Final Report
August 2005

Updated Phase I Environmental Site Assessment Superblock Site

(Washington Square Project Site)

For: Village Faire Towers, Inc.

Golder Associates

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UPDATED PHASE I

ENVIRONMENTAL SITE ASSESSMENT

FOR

SUPERBLOCK SITE
(WASHINGTON SQUARE PROJECT)
BELLEVUE, WASHINGTON

Submitted to:

Village Faire Tower, Inc.

Submitted by:

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EXECUTIVE SUMMARY

Golder Associates Inc. (Golder) of Redmond, Washington conducted this Updated Phase I Environmental Site Assessment (ESA) for the Superblock Site (herein referred to as the Site). The Site is located on the city block (or "Superblock") defined by NE 8th Street, NE 10th Street, 106th Avenue NE and 108th Avenue NE, in downtown Bellevue, Washington. Golder was contracted for this work by Village Faire Towers (owner/developer) based on the proposal Golder submitted on July 15, 2005 (Golder Proposal No. P05-1100144).

This assessment is being conducted for the entire Superblock Site. However, we have treated the planned condominium development in the northwestern portion of the site separately from the remainder of the Superblock parcels in some sections of this report, since this is the first redevelopment planned on the Superblock Site. We have identified these parcels as the Washington Square Project.

Golder conducted this Updated Phase I ESA in substantial conformance with the American Society for Testing and Materials (ASTM) Standard Practice for Phase I Environmental Site Assessments (E 1527-00). The purpose of the Updated Phase I ESA is to provide a preliminary evaluation of the presence, use or release of hazardous substances and/or petroleum products that may have impacted the Site. Our work included a site reconnaissance, review of historical records, review of government records, and interviews. The objective of the Updated Phase I ESA is to determine any Recognized Environmental Conditions (RECs) for the Site, as defined in the ASTM Standard Practice E 1527-00.

This Updated Phase I ESA focuses on events since the previous Phase I ESA was conducted for the entire Superblock site in 1998 (Golder 1998). We assume that historical data provided in the 1998 Phase I ESA is sufficient to characterize information on the Site prior to 1998. Of note, we have also conducted two other Phase I ESAs on the Site, in 1999 and 2004. These were conducted for individual parcels excluded from the Superblock site in 1998. The Phase I ESA reports were entitled:

- Phase I Environmental Site Assessment, Future Coastal Rim Retirement Center Property at 833 108th Avenue NE, Bellevue, Washington, February 26, 1999.
- Phase I Environmental Site Assessment, Cassan Property-Superblock Site, Bellevue, Washington, July 7, 2004.

The following provides the RECs for the Site. The first section is for those parcels that constitute the planned Washington Square Project. The second section is for the remaining parcels on the Superblock site.

<u>Washington Square Project RECs:</u>

- Heavy oil range petroleum was found in one groundwater sample collected from a groundwater monitoring well (Piezometer B-3) at the northwest corner of the Site (King County Tax Parcel No. 0685700006) during the Phase II ESA conducted at the Site in 2003. The level was higher than the Washington Department of Ecology cleanup criteria for oil (MTCA Method A).

- The possibility that formerly-used, home heating oil USTs exist on parcels northwest of the Site along NE 9th Street, and the potential that heating oil releases occurred from the potential USTs. These were identified in the Phase I ESA (Golder 1998). Investigations conducted in 2003 did not confirm the existence of USTs in this area. The homes were demolished and the area was regraded in 2000. Therefore, possible USTs may have been removed at that time. The Phase II ESA report (Golder 2003) indicated that it is possible that petroleum releases from USTs exist but were not detected using the geophysical testing method used.

Other Superblock Parcel RECs:

- Chlorinated solvent contaminated soil, groundwater and soil gas exist at the former Thinker Toys site at 10610 NE 8th Street. The chlorinated solvents include tetrachloroethene (PCE), trichloroethene (TCE), and 1,2-Dichloroethene (DCE). A dry cleaning operation was identified on this parcel in the 1998 Phase I ESA for the Superblock site. The release mechanism / location, and the full extent of chlorinated solvent impacts are not known. Of note, a gasoline station was also located on this parcel in the past, but petroleum impacts were not found during the Phase II ESA at this site.

- The petroleum release in a parking lot between two adjacent properties located at 10640 and 10650 NE 8th Street. This area is between the former Greg's Auto Body shop and the current Carpet shop located at 10640 NE 8th Street. The carpet shop was identified as a Bosley's Pet store in 1998, and it was identified as a former dry cleaning shop in Golder's 1998 Phase I ESA for the Superblock Site. In addition, low levels of PCE were found in two soil gas samples in the same location during the Phase II ESA for this parcel in 2003 (Golder 2003), although PCE was not detected in soils in the same location. This may indicate a wider release of PCE to soils in this area, since a dry cleaner operation was formerly located at 10640 NE 8th Street.

- The occasional release of cleaning solvents (paint thinner) at the former Rodger's Auto Salon at 845 108th Avenue NE. Golder conducted a Phase I ESA for this parcel in 2004. According to the site operator (Rodger Hayes), small amounts of solvent were used for limited "spot" removal and there have been a few incidents where cans of paint thinner have overturned and released solvent, usually onto paved surfaces. However, the occasional spill onto soils directly may have occurred and contaminated site soils. Mr. Haynes indicated that they use small amounts of the solvent, but two 5-gallon cans were observed to be open during the site reconnaissance, which could indicate an increased potential for solvent release.

- Spent detergent-laden water was released directly onto site soils at Rodgers' Auto Salon site on a regular, ongoing basis during car washing. There are no oil/water separators, impervious surfaces or other typical surface water management features in the area where cars were washed. This constitutes a REC for the site. According to the former site owner / operator, the detergents were water-based, bio-degradable materials. However, there is a potential that petroleum-based materials would have washed off during car washing activities over the past 15 years (since car washing operations began) and impacted the soil on the Site.

The site is in a central business district, with a significant amount of development on adjacent parcels. Several hazardous substance and petroleum product release sites were identified in the database search. There is no evidence that any known releases from these

other sites have impacted the Site in the past or threaten to impact it in future, although the source of the heavy oil found in the one groundwater sample collected from the deep aquifer in the northwest corner of the Site may have emanated from an off Site source. The location of a property in such a location should be noted and the potential impact from other neighboring sites should be considered.

Given these findings, we recommend the following:

- Collection of another groundwater sample from the groundwater monitoring well at the northwest corner of the planned Washington Square Project Site (Piezometer B-3) in the future to monitor groundwater conditions. Also, any wells (or piezometers) on Site must be abandoned in-place prior to excavation or when they are no longer necessary, as required by Ecology for resource protection wells (WAC 173-160).
- Conducting additional soil and potentially groundwater testing at the former Greg's Auto Body shop and the current Carpet shop located at 10640 and 10650 NE 8th Street (King County Tax Parcel No. 1544600152). The additional testing would be done to determine the potential extent of diesel range contaminated soil, and to determine if PCE found in soil gas is present in soil and potentially groundwater in other areas around this parcel. This should be done prior to the commencement of Site development on this parcel so that handling these materials can be efficiently planned and managed.
- Conducting further investigations at the former Thinker Toys site at 10610 NE 8th Street (King County Tax Parcel No. 0685700055). Based on a phone conversation with Dean Yasuda of Ecology in 2005, it is possible to obtain a Contained Out status for waste soils to be generated on this parcel during future excavation activities, if you can demonstrate that the levels of chlorinated solvents in surface soil (from 0 to 7 feet below ground surface) are consistent with levels found in deeper soils during the Phase II ESA (or lower concentrations). The objective would be to determine if the waste soils to be generated in future from this parcel could be considered a special waste, and NOT a hazardous waste, as they currently are under RCRA regulations (i.e., they would be a listed Hazardous Waste due to the former dry cleaning operation on Site). If the results of future testing demonstrate that the surface soils have sufficiently low levels of chlorinated solvents, then Ecology may grant a Contained Out status for all future waste soils and these soils can then be disposed of as special wastes at a Subtitle D municipal landfill. Hazardous waste must be disposed of at Subtitle C Hazardous Waste landfills (or incinerated). Hazardous waste disposal is considerably more expensive than disposal of special waste at a Subtitle D municipal landfill.

We also recommend that care be exercised when conducting planned site excavation at all of the parcels on the Superblock site, in case discoveries of hazardous substance releases are made during excavation activities. If discoveries are made, we recommend that Golder or another qualified environmental engineering firm be contracted to conduct on Site assessment activities and help the owner correctly manage any contaminated media found.

1.0 INTRODUCTION

1.1 Purpose

Golder Associates Inc. was authorized to conduct this Updated Phase I ESA for the Superblock site by our client, Village Faire Towers, Inc. This report presents the information obtained during the investigation of the Site which is located in downtown Bellevue, Washington. The location of the Site is shown in Figure 1.

Golder conducted this Updated Phase I ESA in substantial conformance with the American Society for Testing and Materials (ASTM) Standard Practice for Phase I Environmental Site Assessments (E 1527-00). The purpose of the Updated Phase I ESA is to provide a preliminary evaluation of the presence, use or release of hazardous substances and/or petroleum products that may have impacted the Site. The objective of the Updated Phase I ESA is to determine any Recognized Environmental Conditions (RECs) for the Site, as defined in the ASTM Standard Practice E 1527-00.

This Updated Phase I ESA focuses on events since the previous Phase I ESA was conducted for the entire Superblock site in 1998 (Golder 1998). A copy of the 1998 Phase I ESA is included in Appendix A.

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. In addition, testing for asbestos containing materials (ACM), lead-based paint (LBP), radon, and lead-in-drinking water, among others, are identified as "out of scope" issues in the ASTM E 1527-00 and, as such, were not collected for this Updated Phase I ESA. However, other reports exist that provide information on environmental sampling at the Site. A discussion of these reports is provided in Section 4.1.

1.2 Scope of Services

The following describes the activities conducted in substantial accordance with the ASTM standard E 1527-00 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 substances;
   - Evidence of hazardous substances 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 previous environmental documentation for the Site.
3. Reviewed a recent aerial photograph of the Site (2002).

4. Interviewed the property owner's representatives, property tenant, and the Bellevue Fire Department for information on historic operations and potential hazardous substance and/or petroleum product releases at the Site.

5. 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 and Suspected Contaminated Sites List (CSCSL);
   - The Solid Waste Facilities Handbook (SWF/LS);
   - The Statewide UST Site/Tank Report (UST);
   - Performed a review of Washington Department of Ecology (Ecology) Site Response and Site Assessment files containing potentially hazardous or contaminated 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.

2.0 SITE DESCRIPTION

2.1 Legal Description

The Site is located on the city block (or Superblock) defined by NE 8th Street, NE 10th Street, 106th Avenue NE and 108th Avenue NE. According to the King County tax records, the Site consists 29 separate parcels. The following provides a summary of the Parcels:

Washington Square Project King County Tax Parcel Numbers:

- 0685700006
- 0685700005
- 0685700015
- 0685700020
- 2619100005
- 2619100010
- 2619100016
- 2619100026
- 2619100020
- 2619100030
- 2619100035
- 1544600158 (northern half of parcel)
- 1544600157 (northern half of parcel)
- 1544600144
- 1544600145

Other Superblock Property King County Tax Parcel Numbers:

- 0685700035
- 0685700055
- 1544600157 (southern half of parcel)
- 1544600158 (southern half of parcel)
- 1544600160
- 1544600140
- 1544600141
- 1544600142
- 1544600143
- 1544600146
- 1544600147
- 1544600148
- 1544600150
- 1544600152
- 1544600140
- 1544600140

The Site's latitude (north) and longitude (west) are approximately: 47.6188 and 122.1983, respectively. The site is located in the SE quarter of the SW quarter, Section 29, Township 25N, Range 5E. An aerial photograph of the site showing the parcel numbers is included in Appendix A.

2.2 Description of the General Area

The Site is in an urban corridor characterized by a mixed use of high rise office and apartment buildings, small retail shops, strip malls, condominiums, and single family residential areas.

Topographic maps of the area reflect the region as generally flat with a gradual slope to the south. The surface water flow would tend towards the south following local topography; however the municipal storm water system provides drainage for the majority of the site. Surface water on the Site was not visible at the time of the reconnaissance. Lake Washington is the closest large body water source, locally known as Meydenbauer Bay, located approximately one mile southwest of the Site. Lake Sturtevant is at a distance of approximately three-quarters of a mile to the east but comprises only about 10 acres or less. Kelsey Creek flows approximately two miles to the east and

meets with Richards Creek at a similar distance southeast of the Site. The topographic measurements around the site are near 50 meters above mean sea level.

2.3 Description of Site

The Site is located on the city block (or Superblock) defined by NE 8th Street, NE 10th Street, 106th Avenue NE and 108th Avenue NE. The Site is on the southwestern intersection of 108th Avenue NE and NE 9th Street, in downtown Bellevue. The geographic location of the site is provided in Figure 1 and the property boundaries in Figure 2.

Tenants on Site are listed in the following Table.

Building Name	Tenants
Carlson Building	European Tailors - Suite 102
808 106th Avenue NE	JR Hudson/Tiki Entreprises - Suite 104
Bellevue, WA. 98004	Portia Financial - Suite 106
	Jo Larson - Suite 107
	Anderson & Associates - Suite 200
	Hagen Company - Suite 200
	Lawhead Architects - Suite 201
	Cascade Commercial - Suite 202
Costain Building	Labor Ready - 827A
10644-10692 NE 8th	Village Cleaners - 827B
Bellevue, WA 98004	Palace Rug Gallery - 10644
	Bellevue Nail Salon - 10660
	Thai Grill - 10666
	International Design Maternity - 10676
	What the Pho - 10680
	Moneytree - 10692
Gelati Place	Sprint/Doug Fox Travel - Suite 1
10630 NE 8th	Easy Choppers & Tattoos - Suite 2
Bellevue, WA 98004	Contrology Bellevue - Suite 4
	Sparks Salon - Suite 5/6
	Helmer's Music (temporary tenant) - Suite 7
	Eating Factory - Suite 8/9
United Bank Building	Relax the Back
10620 NE 8th	Smooth Corporation/I floor
Bellevue, WA 98004	Diamond Parking Services
	Wasatch Development
	Wasatch Property Management
	Big D Construction

2.4 Adjacent Properties

The site is bordered on the east by 108th Avenue NE, and several newer large office buildings are located on the east side of the street. Properties north of the Site include a parking lot and apartment buildings. Properties to the east of the Site include a parking area and two high-rise office towers. Properties to the south of the Site include an office tower and a retail "strip mall". Properties to the west of the Site include a bank, parking lot, and two office buildings.

A more complete description of the Site is found in Section 4.0.

2.5 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. 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 $1x10^{-5}$ to $1x10^{-8}$ 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 neighboring properties in 1998 and 2003 (Golder 1998 and Golder 2003), 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.

2.6 Hydrogeologic Conditions

There where no surface water features noted on the Site. Surface water flow at the Site 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 Site.

The regional water table aquifer in the northwestern corner of the planned Washington Square Project was noted to vary from 51 feet bgs (Piezometer B-3 in the northwest corner of the Site) to a depth of 67 feet bgs (Piezometer B-4 in the northeast quarter of the Site). These measurements were taken on January 22, 2003. Depths to perched groundwater vary, but were noted at approximately 15 to 24 feet bgs in the three monitoring wells installed at the former Thinker Toys site at 10610 NE 8th Street. Based on the topography on Site, groundwater flow in the general area is assumed to be to the south and southwest, toward Lake Washington.

3.0 SITE RECONNAISSANCE

Golder's representative, Mr. William Beck toured the site on Friday, August 5, 2005. The reconnaissance consisted of a visual and physical observation of the Site. Accessible areas of the Site were toured and visual observations noted. The Site was viewed from adjacent public thoroughfares and photographs of significant site features were taken. Representative building areas were visited, as available. Exterior areas were toured around the building, as accessible and significant findings noted.

The weather at the time of the site reconnaissance was overcast, with temperatures in the 60 (°F) range. The visibility was good. Representative areas of the building were viewed during the site visit. However not all offices were accessible at the time of the visit. Observations include the following:

The Site looks very similar to conditions noted during the first Phase I ESA conducted by Golder in 1998. The most significant changes are noted below:

- The houses identified on NE 9th Street in the 1998 Phase I ESA were demolished and the site itself was regraded in approximately 2000. The used car sales shop (Auto Max Sales Shop) formerly located in the house at 10632 NE 9th Street was also demolished at this time.
- Three one-story commercial buildings were in the process of being demolished during the Site visit. These included the former Price Building at 860 NE 106th Avenue NE, the professional office building at 832 NE 106th Avenue NE), and the former Ski Mart building at 850 NE 106th Avenue NE. The last building had been completely demolished on August 5, 2005.
- Several of the tenants have changed since 1998. A listing of the 1998 tenants is included in Figure 2 of the 1998 Phase I ESA, and the current tenants are identified in Section 2 of this report. The most significant new tenant is the Village Cleaners, currently located at the Costain Building at 827 108th Avenue NE (See Photograph 4). According to the owner's representative and an employee at Village Cleaners, the Village Cleaners shop is only a "drop shop" where clothes are received for cleaning and then shipped to another off Site facility for dry cleaning. According to interview notes, the Village Cleaners began operations on Site in 2000 at the former 860 106th Avenue NE site (former Price Building) and has always been a drop shop.
- The 833 108th Avenue NE building is currently vacant and being readied for asbestos abatement and demolition. Based on a Site visit conducted during the Phase I ESA update of this parcel (Golder 2005), this building was occasionally used by the Bellevue Police Department for training drills. Wallboard, glass and other building materials were broken and damages were extensive inside the building. The damage was apparently done during police training. In addition, evidence was found of vagrants using the building for shelter, although the building was locked and empty during the site visit.
- The former Greg's Auto Body shop at 10650 NE 8th Street is vacant. An access road was being constructed on the property directly north of this building on August 5, 2005.
- The Thinker Toys shop at 10610 has been vacant since early 2004.

- Several wood scrap and soil stock piles were noted on the former NE 9th Avenue parcels. An access road was noted between these parcels and the parcels to the west (former Price Building site).
- The Cassan site and the former Labor Ready office, (845 and 851 108th Avenue NE, respectively) are both vacant.

4.0 HISTORICAL USE INFORMATION

The following historical sources were reviewed to assess potential historical uses of the Subject Site.

4.1 Previous Environmental Documentation

Golder has conducted several studies on the Site. These include Phase I ESA and updated Phase I ESA reports for various properties, Phase II ESA investigation reports, Hazardous Material Survey reports for asbestos and lead based paints in building materials, and an indoor air quality report for the former Thinker Toys building at 10610 NE 8th Street. The following provides a summary overview of the key information from these reports as it affects the Site. We recommend that the original reports be reviewed for a more comprehensive description of the findings.

4.1.1 Superblock Site – Various Reports

These reports include the 1998 Phase I ESA (Golder 1998); the Phase II ESA for the Superblock I site (Golder 2003), and the Phase II ESA for the site at 10610 NE 8th Street – or the Superblock II site (Golder 2004b). Findings from these reports are summarized below, but the original reports should be consulted for a comprehensive description of environmental conditions as noted in these reports.

Heavy oil range petroleum was found in one groundwater sample collected from the groundwater monitoring well at the northwest corner of the Site (Piezometer B-3) during the Phase II ESA conducted at the Site (Golder 2003). The depth to groundwater was reported as 51 feet bgs. Heavy oils were detected at 1.7 mg/L (above the MTCA Method A cleanup criteria of 0.5 mg/L). The source of the oil is not known.

The former Thinker Toys site was previously used as a gas station and dry cleaner. PCE, a dry cleaning solvent, and related compounds, were found in soil, groundwater and indoor air at the former Thinker Toys site during the Phase II ESA and the indoor air quality investigations conducted in 2003. A subsequent indoor air quality investigation was conducted in May 2005, and the findings indicate that chlorinated solvent concentrations inside the vacant building have dropped, but remain above state cleanup criteria. A report on this 2005 IAQ investigation is forthcoming.

After the 2003 Phase II ESA, the former Thinker Toys parcel at 10610 NE 8th Street was reported to Ecology as a discoverable site under MTCA (according to WAC 173-340-300 - see Section 5.0).

The parking lot between the former Bosley's Pet Store at 10640 NE 8th Street and the former Greg's' Place Auto Body at 10650 NE 8th Street was formerly used for parking and now appears vacant. A heating oil UST was reportedly removed from this area prior to 1998. The Phase II ESA for the Superblock site (Golder 2003) tested for potential releases from the UST. Test results showed the presence of diesel No. 2 release in a boring located directly between the two buildings in subsurface soils from 7.5 to 25 feet below ground surface.

The 10640 NE 8th Street site was previously used as a dry cleaner (Golder 1998). The Phase II ESA conducted at the site found low levels of PCE (a dry cleaning solvent) in two soil gas samples collected in the same parking lot where diesel-range petroleum was detected. However, PCE was not detected in the soil sample analyzed for chlorinated solvents which was located adjacent to where the PCE was found to be highest in soil gas (at 120 ppbv). The source of the PCE in soil gas is unknown. It is possible that a release from the former dry cleaning operation at 10640 NE 8th Street

occurred. Given the nature of PCE (a dense, non-aqueous phase liquid) it is possible that a wider release has occurred and was not detected. However, since there was a chemical storage shed in the area during the time of the Phase II ESA (and before), it is possible that the source of the PCE was from solvents stored in the shed and released through spills.

4.1.2 Phase I ESA, Future Coastal Rim Retirement Center, 833 108th Avenue NE, February 26, 1999, and Updated Phase I ESA, 833 108th Avenue NE Site, Bellevue, Washington, March 7, 2005

Golder conducted a Phase I ESA and a Hazardous Materials Survey at this parcel in 1999 (Golder 1999a and 1999b). Golder conducted an Updated Phase I ESA for this property in 2005 (Golder 2005).

Golder identified the following RECs for the Site in these reports, including:

- The proximity of Greg's Auto Body shop to the Site was identified in the 1999 Phase I ESA, since this facility was suspected of using, storing and potentially disposing of hazardous materials. The possible impact from a petroleum release found at this location (parking lot between 10640 and 10650 NE 8th Street) was identified in the Updated Phase I ESA report (Golder 2005). In addition, the Updated Phase I ESA identified the low levels of PCE found in the two soil gas samples from this location during the Phase II ESA. The report states that this may indicate a wider release of PCE to soils in this area, since a dry cleaner operation was formerly located at 10640 NE 8th Street.

- The possibility of home heating oil USTs at the former residences northwest of the Site on NE 9th Avenue (identified in both ESA reports);

- The potential for asbestos containing materials (ACM), Lead-Based Paint (LBP), and PCB-containing light ballasts, in the Site building (identified in the 1999 Phase I ESA only),

- The location of an unidentified 55-gallon steel drum on the southwest corner of the Site (identified in the 1999 Phase I ESA only). Of note, the subject drum has been removed from the Site, presumably along with other Phase II ESA investigation derived waste drums.

- The occasional "spot" release of cleaning solvents (paint thinner) at the Rodger's Auto Salon site north of the subject property (2005 Updated Phase I ESA report only).

- The release of spent detergent-laden water directly onto site soils at the adjacent Rodgers' Auto Salon site on a regular, ongoing basis during car washing (2005 Updated Phase I ESA report only).

Greg's Auto Body shop appears to be vacant, and the drums stored on the southwest corner of this site were removed by the client during a recent drum removal conducted by the Waste Management Company. The potential home heating oil USTs identified in the 1998 Phase I ESA were not found during subsequent Phase II activities onsite (Golder 2003). However, the Phase II ESA (Golder 2003) indicated it is possible that releases from former heating oil USTs in this area exist but that the releases were not readily discernible at that time.

The Hazardous Materials Survey (HazMat) for the Site (Golder 1999b), prepared by Golder on March 16, 1999 was conducted as a follow-up to the Phase I ESA. The HazMat identified six

building applications that were considered as Asbestos Containing Materials (ACM). In addition, lead was found in only one of the four samples collected onsite at levels above the US EPA's definition of a Lead-Based Paint (LBP).

4.1.3 Phase I ESA Cassan Property - Superblock Site, July 7, 2004

This Phase I ESA was conducted for the property directly north of the subject site, located at 845 108th Avenue NE. The site was previously occupied by Rodger's Auto Salon and the property was owned by James Cassan. The following summarizes the RECs identified in the Phase I ESA for the Cassan site:

- The use of a heating oil above ground storage tank (AST) onsite was identified as a REC.
- The occasional release of cleaning solvents (paint thinner) onsite since 1990 was identified as a REC.
- Spent detergent-laden water was released directly onto site soils on a regular, ongoing basis during car washing was identified as a REC.

The report further stated that the Cassan site is in a central business district, with a significant amount of development on adjacent parcels. The report indicated that there is no evidence that any known releases from these properties have impacted the site in the past or threaten to impact it in future.

4.2 Aerial Photographs

Low altitude aerial photographs were reviewed in the 1999 Updated Phase I ESA for the Site (Golder 1999a). Aerial photographic coverage was for the time period of 1936 through 1991. We reviewed a low altitude aerial photograph of the site from the King County IMAP source. The 2002 map was reviewed. The following describes our review.

2002 Photograph, 1" to 1100' Scale, King County Parcel Map (iMap):

The Site appears similar to current conditions. However, as previously mentioned in Section 3, the three commercial buildings in the northwest corner of the Site appear in this photograph, but are currently either demolished or are being demolished.

5.0 GOVERNMENT RECORDS 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 Site or surrounding properties. A copy of their report is included in Appendix B. EDR conducted a database search in accordance with the ASTM Standard Practice (E-1527).

5.1 Standard Environmental Resources

The purpose of the search is to locate sites that appear on one or more of the following standard 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 and 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 Site were flagged and, if they fell within the ASTM designated search distance of the Site, were located on a base map. The search distances from the Site for the various databases are shown on the Map Findings Summary in the EDR report in Appendix B.

5.2 Site Evaluation

The Site was identified as the "Target Site" in the EDR government records search. It does not appear on any of the databases searched. However, the actual Target Site used by EDR is King County Tax Parcel No. 1544600158, which is in the approximate center of the study area. The former Thinker Toys site is identified on the database search as the Former Thinker Toys site, at 10610 NE 8th Street. The site is listed as on the CSCSL and FINDS databases.

Of note, the Discovery letter sent to Ecology in 2004 for this site requested that the site be identified as "10610 NE 8th Street Site", not as the former Thinker Toys site. You may want to contact Ecology to revise this listing, since the former Thinker Toys retail store is not the likely source of the release of dry cleaning solvents found onsite. Thinker Toys was a tenant of the building in the recent past. The site was used as a dry cleaning operation in the 1970s and 1980s (see Golder 1998).

5.3 Surrounding Property Evaluation

The record search identified numerous sites within the ASTM-prescribed search distance. These sites were listed 67 times on the databases searched, typical for sites in central business districts. Of the 67 entries, only four were located in close proximity to the Site (i.e., within 1/8 mile of the Site). These are the closest to the Subject Site, and therefore we have described these sites in greater detail in the following section. A more complete description of these sites is included in the EDR database search report included in Appendix B.

The following provides a summary of these adjacent properties.

The Unocal Station (#4511) – This site is located at 10605 NE 8th Street. A historical release of petroleum from a leaking UST to soil and groundwater was noted in the EDR report. The site was listed as a LUST, UST, WA ICR, and RCRA-small quantity generator databases. No RCRA violations were noted in the file. A final cleanup report for the petroleum release was issued for the site in 1992. Three USTs were removed from the site, one leaded gasoline, one unleaded gasoline, and one for waste oil.

George Plastis Inc. Site – This site consists of the Oldsmobile and Cadillac dealerships owned by George Platis, Inc. at 1001 106th Avenue NE. This site is a RCRA small quantity generator and had four USTs that have either been removed or closed-in-place. These USTs formerly contained leaded gasoline, oil, and used motor oil and were all less than 1100 gallon capacity, although the leaded gasoline UST's capacity was not listed in the EDR report. This site is north and west of the Site on the northern side of NE 10th Street, and is at a higher elevation than the Site.

Puget Power & Light Company Site – This site is located at 700 108th Avenue NE, south and east of the Site. This site is listed on the WA ICR database. It is listed as having had a release of petroleum to soils. A final cleanup report was issued under the independent cleanup program in 1993.

The Rainier Plaza (Paccar) Building - This site is located at 777 108th Avenue NE. This site is west of the Superblock site on NE 8th Street. It is a RCRIS-small quantity generator facility with no listed violations.

In addition, the Aloha Cleaners site is listed in the EDR report. The Aloha Cleaners are listed at 10575 NE 12th Street, north and west of the Site. Aloha Cleaners site is listed as a RCRA small quantity generator with no listed violations. It is also listed on the FINDS database. There are no reported releases from this site listed in the EDR report.

Several other sites are located at distances over 1/8 mile from the Site, therefore their relative distance from the Site indicates that they likely pose a lower risk of impact to the Site from historic environmental releases.

5.4 Orphan Site Evaluation

The record search identified and listed 20 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 Site. The orphan list was reviewed and the location of each of the sites listed was identified.

Golder's review included searching available maps based on the listed information for the Orphan site. The review shows that one site was located on the subject Superblock site, Greg's Place Auto Body shop at 10650 NE 8th Street (listed as 1042 NE 8th Street on the database). Greg's Place Auto Body was listed as a RCRA small quantity hazardous waste generator and is listed on the FINDS database. Greg's Place Auto Body was reviewed during previous Phase I and II ESA investigations conducted by Golder. Petroleum was found in subsurface soils at this location and PCE was noted at low levels in soil gas at the site, as discussed in Section 4 of this report.

The other sites listed on the Orphan List were either at greater than ¼ mile or at approximately that distance from the site along Bellevue Way near the current Bellevue Square Mall site. These sites should be sufficiently distant to represent a low risk of impacting the Site.

6.0 INTERVIEWS

Individuals associated with the Site or with relevant knowledge regarding the Site were interviewed to obtain information on the site's history and current operations. The objective of the interviews was to determine if hazardous substance releases have occurred onsite or on neighboring properties that constitute potential RECs for the Site. Individuals interviewed include the Site's owner, and former property managers.

The following provides a synopsis of these interviews. Appendix C provides a copy of Golder's interview notes.

Mr. Troy Thompson, President Village Faire Towers, Inc. We talked with Mr. Thompson on Wednesday, August 10, 2005 regarding his knowledge of the Site. The following summarizes our conversation.

- Village Faire Towers has owned the site since April 2005. It is a separate entity from the overall owner of the Superblock site, BV Holdings.
- Mr. Thompson was not aware of any USTs on the Site;
- Mr. Thompson is not aware of any chemical release incidents on the Site;
- Mr. Thompson is not aware of any septic tanks on the Site;
- Mr. Thompson is not aware of any groundwater wells (supply) on the Site;
- Mr. Thompson is not aware of any imported backfill on the Site;
- Mr. Thompson is not aware of any spills or other related incidents associated with electrical transformers on the Site;
- Water, sanitary wastes, and solid waste management is provided by the City of Bellevue; and
- There are no environmental liens, pending environmental lawsuits, or environmental violations on the Site.

Ms. Penny Gordon, Owner's Representative. We talked with Ms. Gordon on Thursday, August 4, 2005, and communicated through email on subsequent occasions. She sent us a list of the current site tenants and said that the Village Cleaners have been located at the Suite 827 B since June 2005, and that they were formerly at the Price Building at the northwest corner of the site. She said that the Village Cleaners are a Drop Shop operation that does not conduct dry cleaning operations onsite. Ms. Gordon confirmed this information with Ms. Young Lee of Village Cleaners. She said that Ms. Lee told her that all dry cleaning that Village Cleaners conducts has been sent to another dry cleaning facility on Main Street in Bellevue where the actual dry cleaning is conducted, which she indicated was called "Ultra Cleaners".

Ms. Young Lee, Owner of Village Cleaners. We briefly spoke to Ms. Young Lee, owner of Village Cleaners site on Friday, August 5, 2005. She confirmed that they do not conduct dry cleaning operations on Site, but send clothing to another location for dry cleaning.

Kieron Gilmore and Shawn Nichols, Bellevue Fire Department. We spoke with Mr. Gilmore regarding the potential use, storage or disposal of hazardous substances and/or petroleum products at the subject site and about potential USTs, fires or hazardous substance-related inspections. Mr. Gilmore reviewed the Bellevue Fire Department database of recorded Hazardous Materials-related incidents for all of the Superblock properties. He said that the database records incidents from 2000 to present. He said that there were two incidents recorded on Site since that time, as follows:

- There was a light ballast breakdown at 808 106th Avenue NE on August 28, 2001. He said that the breakdown referred to a wiring problem, and not necessarily a hazardous substance release. He indicated that similar incidents are coded by the National Fire Code as "hazardous" simply because they represent hazards to fire fighters.

- There was a small roof fire at 827 108th Avenue NE, Suite A on February 26, 2005. The fire was caused by a roofing contractor and was considered minor, since it is recorded as having not penetrated the roof nor caused any structural damage.

Mr. Gilmore referred us to Shawn Nichols for UST records. We sent a current and former (1998) tenant list to Mr. Nichols for review on August 10, 2005. He checked the addresses in the Fire Department database and said that there were no listings for USTs in the database for any of these sites. He said that their UST database goes back to 1994.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusions

We have performed this Updated Phase I ESA in substantial conformance with the scope and limitations of the ASTM E 1527-00 for the Subject Site. This Updated Phase I ESA focuses on events since the previous Phase I ESA was conducted for the Superblock site in 1998 (Golder 1998). We assume that historical data provided in the 1998 Phase I ESA is sufficient to characterize information on the Site prior to 1998.

The following provides the Recognized Environmental Conditions identified for the Superblock Site. The first section is for those parcels that constitute the planned Washington Square Project. The second section is for the remaining parcels on the Superblock site.

Washington Square Project RECs:

- Heavy oil range petroleum was found in one groundwater sample collected from a groundwater monitoring well (Piezometer B-3) at the northwest corner of the Site (King County Tax Parcel No. 0685700006) during the Phase II ESA conducted at the Site in 2003. The level was higher than the Washington Department of Ecology cleanup criteria for oil (MTCA Method A).
- The possibility that formerly-used, home heating oil USTs exist on parcels northwest of the Site along NE 9th Street, and the potential that heating oil releases occurred from the potential USTs. These were identified in the Phase I ESA (Golder 1998). Investigations conducted in 2003 did not confirm the existence of USTs in this area. The homes were demolished and the area was regraded in 2000. Therefore, possible USTs may have been removed at that time. The Phase II ESA report (Golder 2003) indicated that it is possible that petroleum releases from USTs exist but were not detected using the geophysical testing method used.

Other Superblock Parcel RECs:

- Chlorinated solvent contaminated soil, groundwater and soil gas exist at the former Thinker Toys site at 10610 NE 8th Street. The chlorinated solvents include PCE, TCE, and DCE. A dry cleaning operation was identified on this parcel in the 1998 Phase I ESA for the Superblock site. The release mechanism / location, and the full extent of chlorinated solvent impacts are not known. Of note, a gasoline station was also located on this parcel in the past, but petroleum impacts were not found during the Phase II ESA at this site.
- The petroleum release in a parking lot between two adjacent properties located at 10640 and 10650 NE 8th Street. This area is between the former Greg's Auto Body shop and the current Carpet shop located at 10640 NE 8th Street. The carpet shop was identified as a Bosley's Pet store in 1998, and it was identified as a former dry cleaning shop in Golder's 1998 Phase I ESA for the Superblock Site. In addition, low levels of PCE were found in two soil gas samples in the same location during the Phase II ESA for this parcel in 2003 (Golder 2003), although PCE was not detected in soils in the same location. This may indicate a wider release of PCE to soils in this area, since a dry cleaner operation was formerly located at 10640 NE 8th Street.

- The occasional release of cleaning solvents (paint thinner) at the former Rodger's Auto Salon at 845 108th Avenue NE. Golder conducted a Phase I ESA for this parcel in 2004. According to the site operator (Rodger Hayes), small amounts of solvent were used for limited "spot" removal and there have been a few incidents where cans of paint thinner have overturned and released solvent, usually onto paved surfaces. However, the occasional spill onto soils directly may have occurred and contaminated site soils. Mr. Haynes indicated that they use small amounts of the solvent, but two 5-gallon cans were observed to be open during the site reconnaissance, which could indicate an increased potential for solvent release.
- Spent detergent-laden water was released directly onto site soils at Rodgers' Auto Salon site on a regular, ongoing basis during car washing. There are no oil/water separators, impervious surfaces or other typical surface water management features in the area where cars were washed. This constitutes a REC for the site. According to the former site owner / operator, the detergents were water-based, bio-degradable materials. However, there is a potential that petroleum-based materials would have washed off during car washing activities over the past 15 years (since car washing operations began) and impacted the soil on the Site.

The site is in a central business district, with a significant amount of development on adjacent parcels. Several hazardous substance and petroleum product release sites were identified in the database search. There is no evidence that any known releases from these other sites have impacted the Site in the past or threaten to impact it in future, although the source of the heavy oil found in the one groundwater sample collected from the deep aquifer in the northwest corner of the Site may have emanated from an off Site source. The location of a property in such a location should be noted and the potential impact from other neighboring sites should be considered.

7.2 Recommendations

Given these findings, we recommend the following:

- Collection of another groundwater sample from the groundwater monitoring well at the northwest corner of the planned Washington Square Project Site (Piezometer B-3) in the future to monitor groundwater conditions. Also, any wells (or piezometers) on Site must be abandoned in-place prior to excavation or when they are no longer necessary, as required by Ecology for resource protection wells (WAC 173-160).
- Conducting additional soil and potentially groundwater testing at the former Greg's Auto Body shop and the current Carpet shop located at 10640 and 10650 NE 8th Street (King County Tax Parcel No. 1544600152). The additional testing would be done to determine the potential extent of diesel range contaminated soil, and to determine if PCE found in soil gas is present in soil and potentially groundwater in other areas around this parcel. This should be done prior to the commencement of Site development on this parcel so that handling these materials can be efficiently planned and managed.
- Conducting further investigations at the former Thinker Toys site at 10610 NE 8th Street (King County Tax Parcel No. 0685700055). Based on a phone conversation with Dean Yasuda of Ecology in 2005, it is possible to obtain a Contained Out status for waste soils to be generated on this parcel during future excavation activities, if you can demonstrate that the levels of chlorinated solvents in surface soil (from 0 to 7 feet below ground surface) are consistent with levels found in deeper soils during the Phase II ESA (or

lower concentrations). The objective would be to determine if the waste soils to be generated in future from this parcel could be considered a special waste, and NOT a hazardous waste, as they currently are under RCRA regulations (i.e., they would be a listed Hazardous Waste due to the former dry cleaning operation on Site). If the results of future testing demonstrate that the surface soils have sufficiently low levels of chlorinated solvents, then Ecology may grant a Contained Out status for all future waste soils and these soils can then be disposed of as special wastes at a Subtitle D municipal landfill. Hazardous waste must be disposed of at Subtitle C Hazardous Waste landfills (or incinerated). Hazardous waste disposal is considerably more expensive than disposal of special waste at a Subtitle D municipal landfill.

We also recommend that care be exercised when conducting planned site excavation at all of the parcels on the Superblock site, in case discoveries of hazardous substance releases are made during excavation activities. If discoveries are made, we recommend that Golder or another qualified environmental engineering firm be contracted to conduct on Site assessment activities and help the owner correctly manage any contaminated media found.

8.0 LIMITATIONS

This Updated Phase I ESA has been prepared for the exclusive use of Village Faire Towers, Inc. We have performed the Updated Phase I ESA in substantial conformance with the scope and limitations of ASTM Practice E 1527-00 for the site.

This report includes data and information collected during the site visit by Golder Associates, Inc. and is based solely on the condition of the property at the time of the site visit and supplemented by historical information from data base retrieval techniques. There is always the possibility that the disposal or release 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.

In evaluating the property, Golder Associates Inc. has relied in good faith on historical information provided by individuals noted in this report. We accept no responsibility for any deficiency, misstatements, or inaccuracy contained in this report as a consequence of omissions, misrepresentations or fraudulent acts of persons interviewed.

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. This study is based on information provided by others that is presumed to be true and correct. Golder Associates is not responsible for misrepresentation and misstatements from these sources used to evaluate this property.

9.0 REFERENCES

ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Assessments, Designation E 1527-00-00.

Environmental Data Resources, Inc. Radius Map property report, Inquiry Number 01471713.1r, dated July 21, 2005.

Golder 1998, Phase I Environmental Site Assessment, Super Block, Bellevue, Washington, July 28, 1998.

Golder 1999a, Phase I Environmental Site Assessment, Future Coastal Rim Retirement Center Property at 833 108th Avenue NE, Bellevue, Washington, February 26, 1999.

Golder 1999b, Hazardous Materials Survey Report, Coastal Rim Retirement Center Property at 833 108th Avenue NE, Bellevue, Washington, March 16, 1999.

Golder 2003, Phase II Environmental Site Assessment, Superblock I Site, Bellevue, Washington, March 11, 2003.

Golder 2004a, Phase I Environmental Site Assessment, Cassan Propety-Superblock Site, Bellevue, Washington, July 7, 2004

Golder 2004b, Phase II Environmental Site Assessment, 10610 NE 8th Street Site, Superblock Project, Bellevue, Washington, November 1, 2004

Golder 2005, Updated Phase I Environmental Site Assessment, 833 108th Avenue NE Site, Bellevue, Washington, March 7, 2005.

FIGURES

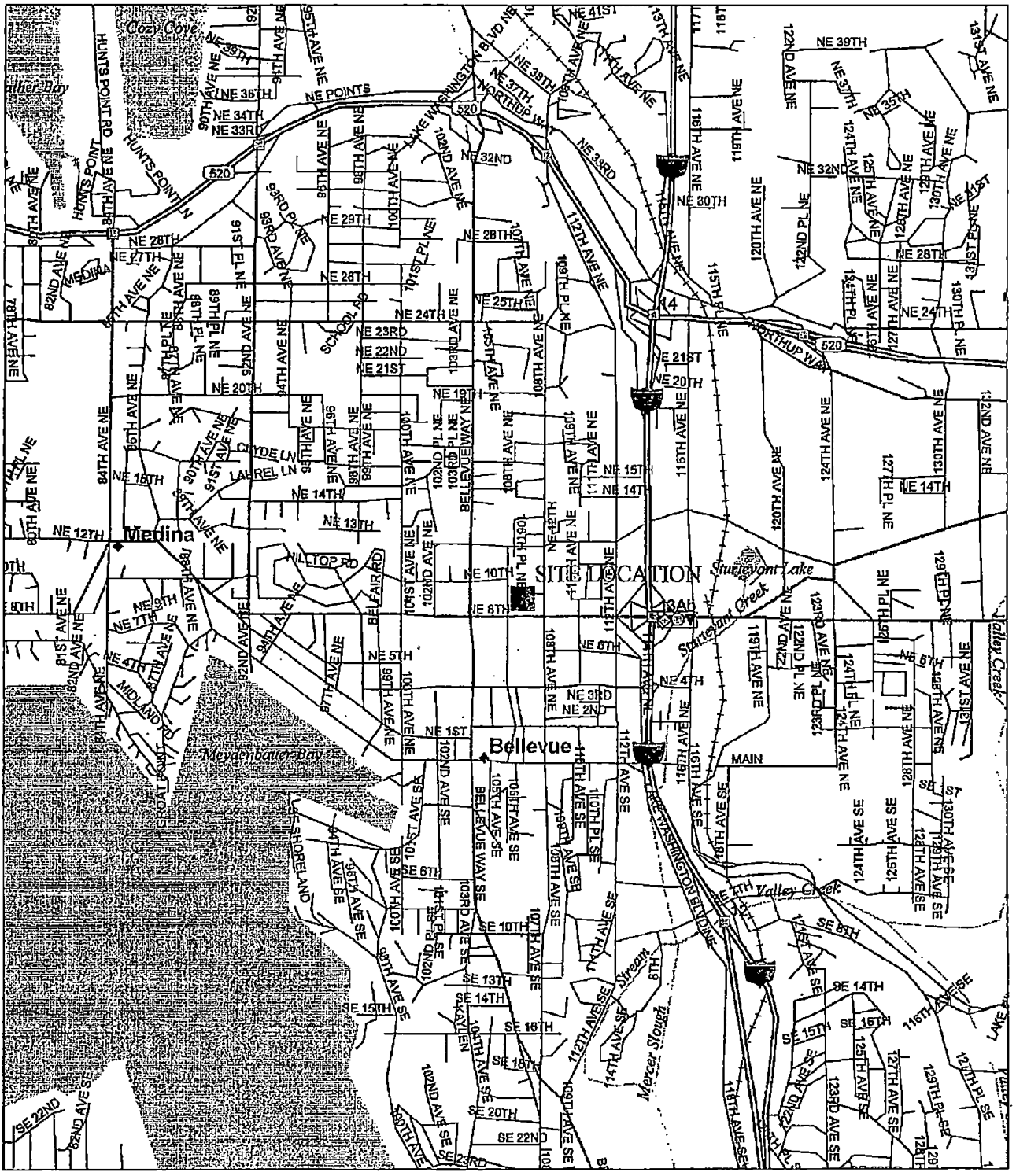


FIGURE 1
SITE LOCATION MAP
G2/SUPERBLOCK/WA

DRAWING NO. 05315671000[g04.ai11 DATE 08/10/05 DRAWN BY EL

Golder Associates

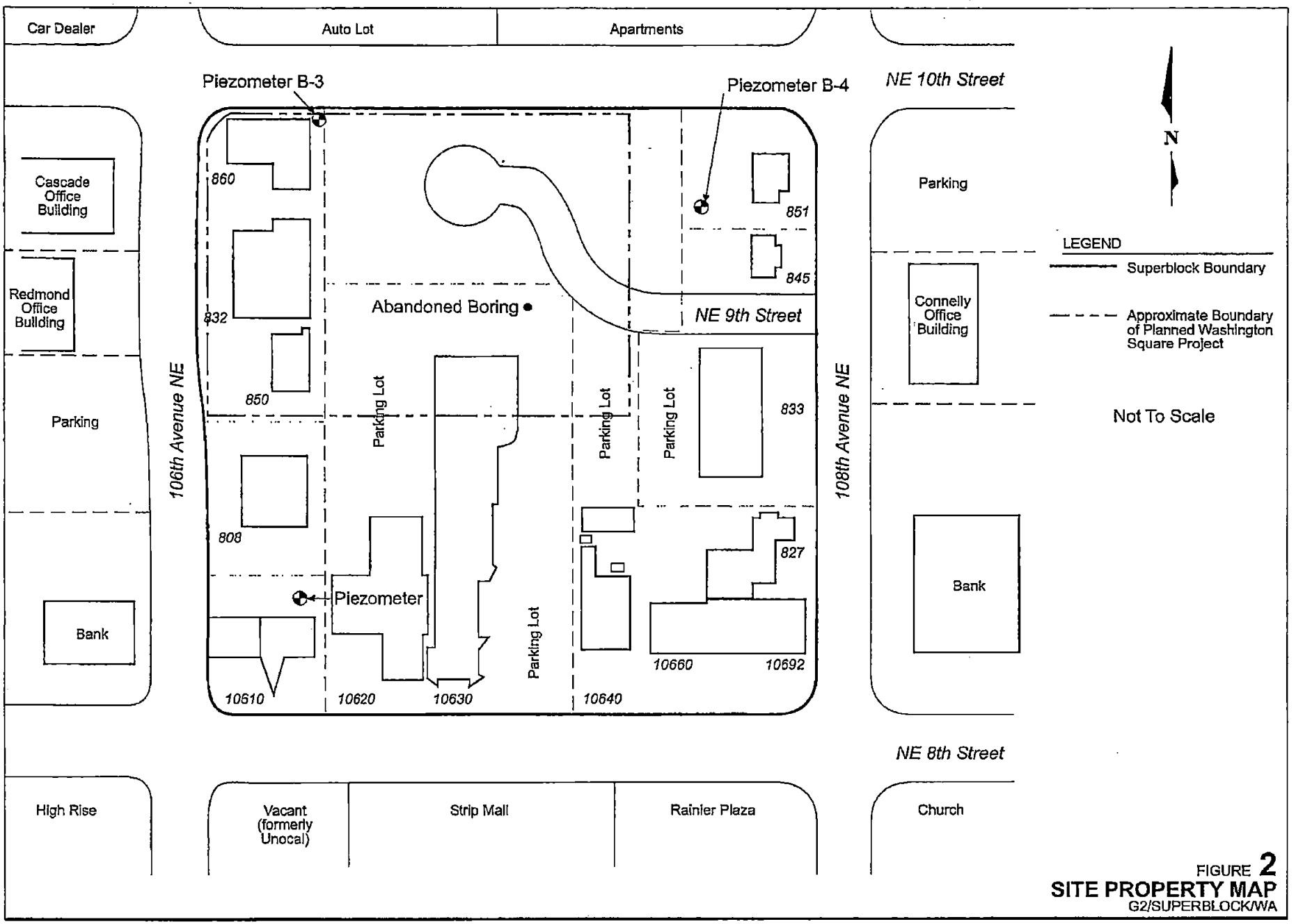


FIGURE **2**
SITE PROPERTY MAP
G2/SUPERBLOCK/WA

DRAWING NO. 0531587100fg05.fh11 DATE 08/10/05 DRAWN BY EL

Golder Associates

PHOTOGRAPHS

Photo 1. View of the Superblock Site from the Southwest corner, view looking North.

Photo 2. View of the former Greg's Auto Body shop (10650 NE 8th Street), view looking looking North.

SITE PHOTOGRAPHS
VF/SUPERBLOCK ESA UPDATE/WA

Photo 3. Eastern side of the Superblock Site, view looking Southwest at the office building at 833 108th Avenue NE.

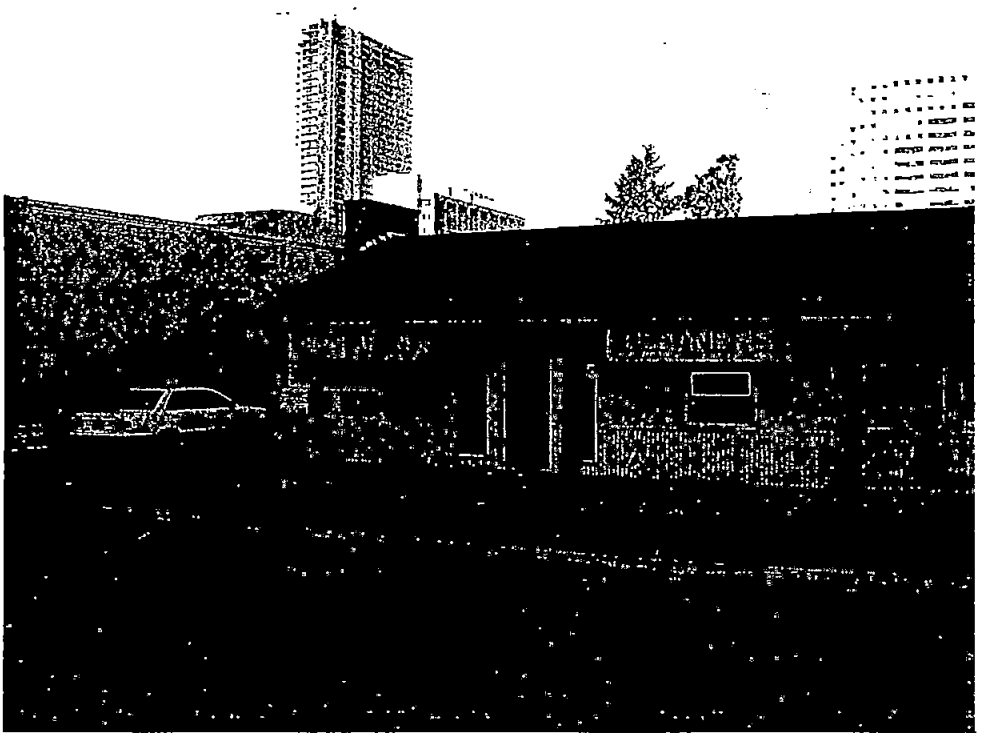


Photo 4. Eastern side of the Superblock Site, view looking West at the retail building at 827 108th Avenue NE (Village Cleaners).

SITE PHOTOGRAPHS
VF/SUPERBLOCK ESA UPDATE/WA

Photo 5. Middle section of the Superblock Site, view looking Northwest at the former residences on NE 9th Street.

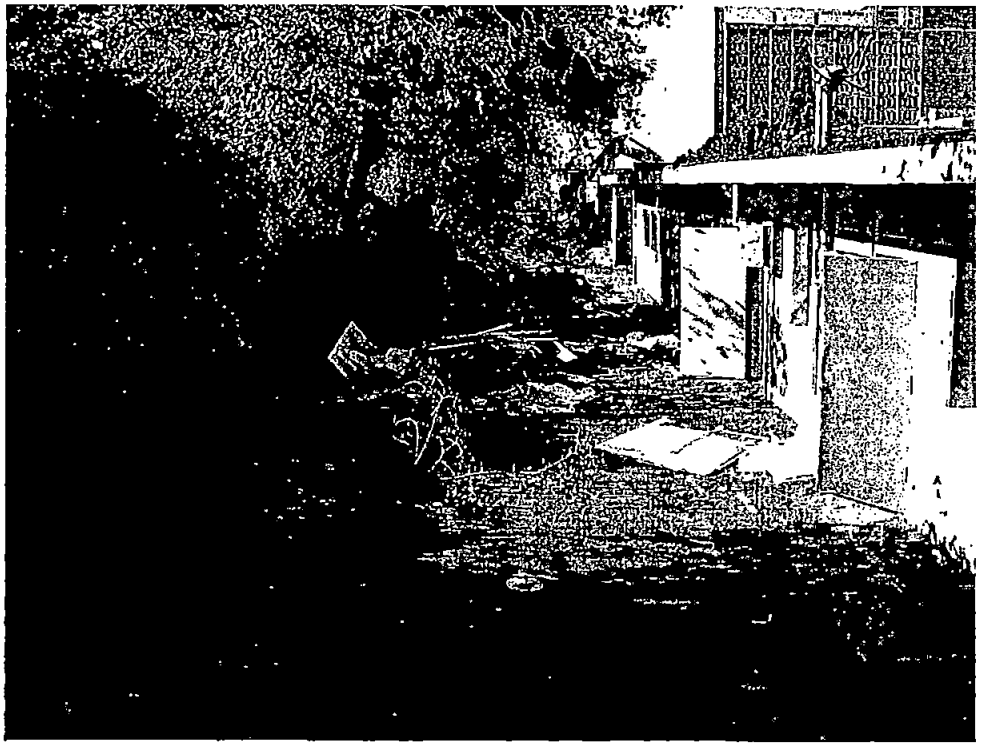


Photo 6. View of the Superblock Site from the Northwest corner, view looking South in the alley behind the former Price Building, demolition work has begun. Notice groundwater monitoring well monument in foreground (painted white).

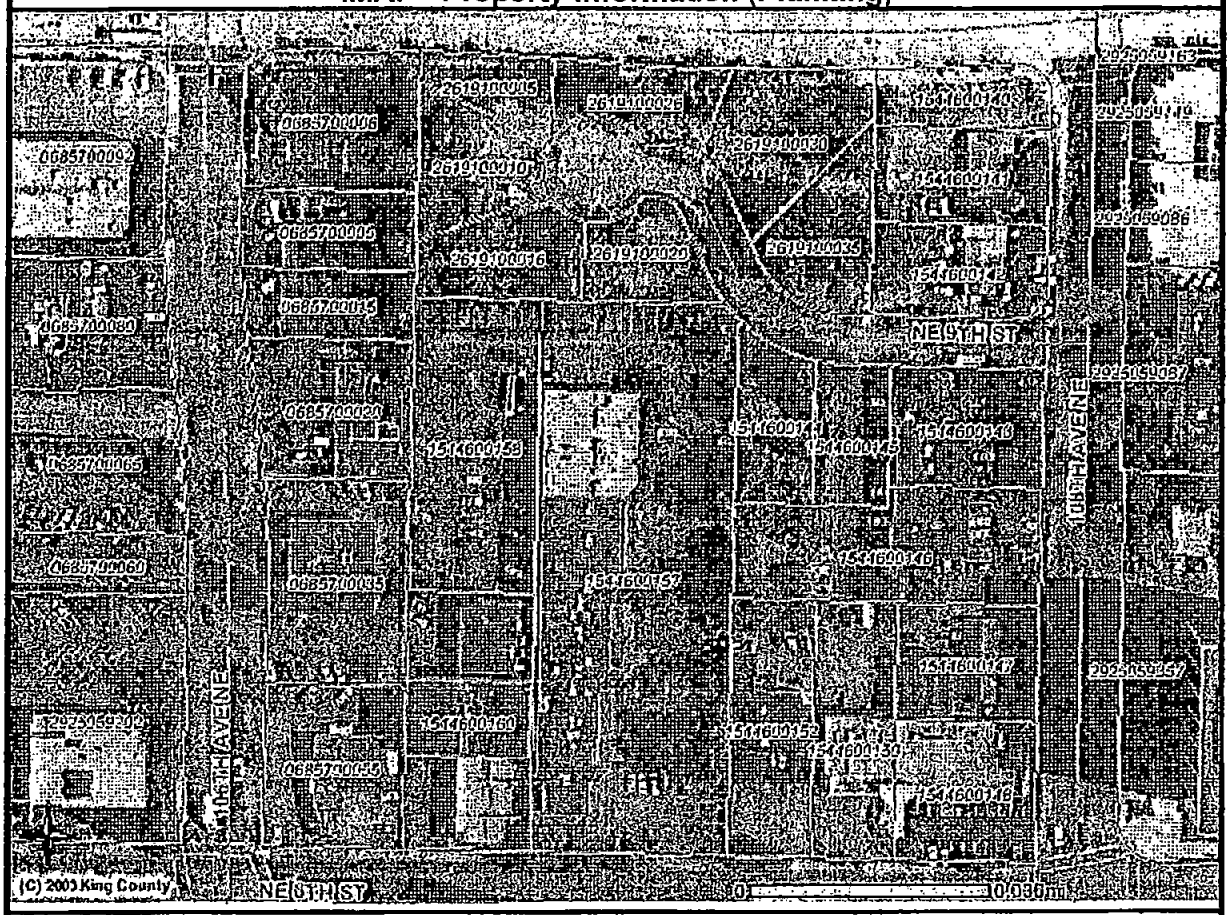
SITE PHOTOGRAPHS
VF/SUPERBLOCK ESA UPDATE/WA

APPENDIX A

SITE-RELATED DOCUMENTATION

King County Home News Services Comments Search

iMAP - Property Information (Planning)



Legend

- County Boundary
- Streets
  - Highway
  - Arterials
  - Local
- Forest Production District Boundary
- Agricultural Production District Boundary
- Urban Growth Area Line
- Lakes and Large Rivers
- Streams
- Muckleshoot Tribe
- King County owned properties
- Parcels
- Zoning Labels

Zoning

- A-10 - Agricultural, one DU per 10 acres
- A-35 - Agricultural, one DU per 35 acres
- F - Forest
- M - Mineral
- RA-2.5 - Rural Area, one DU per 2.5 acres
- RA-5 - Rural Area, one DU per 5 acres
- RA-10 - Rural Area, one DU per 10 acres
- UR - Urban Reserve, one DU per 5 acres
- R-1 - Residential, one DU per acre
- R-4 - Residential, 4 DU per acre
- R-6 - Residential, 6 DU per acre
- R-8 - Residential, 8 DU per acre
- R-12 - Residential, 12 DU per acre
- R-18 - Residential, 18 DU per acre
- R-24 - Residential, 24 DU per acre
- R-48 - Residential, 48 DU per acre

(cont)

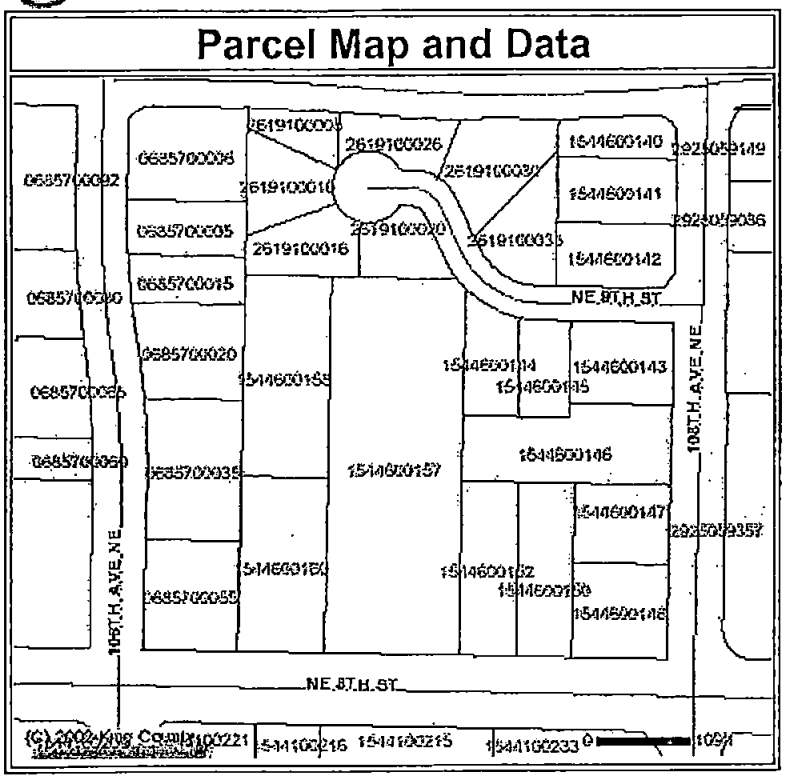
- NB - Neighborhood Business
- CB - Community Business
- RB - Regional Business
- O - Office
- I - Industrial
- Other

Incorporated Area

2002 Color Aerial Photos (West KC only)

King County Home News Services Comments Search

Parcel Map and Data



Beck, Bill

From: Penny Gordon [pennyg@netwasatch.com]
Sent: Wednesday, August 10, 2005 9:43 AM
To: Beck, Bill
Subject: RE: Young Lee

I spoke with Young about this – she send the dry cleaning items to a location on Main Street in Bellevue. She thinks it's called "Ultra Cleaners".

Penny Gordon
Senior Property Manager/Designated Broker
Wasatch Property Management
10620 NE 8th Street Suite 201
Bellevue, WA. 98004
(425) 732-3677

From: Beck, Bill [mailto:BBeck@golder.com]
Sent: Wednesday, August 10, 2005 8:27 AM
To: Penny Gordon
Subject: RE: Young Lee

Thanks Penny.

One other question. I assume that the clothes which Village Cleaners receives for dry cleaning are / have been shipped to another property off of the Superblock site since Village Cleaners began operation at the Superblock site in 2000. Is that correct? If so, do you know where the remote site is located?

Thanks in advance,

Bill Beck

From: Penny Gordon [mailto:pennyg@netwasatch.com]
Sent: Wednesday, August 10, 2005 9:23 AM
To: Beck, Bill
Subject: Young Lee

Village Cleaners owner names are Young Lee and Song Lee.

Penny Gordon
Senior Property Manager/Designated Broker
Wasatch Property Management
10620 NE 8th Street Suite 201
Bellevue, WA. 98004
(425) 732-3677

Super Block Tenant List
August 4, 2005

Building Name	Tenants
Carlson Building 808 106th Avenue NE Bellevue, WA. 98004	European Tailors - Suite 102 JR Hudson/Tiki Enterprises - Suite 104 Portia Financial - Suite 106 Jo Larson - Suite 107 Anderson & Associates - Suite 200 Hagen Company - Suite 200 Lawhead Architects - Suite 201 Cascade Commercial - Suite 202
Costain Building 10644-10692 NE 8th Bellevue, WA. 98004	Labor Ready - 827A Village Cleaners - 827B Palace Rug Gallery - 10644 Bellevue Nail Salon - 10660 Thai Grill - 10666 International Design Maternity - 10676 What the Pho - 10680 Moneytree - 10692
Gelati Place 10630 NE 8th Bellevue, WA. 98004	Sprint/Doug Fox Travel - Suite 1 Easy Choppers & Tattoos - Suite 2 Contrology Bellevue - Suite 4 Sparks Salon - Suite 5/6 Helmer's Music (temporary tenant) - Suite 7 Eating Factory - Suite 8/9
United Bank Building 10620 NE 8th Bellevue, WA. 98004	Relax the Back Smooth Corporation/Ifloor Diamond Parking Services Wasatch Development Wasatch Property Management Big D Construction

Golder Associates Inc.

4104 -148th Avenue, N.E.
Redmond, WA 98052
Telephone (425) 883-0777
Fax (425) 882-5498

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

FOR

SUPER BLOCK
BELLEVUE, WASHINGTON

Prepared for:

G2 Architecture

Submitted by:

Golder Associates Inc.
Redmond, Washington

for Ted J. Norton
Project Hydrogeologist

Douglas G. Dunster
Associate

William J. Beck
Project Manager

July 28, 1998

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0714fjn1.doc

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LIST OF FIGURES

APPENDICES

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 $1x10^{-5}$ to $1x10^{-8}$ 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 Carson 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 sight. 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 a 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.)

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/Lust 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 consider 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.

7. CONCLUSIONS AND RECOMMENDATIONS

We have performed this Phase I ESA in substantial conformance with the scope and limitations of the ASTME 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.

9. REFERENCES

ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Assessments, Designation E 1527-97, 1997.

Cole Geotechnical and Environmental Services, 1997, Soil Remediation, Old Gasoline Service Station 10610 NE 8th Street, Bellevue, Washington.

Cole Geotechnical and Environmental Services, 1997 Phase 1 Environmental Site Assessment Carlson and United Bank Buildings, Bellevue, Washington.

Environmental Data Resources, Inc. property report, Inquiry Number 2591983.35, May 29, 1998.

Geotechnical Consultants Inc., 1996. Phase 1 Environmental site Assessment E&H Properties: Site 2, Old Gasoline Service Station 10610 NE 8th Street, Bellevue, Washington.

Geotechnical Consultants Inc., 1996, Phase 1 Environmental Site Assessment E&H Properties: Site 3, NE 8th and 108th Avenue NE, Bellevue, Washington

Waldon, H.H., Des Moines Quadrangle, Washington, U.S. Geological Survey, 1962.

FIGURES

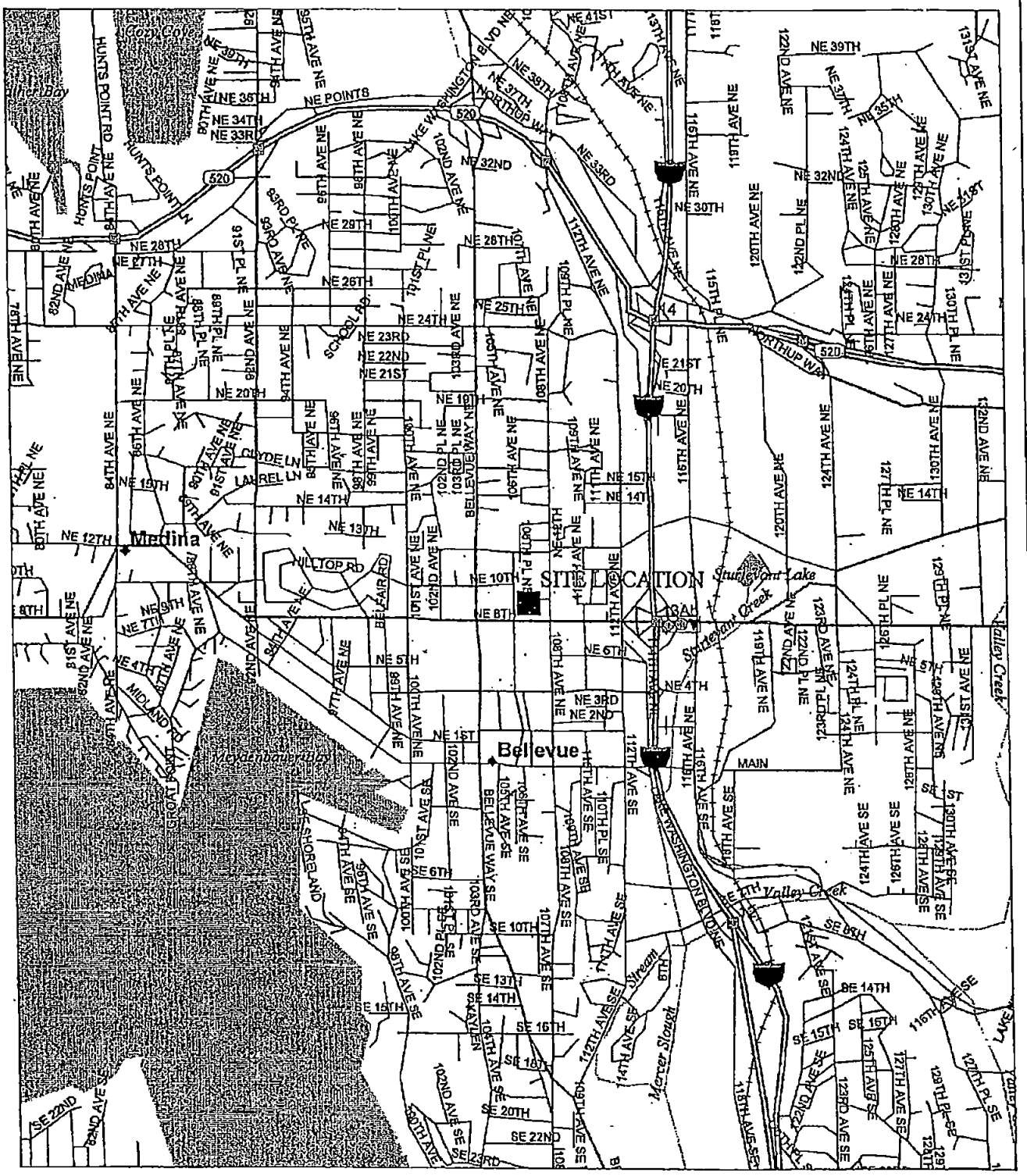

FIGURE 1

SUPERBLOCK LOCATION MAP

G2/SUPERBLOCK/WA

PROJECT NO. 883 1123.100 DRAWING NO. 79257 DATE 7/23/98 DRAWN BY EA

Golder Associates

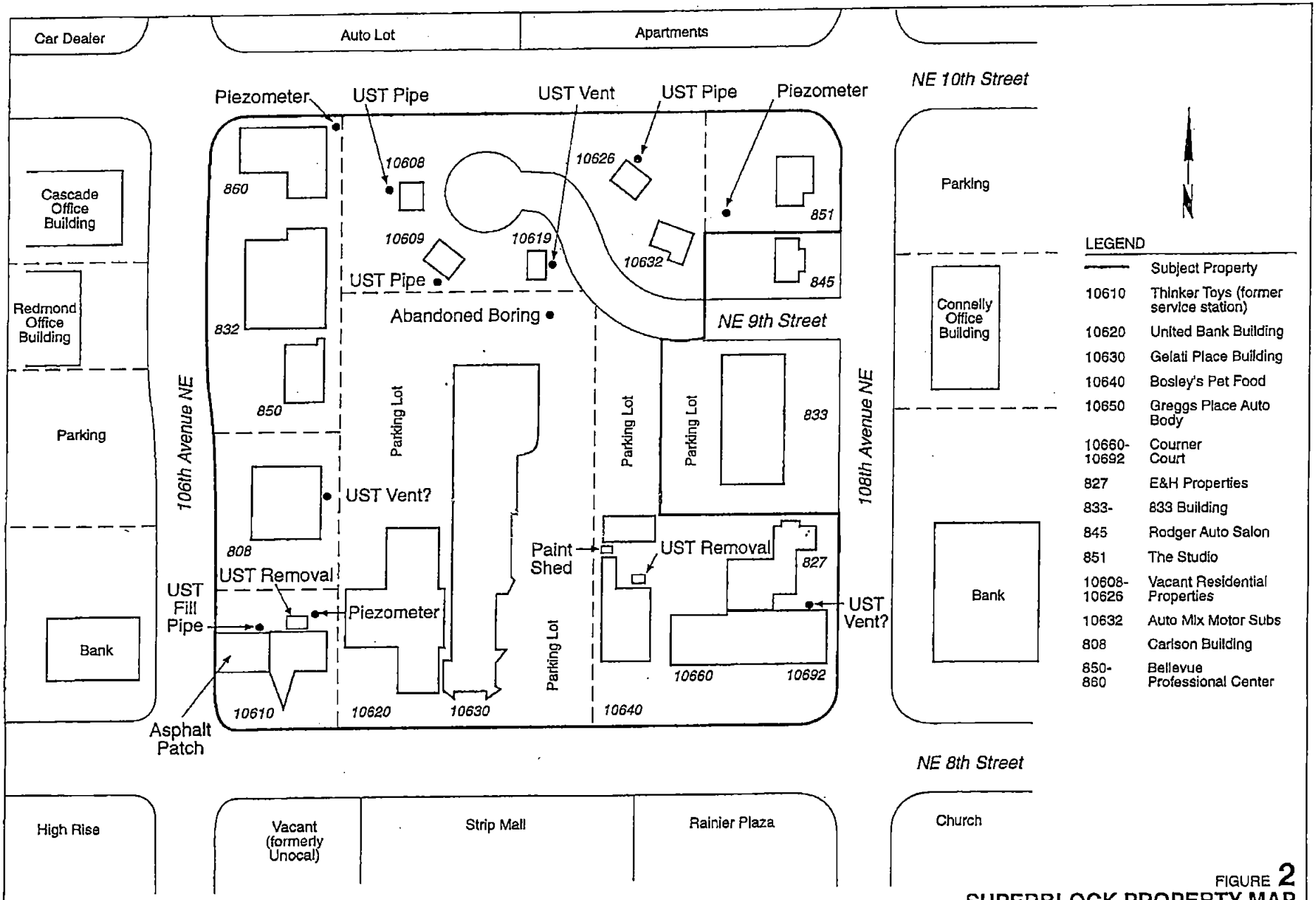

FIGURE 2
SUPERBLOCK PROPERTY MAP
G2/SUPERBLOCK/WA

PROJECT NO. 983 1123 100 DRAWING NO. 79268 DATE 7/24/98 DRAWN BY EA

Golder Associates

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1 Folder Page of

Golder Associates
18300 NE Union Hill Road, Suite 200
Redmond, WA USA 98052-3333
Tel: (425) 883-0777
Fax: (425) 882-5498

DATE: 12-21-03	JOB NO: 033-1334.2000
PROJECT: Wasatch/Superblock/WA	
LOCATION: 106th Ave. NE and NE 8th St., Bellevue, WA	
CONTRACTOR:	OWNER: Wasatch
WEATHER: Mostly cloudy, cool, breezy	TEMP: 45 ° at 1200 AM ° at PM
PRESENT AT SITE: Michael Lumpkin - Golder	

TO: Distribution

ON SITE: 0837 OFF SITE: 1340

THE FOLLOWING WAS NOTED: Golder was onsite to collect groundwater samples from two monitoring wells (BH-11 and BH-12) which were drilled and installed on the toy store parcel last Monday, February 17, 2003. The toy store is located at 106th Ave. NE and NE 8th St., Bellevue, WA. Boring BH-11 is located on the western side of the parcel and BH-12 is located outheast of the southeastern corner of the existing building on the site. No water was encountered during drilling in BH-10 ocated at the northeastern corner of the parcel.

Low flow sampling using a peristaltic pump was performed at both wells. Groundwater was purged from both wells and groundwater field parameters, including pH, conductivity, turbidity and temperature, were periodically monitored during purging. Once field parameters had stabilized groundwater samples were collected. Sampling data is presented in the table below. Purged water was placed in a 55-gallon drum located at the north edge of the Toy Store parcel.

Boring Number	Location	Static Water Level (Ft) (Note 1)	Total Well Depth (Ft) (Note 1)	Top of Casing (Inches Below Ground Surface)	Purge Vol. Gal. (liters)	Sample Number	Time	Field Parameters			
								pH	Cond. mScm	Turb. (NTU)	Temp (°C)
BH-11	W/o Toy Store 10610 NE 8th	15.37	23.95	4.75	4.5 (18.0)	BH11-GW1	1035	6.5	454	5.2	13.9
BH-12	SE/o Toy Store 10610 NE 8th	18.55	26.71	4.25	4.0 (15.3)	BH12-GW1	1258	6.7	210	1.2	15.1

Note 1) Water level and bottom of casing were measured from the top of the well casing. 3.785

Samples were submitted to OnSite Analytical Laboratory to be analyzed for halogenated volatile organic compounds (hVOC's) by EPA Method 8260B. A standard (7 day) turnaround was requested for results. Standard sampling, handling, transporting, custody protocols were followed throughout.

While on site the static water level was measured in existing well B-2 at the north side of the building. SWL= 15.70 feet below the top of the well casing.

COPIES TO: File

FIELD REPORT

SIGNED: Michael Lumpkin

Michael Lumpkin, PG – Project Geologist

DOCUMENT3

Chain of Custody

Page 5 of 5

OnSite Environmental Inc.
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • Fax: (425) 885-4603

Company: Golder
Project Number: 033 1334.2000
Project Name: Superblock
Project Manager: Bill Beck
Sampled by: Michael Lumpkin

Turnaround Request (in working days)

(Check One)

- ☐ Same Day
- ☐ 1 Day
- ☐ 2 Day
- ☒ 3 Day
- ☐ Standard (7 working days)
- ☐ _____ (other)

Laboratory Number: 02-663

Requested Analysis

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	# of Cont.	NWTPH-HCID	NWTPH-Gx/BTEX	NWTPH-Dx	Volatiles by 8260B	Halogenated Volatiles by 8260B	Semivolatiles by 8270C	PAHs by 8270C	PCB's by 8082	Pesticides by 8081	Herbicides by 8151A	Total RCRA Metals (8)	TCLP Metals	HEM by 1664	VPH	EPH			Toluene
37	BH12 S12	2-11-03	1430	Soil	1																		
40	BH12 S13		1440		1																		
41	BH12 S14		1443		1					X													X
42	BH12 S15		1510		1																		

	Signature	Company	Date	Time
Relinquished by		Golder	2-12-03	1240
Received by			2.12.03	12 40
Relinquished by				
Received by				
Relinquished by				
Received by				
Reviewed by/Date		Reviewed by/Date		

Comments/Special Instructions:
Analyze only samples indicated. Hold remainder pending results

Chromatograms with final report ☐

DISTRIBUTION LEGEND: White - OnSite Copy, Yellow - Report Copy, Pink - Client Copy

Chain of Custody

Page 4 of 5

OnSite Environmental Inc.
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • Fax: (425) 885-4603

Laboratory Number: 02-086

Company:	Golder
Project Number:	033-1534.2000
Project Name:	Superblock
Project Manager:	B. Beck
Sampled by:	Michael Lompkin

Turnaround Request (in working days)

(Check One)

- ☐ Same Day
- ☐ 1 Day
- ☐ 2 Day
- ☒ 3 Day
- ☐ Standard (7 working days)
- ☐ (other)

Requested Analysis

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	# of Cont.	NWTPH-HCID	NWTRH-GWBTEX	NWTPH-DX	Volatiles by 8260B	Halogenated Volatiles by 8260B	Semivolatiles by 8270C	PAHs by 8270C	PCBs by 8082	Pesticides by 8081	Herbicides by 8151A	Total RCRA Metals (8)	TCLP Metals	HEM by 1664	VPH	EPH			% Moisture
29	BH-12 S28	2-14-03	1354	S	1																		
30	BH-12 S3		1351		1																		
31	BH-12 S4		1402		1																		
32	BH-12 S5		1406		1																		
33	BH-12 S6		1410		1					X													X
34	BH-12 S7		1413		1																		
35	BH-12 S8		1418		1																		
36	BH-12 S9		1423		1																		
37	BH12 S10		1425		1																		
38	BH12 S11	↓	1429	↓	1																		

	Signature	Company	Date	Time
Relinquished by		Golder	2-18-03	1240
Received by			2.18.03	12'40
Relinquished by				
Received by				
Relinquished by				
Received by				
Reviewed by/Date		Reviewed by/Date		

Comments/Special Instructions:

Analyze only samples indicated. Hold remainder pending results

Chromatograms with final report ☐

DISTRIBUTION LEGEND: White - OnSite Copy; Yellow - Report Copy; Pink - Client Copy

Chain Of Custody

Page 3 of 3

OnSite Environmental Inc.
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • Fax: (425) 885-4603

Company: Golder
Project Number: 033-1334.2000
Project Name: Superblock
Project Manager: B.A Beck
Sampled by: Michael Lumpkin

Turnaround Request (in working days)
(Check One)
☐ Same Day ☐ 1 Day
☐ 2 Day ☒ 3 Day
☐ Standard (7 working days)
☐ (other)

Laboratory Number: 02-086

Requested Analysis

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	# of Cont.	NWTPH-HCID	NWTPH-GX/BTEX	NWTPH-Dx	Volatiles by 8260B	Halogenated Volatiles by 8260B	Semivolatiles by 8270C	PAHs by 8270C	PCB's by 8082	Pesticides by 8081	Herbicides by 8151A	Total RCRA Metals (8)	TCLP Metals	HEM by 1664	VPH	EPH	% Moisture
20	BH 11 S8	2-17-03	1219	Soil	1																
21	BH 11 S9		1223		1																
22	BH 11 S10		1232		1																
23	BH 11 S11		1250		1					X											X
24	BH 11 S12		1305		1																
25	BH 11 S13		1309		1																
26	BH 11 S14		1313		1																
27	BH 12 S1	2-17-03	1350	Soil	1																
28	BH 12 S2A		1359		1																

	Signature	Company	Date	Time
Relinquished by	[signature]	Golder	2-18-03	1240
Received by	[signature]	AE	2-18-03	1240
Relinquished by				
Received by				
Relinquished by				
Received by				
Reviewed by/Date		Reviewed by/Date		

Comments/Special Instructions:
Analyze only samples indicated. Hold remainder pending results.

Chromatograms with final report ☐

DISTRIBUTION LEGEND - White - OnSite Copy - Yellow - Report Copy - Pink - Client Copy

Chain of Custody

Page 2 of 3

OnSite Environmental Inc.
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • Fax: (425) 885-4603

Company: Golder

Project Number: 033-1334.2000

Project Name: Superblock

Project Manager: Bill Beck

Sampled by: Michael Lemoyne

Turnaround Request (in working days)

(Check One)

- ☐ Same Day
- ☐ 1 Day
- ☐ 2 Day
- ☒ 3 Day
- ☐ Standard (7 working days)
- ☐ (other)

Laboratory Number: 03-0096

Requested Analysis

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	# of Cont.	NWTPH-HCID	NWTPH-Gx/BTEX	NWTPH-Dx	Volatiles by 8260B	Halogenated Volatiles by 8260B	Semivolatiles by 8270C	PAHs by 8270C	PCB's by 8082	Pesticides by 8081	Herbicides by 8151A	Total RCRA Metals (8)	TCLP Metals	HEM by 1664	VPH	EPH	% Moisture
11	BH10 S1	2.17.03	1105	soil	1																
12	BH10 S2	↓	1110	↓	1																
13	BH11 S1	2.17.03	1145	soil	1																
14	BH11 S2		1149		1																
15	BH11 S3		1156		1																
16	BH11 S4		1200		1																
17	BH11 S5		1204		1					X											X
18	BH11 S6		1209		1																
19	BH11 S7	↓	1213	↓	1																

	Signature	Company	Date	Time
Relinquished by		Golder	2-18-03	1246
Received by			2.18.03	12:46
Relinquished by				
Received by				
Relinquished by				
Received by				
Reviewed by/Date		Reviewed by/Date		

Comments/Special Instructions:

Analyze only samples indicated. Hold remainder pending results

Chromatograms with final report ☐

DISTRIBUTION LEGEND - White - OnSite Copy - Yellow - Report Copy - Pink - Client Copy

Chain of Custody

Page 1 of 5

OnSite Environmental Inc.
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • Fax: (425) 885-4603

Company: Golder

Project Number: Superblock

Project Name: 033-1324.2000

Project Manager: B. II Beck

Sampled by: Michael Lumpkin

Turnaround Request (in working days)

(Check One)

☐ Same Day ☐ 1 Day

☐ 2 Day ☒ 3 Day

☐ Standard (7 working days)

☐ (other)

Laboratory Number: 03-086

Requested Analysis

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	# of Cont.	NWTPH-HCID	NWTPH-Gx/BTEX	NWTPH-Dx	Volatiles by 8260B	Halogenated Volatiles by 8260B	Semivolatiles by 8270C	PAHs by 8270C	PCB's by 8082	Pesticides by 8081	Herbicides by 8151A	Total RCRA Metals (8)	TCLP Metals	HEM by 1664	VPH	EPH				% Moisture
1	BH 10 S1	2.17.03	1010	S	1																			
2	BH 10 S2		1012																					
3	BH 10 S3		1015																					
4	BH 10 S4		1020																					
5	BH 10 S5		1022							X														X
6	BH 10 S6		1027																					
7	BH 10 S7		1032																					
8	BH 10 S8		1045																					
9	BH 10 S9		1054																					
10	BH 10 S10		1059							X														X

	Signature	Company	Date	Time
Relinquished by		Golder	2-18-03	1240
Received by		GSE	2.18.03	1240
Relinquished by				
Received by				
Relinquished by				
Received by				

Comments/Special Instructions:

Analyze only samples Hold remainder pending results.

Reviewed by/Date

Reviewed by/Date

Chromatograms with final report ☐

DISTRIBUTION LEGEND: White - OnSite Copy Yellow - Report Copy Pink - Client Copy

SE corner 55, E5

RECORD OF BOREHOLE # BH-13

SHEET 2 OF 2

STA. of Bldg OFFSET L R
ELEVATION
DATUM
PROJECT NO. 033-1339.2000
DRILLING DATE 10-17-03
DRILL RIG CME 75
INCLINATION
AZIMUTH

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES — PIEZOMETER — STANDPIPE INSTALLATION
		1436			12		48/50	10/18	SAA SiTL lense 20.25-20.5, damp - No odor	
		1440			13		45/50	1"/12	Hard, lt olive gray, Non-Stky Sandy SILT to SILT, damp - moist.	
		▽ @ 24'								
		productive zone 1443			14		38/50	19/18	V. Dense, lt olive gray w/ irregular orange stringers, silty SAND to 25.5;	
		1510			15		50-6"	6/6	F-M SAND 25.5 to BoH Wet.	
									S-15 Hard, lt olive gray, Sandy SILT, Tr f. gravel, damp to moist	
		~~ID=25'~~ TD=27'								
		4 Bentonite 4 Sand 3 Cement Monument								

DEPTH SCALE
DRILLING CONTRACTOR Cascade Drilling
DRILLER Scott Krueger

Golder Associates

LOGGED BY M. Lumpkin
CHECKED
DATE

Toy store Super-block

SE Corner 55, E5

RECORD OF BOREHOLE # BH-12

SHEET 1 OF 2

STA. at Bldg OFFSET L (R) ELEVATION DATUM

PROJECT NO. 083-1334, 2800 DRILLING DATE 10-17-03 DRILL RIG CME 75

INCLINATION AZIMUTH

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES PIEZOMETER — STANDPIPE INSTALLATION
		6" conc.								
		F-U fill			1		9/8/7	11/12	Compact, olive gray, non-strat, F SAND, little gravel, damp no odor.	
					2		3/4/4	19/18	SAA to 3.25	
		buried topsoil							3.25 - loose, Dk brown w/ orange specs, non-strat, silty	
					3		4/5/5	6/12	F-SAND, tr. fine gravel damp, no odor, little recovery	N/H2O Space
		weathered zone gradation to lt gray			4		15/20/23	18/19	Dense - V. Dense, olive gray w/ orange marbling, F-M SAND little gravel, damp - moist, no odor	
					5		23/29/30	18/12	SAA moist - wet decrease in grave orange stringers subhoriz.	
					6		15/16/18	14/18	5-6 Hard, dk olive gray, non-strat, grading from SILT to medium SAND, moist to wet	
					7		25/38/31	12/12	Hard, dk olive gray, non-strat, F. Sandy SILT, tr fine gravel damp - moist, no odor	
					8		38/50-6"	18/18	SAA no odor	
					9		40/31/50	2/12	SAA no odor	
					10		38/50	12/12	SAA no odor	
					11		40/50		SAA no odor	

DEPTH SCALE

DRILLING CONTRACTOR Cascade Drilling

DRILLER Scott Krueger

Golder Associates

LOGGED BY M. Lumpkin

CHECKED

DATE

NW corner 56, W34 **RECORD OF BOREHOLE # BH-1P** SHEET 2 OF 2

STA. of Bldg OFFSET (L) R ELEVATION DATUM

PROJECT NO. DRILLING DATE 10-17-08 DRILL RIG CME

INCLINATION AZIMUTH West of Bldg

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES PIEZOMETER — STANDPIPE INSTALLATION
					11		46/50	12/12	Hard, lt gray, non stat f Sandy SILT, tr. fine gravel damp - moist, no odor PID = 26.0 (moisture)	
		1105								
					12		46/50	12/12	SAA, no odor PID = 40 (moisture?)	
		1110 TD = 28'								
		6 Bentonite								

DEPTH SCALE
DRILLING CONTRACTOR
DRILLER

Golder Associates

LOGGED BY
CHECKED
DATE

NW corner S6, 34W

RECORD OF BOREHOLE # BH-1P

SHEET 1 OF 2

STA. OFFSET (L) R ELEVATION DATUM

PROJECT NO. 033-1334.2000 DRILLING DATE ~~10~~ 2/17/03 DRILL RIG CME 75

INCLINATION AZIMUTH West river of Toy Store

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE: SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES: NUMBER	TYPE	BLOWS/6 IN.	RECOVERY	SAMPLE DESCRIPTION	NOTES — PIEZOMETER — STANDPIPE INSTALLATION
									Asphalt	
		CRB - crushed Rock								
					1		14/8/7	12/12	Compact, lt yellowish brown, non-stratified Gravelly F-C Sand, tr silt damp, no odor PID = 0.3 (moisture?)	
					2		7/8/9	10/12	SAA	
					3		21/27/28	12/12	V. dense, lt. greyish tan becomes brown @ 4.5 no odor PID 0.0	
					4		43/50-6"	12/12	V. Dense, lt. grey, non-stratified silty SAND, tr - little gravel, damp PID = 0.0 moisture?	
					5		43/50-6"	8/8	SAA no odor PID = 9.9 (moisture?)	
					6		32/50-6"	8/12	SAA No odor PID = 19.6 (moisture?)	
					7		32/50-6"	12/12	SAA PID = 4.0 No odor	
					8		11/50-6"	8/12	SAA becoming finer grained no odor PID = 5.6 (moisture)	
					9		33/50-6"	12/12	becoming moist PID = 10.5 (moisture)	
					10		45/50		Hard, lt grey, non-stratified F SANDY SILT, tr f. gravel, damp-moist, no odor PID 10.5 (moisture?)	

Gradational change F sand to SILT

Cement Grout

Bentonite Chips

2x2 Silica Sand

FILTER PAC

DEPTH SCALE

DRILLING CONTRACTOR Cascade Drilling

DRILLER Scott Krueger

Golder Associates

LOGGED BY MSL

CHECKED

DATE

NE corner

RECORD OF BOREHOLE # BH-10

SHEET 2 OF 2

STA. of BHg OFFSET L R ELEVATION DATUM

PROJECT NO. 033-1334.003 DRILLING DATE 10-17-03 DRILL RIG CME

INCLINATION AZIMUTH

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES — PIEZOMETER — STANDPIPE INSTALLATION
		moist @ 4 PID ~~dat~~ scops BGS @ 20'			12		46/5.6"	12/12	SAA no odor little c gravel	
		1309			13		43/5.6"	10/13	SAA little - some c gravel	
25		1313			14		22/50	13/12	SAA moist @ ≈ 25.5'	No well installed
		TD=35'								
	HSA									
30		8 Bentonite 4 Sand 3 Cement 1 monument								

DEPTH SCALE

DRILLING CONTRACTOR Cascade Drilling

DRILLER Scott Krueger

Golder Associates

LOGGED BY M. Lumpkin

CHECKED

DATE

NE Corner of Bldg

RECORD OF BOREHOLE # BH-1P

SHEET 1 OF 2

STA. OFFSET (L) R ELEVATION DATUM —

PROJECT NO. N26, W6 DRILLING DATE 2/17/03 DRILL RIG GME 75

INCLINATION 033-1334, 2000 AZIMUTH

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE / SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES: NUMBER	TYPE	BLOWS/6 IN.	RECOVERY	SAMPLE DESCRIPTION	NOTES — PIEZOMETER — STANDPIPE INSTALLATION
		6" concrete								
		F.11			1		8/8/9		Compact, grayish tan & orange lenses ½" thick, non-stain FSAND, tr silt, damp no odor, wet @ 2" PID = 6.0 (measured)	
		~~buried topsoil~~ F.11			2		8/6/4			
		buried topsoil			3		3/4/5	12/18	loose, gray, black & brown irregular colors, @ bottom of shoe PID = 0.0.	
		decreasing weathering			4		9/10/11	18/18	loose, grayish brown, non-stain FSAND, tr. f. gravel, ~~wet @~~ damp-moist.	
					5		11/15/15	18/18	no odor PID 17.2 loose, reddish brown grading to lt. gray, FSANDy SILT, damp moist no odor PID 8.6	
		HSA			6		25/25½	12/12	decomposed granite cobble in shoe	
					7		35/38/40	18/18	moist SAA mottled gray and orange, little F gravel PID 22.5 S-6 SAA. PID 2.4	
									S-7 SAA, lt gray, tr F gravel PID	
					8		32/39/40	10/18	S-8 loose, lt gray, non-stain SILTY FSAND, tr little F gravel damp-moist, no odor PID = 2.6 (max)	
					9		35/38/43	0/18	S-9 ~~loose~~ loose, lt gray, non-stain ~~Silty FSAND~~ Silt & Sand tr F gravel, damp-moist no odor 6.1	
					10		20/35/40	18/18	S-10 ~~loose~~ Dense-Vi dense, lt gray w/ specs of orange mottling, Non-stain, Silty F. SAND, little F gravel	
		Wet zone @ 18'± or top of denser till, dry below.								
					11		46/50-6"	12/12	S-11 V. Hard V. Dense, lt. gray, SILTY FSAND, little F gravel damp, No odor	No well installed

DEPTH SCALE

DRILLING CONTRACTOR Cascade Drilling

DRILLER Scott Kruegler

Golder Associates

LOGGED BY M. Lumpkin

CHECKED

DATE

RECORD OF BOREHOLE # BH-1

SHEET 2 OF 2

STA. OFFSET L R ELEVATION DATUM

PROJECT NO. DRILLING DATE 1-14-03 DRILL RIG

INCLINATION AZIMUTH

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES — PIEZOMETER — STANDPIPE INSTALLATION
20										
		22.5' 1506			5	SS	50-7"		V. Dense, lt gray, non-stratified, silty, F. SAND, tr gravel, damp - moist, no odor PID = 0.0 ppm	
		TD = 22.8'								
25										

DEPTH SCALE
DRILLING CONTRACTOR
DRILLER

Golder Associates

LOGGED BY
CHECKED
DATE

RECORD OF BOREHOLE # BH-2 SHEET 1 OF 2

STA. OFFSET L R ELEVATION DATUM
PROJECT NO. DRILLING DATE 11/19/03 DRILL RIG
INCLINATION AZIMUTH S/O West side of Store

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES — PIEZOMETER — STANDPIPE INSTALLATION
0									Concrete Pavement 6" thick.	
									Silty SAND cuttings, moist, brown	
		2.5 1013		SP	1	SS	18/21/22	12/12	Dense, gray & brown, layered F-M SAND, little SILT, wet 2.5-2.9, damp-moist, below	
		wet @ upper 4'							No odor PID=0.0 ppm	
5										
		roots @ 6'								
		7.5 1040		ML SP	2	SS	17/50-6"	6/12	Hard, gray and orange mottled, SILT Non-Plast, SILT, little Sand, Tr. gravel, moist, no odor PID=0.0 ppm	
10		roots @ 9' organic odor @ 10' harder drilling @ 10'							Sand seam 3" thick Weathered Till	
		12.5 1045		ML	3		50-6"	11/12	Hard, grayish brown, non-plast SILTY F. SAND, Tr. f. gravel, damp-moist. No odor, PID=0.0 ppm	
15									Weathered Till	
		17.5 1050			4		30/50-6"		V. Dense, gray w streaks of orange mottling, silty F. SAND, Tr. fine gravel, (Saturated) moist. Till No odor PID=0.0 ppm	
									F-M sand layer @ shoe, moist	
20										

DEPTH SCALE
DRILLING CONTRACTOR Cascade Drilling
DRILLER James

Golder Associates

LOGGED BY M. Lumpkin
CHECKED
DATE

RECORD OF BOREHOLE # BH-2

SHEET OF

STA. OFFSET L R ELEVATION DATUM
PROJECT NO. DRILLING DATE DRILL RIG
INCLINATION AZIMUTH

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES — PIEZOMETER — STANDPIPE INSTALLATION
20		Silty - Fine Sand Cuttings, Tr. F. gravel								
		22.5 to 23		MV	5	SS	50-5"	3/3	V. Dense, grayish brown, non-stain, SILTY F-SAND, Tr. F. gravel, moist - wet, loose, PID = 0.0 ppm	
		TD = 23'								
30										

DEPTH SCALE
DRILLING CONTRACTOR
DRILLER

Golder Associates

LOGGED BY
CHECKED
DATE

RECORD OF BOREHOLE # BH-3 SHEET 1 OF 2

STA. OFFSET L R ELEVATION DATUM
PROJECT NO. DRILLING DATE 1/14/03 DRILL RIG
INCLINATION AZIMUTH SW corner of toy store lot

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES PIEZOMETER — STANDPIPE INSTALLATION
0									Concrete pavement.	
				SP ML	1	SS	16/6/8	12/12	Compact, grayish brown, non-stratified F-M SAND, tr-little Fr. silt, moist-wet, No odor, PID=0.4ppm	
5									becomes gray-, non-stratified SILT, little-some SAND, tr. Fragments @ 7.75'	
					2A	SS	8/28/25	18/12	Compact-Dense, grayish brown, non-stratified SILTY F SAND, wet, TO 7.75', tr. Grayish brown F-C SAND, some Silt. 7.75-8.25' organic odor, PID=0.4ppm (Till)	
					2B					
10		Grayish brown SILTY SAND Cuttings								
					3	SS	50/6"		Dense, gray, non-stratified, SILTY ~~F SAND~~, F-M, SAND, tr. F gravel, damp (Till) No odor, PID 0.0 ppm	
15		rough drilling @ 13.5'								
					4	SS	50/6"		V. Dense, gray, ~~F SAND~~ non-stratified, F Sandy, SILT, wet. No odor	
20										

DEPTH SCALE
DRILLING CONTRACTOR Cascade
DRILLER James

Golder Associates

LOGGED BY M. Lumpkin
CHECKED
DATE

RECORD OF BOREHOLE # MW-3

SHEET 2 OF 2

STA. OFFSET L R ELEVATION DATUM
PROJECT NO. DRILLING DATE 1/14/03 DRILL RIG
INCLINATION AZIMUTH

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES — PIEZOMETER — STANDPIPE INSTALLATION
20	HSA									
					5	SS	50-5"	2"	V. Dense, gray, w/m-stratified silty F. SAND, trc f. gravel, moist, no odor, PID=0.0 ppm	
25										

22.9
1159

DEPTH SCALE
DRILLING CONTRACTOR
DRILLER

Golder Associates

LOGGED BY
CHECKED
DATE

RECORD OF BOREHOLE # BH-4

SHEET 1 OF 2

STA. OFFSET L R ELEVATION DATUM
PROJECT NO. DRILLING DATE DRILL RIG
INCLINATION AZIMUTH W/o Toy Store SW Corner of Site

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES — PIEZOMETER — STANDPIPE INSTALLATION
0		Fill, ~~Reworked Outwash~~							2-3" Asphalt Pavement F-C SAND cuttings	
5		F-C Gravelly SAND becomes grayer								
10		Fill?								
		weathered Till? Advance Till?								
15		becoming siltier Finer grained sand								
20										

2.5 0905 — SW | 1 | SS | 21/50-6" | 6/12 — Vidense, brown, non strat, F-C SAND, little F gravel, tr. SILT, damp, no odor, PID = 0.0 ppm, Fill?

7.5 0912 — SW | 2 | SS | 19/22/25 | 9/18 — Vidense, gray/brown, non-strat, F-C SAND, little F. gravel, Tr-little SILT, damp, No odor, PID = 0.0 ppm, Fill?

12.5 0920 — | 3 | SS | 50-6" | 8/18 — Vi dense, Lt. gray, non-strat, F Sandy, SILT, tr.-little gravel, damp, no odor, PID = 0.0 ppm, Weathered Till(?)

17.5 0935 — ML | SS | 50/4" | 3/4 — Vi dense, Lt. gray, non-strat, F. Sandy Silt, tr. F gravel, moist-wet, No odor

DEPTH SCALE
DRILLING CONTRACTOR
DRILLER

Golder Associates

LOGGED BY
CHECKED
DATE

RECORD OF BOREHOLE # BH-4

SHEET 1 OF 2

STA. OFFSET L R ELEVATION DATUM
PROJECT NO. DRILLING DATE 1/14/03 DRILL RIG
INCLINATION AZIMUTH

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES — PIEZOMETER — STANDPIPE INSTALLATION
20		Becomes wet @ ~21'								ND installation
		damp below ~ 22.5 22.75			5	SS	10-6"	6/6	v.dense, lt. gray, non-cohes. F. Sandy SILT, tr. fine gravel, damp below 22.75, ND odor PID 0.0ppm Weathered till(?)	
25		TD = 23.0'								

DEPTH SCALE
DRILLING CONTRACTOR
DRILLER

Golder Associates

LOGGED BY
CHECKED
DATE

RECORD OF BOREHOLE # BH-5

SHEET 1 OF 2

STA. OFFSET L R ELEVATION DATUM
PROJECT NO. DRILLING DATE DRILL RIG
INCLINATION AZIMUTH NW corner of Toy Store

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION
0									Asphalt pavement, 3"
					1	SS	7/9/5	12/12	Loose - Compact, grayish brown and black, SILTY SAND, some F. gravel, moist, Asphalt chunks, No odor, Fill PID = 2.5 ppm from asphalt (?)
5		Fill							
		1.15'	1.5		2	SS	50-6"	6/6	Dense - Compact - dense, brown SILTY SAND, Tr. F. gravel, moist concrete chunk in Sampler.
		weathered Till							Dense, Grayish brown w/ orange specks, F SANDY SILT, Tr. F. gravel, damp - moist, weathered TILL No odor, PID = 0.0 ppm
10			12.5		3	SS	50-6"	6/6	V. Dense, gray, non-strat, SILTY F. SAND, Tr. f. gravel damp - moist (Till). No odor No staining, PID = 0.0 ppm
15			17.5		4	SS	50-6"	6/6	V. Dense, grayish brown, non-strat SILTY F. SAND, Tr. f. gravel, moist, No odor (Till) PID = 9.5 ppm

NOTES — PIEZOMETER — STANDPIPE INSTALLATION

No installation
Backfilled w/ Bentonite chips

DEPTH SCALE
DRILLING CONTRACTOR
DRILLER

Golder Associates

LOGGED BY
CHECKED
DATE

RECORD OF BOREHOLE # BH-5

SHEET 2 OF 2

STA. OFFSET L R ELEVATION DATUM
PROJECT NO. DRILLING DATE DRILL RIG
INCLINATION AZIMUTH

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES — PIEZOMETER — STANDPIPE INSTALLATION
20		Weathered Till							Gray f Sand Silty fine Sand cuttings	NSO instrall backfilled w/ Bentonite chips
		22.5' 1334		ML	5	SS	5-3"	3/3	V. Dense gray, non-stratified SILTY F SAND, tr-lt f. gravel damp- moist. (Till), non-odor, PID=0.0 ppm	
		TD=22.7'								
25										
30										

DEPTH SCALE
DRILLING CONTRACTOR
DRILLER

Golder Associates

LOGGED BY
CHECKED
DATE

RECORD OF BOREHOLE # BH-6 SHEET 1 OF 2

STA. OFFSET L R ELEVATION DATUM
PROJECT NO. DRILLING DATE 1-15-03 DRILL RIG
INCLINATION AZIMUTH E/O Bldg middle 10ath

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES PIEZOMETER / STANDPIPE INSTALLATION
0		[illegible]							Asphalt pavement	
									CRB.	
		F.ll								
		2.5 0741			1	SS	50-6"	3/6	V. Dense, lt gray, non-strat. Silty F SAND, Tr. f. gravel damp, Nuclear PID = 0.0 ppm	
		T.ll								
5									No odor, PID = 0.0 ppm on cuttings	
		7.5 0747			2	SS	50-3"	0/3	Dense, no recovery	
									No odor, PID = 0.0 ppm cuttings	
10										
		12.5 0755			3	SS	50-6"	6/6	V. Dense, lt gray/lt brown, non-strat Silty F SAND, Tr. f. gravel damp, no odor, Nuclear PID =	
15									No odor, PID = 0.0 ppm cuttings	
		17.5 0803			4	SS	50-3"	4/4	V. Dense, lt gray dk brown stringers, non-strat, Silty F SAND, Tr. f. gravel, wet @ Top, No odor, P.I.D. = 0.0 ppm no staining	
		wet soils @ 18'								
20										

NO INSTALLATION Back filled w/ Bentonite chips

DEPTH SCALE
DRILLING CONTRACTOR Cascade Drilling
DRILLER Tom

Golder Associates

LOGGED BY M. Lumpkin
CHECKED
DATE

RECORD OF BOREHOLE # BH-6

SHEET 1 OF 2

STA. OFFSET L R ELEVATION DATUM
PROJECT NO. DRILLING DATE DRILL RIG
INCLINATION AZIMUTH

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES — PIEZOMETER — STANDPIPE INSTALLATION
									No odor, PID 0.0 ppm cuttings	Σ Ingall
					5	SS	50-3"	3/3	22.5 0910 V. Dense, gray, non-stratified SILTY F. SAND, Tr. f. gravel, moist. No odor PID = 0.0 ppm	
		TD = 22.8								

DEPTH SCALE
DRILLING CONTRACTOR Cascade Drilling
DRILLER James

Golder Associates

LOGGED BY M. Lumpkin
CHECKED
DATE

RECORD OF BOREHOLE # BH-7 SHEET 1 OF 2

STA. OFFSET L R ELEVATION DATUM
PROJECT NO. DRILLING DATE DRILL RIG
INCLINATION AZIMUTH W/o Greggs Auto Body

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES — PIEZOMETER — STANDPIPE INSTALLATION
0		FILL & LOAM & SILT							Asphalt parking	
		Alluvial Till							greyish brown, sandy f sandy SILT, tr gravel cuttings	
2.5 1330			SM	ML	1	SS	16/5"-6"	9/12	V. dense, greyish brown, non-stat f sandy SILT, tr f. gravel moist damp-moist, no odor PID = 1.5 (moisture)	
									ND odor in cuttings	
* 2.5 1342			SM	ML	2	SS	50-5"	5/5	V. Dense, olive gray brown, non-stat, f Sandy SILT, tr. f. gravel, moist damp no odor, PID = 0.6 ppm	
									No odor in cuttings	
12.5 1356			SM	ML	3	SS	50-5"	4/5	V. dense, olive gray, non-stat f Sandy SILT, Tr. f-gravel moist, no odor, PID=0.0 ppm damp	
15		cobble/c. gravel @ 15'							Ni odor in cuttings	
17.5 1409			SM	ML	4	SS	50-6"	5/6	V. Dense, olive gray, non-stat f Sandy SILT, damp NO odor PID 0.0 ppm	

DEPTH SCALE
DRILLING CONTRACTOR
DRILLER

Golder Associates

LOGGED BY
CHECKED
DATE

RECORD OF BOREHOLE # BH1

SHEET 2 OF 2

STA. OFFSET L R ELEVATION DATUM
PROJECT NO. DRILLING DATE 1-15-07 DRILL RIG
INCLINATION AZIMUTH

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES — PIEZOMETER — STANDPIPE INSTALLATION
20									No odor in cuttings PID=0.0 ppm	
					5	SS	50/6"		V. Dense, olive gray, non-stratified sandy SILT, trace fine gravel, damp, no odor PID = 0.0 ppm	
		TD = 23.0'								
25										
30										

DEPTH SCALE
DRILLING CONTRACTOR
DRILLER

Golder Associates

LOGGED BY
CHECKED
DATE

RECORD OF BOREHOLE # BH-8

SHEET 1 OF 2

STA. OFFSET L R ELEVATION DATUM
PROJECT NO. DRILLING DATE 1-15-03 DRILL RIG
INCLINATION AZIMUTH

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES — PIEZOMETER — STANDPIPE INSTALLATION
0									Asphalt pavement parking	
									lt. brown, silty F sand, little gravel cuttings @ 1'	
2.5					1		21/50-6"	12/12	V. Dense, grayish brown & orange mottled, non strat, F sandy SILT, trace little f gravel moist, no odor PID=0.0ppm	
		becomes grayer @ 3'								
5		petroleum odor								
1118					HA	GK			Sample from cuttings composite PID = 14.9 ppm	
		Petroleum odor @ 7.0'-7.5'								
7.5					2		22/50-6"	12/12	V. Dense, gray, non strat F Sandy SILT, damp trace f gravel, Petroleum odor, PID 14.9 ppm	
1122										
10									cuttings odor no Head space 7.6 ppm	
12.5					3	SS	50-6"	6/6	V. Dense, grey w orange mottled, Sandy SILT, trace f gravel, moist, odor PID 26.7 ppm	
1132										
15		rough drilling 16.5		odor					cuttings less odor Head Space 9.9 ppm 1132	
									chlorinated odor	
17.5					4		50/5"		V. Dense, NO recovery	
1135										
		rough drilling 18.5								
20									chlorinated odor in cuttings	

DEPTH SCALE
DRILLING CONTRACTOR
DRILLER

Golder Associates

LOGGED BY
CHECKED
DATE

[redacted]

RECORD OF BOREHOLE # BH-8

SHEET 2 OF 2

STA. OFFSET L R ELEVATION DATUM
PROJECT NO. DRILLING DATE DRILL RIG
INCLINATION AZIMUTH

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES — PIEZOMETER — STANDPIPE INSTALLATION
20										
		20 1142			5		6/9 50-4"	4"	V. dense, gray, non-stratified, F. Sandy SILT, little Gravel, moist, slight chlorinated odor @ 21	
		coarse gravel in shoe little recovery							Faint odor PID 9.5 ppm	
		22.9			6					
									slight odor	
25		25.0 1153			6		50-5"	2/3	V. dense, gray, non-stratified F. Sandy SILT, Trace F. gravel, moist. Slight chlorinated odor, PID = 10.9 ppm	
		27.5 1200			7		50-3"	1 1/2	V. Dense, gray, non stratified. F. Sandy SILT, moist. No odor, PID = 2.6 ppm	
		TD = 28.0'								
40										

DEPTH SCALE
DRILLING CONTRACTOR
DRILLER

Golder Associates

LOGGED BY
CHECKED
DATE

RECORD OF BOREHOLE # BH-9 SHEET 1 OF 2

STA. OFFSET L R ELEVATION DATUM
PROJECT NO. DRILLING DATE 1-15-03 DRILL RIG mobile
INCLINATION AZIMUTH

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES — PIEZOMETER — STANDPIPE INSTALLATION
0					1				6" concrete slab	
		CRBA 6"t								
		FILL							Brown silty sand & cuttings	
		topsoil DkBrown 2.5 0932								
		weathered Harrison		ML	1	SS	2/10/8	12/12	loose, lt brown, non strat, silty F-SAND, tr. f. gravel, damp, No odor, PID = 0.0 ppm	
5									brown cuttings, silty F. Sand No odor	
		Overwash 7.5 0939		ML	2	SS	13/27/19	12/12	dense, lt gray & orange mottled, non strat, silty F. SAND, tr. f. gravel, moist, No odor, PID = 0.0 ppm	
		Beaming moist-wet								
		lt. greyish brown moist								
		12.5 0946 Ablation till			3	SS	50-6"	4/6	V. dense, lt grayish brown, non strat, silty F. SAND tr. f. gravel, moist No odor PID = 1.3 ppm (in sift tube)	
15									cuttings damp-moist, No odor PID = 0.0 ppm	
		17.5 0958			4	SS	50-6"	6/6	V. Dense, lt grayish brown, non strat, silty F-SAND tr. F. gravel, moist No odor. PID = 0.0 ppm	
		harder drilling @ 19							cuttings damp-moist NO odor PID = 0.0 ppm	
20										

DEPTH SCALE
DRILLING CONTRACTOR
DRILLER

Golder Associates

LOGGED BY
CHECKED
DATE

RECORD OF BOREHOLE # BH-1 SHEET 2 OF 2

STA. OFFSET L R ELEVATION DATUM
PROJECT NO. DRILLING DATE 1-15-03 DRILL RIG B-61
INCLINATION AZIMUTH

DEPTH SCALE (FEET)	BORING METHOD	SOIL PROFILE DESCRIPTION	GRAPHIC LOG	USCS	SAMPLES NUMBER	SAMPLES TYPE	SAMPLES BLOWS/6 IN.	SAMPLES RECOVERY	SAMPLE DESCRIPTION	NOTES — PIEZOMETER — STANDPIPE INSTALLATION
20		rough drilling @ 21'							No odour. PID = 0.0 ppm	
		22.5					50/1"		V. Dense, grey, non-stratified, Sandy SILT, moist, no odour. PID = 0.0 ppm	fr. ground
		TD = 22.75'								
25										
30										

DEPTH SCALE
DRILLING CONTRACTOR
DRILLER

Golder Associates

LOGGED BY
CHECKED
DATE

PROJECT: E & H Properties/ Superblock/WA

RECORD OF BOREHOLE B-2

SHEET 1 OF 2

DATUM: MSL

PROJECT NUMBER: 983 1123

BORING LOCATION: Southwest Site Corner

BORING DATE: 6/29/98

DEPTH FEET	BORING METHOD	SOIL PROFILE DESCRIPTION	USCS	GRAPHIC LOG	ELEV. / DEPTH	SAMPLES NUMBER	TYPE	BLOWS / 6 IN. 140 lb. hammer 30 inch drop	N	REC/ATT	PENETRATION RESISTANCE BLOWS/FT (0 10 20 30 40 50) / WATER CONTENT, PERCENT (Wp — W — Wl)	PIEZOMETER GRAPHIC / WATER LEVEL
					~160.0							
0		2-inches of asphalt			0.0							Flush Monument; Concrete
		Dense, light olive gray, nonstratified, silty, fine to coarse, subrounded SAND, trace fine, subrounded gravel, damp (RECESSIONAL OUTWASH/FILL?)	SM		3.0	1	SS	9-17-21	38	18/18		Bentonite; 1-inch PVC Screen
5					4.5							
		Very dense, light olive gray, nonstratified, silty, fine to coarse SAND, little fine to coarse, subrounded gravel, damp (TILL?)	SM		8.0	2	SS	38-50/6	>50	12/12		
10					9.5							6" I.D. Steel Casing
		Very dense, mottled light olive gray, weakly stratified, fine to coarse, subrounded SAND, little silt, trace fine, subrounded gravel, wet (TILL)	SM		13.0	3	SS	39-42-50/6	>50	18/18		14
15	4.25" I.D. HSA				14.5							15.0 7/1/98 ATD
			SM		18.0	4	SS	36-46-50/3	>50	15/15		19
20					18.5							20 10/20 Backfill
			SM		23.0	5	SS	50/2	>50	2/2		
					23.5							25
25		Very dense, light olive gray, nonstratified, silty, fine to coarse, subrounded SAND, little fine, subrounded gravel, damp (TILL)	SM		26.0	6	SS	50/3	>50	3/3		
					28.5							Bentonite
30		Log continued on next page										

DRILL RIG: B-59

DRILLING CONTRACTOR: Holt

DRILLER: Clyde

LOGGED: JDC

CHECKED:

DATE: 6/9/98

Golder Associates

PROJECT: E & H Properties/ Superblock/WA

RECORD OF BOREHOLE B-2

SHEET 2 OF 2

DATUM: MSL

PROJECT NUMBER: 983 1123

BORING LOCATION: Southwest Site Corner

BORING DATE: 6/29/98

DEPTH, FEET	BORING METHOD	SOIL PROFILE DESCRIPTION	USCS	GRAPHIC LOG	ELEV. / DEPTH	SAMPLES NUMBER	TYPE	BLOWS / 6 IN. 140 lb. hammer 30 inch drop	N	REC/ATT	PENETRATION RESISTANCE BLOWS/FT ■ 0 10 20 30 40 50	WATER CONTENT, PERCENT Wp W Wl	PIEZOMETER GRAPHIC / WATER LEVEL
30	4.25" I.D. HSA	Very dense, light olive gray, nonstratified, silty, fine to coarse, subrounded SAND, little fine, subrounded gravel, wet (TILL)											
		Very dense, light olive gray, nonstratified, fine to coarse, subrounded SAND, little silt, trace fine, subrounded gravel, damp (TILL)											
			SM		33.0 / 33.5	7	SS	50/2	>50	2/2			
35		Very dense, light olive gray, nonstratified, silty, fine to coarse, subrounded SAND, trace fine, subrounded gravel, damp (TILL)											
			SM		38.0 / 38.5	8	SS	50/4	>50	4/4			
40													Bentonite
			SM		43.0 / 43.5	9	SS	50/5	>50	3/3			
45													
			SM		48.0 / 49.5	10	SS	50/3	>50	3/3			
50													
			SM		53.0 / 53.5	11	SS	50/4	>50	4/4			
55													
			SM		58.0 / 58.3	12	SS	50/2	>50	3/3			
		Boring terminated at 58.3' below the surface											
60													

DRILL RIG: B-59

DRILLING CONTRACTOR: Holt

DRILLER: Clyde

LOGGED: JDC

CHECKED:

DATE: 6/9/98

Golder Associates