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**Golder
Associates**

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Our ref.: 983-1123.100

G2 Architecture
1165 Eastlake Avenue East, Suite 201
Seattle, Washington 98109

ATTENTION: Mr. Steven Harmon

RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT
SUPER BLOCK
BELLEVUE, WASHINGTON

Dear Mr. Harmon:

Golder is pleased to present two copies of the Phase I Environmental Site Assessment (ESA) for the group of properties collectively referred to as the Super Block. The Super Block is located on the 800 block between 106th Avenue NE and 108th Avenue NE, in Bellevue, Washington. The scope of our services for this ESA was outlined in the proposal dated March 9, 1998.

Golder Associates appreciates this opportunity to work with you on this project. If you have any questions, please give us a call.

Sincerely,

GOLDER ASSOCIATES INC.

Ted J. Norton
Project Environmental Scientist

William J. Beck
Project Manager

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**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

FOR

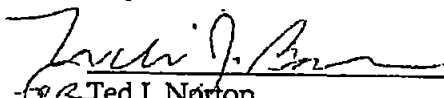
**SUPER BLOCK
BELLEVUE, WASHINGTON**

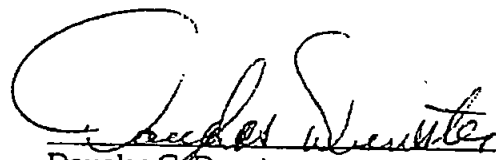
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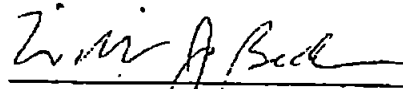
G2 Architecture

Submitted by:

Golder Associates Inc.
Redmond, Washington


Ted J. Norton
Project Hydrogeologist


Douglas G. Dunster
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July 28, 1998

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<u>TABLE OF CONTENTS</u>		<u>Page No.</u>
1.	INTRODUCTION	1
1.1	Purpose	1
1.2	Scope of Services	1
2.	ENVIRONMENTAL SETTING	3
2.1	Topography	3
2.2	Geologic Conditions	3
2.3	Hydrogeologic Conditions	3
3.	SITE DESCRIPTION/SITE RECONNAISSANCE	4
3.1	Description of the General Area	4
3.2	Description of Subject Property	4
3.2.1	Storage Tanks and Containers	10
3.2.2	PCBs	11
3.2.3	Asbestos-Containing Materials	11
3.2.4	Lead Paint	11
3.2.5	Waste Generation and Disposal	11
4.	HISTORICAL USE INFORMATION	12
4.1	Aerial Photographs	12
4.2	Fire Insurance Map Review	15
4.3	Historical Directories Review	15
4.4	Previous Environmental Investigations	15
4.5	City of Bellevue Fire Department	16
4.6	King County Health Department	17
4.7	City of Bellevue Tax Assessors	17
4.8	Washington State Tax Assessors	17
4.9	Washington State Archives	17
4.10	Personal Interviews	18
5.	GOVERNMENT RECORD DATABASE REVIEW	20
6.	SUMMARY	23
6.1	Site Reconnaissance	23
6.2	Review of Historical Information	23
6.3	Agency and Records Review	24
6.4	Interviews	24
7.	CONCLUSIONS AND RECOMMENDATIONS	25
8.	STANDARD LIMITATIONS	27
9.	REFERENCES	28

LIST OF FIGURES

- Figure 1 Super Block Location Map
- Figure 2 Super Block Property Map

APPENDICES

- Appendix A Photographs
- Appendix B EDR Reports
- Appendix C Owner/Operator Interview

1. INTRODUCTION

1.1 Purpose

Golder Associates Inc. (Golder) of Redmond Washington was authorized to conduct a Phase I Environmental Site Assessment (ESA) for the site by G2 Architecture. This report presents the information ascertained during the investigation of the subject property which is comprised of the entire 10600 block between NE 8th Street and NE 10th Street, and from 106th Avenue NE to 108th Avenue NE, Bellevue, King County, Washington. The excluded properties are located at 845 and 833 108th Avenue NE. The subject property is referred to as the Super Block. The location of the subject property is shown in Figure 1.

The purpose of this ESA is to evaluate the possible environmental risk associated with the subject property and adjoining land by identifying historical land uses or activities that may have resulted in the generation, storage, use, or release of potentially hazardous materials or wastes on the subject property. The sampling and testing of property soils, and groundwater were not identified as part of the scope of work for this project and consequently were not conducted. The specific investigation of potential asbestos containing materials (ACM) and lead paint are identified as "out of scope" issues in the ASTM 1527-97 and, as such, are not addressed in this Phase I ESA.

1.2 Scope of Services

The following describes the activities conducted in accordance with the ASTM standard 1527-97 for the project:

1. A visual reconnaissance of the property and near vicinity, including a site walk-through reconnaissance. Evidence indicating potential site contamination was looked for during the reconnaissance of the property, including:
 - Evidence of storage or use of hazardous chemicals;
 - Evidence of aboveground and underground fuel storage tanks;
 - Evidence of surface leaks or spills of petroleum products or other hazardous materials;
 - Evidence of hazardous material or waste storage/disposal areas including sumps, pits, ponds, or apparent signs of illegal dumping;
 - Stressed vegetation; and
 - Electrical transformers or capacitors potentially containing PCBs.
2. Reviewed the United States Geologic Survey topographic maps for the property to assess drainage patterns and previous land use.
3. Conducted a search for Sanborn Fire Insurance maps containing the subject property.
4. Conducted a historical directories search.

5. Reviewed aerial photographs of the property.
6. Reviewed federal, state and other government databases. The data base search was conducted using the services of Environmental Data Resources Inc. (EDR). These databases include:
 - Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS);
 - The Emergency Response Notification System (ERNS);
 - The National Priorities List (NPL);
 - The Resource Conservation and Recovery Information System (RCRIS);
 - The Facility Index System (FINDS);
 - The PCB Activity Database (PADS);
 - The RCRA Administrative Tracking System (RAATS);
 - The Toxic Chemical Release Inventory System (TRIS);
 - The Toxic Substances Control Act (TSCA);
 - The Hazardous Materials Information Reporting System (HMIRS);
 - The Federal Superfund Liens (NPL Liens);
 - The Leaking Underground Storage Tank Sites List (LUST);
 - The Washington State Confirmed & Suspected Contaminated Sites List (CSCSL);
 - The Solid Waste Facilities Handbook (SWF/LS); and
 - The Statewide UST Site/Tank Report (UST).
7. Performed precursory review of Washington Department of Ecology (DOE) Site Response and Site Assessment files containing potentially hazardous sites and/or incidents within 1/2 mile radius of the property including:
 - Underground Storage Tank (UST) and Leaking Underground Storage Tank (LUST); and
 - Resource Conservation and Recovery Act (RCRA) facilities.
8. Interviewed the property owner representative and the operators of Gregg's Place Body Shop and Durham Upholstery.

2. ENVIRONMENTAL SETTING

2.1 Topography

The subject property is at an elevation of approximately 175 feet above sea level. The area is characteristically marked by low hills and valleys. The topographical relief in the area ranges between 25 and 300 feet above sea level. The area around the subject properties is marked by a shallow valley that trends north/south.

The subject property is located on a south facing "ridge" of a hillside. The surface water flow in the general area around the property would tend to be to the south following local topography. However, the municipal storm water system provides drainage for the majority of the site.

2.2 Geologic Conditions

The area topography was formed by glacial activity approximately 10,000 to 15,000 years ago. Till was deposited as ground moraine and commonly ranges from several inches to tens of feet thick (Waldron, 1962). Till is commonly composed of a heterogeneous mixture of light gray silt, sand and gravel, the exact composition of which differs from one location to another. The hydraulic conductivity of till is relatively low, usually on the order of 1×10^{-5} to 1×10^{-8} feet/second. Due to the low hydraulic conductivity of the till, perched groundwater is often found along its upper contact.

Based on geotechnical borings drilled on the subject property, the site is underlain by a sequence of dense weathered till over very dense unweathered till. Weathered till likely occupies the top three to five feet of the till unit. The weathered till in the Bellevue area is commonly slightly oxidized and generally less dense than the unweathered till. The till is consistently olive gray, and usually characterized as a silty sand with varying amounts of gravel. The till lies on fine to coarse glacial outwash sand deposits that are greater than 25 feet thick.

2.3 Hydrogeologic Conditions

There where no surface water features noted on the subject property. Surface water flow at the subject property would follow the local topography although most would be captured by the municipal storm water system. Meydenbauer Bay (Lake Washington) is the closest surface water feature and is located approximately 1/2 mile to the southwest of the subject property.

The regional water table aquifer in the area is reported to be at a depth that ranges between 40 to 75 feet below ground surface. Based on the topography and groundwater levels at the site, groundwater flow in the general area would be to the southwest toward Lake Washington. The depth to the water table and the direction of groundwater flow may fluctuate in response to seasonal recharge, groundwater extraction or injection. As previously mentioned, due to the low hydraulic conductivity of till perched groundwater may be encountered along its upper contacts.

3. SITE DESCRIPTION/SITE RECONNAISSANCE

3.1 Description of the General Area

The subject property is located on the city block defined by NE 8th Street, NE 10th Street, 106th Avenue NE and 108th Avenue NE. The subject property is at the northern margins of the downtown Bellevue area. This is a mixed use area with high rise buildings, small retail shops, strip malls, office buildings and residential areas. Two properties were not visited, at the request of G2 Architecture, the offices located at 833 and 845 108th Avenue NE.

3.2 Description of Subject Property

A site reconnaissance was conducted at the subject property on June 10, 1998. During the site visit the following observations were noted with respect to the subject property. Photographic documentation of the site reconnaissance is provided in Appendix A. Building materials described in this section may contain asbestos and lead-based paints. A full survey by qualified inspectors for these materials is required prior to any renovation and/or demolition activities.

Tinker Toys (Former Service Station), 10610 NE 8th Street

It is apparent that the building located on the northwest corner of NE 8th Street was previously a gasoline station, additional information is provided in Section 4.4. The building is currently being prepared to open as a toy store. The building is a one story brick building with a built up asphalt roof. A canopy extends out over the old gas pump islands, that are still present on the south side of the building. Fluorescent lights were noted under the canopy and are reported to be on the inside of the building. No access was provided to the building at the time of the site visit. The area surrounding the building is covered by concrete and asphalt. The underground storage tanks (USTs) associated with the service station have reportedly been removed from the site as identified in Section 4.4. However, since the gas pump islands are still present it is likely that the piping leading to the islands has not been removed. It is not uncommon for leaks to be associated with gasoline pump island pipe distribution systems.

There is an asphalt patch located behind the building where both a heating oil UST and a waste oil UST were removed by Cole Geotechnical and Environmental Services (Cole) in February 1997. A vent pipe was observed at the back of the building that was likely associated with the former home heating oil tank (see Appendix A). What appeared as an abandoned fill pipe was located approximately 10 feet from the northwest corner of the building. A newer piezometer (well) cover was noted in the northeast area of the parking lot. The piezometer is associated with a geotechnical investigation conducted by Golder in association with the property development. There are two stormwater drains located on the west side of the property. Both drains appeared free of petroleum hydrocarbon contamination.

Carlson Building, 808 - 106th Avenue NE

The Carlson building is a two story professional services building with interior halls and staircases. The tenants include real estate offices, an architecture firm and financial service offices.

The interior contains normal painted plasterboard walls and ceilings. The original ceiling surfaces were covered with cellulose acoustic tiles that were glued onto the plasterboard surface. Many of the present ceilings are suspended and have 2 x 4 foot cellulose ceiling panels. The original tiles remain in place under the newer ceiling treatment. Floors are wood with glued down carpeting. The bathroom flooring is composed of 12" x 12" inch vinyl floor tiles. Vinyl floor tiles were reported to have existed in other parts of the office areas but are now securely covered by the glued down carpet and their presence could not be verified.

The building is of cinder block and wood construction and has a flat torchdown roof. The building also has a basement that was likely an old main boiler room. There are currently several natural gas fired furnaces in the basement. Cleaning supplies were observed in the lower stairwell that leads to the furnace room. The building had fluorescent lights in a number of offices throughout the building (see Appendix A).

The outside of the building's paint is peeling in several locations (see Appendix A). The building is surrounded by an asphalt parking lot that is graded to drain onto 106th Avenue NE. A large sink hole approximately 4 feet in diameter is located in the south side parking lot. ~~What appeared as a vent pipe was observed just to the north of the back door of the building.~~

Bellevue Professional Center 830 - 868/106th Avenue NE

The Bellevue Professional Center is comprised of three separate wood frame and brick buildings. The buildings occupy the north end of the 800 block on 106th Avenue NE. The building roofs are flat built-up asphalt roofs. All of the current buildings occupants appear to be service oriented and would not be expected to store or use hazardous substances other than normal office materials/equipment. The units are presently heated with gas furnaces.

The building furthest to the south is adjacent to the Carlson Building. The southern building (830 - 838) of the Bellevue Professional Center is occupied by an automotive upholstery and window repair shop, a private security company and a used car sales office. This building also has a basement that is used by the upholstery business. The shop manager for the upholstering shop indicated that the shop uses only minor amounts of solvents to remove glue and painting is done from spray cans (See Section 4.6).

The middle building of the Bellevue Professional Center (846 - 856) is a single story building. The building is occupied by insurance and medical offices. There are shrubs located against the building perimeter which made it difficult to inspect the area near the building's exterior walls.

The north building of the Bellevue Professional Center (860 -868) is a single story building that occupies the southeast corner of the intersection of NE 10th Street and 106th Avenue NE. The building is occupied by a tattoo shop, alteration shop, fire safety business and medical offices.

The paved parking area located in the front of the buildings drains on to 106th Avenue NE, while the paved area behind the buildings drain to storm water drains. The drains all appeared free of petroleum hydrocarbon contamination. Several cars were located behind the middle building and car body parts were also stored in this area. A piezometer was observed in the north east corner of the parking area behind the north building. The piezometer is part of a geotechnical investigation being conducted in association with the development of the subject property.

The Studio, 851 108th Avenue NE

The Studio, is a ceramics painting shop located on the southwest corner of the intersection of NE 10th Street and 108th Avenue NE in a former single family dwelling. The building is a wood frame building with a sloped asphalt shingle roof. Currently the building is heated with a heat pump. There were no signs of a heating oil UST observed on site. However, it is likely that the structure was previously heated with oil as were other houses in the area of that era. Therefore, there is the possibility that a heating oil UST may still be present on site. A monitoring well cover was observed on the southwest corner of the property in the parking lot. The piezometer is associated with the geotechnical investigation being conducted in association with the development of the subject property.

The area located between the Bellevue Professional Center and The Studio will be addressed when the former residential properties located along NE 9th Street are discussed below. The adjacent property located to the south of The Studio at 851 108th Avenue NE is a car detailing business. The business also occupies a former residential structure. This piece of property is not part of the subject property and neither is the office building located at 833 108th Avenue NE. These two pieces of property will be briefly addressed in a discussion of adjacent properties.

Former Residential Properties, NE 9th Street

Currently there are five former single family residential properties 10608, 10609, 10619, 10626 and 10632 located on NE 9th Street which are part of the subject property. All of the buildings are currently unoccupied except the building at 10632. Two other houses were previously located on NE 9th Street between 10632 and 10608. However, these two houses were demolished in association with the construction of NE 10th Street in the mid-1990s.

All five of the former residential properties are of wood construction with wood siding and asphalt shingle roofs. The yards of the four unoccupied sites are overgrown with grass and landscape bushes and trees. Drill cuttings from the geotechnical investigation are scattered in front of the house at 10609 and behind 10619 NE 9th Street. During the site reconnaissance it was determined that the four unoccupied houses were last heated with oil furnaces. The fill pipe for the USTs at 10609 and 10626 were located behind the

garage areas of the houses. The vent pipe at 10619 was located on the south side of the front porch. Neither the vent pipe or fill pipe were located at 10608, however, an oil burning furnace was observed inside the building. It is assumed that a fuel oil UST is still present at the site.

The fifth house is currently occupied by a used car sales lot, Auto Max Motor Sales. There are used cars parked throughout most of the property. The lot is not paved and minor oil staining was noted on the ground. There were a number of used car batteries and several used tires located along the east and north sides of the building. Approximately five wrecked automobiles were stored behind the building. The structure is currently heated by a natural gas furnace. Although, the house was likely heated with an oil burning furnace in the past. However, no oil fill pipe was found on the premises, it may have been located under one of the parked cars. It could not be determined during the site visit if a UST was removed from the property or if it is still located on site.

Gravel Parking Lot, NE 9th Street

A gravel parking lot is located across NE 9th Street from the used car dealer and behind the rear parking lot of the 833 Building located on 108th Avenue NE. The parking lot is rectangular in shape and is oriented in the north south direction. A concrete pad approximately 60 feet long and 20 feet wide was observed in the north west corner of the lot. The pad appeared to be the remnants of an old driveway. The aerial photograph review (Section 4.1) shows a house was previously located in the area of the parking lot. There is the possibility that a heating oil UST is present at the gravel parking lot, but no supportive evidence of the existence of such a tank was found during the site visit.

E&H Properties Building, 827 108th Avenue NE

This building is used as an office for E&H Properties. The building appears to have undergone several additions and has been connected to the Corner Court Building to the south. The original building is constructed of wood and has an asphalt shingle roof. The addition has a flat built-up asphalt roof. The area surrounding the building is entirely paved with the exception of a small landscaped area in front of the original structure. The building is currently heated with natural gas but was likely heated with oil in the past. There were no fill pipes or vent pipes noted during the site inspection at this property. The interior of the building is lighted with both incandescent and fluorescent lights.

Corner Court Building, 10672 -10692 NE 8th Street

The Corner Court Building occupies the northwest corner of the intersection of 106th Avenue NE and NE 8th Street. The building is one story on the east end and two stories on the west end. The building is constructed of cinder block and wood. The roof is a flat built-up roof that drains to the back of the building. As noted above, the building located at 827 108th Avenue NE has addition(s) that are attached to the back of the building. Occupants in the building consist of a retail piano store, manicurist and restaurant. Two of the units in the building are currently vacant.

The portion of the lot not occupied by the building is paved with asphalt. What appeared to be a UST vent pipe was located at the back of the building behind the piano store. A photograph of the potential vent pipe is provided in Appendix A.

Bosley's Pet Food Mart, 10644 NE 8th Street

The building is constructed of cinder block and wood. The building is currently heated with natural gas. The building itself is surrounded by an asphalt parking lot. An asphalt patch was observed behind the building where a heating oil UST was removed. There appears to be an abandoned boring adjacent to the patch. This was later confirmed by Gregg Orth the owner of the neighboring auto body shop (See Section 4.6). The building was also reportedly a dry cleaners over 12 years ago. (Gregg Orth personal comm.)

Custom Property

Greggs Place Body Shop, 10650 NE 8th Street

The auto body shop is located in a small wood building located behind the Bosley's Pet Food Mart (Bosley's). The floor of the building is concrete and no sumps are located in the floor or on the property. The building is currently heated with natural gas. Automobile paints are stored inside the building on a bench and outside in a small metal shed in quart and pint size cans. The shed is located in the southwest corner of the property right behind the Bosley's Building.

Solvents are stored in a flammable materials locker inside the building. Mr. Gregg Orth the owner/operator of the auto body shop indicated paint solvents and reducers were used in the normal operations of the auto body shop. One 16 gallon drum was located on site that was partially filled with spent solvents and paint wastes. Several empty 5 and 16 gallon cans/drums were located next to the paint storage shed along with several car body parts. Mr. Orth indicated a subcontractor (Safety Kleen) removed all spent paint and solvent materials. There was no evidence that any paints or solvents were disposed of on the property.

Gelati Place Building, 10630 NE 8th Street

The Gelati Place Building is located on the west half of the lot. The east side of the lot is a paved asphalt parking lot. An abandoned boring was located in the northeast corner of the parking area. The building itself is constructed of wood and brick with a flat built-up asphalt roof. The building currently has eight suites. All of the suites are heated with natural gas systems. The current tenants are professional service oriented businesses with one restaurant located at the north end of the building.

Former United Bank Building, 10620 NE 8th Street

The former United Bank Building is a partial two story building with a partial basement. The building is constructed of brick and pre-cast panels. The roof is a flat torch down flexible fabric material reported to be free of asbestos (Cole, 1997).

The interior materials consist of plasterboard walls and suspended ceilings with 2 x 4 foot cellulose acoustical panels. Floors have carpet over the concrete. Bathrooms have ceramic tile floors and partial ceramic tile covering of the walls. One basement storage room had older 12 inch square vinyl floor tiles. Lighting is provided by a variety of

fluorescent and incandescent light fixtures. According to Cole (1997), the property manager, the entire floor was remodeled in 1996 and included new carpet over the concrete and new fluorescent light fixtures. Older fluorescent fixtures remain throughout the rest of the building. Heating for most of the building is through natural gas powered furnaces located in a mechanical room in the basement. Some areas have electric heat.

The current tenants include a travel agency, orthopedic furniture store and professional service businesses.

The two properties located on the Super Block that are not part of the subject property include a two story office building (833 108th Avenue NE) and an auto detailing business Roger Auto Salon (845 108th Avenue NE). The auto detailing shop is located in a old single family dwelling. The property was inspected while respecting private property rights. There were several 5-gallon buckets of what appeared to be soap and wax located on the property, but there did not appear to be any solvents in open view.

Adjacent properties surrounding the Super Block have primarily been developed into office buildings. Specifically the following properties are located across the street(s) from the Super Block:

10th Street NE (North):

- New car dealer parking lot on the west half of the block.
- Apartment complex on the east half of the block.

108th Avenue NE (East):

- Connely office building, two story, and parking lot on the north half of the block.
- US Bank, two story building and parking on the south half of the block.

NE 8th Street (South):

- Rainier Plaza high rise building at corner of 108th Avenue NE.
- Small strip mall, partial two story, in middle area of block.
- Vacant lot (former Unocal site) on corner of 106th Avenue NE.

108th Avenue NE (West):

- Washington Mutual, two story, at corner of NE 8th Street.
- Redwood Building, two story, in middle of block..
- Cascade Building, two story, at the corner of NE 10th Street.

3.2.1 Storage Tanks and Containers

There were a total of five USTs associated with the former service station property located 10610 NE 8th Street. Through several environmental investigations the property at 10610 NE 8th Street has been shown not to have total petroleum hydrocarbon soil impacted above regulatory limits in the areas of the investigations (See Section 4.4). However there appears to be portions of the petroleum pipe distribution system left in place and these systems are known to often leak.

There was no physical evidence or historical information discovered indicated that any additional storage tanks other than home heating oil tanks presently or previously existed on site. Home heating oil tanks are known to presently be located at the following properties:

- 10608 NE 9th Street
- 10609 NE 9th Street
- 10619 NE 9th Street
- 10626 NE 9th Street

What appeared to be vents for heating oil USTs were identified at the following properties:

- 808 106th Avenue NE, (near the back door)
- 10692 NE 8th Street (behind the piano shop)

Finally records indicated that heating oil was used to heat two buildings or units located within the subject property.

- 827 108th Avenue NE
- 10666 NE 8th Street

The above items are the only tank related issues encountered during the work conducted for this environmental assessment. It should be noted that oil furnaces were a common method for heating homes during the period when the residences in this area were constructed. There is a possibility that other USTs may be present on site that have not been identified or properly abandoned.

Underground storage tanks containing fuel oil for use on the premises are exempt from federal and state UST regulations, if they have a capacity of less than 1,100 gallons. Although there is no evidence of leakage, there is liability under the State of Washington's Model Toxics Control Act (MTCA) for contaminated soil. However, because glacial till is generally very dense and exhibits low permeability, the potential for widespread lateral migration is low, should leakage have occurred.

3.2.2 PCBs

No above ground transformers were observed on the subject property. However, a number of the buildings were lighted using fluorescent light fixtures potentially contained PCB ballast. This was not determined at the time of the site visit.

3.2.3 Asbestos-Containing Materials

Asbestos issues and concerns are not specifically addressed in this report since it is a non scope item as identified under Section 12 of the ASTM E 1527-97. However, asbestos was used in the manufacturing of a vast array of building materials up until 1976, including roofing materials, vinyl and tile flooring, sheet rock, insulation, and ceiling tile. Based upon the dates of construction for most of the buildings we expect that asbestos containing materials are present throughout the site.

3.2.4 Lead Paint

Lead paint issues and concerns are not specifically addressed in this report since it is a non scope item as identified under Section 12 of the ASTM E 1527-97. However, during the early to mid-1900s, paint containing 30 to 40 percent lead was commonly used on the interior and exterior surfaces of buildings. Exposure to particles of lead-based paint (LBP), either through inhalation or ingestion, has been found to cause a variety of adverse human health effects. Children are particularly sensitive to these effects, and chronic exposure to lead can cause learning difficulties, mental retardation, and delayed neurological and physical development. In 1977, the Consumer Products Safety Commission banned consumer use of paint products that contain lead in excess of 0.06 percent. The current LBP standard, as defined by the Lead-Based paint Poisoning Prevention Act and the Department of Housing and Community Development Act, Title 10, is any paint or other surface coating that contains lead in excess of 1.0 milligrams per centimeter squared or 0.5 percent by weight (5,000 parts per million). Most lead-based paint was oil based, and the newer latex paints are considered to be lead free.

Based on the period of construction for most of the buildings incorporated in the subject property there is a potential that the paint used in the earliest layers may contain lead in excess of 0.5 percent.

3.2.5 Waste Generation and Disposal

Garbage and recycling services are provided by Eastside Disposal. In addition, Gregg's Place Auto Body Shop has spent solvents or paint removed from site by Safety Kleen a hazardous materials recycling subcontractor. Drinking water, sanitary sewer and storm water sewer services are provided by the City of Bellevue.

4. HISTORICAL USE INFORMATION

4.1 Aerial Photographs

Aerial photographs from Golder's private collection and at Walker Associates, Seattle Washington were reviewed. The photographs covered the period of time from 1936 to 1991. The following discussion summarizes observations made of the series of aerial photographs.

1936 Black and White

In the 1936 photograph the general area appears rural in nature. Farms, pasture land, and small orchards are located throughout the area. NE 8th Street, and 108th Avenue NE are present in the photograph and bound the subject property on the south and east side, respectively. Neither 106th Avenue NE or Interstate 405 are present in the photograph.

The subject property appears in the photograph as predominantly open pasture. What appears to be a residential structure and several trees are at the north end of the property where the cul-de-sac for NE 9th Street is presently located. The adjacent properties are similar in nature, i.e. small farms or pasture land.

1956 Black and White

The general area is more suburban in nature than the previous photograph. There continues to be a general decrease in the number of farms and pasture land in the area. Housing subdivisions dominate the landscape to the north and west of the subject property. It appears as though Interstate 405 is under construction (but not paved) to the east. 106th Street NE is present in the photograph, but only up to the point where it currently intersects with NE 10th Street.

NE 9th Street is present in this photograph and lined with seven single family houses. Two vacant lots remained on the street. A commercial building is present at the corner of NE 8th Street and 108th Avenue NE where Corner Court is presently located (10692 NE 8th Street). A second commercial building where Bosley's Pet Supply Store is presently located (10640 NE 8th Street) is present in this same photograph. What appears as a service station is located on the corner of 106th Avenue NE and (10610) NE 8th Street where the Tinker Toy store is currently located. The area between the service station and the second commercial building (Bosley's) is occupied by a single house and a pasture area that extends back to the houses on NE 9th Street. A chicken coop or barn like structure appears to be located in the center of the pasture. The area to the north behind the service station (10610 NE 8th Street) is vacant up to the where NE 10th Street is presently located. Five single family houses front 108th Avenue NE. Three house are located to the north of NE 9th Street and two are located to the south. The house south of NE 9th Street extends south to the back of the commercial building located on the corner.

The east side of 108th Avenue NE is fronted by single family dwellings. The southwest corner of NE 8th Street and 108th Avenue NE is occupied by a commercial building. The area to the west of the building is predominately vacant land with the exception of a single house. A small commercial building is located on 106th Avenue NE facing NE 8th Street. The area behind the building is vacant as is the property directly behind the subject property on the north side.

1960 Black and White

Urbanization continues in the general area of the subject property with an increased number of small commercial buildings. Additional subdivisions appear in the outlying areas. Construction on the main line of Interstate 405 appears complete but work continues on the freeway interchange with NE 8th Street.

The subject property has changed substantially from the previous photograph. The most noticeable change is that the three buildings that comprise the current Bellevue Professional Center on 106th Avenue NE have been built as has the Carlson Building (808 NE 106th Street) and service station located at 10610 NE 8th Street. The building where Gregg's Body Shop is currently located has been constructed. The two remaining residential lots on 9th Street NE have been developed.

The remaining portion of the subject property remains relatively unchanged. The property where the United Bank Building (10620 8th Avenue NE) and the Gelati Place Building (10630 8th Avenue NE) are presently located is still occupied by a farm.

The block of property to the south has been substantially developed with what appears to be a super market, gas station and several smaller buildings. Some commercial development of the block located to the west of the subject property has occurred from the time of the previous photograph.

1968 Black and White

Development of the general area continues with population density increasing. Additional commercial and housing developments are observed throughout the area. Work on the 405 Interstate has been completed.

The subject property had three noticeable changes. The building presently referred to as the United Bank Building has been constructed, a small addition appears at the back of the Bosley's Pet Mart building, and a moderate addition to the present Corner Court building has been constructed. It was also noted that the barn structure located in the pasture in the central portion of the property has been demolished.

The blocks of property to the south and to the west have been further developed with commercial buildings. The northeast corner of the block located to the west is the only piece of undeveloped property located on these two blocks. The east half of the block located to the north of the subject property is now occupied by an apartment complex. The west half of the block is vacant. A multi-story commercial building has been constructed across the street to the east of the current Corner Court Building.

1974 Black and White

Growth in the area appears to have slowed and change is limited in the general area. The subject property likewise changed little from 1968 to 1974. The most notable change was that an addition/remodel was observed at the current United Bank Building. The adjacent properties remain unchanged. Although it was noted that a new building appears on the northeast corner of the block located to the west of the subject property.

1980 Black and White

The general area to the north of the subject property is composed predominately of residential areas and subdivisions. 106th Avenue NE has been extended north on through to NE 12th Street. It appears as though there is very little vacant land available in the immediate area with the exception of the west half of the block located to the north of the subject property.

The last remaining piece of property of the subject super block site was developed since the preceding photograph. The farm house and pasture which occupied the middle of NE 8th Street and the central portion of the subject property is now occupied by the Gelati Place Building. The house located on the south side of the corner of NE 9th Street and 106th Avenue NE was demolished and the current building located at 833 106th Avenue NE was constructed. A small house that was located behind the new building was also demolished and the lot is a parking lot for the new building.

The subject property has been fully developed with commercial buildings with the exception of the houses located on the cul-de-sac of NE 9th Street. The three houses located on 108th Avenue NE no longer appear to be single family residences but have been rezoned and converted into small retail or commercial buildings. Two of the houses to the south of NE 9th Street have been replaced by small commercial buildings. It appears as though there have been several additions to the building located on the corner of 108th Avenue NE and NE 8th Street.

1990 Color

The general area appears much as it does at present time. There were no real noticeable changes noted on the subject property. The west half of the block located to the north of the subject property has been paved and appears as a parking lot or car dealer lot.

1995 Color

The downtown area located to the south of the subject property has steadily had an increase in the number of mid-rise buildings since 1980. The general area in proximity to the subject property has changed little in character from the previous photograph.

The only noticeable change to the subject property is that two of the original residential lots located on NE 9th Street have been demolished and NE 10th Street extended from 108th Avenue NE through to past Interstate 405.

4.2 Fire Insurance Map Review.

The Sanborn Fire Insurance Map files were reviewed by EDR Sanborn Inc. (EDR) EDR Sanborn did produce a 1955 map of the area to two block to the west of the subject property at 104th Avenue NE and NE 8th Street. Bellevue King County, Washington. However there was no coverage provided by Sanborn maps for the subject property.

4.3 Historical Directories Review

EDR conducted a historical directories review of national city and cross reference directory collections at approximately five year intervals for the years spanning 1975 through 1996. The intersection of NE 8th Street and 106th Avenue NE was used as the search reference point. The EDR historical directories report is provided in Appendix B. A summary of the information obtained is provided below.

As listed, the searched address reported was not specifically identified in the Research Source. However, a number of the current and previous tenants/occupants of the subject property were identified in the historical directories search. A cursory review of the historical directories search data was conducted and four noteworthy listings were identified.

- Western Press, listed at 10621 NE 8th Street in 1996.
- Sir Speedy Printing, listed at 10621 NE 8th Street in 1975 - 1990.
- Pruss Union 76/Budget Rent a Car, listed at 10605 NE 8th Street in 1975 - 1990. Budget Rent a Car was dropped from the address in the 1985 listing.
- One Hour Martinizing, listed at 10610 NE 8th Street in 1975 - 1985.

Western Press, and Sir Speedy Printing are listed with the same address and are located on the topographic and hydraulic downgradient side of NE 8th Street, as is the Pruss Union 76/Budget Rent a Car site. The Pruss Union 76/Budget Rent a Car site was identified in the EDR database search report as site "A" and is further discussed in Section 5. The fourth site, One Hour Martinizing was identified as being located at 10610 NE 8th Street, which is the former gas station location on the corner with 106th Avenue NE.

4.4 Previous Environmental Investigations

Several Phase I ESAs have previously been conducted on a number of properties located within the subject property.

Cole Geotechnical and Environmental Services (Cole) conducted a Phase I ESA for the Carlson Building 808 106th Avenue NE and the United Bank Building 10620 NE 8th Street in April 1997. Findings of the assessments for these properties indicated that fluorescent lights with PCB containing light ballast and asbestos-containing materials potentially existed on both sites as did materials possibly covered with lead-based paint.

Geotech Consultants Inc, (Geotech) conducted a Phase I ESA for the property located on the northwest corner of NE 8th Street and 108th Avenue NE on September 6, 1996. The subject property consisted of the current Corner Court Building 10672 - 10692 (even addresses) NE 8th Street, Bosley's Pet Food Mart, 10644 NE 8th Street, Gregg's Place Auto Body 10650 NE 8th Street and E & H Properties 827 108th Avenue NE. Findings of the assessment for these properties indicated that fluorescent lights with PCB containing light ballast and asbestos-containing materials potentially existed on site as did materials possibly covered with lead-based paint. Also the research suggested that two of the structures (827 108th Avenue NE and 10666 NE 8th Street) on the subject property were heated in the past with oil furnaces and there was a potential for heating oil tanks and contaminated soil being present on the property.

Geotech Consultants Inc, (Geotech) conducted a Phase I ESA for the property located a 10610 NE 8th Street in September 1996. The findings of the ESA disclosed that the site was a former service station. The report indicated that asbestos-containing materials potentially existed on site as did materials possibly covered with lead-based paint. An active heating oil tank was located on the property at the time of the assessment. In addition, it could not be determined if the USTs associated with the former service station had been properly permanently closed by either removal or closure in place. The report concluded that there was a potential for contaminated soils on site from the USTs.

Geotech conducted a subsequent Phase II field investigation at the former service station site in October 1996, to determine if the subsurface soils were contaminated with petroleum related hydrocarbons. Seven borings were drilled in strategic locations and soil samples collected. The soil samples were submitted for WTPH HCID chemical analysis. Results of the field investigation indicated no petroleum hydrocarbon contamination was detected above state regulatory cleanup guidelines. The specific areas investigated included the UST area on the west side of the building, the area near the pump island and the heating oil UST. It should be noted that the Phase I ESA indicated that it could not be determined if the USTs associated with the former service station had been properly permanently closed by either removal or closure in place. However, the Phase II ESA referred to the tanks as previously located on site. However, there was no documentation provided or cited that established that the gasoline USTs had been closed in place or removed.

In February 1997 Cole was contracted to close the heating oil UST and a used motor oil tank located at the site. When the heating oil tank was removed diesel contaminated soil was discovered. Approximately 78 tons of contaminated soils were removed from the site during cleanup activities. The removal of all soil contaminated above regulatory cleanup guidelines was confirmed by soil sample analysis. The site does not appear on the States expected or confirmed sites list or the UST/Just lists.

4.5 City of Bellevue Fire Department

The Bellevue City Fire Department was contacted and an inquiry made as to, whether the Department had any record of hazardous material or fire responses to the subject

property. The Department conducted a search of their records and found that there was no record of responses to the subject property, with minor exceptions. The exceptions consisted of several responses to the subject property for the cleanup of gasoline spills from cars, likely related to auto accidents.

4.6 King County Health Department

The King County Health Department was contacted in an effort to determine if the Department had record of any environmental issues or concerns regarding the subject property. The Health Departments did not report any environmental issues or concerns relating to the subject property. However their database only goes back to 1992.

4.7 City of Bellevue Tax Assessors

The Bellevue Tax Assessors office was contacted in an effort to determine if either of the properties at 10610 or 10640 NE 8th Street had ever been occupied by a dry cleaners. Records are maintained by company name and not by property address. Therefore, the Tax Assessors office could not make this determination using only the property address.

4.8 Washington State Tax Assessors

The State Tax Assessors office was contacted in an effort to determine if either of the properties at 10610 or 10640 NE 8th Street had ever been occupied by a dry cleaners. Records are maintained by company name and not by property address. Therefore, the Tax Assessors office could not make this determination using only the property address.

The Puget Sound Regional Archives office was contacted in an effort to determine if either of the properties at 10640 NE 8th Street had ever been occupied by a dry cleaners. The records indicated that a laundry and dry cleaners was located in the building in 1956. The length of period for which the building was occupied by the dry cleaner was not established.

4.9 Washington State Archives

As indicated by Cole (1997) The United Bank property was part of a small farm, owned by C. Bolender. The farm was built in 1900 and consisted of a house, chicken coop, three sheds and a garage. The property was sold in 1953 to D. Wilcox. In 1956 the buildings were demolished and the property sub-divided. The property was developed in 1958 as the Lincoln 1st Federal Saving and Loan Association. The records show that the building was remodeled in 1970 with a second story, underwent an interior remodel in 1996, and an addition to the front in 1997. Records show that the building is heated with natural gas.

The Carlson Building was built in 1959 on formerly undeveloped property owned by A. Hanson and D. Wilson. The property was agricultural land until the early 1950's when it

was subdivided for development. Records show that the building is heated with natural gas.

State archive records indicate that 10610 NE 8th Street was originally developed as a service station in 1956, by Tidewater Associated Oil. The heat source for the original station was identified as oil burning. Phillips Petroleum Company was listed as the new owner in 1969 when a new service station was built.

State Records show that a house occupied the corner lot at 10692 NE 8th Street prior to the property being commercially developed. The original structure is listed as being heated with an oil furnace. The current buildings were built on the property in 1955 to 1956.

4.10 Personal Interviews

Mr. Loren Liming

Mr. Liming was interviewed as the owners representative. Mr. Liming has been associated with the owner for approximately 20 years and has historical knowledge of the subject property since the early 1980's. Mr. Liming was interviewed on July 23, 1998. During the interview Mr. Liming was questioned as to whether he had any knowledge of the generation, storage, use or disposal of potentially hazardous materials. To Mr. Liming's knowledge, other than the small quantities associated with the normal operations of the auto body shop and the service station previously located at 10610 NE 8th Street, hazardous materials were not used onsite. Mr. Liming indicated that the USTs associated with the service station had been pulled. A completed owner/operator interview form is provided in Appendix C.

Mr. Liming indicated that a number of environmental assessments had been conducted for some of the properties contained in the subject property (See Section 4.4). The environmental assessments conducted for the site concentrated on the area fronted by NE 8th Street. The ESA conducted for the former service station site accounted for the removal of a heating oil and a waste oil UST from the site and determination that the soils and groundwater (at the locations tested) were clean.

During the interview Mr. Liming indicated that underground home heating oil storage tanks were associated with the five to six houses on NE 9th Street. When asked about the two potential tanks located behind the Corner Court and Carlson buildings Mr. Liming said that he did not have any knowledge of whether those tanks existed or not. Mr. Liming also indicated that the owner had removed the majority, if not all of the older fluorescent lights for the site buildings. The lights were changed out since the ballast potentially contained PCBs.

Mr. Liming stated that he had no knowledge of any current or past liens, or lawsuits related to environmental concerns associated with the subject property.

Mr. Darrel Staley

Mr. Staley is the manager for the Durham Upholstery Company located in the Bellevue Professional Center. Inquiries of Mr. Staley were made as to whether his business used any large amounts of solvents or paints. Mr. Staley stated that only minor amounts of solvents were used for cleaning up glue and the minor amount of painting that was conducted at the shop was done using spray cans.

Mr. Gregg Orth

Mr. Orth is the owner operator of Gregg's Place Body Shop located on the subject property at 851 NE 8th Street behind Bosley's. Mr. Orth was interviewed regarding waste handling practices at his place of business. Mr. Orth indicated that he stored his solvents in a flammables cabinet, and the majority of his paint in a metal shed outside of the building. He stated that all of his spent solvents and paint were collected by Safety Kleen on a regular basis. In addition Mr. Orth stated that he had not been cited with any violations or fined.

During the interview Mr. Orth indicated that a dry cleaners was located in the Bosley's building more than 12 years ago and that a heating oil UST was removed from behind the Bosley's building. Mr. Orth pointed out the asphalt patch where the UST was removed and an associated (abandoned) borehole location.

5. GOVERNMENT RECORD DATABASE REVIEW

We contracted with Environmental Data Resources, Inc. (EDR) of Southport, Connecticut to conduct the search of federal and state environmental databases for listings of the subject property or surrounding properties. A copy of their report is included in Appendix B. EDR conducted a database search in accordance with the ASTM Standard (E-1527-97). The purpose of the search is to locate sites that appear on one or more of the following state and federal databases.

- Environmental Protection Agency (USEPA) CERCLIS list - This list contains sites the EPA has identified as having the potential to contain hazardous materials.
- Washington Department of Ecology (WDOE) Confirmed and Suspected Contaminated Sites Report - This is a list of known potentially hazardous sites in the State of Washington.
- Emergency Response Notification System (ERNS) - ERNS records and stores information on reported releases of oil and hazardous substances.
- National Priorities List (NPL) - The NPL is a subset of CERCLIS and identifies over 1200 sites for priority cleanup under the Superfund Program.
- Resource Conservation and Recovery Information System (RCRIS) - RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).
- Leaking Underground Storage Tank Incident Reports (LUST) - LUST records contain an inventory of reported leaking underground storage tank incidents.
- Registered Underground Storage Tanks (UST) - UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program.
- State Hazardous Waste Site Confirmed & Suspected Contaminated Sites List (CSCSL) - State hazardous waste site records are the state's equivalent to CERCLIS.
- Solid Waste Facilities/Landfill Sites (SWF/LS) - SWF/LS type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state.

In addition, EDR's search included databases that are not included under the federal ASTM standards. These included the following:

- Facility Index System (FINDS);
- PCB Activity Database (PADS);
- RCRA Administration Action Tracking System (RAATS);
- Toxic Release Inventory System (TRIS);
- Toxic Substances Control Act (TSCA);

- Hazardous Materials Incident Report System (HMIRS); and
- Federal Superfund Liens (NPL LIENS).

These databases were searched by EDR and any sites with the same zip code as the subject property were flagged and, if they fell within the ASTM designated search distance of the subject property, were located on a base map. The search distances from the subject property for the various databases are shown on the Map Findings Summary in the EDR report in Appendix B.

The record search identified 44 listed sites within approximately 1/2 miles of the subject property. The list of sites was reviewed and it was determined that a number of the sites were represented on the list two or three times. Further review found that one of the sites EDR Site #4 and Site #18, were located hydraulically up gradient of the subject property.

These sites were identified as Resource Conservation Recovery Information System RCRIS and/or Facility Index Systems (FINDS) sites. RCRIS and FIND sites includes selected information on sites that generate, store, treat, or dispose of hazardous waste. Sites are divided in two categories, small quantity and large quantity generators. The listing of a site as a large or small quantity generator only indicates that the site generates hazardous wastes. It does not indicate that there has been any release of hazardous materials. The site are identified in the EDR report as follows:

- Bellevue Motors Inc. DBA George Platis Cadillac, 1001 106th Avenue NE, (EDR Site #4) was reported as a large quantity generator as defined by the Environmental Protection Agency. Platis Cadillac is located up gradient approximately 200 to 300 feet to northwest of the subject property across NE 10th Street, on northwest corner of 106th Avenue NE. and NE 10th Street.
- Aloha Cleaners, 10575 NE 12th Street, (EDR Site #18) was reported as a small quantity generator as defined by the Environmental Protection Agency. The site is located hydraulically up gradient to cross gradient approximately 1/8 mile north of the subject property.

Two hydraulically cross gradient sites were identified to the northwest of the site. The sites are identified in the EDR report as follows:

- United States Postal Service, 1171 Bellevue Way NE, (EDR Site F) was listed in association with the UST, LUST and/or supporting interim cleanup reports (WA-ICR) lists. Soil was reported as the affected media. There was no indication of groundwater being affected in the report.
- Ex Mobile/Delete 10075 804 Bellevue Way NE, (EDR Site 14) was identified on the state UST list. Apparently there are four USTs located at the site. There was no indication in the report that the tanks have ever leaked. In addition, the tanks were reported to be installed in 1964 and be unprotected steel.

Neither of these site are perceived as posing an environmental concern to the subject property. The US Post Office site is not identified as having contaminated groundwater, consequently a pathway for contamination from that site to the subject property is absent.

The Ex/Mobile site is located approximately 3/16th mile on the other side of a small "valley". The topographical depressions between this site and the super block site may serve as a hydraulic barrier to prevent the release from reaching the site.

Three adjacent sites were identified topographically and hydraulically down gradient of the subject property. The sites are located on the south side of NE 8th; two sites (EDR Sites A3 and 5) were identified as small quantity generators without any reported violations. Therefore, neither of the sites would pose an environmental risk to the subject property. The third site was a former service station identified as follows.

- Unocal SS 4511, 10605 NE 8th, (EDR Site A1 and A2) identified in association with the UST, LUST, and supporting interim cleanup reports (WA-ICR) lists. Soil and groundwater were reported as the affected media. A final clean up report was submitted to the state in May 1992.

Since the Unocal site is located in the general down gradient direction from the subject property it would not ordinarily be considered to pose a risk to the subject property. Although the general area is covered with pavement and concrete there are potentially buried utilities and trenches that may have provided a pathway for product or vapors to have reached the subject property. However, the site has apparently been clean closed based on the filing of a final clean up report in 1992.

The record search identified and listed 14 orphan sites. The listing of orphan sites is based primarily on inadequate address or database listing information. If a site is identified in the database search but the identifier does not match records or the address is incomplete the site is given an orphan status. In populated areas, the orphan list for any site can become somewhat lengthy, since the orphan sites are related to area zip codes and not the actual proximity to the subject property. The orphan list was reviewed and the location of each of the sites listed was identified. Thirteen of the sites were located hydraulically downgradient of the subject property at least 1/8 mile away. The fourteenth site Gregg's Place is presumed to be Gregg's Auto Body Shop located on the subject property itself. Gregg's Place was identified as a small quantity generator.

6. SUMMARY

6.1 Site Reconnaissance

The site reconnaissance did not reveal any significant signs of hazardous materials presently being stored, manufactured or released on the subject property. However, Gregg's Place auto body shop stores and uses paint and solvents. As was evident from the appearance of the building located at 10610 NE 8th Street a service station previously occupied this lot of the subject property. It also appeared that much of the pipe distribution system may still be in place at the site. Additionally, the Auto Max Motor Sales yard was covered by cars and minor oil stains and waste batteries were observed on unpaved areas.

The presence of four home heating USTs associated with former houses located on NE 9th Street were identified during the site reconnaissance. There were two other potential heating oil USTs identified by vent pipes during the site visit. The first is located on the west end of the back wall of the Corner Court Building, and the second was identified at the back door of the Carlson Building.

It was also evident during the site reconnaissance that UST removal activities had occurred behind the former service station and behind Bosley's, both suspected removal activities were later confirmed.

There were no observations made during the site reconnaissance suggesting that potentially hazardous waste dumping or release of potentially hazardous materials are currently occurring or previously occurred on adjacent properties.

6.2 Review of Historical Information

The review of aerial photographs, historical directories, U.S. Geological Survey topographic maps, and personal interviews indicated that the subject property has been exposed to the storage, and use of hazardous materials. Records establish that an auto body shop is located 10650 behind the Bosley's and a service station was formerly located at 10610 NE 8th Street. Both of these businesses commonly use and store hazardous materials. A number of environmental investigations have been conducted at the former service station location and indicate that the soil is free of contamination above state regulatory cleanup levels. Records did not provide any information indicating that any above or underground storage tanks other than home heating oil tanks had ever been located, removed, or closed in place on site with the exception of the USTs associated with the service station located at 10610 NE 8th Street.

The EDR historical directories search indicated that a dry cleaners (One Hour Martinizing) was previously located in the former service station building at 10610 NE 8th Street from approximately 1975 to 1985.

6.3 Agency and Records Review

The records and databases reviewed indicated that the property does not have any record of hazardous waste usage, contamination, or disposal. Five potential sites of environmental concern were identified in the EDR report. After review of the available information it was determined that the two hydraulically upgradient sites were listed as RCRIS sites, indicating that the sites were either large or small quantity generators of hazardous materials. However, the record indicated that there had been no releases from either facility. Two other sites were identified as hydraulically cross gradient to the subject property. Further review of the information showed that these properties were not likely to pose an environmental threat to the subject property. A fifth site, a former Unocal service station was located directly across NE 8th Street from the subject property's former service station building. However, the former Unocal service station was reported clean closed in 1992.

The EDR historical directories indicated that a dry cleaners was located at 10610 NE 8th Street. During an interview with Mr. Gregg Orth, owner operator of the auto body shop located behind the Bosley's, Mr. Orth indicated that Bosley's use to be a dry cleaners shop. However, the agency and record review could not verify that a dry cleaners occupied either of the buildings at 10610 (former service station) or 10640 (Bosley's) NE 8th Street.

6.4 Interviews

Information gathered during the interview process indicated that four heating oil USTs are presently located at the residential structures located on NE 9th Street and that a heating oil UST located behind Bosley's was removed. In addition, during the interview with Mr. Liming he indicated that all of the USTs including the gasoline tanks were removed at the former service station.

Hazardous materials are both stored and used in the normal operation of Gregg's Place Auto Body Shop. All waste solvents, paints and reducers are disposed of off site by a licensed subcontractor. As indicated above, Mr. Orth indicated that the Bosley's building was previously occupied by a dry cleaners.

Based on our observations and review of the information presented in this report it appears that hazardous materials have not been used, stored or disposed of on the subject property. With the exception of the conditions associated with issues presented above.

FIGURES

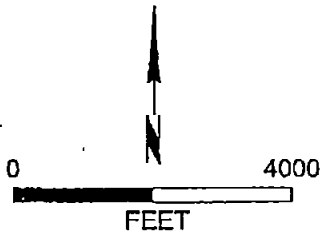
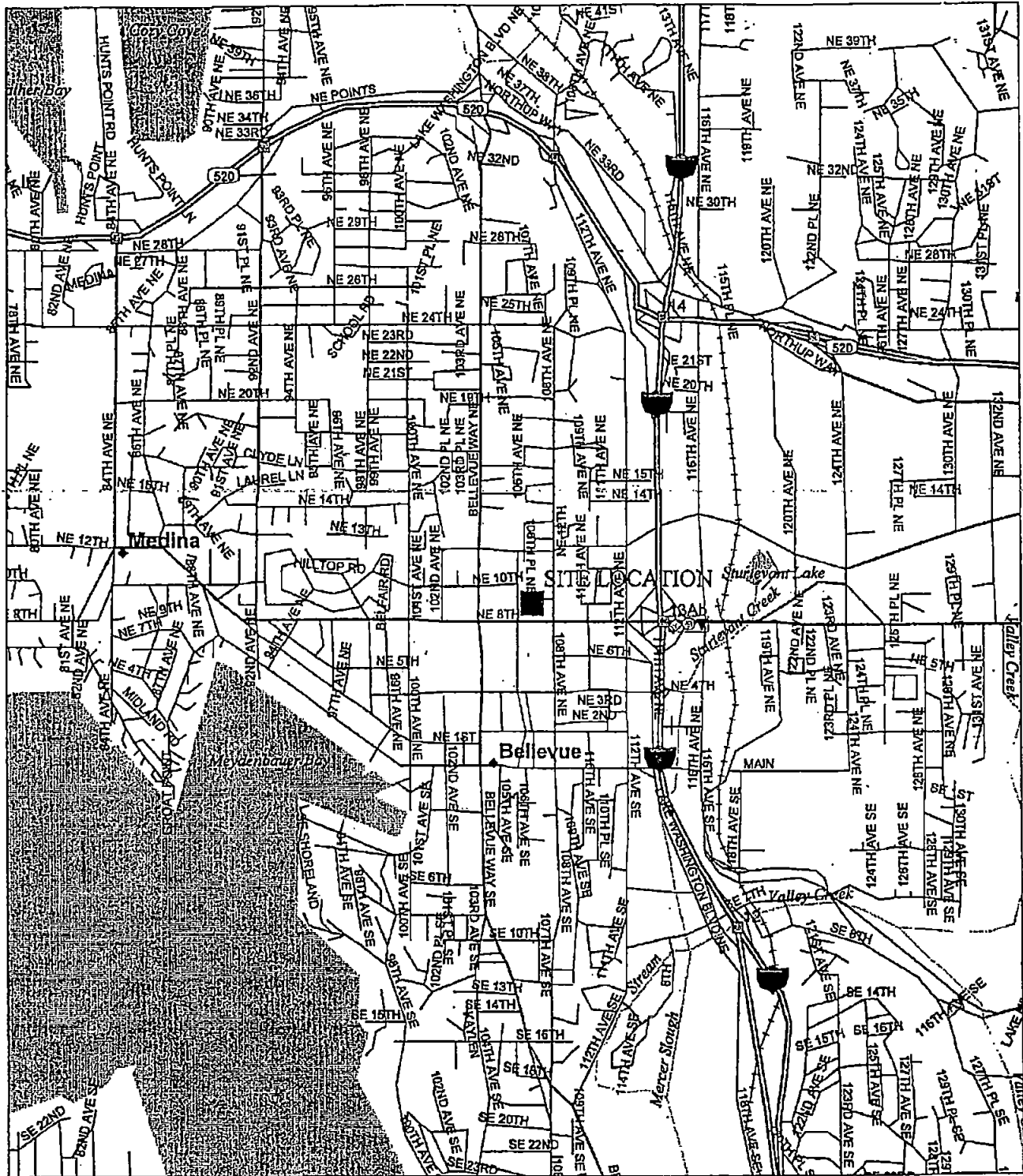


FIGURE 1
SUPERBLOCK LOCATION MAP
G2/SUPERBLOCKWA

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7. CONCLUSIONS AND RECOMMENDATIONS

We have performed this Phase I ESA in substantial conformance with the scope and limitations of the ASTM E 1527-97 for the subject super block property. This assessment revealed the following "recognized environmental conditions" at the site:

1. Interviews and the EDR historical directories search indicated that a dry cleaner could have been located at 10610 and/or 10640 NE 8th Street. However neither of these were verified during the course of our investigation of the subject property.
2. The site reconnaissance identified the location of four heating oil USTs associated with the former residential properties located on NE 9th Street. It was not determined if a UST was removed from the former residential properties at 10632 NE 9th Street (Mex Auto Sales) or 851 108th Avenue NE (The Studio). The site reconnaissance also revealed the location of potential heating oil USTs behind the Corner Court Building and behind the Carlson Building. The potential for two additional heating oil USTs was identified in a previous Phase I ESA (Geotech 1996). Geotech indicated that historical information indicated that heating oil USTs were at one time associated with 827 108th Avenue NE (E&H properties office) and 10666 NE 8th Street (a unit in the Corner Court Building).
3. There was no substantive evidence found that confirmed that the gasoline USTs were removed from the former service station.
4. Two dry cleaning stores appear to have operated in two of the buildings located on the subject property. Dry cleaning operations have frequently been associated with solvent contaminated soils and groundwater. There is no evidence that this has occurred onsite, but it is a possibility and as such is a "recognized environmental condition" onsite.
5. Two auto body shops; Gregg's Place Auto Body Shop, and Rodger's Auto Salon (limited reconnaissance) and the Auto Max Motor Sales Facility are businesses which use and store hazardous materials. There was only minor oil stains observed at Auto Max Motor Sales, but the nature of these businesses (especially past operations) creates a recognized environmental condition at the site.

Based on the information ascertained during this investigation and information that could not be confirmed the following activities are recommended.

- Conduct limited sampling at the 10610 and 10640 NE 8th Street locations for determination that solvents used in dry cleaning were not released from building into the soil.
- Remove four USTs at former residential properties on NE 9th Street.
- Conduct limited geophysics investigation at Carlson Building, Corner Court/E&H Buildings and former service station to determine if USTs are present.

It is recommended that a professional environmental scientist be on site during any UST removal activities. During UST removal activities the environmental scientist would be able to conduct confirmatory environmental sampling to demonstrate sufficient removal of any contaminated soil to establish clean closure. The environmental scientist would also monitor the work area for volatile organic vapors in association with health and safety concerns.

Finally, we recommend that an Asbestos Hazard Emergency Response Act (AHERA) accredited inspector conduct a pre-demolition asbestos inspection of each building onsite, as required by State Law (WAC 296-62-07707 and PSAPCA Asbestos Regulations - Article 4, Regulation 3). We also recommend that a lead paint inspection be conducted to comply with WAC 296-155-176, the Lead-in-Construction Regulation, and WAC 173-303, Dangerous Waste Regulations. Golder has considerable experience in these services and will provide a proposal for this work at your request.

8. STANDARD LIMITATIONS

There is always the possibility that the illegal disposal of hazardous material to the soil or groundwater has occurred and been covered so as not to be readily obvious from the surface. There is always a degree of risk that additional materials, not identified in this study, requiring special handling, may be encountered, but not determined because soil and/or groundwater samples were not collected as a part of this investigation.

This Phase I ESA has been prepared for the exclusive use of G2 Architecture and E&H Properties. We have performed the Phase I portion of the ESA in substantial conformance with the scope and limitations of ASTM Practice E 1527-97 for the site.

This report is not meant to represent a legal opinion. No other warranty, expressed or implied, is made. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Golder Associates Incorporated accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

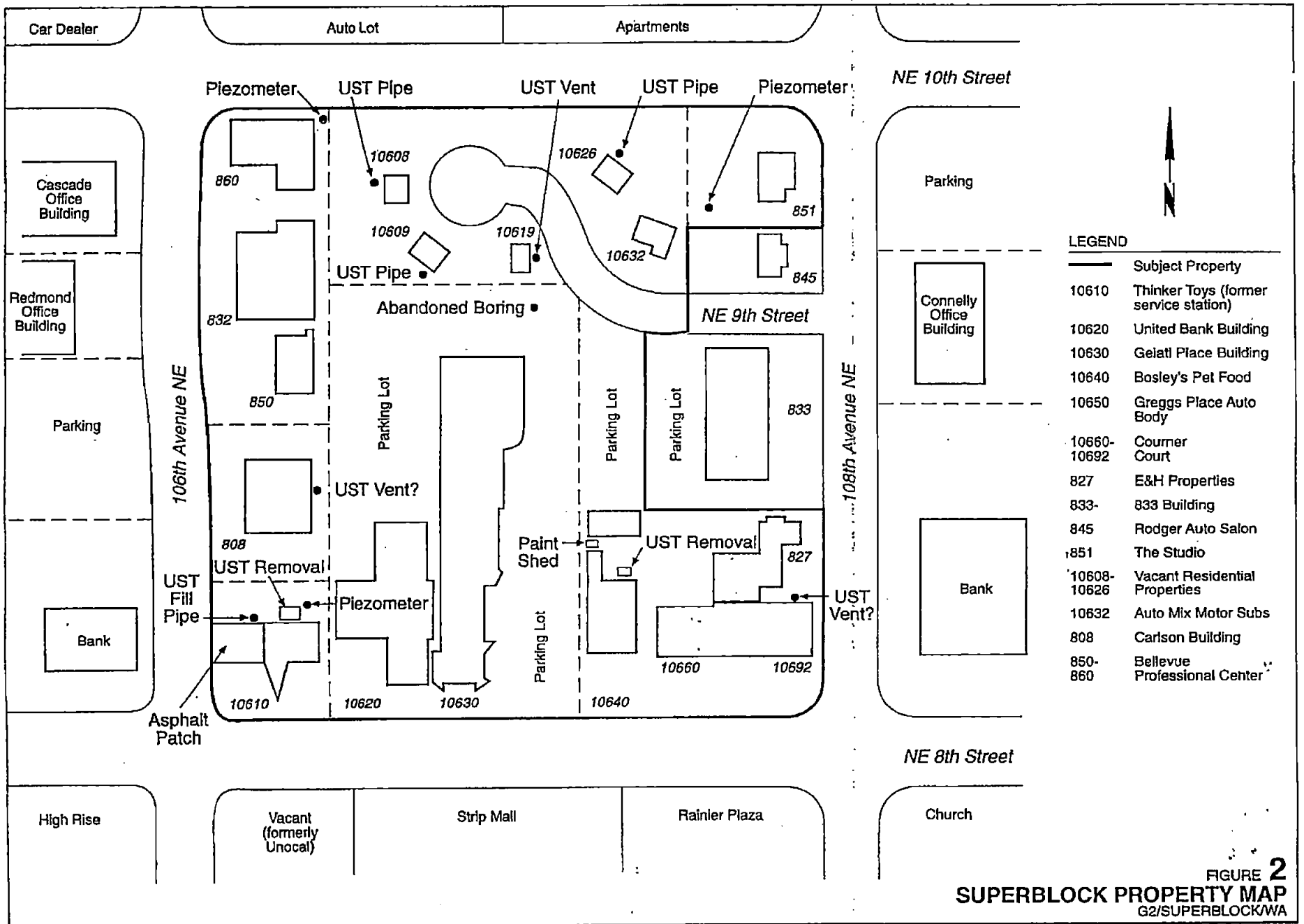
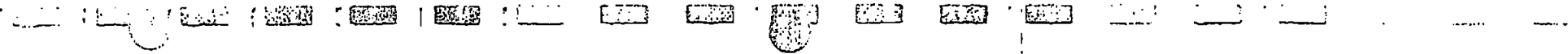
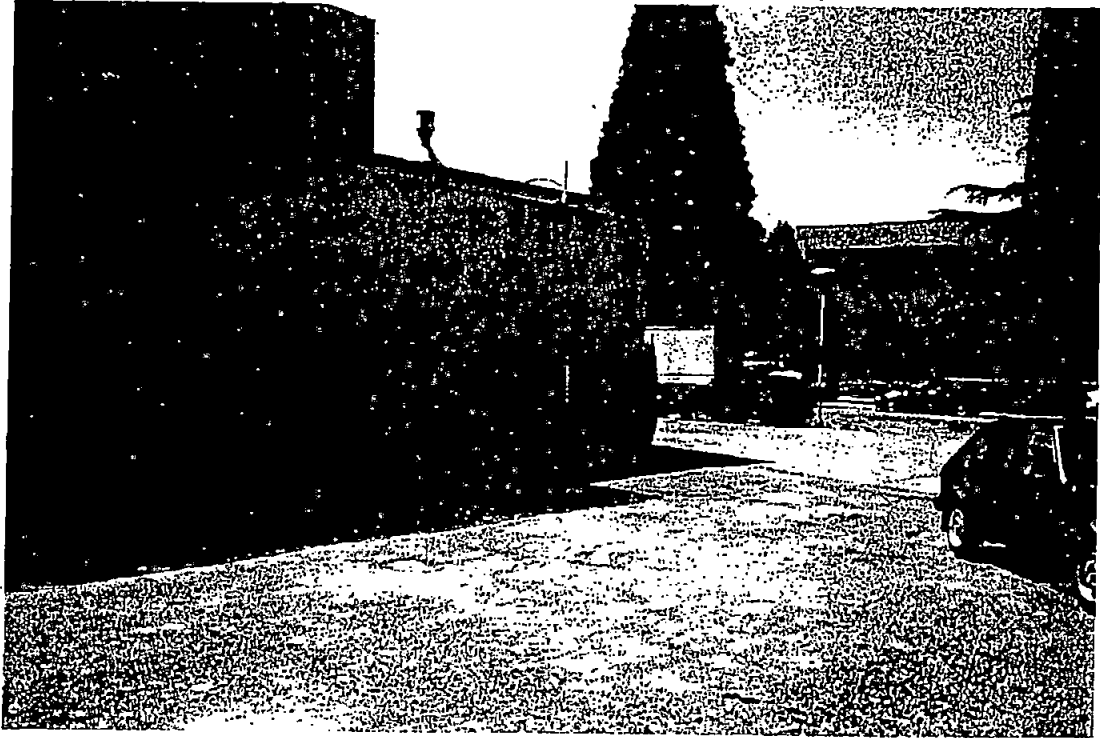


FIGURE 2
SUPERBLOCK PROPERTY MAP
 G2/SUPERBLOCK/WA



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APPENDIX A
PHOTOGRAPHS



Photograph 1. Back of NE 10610 NE 8th Street, former service station, shows UST asphalt patch, vent pipe and piezometer monument.



Photograph 2. Pump islands at former service station.

FIGURE **A1**
SITE PHOTOGRAPHS
G2/SUPERBLOCK/WA

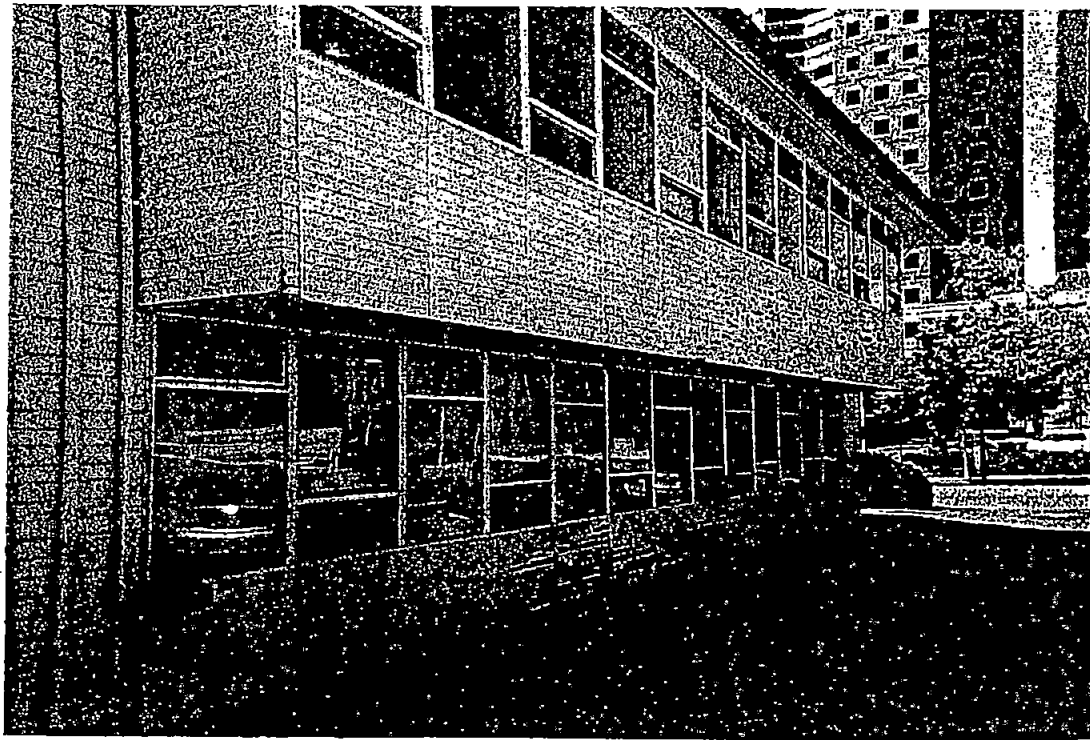


Photograph 3. Abandoned fill pipe at former service station.

FIGURE **A2**
SITE PHOTOGRAPH
G2/SUPERBLOCK/WA



Photograph 4. Potential UST vent pipe at back of Carlson Building.



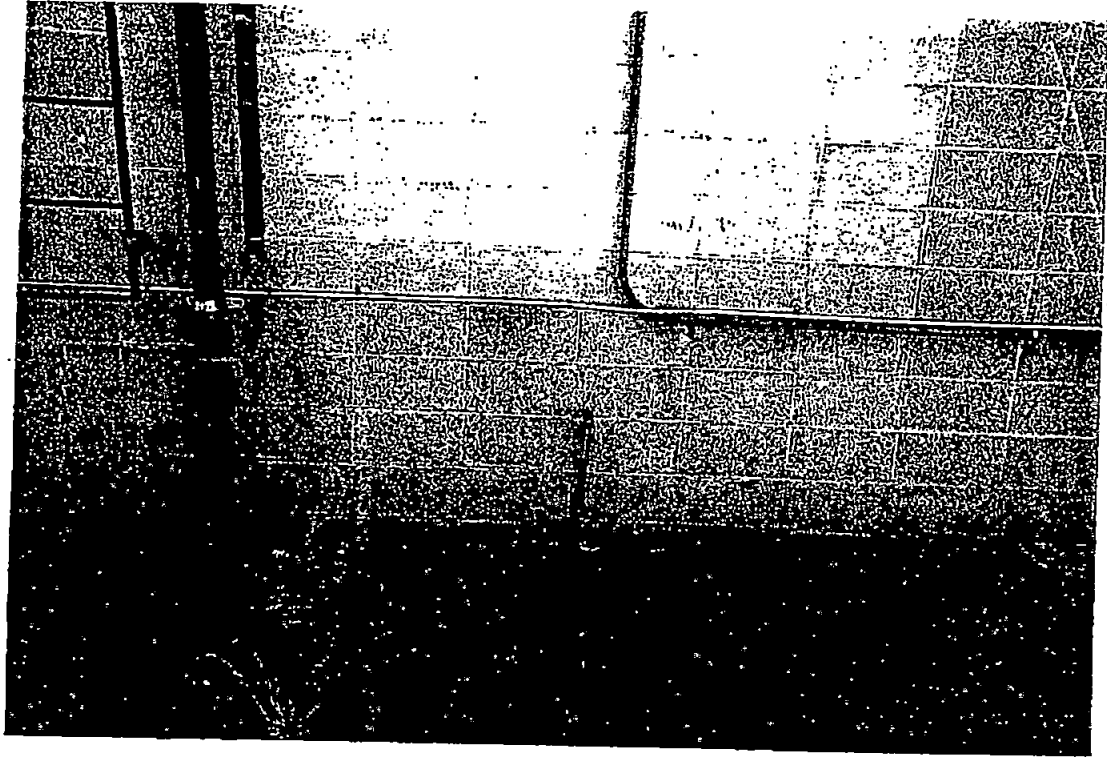
Photograph 5. Peeling paint on north side of Carlson Building.

FIGURE **A3**
SITE PHOTOGRAPHS
G2/SUPERBLOCK/WA



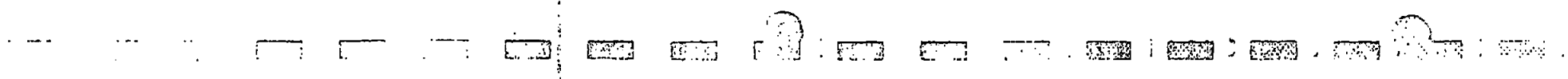
Photograph 6. UST fill pipe cap located at 10609 NE 9th Street.

FIGURE **A4**
SITE PHOTOGRAPH
G2/SUPERBLOCK/WA



Photograph 7. Suspected UST vent pipe located behind the Corner Court Building.

FIGURE **A5**
SITE PHOTOGRAPH
G2/SUPERBLOCK/WA



APPENDIX B
EDR REPORTS



**Environmental
Data
Resources, Inc.**

an edr company

The EDR-Radius Map with GeoCheck™

**Super Block Property
NE 8th St. + 106th Avenue NE
Bellevue, WA 98004**

Inquiry Number: 259198.3s

May 29, 1998

***The Source* For Environmental Risk Management Data**

**3530 Post Road
Southport, Connecticut 06490**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Topographic Map	2
GeoCheck Summary	3
Overview Map	5
Détail Map	6
Map Summary - All Sites	7
Map Summary - Sites with higher or the same elevation as the Target Property	8
Map Findings	9
Orphan Summary	39
 <u>APPENDICES</u>	
GeoCheck Version 2.1	A1
Government Records Searched / Data Currency Tracking Addendum	A7

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-97. Search distances are per ASTM standard or custom distances requested by the user.

The address of the subject property for which the search was intended is:-

NE 8TH ST. + 106TH AVENUE NE
BELLEVUE, WA 98004

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the subject property or within the ASTM E 1527-97 search radius around the subject property for the following Databases:

NPL:	.....	National Priority List
Delisted NPL:	.....	NPL Deletions
RCRIS-TSD:	.....	Resource Conservation and Recovery Information System
CERCLIS:	.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP:	.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS:	.....	Corrective Action Report
RAATS:	.....	RCRA Administrative Action Tracking System
HMIRS:	.....	Hazardous Materials Information Reporting System
PADS:	.....	PCB Activity Database System
ERNS:	.....	Emergency Response Notification System
FINDS:	.....	Facility Index System
TRIS:	.....	Toxic Chemical Release Inventory System
NPL Lien:	.....	NPL Liens
TSCA:	.....	Toxic Substances Control Act
MLTS:	.....	Material Licensing Tracking System
ROD:	.....	ROD
CONSENT:	.....	Superfund (CERCLA) Consent Decrees
Air Emissions:	.....	Wa Air Emissions (EMI)
Coal Gas:	.....	Former Manufactured gas (Coal Gas) Sites.

Unmapped (orphan) sites are not considered in the foregoing analysis.

Search Results:

Search results for the subject property and the search radius, are listed below:

Subject Property:

The subject property was not listed in any of the databases searched by EDR.

EXECUTIVE SUMMARY

Surrounding Properties:

Elevations have been determined from the USGS 1 degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the subject property includes a tolerance of -10 feet. Sites with an elevation equal to or higher than the subject property have been differentiated below from sites with an elevation lower than the subject property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold Italics* are in multiple databases.

CSCSL: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data comes from the Department of Ecology's Confirmed & Suspected Contaminated Sites List.

A review of the CSCSL list, as provided by EDR, has revealed that there are 4 CSCSL sites within approximately 1 Mile of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
EASTSIDE CHRYSLER JEEP	400 116TH AVE NE	1/2 - 1 ESE	45	32
BELLEVUE CHRYSLER PLYMOUTH	126 116TH AVE NE	1/2 - 1 SE	46	34
TIKI CAR WASH	11909 NE 8TH ST	1/2 - 1 E	47	35
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
THE CLEANERY	NW OF NE 8TH ST / 102	1/4 - 1/2W	D29	24

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data comes from the Department of Ecology's Solid Waste Facilities Handbook.

A review of the SWF/LF list, as provided by EDR, and dated 07/01/1997 has revealed that there is 1 SWF/LF site within approximately 0.5 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
RABANCO - 3RD & LANDER T.S.	200 112TH AVENUE NE STE	1/4 - 1/2SE	44	31

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data comes from the Department of Ecology's Leaking Underground Storage Tanks Site List.

A review of the LUST list, as provided by EDR, and dated 01/20/1998 has revealed that there are 12 LUST sites within approximately 0.5 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
4511	10605 NE 8TH ST	0 - 1/8 SSE	A1	9
BELLEVUE, CITY OF, RIGHT OF WAY	821 104TH AVE NE	1/8 - 1/4W	B7	11
DITTY PROPERTY	604 BELLEVUE WAY NE	1/8 - 1/4SW	9	12
EXXON CO USA RAS 74090	10122 NE 8TH	1/8 - 1/4W	19	16
UNITED STATES POSTAL SERVICE	1171 BELLEVUE WAY NE	1/4 - 1/2NNW	F26	22

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LAKESIDE CO 070024	10200 NE 10TH ST	1/4 - 1/2 WNW	G32	26
GLENCOURT CO 070061	1020 102ND AVE NE	1/4 - 1/2 WNW	G35	27
TEXACO	615 112 TH	1/4 - 1/2 ESE	H39	29
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
BELLEVUE GENERAL OFFICE	10608 NE 4TH ST	1/4 - 1/2 S	E22	21
J. C. PENNEY COMPANY, INC. #21	300 BELLEVUE SQ	1/4 - 1/2 SSW	30	25
BUDGET RENT A CAR BELLEVUE	111 108TH AVE NE	1/4 - 1/2 SSE	I41	30
ERNST HOME CENTER (TWO REPORTS	44 BELLEVUE WAY NE	1/4 - 1/2 SSW	43	31

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data comes from the Department of Ecology's Statewide UST Site/Tank Report.

A review of the UST list, as provided by EDR, and dated 09/24/1997 has revealed that there are 6 UST sites within approximately 0.25 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
4511	10605 NE 8TH ST	0 - 1/8 SSE	A1	9
BELLEVUE, CITY OF, RIGHT OF WAY	821 104TH AVE NE	1/8 - 1/4 W	B7	11
EX MOBIL/DELETE 10075	804 BELLEVUE WAY NE	1/8 - 1/4 NW	14	14
CITY CENTER BELLEVUE	500 108TH AVE NE STE 16	1/8 - 1/4 SSE	17	16
EXXON CO USA RAS 74090	10122 NE 8TH	1/8 - 1/4 W	19	16
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MARSTON ENTERPRISES INC	510 BELLEVUE WAY NE	1/8 - 1/4 SW	C16	15

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 01/01/1998 has revealed that there are 11 RCRIS-SQG sites within approximately 0.25 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
UNOCAL SS 4511	10605 NE 8TH	0 - 1/8 SSE	A2	9
PACCAR BLDG	777 106TH AVE NE	0 - 1/8 S	A3	10
WRIGHT RUNSTAD SECURITY PACIFI	777 108TH AVE NE STE 20	0 - 1/8 E	5	11
HYATT REGENCY BELLEVUE	900 BELLEVUE WAY NE	1/8 - 1/4 WNW	8	12
NORTHEAST CORNER OF BELLEVUE S	727 104TH AVE NE	1/8 - 1/4 WSW	10	12
AGFA DIV BAYER CORP C/O BELLEV	505 106TH AVE NE	1/8 - 1/4 S	12	13
KITS CAMERAS 46	825 BELLEVUE WAY	1/8 - 1/4 W	13	13
ALOHA CLEANERS	10575 NE 12TH ST	1/8 - 1/4 N	18	16
EXXON CO USA RAS 74090	10122 NE 8TH	1/8 - 1/4 W	19	16
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SHELL OIL CO BELLEVUE	510 BELLEVUE WAY NE	1/8 - 1/4 SW	C15	14
PROPERTY DEVELOPMENT CORP	10116 NE 8TH ST C2	1/8 - 1/4 W	D20	20

EXECUTIVE SUMMARY

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-LQG list, as provided by EDR, and dated 01/01/1998 has revealed that there is 1 RCRIS-LQG site within approximately 0.25 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>BELLEVUE MOTORS INC DBA GEO PL</i>	<i>1001 106TH AVE NE</i>	<i>0 - 1/8 N</i>	<i>4</i>	<i>10</i>

ICR: These are remedial action reports Ecology has received from either the owner or operator of the site. These actions have been conducted without department oversight or approval and are not under an order or decree.

A review of the WA ICR list, as provided by EDR, has revealed that there are 20 WA ICR sites within approximately 0.5 Miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>UNOCAL SS 4511</i>	<i>10605 NE 8TH</i>	<i>0 - 1/8 SSE</i>	<i>A2</i>	<i>9</i>
<i>CITY OF BELLEVUE - RIGHT-OF-WA</i>	<i>821 104TH AVE. NE</i>	<i>1/8 - 1/4W</i>	<i>B6</i>	<i>11</i>
<i>DITTY PROPERTY</i>	<i>604 BELLEVUE WAY NE</i>	<i>1/8 - 1/4SW</i>	<i>9</i>	<i>12</i>
<i>PUGET POWER & LIGHT COMPANY EL</i>	<i>700 108TH AVE. NE</i>	<i>1/8 - 1/4ESE</i>	<i>11</i>	<i>13</i>
<i>EXXON CO USA RAS 74090</i>	<i>10122 NE 8TH</i>	<i>1/8 - 1/4W</i>	<i>19</i>	<i>16</i>
<i>U.S. POSTAL SERVICE</i>	<i>1171 104TH AVE. NE</i>	<i>1/4 - 1/2NNW</i>	<i>F27</i>	<i>23</i>
<i>U.S. POSTAL SERVICE</i>	<i>1171 BELLEVUE WAY NE</i>	<i>1/4 - 1/2NNW</i>	<i>F28</i>	<i>23</i>
<i>U.S. WEST - NATURE'S PANTRY</i>	<i>10200 NE 10TH ST.</i>	<i>1/4 - 1/2WNW</i>	<i>G31</i>	<i>26</i>
<i>U.S. WEST - NATURE'S PANTRY</i>	<i>10200 NE 10TH</i>	<i>1/4 - 1/2WNW</i>	<i>G33</i>	<i>26</i>
<i>U.S. WEST - GLENCOURT OFFICE</i>	<i>1020 102ND AVE. NE</i>	<i>1/4 - 1/2WNW</i>	<i>G34</i>	<i>26</i>
<i>U.S. WEST - GLENCOURT OFFICE</i>	<i>1020 102ND AVE. NE</i>	<i>1/4 - 1/2WNW</i>	<i>G36</i>	<i>27</i>
<i>TEXACO REFINING & MARKETING IN</i>	<i>615 112TH AVE NE</i>	<i>1/4 - 1/2ESE</i>	<i>H38</i>	<i>28</i>

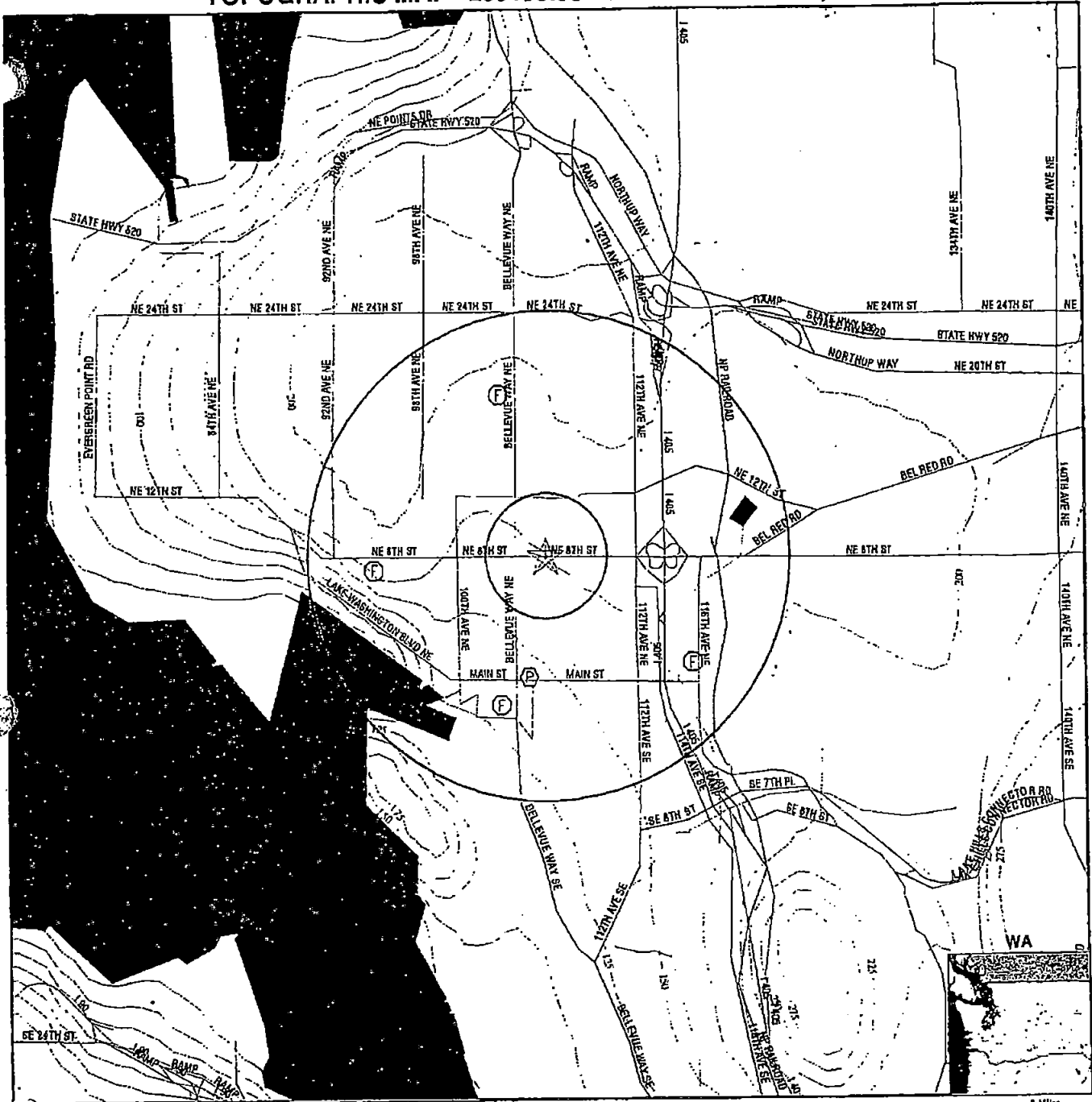
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>FORMER CLEANERY SITE</i>	<i>10116 NE 8TH ST.</i>	<i>1/8 - 1/4W</i>	<i>D21</i>	<i>20</i>
<i>PUGET POWER BELLEVUE</i>	<i>10608 NE 4TH ST.</i>	<i>1/4 - 1/2S</i>	<i>E23</i>	<i>21</i>
<i>FORMER DRY CLEANERS-BELLEVUE V</i>	<i>NW OF NE 8TH ST. / 10</i>	<i>1/4 - 1/2W</i>	<i>D24</i>	<i>22</i>
<i>FORMER DRY CLEANERS-BELLEVUE V</i>	<i>NW OF NE 8TH ST. / 10</i>	<i>1/4 - 1/2W</i>	<i>D25</i>	<i>22</i>
<i>TOWN & COUNTRY CLEANERS INC</i>	<i>310 105TH AVE NE</i>	<i>1/4 - 1/2S</i>	<i>37</i>	<i>28</i>
<i>BUDGET RENT-A-CAR</i>	<i>111 108TH NE</i>	<i>1/4 - 1/2SSE</i>	<i>I40</i>	<i>30</i>
<i>BENENSON BELLEVUE II/SHOPS AT</i>	<i>110 108TH AVE. NE</i>	<i>1/4 - 1/2SSE</i>	<i>I42</i>	<i>31</i>
<i>ERNST HOME CENTER (TWO REPORTS)</i>	<i>44 BELLEVUE WAY NE</i>	<i>1/4 - 1/2SSW</i>	<i>43</i>	<i>31</i>

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
SOUTH TS / SOUTH HHW FACILITY - MRW	SWF/LF
AURORA HOUSEHOLD HAZ-SITE - MRW	SWF/LF
SOUTH SERVICE CENTER - MRW FACILITY	SWF/LF
BELLEFIELD SEWER	UST
GREGS PLACE	RCRIS-SQG,FINDS
BON MARCHE THE	RCRIS-SQG,FINDS
KITS CAMERAS CO72	RCRIS-SQG,FINDS
TALLS CAMERA	RCRIS-SQG,FINDS
FREDERICK NELSON FORMER SITE	RCRIS-SQG
103 BELLEVUE WAY SITE	RCRIS-SQG
MEYDENBAUER COURT (THREE REPORTS)	WA ICR
J.C. PENNEY #2109-7	WA ICR
UNOCAL #0587	WA ICR
AT & T (CLYDE FACILITY)	WA ICR

TOPOGRAPHIC MAP - 259198.3s - Golder Associates, Inc.



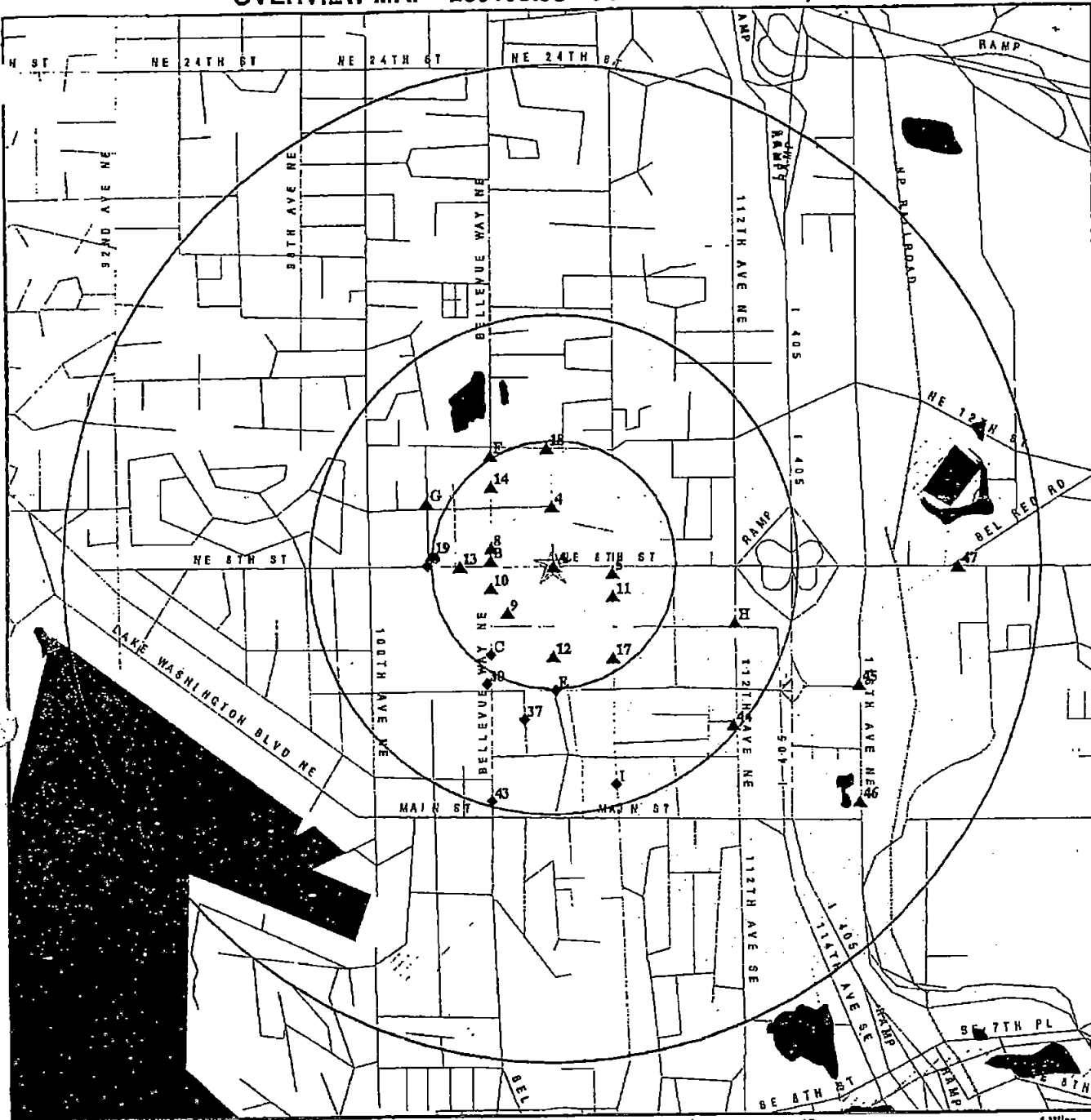
- Major Roads
- Contour Lines
- Waterways
- Earthquake epicenter, Richter 5 or greater
- Closest Federal Well in quadrant
- Closest State Well in quadrant
- Closest Public Water Supply Well

(HD) Closest Hydrogeological Data

TARGET PROPERTY: Super Block Property
 ADDRESS: NE 8th St. + 106th Avenue NE
 CITY/STATE/ZIP: Bellevue WA 98004
 LAT/LONG: 47.6177 / 122.1977

CUSTOMER: Golder Associates, Inc.
 CONTACT: Bill Beck
 INQUIRY #: 259198.3s
 DATE: May 29, 1998 7:50 pm

OVERVIEW MAP - 259198.3s - Golder Associates, Inc.



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- National Priority List Sites
- Landfill Sites
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- Wetlands per National Wetlands Inventory (1994)

TARGET PROPERTY: Super Block Property
ADDRESS: NE 8th St. + 106th Avenue NE
CITY/STATE/ZIP: Bellevue WA 98004
LAT/LONG: 47.6177 / 122.1977

CUSTOMER: Golder Associates, Inc.
CONTACT: Bill Beck
INQUIRY #: 259198.3s
DATE: May 29, 1998 7:45 pm

**GEOCHECK VERSION 2.1
SUMMARY**

TARGET PROPERTY COORDINATES

Latitude (North): 47.617699 - 47° 37' 3.7"
Longitude (West): 122.197701 - 122° 11' 51.7"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 560290.5
UTM Y (Meters): 5273903.5

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2447122-E2 MERCER ISLAND, WA

GEOLOGIC AGE IDENTIFICATION†

Geologic Code: Q
Era: Cenozoic
System: Quaternary
Series: Quaternary

ROCK STRATIGRAPHIC UNIT‡

Category: Stratified Sequence

GROUNDWATER FLOW INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, including well data collected on nearby properties, regional groundwater flow information (from deep aquifers), or surface topography.‡

AQUIFLOW™ Search Radius: 2,000 Miles

<u>MAP ID</u>	<u>DISTANCE FROM TP</u>	<u>DIRECTION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported			

General Topographic Gradient at Target Property: General SW

General Hydrogeologic Gradient at Target Property: The hydrogeologic gradient for this report has been determined using the depth to water table information provided below. Where available, the closest well in each quadrant has been identified (up to a radius of 5 miles around the target property) and used in the gradient calculation. While an attempt has been made to segregate shallow from deep aquifers, this cannot always be assured. Groundwater flow in the aquifer associated with the wells appears generally to be to the WSW.

† Source: P.D. Schruben, R.E. Arndt and W.J. Sawick, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.D. King and H.M. Bekman Map, USGS Digital Data Series DDS - 11 (1994).
‡ U.S. EPA Ground Water Handbook, Vol I: Ground Water and Contamination, Office of Research and Development EPA/625/3-80/016a, Chapter 4, page 78, September 1980.
** EDR AQUIFLOW™ Information System of hydrogeologically determined groundwater flow directions at specific locations. See the data pages of the end of this report for a complete description.

GEOCHECK VERSION 2.1 SUMMARY

Site-Specific Hydrogeological Data*:

Search Radius: 2.0 miles
 Status: Not found

FEDERAL DATABASE WELL INFORMATION

<u>WELL QUADRANT</u>	<u>DISTANCE FROM TP</u>	<u>LITHOLOGY</u>	<u>DEPTH TO WATER TABLE</u>
Northern	1/2 - 1 Mile	Not Reported	97 ft.
Eastern	1/2 - 1 Mile	Not Reported	40 ft.
Southern	1/2 - 1 Mile	Not Reported	37 ft.
Western	1/2 - 1 Mile	Not Reported	1 ft.

STATE DATABASE WELL INFORMATION

<u>WELL QUADRANT</u>	<u>DISTANCE FROM TP</u>
----------------------	-------------------------

NO WELLS FOUND

PUBLIC WATER SUPPLY SYSTEM INFORMATION

Searched by Nearest PWS.

NOTE: PWS System location is not always the same as well location.

PWS Name: TRAILS END
 BELLEVUE, WA 98005

Location Relative to TP: 1/4 - 1/2 Mile South

PWS currently has or has had major violation(s): Yes

AREA RADON INFORMATION

EPA Radon Zone for KING County: 3

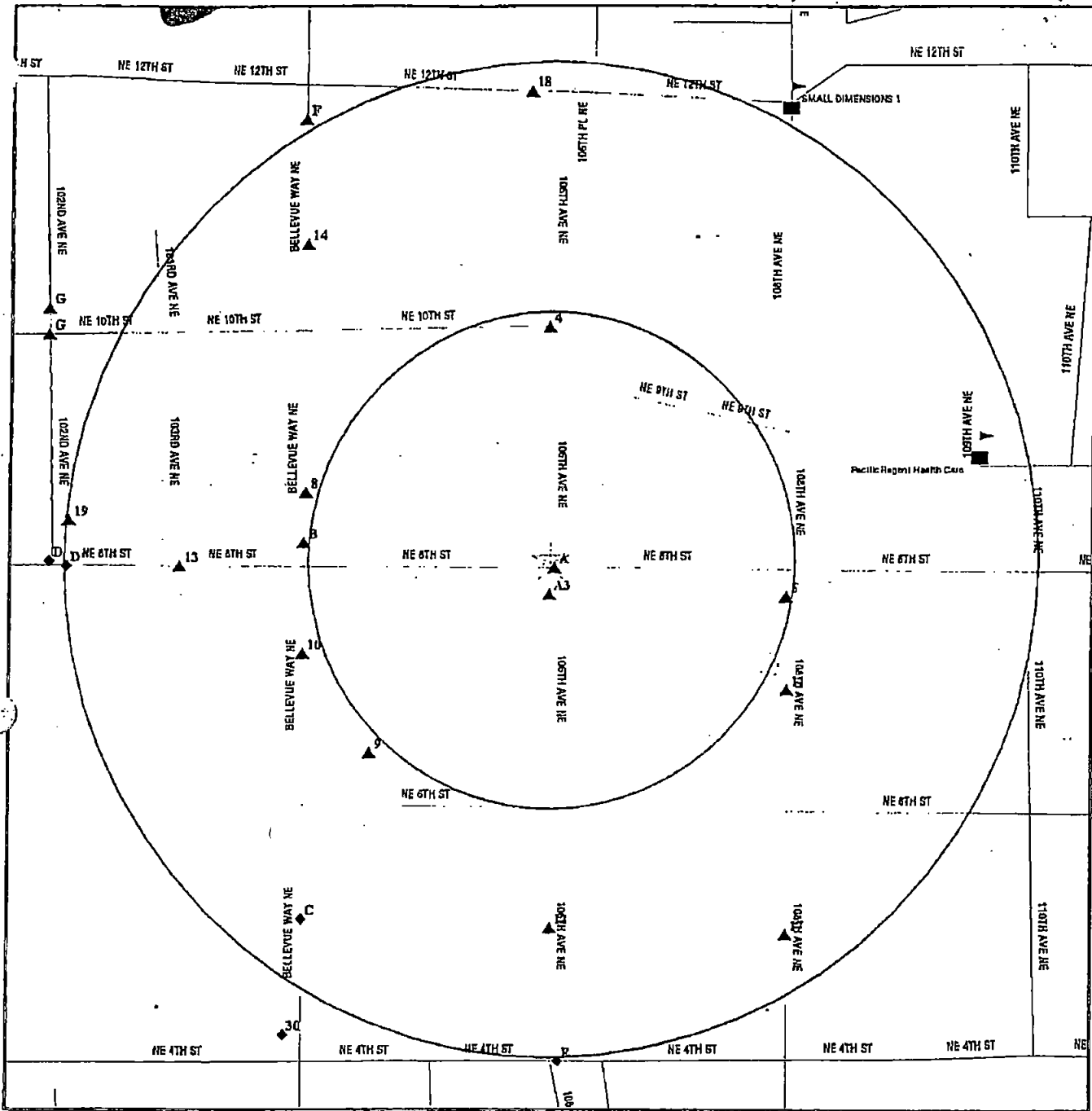
Note: Zone 1 indoor average level > 4 pCi/L
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Zip Code: 98004

Number of sites tested: 2

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	0.350 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

DETAIL MAP - 259198.3s - Golder Associates, Inc.



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites

- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- Wetlands per National Wetlands Inventory (1994)

TARGET PROPERTY: Super Block Property
ADDRESS: NE 8th St. + 106th Avenue NE
CITY/STATE/ZIP: Bellevue WA 98004
LAT/LONG: 47.6177 / 122.1977

CUSTOMER: Golder Associates, Inc.
CONTACT: Bill Beck
INQUIRY #: 259198.3s
DATE: May 29, 1998 7:48 pm

**MAP FINDINGS SUMMARY SHOWING
ALL SITES**

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1,000	0	0	0	0	NR	0
Deleted NPL		TP	NR	NR	NR	NR	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
CSCSL		1,000	0	0	1	3	NR	4
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		TP	NR	NR	NR	NR	NR	0
CORRACTS		1,000	0	0	0	0	NR	0
State Landfill		0.500	0	0	1	NR	NR	1
LUST		0.500	1	3	8	NR	NR	12
UST		0.250	1	5	NR	NR	NR	6
RAATS		TP	NR	NR	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	3	8	NR	NR	NR	11
RCRIS Lg. Quan. Gen.		0.250	1	0	NR	NR	NR	1
HMIRS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
ROD		1,000	0	0	0	0	NR	0
CONSENT		1,000	0	0	0	0	NR	0
Wa Air Emissions (EMI)		TP	NR	NR	NR	NR	NR	0
WA ICR		0.500	1	5	14	NR	NR	20
Coal Gas		1,000	0	0	0	0	NR	0

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

**MAP FINDINGS SUMMARY SHOWING
ONLY SITES HIGHER THAN OR THE SAME ELEVATION AS TP**

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1.000	0	0	0	0	NR	0
Delisted NPL	TP		NR	NR	NR	NR	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
CSCSL		1.000	0	0	0	3	NR	3
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP	TP		NR	NR	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	1	NR	NR	1
LUST		0.500	1	3	4	NR	NR	8
UST		0.250	1	4	NR	NR	NR	5
RAATS	TP		NR	NR	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	3	6	NR	NR	NR	9
RCRIS Lg. Quan. Gen.		0.250	1	0	NR	NR	NR	1
HMIRS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ERNS	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
NPL Liens	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
ROD		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
Wa Air Emissions (EMI)	TP		NR	NR	NR	NR	NR	0
WA ICR		0.500	1	4	7	NR	NR	12
Coal Gas		1.000	0	0	0	0	NR	0

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

A1
SSE
< 1/8
Higher

4511
10605 NE 8TH ST
BELLEVUE, WA 98004

UST
LUST

U001777816
N/A

LUST:

Facility ID: 8435.00
Release Date: 8/10/90 0:00:00
Release Status: CLEANUP STARTED
Affected Media: GROUND WATER

Ecology Region: North Western
Alternate Name: UNOCAL STATION # 4511
Status Date: 6/1/95 0:00:00

Facility ID: 8435.00
Release Date: 8/10/90 0:00:00
Release Status: CLEANUP STARTED
Affected Media: SOIL

Ecology Region: North Western
Alternate Name: UNOCAL STATION # 4511
Status Date: 6/1/95 0:00:00

UST:

Facility ID: 8435
Install Date: 12/31/64
Status: Removed
Tank Material: Steel-Unprotected
Substance: LEADED GASOLINE
Compartment #: 1

Tank ID: 2
Capacity: Not reported

Ecology Region: North Western

Facility ID: 8435
Install Date: 12/31/64
Status: Removed
Tank Material: Steel-Unprotected
Substance: UNLEADED GASOLINE
Compartment #: 1

Tank ID: 1
Capacity: Not reported

Ecology Region: North Western

Facility ID: 8435
Install Date: 12/31/64
Status: Removed
Tank Material: Steel-Unprotected
Substance: USED OIL/WASTE OIL
Compartment #: 1

Tank ID: 4
Capacity: 111 to 1,100 Gallons

Ecology Region: North Western

A2
SSE
< 1/8
Higher

UNOCAL SS 4511
10605 NE 8TH
BELLEVUE, WA 98004

RCRIS-SQG
FINDS
WA ICR

1000659576
WAD988492500

RCRIS:

Owner: UNOCAL SS. 4511
(503) 555-1212

Contact: GARY GUNDERSON
(206) 443-7525

Record Date: 08/22/91

Classification: Not reported

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

UNOCAL SS 4511 (Continued)

1000659576

Used Oil Recyc: No
Violation Status: No violations found

WA ICR:

Date Ecology Received Report: 10/22/1990
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 90-14

Date Ecology Received Report: 05/26/1992
Contaminants Found at Site: Petroleum products
Media Contaminated: Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Final cleanup report
Site Register Issue: 92-28

A3
South
< 1/8
Higher

PACCAR BLDG
777 106TH AVE NE
BELLEVUE, WA 98004

RCRIS-SQG 1000878409
FINDS WA0000049288

RCRIS:

Owner: PACCAR BUILDING
(509) 555-1212
Contact: JAMES LEONARD
(206) 453-5928
Record Date: 11/05/93
Classification: Not reported
Used Oil Recyc: No
Violation Status: No violations found

4
North
< 1/8
Higher

BELLEVUE MOTORS INC DBA GEO PLATIS CAD
1001 106TH AVE NE
BELLEVUE, WA 98004

FINDS 1000282269
RCRIS-LQG WAD061680096

RCRIS:

Owner: GEORGE PLATIS
(206) 447-1717
Contact: JACK DAVIS
Record Date: 09/17/86
Classification: Large Quantity Generator

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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	BELLEVUE MOTORS INC DBA GEO PLATIS CAD (Continued) Used Oil Recyc: No Violation Status: No violations found		1000282269
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5 East < 1/8 Higher	WRIGHT RUNSTAD SECURITY PACIFIC 777 108TH AVE NE STE 2050 BELLEVUE, WA 98004	RCRIS-SQG FINDS	1000473977 WAD988480554
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RCRIS:

Owner: WRIGHT RUNSTAD PROPERTIES LIMITED PARTNE
(206) 451-2410

Contact: PLAZA RANIER
(206) 451-2416

Record Date: 11/27/90

Classification: Small Quantity Generator

Used Oil Recyc: No

Violation Status: No violations found

B6 West 1/8-1/4 Higher	CITY OF BELLEVUE - RIGHT-OF-WAY 821 104TH AVE. NE BELLEVUE, WA 98004	WA ICR	S102650194 N/A
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WA ICR:

Date Ecology Received Report: 11/13/1995

Contaminants Found at Site: Petroleum products

Media Contaminated: Soil

Cause of Contamination: Tank

Region: North Western

Type of Report Ecology Received: Interim cleanup report

Site Register Issue: 94-15

B7 West 1/8-1/4 Higher	BELLEVUE,CITY OF,RIGHT OF WAY 821 104TH AVE NE BELLEVUE, WA 98004	UST LUST	U003026456 N/A
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LUST:

Facility ID: 309459.00	Ecology Region: North Western
Release Date: 8/14/95 0:00:00	Alternate Name: BELLEVUE,CITY OF, RIGHT OF WAY
Release Status: CLEANUP STARTED	Status Date: 8/17/95 0:00:00
Affected Media: SOIL	

UST:

Facility ID: 309459	Tank ID: 1
Install Date: Not reported	Capacity: Not reported
Status: REMOVED	
Tank Material: Not reported	
Substance: LEADED GASOLINE	
Compartment #: 1	Ecology Region: North Western

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
8 WNW 1/8-1/4 Higher	HYATT REGENCY BELLEVUE 900 BELLEVUE WAY NE BELLEVUE, WA 98004 RCRIS: Owner: BELLEVUE PLACE HOTEL LTD PARTNERSHIP (503) 555-1212 Contact: JOHN NANCE (206) 462-1234 Record Date: 02/20/92 Classification: Small Quantity Generator Used Oil Recyc: No Violation Status: No violations found	RCRIS-SQG FINDS	1000660504 WAD988501912
9 SW 1/8-1/4 Same	DITTY PROPERTY 604 BELLEVUE WAY NE BELLEVUE, WA 98004 LUST: Facility ID: 200805.00 Ecology Region: North Western Release Date: 6/12/90 0:00:00 Alternate Name: DITTY PROPERTY BASKIN & ROBBINS Release Status: CLEANUP STARTED Status Date: 6/12/90 0:00:00 Affected Media: SOIL Facility ID: 200805.00 Ecology Region: North Western Release Date: 6/12/90 0:00:00 Alternate Name: DITTY PROPERTY BASKIN & ROBBINS Release Status: REPORTED CLEANED UP Status Date: 5/21/95 0:00:00 Affected Media: SOIL WA ICR: Date Ecology Received Report: 09/28/1992 Contaminants Found at Site: Petroleum products Media Contaminated: Soil Cause of Contamination: Tank Region: North Western Type of Report Ecology Received: Interim cleanup report Site Register Issue: 92-36	WA ICR LUST	S101826005 N/A
10 WSW 1/8-1/4 Higher	NORTHEAST CORNER OF BELLEVUE SQUARE 727 104TH AVE NE BELLEVUE, WA 98004	RCRIS-SQG	1001203969 WAH000001057

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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NORTHEAST CORNER OF BELLEVUE SQUARE (Continued)

1001203969

RCRIS:

Owner: BELLEVUE SQUARE MANAGERS
(206) 646-3660

Contact: Not reported

Record Date: Not reported

Classification: Not reported

Used Oil Recyc: No

Violation Status: No violations found

11
ESE
1/8-1/4
Higher

PUGET POWER & LIGHT COMPANY ELECTRICAL S
700 108TH AVE. NE
BELLEVUE, WA 98004

WA ICR

S102651066
N/A

WA ICR:

Date Ecology Received Report: 10/26/1993
Contaminants Found at Site: Total petroleum hydrocarbons
Media Contaminated: Soil
Cause of Contamination: Spill
Region: North Western
Type of Report Ecology Received: Final cleanup report
Site Register Issue: 93-18

12
South
1/8-1/4
Same

AGFA DIV BAYER CORP C/O BELLEVUE CONF CT
505 106TH AVE NE
BELLEVUE, WA 98004

RCRIS-SQG

1001081937
WAR000005017

RCRIS:

Owner: BELLEVUE CONFERENCE CENTER
(201) 440-2500

Contact: DARIN PEPPE
(201) 440-2500

Record Date: 06/05/96

Classification: Not reported

Used Oil Recyc: No

Violation Status: No violations found

13
West
1/8-1/4
Same

KITS CAMERAS 46
825 BELLEVUE WAY
BELLEVUE, WA 98004

RCRIS-SQG
FINDS

1000878387
WA0000048728

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

KITS CAMERAS 46 (Continued)

1000878387

RCRIS:

Owner: CAMERAS WEST 193
(206) 872-3688

Contact: DANNY LEE
(206) 872-3688

Record Date: 06/08/95

Classification: Small Quantity Generator

Used Oil Recyc: No

Violation Status: No violations found

14
NW
1/8-1/4
Higher

EX MOBIL/DELETE 10075
804 BELLEVUE WAY NE
BELLEVUE, WA 98004

UST

U000801897
N/A

UST:

Facility ID:	10171	Tank ID:	4
Install Date:	12/31/64	Capacity:	Not reported
Status:	Unknown		
Tank Material:	Steel-Unprotected		
Substance:	LEADED GASOLINE	Ecology Region:	North Western
Compartment #:	1		
Facility ID:	10171	Tank ID:	2
Install Date:	12/31/64	Capacity:	Not reported
Status:	Unknown		
Tank Material:	Steel-Unprotected		
Substance:	UNLEADED GASOLINE	Ecology Region:	North Western
Compartment #:	1		
Facility ID:	10171	Tank ID:	3
Install Date:	12/31/64	Capacity:	Not reported
Status:	Unknown		
Tank Material:	Steel-Unprotected		
Substance:	UNLEADED GASOLINE	Ecology Region:	North Western
Compartment #:	1		
Facility ID:	10171	Tank ID:	1
Install Date:	12/31/64	Capacity:	111 to 1,100 Gallons
Status:	Unknown		
Tank Material:	Fiberglass Reinforced Plastic	Ecology Region:	North Western
Substance:	USED OIL/WASTE OIL		
Compartment #:	1		

C15
SW
1/8-1/4
Lower

SHELL OIL CO BELLEVUE
510 BELLEVUE WAY NE
BELLEVUE, WA 98004

RCRIS-SQG
FINDS

1000288061
WAD981766397

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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SHELL OIL CO BELLEVUE (Continued)

1000288051

RCRIS:

Owner: SHELL OIL CO. BELLEVUE
(503) 555-1212

Contact: ANNA SAMPSON
(213) 816-2037

Record Date: 07/06/87

Classification: Not reported

Used Oil Recyc: No

Violation Status: No violations found

C16
SW
1/8-1/4
Lower

MARSTON ENTERPRISES INC
510 BELLEVUE WAY NE
BELLEVUE, WA 98004

UST

U001123130
N/A

UST:

Facility ID: 3356	Tank ID: 3
Install Date: 12/31/64	Capacity: Not reported
Status: Unknown	
Tank Material: Steel-Unprotected	
Substance: LEADED GASOLINE	
Compartment #: 1	Ecology Region: North Western
Facility ID: 3356	Tank ID: 4
Install Date: 12/31/64	Capacity: Not reported
Status: Unknown	
Tank Material: Steel-Unprotected	
Substance: LEADED GASOLINE	
Compartment #: 1	Ecology Region: North Western
Facility ID: 3356	Tank ID: 2
Install Date: 12/31/64	Capacity: Not reported
Status: Unknown	
Tank Material: Steel-Unprotected	
Substance: UNLEADED GASOLINE	
Compartment #: 1	Ecology Region: North Western
Facility ID: 3356	Tank ID: 5
Install Date: 12/31/64	Capacity: Not reported
Status: Unknown	
Tank Material: Steel-Unprotected	
Substance: UNLEADED GASOLINE	
Compartment #: 1	Ecology Region: North Western
Facility ID: 3356	Tank ID: 1
Install Date: 12/31/64	Capacity: 111 to 1,100 Gallons
Status: Unknown	
Tank Material: Steel-Unprotected	
Substance: USED OIL/WASTE OIL	
Compartment #: 1	Ecology Region: North Western

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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17 SSE 1/8-1/4 Higher	CITY CENTER BELLEVUE 500 108TH AVE NE STE 1620 BELLEVUE, WA 98004	UST	U000597837 N/A
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UST:

Facility ID:	100819	Tank ID:	1
Install Date:	1/15/87	Capacity:	111 to 1,100 Gallons
Status:	REMOVED		
Tank Material:	Steel-Unprotected		
Substance:	DIESEL		
Compartment #:	1	Ecology Region:	North Western

18 North 1/8-1/4 Higher	ALOHA CLEANERS 10575 NE 12TH ST BELLEVUE, WA 98004	RCRIS-SQG FINDS	1000238869 WAD113018717
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RCRIS:

Owner: ALOHA CLEANERS
(503) 555-1212

Contact: WY KIM
(206) 454-1012

Record Date: 06/17/87

Classification: Conditionally Exempt Small Quantity Generator

Used Oil Recyc: No

Violation Status: No violations found

19 West 1/8-1/4 Same	EXXON CO USA RAS 74090 10122 NE 8TH BELLEVUE, WA 98004	RCRIS-SQG FINDS UST WA ICR LUST	1000659486 WAD988491585
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RCRIS:

Owner: EXXON CO. USA 74090
(503) 555-1212

Contact: DENNIS BOCK
(206) 455-8466

Record Date: 07/30/91

Classification: Not reported

Used Oil Recyc: No

Violation Status: No violations found

LUST:

Facility ID:	9557.00	Ecology Region:	North Western
Release Date:	11/22/89 0:00:00	Alternate Name:	EXXON STATION # 7-4090
Release Status:	CLEANUP STARTED	Status Date:	6/1/95 0:00:00
Affected Media:	GROUND WATER		

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

EXXON CO USA RAS 74090 (Continued)

1000659486

Facility ID:	9557.00	Ecology Region:	North Western
Release Date:	11/22/89 0:00:00	Alternate Name:	EXXON STATION # 7-4090
Release Status:	CLEANUP STARTED	Status Date:	6/1/95 0:00:00
Affected Media:	SOIL		

WA ICR:

Date Ecology Received Report:	Not reported
Contaminants Found at Site:	Petroleum products
Media Contaminated:	Groundwater, Soil
Cause of Contamination:	Tank
Region:	North Western
Type of Report Ecology Received:	Interim cleanup report
Site Register Issue:	93-13

Date Ecology Received Report:	Not reported
Contaminants Found at Site:	Petroleum products
Media Contaminated:	Groundwater, Soil
Cause of Contamination:	Tank
Region:	North Western
Type of Report Ecology Received:	Interim cleanup report
Site Register Issue:	94-03

Date Ecology Received Report:	Not reported
Contaminants Found at Site:	Petroleum products
Media Contaminated:	Soil
Cause of Contamination:	Tank
Region:	North Western
Type of Report Ecology Received:	Interim cleanup report
Site Register Issue:	92-11

Date Ecology Received Report:	02/03/1992
Contaminants Found at Site:	Petroleum products
Media Contaminated:	Soil
Cause of Contamination:	Tank
Region:	North Western
Type of Report Ecology Received:	Interim cleanup report
Site Register Issue:	92-18

Date Ecology Received Report:	08/05/1992
Contaminants Found at Site:	Petroleum products
Media Contaminated:	Groundwater, Soil
Cause of Contamination:	Tank
Region:	North Western
Type of Report Ecology Received:	Interim cleanup report
Site Register Issue:	92-30

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

EXXON CO USA RAS 74090 (Continued)

1000659486

Date Ecology Received Report: 08/13/1992
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 92-34

Date Ecology Received Report: 09/30/1992
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 92-37

Date Ecology Received Report: 10/31/1992
Contaminants Found at Site: Petroleum products
Media Contaminated: Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 92-38

Date Ecology Received Report: 01/13/1993
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 92-45

Date Ecology Received Report: 06/15/1993
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 93-07

Date Ecology Received Report: 07/19/1993
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 93-04

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

EXXON CO USA RAS 74090 (Continued)

1000659486

Date Ecology Received Report: 04/14/1994
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 93-30

Date Ecology Received Report: 08/11/1994
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 93-36

Date Ecology Received Report: 10/05/1994
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 93-36

Date Ecology Received Report: 05/01/1995
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 94-03

Date Ecology Received Report: 11/27/1995
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 94-19

Date Ecology Received Report: 08/27/1996
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 94-36

UST:

Facility ID:	9557	Tank ID:	1
Install Date:	12/31/64	Capacity:	Not reported
Status:	Removed		
Tank Material:	Steel-Unprotected		
Substance:	LEADED GASOLINE		
Compartment #:	1	Ecology Region:	North Western

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

EXXON CO USA RAS 74090 (Continued)

1000659486

Facility ID:	9557	Tank ID:	2
Install Date:	12/31/64	Capacity:	Not reported
Status:	Removed		
Tank Material:	Steel-Unprotected		
Substance:	UNLEADED GASOLINE		
Compartment #:	1	Ecology Region:	North Western
Facility ID:	9557	Tank ID:	3
Install Date:	12/31/64	Capacity:	Not reported
Status:	Removed		
Tank Material:	Steel-Unprotected		
Substance:	UNLEADED GASOLINE		
Compartment #:	1	Ecology Region:	North Western
Facility ID:	9557	Tank ID:	4
Install Date:	12/31/64	Capacity:	Not reported
Status:	Removed		
Tank Material:	Steel-Unprotected		
Substance:	UNLEADED GASOLINE		
Compartment #:	1	Ecology Region:	North Western
Facility ID:	9557	Tank ID:	5
Install Date:	12/31/64	Capacity:	111 to 1,100 Gallons
Status:	Removed		
Tank Material:	Steel-Unprotected		
Substance:	USED OIL/WASTE OIL		
Compartment #:	1	Ecology Region:	North Western

D20
West
1/8-1/4
Lower

PROPERTY DEVELOPMENT CORP
10116 NE 8TH ST C2
BELLEVUE, WA 98004

RCRIS-SQG 1000838122
FINDS WAD988506929

RCRIS:
Owner: PROPERTY DEVELOPMENT CORPORATION
(206) 454-8295
Contact: CONNIE LARUE
(206) 454-8295
Record Date: 10/21/96
Classification: Small Quantity Generator
Used Oil Recyc: No
Violation Status: No violations found

D21
West
1/8-1/4
Lower

FORMER CLEANERY SITE
10116 NE 8TH ST.
BELLEVUE, WA 98004

WA ICR S102652333
N/A

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

FORMER CLEANERY SITE (Continued)

S102652333

WA ICR:

Date Ecology Received Report: 08/05/1996
 Contaminants Found at Site: Halogenated Solvents
 Media Contaminated: Soil
 Cause of Contamination: Spill
 Region: North Western
 Type of Report Ecology Received: Interim cleanup report
 Site Register Issue: 94-33

E22
South
1/4-1/2
Lower

BELLEVUE GENERAL OFFICE
10608 NE 4TH ST
BELLEVUE, WA 98004

UST
LUST

U000801082
N/A

LUST:

Facility ID:	8558.00	Ecology Region:	North Western
Release Date:	4/26/91 0:00:00	Alternate Name:	PUGET POWER BELLEVUE
Release Status:	CLEANUP STARTED	Status Date:	6/1/95 0:00:00
Affected Media:	SOIL		

UST:

Facility ID:	8558	Tank ID:	230
Install Date:	5/1/78	Capacity:	Not reported
Status:	Operational		
Tank Material:	Steel-Unprotected		
Substance:	UNLEADED GASOLINE	Ecology Region:	North Western
Compartment #:	1		
Facility ID:	8558	Tank ID:	234
Install Date:	6/1/82	Capacity:	111 to 1,100 Gallons
Status:	Operational		
Tank Material:	Steel-Unprotected		
Substance:	Not reported	Ecology Region:	North Western
Compartment #:	1		
Facility ID:	8558	Tank ID:	232
Install Date:	12/31/64	Capacity:	111 to 1,100 Gallons
Status:	Closed In Place		
Tank Material:	Steel-Unprotected		
Substance:	LEADED GASOLINE	Ecology Region:	North Western
Compartment #:	1		

E23
South
1/4-1/2
Lower

PUGET POWER BELLEVUE
10608 NE 4TH ST.
BELLEVUE, WA 98004

WA ICR

S102651073
N/A

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
--------	-----------	----------	-----------	------	-------------	---------------	---------------

PUGET POWER BELLEVUE (Continued)

S102551073

WA ICR:

Date Ecology Received Report: 07/31/1991
 Contaminants Found at Site: Petroleum products
 Media Contaminated: Soil
 Cause of Contamination: Tank
 Region: North Western
 Type of Report Ecology Received: Interim cleanup report
 Site Register Issue: 92-04

D24
West
1/4-1/2
Lower

FORMER DRY CLEANERS-BELLEVUE VILLAGE SHO
 NW OF NE 8TH ST. / 102ND AVE. NE
 BELLEVUE, WA 98004

WA ICR

S102514274
N/A

WA ICR:

Date Ecology Received Report: 10/10/1991
 Contaminants Found at Site: Halogenated organic compounds
 Media Contaminated: Groundwater, Soil
 Cause of Contamination: Handling practices
 Region: North Western
 Type of Report Ecology Received: Interim cleanup report
 Site Register Issue: 92-10

D25
West
1/4-1/2
Lower

FORMER DRY CLEANERS-BELLEVUE VILLAGE SHO
 NW OF NE 8TH ST. / 102ND AVE. NE
 BELLEVUE, WA 98004

WA ICR

S102514273
N/A

WA ICR:

Date Ecology Received Report: 10/10/1991
 Contaminants Found at Site: Halogenated organic compounds
 Media Contaminated: Groundwater, Soil
 Cause of Contamination: Handling practices
 Region: North Western
 Type of Report Ecology Received: Interim cleanup report
 Site Register Issue: 92-09

F26
NNW
1/4-1/2
Higher

UNITED STATES POSTAL SERVICE
 1171 BELLEVUE WAY NE
 BELLEVUE, WA 98009

UST
LUST

U001123653
N/A

LUST:

Facility ID:	4524.00	Ecology Region:	North Western
Release Date:	11/26/90 0:00:00	Alternate Name:	US POSTAL SERVICE BELLEVUE (1990)
Release Status:	CLEANUP STARTED	Status Date:	11/26/90 0:00:00
Affected Media:	SOIL		
Facility ID:	4524.00	Ecology Region:	North Western
Release Date:	11/26/90 0:00:00	Alternate Name:	US POSTAL SERVICE BELLEVUE (1990)
Release Status:	REPORTED CLEANED UP	Status Date:	6/1/95 0:00:00
Affected Media:	SOIL		

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

UNITED STATES POSTAL SERVICE (Continued)

U001123653

UST:

Facility ID: 4524	Tank ID: 4
Install Date: 12/31/64	Capacity: Not reported
Status: Removed	
Tank Material: Not reported	
Substance: HEATING FUEL	
Compartment #: 1	Ecology Region: North Western
Facility ID: 4524	Tank ID: 3
Install Date: 12/31/64	Capacity: Not reported
Status: Removed	
Tank Material: Steel-Unprotected	
Substance: HEATING FUEL	
Compartment #: 1	Ecology Region: North Western
Facility ID: 4524	Tank ID: 1
Install Date: 12/31/64	Capacity: Not reported
Status: Removed	
Tank Material: Steel-Unprotected	
Substance: UNLEADED GASOLINE	
Compartment #: 1	Ecology Region: North Western
Facility ID: 4524	Tank ID: 01
Install Date: 11/15/93	Capacity: Not reported
Status: Operational	
Tank Material: Fiberglass Reinforced Plastic	
Substance: UNLEADED GASOLINE	
Compartment #: 1	Ecology Region: North Western
Facility ID: 4524	Tank ID: 2
Install Date: 12/31/64	Capacity: 111 to 1,100 Gallons
Status: Removed	
Tank Material: Steel-Unprotected	
Substance: USED OIL/WASTE OIL	
Compartment #: 1	Ecology Region: North Western

F27
 NNW
 1/4-1/2
 Higher

U.S. POSTAL SERVICE
 1171 104TH AVE. NE
 BELLEVUE, WA 98004

WA ICR

S102651714
 N/A

WA ICR:

Date Ecology Received Report: 02/25/1992
 Contaminants Found at Site: Petroleum products
 Media Contaminated: Soil
 Cause of Contamination: Tank
 Region: North Western
 Type of Report Ecology Received: Interim cleanup report
 Site Register Issue: 92-19

F28
 NNW
 1/4-1/2
 Higher

U.S. POSTAL SERVICE
 1171 BELLEVUE WAY NE
 BELLEVUE, WA 98004

WA ICR

S102765824
 N/A

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

D29
West
1/4-1/2
Lower

THE CLEANERY
NW OF NE 6TH ST / 102ND AV NE
BELLEVUE, WA 98004

CSCSL

S100270342
N/A

SHWS:

Facility ID: 2408
 Facility Status: Not reported
 Rank: Not reported
 Responsible Unit: NORTHWEST
 Latitude: 47 37 4.220000
 Longitude: 122 12 17.140000
 Ecology Site Status relative to the MTCA cleanup process:
 Independent Remedial Action
 Independent Site Status - those sites undergoing an Independent cleanup:
 Independent Site Assessment of Interim Remedial Action Report received
 WARM Bin Number Indicates the outcome of the Washington Ranking Model (WARM):
 Not reported
 Affected Media: Groundwater
 Media Status: S (Suspected) - Due to preliminary investigations or the nature of business operations
 or manufacturing processes, certain contaminants are suspected to be present at the
 site
 Base/Neutral/Acid Organics: Not reported
 Halogenated Organic Compounds: Suspected to be present
 Horizontal Collection Method: 3
 EPA Priority Pollutants - Metals and Cyanide: Not reported
 Metals - Other non-priority pollutant metals: Not reported
 Polychlorinated biPhenyls (PCBs): Not reported
 Pesticides: Not reported
 Petroleum Products: Suspected to be present
 Phenolic Compounds: Not reported
 Non-Halogenated Solvents: Not reported
 Dioxin: Not reported
 Polynuclear Aromatic Hydrocarbons (PAH): Not reported
 Reactive Wastes: Not reported
 Corrosive Wastes: Not reported
 Radioactive Wastes: Not reported
 Asbestos: Not reported
 Conventional Contaminants, Organic: Not reported
 Conventional Contaminants, Inorganic: Not reported

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Historical and Other Database(s)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

DELISTED NPL: NPL Deletions

Source: EPA
Telephone: 703-603-8769

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 09/25/97
Date Made Active at EDR: 11/28/97
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 09/26/97
Elapsed ASTM days: 63
Date of Last EDR Contact: 02/06/98

NFRAP: No Further Remedial Action Planned

Source: EPA/NTIS
Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 12/31/97
Date Made Active at EDR: 04/13/98
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 02/17/98
Elapsed ASTM days: 55
Date of Last EDR Contact: 01/05/98

PWS: Public Water Systems

Source: EPA/Office of Drinking Water
Telephone: 202-260-2805

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water
Telephone: 202-260-2805

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SWDIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Area Radon Information: The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1996 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in March 1997 from the U.S. Fish and Wildlife Service.

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Water Dams: National Inventory of Dams
Source: Federal Emergency Management Agency
Telephone: 202-646-2801
National computer database of more than 74,000 dams maintained by the Federal Emergency Management Agency.

Kitsap County Water Wells in Washington
Source: Public Utility District No. 1 of Kitsap County
Telephone: 206-779-7656

Environmental Data Resources, Inc. City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities on the property or adjoining properties. ASTM E 1527-97, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable is defined as information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-97, Section 7.3.2, the following *standard historical sources* may be used: aerial photographs, city directories, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, building department records, or zoning/land use records. ASTM E 1527-97 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-97, Section 7.3.2, page 11.)

EDR's City Directory Abstract includes a search and review of available city directory data. City directories have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Twentieth century directories are generally divided into three sections: a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive for major cities, it may be spotty for rural areas and small towns. ASTM E 1527-97 specifies that a *"Review of city directories (standard historical sources) at less than approximately five years intervals is not required by this practice."* (ASTM E 1527-97, Section 7.3.2.1, page 11.)

Please call Environmental Data Resources, Inc. Nationwide Customer Service at
1-800-352-0050 (8am-8pm ET)
with questions or comments about your report.
Thank you for your business!

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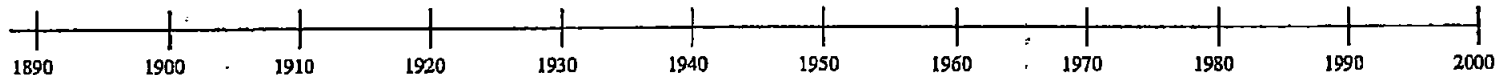


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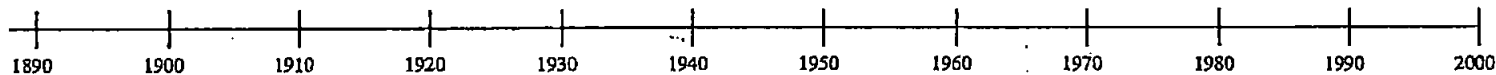
Prior Use Report™ Timeline

Target Property

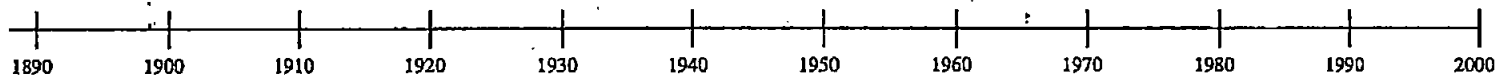


Adjoining Property Not Available

Front



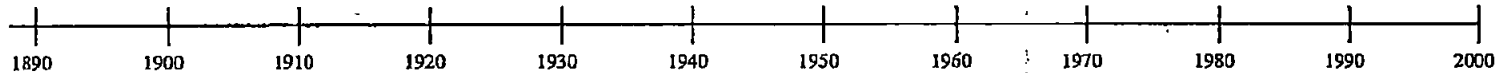
Back



Left



Right



Legend:

= Historical Topographic Map (HT) *

= National Wetland Inventory Map (WT) *

Superscript number corresponds to graph ID in text

** Displayed on timeline when aerial photos, historical topos, flood prone, FEMA, wetland maps, or Aerial Research Summary are purchased.*

= Flood Prone/FEMA Maps (FP/FR) *

= Aerial Photos Included (P) *

= Aerial Photos Available *

= Residential (R)

= Commercial or Industrial (C)

Target Property: Super Block Property
Address: NE 8th St. + 106th Avenue NE
City/State/Zip: Bellevue, WA 98004

Customer: Golder Associates, Inc.
Contact: Bill Beck
Inquiry #: 259198-5
Date: 06/03/98

SUMMARY

- *City Directories:*

EDR reviewed available national city and cross reference directory collections at approximately five year intervals for the years spanning 1975 through 1996. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

The following sources may be contacted for additional information. Sources are identified through *Carroll's Municipal/County Directory* published by Carroll Publishing.

Fire Chief

Contact: Peter Lucarelli
Address: PO Box 90012
City/State: Bellevue, WA 98009-9012
Phone: 206-455-6895
Last updated: 03/01/97

Policy Planning Director

Contact: Bruce Freeland
Address: PO Box 90012
City/State: Bellevue, WA 98009-9012
Phone: 206-455-6880
Last updated: 03/01/97

Development & Environmental Sv

Contact: Bob Derrick
Address: 3600 136th Pl SE
City/State: Bellevue, WA 98009-9012
Phone:
Last updated: 03/01/97

Date EDR Searched Historical Sources:
 City Directories June 03, 1998

Target Property:
 NE 8th St. + 106th Avenue NE
 Bellevue, WA 98004

<u>PUR ID</u> <u>Year</u>	<u>Uses</u>	<u>Portion-Findings</u> <u>(FIM Information Only)</u>	<u>Source</u>
1975	Address not Listed in Research Source		Cole's Criss Cross Directory
1980	Address not Listed in Research Source		Cole's Criss Cross Directory
1985	Address not Listed in Research Source		Cole's Criss Cross Directory
1990	Address not Listed in Research Source		Cole's Criss Cross Directory
1996	Address not Listed in Research Source		Cole's Criss Cross Directory

Adjoining Properties

SURROUNDING AREA
 NE 8th Street/NE 106th Avenue
 Bellevue, WA 98005

<u>PUR ID</u> <u>Year</u>	<u>Uses</u>	<u>Portion-Findings</u> <u>(FIM Information Only)</u>	<u>Source</u>
1975	** NE 8TH STREET Addresses ** Pacific 1st Bank (10550) Seafirst Bank (10555) Pruss Union 76/Budget Rent a Car (10605) One Hour Martinizing (10610) office building (10620) Sir Speedy Printing (10621) Western Gunita (10623) Galaxy Hair (10625) ** NE 106TH AVENUE Addresses ** Bellevue Business Center (777) Carlson Building (808) Spence Upholstery (830) Personal Finance Planner (838) Redwood Building (845)	N/A	Cole's Criss Cross Directory
1980	** NE 8TH STREET Addresses ** Pacific 1st Bank (10550) Seafirst Bank (10555) Budget Rent a Car (10605) One Hour Martinizing (10610) office building (10620) Sir Speedy Printing (10621)	N/A	Cole's Criss Cross Directory

PUR ID
Year Uses
1980 (continued)

Portion-Findings
(FIM Information Only)

Source

Ski Factory (10623)
Galaxy Hair (10625)
** NE 106TH AVENUE Addresses **
Bellevue Business Center (777)
Carlson Building (808)
Spence Upholstery (830)
Norman Lurie (838)
Redwood Building (845)

1985

** NE 8TH STREET Addresses **
Pacific 1st Bank (10550)
Seafirst Bank (10555)
Jim Pruss Union 76 (10605)
One Hour Martinizing (10610)
office building (10620)
Sir Speedy Printing (10621)
Computers and Applications (10623)
Galaxy Hair (10625)
** NE 106TH AVENUE Addresses **
Bellevue Business Center (777)
Carlson Building (808)
Spence Upholstery (830)
Norman Lurie (838)
Redwood Building (845)

N/A

Cole's Criss Cross Directory

1990

** NE 8TH STREET Addresses **
Pacific 1st Bank (10550)
Seafirst Bank (10555)
Jim Pruss Union 76 (10605)
Pet Pros (10610)
Washington Logistic (10619)
office building (10620)
Sir Speedy Printing (10621)
Computers and Applications (10623)
Galaxy Hair (10625)
** NE 106TH AVENUE Addresses **
Bellevue Business Center (777)
Carlson Building (808)
Durham Upholstery (830)
Security Services (838)
Redwood Building (845)

N/A

Cole's Criss Cross Directory

1996

** NE 8TH STREET Addresses **

N/A

Cole's Criss Cross Directory

PUR ID
Year **Uses**

Portion-Findings
(FIM Information Only)

Source

1996 (continued)

Washington Mutual (10550)

Seafirst Bank (10555)

Pet Pros (10610)

Special Systems (10619)

Washington Logistic (10619)

office building (10620)

Western Press (10621)

Computers and Applications (10623)

Nail Design (10625)

** NE 106TH AVENUE Addresses **

Bellevue Business Center (777)

Carlson Building (808)

Durham Upholstery (830)

Security Services (838)

Redwood Building (845)

Glossary of Terms

A.A.A.

Aerial photograph flyer: Agriculture Adjustment Administration (Federal).

A.S.C.S

Aerial photograph flyer: Agricultural Stabilization and Conservation Service (Federal)

Address Change

Indicates that a change of address has occurred; indicates new address. A change of address may occur when a city, street, or the address ranges of a street are restructured.

Address in Research Source

Indicates that a property is listed at a different address than the one provided by the user. Generally occurs when a property is located on a corner or, when the physical address of a property is different than its mailing address.

Address Not Listed in Research Source

Occurs when a specific site address is not listed in city directories and/or fire insurance maps.

Adjoining

Any property that is contiguous, or a property that would be contiguous if not for a public thoroughfare, to the target property. *To differentiate from each adjoining property, stand at the target property's "front door" facing the street.*

Adjoining Back

Property directly to the rear of the target property.

Adjoining Front

Property directly in front of the target property.

Adjoining Left

Property directly to the left of the target property.

Adjoining Right

Property directly to the right of the target property.

Adjoining Surrounding Area

Property that may adjoin the target property but due to lack of specific map information cannot be located precisely. This situation typically occurs when city directory information, but not fire insurance map information, is available.

C.A.S

Aerial photograph flyer: Chicago Aerial Survey (private).

C.S.S.

Aerial photograph flyer: Commodity Stabilization Service (Federal).

Cartwright

Aerial photograph flyer: Cartwright (private)

CD

City Directory

Commercial

Any property including, but not limited to, property used for industrial, retail, office, agricultural, other commercial, medical, or educational purposes; property used for residential purposes that has more than four residential dwelling units.

Commercial or Industrial

Property that has either a commercial or an industrial use. Examples include retail stores, manufacturing facilities, factories, and apartment buildings.

D.N.R.

Aerial photograph flyer: Department of National Resources (state).

D.O.T.

Aerial photograph flyer: Department of Transportation (state).

Fairchild

Aerial photograph flyer: Fairchild (private).

FIM

Fire Insurance Map

Flood Insurance Rate Maps

Flood Insurance Rate Maps are produced by the Federal Emergency Management Agency (FEMA). These maps indicate special flood hazard areas, base flood elevations and flood insurance risk zones.

Flood Prone Area Maps

Flood Prone Area maps are produced by the United States Geological Survey (USGS). Areas identified as flood prone have been determined by available information gathered from past floods.

F.S.

Aerial photograph flyer: Forest Service (Federal).

Geonex

Aerial photograph flyer: Geonex (private).

M.C.

Aerial photograph flyer: Metropolitan Council of the Twin Cities Area (state).

Map Required Not Available in Local Collection

Property is located on a fire insurance map sheet not available in local and/or microfilm collection.

Mark Hurd

Aerial photograph flyer: Mark Hurd (private)

Multiple Locations

Indicates that there are two or more sites adjoining the target property's border.

N.A.P.P.

Aerial photograph flyer: National Aerial Photography Program (Federal).

National Wetland Inventory Maps

National Wetland Inventory Maps are produced by the U.S. Fish and Wildlife Service, a division of the U.S. Department of the Interior. Wetland and deepwater habitat information is identified on a 7.5 minute U.S.G.S. topographic map. The classification system used categorizes these habitats into five systems: marine, estuarine, riverine, lacustrine and palustrine.

No Return

Indicates that site owner was unavailable at time of surveyor's contact. *Applies only to city directories.*

No Structure Identified on Parcel

Used when site boundaries and/or site address is indicated on a fire insurance map; no structure details exist.

Other

Occurs when the site's classification is different than EDR's standard categories. Examples may include undeveloped land and buildings with no specified function.

P.M.A.

Aerial photograph flyer: Production and Marketing Administration (Federal).

Pacific Aerial

Aerial photograph flyer: Pacific Aerial (private)

Portion

Refers to the fire insurance map information identified on the four quadrants of a target or adjoining property. The portions are referred to as *Frontright*, *Frontleft*, *Backright*, and *Backleft* and are determined as if one were standing at the front door, facing the street.

Property Not Defined

Used when property is not clearly demarcated on a fire insurance map.

Residential

Any property having fewer than five dwelling units used exclusively for residential purposes.

Residential with Commercial Uses (a.k.a. Multiple Purpose Address)

A business (firm) and residence at the same address. Examples include a doctor, attorney, etc. working out of his/her home.

Sidwell

Aerial photograph flyer: Sidwell (private).

Site Not Mapped

Occurs when an adjoining property has not been mapped by fire insurance map surveyors.

Teledyne

Aerial photograph flyer: Teledyne (private)

Topographic Maps

Topographic maps are produced by the United States Geological Survey (USGS). These maps are color coded line and symbol representations of natural and selected artificial features plotted to scale.

Turnbow

Aerial photograph flyer: Michael Turnbow (private)

U.S.D.A.

Aerial photograph flyer: United States Department of Agriculture (Federal).

U.S.D.I.

Aerial photograph flyer: United States Department of the Interior (Federal).

U.S.G.S.

Aerial photograph flyer: United States Geological Survey (Federal).

Vacant

May refer to an unoccupied structure or land. *Used only when fire insurance map or city directory specifies 'vacant.'*

W.P.A.

Aerial photograph flyer: Works Progress Administration (Federal).

WALLACE

Aerial photograph flyer: Wallace (private).

APPENDIX C
OWNER/OPERATOR INTERVIEW

OWNER/OPERATOR INTERVIEW

Property: Super Block, 10600 block of NE 8th Street, Bellevue Washington

Person Interviewed: Loren Liming
Relationship: Owner representative.
Phone: (425) 454-5959
Date: July 23 1998
Job #: 988-1123.100, G2 Arch./Superblock/WA

1. Is the property or any adjacent properties used or, in the past been used for an industrial use? Or, a gasoline station, motor vehicle repair facility, commercial printing facility, dry cleaners, photo developing laboratory? Or, a junkyard/landfill, commercial agriculture or as a waste treatment, storage, disposal, processing, or recycling facility? Indicate which uses are on-site and which ones are on adjacent properties.

Mr. Liming stated that a service station was previously located on the corner of NE 8th Street and 106th Avenue NE. Mr. liming believed that all of the LISTs associated with the property had been pulled. Mr. liming also stated that several environmental investigations had been conducted on the property and that they had shown that the soil was clean. Mr. Liming further indicated that Gregg's Place Auto Body an auto body repair facility was located on the subject property.

Mr. Liming was asked if a dry cleaners had previously occupied either 10610 or 10640 NE 8th Street

Mr. Liming stated that to his knowledge dry cleaners had not been in either of the buildings at least as long as the current owner owned the properties.

2. Are there currently, or have there previously been, industrial drums (typically 55 gallons) or sacks of chemicals stored on or used at the property? Are there currently, or have there previously been, automotive batteries, pesticides, paints or other chemicals in containers greater than 5 gallons stored on or used at the property?

Mr. Liming stated that to his knowledge none of the above were applicable to this site.

3. To the best of your knowledge, have any hazardous substances, unidentified waste materials, tires, automotive batteries or any other waste materials been dumped, buried and/or burned on the property?

Mr. Liming stated that to his knowledge none of the above were applicable to this site.

4. Has fill dirt been brought onto the property? If so, do you know where it originated?

Mr. Liming stated that to his knowledge none of the above were applicable to this site.

13. Does the owner/operator have any knowledge of any past environmental assessments of the property of facility than indicated the presence of hazardous substances or recommended further assessment of the property?

Mr. Liming stated that several environmental investigations had been conducted on the site and that Golder had received all of the reports.

14. Does the owner/operator have any knowledge of any past, pending, or threatened lawsuits or actions concerning the release of any hazardous substance involving the property by any owner or operator of the property?

Mr. Liming stated that to his knowledge none of the above were applicable to this site.