Cost
Conclusions The current phase of work included advancing three 30-foot hollow-stem auger borings adjacent to and downslope from a petroleum UST system that was formerly located along the east side of the southernmost building. The borings disclosed 3 to 7 feet of man-placed fill soils overlying very dense glacial till soils that extended to the full depth explored of 30 feet. None of the borings exhibited recoverable groundwater seepage. Soils samples collected from the borings did not exhibit readily obvious signs of contaminant impacts, such as stains, petroleum or petroleum-like odors, or measurable PID readings. In Adapt's opinion, the results of the current phase of work, coupled with past site assessment results, indicate that a limited volume of petroleum contaminated soils remain in the area of the former gasoline USTs and pump, adjacent to the east side of the southern building on the subject property. In addition, it does not appear that the residual contaminants have impacted the local near-surface groundwater table, which is in excess of 30 feet in depth. Figure 3 shows the estimated aerial extent of residual contaminated soils adjacent to the east side of the southern building. We conservatively estimate that approximately 50 to 100 cubic yards of petroleum contaminated soils remain at depths greater than about 10 feet below ground surface adjacent to the east side of the southernmost building. It is our understanding that no significant remodeling or earthwork is currently planned for this portion of the property. In Adapt's opinion, if left undisturbed, and given that the site is entirely paved in the area of concern, the residual contaminants do not appear to represent a significant environmental risk to human health or the environment. Adapt recommends that this report and the other site assessment reports be submitted to Ecology for fee-based review under the Voluntary Cleanup Program (VCP).	

THE SECTION BELOW IS FOR U.S. BANK USE ONLY RETECHS REVIEWER
Signature:
Name:
Title:
Date:
usbancorp. Real Estate Technical Services – RETECHS

1.0 INTRODUCTION

1.1 Site Description

The subject site is located at 23051 Military Road South in Kent, King County, Washington (Section 15-Township 22 North - Range 4 East, Willamette Meridian).

The subject site is an irregular-shaped property that includes one tax parcel and two separate lots that together cover a reported 5.87 acres. The northern and southern lots are each developed with buildings. The northern lot supports a service garage building, and the southern lot supports a combination sales and service building. The balance of the property is asphalt-paved and utilized for recreational vehicle storage.

1.2 Project Background

Adapt completed a Phase I Environmental Site Assessment, dated May 18, 2004, for the subject site (Adapt Report No. WA04-11238-PH1). Based upon the results of our assessment, Adapt revealed the following possible environmental conditions at the site:

- The former presence of a 10,000 gallon capacity gasoline underground storage tank (UST) on the northern portion of the property;
- The presence of decommissioned underground hydraulic hoists located within the southern building;
- The past usage of the southern portion of the southern lot for construction equipment staging and storage.
- The shop in the southern building includes a floor drain that is connected to an oil-water separator that is reportedly connected to the municipal stormwater system.
- The lack of secondary containment associated with above ground storage tanks and drums.

Confirmation sampling around the former gasoline UST on the northern lot coupled with the results of a limited Phase II assessment completed by others did not indicate the presence of significant contaminant concentrations, and no further action was recommended. However, the report recommended that a subsurface investigation be completed to assess conditions in the former equipment storage area and the decommissioned hoists on the southeast portion of the property.

Adapt subsequently completed a limited Phase II Environmental Site Assessment (dated August 8, 2004, Adapt Report No. WA04-11238-PH2). This assessment included advancing a total of eight (8) geoprobe explorations and one hand boring to depths of up to 14 feet below ground surface (bgs). The Geoprobe and hand borings were drilled adjacent to the hydraulic hoists in the southern building and areas peripheral to the south and east sides of the building. Soil samples collected from borings GP-1 through GP-8 did not exhibit detectable concentrations of total petroleum hydrocarbons (TPH) or volatile organic compounds, including benzene and chlorinated solvents. However, a sample collected from the 10 to 11.5-foot depth from hand boring HB-1 exhibited a gasoline-range TPH concentration of 1,200 ppm which was in excess of the MTCA cleanup level of 100 ppm. This sample also exhibited detectable concentrations of benzene (0.06 ppm), ethylbenzene (4.3 ppm), and xylenes (14 ppm). The benzene and xylenes concentrations were in excess of respective MTCA Method A cleanup levels.

Subsequent review of City of Kent Files revealed that the eastern side of the southern building formerly supported three petroleum USTs, including two 2,000-gallon capacity gasoline USTs and one 1,000-gallon capacity used oil UST and a pump. The USTs were reportedly decommissioned and removed in 1998 for the previous property owner, "Valley I-5." The UST Closure Report completed by Sound Environmental Consulting indicated that about 5 cubic yards of impacted soils were removed from the excavation and transported to Fife Sand and Gravel for treatment. Analytical results of confirmatory soil samples collected from the base of the excavation below the former gasoline USTs indicated elevated concentrations of gasoline–range TPH in excess of MTCA Method A cleanup levels.

Based upon the results of the UST Closure Assessment by others and Adapt's limited Phase II ESA report, a limited volume of soils exhibiting elevated concentrations gasoline-range TPH and VOCs remain in the area of the former gasoline USTs. However, the lateral limits of these impacts have not been assessed. In addition, it is not known if this release has impacted underlying ground water conditions.

1.3 Purpose

The purpose of this assessment is to evaluate the lateral limits of petroleum hydrocarbons impacts in soil and potential groundwater impacts associated with the confirmed release from the decommissioned UST system located to the east of the southernmost building.

1.4 Scope of Work and Authorization

The scope of work for this project consisted of the collection of soil and analytical testing of recovered samples for petroleum hydrocarbons and volatile organic compounds, including benzene and chlorinated solvents. Mr. Robert M. Wearn of U.S. Bank provided written authorization to perform this Phase II on April 21, 2004, (RETECHS File No: CCV04-316/2300 SEA).

2.0 ACTIVITIES

2.1 Sample Collection and Observations

This phase of work involved advancing three (3) hollow stem auger borings (designated B-1 through B-3) to depths of about 30 feet (bgs). The borings were advanced using a truck-mounted hollow-stem auger drill rig, owned and operated by Holt Drilling, under subcontract to our firm. All borings were supervised, sampled, and logged by an Adapt Licensed Geologist. The borings were located based on preliminary findings of previous environmental studies, field observations, and site access. Figure 2 show the approximate locations of the borings, site boundaries, and other pertinent site features. Subsurface exploration and soil sampling procedures are described in Appendix B.

All soil samples were field screened using a MiniRae 10.6ev Photoionization Detector (PID). Field screen samples were collected from the remaining soil in the sampled interval. A representative soil sample was placed in a Ziplock® type plastic bag and sealed. The sample was allowed to volatilize for at least 10 minutes prior to obtaining a reading. The PID tip was inserted in small hole poked in the bag just prior to reading. The highest PID reading observed was recorded on the boring log sheet, as were any subjective olfactory impressions of the sample by the on-site geologist.

Upon completion, the test probe holes were abandoned by placing dry bentonite into the probe holes, which was then hydrated. The probe holes were sealed to match the existing surface. The probe and sampling equipment were decontaminated between each sampling event using water and Alconox wash and water rinse.

3.0 RESULTS

3.1 Subsurface Conditions: Soil

The site borings generally disclosed asphalt pavement and gravel base course overlying variable gravelly sand fill soils, locally silt-rich, with minor organic fragments, that extended to depths ranging from about 3 feet to 7 feet below ground surface (bgs). These soils were underlain by very dense, moist to wet, tan-gray to gray, silty, gravelly fine sand with minor less silty sand-rich zones. These underlying soils were interpreted to be unweathered glacial till soils that extended to the full depth explored of about 30 feet bgs. Minor, discontinuous moist to wet zones were observed at depths of about 20 to 25 feet in the borings. However, groundwater seepage was not encountered in any of the site borings at the time of drilling and within one half hour of completion of each boring. Figure 2 shows the approximate locations of the borings, site boundaries, and other pertinent site features. Subsurface exploration and soil sampling procedures are described in Appendix B.

All soil samples were field screened using a MiniRae Photoionization Detector (PID). Soils screened from borings B--1 through B-8 did not exhibit obvious signs of contaminant impacts, such as staining odors, or significant PID readings.

4.0 QUANTITATIVE ANALYSES

The analytical testing was performed by ESN, Inc., which is a Washington certified laboratory.

4.1 Quantitative Analyses- Soil

Soil

Soil samples B-1/7.5-9 and GP-1/15-16.5 did not exhibit detectable concentrations of gasoline through mineral oil-range total petroleum hydrocarbons (TPH), or volatile organic compounds, including BTEX and chlorinated solvents. Sample GP-2/5-6.5 exhibited detectable concentrations of ethylbenzene (0.25 ppm) and xylenes (0.95 ppm), both of which were below respective MTCA Method A cleanup levels. This sample did not exhibited concentrations of benzene, toluene, or gasoline through mineral oil-range TPH. Samples B-3/10-11.5 and B-3/20-21.5 did not exhibited concentrations of BTEX, or gasoline through mineral oil-range TPH. Analytical results are summarized on Tables 1 and 2 below, and the laboratory certificates and chain of custody forms are included in Appendix C.

Table 1 : Summary of Analytical Results: Soil - TPH							
ID	Depth (ft)	PID (ppm)	Gasoline (ppm)	Mineral Spirits (ppm)	Kerosene (ppm)	Diesel (ppm)	Heavy Oil (ppm)
B-1/7.5-9	7.5-9	0.0	<5	<5	<20	<20	<50
B-1/15-16.5	15-16.5	0.0	<5	<5	<20	<20	<50
B-2/5-6.5	5-6.5	0.0	<5	<5	<20	<20	<50
B-2/15-16.5	15-16.5	0.0	<5	<5	<20	<20	<50
B-3/10-11.5	10-11.5	0.0	<5	<5	<20	<20	<50
B-3/20-21.5	20-21.5	0.0	<5	<5	<20	<20	<50
MTCA Method A Cleanup Levels			100/30	100/30	2,000	2,000	

TPH – Total Petroleum Hydrocarbons
ppm = parts per million
NotD= Not Detected above standard laboratory detection levels
NT = Not Tested
MTCA = Model Toxics Control Act

Table 2 : Summary of Analytical Results: Soil - VOCs						
ID	Depth (ft)	B (ppm)	T (ppm)	E (ppm)	X (ppm)	VOCs
B-1/7.5-9	7.5-9	<0.02	<0.05	<0.05	<0.05	NotD
B-1/15-16.5	15-16.5	<0.02	<0.05	<0.05	<0.05	NotD
B-2/5-6.5	5-6.5	<0.02	<0.05	0.25	0.95	NT
B-2/15-16.5	15-16.5	<0.02	<0.05	<0.05	<0.05	NT
B-3/10-11.5	10-11.5	<0.02	<0.05	<0.05	<0.05	NT
B-3/20-21.5	20-21.5	<0.02	<0.05	<0.05	<0.05	NT
MTCA Method A Cleanup Levels			100/30	2,000	2,000	varies

ppm = parts per million
BTEX = Benzene, toluene, ethylbenzene, and xylenes by EPA Method 8260
VOCs = volatile organic compounds by EPA Method 8260
NotD = Not Detected above standard laboratory detection levels
NT = Not Tested
MTCA = Model Toxics Control Act

5.0 CONCLUSIONS AND RECOMMENDATIONS

The current phase of work included advancing three 30-foot hollow-stem auger borings adjacent to and downslope from a petroleum UST system that was formerly located along the east side of the southernmost building. The borings disclosed 3 to 7 feet of man-placed fill soils overlying very dense glacial till soils that extended to the full depth explored of 30 feet. None of the borings exhibited recoverable groundwater seepage. Soils samples collected from the borings did not exhibit readily obvious signs of contaminant impacts, such as stains, petroleum or petroleum-like odors, or measurable PID readings.

In Adapt's opinion, the results of the current phase of work, coupled with past site assessment results, indicate that a limited volume of petroleum contaminated soils remain in the area of the former gasoline USTs and pump, adjacent to the east side of the southern building on the subject property. In addition, it does not appear that the residual contaminants have impacted the local near-surface groundwater table, which is in excess of 30 feet in depth. Figure 3 shows the estimated aerial extent of residual contaminated soils adjacent to the east side of the southern building. We conservatively estimate that approximately 50 to 100 cubic yards of petroleum contaminated soils remain at depths greater than about 10 feet below ground surface adjacent to the east side of the southernmost building.

It is our understanding that no significant remodeling or earthwork is currently planned for this portion of the property. In Adapt's opinion, if left undisturbed, and given that the site is entirely paved in the area of concern, the residual contaminants do not appear to represent a significant environmental risk to human health or the environment. Adapt recommends that this report and the other site assessment reports be submitted to Ecology for fee-based review under the Voluntary Cleanup Program (VCP).

6.0 LIMITATIONS

Information contained in this report is based upon site characterization, field observations, and the laboratory analyses completed for this study. Conclusions presented are professional opinions based upon our interpretation of the analytical laboratory test results, as well as our experience and observations during the field activities. The number, locations, and depth of the explorations, as well as the analytical scope were completed within the site and proposal constraints. Adapt's observations and the analytical data are limited to the vicinity of each test probe and do not necessarily reflect conditions across the site. No other warranty, express or implied is made. In the event that additional information regarding either the site or surrounding properties becomes known, or changes to existing conditions occurs, the conclusions in this report should be reviewed, and if necessary, revised to reflect the updated information. Project specific limitations are presented in the appropriate sections of this report.

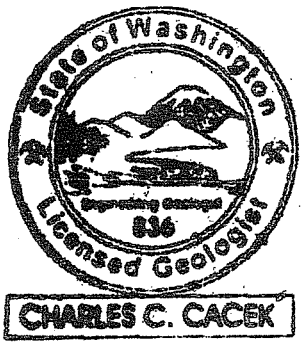
This report has been prepared for the exclusive use of US Bancorp and their agents for specific application to the project site. Use or reliance upon this report by a third is at their own risk. Adapt does not make any representation or warranty, express or implied, to such other parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatever, known or unknown, to Adapt.

Adapt appreciates the opportunity to be of service to you on this project. Should you have any questions concerning this report, or if we can assist you in any way, please contact us at (206) 654-7045.

Respectfully Submitted,

LSI Adapt

Charles C. Cacek, L.E.G.
Senior Project Manager

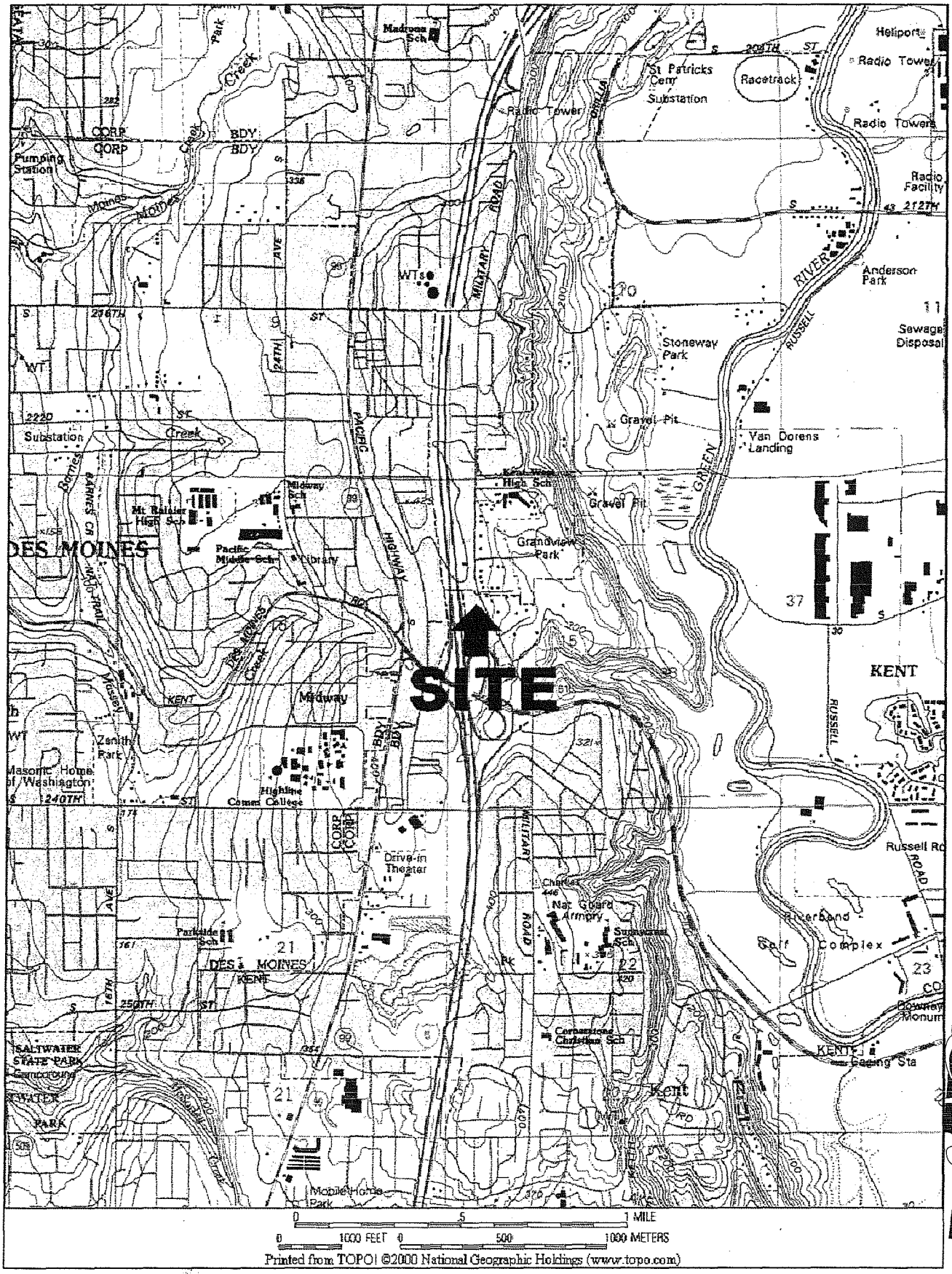


Daryl S. Petrarca, L.H.G.
Senior Reviewer

CCC/ccc

APPENDIX A

FIGURES

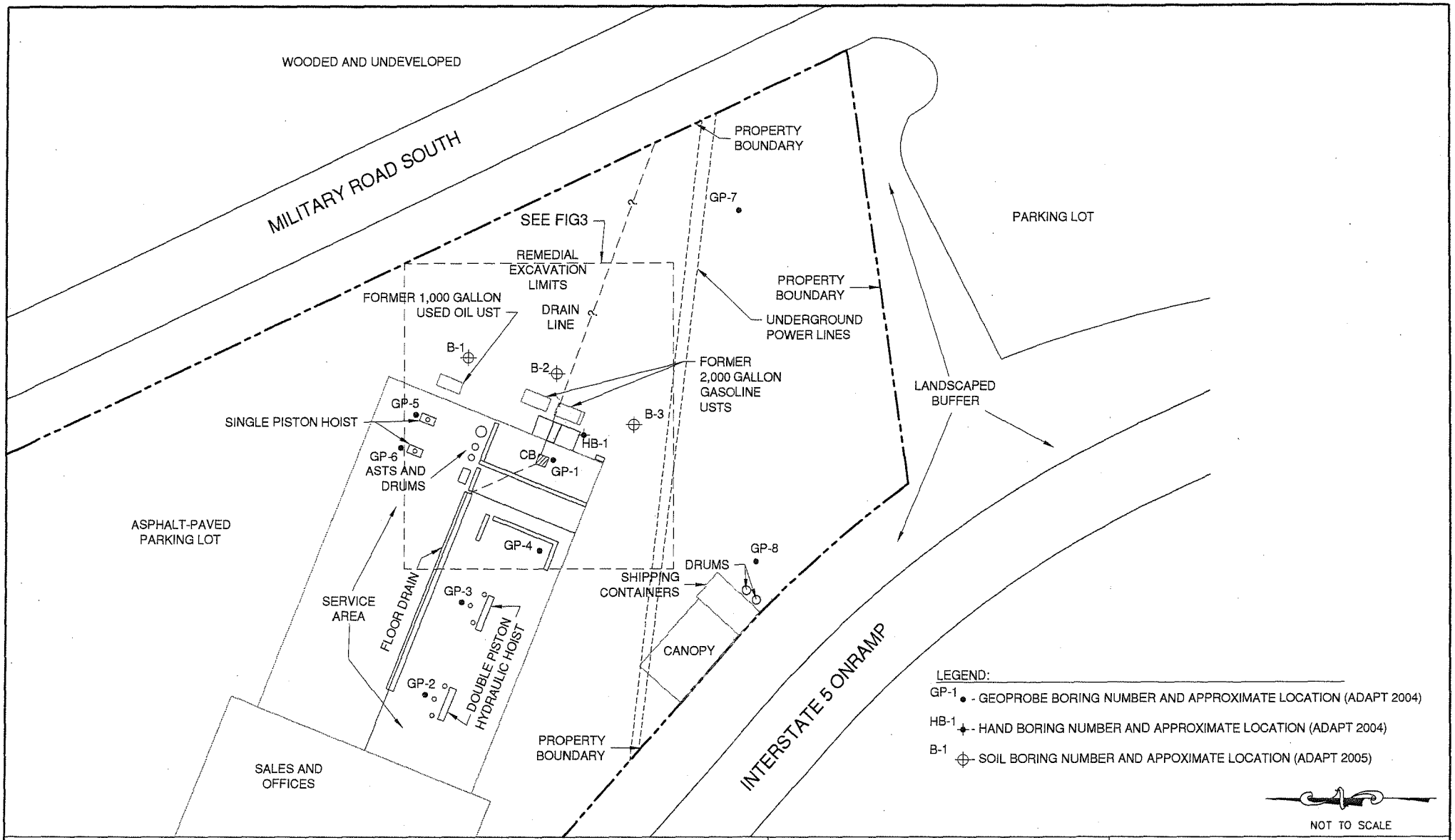


LSI ADAPT, INC.
615 8th Avenue South
Seattle, Washington 98104

Ph : 206.654.7045 Fax : 206.654.7048

FIGURE 1 – Location/Topographic Map

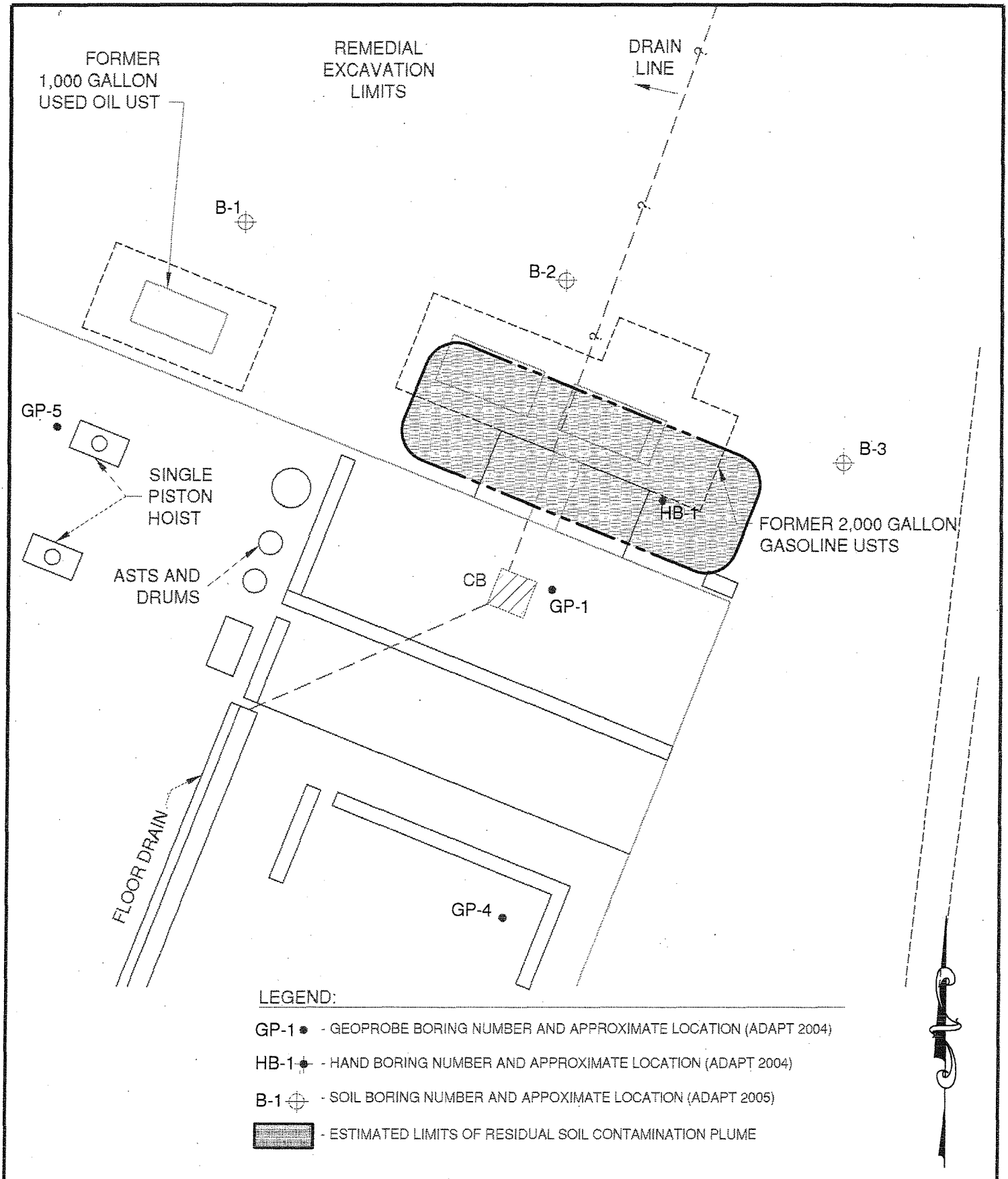
Project :Kent Poulsbo RV – Southern Parcel
Location :23051 Military Road South
Kent, Washington 98032
Client : US Bancorp
Date : 07/19/04 Job #:WA-04-11238-PH2



LSI ADAPT
615 8th Avenue South
Seattle, Washington 98104
Ph : 206.654.7045 Fax : 206.654.7048

FIGURE 2 - Site & Exploration Plan

Project : Kent Poulsbo RV – Southern Parcel
Location : 23051 Military Road South
Kent, Washington 98032
Client : US Bancorp
Date : 06/02/05 **Job #** : S-WA-04-11238-PH2



LSI ADAPT, INC.
615 8th Avenue South
Seattle, Washington 98104

Ph : 206.654.7045 Fax : 206.654.7048

FIGURE 3 – Site Plan – Former UST System

Project :Kent Poulsbo RV – Southern Parcel
Location :23051 Military Road South
Kent, Washington 98032
Client : US Bancorp
Date : 07/19/04 Job #S-WA-04-11238-PH2

APPENDIX B

SUBSURFACE EXPLORATION PROCEDURES AND BORING LOGS

BORING LOG

LSI ADAPT
615 8th Avenue South
Seattle, Washington 98104
TEL: 206.654.7045 FAX: 206.654.7048

PROJECT : Kent-Poulsbo RV
LOCATION : 23051 Military Road South
Kent, WA 98032

Job Number : WA04-11238-PH2
Prepared for: US Bank

Boring No. : **B-1**

Elevation Reference : N/A
Ground Surface Elevation : N/A

Well Completed : N/A
Casing Elevation : N/A

DEPTH (feet)		SAMPLE TYPE	SAMPLE NUMBER	BLOW COUNT	OVM READING	GROUND WATER	AS-BUILT DESIGN	TESTING
0	2' asphalt over minor gravel over medium dense, moist, brown gravelly coarse Sand (fill)							
5			B-1 5-1	7 7 7	0.0			
	Very dense, moist, tan-grey, gravelly silty fine SAND with some cobbles (glacial till)		B-1 5-2	50/6"	0.0			EPA 8260 WTPH-61 WTPH-DX
10			B-1 5-3	50/6"	0.0			
			B-1 5-4	30/50/4"	0.0			
15			B-1 5-5	31/50/5"	0.0			EPA 8260 WTPH-61 WTPH-DX
			B-1 5-6	60/6"	0.0			
20			B-1 5-7	75/6"	0.0			
	Grades to damp with minor wet zones		B-1 5-8	27/50/5"	0.0			
25			B-1 5-9	30/50/4"	0.0			
	Moist, no sign of significant moisture		B-1 5-10	50/6"	0.0			
30			B-1/5-11	50/6"	0.0			
	Boring terminated at appox. 30.5'							

LEGEND

- 2-inch O. D. Split-Spoon Sample
- N/A
- Sample not Recovered
- DATE ▽ — Static Water Level at Drilling
- DATE ▽ — Static Water Level
- Perched Groundwater
- Grab Sample
- WTPH-D Ext. 8010 — Type of Analytical Testing Used
- NR — No Recovery
- ATD — At Time of Drilling

Drilling Start Date : 04/14/05
Drilling Completion Date : 04/14/05
Logged By : RBH

File Name : Boring Log.dwg

BORING LOG

LSI ADAPT
615 8th Avenue South
Seattle, Washington 98104
TEL: 206.654.7045 FAX: 206.654.7048

PROJECT : Kent-Poulsbo RV
LOCATION : 23051 Military Road South
Kent, WA 98032

Job Number : WA04-11238-PH2
Prepared for: US Bank

Boring No. : **B-2**

Elevation Reference : N/A
Ground Surface Elevation : N/A

Well Completed : N/A
Casing Elevation : N/A

DEPTH (feet)		SAMPLE TYPE	SAMPLE NUMBER	BLOW COUNT	OVM READING	GROUND WATER	AS-BUILT DESIGN	TESTING
0	2' asphalt over gravel base coarse						Hand dig to 4 feet	
	Loose to medium dense, tan-gray silty, gravelly fine SAND (fill)							
5	Brown-black silty gravelly fine SAND with organics (fill)		S-1	4 10 10	0.0			WTPH-61/BTEX WTPH-DX
	Very dense, moist, oxidized tan-gray, gravelly silty fine SAND (glacial till)		S-2	5 35 50/5	0.0			
10	Gray		S-3	50/6"	0.0			
			S-4	20 50/6"	0.0			
15			S-5	28 50/6"	0.0			WTPH-61/BTEX WTPH-DX
	With sand-rich interbeds		S-6	40 50/6"	0.0			
20			S-7	50/5"	0.0			
			S-8	40 50/3"	0.0			
25	with thin (1" - 2") damp to wet zones		S-9	20 30 60/6"	0.0			
	Moist		S-10	50/6"	0.0			
30			S-11	80/6"	0.0			
	Boring terminated at appox. 30.5 feet							

LEGEND

- 2-inch O. D. Split-Spoon Sample
- N/A
- Sample not Recovered
- DATE ▽ Static Water Level at Drilling
- DATE ▽ Static Water Level
- Perched Groundwater
- Grab Sample
- WTPH-D Ext. 8010 — Type of Analytical Testing Used
- NR — No Recovery
- ATD — At Time of Drilling

Drilling Start Date : 04/14/05
Drilling Completion Date : 04/14/05
Logged By : RBH

File Name : Boring Log.dwg

BORING LOG

LSI ADAPT
615 8th Avenue South
Seattle, Washington 98104
TEL: 206.654.7045 FAX: 206.654.7048

PROJECT : Kent-Poulsbo RV
LOCATION : 23051 Military Road South
Kent, WA 98032

Job Number : WA04-11238-PH2
Prepared for: US Bank

Boring No. : **B-3**

Elevation Reference : N/A
Ground Surface Elevation : N/A

Well Completed : N/A
Casing Elevation : N/A

DEPTH (feet)		SAMPLE TYPE	SAMPLE NUMBER	BLOW COUNT	OVM READING	GROUND WATER	AS-BUILT DESIGN	TESTING
0	2' asphalt over minor gravel over medium dense, moist, brown gravelly coarse SAND (fill)						Hand dig to 4 feet	
	Dense to very dense, tan-gray, gravelly silty fine SAND (glacial till)							
5			S-1	13 32 34	0.0			
			S-2	25 60/6"	0.0			
10	Gray		S-3	30 50/4"	0.0			WTPH-67 BTEX WTPH-DX
			S-4	50/6"	0.0			
15			S-5	70/6"	0.0			
			S-6	30 50/4"	0.0			
20			S-7	50/6"	0.0			WTPH-67 BTEX WTPH-DX
			S-8	30 50/4"	0.0			
25	With thin (1"- 2") moist to wet interrbeds		S-9	20 40 50	0.0			
	Damp		S-10	18 50/5"	0.0			
30			S-11	60/6"	0.0			
	Boring terminated at approx. 30.5 feet							

LEGEND

- 2-inch O. D. Split-Spoon Sample
- N/A
- Sample not Recovered
- DATE ▽ Static Water Level at Drilling
- DATE ▽ Static Water Level
- Perched Groundwater
- Grab Sample
- WTPH-D Ext. 8010 — Type of Analytical Testing Used
- NR — No Recovery
- ATD — At Time of Drilling

File Name : Boring Log.dwg

Drilling Start Date : 04/14/05
Drilling Completion Date : 04/14/05
Logged By : RBH

Cleanup/Decision Summary

Site Name: Kent Poulsbo RV

FS ID #: 78643737 **VCP #: NW1486**
Site Decision (attach letters): No further action with restrictive covenant

1. **Site Description (include site address with street, city, and county; physical description; current and historical uses of site; etc.):**

   The property is located at 23051 Military Road, South, in Kent, King County. The subject site is an irregular-shaped, 6.7 acres parcel that is composed of two separate tax lots.

   The available historical land use information showed that the subject site had been used as residential property till 1970's. Then a construction company used the site as a staging yard in 1970's. The aerial photographs depict that the site has been used for commercial purposes since 1980's by several occupants, including "The Glass Doctor", "Marketing Promotions", "Insulated Windows", and "Valley I-5".

   The site is currently occupied by Poulsbo RV, a recreational vehicle sales and service facility. The majority of the site is asphalt paved, with facility buildings located in the northern and southern portions of the site. A commercial property occupied by a bakery store separates the northern and southern portions of the site, with a narrow asphalt drive linking the two portions of the site along the western perimeter.

2. **Describe affected media (soil, groundwater, surface water, sediment, air):**

   A 10,000 gallon gasoline underground storage tank (UST) located on the northern portion of the property was removed in 1991. The tank removal environmental site assessment report indicated that the tank was in good condition, and all the conformational samples met the MTCA Method A cleanup levels for soils.

   Three petroleum USTs, including two 2,000-gallon gasoline USTs and one 1,000-gallon used oil UST and a pump were decommissioned and removed in 1998 for the previous property owner, "Valley I-5". The three USTs were all located very close to the east part of the southern building. The UST closure report indicated that about five cubic yards of impacted soils were removed and disposed off site. Results from the conformational soil samples indicated that gasoline range total petroleum hydrocarbons exceeded MTCA Method A cleanup levels for soils.

   More recent environmental site assessment studies were conducted by LSI Adapt in 2004 and 2005. The results indicated that petroleum contaminated soil remains in the area of the former gasoline USTs and pump, very close to the east part of the southern building and possibly underneath the building. It was estimated that approximately 50 to 100 cubic yards of petroleum contaminated soils remain at depths greater than about 10 feet below ground surface. However, the residual contaminants do not appear to have impacted the local near-surface groundwater, which is in excess of 30 feet in depth.

3. **Cleanup method used:**

☒ **Method A**
☐ **Method B (Attempted to utilize Method B Worksheet)**
☐ **Method C**

4. **Describe cleanup activities (for each media) and if contamination remains on-site (including conformational sampling/analysis, points of compliance, etc...):**

   All the USTs were removed. About five cubic yards of impacted soils were removed and disposed off site in 1998. Though residual contaminants still remain on site, it seems impossible to get the soil cleaned up and meets MTCA clean up requirements without damaging the building since the contamination is so close to the building or possibly under the building. Considering that no significant remodeling or earthwork is planned for the property and the impacted area is covered by asphalt and concrete pavement, if left undisturbed, the residual contaminants do not appear to represent a significant risk to human health and the environment.

5. **Describe restrictive covenant (e.g., contamination remains under structure, groundwater restrictions, 5-year review):**

   A no further action (NFA) determination for soil will be issued only after Ecology receives a notarized copy of the Restrictive Covenant once it has been filed with the King County Recorder's Office.

   The Restrictive Covenant should state that any activity on the property that may result in the release or exposure to the environment of the contaminated soil that was contained as part of the Remedial Action, or create a new exposure pathway, is prohibited. Some examples of activities that are prohibited in the capped areas include: drilling, digging, placement of any objects or use of any equipment which deforms or stresses the surface beyond its load bearing capability, piercing the surface with a rod, spike or similar item, bulldozing or earthwork. Refer to the attached RESTRICTIVE COVENANT for details.

6. **Indicate if site to be delisted and EEOS contact (only for HSL sites):**

   N/A

J [illegible] ES-3, 11/15/05

Signature, Title, and Date

Gail O. Sullivan Aquatics Unit Supervisor 11/17/05

Signature, Title, and Date

Signature, Title, and Date

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

November 16, 2006

Mr. Steve Perry
23051 Military Road South
Kent, WA 98032

Re: No Further Action Determination under WAC 173-340-515(5) for the following Hazardous Waste Site:

- Name: Kent – Poulsbo RV
- Address: 23051 Military Road South, Kent, WA 98032
- Facility/Site No.: 78643737
- VCP No.: NW1486

Dear Mr. Perry:

Thank you for submitting your independent remedial action report for the Kent – Poulsbo RV facility (Site) for review by the State of Washington Department of Ecology (Ecology) under the Voluntary Cleanup Program (VCP). Ecology appreciates your initiative in pursuing this administrative option for cleaning up hazardous waste sites under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

This letter constitutes an advisory opinion regarding whether further remedial action is necessary at the Site to meet the substantive requirements of MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC. Ecology is providing this advisory opinion under the specific authority of RCW 70.105D.030(1)(i) and WAC 173-340-515(5).

This opinion does not resolve a person's liability to the state under MTCA or protect a person from contribution claims by third parties for matters addressed by the opinion. The state does not have the authority to settle with any person potentially liable under MTCA except in accordance with RCW 70.105D.040(4). The opinion is advisory only and not binding on Ecology.

Ecology's Toxics Cleanup Program has reviewed the following information regarding the Site:

1. Tank Removal Observation and Limited Environmental Site Assessment of Valley I-5, prepared by Enviros on October 15, 1991.

2. Underground Storage Tank Closure Site Assessment, Valley I-5 Motor Home, Kent, Washington, prepared by Sound Environmental Consulting on December 4, 1998.

3. Phase I Environmental Site Assessment, Poulsbo RV, prepared by LSI Adapt on June 14, 2004.

4. Limited Phase II Environmental Site Assessment, Kent – Poulsbo RV prepared by LSI Adapt on August 6, 2004.

5. Supplemental Limited Phase II Environmental Site Assessment, Kent – Poulsbo RV prepared by LSI Adapt on July 14, 2005.

The documents listed above will be kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. Appointments can be made by calling the NWRO resource contact at (425) 649-7190.

The Site is defined by the extent of contamination caused by the following release(s):

- Total petroleum hydrocarbons (gasoline range), benzene and xylene in Soil.

The Site is more particularly described in Enclosure A to this letter. The description of the Site is based solely on the information contained in the documents listed above.

Based on a review of the independent remedial action report and supporting documentation listed above, **Ecology has determined that the independent remedial action(s) conducted at the Site are sufficient to meet the substantive requirements contained in MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing the contamination at the Site.** Therefore, pursuant to WAC 173-340-515(5), Ecology is issuing this opinion that **no further remedial action is necessary** at the Site under MTCA.

This opinion is based on the continued effectiveness of the institutional control required as part of the cleanup action for the Site under WAC 173-340-440. A copy of the Restrictive Covenant filed for any property as part of the cleanup action for the Site is enclosed with this letter as Enclosure B. If any portion of any Restrictive Covenant is violated, then this opinion will automatically be rendered null and void and further remedial action may be required at the Site.

Based on this no further action determination, Ecology will update the status of the Site on its site database and remove the Site from the Confirmed and Suspected Contaminated Sites List and the Leaking Underground Storage Tank (LUST) List.

This no further action determination does not apply to any other release(s) or potential release(s)

of contaminant(s) that may impact any other portion of any property impacted by this Site, or any other property owned or operated by Mr. Steve Perry.

Please note that this opinion is based solely on the information contained in the documents listed above. Therefore, if any of the information contained in those documents is materially false or misleading, then this opinion will automatically be rendered null and void and further remedial action may be required at the Site.

The state, Ecology, and its officers and employees make no guarantees or assurances by providing this opinion, and no cause of action against the state, Ecology, its officers or employees may arise from any act or omission in providing this opinion.

Again, Ecology appreciates your initiative in successfully completing cleanup under the Voluntary Cleanup Program (VCP). If you have any questions regarding this opinion, please contact me at (425) 649-4310.

Sincerely,

Jing Liu
NWRO Toxics Cleanup Program

Enclosures: 2
CC: Mr. Chuck Cacek, LSI Adapt

Enclosure A

The property is located at 23051 Military Road South in Kent, King County. The subject site is an irregular-shaped, 6.7 acres parcel composed of two separate tax lots. The site is currently occupied by Poulsbo RV, a recreational vehicle sales and service facility. The majority of the site is asphalt paved, with facility buildings located in the northern and southern portions of the site. A bakery store separates the northern and southern portions of the site, with a narrow asphalt drive linking the two portions along the western perimeter.

A 10,000-gallon gasoline underground storage tank (UST) located on the northern portion of the property was removed in 1991. The results from the environmental site assessment conducted after the tank removal indicated that the tank was in good condition, and all the confirmational samples met the MTCA Method A cleanup levels for soils.

Three petroleum USTs, including two 2,000-gallon gasoline USTs and one 1,000-gallon used oil UST and a pump were decommissioned and removed in 1998 for the previous property owner, "Valley I-5". The three USTs were located in the east side of the southern building. The UST closure report indicated that about five cubic yards of impacted soils were removed and disposed off site. Results from the confirmational soil samples indicated gasoline range total petroleum hydrocarbons exceeded MTCA Method A cleanup levels for soils.

More recent environmental site assessment studies were conducted by LSI Adapt in 2004 and 2005. The results indicated that petroleum contaminated soil remains in the area of the former gasoline USTs and pump, adjacent to the east side of the southern building on the subject property. It was estimated that approximately 50 to 100 cubic yards of petroleum contaminated soils remain at depths greater than about 10 feet below ground surface adjacent to the east side of the southernmost building. However, the residual contaminants do not appear to have impacted the local near-surface groundwater, which is in excess of 30 feet in depth.

RESTRICTIVE COVENANT
Military Road Investments, LLC

This Declaration of Restrictive Covenant is made pursuant to RCW 70.105D.030(1)(f) and (g) and WAC 173-340-440 by Military Road Investments, LLC, its successors and assigns, and the State of Washington Department of Ecology, its successors and assigns (hereafter "Ecology"). An independent remedial action (hereafter "Remedial Action") occurred at the property that is the subject of this Restrictive Covenant. The Remedial Action conducted at the property is described in the following documents:

- *Tank Removal Observations and Limited Environmental Site Assessment, Valley I-5, 23005 Military Road South, Kent Washington* (completed by Enviros for Valley I-5, Enviros Report No. 910714.02, dated October 15, 1991

- *Underground Storage Tank Closure Site Assessment, Valley I-5 Motor Home, 23051 Military Road South, Kent, Washington* (completed by Sound Environmental Consulting for Valley I-5, dated December 4, 1998, Sound Environmental Consulting Report No. 1798

- *Phase I Environmental Site Assessment, Kent – Poulsbo RV, 23051 Military Road South, Kent, Washington* (completed by LSI Adapt, Inc. for U.S. Bank, dated June 14, 2004, LSI Adapt, Inc. Report No. WA04-11238-PH1)

- *Limited Phase II Environmental Site Assessment, Kent – Poulsbo RV, 23051 Military Road South, Kent, Washington* (completed by LSI Adapt, Inc. for U.S. Bank, dated August 6, 2004, LSI Adapt, Inc. Report No. WA04-11238-PH2)

- *Supplemental Limited Phase II Environmental Site Assessment, Kent – Poulsbo RV, 23051 Military Road South, Kent, Washington* (completed by LSI Adapt, Inc. for U.S. Bank, dated July 14, 2005, LSI Adapt, Inc. Report No. WA04-11238-PH2)

These documents are on file at Ecology's Northwest Regional Office in Bellevue, Washington.

This Restrictive Covenant is required because the Remedial Action resulted in residual concentrations of gasoline-range total petroleum hydrocarbons (1,200 ppm), benzene (0.17 ppm) ethylbenzene (22.2 ppm) and xylenes (133 ppm) which exceed the Model Toxics Control Act Method A Residential Cleanup Levels for soil established under WAC 173-340-900.

The undersigned, Military Road Investments, LLC, is the fee owner of real property (hereafter "Property") in the County of King, State of Washington, that is subject to this Restrictive Covenant. The Property is legally described as follows:

152204 27 PARCEL A: PORTION OF SW QTR NW QTR STR 15-22-05 LYING WLY OF W MARGIN OF OLD MILITARY ROAD S & ELY OF E MARGIN OF PRIMARY STATE HWY NO 1 EXE N 460 FT THEREOF; EXC S 479.30 FT; EXC PORTION CONVEYED TO STATE OF WA FOR PRIMARY STATE HIGHWAY NO 1 BY DEED UNDER RECORDING NO 5094448; PARCEL B: PORTION OF SLY 300 FT OF SW QTR NW QTR STR 15-22-04 LYING WEST OF OLD MILITARY ROAD EXC PORTION CONVEYED TO STATE OF WA FOR HIGHWAY PURPOSES BY DEED UNDER RECORDING NO 5094447; (BEING A PORTION OF PROPOSED LOT "A" DESCRIBED & DELINEATED PER CITY OF KENT LOT LINE ADJUSTMENT NO LL-2001-8 RECORDING NO 20010712001789--PORTION BEING WITHIN LEVY CODE 1551) EXC PORTION CONVEYED TO CITY OF KENT FOR 36TH AVE S BY DEED UNDER RECORDING NO 20050919002618

Military Road Investments, LLC makes the following declaration as to limitations, restrictions, and uses to which the Property may be put and specifies that such declarations shall constitute covenants to run with the land, as provided by law and shall be binding on all parties and all persons claiming under them, including all current and future owners of any portion of or interest in the Property (hereafter "Owner").

Section 1. A portion of the Property contains gasoline-range TPH benzene, ethylbenzene, and xylenes contaminated soil located immediately adjacent to and under the southeast portion of the southern maintenance and sales building. The Owner shall not alter, modify, or remove the existing structure in any manner that may result in the release or exposure to the environment of that contaminated soil or create a new exposure pathway without prior written approval from Ecology."

"Any activity on the Property that may result in the release or exposure to the environment of the contaminated soil that was contained as part of the Remedial Action, or create a new exposure pathway, is prohibited. Some examples of activities that are prohibited in the capped areas include: drilling, digging, placement of any objects or use of any equipment which deforms or stresses the surface beyond its load bearing capability, piercing the surface with a rod, spike or similar item, bulldozing or earthwork."

Section 2. Any activity on the Property that may interfere with the integrity of the Remedial Action and continued protection of human health and the environment is prohibited.

Section 3. Any activity on the Property that may result in the release or exposure to the environment of a hazardous substance that remains on the Property as part of the Remedial Action, or create a new exposure pathway, is prohibited without prior written approval from Ecology.

Section 4. The Owner of the property must give thirty (30) day advance written notice to Ecology of the Owner's intent to convey any interest in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner without adequate and complete provision for

continued monitoring, operation, and maintenance of the Remedial Action.

Section 5. The Owner must restrict leases to uses and activities consistent with the Restrictive Covenant and notify all lessees of the restrictions on the use of the Property.

Section 6. The Owner must notify and obtain approval from Ecology prior to any use of the Property that is inconsistent with the terms of this Restrictive Covenant. Ecology may approve any inconsistent use only after public notice and comment.

Section 7. The Owner shall allow authorized representatives of Ecology the right to enter the Property at reasonable times for the purpose of evaluating the Remedial Action; to take samples, to inspect remedial actions conducted at the property, and to inspect records that are related to the Remedial Action.

Section 8. The Owner of the Property reserves the right under WAC 173-340-440 to record an instrument that provides that this Restrictive Covenant shall no longer limit use of the Property or be of any further force or effect. However, such an instrument may be recorded only if Ecology, after public notice and opportunity for comment, concurs.

Richard Wakazuru, General Manager
Military Road Investments, LLC

9/18/06
Date

STATE OF WASHINGTON,)
) ss.
County of King)

On this day personally appeared before me Richard Wakazuru, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that it was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of September, 2006.

DAWN M. ABBOTT NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 10-01-06

NOTARY PUBLIC: (print name) Dawn M Abbott
State of Washington, residing in Pt Gallup
My appointment expires 10/01/06

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

January 3, 2013

Mr. Scott Twomey
General Manager
Poulsbo RV
23051 Military Road South
Kent, WA 98032

Re: Notice of Periodic Review Conducted at the Following Site:

- Name: Former Valley I5 RV
- Address: 23051 Military Road South, Kent, WA
- Facility/Site No.: 78643737
- VCP#: NW1486

Dear Mr. Twomey:

Under the Model Toxics Control Act (MTCA), chapter 70.105D RCW, which governs the cleanup of hazardous waste sites in Washington State, the Department of Ecology (Ecology) must conduct a periodic review of all sites where Ecology has conducted cleanup actions, or at sites with institutional controls and environmental covenants every five years. This letter serves to inform you that a periodic review has been conducted at the Former Valley I5 RV Site.

The periodic review process typically includes the following steps: confirmation that the environmental covenant (if used) is still active and recorded with the title to the property, a review of any monitoring data collected since the cleanup was completed or since the last review was conducted, and a site visit to confirm the institutional controls and conditions of the environmental covenant are being followed.

Based on the information collected during this periodic review, the Former Valley I5 RV Site appears to meet the requirements of Chapter 173-340 WAC, and the selected remedy continues to be protective of human health and the environment. Enclosed you can find a copy of Ecology's periodic review report. You can also download the report from Ecology's web site at: https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=6674.

A periodic review will continue to be required every five years as long as contamination remains at the Site or institutional controls and/or an environmental covenant are required to protect human health and the environment. The next periodic review will be due in January 2018.

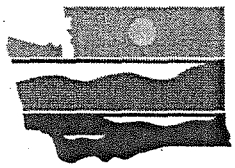
If you have any questions regarding this letter or if you would like additional information regarding the cleanup of hazardous waste sites, please call me at (425) 649-4310. Thank you for your cooperation.

Sincerely,

Jing Liu
NWRO Toxics Cleanup Program

Enclosure: Periodic Review Report

cc: Sonia Fernandez, Ecology VCP coordinator



PERIODIC REVIEW

Valley I5 RV
Facility Site ID#: 78643737

23051 Military Road South
Kent, WA

Northwest Region Office

Toxics Cleanup Program

November 2012

1.0 INTRODUCTION

This document is a review by the Washington State Department of Ecology (Ecology) of post-cleanup Site conditions to ensure that human health and the environment are being protected at the Valley I5 RV (Site), also known as Kent Poulsbo RV. Cleanup at this Site was implemented under the Model Toxics Control Act (MTCA) regulations, Chapter 173-340 Washington Administrative Code (WAC).

Cleanup activities at this Site were completed under Ecology's Voluntary Cleanup Program (VCP). VCP identification number for the Site was NW 1486. Following cleanup actions, total petroleum hydrocarbons as gasoline and associated compounds of benzene and xylene remain in soil at the Site at concentrations exceeding MTCA Method A cleanup levels. The MTCA Method A cleanup levels for soil are established under WAC 173-340-740. WAC 173-340-420 (2) requires that Ecology conduct a periodic review of a Site every five years under the following conditions:

(a) Whenever the department conducts a cleanup action;
(b) Whenever the department approves a cleanup action under an order, agreed order or consent decree;
(c) Or, as resources permit, whenever the department issues a no further action opinion; and one of the following conditions exists:

1. Institutional controls or financial assurance are required as part of the cleanup;
2. Where the cleanup level is based on a practical quantitation limit; or
3. Where, in the department's judgment, modifications to the default equations or assumptions using Site-specific information would significantly increase the concentration of hazardous substances remaining at the Site after cleanup, or the uncertainty in the ecological evaluation, or the reliability of the cleanup action is such that additional review is necessary to assure long-term protection of human health and the environment.

When evaluating whether human health and the environment are being protected, the factors the department shall consider include [WAC 173-340-420(4)]:

(a) The effectiveness of ongoing or completed cleanup actions, including the effectiveness of engineered controls and institutional controls in limiting exposure to hazardous substances remaining at the Site;
(b) New scientific information for individual hazardous substances of mixtures present at the Site;
(c) New applicable state and federal laws for hazardous substances present at the Site;
(d) Current and projected Site use;
(e) Availability and practicability of higher preference technologies; and
(f) The availability of improved analytical techniques to evaluate compliance with cleanup levels.

The Department shall publish a notice of all periodic reviews in the Site Register and provide an opportunity for public comment.

2.0 SUMMARY OF SITE CONDITIONS

2.1 Site Description and History

The Site is associated with a RV sales and service facility, located at 23051 Military Road South, in Kent, King County, Washington (see Site Location and Vicinity Map - Appendix 6.1 and 6.2).

The Site is located in a mixed residential-commercial area. It is bordered on the north by a vacant lot, on the east by Military Road South, on the south by a Park & Ride lot, and on the west by the Interstate 5 right-of-way.

The Property had been used as a residential property from the late 1930s through the early to mid-1970s. Prior to its occupancy by Poulsbo RV and its predecessor Valley I-5 RV in the mid 1980s, the Property was occupied by a couple of other commercial businesses, including a construction company on the southern portion of the Property, and a glass window and marketing businesses on the northern portion of the Property.

The Property is currently occupied by Poulsbo RV. A bakery store separates the northern and southern portions of the Property. The majority of the Property is asphalt paved, with facility buildings located in the northern and southern portions of the Property.

Shallow geologic conditions at the Site consist of 3 to 6 feet of fill overlying glacial till to approximately 30 feet below ground surface (bgs), the maximum depth explored. Groundwater is reportedly to be more than 30 feet deep in this area. Perched groundwater was not encountered during any of the site investigations or remedial activities on the Property although perched groundwater was reported at the immediately adjoining bakery parcel at a depth of 10 feet bgs.

2.2 Site Investigations and Remedial Activities

A 10,000 gallon gasoline underground storage tank (UST) located on the northern portion of the Property was removed in 1991. The tank removal environmental site assessment report indicated that the tank was in good condition, and all the confirmational samples met the MTCA Method A soil cleanup levels.

Three petroleum USTs, including two 2,000-gallon gasoline USTs and one 1,000-gallon used oil UST, a pump and associated fuel lines were removed in 1998 from the east side of the southern building. A site plan was included in Appendix 6.3. All three tanks were single-wall steel and appeared to be in good condition. Petroleum contaminated soil was only encountered in the soil near the east end of Tank 2, below a cracked pipe joint leading from an oil-water separator into the sewer piping system. Contaminated soil extended to the glacial till at a depth of approximately 10 to 16 feet bgs. The UST closure report indicated that about seven cubic yards of impacted soils were removed and disposed of off-site. The location of the USTs and the

extent of the 1998 excavation are shown on Appendix 6.4. Results from the confirmational soil samples indicated that gasoline-range petroleum hydrocarbons exceeded MTCA Method A cleanup levels remained in the vicinity of Tank 2.

Following tank removal, additional environmental site assessment studies were conducted by LSI Adapt in 2004 and 2005. The results indicated that petroleum contaminated soil remained in the vicinity of the former gasoline USTs, very close to the east side of the southern building and possibly underneath the building. The highest gasoline concentration was detected at 1,200 mg/kg and benzene at 60 µg/kg from Boring HB-1. It was estimated that approximately 50 to 100 cubic yards of petroleum contaminated soils remain at depths greater than 10 feet bgs in this area. However, the residual contaminants do not appear to have impacted the groundwater, which is in excess of 30 feet in depth in this area.

2.3 Regulatory Summary

Ecology issued a No Further Action (NFA) determination letter on November 16, 2006 contingent upon satisfying the requirements of a Restrictive Covenant recorded on the Property on October 9, 2006.

2.4 Cleanup Standards

Cleanup standards consist of cleanup levels and points of compliance, which must be established for each site. Cleanup levels determine at what level a particular hazardous substance does not threaten human health or the environment. Points of compliance designate the location on the site where the cleanup levels must be met.

a) Cleanup Levels

Soil

The Site is located in a mixed commercial and residential area. Soil cleanup levels suitable for unrestricted land uses are therefore applicable to this Site.

Because the cleanup at this Site was relatively straight forward and involved few hazardous substances, the MTCA Method A cleanup levels for unrestricted land uses were deemed applicable and appropriate. Note that the Method A cleanup levels were established based on protection of groundwater and direct contact.

b) Points of Compliance

Soil

Soil cleanup levels based on human exposure via direct contact or other exposure pathways where contact with the soil is required to complete the pathway, the point of compliance was established in the soils throughout the Site from the ground surface to fifteen feet below the

ground surface. Soil cleanup levels based on protection of groundwater, the point of compliance is in soil throughout the Site.

2.5 Restrictive Covenant

Based on the Site use, surface cover and cleanup levels, it was determined that the Site was eligible for a 'No Further Action' determination if a Restrictive Covenant was recorded for the Property. A Restrictive Covenant was recorded for the Property in 2006 which imposed the following limitations:

Section 1. A portion of the Property contains gasoline-range TPH benzene, ethylbenzene, and xylenes contaminated soil located immediately adjacent to and under the southeast portion of the southern maintenance and sales building. The Owner shall not alter, modify, or remove the existing structure in any manner that may result in the release or exposure to the environment of that contaminated soil or create a new exposure pathway without prior written approval from Ecology.

Any activity on the Property that may result in the release or exposure to the environment of the contaminated soil that was contained as part of the Remedial Action, or create a new exposure pathway, is prohibited. Some examples of activities that are prohibited in the capped areas include: drilling, digging, placement of any objects or use of any equipment which deforms or stresses the surface beyond its load bearing capability, piercing the surface with a rod, spike or similar item, bulldozing or earthwork.

Section 2. Any activity on the Property that may interfere with the integrity of the Remedial Action and continued protection of human health and the environment is prohibited.

Section 3. Any activity on the Property that may result in the release or exposure to the environment of a hazardous substance that remains on the Property as part of the Remedial Action, or create a new exposure pathway, is prohibited without prior written approval from Ecology.

Section 4. The Owner of the property must give thirty (30) day advance written notice to Ecology of the Owner's intent to convey any interest in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner without adequate and complete provision for continued monitoring, operation, and maintenance of the Remedial Action.

Section 5. The Owner must restrict leases to uses and activities consistent with the Restrictive Covenant and notify all lessees of the restrictions on the use of the Property.

Section 6. The Owner must notify and obtain approval from Ecology prior to any use of the Property that is inconsistent with the terms of this Restrictive Covenant Ecology may approve any inconsistent use only after public notice and comment.

Section 7. The Owner shall allow authorized representatives of Ecology the right to enter the Property at reasonable times for the purpose of evaluating the Remedial Action; to take samples, to inspect remedial actions conducted at the property, and to inspect records that are related to the Remedial Action.

Section 8. The Owner of the Property reserves the right under WAC 173-340-440 to record an instrument that provides that this Restrictive Covenant shall no longer limit use of the Property or be of any further force or effect. However, such an instrument may be recorded only if Ecology, after public notice and opportunity for comment, concurs.

The Restrictive Covenant is available in Appendix 6.5.

3.0 PERIODIC REVIEW

3.1 Effectiveness of completed cleanup actions

Based upon the Site visit conducted in November 2012, the Site is currently occupied by Poulsbo RV. The building and pavement (cap) at the Property appears in good condition and no repair, maintenance, or contingency actions have been required. This cap will continue to provide an adequate barrier to prevent human exposure through ingestion and direct contact with remaining contaminated soils. A photo log is available in Appendix 6.6.

The Restrictive Covenant for the Property was recorded in 2006 and remains active. This Restrictive Covenant requires Ecology's approval prior to conducting any activities that will result in the release of contaminants at the Site. It also prohibits any use of the Property that is inconsistent with the Covenant. This Restrictive Covenant serves to ensure the long term integrity of the remedy.

3.2 New scientific information for individual hazardous substances for mixtures present at the Site

There is no new relevant scientific information for the contaminants related to the Site.

3.3 New applicable state and federal laws for hazardous substances present at the Site

The cleanup at the Site was governed by Chapter 173-340 WAC (1996 ed.). WAC 173-340-702(12) (c) [2001 ed.] provides that,

"A release cleaned up under the cleanup levels determined in (a) or (b) of this subsection shall not be subject to further cleanup action due solely to subsequent amendments to the provision in this chapter on cleanup levels, unless the department determines, on a case-by-case basis, that the previous cleanup action is no longer sufficiently protective of human health and the environment."

3.4 Current and projected Site use

The Site is currently used as a RV sales and service facility. There have been no changes in current or projected future Site or resource uses.

3.5 Availability and practicability of higher preference technologies

The remedy implemented included containment of hazardous substances, and it continues to be protective of human health and the environment. While higher preference cleanup technologies may be available, they are still not practicable at this Site.

3.6 Availability of improved analytical techniques to evaluate compliance

The analytical methods used at the time of the remedial action were capable of detection below selected Site cleanup levels. The presence of improved analytical techniques would not affect decisions or recommendations made for the Site.

4.0 CONCLUSIONS

The following conclusions have been made as a result of this periodic review:

- The cleanup actions completed at the Site appear to be protective of human health and the environment.

- The Restrictive Covenant for the Property is in place and continues to be effective in protecting public health and the environment from exposure to hazardous substances and protecting the integrity of the cleanup action.

Based on this periodic review, the Department of Ecology has determined that the requirements of the Restrictive Covenant continue to be met. No additional cleanup actions are required at this time. It is the property owner's responsibility to continue to inspect the Site to assure that the integrity of the remedy is maintained.

4.1 Next Review

The next review for the Site will be scheduled five years from the date of this periodic review. In the event that additional cleanup actions or institutional controls are required, the next periodic review will be scheduled five years from the completion of those activities.

5.0 REFERENCES

Ecology, 2012 Site Visit.

Ecology, November 16, 2006. No Further Action opinion letter.

Ecology, October, 2006. Restrictive Covenant.

Enviros Inc., October 15, 1991. Tank Removal Observation and Limited Environmental Site Assessment of Valley I-5.

LSI Adapt, July 14, 2005. Supplemental Limited Phase II Environmental Site Assessment, Kent – Poulsbo RV.

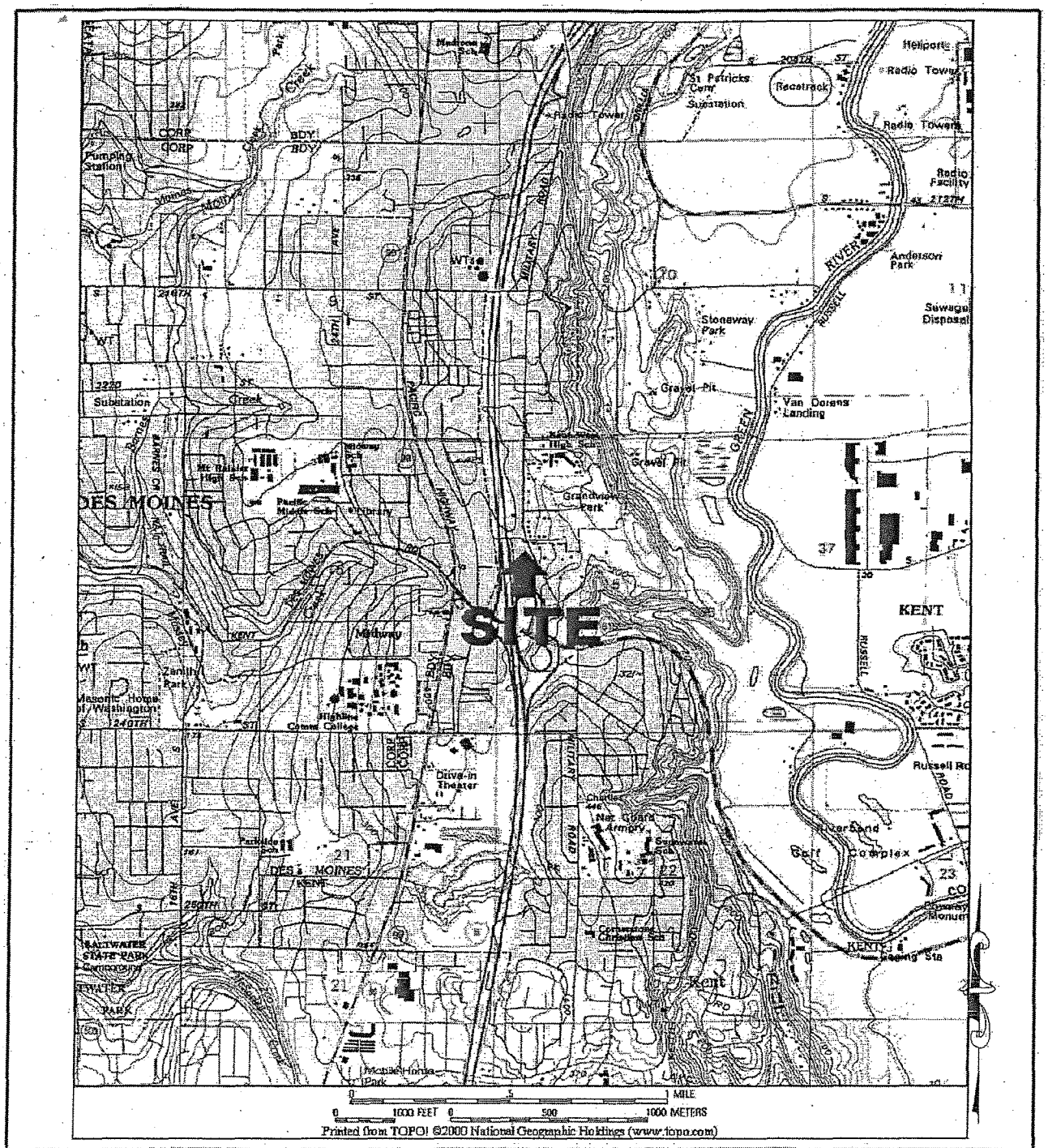
LSI Adapt, August 6, 2004. Limited Phase II Environmental Site Assessment, Kent – Poulsbo RV

LSI Adapt, June 14, 2004. Phase I Environmental Site Assessment, Poulsbo RV.

Sound Environmental Consulting on December 4, 1998. Underground Storage Tank Closure Site Assessment, Valley I-5 Motor Home, Kent, Washington.

6.0 APPENDICES

6.1 Site Location and Topographic Map

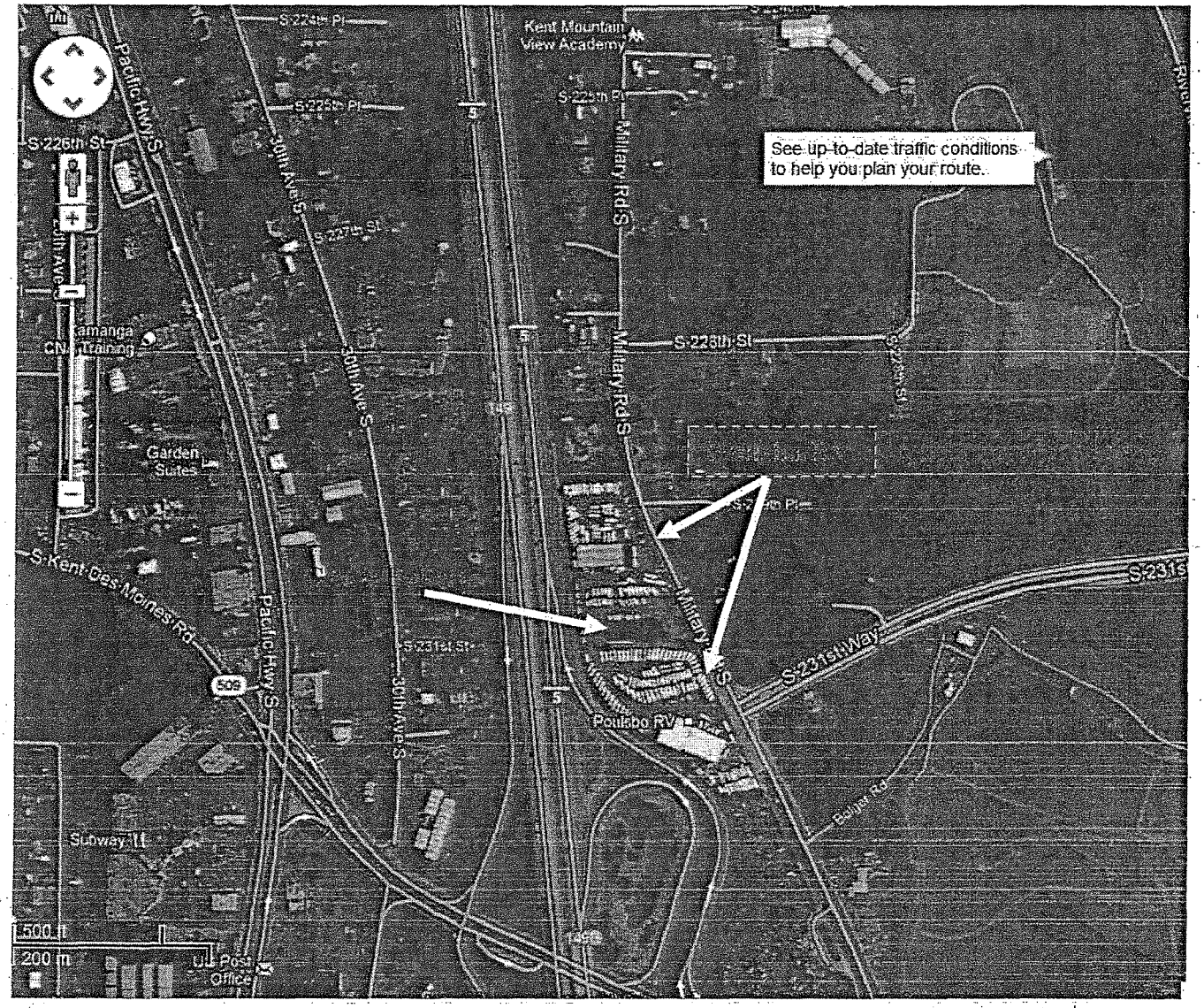


LSI ADAPT, INC.
615 8th Avenue South
Seattle, Washington 98104

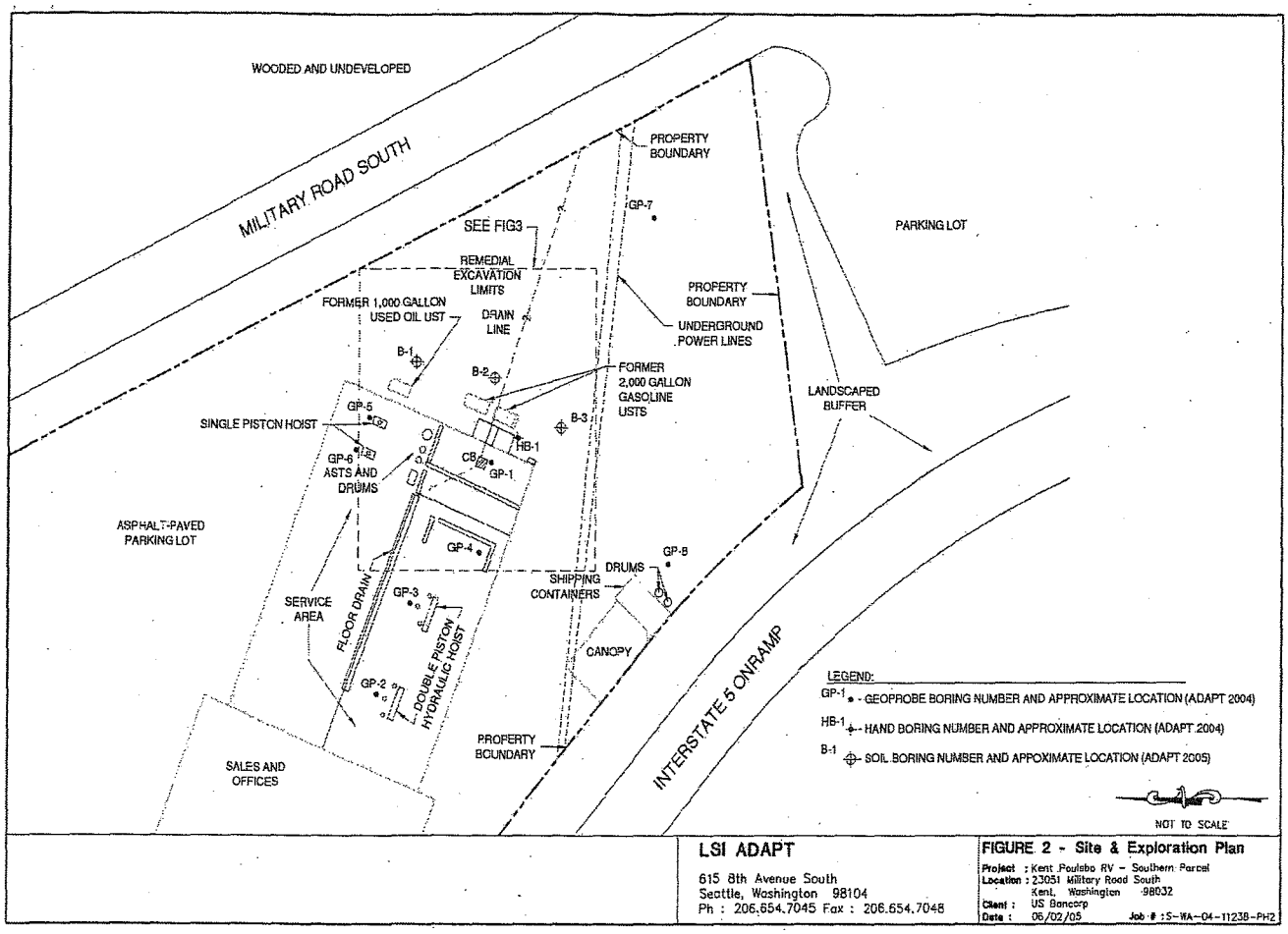
Ph : 206.654.7045 Fax : 206.654.7048

FIGURE 1 – Location/Topographic Map
Project :Kent Poulsbo RV – Southern Parcel
Location :23051 Military Road South
Kent, Washington 98032
Client : US Bancorp
Date : 07/19/04 Job #:WA-04-11238-PH2

6.2 Site Vicinity Map



6.3 Site Plan


WOODED AND UNDEVELOPED
MILITARY ROAD SOUTH
PROPERTY BOUNDARY
GP-7
SEE FIG3
PARKING LOT
REMEDIAL EXCAVATION LIMITS
PROPERTY BOUNDARY
FORMER 1,000 GALLON USED OIL UST
DRAIN LINE
UNDERGROUND POWER LINES
B-1
B-2
FORMER 2,000 GALLON GASOLINE USTS
LANDSCAPED BUFFER
SINGLE PISTON HOIST
GP-5
B-3
GP-6
HB-1
CB
GP-1
ASTS AND DRUMS
ASPHALT-PAVED PARKING LOT
GP-4
GP-8
DRUMS
SHIPPING CONTAINERS
SERVICE AREA
GP-3
FLOOR DRAIN
DOUBLE PISTON HYDRAULIC HOIST
CANOPY
GP-2
INTERSTATE 5 ONRAMP
PROPERTY BOUNDARY
SALES AND OFFICES
LEGEND:
GP-1 - GEOPROBE BORING NUMBER AND APPROXIMATE LOCATION (ADAPT 2004)
HB-1 - HAND BORING NUMBER AND APPROXIMATE LOCATION (ADAPT 2004)
B-1 - SOIL BORING NUMBER AND APPOXIMATE LOCATION (ADAPT 2005)
NOT TO SCALE
LSI ADAPT
615 8th Avenue South
Seattle, Washington 98104
Ph : 206.654.7045 Fax : 206.654.7048
FIGURE 2 - Site & Exploration Plan
Project : Kent Poulsbo RV - Southern Parcel
Location : 23051 Military Road South
Kent, Washington 98032
Client : US Bancorp
Date : 06/02/05
Job # : S-WA-04-11238-PH2

6.4 Extent of the 1998 Excavation and Confirmation Sampling Locations

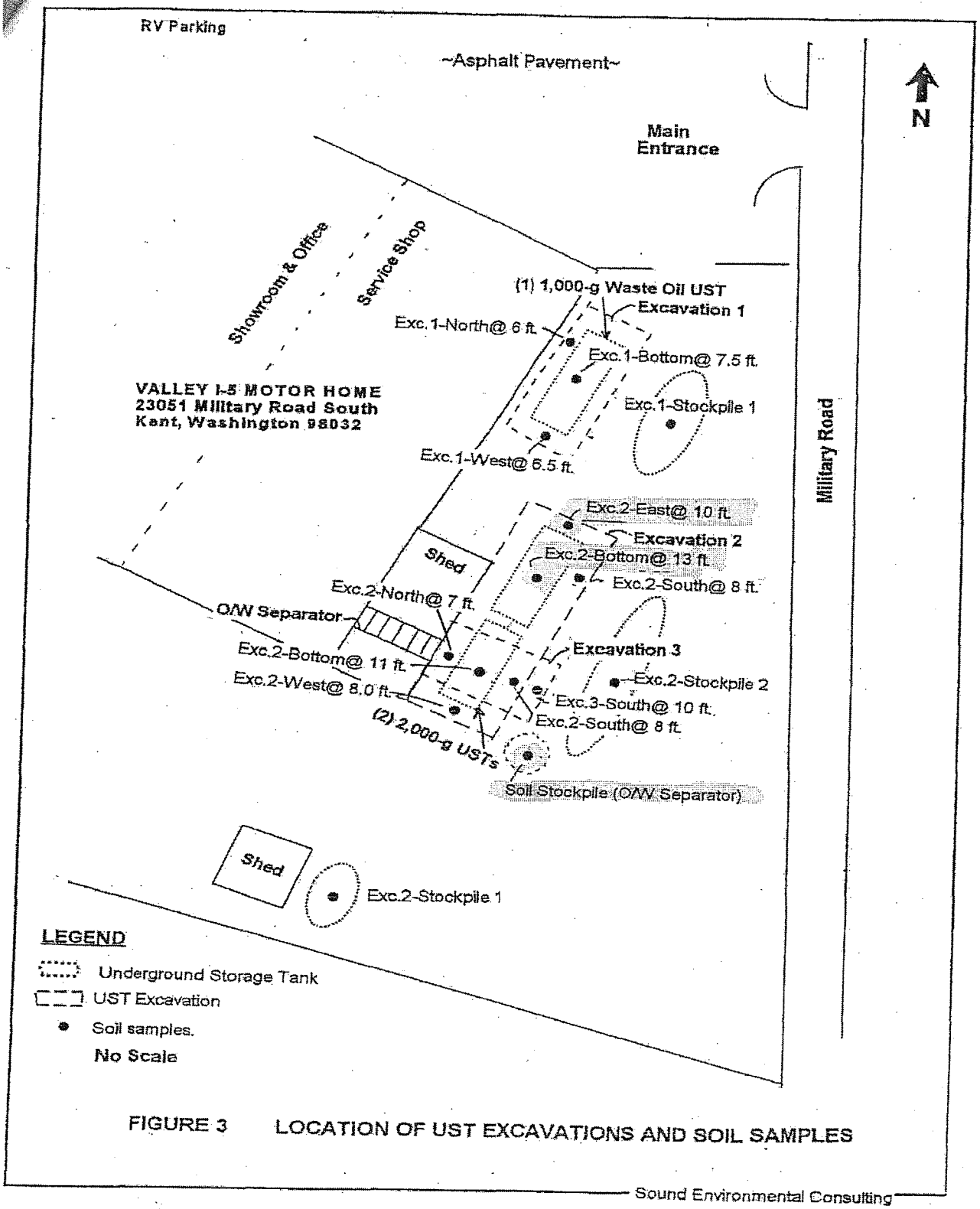


FIGURE 3 LOCATION OF UST EXCAVATIONS AND SOIL SAMPLES

Sound Environmental Consulting

APPENDIX F

Asbestos Lab Reports

Washington Asbestos Testing LLC
11200 Kirkland Way #340A, Kirkland, WA 98033
(425) 658-7286
WATestingLLC@gmail.com

NVLAP Lab Code: 600040-0

Batch #: WAT152324

Asbestos Analysis of Bulk Materials by EPA 600/R-93/116 Method Using Polarized Light Microscopy

Attn: **Eric A. Zuern**
Environmental Associates, Inc.
1380 112th Ave. NE, Suite 300, Bellevue, WA 98004

Project: **Poulsbo RV**
23051 Military Rd. S., Kent, WA

Office Phone: (425) 455-9025
Date Received: 9/15/2015
Date Analyzed: 9/15/2015
# of Samples: 10

Analyzed By David Henry

Approved By _____
Approved Signatory (If Necessary)

SEQ#	CLIENT ID	LAYER	DESCRIPTION	%	NON-ASBESTOS FIBERS	%	NON-FIBROUS	%	ASBESTOS TYPE
1	23051 S.R. Wall	1	White compact powdery texture with paint	3%	Cellulose	97%	Non-fibrous (Other)		None Detected
		2	White chalky material with paper	20%	Cellulose, Glass	80%	Non-fibrous (Other)		None Detected
2	23051 S.R. Wall 2	1	White compact powdery texture with paint	3%	Cellulose	97%	Non-fibrous (Other)		None Detected
		2	White compact powdery joint compound with paper	30%	Cellulose	70%	Non-fibrous (Other)		None Detected
		3	White chalky material with paper	20%	Cellulose, Glass	80%	Non-fibrous (Other)		None Detected
3	23051 Floor Strip	1	Black rubbery material	2%	Cellulose	98%	Non-fibrous (Other)		None Detected
		2	White mastic	2%	Cellulose	98%	Non-fibrous (Other)		None Detected
		3	White compact powdery texture with paint	3%	Cellulose	97%	Non-fibrous (Other)		None Detected
4	23051 Sus. Ceil.	1	Gray fibrous material with paint, glass beads, and perlite	65%	Cellulose, Glass	35%	Non-fibrous (Other)		None Detected
5	23051 Bath S.V.	1	Brown sheet vinyl	5%	Glass	95%	Non-fibrous (Other)		None Detected
		2	Clear mastic	2%	Cellulose	98%	Non-fibrous (Other)		None Detected
		3	Blue vinyl			100%	Non-fibrous (Other)		None Detected
		4	Gray fibrous material	65%	Cellulose, Glass	35%	Non-fibrous (Other)		None Detected
		5	Yellow mastic	2%	Cellulose	98%	Non-fibrous (Other)		None Detected
		6	Brown sheet vinyl			100%	Non-fibrous (Other)		None Detected
		7	Gray fibrous material	25%	Cellulose	35%	Non-fibrous (Other)	40%	Chrysotile
		8	Yellow mastic	2%	Cellulose	96%	Non-fibrous (Other)	2%	Chrysotile
6	22951 Hall Floor V. Tile	1	Brown/white tile	2%	Cellulose	98%	Non-fibrous (Other)		None Detected
		2	Yellow mastic	2%	Cellulose	98%	Non-fibrous (Other)		None Detected

Washington Asbestos Testing LLC
11200 Kirkland Way #340A, Kirkland, WA 98033
(425) 658-7286
WATestingLLC@gmail.com

NVLAP Lab Code: 600040-0

Batch #: WAT152324

Asbestos Analysis of Bulk Materials by EPA 600/R-93/116 Method Using Polarized Light Microscopy

Attn: **Eric A. Zuern**
Environmental Associates, Inc.
1380 112th Ave. NE, Suite 300, Bellevue, WA 98004

Project: **Poulsbo RV**
23051 Military Rd. S., Kent, WA

Office Phone: (425) 455-9025
Date Received: 9/15/2015
Date Analyzed: 9/15/2015
# of Samples: 10

Analyzed By _____
David Henry

Approved By _____
Approved Signatory (If Necessary)

SEQ#	CLIENT ID	LAYER	DESCRIPTION	%	NON-ASBESTOS FIBERS	%	NON-FIBROUS	%	ASBESTOS TYPE
7	22951 Upstairs V. Tile	1	Gray tile	2%	Cellulose	98%	Non-fibrous (Other)		**None Detected**
		2	Brown mastic	2%	Cellulose	98%	Non-fibrous (Other)		**None Detected**
8	22951 Hall Sus. Ceil	1	Gray fibrous material with paint, glass beads, and perlite	65%	Cellulose, Glass	35%	Non-fibrous (Other)		**None Detected**
9	22951 Popcorn Ceil.	1	White powdery material with paint and synthetic foam	3%	Cellulose	92%	Non-fibrous (Other)	5%	**Chrysotile**
		2	White chalky material with paper	20%	Cellulose, Glass	80%	Non-fibrous (Other)		**None Detected**
10	22951 S.R.	1	White compact powdery texture with paint	3%	Cellulose	97%	Non-fibrous (Other)		**None Detected**
		2	White chalky material with paper	20%	Cellulose, Glass	80%	Non-fibrous (Other)		**None Detected**
		3	Brown paper with black mastic	35%	Cellulose	65%	Non-fibrous (Other)		**None Detected**
		4	Gray fibrous material with glass beads	90%	Mineral wool	10%	Non-fibrous (Other)		**None Detected**