

Phase I Environmental Site Assessment

Bellefield Office Park

Bellevue, Washington

Prepared For:

Spieker Properties, Inc.

915 - 11th Avenue Southeast

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Bellevue, Washington 98009-9722

Prepared By:

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25 July 1994

11-09718-00

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EXECUTIVE SUMMARY

RZA AGRA, Inc. (RZA AGRA) conducted a Phase I Environmental Site Assessment (Phase I) for the property known as the Bellefield Office Park, located at 11201 Southeast 8th Street, in Bellevue, Washington. The Phase I consisted of a review of the historic land uses of the property and vicinity from business directories, aerial photographs, a regulatory agency list and file review, and a site visit and reconnaissance.

A site inspection was conducted on 31 January 1994 and 20 July 1994. The inspection focused on general building conditions; hazardous materials use, storage, and disposal; the presence of surface impoundments; underground and above-ground storage tanks; the presence of on-site transformers; and overhead power lines. The inspection comprised a site walk-through, inspection of accessible areas of the building, and an examination of the site property boundaries. The property is well maintained and, in general, building conditions are good.

Prior to the construction of the Bellefield Office Park, the site had been used as a demolition wood debris landfill, for the purpose of raising the elevation of the site and creating a light-weight fill pad upon which to build. The demolition debris reportedly came from wood-frame residences that were demolished as a result of the construction of Interstate 405 located approximately one-quarter-mile east of the site. It is unlikely that the demolition debris contained significant amounts of hazardous substances.

A 48-hour continuous exposure radon survey was conducted in the twelve buildings on site by RZA AGRA personnel. Sample results indicated radon concentrations of less than 0.3 pCi/L for each sampled building; this level is below the EPA's recommended guideline of 4.0 pCi/L.

According to the Washington State Department of Ecology (Ecology) listing, no registered underground storage tanks (USTs) exist on site. Also, no above-ground storage tanks (ASTs) were observed on site.

Several transformers were observed on site, and all but three of these transformers displayed a Puget Power "NON-PCB" sticker. The remaining three transformers were verified with Puget Power personnel, who confirmed that their records showed these transformers do not contain PCBs. No overhead transmission or other power lines were noted on or crossing the subject property.

A number of fluorescent lighting fixtures were identified throughout the buildings located on site. At the time of the inspection, the ballasts were inaccessible. Given the fact that construction dates back to 1974, it is possible that the ballasts utilize PCB-containing dielectric cooling fluid.

Historical research (i.e., aerial photographs, business directories, information provided us by Great Western Bank) dating to 1946 indicates that the site buildings were constructed between 1974 and 1982.

Properties identified in the vicinity of the site are used primarily for commercial/retail purposes. Research and the on-site and off-site reconnaissances revealed no readily apparent indications that activities or conditions at these properties has adversely environmentally affected the site.

Based upon the site reconnaissances, the data provided to us, and the information we have been able to acquire, there is no readily apparent indication the soil and/or groundwater at the site have been affected by contamination due to past or present, on-site or off-site activities or sources.

1.0 INTRODUCTION AND OBJECTIVES

The Phase I was originally performed for Great Western Bank, A Federal Savings Band (Great Western Bank) (RZA AGRA Report 11-09378-00, dated 2 March 1994). Permission to release and assign the Phase I Report to Spieker Properties, Inc. was verbally given by Mr. Steve Mitchell, Environmental Management Regional Vice President for Great Western Bank.

The objective of the Phase I was to: a) Identify historical or current activities at the site and surrounding properties which could have contributed or are currently contributing to the degradation of the subject property's soil and/or groundwater.

The Phase I conducted for this property included a review of the historic land uses of the property and vicinity from aerial photographs, business directories, building permits, a regulatory agency list and file investigation, and a site visit or reconnaissance.

In order to present Spieker Properties, Inc. an updated and relevant report, we performed a recent reconnaissance of the site (20 July 1994) to assess current site conditions. Also, a review of the current environmental listings was performed.

This report has been prepared in accordance with generally accepted environmental assessment practices, for the exclusive use of Spieker Properties, Inc. and their agents for specific application to the project site. No other warranty, express or implied, is made. In the event any changes occur at the site or on adjacent properties, this report should be reviewed by RZA AGRA and amended as necessary.

2.0 PROPERTY DESCRIPTION AND INSPECTION

2.1 Property Location

The subject site is located at the southeast corner of the intersection of Southeast 8th Street and 112th Avenue Southeast, in Bellevue, King County, Washington. The site is comprised of twelve office buildings, each of which has its own street address, on Southeast 8th Street, 112th Avenue Southeast or 114th Avenue Southeast, as well as several small cinder block or wood frame out-buildings. Throughout this report the general address/location of the site

will be referred to as 11201 Southeast 8th Street. The site appears in the King/Pierce/Snohomish Counties Thomas Guide (1994 Edition) on page 566 Sector E7 and page 596 Sector E1 (Figure 1). The site can also be located on the United States Geologic Survey (USGS) Bellevue South Quadrangle, 7.5 Minute Series Topographic Map at approximately 122° 11' 40" longitude west, 47° 35' 45" latitude north (Figure 2).

2.2 Property Description

The subject site is irregularly shaped and covers a reported 54 acres. The site is situated in a low lying area, bounded to the west by 112th Avenue Southeast, to the north by Southeast 8th Street, to the south by Mercer Slough and Bellefields Nature Park, and to the east by other improved portions of Bellefield Office Park and Mercer Slough. The total floor area of the twelve office buildings is reported as 330,905 square feet. The buildings range from single-tenant occupancy to multi-tenant layouts.

The twelve buildings are one- and two-story office buildings. Construction of the buildings is a combination of wood and steel frame, concrete, and masonry. All buildings are pile-supported; parking lots and utility corridors are laid on grade.

In addition to the major thoroughfares, Southeast 8th Street and 112th Avenue Southeast, the site is served by several internal streets, providing access to individual buildings.

According to the USGS topographic map "Bellevue South Quadrangle", the site is at an elevation of approximately 14 to 18 feet above mean sea level. The site is situated in a low-lying, relatively flat area, with groundwater occurring typically within inches of the ground surface. Surface water runoff at the site is accommodated primarily by storm drains located on the adjacent streets, and sloughs, which bound the majority of the site. Water and sanitary sewer service for the site are provided by the City of Bellevue.

2.3 Property Inspection

A site walk/reconnaissance of the subject property was performed on 31 January 1994, by Mr. Stanley S. Thompson of RZA AGRA. A reconnaissance of the site was also performed on 20 July 1994, by Mr. Adam E. Escalona of RZA AGRA. The site reconnaissance focused on general building conditions; the presence of surface impoundments; any obvious staining on paved or un-paved surfaces; underground and above-ground storage tanks; the presence of on-site transformers; and any other noticeable features which may lead to adverse environmental impacts.

The exterior site reconnaissance revealed the presence of predominantly cinder block construction out buildings which housed one or two cooling towers, typically a large transformer, and a boiler room. Floor drains, within the concrete floors of the out-buildings were observed, and drain pipes from the cooling towers were directed toward these floor

drains. According to information provided by Mr. Randy Bartl of Great Western Bank, the drains discharge onto the ground surface beneath or adjacent to the buildings. Cooling tower water was the only liquid observed to be discharged into the drains.

2.3.1 Hazardous Materials Storage

During our site visit, we noted several small containers with cleaning chemicals for on-site use in each of the buildings. Our reconnaissance revealed only very limited quantities (less than five gallons) of each cleaning chemical, and all appeared to be properly stored in the Janitor supply closets of the buildings. We noted no evidence of mishandling of these chemicals. The presence of these materials does not appear to pose a health threat to occupants of the building, nor a threat to the environment.

2.3.2 Hazardous Waste

An asbestos survey was completed for the subject site in conjunction with this Phase I, and is being sent to you under separate cover. While asbestos is not specifically listed as a dangerous waste in the Washington State Dangerous Waste Regulations (Chapter 173-303 Washington Administrative Code), it is a potentially hazardous material. No other hazardous materials were observed on the site during our site reconnaissance.

2.3.3 Surface Staining

At the time of the inspection, no surface staining which would indicate an environmental concern associated with the site, was noted.

2.3.4 Storage Tanks

No above ground or underground storage tanks which store hazardous substances were observed on site, and no registered USTs were listed in Ecology's records for the subject site.

2.4 Asbestos Sampling

Suspect asbestos-containing building materials (ACBMs) were collected; sample analyses and the results are described in a separate report.

2.5 Radon

A 48-hour radon survey was conducted in the twelve site buildings by RZA AGRA personnel. The radon survey consisted of the placement of a sample collection vessel in the lowest accessible habitable level of each building. The sample locations were based on topography (lowest versus highest area) and proximity to areas of traffic (which could affect local atmospheric pressure). Sample results for the 48-hour continuous exposure survey indicated a radon concentration of less than 0.3 pCi/L in each building. This level is below the EPA's recommended guideline of 4.0 pCi/L.

2.6 Utility Company Transformer and EMF Investigation

2.6.1 Transformer Investigation

The EPA banned the manufacture and sale of PCB-containing transformers in 1976. Prior to this date, transformers were frequently filled with a dielectric fluid containing PCB-laden oil. By 1985, the EPA required that commercial property owners with transformers containing more than 500-part-per-million (ppm) PCBs to register the transformer with the local fire department, provide exterior labeling, and remove combustible materials within five meters of the transformer (40 Code of Federal Regulations 761.30" "Fire Rule").

The EPA has the following categories for PCB-containing transformers:

- If less than 50 ppm PCB, then the transformer is a non-PCB containing transformer;
- If between 50 and 499 ppm PCB, then the transformer is considered to be a PCB-contaminated transformer and it must conform to the EPA Fire Rule for disposal; and
- If greater than 500 ppm PCB, then the transformer is a PCB-transformer.

PCBs may also be found in capacitors and fluorescent lighting unit ballasts. At the time of the inspection, fluorescent lighting units were observed throughout the structures on-site.

At the time of the inspection, the ballasts were inaccessible; however, no obvious leakage from the light fixtures was observed. It is possible that the ballasts utilize PCB-containing dielectric cooling fluid.

At the time of the inspection, several transformers were examined. Of these transformers, the majority exhibited a sticker indicating "NON-PCB", which indicates that the transformer was certified by Puget Power to contain less than 1 part per billion (ppb) PCBs. Three transformers observed on the site did not exhibit the "NON-PCB" sticker. Mr. Larry Turner of Puget Power indicated that their records showed these transformers were all tested in August 1988 and did not contain PCBs.

Additionally, inside all site buildings, except Buildings C and Building D, we noted the presence of electrical transformers. The transformers were in good condition with no leaks or staining observed.

2.6.2 Electromagnetic Fields (EMFs)

No overhead transmission lines were noted to be crossing the subject property.

3.0 NEIGHBORING PROPERTIES

The site is situated in an area which is comprised of businesses, banks, and retail and residential buildings. Across 112th Avenue Southeast, west of the site, residential properties predominate. To the north and east of the site are office and retail businesses. Northeast of the site, adjacent to the Benchmark Maintenance Shop, is Eastside Disposal Service. This business is in an assumed cross-gradient direction with respect to the subject site, separated from the majority of the subject site by an assumed hydrologic barrier (Mercer Slough). Section 6.5, LUST, discusses this site. Immediately south of Eastside Disposal (east of the Benchmark Maintenance Shop) is Davey Tree Service, also mentioned in Section 6.5. Southeast and south of the site is Bellefields Nature Park.

4.0 SITE HISTORY

RZA AGRA conducted a historical records search for the site and property in Polk's Directories at the University of Washington's Special Collections Library. In addition, a review of building permits for the site was conducted at the City of Bellevue Department of Community Development and tax assessment information was obtained from Puget Sound Regional Archives.

4.1 Aerial Photographs

Aerial photographs from the years 1946, 1968, 1974, 1977, 1982, 1985, and 1991 were reviewed. The photographs ranged in scale from 1:800 feet to 1:1,500 feet. In the review of the aerial photographs, observations are interpretative and limited to the area within approximately 2,500 feet of the subject site. The height from which the photographs were taken did not provide a clear image of specific site characteristics. However, the absence and presence of structures on the site, as well as developmental trends in the area, were noted.

Review of the 1946 photo indicates an undeveloped site. In 1968, the site was relatively undeveloped, and Mercer Slough was not cut as wide as its present size. The photos from 1974 through 1982 indicate the progression of construction of the buildings on the site. The 1977 photo appeared to exhibit some filling or clearing activity in the southern portion of the site, and/or immediately south of the site. The photos from 1985 and 1991 show the office park in its present configuration. Through the years, the development of surrounding properties has also progressed, including the extension of Southeast 8th Street and 112th Avenue Southeast to their present configurations, and the completion of Interstate 405, to the east of the site (not present in 1946 photo). The reviews of the aerial photographs did not reveal any readily apparent environmental conditions which may adversely affect the site.

4.2 Building Permits Review

The Bellevue Department of Community Development was consulted for a review of building permits for the subject parcel. We reviewed permit information on microfiche at Bellevue City

Hall. None of the reviewed information indicated a history of activities or events which would suggest the existence of USTs or ASTs, or other deleterious site usage.

4.3 Historic Pesticide Use

Aerial photographs for the period 1946 through 1991 were reviewed to determine prior potential agriculture use of the site which might reflect the use or application of pesticides to the soils on-site.

RZA AGRA found no evidence that the site had been used for agricultural purposes as far back as 1946. Therefore, the potential of pesticides to be present within the soil is minimal.

4.4 Historical Business Directories

In an effort to document past uses of the site, available historical business directories were reviewed. *Polk's Bellevue City Directory* for the years 1970, 1972, 1973, 1974, 1975, 1980, and 1985 were reviewed. 1985 was the latest directory available for this area. Addresses for Southeast 8th Street, 112th Avenue Southeast and 114th Avenue Southeast were reviewed.

The directories indicated primarily commercial office/retail usage of buildings in and immediately around the subject parcel. Building usages such as these do not typically warrant further environmental concern.

4.5 Fire Insurance Maps

No Sanborn Insurance Maps were available for the vicinity of the subject parcel.

5.0 SITE GEOLOGY AND HYDROGEOLOGY

The subject site is generally flat lying and is situated along the western edge of a valley which drains from north to south into Lake Washington. Historically, this area was part of a much deeper valley created during glaciation. The valley, carved by the advance of glaciers, was then partially filled by alluvial deposits consisting of silts, sands, and gravels. The partially filled valley then became inundated when downstream drainage was interrupted. Lake deposits consisting of silt and peat subsequently filled the valley.

Prior to approximately 1916, the area in the vicinity of the site was under water and formed part of Lake Washington. Following construction of the Hiram Chittendon Locks, the lake level was lowered and the site emerged as a peat bog.

According to studies performed at this site by others, subsurface soils directly underlying the site typically consist of 4 to 10 feet of wood demolition debris and sand placed as fill during initial development of the Office Park. Beneath the fill are deposits of highly compressible organic peat which vary in thickness from 10 to 60 feet. Deposits of soft silt with occasional

sand and gravel generally underlie the peat and are typically 10 to 30 feet thick. Beneath these layers, are alternating layers of alluvial silt, sand, and gravel, present to depths of 40 to 120 feet. Glacial till underlies the alluvial deposits.

Groundwater levels at the site vary with seasonally adjusted levels in Lake Washington. Generally, the groundwater levels (and levels of water in the sloughs) match the water levels in Lake Washington. The Hiram Chittendon Locks control Lake Washington water elevations between approximately 13 and 15 feet above mean sea level. During periods of high groundwater levels, flooding occurs in parking areas which are below an elevation of approximately 16 feet above mean sea level.

6.0 ENVIRONMENTAL REGULATORY AGENCY RECORDS AND FILES REVIEW

Readily available regulatory agency reports generated from databases were reviewed with respect to the subject site and surrounding properties. The reports, obtained from federal, state, and local government agencies, were reviewed in an effort to document any reported environmental problems or concerns which have occurred at the site or in the surrounding area. Sites or facilities appearing on the reviewed reports within a certain distance or radius of the subject site are discussed below. The search radii RZA AGRA utilizes for its standard Phase I reports meet or exceed those specified in American Society for Testing and Materials (ASTM) Standard E 1527-93. The following reports were reviewed (RZA AGRA's standard search radius for each report is listed in parentheses):

- U.S. Environmental Protection Agency (EPA) Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) report (one-half-mile) and sites on the National Priority List (one-mile);
- Washington State Department of Ecology's (Ecology) Confirmed and Suspected Contaminated Sites (CSCS) report (one mile);
- EPA's Resource Conservation and Recovery Act (RCRA) report (adjacent properties) including RCRA Transfer Storage and Disposal (TSD) Facilities (one-mile);
- Ecology's Underground Storage Tank (UST) registration list (adjacent properties);
- Ecology's Leaking UST (LUST) list (one-half mile); and
- Landfills (one-half mile).

6.1 CERCLIS

The CERCLIS database is used by EPA to track activity conducted under the Superfund Program. Three types of sites are listed on this inventory, including sites which may be hazardous and require a preliminary investigation; sites for which no further remedial action is planned (NFA); and sites which represent a long-term threat and are classified on the National Priorities List (NPL). The reviewed CERCLIS list (dated 5 April 1994) does not list

any NPL sites within one-mile of the subject site. One CERCLIS site is listed within an approximate one-half-mile radius of the subject site. This site is the Bellefield Landfill, with the address listed being the same as that of the Great Western Building (11201 Southeast 8th Street). The status of this site in the CERCLIS list is listed as "NFA", or no further action required. RZA AGRA reviewed the file for this site at the Washington State Department of Ecology's (Ecology's) Northwest Regional Office (NRO).

According to information in the file, the site was originally listed as a known or suspected hazardous waste site. Anecdotal information from trucking companies had originally suggested that the Bellefield Landfill had been a sanitary landfill. It was later determined by interviews conducted by Annette Petrie, of Ecology, that there was no evidence suggesting that this was the case. The site was, apparently, only used as a demolition debris landfill. The debris came from wood-frame houses that were demolished as a result of the construction of Interstate 405 located approximately one-quarter-mile east of the site. Additionally, there had been confusion with the locations of the Bellefield Landfill and the Factoria Landfill.

Following Ecology's investigation, the site was de-listed from the list of potentially hazardous waste sites in October 1989.

Based on this information, it does not appear environmental conditions at Bellefield Landfill (Bellefield Office Park) to adversely affected.

6.2 CSCS

Ecology's CSCS report lists suspected or confirmed hazardous substance sites in the State of Washington. The reviewed CSCS report (dated 8 May 1994) does not indicate the presence of any suspected or confirmed hazardous substance sites within a one-mile radius of the subject site.

6.3 RCRA

The RCRA report is a list of regulated generators, handlers, transporters, and disposers of hazardous materials. Listing on the RCRA report does not indicate a facility has been adversely affected by a hazardous material, but merely the facility is required to monitor and document hazardous waste activities to EPA or Ecology. The reviewed RCRA report (dated 4 April 1994) does not list any sites adjacent to the subject site. The report also does not list any treatment, storage, disposal facilities located within one mile of the site.

6.4 UST

Leakage from underground storage tanks (USTs) are potential sources of environmental contamination. In general, UST facilities represent a threat because if their tanks should leak, contaminants could potentially impact surrounding properties, especially those in

downgradient locations. Ecology's report of registered USTs (dated 4 May 1994) lists all registered USTs in the State of Washington. The report does not list the subject site or immediately adjacent sites.

6.5 LUST

Ecology's leaking UST (LUST) list is limited to reported leaking USTs. According to Ecology's Northwest Regional Office (NRO) list dated 7 January 1994, there are four facilities with LUSTs located within an approximate one-half-mile radius of the subject site. Two of the four facilities are, based upon the topography, situated in upgradient positions relative to the subject site. Davey Tree Service, at 1021 - 118th Avenue Southeast, and Eastside Disposal, at 969 - 118th Avenue Southeast, are located approximately 1/6th of a mile northeast of the northeastern boundary of the site. It should be noted, however, that these sites are across Mercer Slough from the bulk of the subject property, and therefore, the likelihood of their affect on the subject property may be minimal.

The remaining two LUST facilities are situated in positions that are, based upon the topography, non-tributary to the site. The two facilities are listed as follows with their approximate distance and direction from the subject site in parentheses:

UNOCAL STATION NO. 4384 at 1624 BELLEVUE WAY SE . . . 1/6 mi. southwest
CHEVRON STATION NO. 9-9269 at 1649 BELLEVUE WAY SE . 1/6 mi. southwest

6.6 Landfills

The Bellefield Landfill at 11201 Southeast 8th Street was located proximate to the location of the subject site, but was reportedly only used for clean demolition wood debris. Section 6.1 presents a more detailed discussion. A review of a Seattle-King County Abandoned Landfill Toxicity/Hazard Assessment Project report (dated December 31, 1986) revealed no reported abandoned landfills within one-half mile of the site.

7.0 CONCLUSIONS AND RECOMMENDATIONS

According to the Ecology listing, no registered underground storage tank (USTs) exist on site. Also, no above ground storage tanks containing hazardous substances were observed at the time of the inspection.

During our site reconnaissance, we noted no evidence suggesting the presence of hazardous materials, such as distressed vegetation, stained soils, or petroleum sheens on surface waters. Further, we did not note any indications of underground storage tank systems, such as fill ports, vent pipes, fuel dispensers, etc.

Several transformers are located on the site; none of which are reported by Puget Power as containing PCBs. No overhead transmission or other power line were noted on or crossing the subject property.

A number of fluorescent lighting fixtures were identified throughout the building located on-site. At the time of the inspection, the ballasts were inaccessible. Given the fact that construction dates back to 1974, it is possible that the ballasts utilize PCB-containing dielectric cooling fluid.

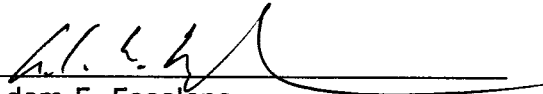
Properties identified in the vicinity of the site are used primarily for commercial/retail/office purposes. Research and the on-site and off-site reconnaissance revealed no readily apparent indications that activities or conditions at these properties has adversely environmentally affected the subject site.


Based on the findings of this report, RZA AGRA recommends no further action.

We appreciate this opportunity to be of service to you on this project. Should you have any questions regarding this assessment, please do not hesitate to contact us.

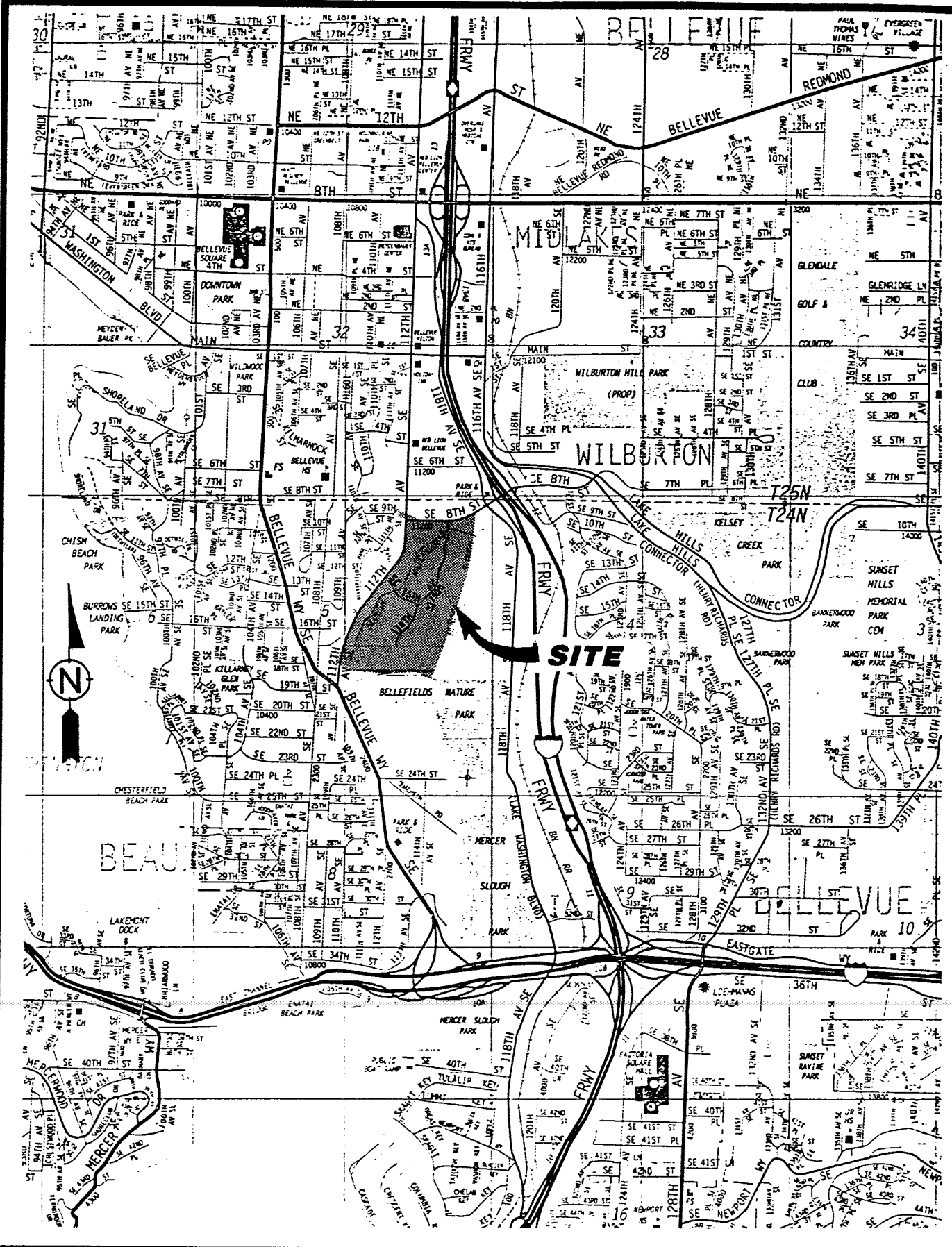
Respectfully submitted,

RZA AGRA, Inc.

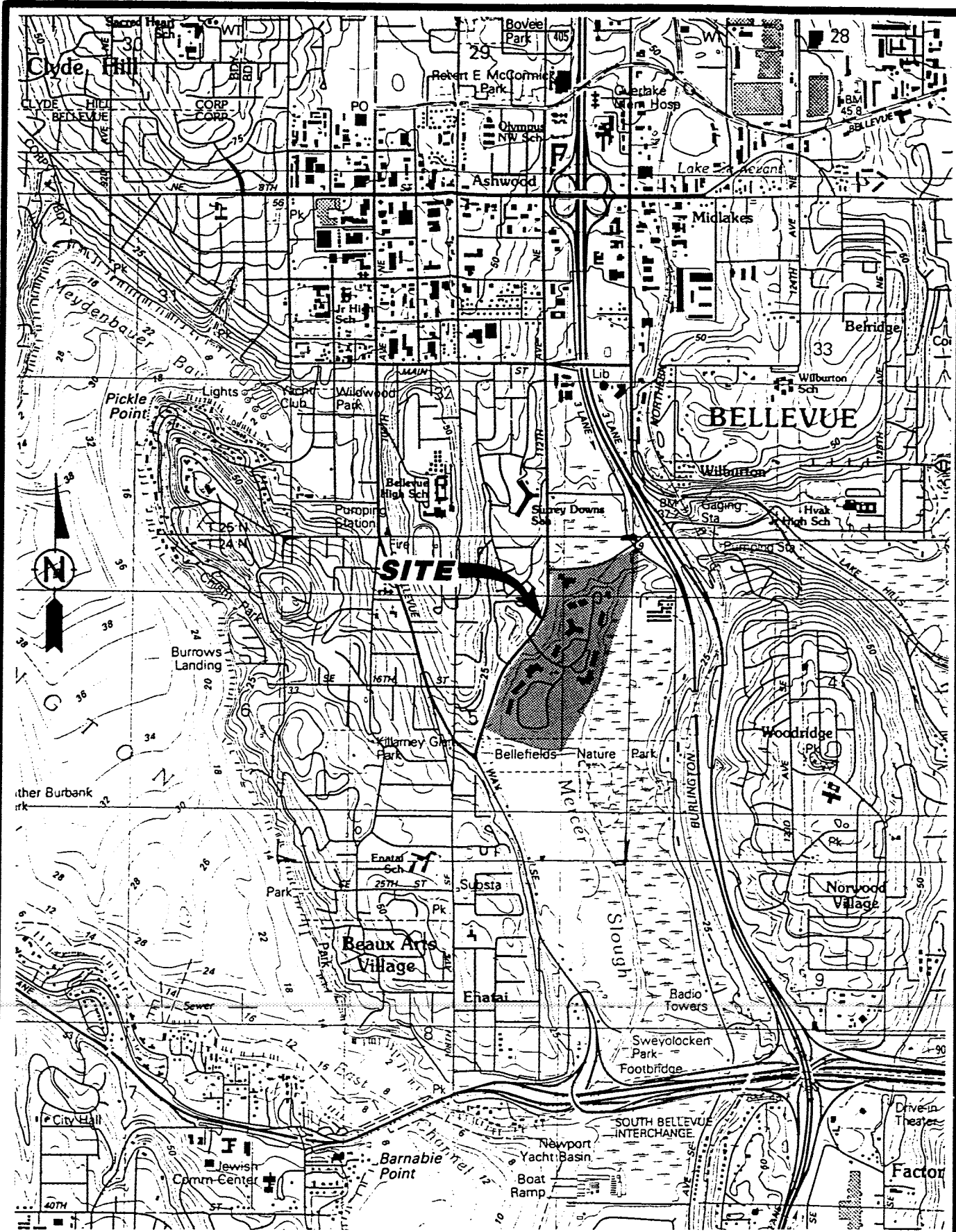

Adam E. Escalona
Senior Environmental Assessor


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Associate

AEE/DSP/lad



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RZA-AGRA
ENGINEERING & ENVIRONMENTAL SERVICES

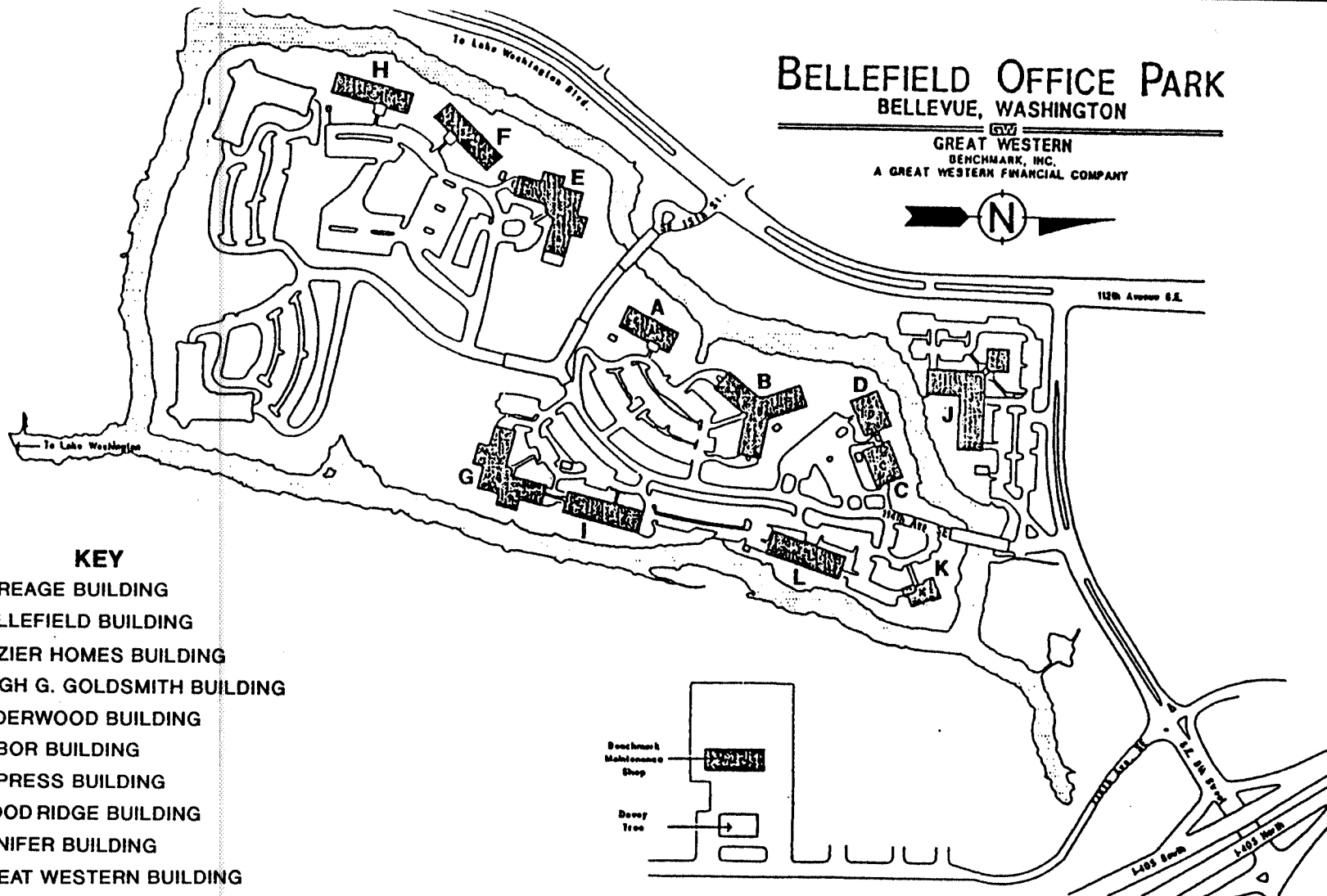
11335 N.E. 122nd Way
Suite 100
Kirkland, Washington
98034-6918

W.O. _____
DESIGN SST
DRAWN DMW
DATE JAN 1994
SCALE N.T.S.

BELLEFIELD OFFICE PARK
11201 SOUTHEAST 8th STREET
BELLEVUE, WASHINGTON

TOPOGRAPHIC MAP

FIGURE 2



BELLEFIELD OFFICE PARK
 BELLEVUE, WASHINGTON
 GREAT WESTERN
 BENCHMARK, INC.
 A GREAT WESTERN FINANCIAL COMPANY



KEY

- A CAREAGE BUILDING
- B BELLEFIELD BUILDING
- C LOZIER HOMES BUILDING
- D HUGH G. GOLDSMITH BUILDING
- E ALDERWOOD BUILDING
- F ARBOR BUILDING
- G CYPRESS BUILDING
- H WOOD RIDGE BUILDING
- I CONIFER BUILDING
- J GREAT WESTERN BUILDING
- K RESTAURANT BUILDING
- L MERCER CANAL BUILDING

RZA-AGRA
 ENGINEERING & ENVIRONMENTAL SERVICES
 11335 N.E. 122nd Way
 Suite 100
 Kirkland, Washington
 98034-6918

W.O. _____
 DESIGN SST
 DRAWN DMW
 DATE JAN 1994
 SCALE N.T.S.

BELLEFIELD OFFICE PARK
 11201 SOUTHEAST 8th STREET
 BELLEVUE, WASHINGTON

SITE PLAN

FIGURE 2

APPENDIX A

RADON TEST RESULTS AND SAMPLE LOCATION PLANS

Jan 31, 1994

** LABORATORY ANALYSIS REPORT **

Pg 1

AIR CHEK INC.

BOX 2000

ARDEN, NORTH CAROLINA

28704

COMPANY: P1242 / RZA AGRA

Kit #	pCi/L	Hours	Started	Ended	Analyzed	NOTES	MST%
1260161	< .3	69	01/25/94	01/28/94	01/31/94		4.3%
1260162	< .3	70	01/25/94	01/28/94	01/31/94		6.1%
1260163	< .3	70	01/25/94	01/28/94	01/31/94		6.2%
1260164	< .3	70	01/25/94	01/28/94	01/31/94		3.8%
1260165	< .3	69	01/25/94	01/28/94	01/31/94		6.8%
1260166	< .3	70	01/25/94	01/28/94	01/31/94		6.2%
1260167	< .3	70	01/25/94	01/28/94	01/31/94		7.3%
1260168	< .3	69	01/25/94	01/28/94	01/31/94		5.5%
1260169	< .3	69	01/25/94	01/28/94	01/31/94		6.1%
1260170	< .3	70	01/25/94	01/28/94	01/31/94		6.7%

Mar 1, 1994

** LABORATORY ANALYSIS REPORT **

Pg 1

AIR CHEK INC. BOX 2000 ARDEN, NORTH CAROLINA 28704

ADAM ESCALONA

Kit : 1522899 Result : < .3 pCi/L

Analysis Note:

ADAM ESCALONA
11335 NE 122ND WAY
KIRKLAND WA 98034

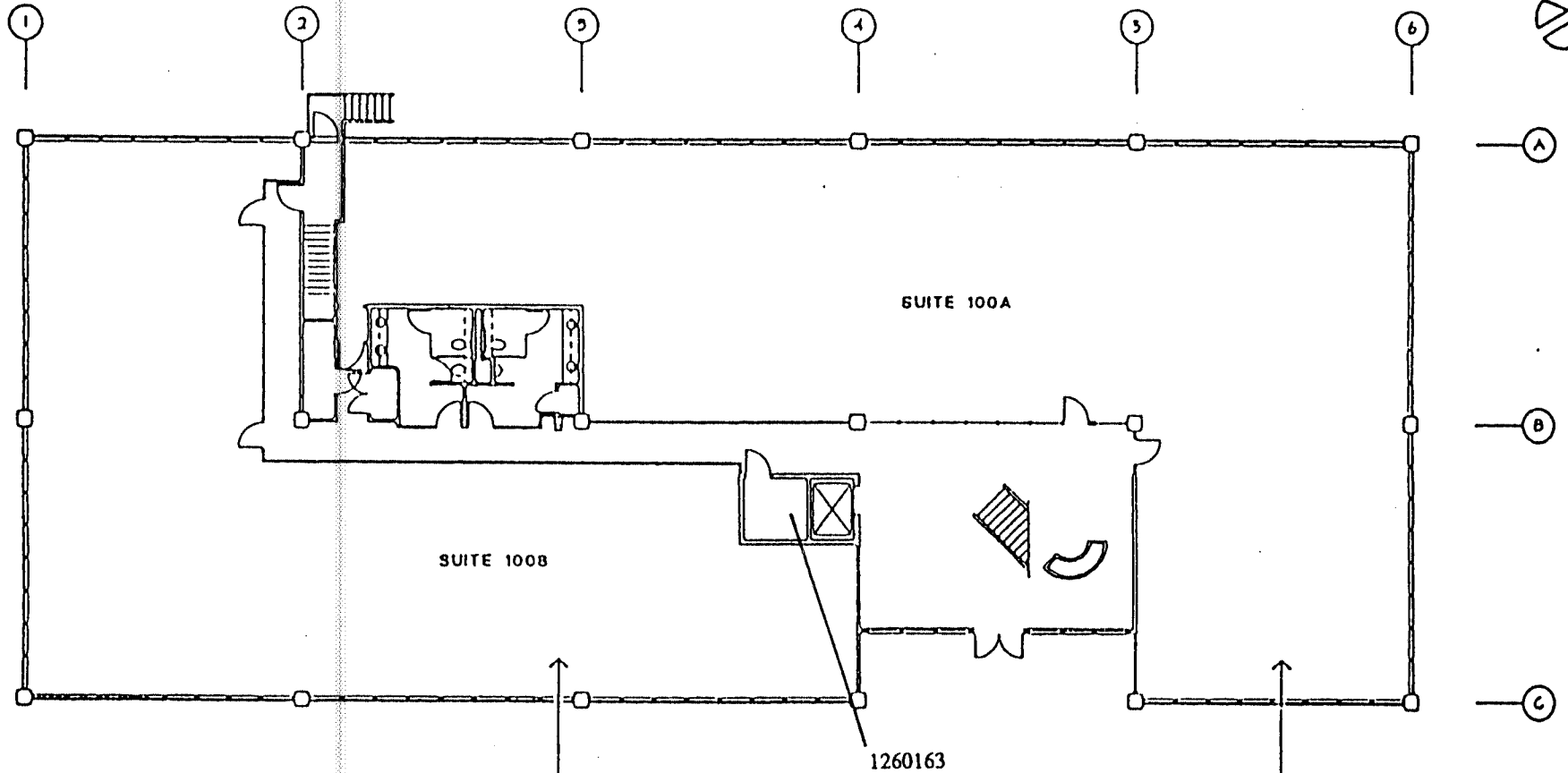
Analyzed : 02/15/94 at 12:00 pm
Started : 02/09/94 at 1:00 pm
Ended : 02/14/94 at 11:00 am
Hours / MST : 118 hours 3.8%

Kit : 1522900 Result : < .3 pCi/L

Analysis Note:

ADAM ESCALONA
11325 NE 12240 WAY
KIRKLAND WA 98034

Analyzed : 02/15/94 at 12:00 pm
Started : 02/09/94 at 1:00 pm
Ended : 02/14/94 at 12:00 pm
Hours / MST : 119 hours 6.4%



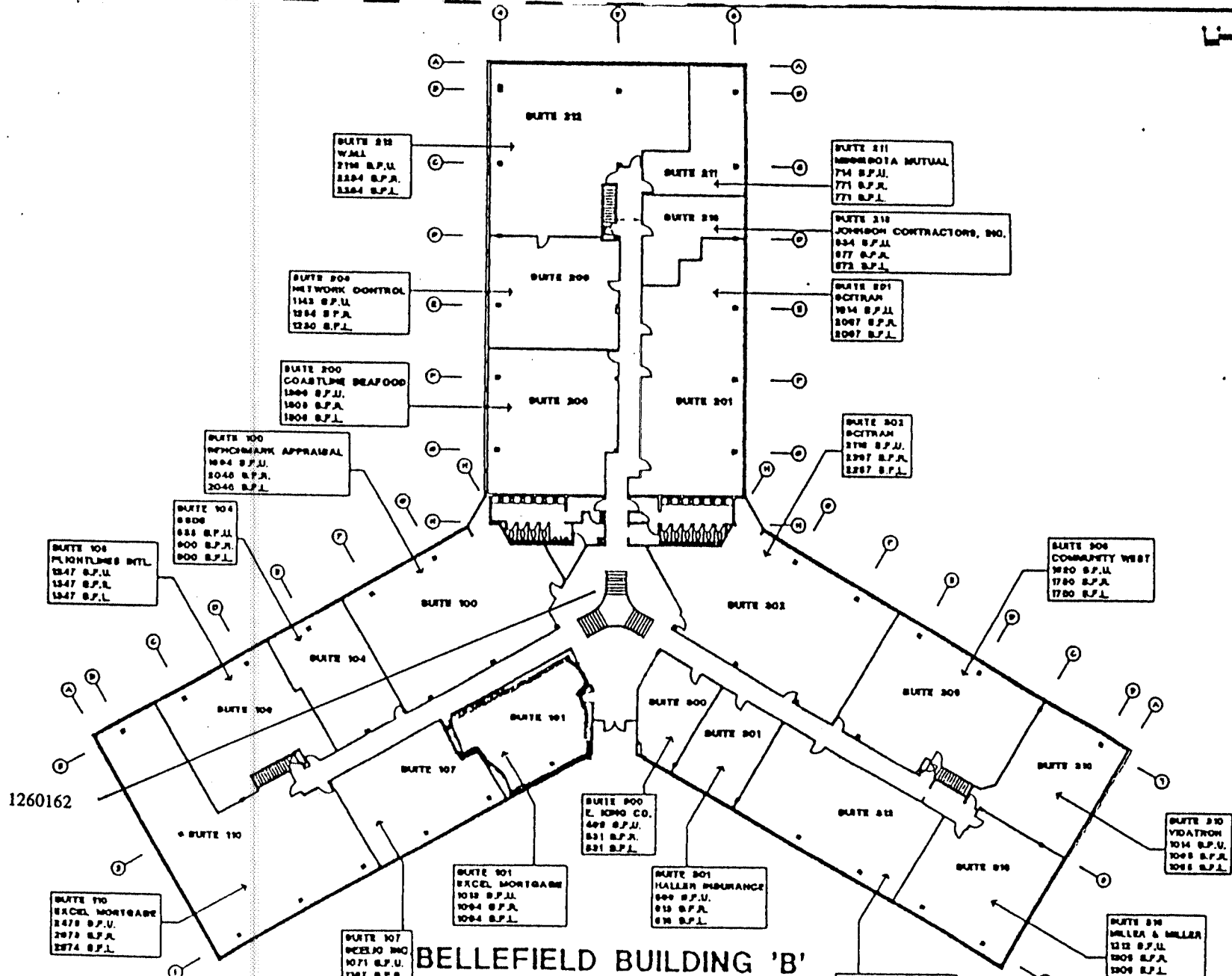
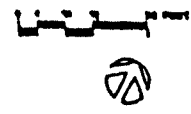
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 M.P.M., INC./BELLEFIELD EXEC.
 3985 S.F.U.
 4304 B.F.R.

SUITE 100A
 M.P.M., INC./BELLEFIELD EXEC.
 5228 S.F.U.
 5646 B.F.R.
 8961 S.F.L.

FIRST FLOOR
 CAREAGE BUILDING 'A'
 1300 112TH AVENUE SE
 BELLEFIELD OFFICE PARK
 BELLEVUE, WASHINGTON

GREAT WESTERN 
 BENCHMARK, INC.
 A GREAT WESTERN FINANCIAL COMPANY

FREIHIT & HO 
 ARCHITECTS, INC. P.&A.
 1000 112TH AVENUE SE, BELLEVUE, WA 98004
 PHONE: 425-455-1122 FAX: 425-455-1123

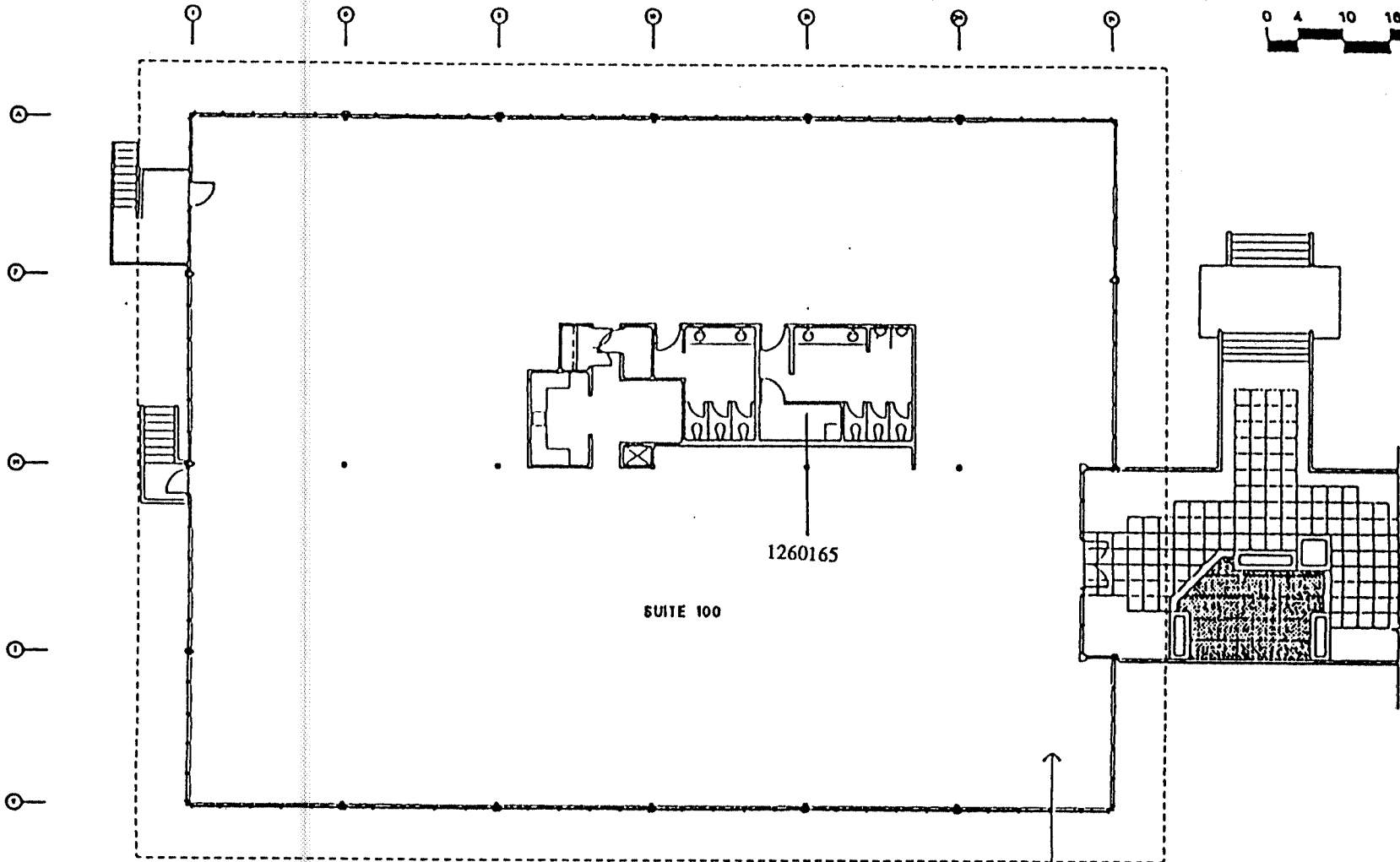


GREAT WESTERN **BENCHMARK, INC.**
A GREAT WESTERN FINANCIAL COMPANY

BELLEFIELD BUILDING 'B'
1309 114TH AVENUE SE
BELLEFIELD OFFICE PARK
BELLEVUE, WASHINGTON

FREHEIT & HO **ARCHITECTS, INC. P&A**
16 DECEMBER 1992 PROJECT NO. 91200

0 4 10 16 28 FEET



SUITE 100

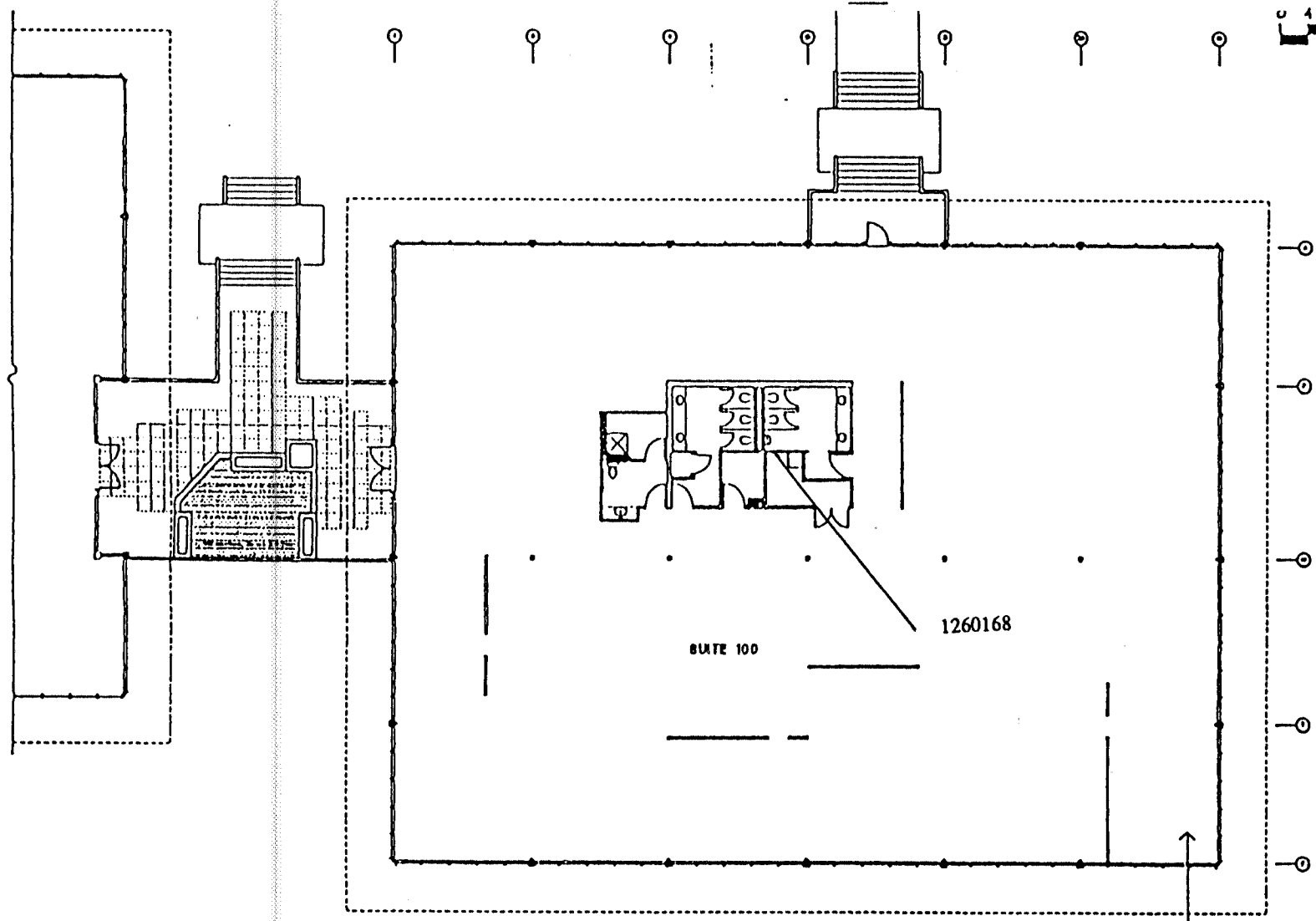
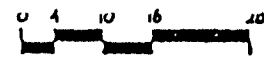
1260165

SUITE 100
LOZIER HOMES
10025 S.F.U.
10562 S.F.R.
10625 S.F.L.
10611-CONST. AREA

LOZIER HOMES BUILDING 'C'
1203 114TH AVENUE SE
BELLEFIELD OFFICE PARK
BELLEVUE, WASHINGTON

GREAT WESTERN 
BENCHMARK, INC.
A GREAT WESTERN FINANCIAL COMPANY

FREHEIT & HO 
ARCHITECTS, INC. P&A
REGISTERED ARCHITECTS
LICENSE NO. 12345

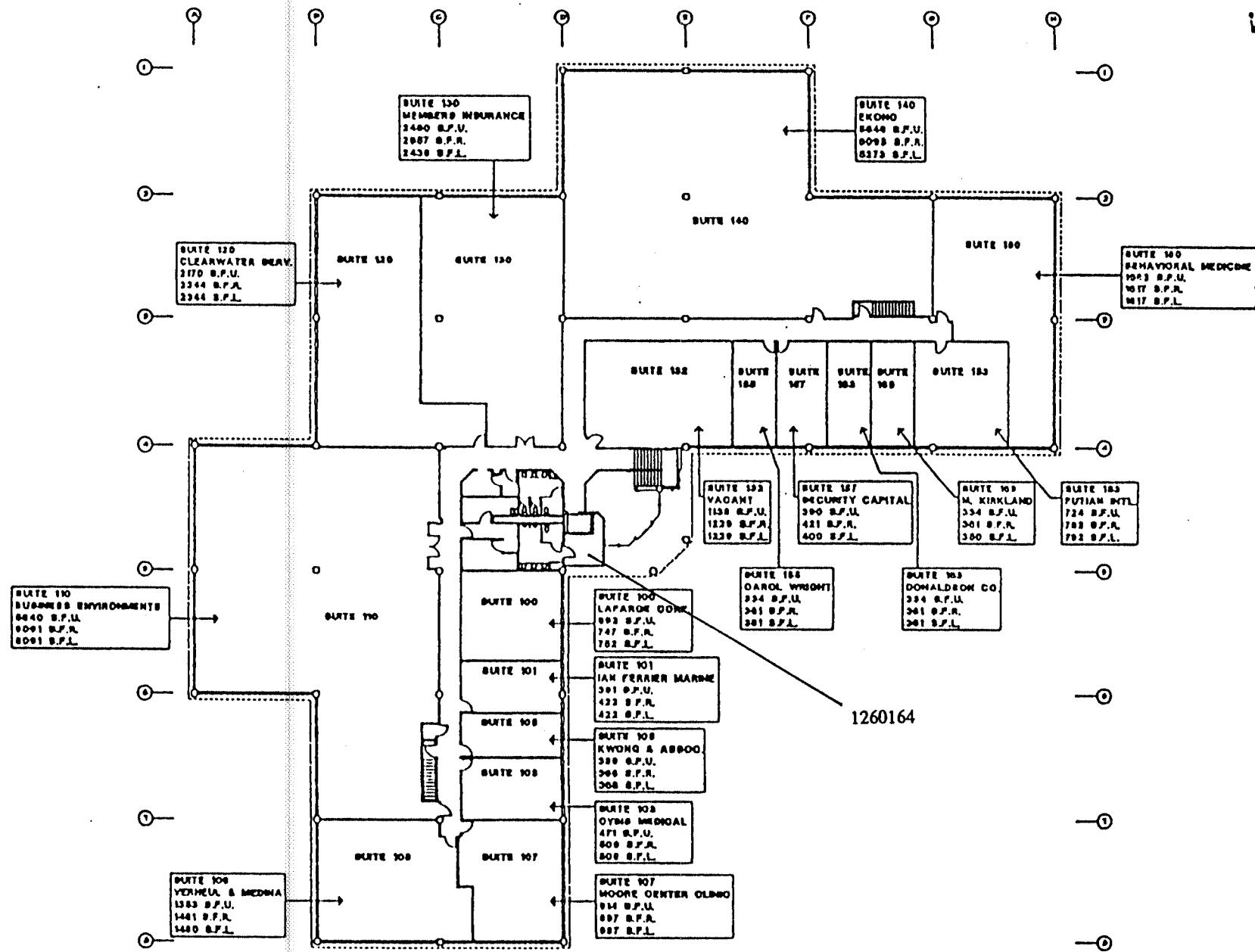


SUITE 100
 GOLDSMITH & ASSOC.
 10089 B.F.U.
 10726 B.F.A.
 10726 B.F.L.
 10726-COMST. AREA

HUGH G. GOLDSMITH BUILDING 'D'
 1215 114TH AVENUE SE
 BELLEFIELD OFFICE PARK
 BELLEVUE, WASHINGTON

GREAT WESTERN 
 BENCHMARK, INC.
 A GREAT WESTERN FINANCIAL COMPANY

FREHEIT & HO
 ARCHITECTS, INC. P&A 
 11 KITE-PL 1222

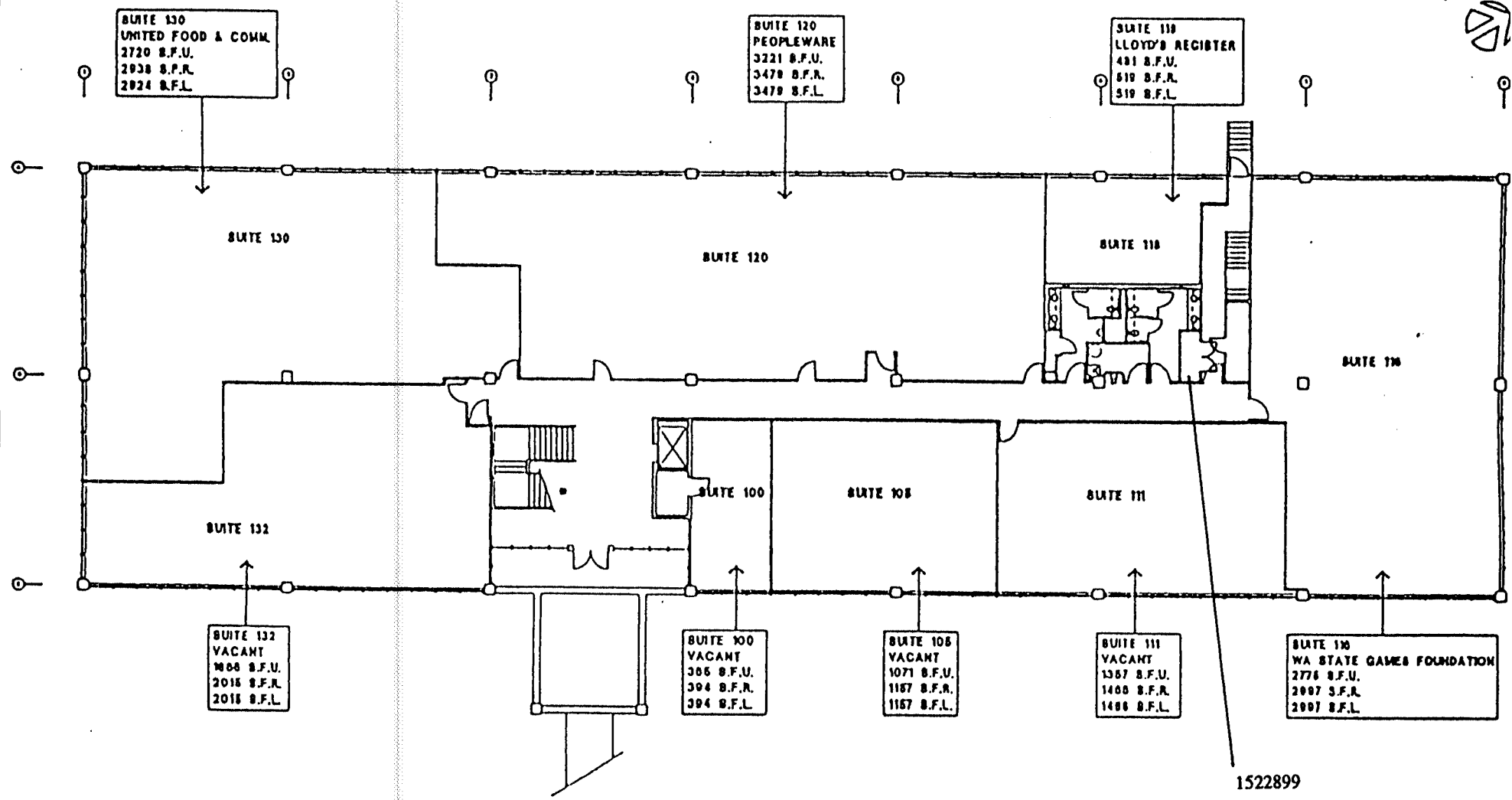
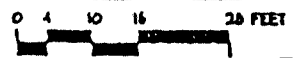


1260164

ALDERWOOD BUILDING 'E'
1801 114TH AVENUE SE
BELLEFIELD OFFICE PARK
BELLEVUE, WASHINGTON

GREAT WESTERN
BENCHMARK, INC.
A GREAT WESTERN FINANCIAL COMPANY

FREIHIT & HO
ARCHITECTS, INC. P.C.
16 DECEMBER 1992 PROJECT NO 90288



SUITE 130
 UNITED FOOD & COMM.
 2720 S.F.U.
 2938 S.F.R.
 2924 S.F.L.

SUITE 120
 PEOPLEWARE
 3221 S.F.U.
 3478 S.F.R.
 3478 S.F.L.

SUITE 110
 LLOYD'S REGISTER
 481 S.F.U.
 619 S.F.R.
 519 S.F.L.

SUITE 132
 VACANT
 1888 S.F.U.
 2016 S.F.R.
 2016 S.F.L.

SUITE 100
 VACANT
 386 S.F.U.
 394 S.F.R.
 394 S.F.L.


SUITE 108
 VACANT
 1071 S.F.U.
 1167 S.F.R.
 1167 S.F.L.

SUITE 111
 VACANT
 1387 S.F.U.
 1400 S.F.R.
 1488 S.F.L.

SUITE 116
 WA STATE GAMES FOUNDATION
 2776 S.F.U.
 2997 S.F.R.
 2997 S.F.L.

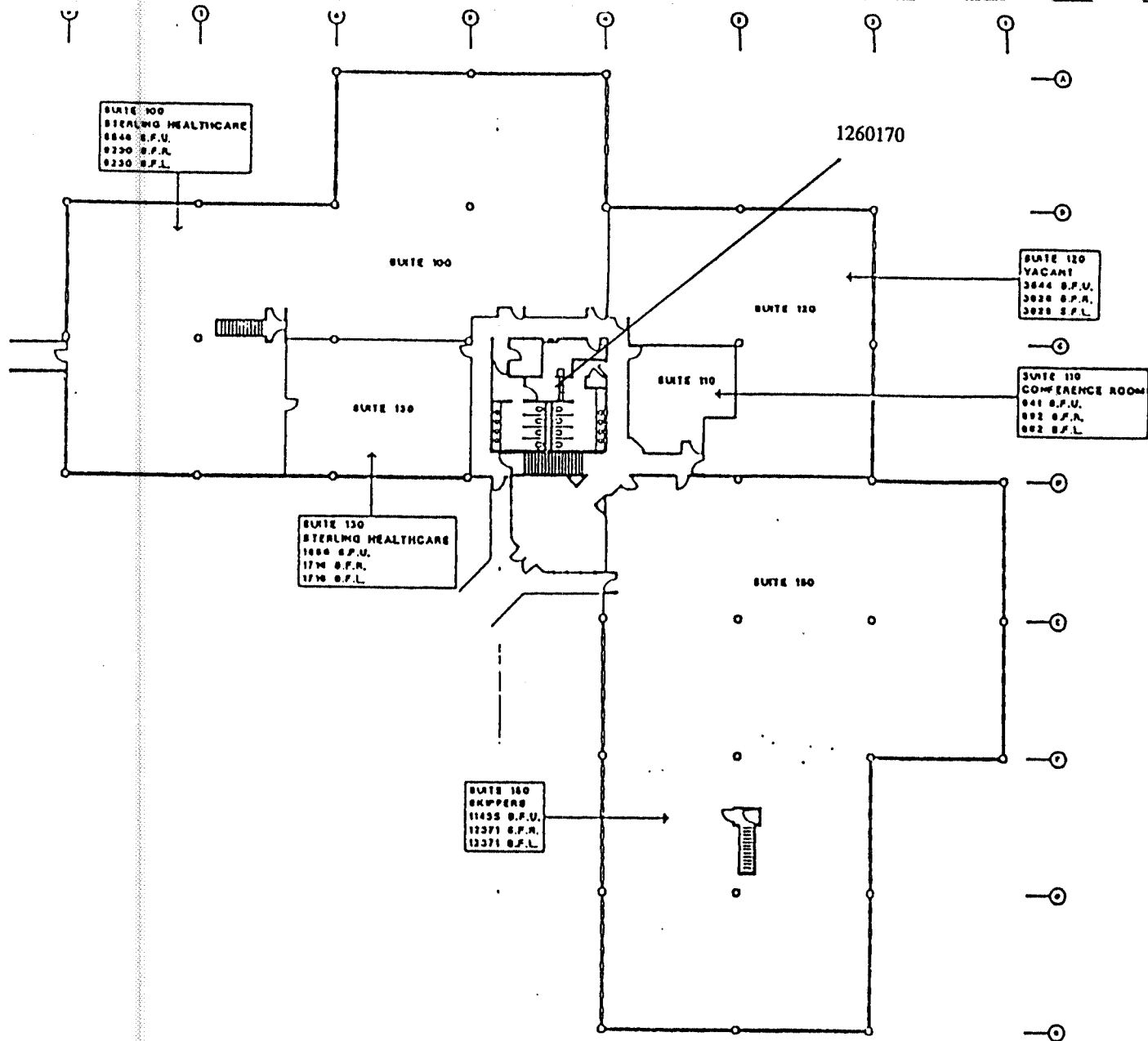
1522899

FIRST FLOOR
 ARBOR BUILDING 'F'
 1821 114TH AVENUE SE
 BELLEFIELD OFFICE PARK
 BELLEVUE, WASHINGTON

GREAT WESTERN 
 BENCHMARK, INC.
 A GREAT WESTERN FINANCIAL COMPANY

FREHEIT & HO 
 ARCHITECTS, INC. P&A
 11. REC-115. 1171 1171 1171 1171 1171 1171 1171 1171 1171 1171

18



SUITE 100
STERLING HEALTHCARE
8848 S.F.U.
9230 S.F.R.
9230 S.F.L.

SUITE 120
VACANT
3844 S.F.U.
3028 S.F.R.
3028 S.F.L.

SUITE 110
CONFERENCE ROOM
841 S.F.U.
892 S.F.R.
892 S.F.L.

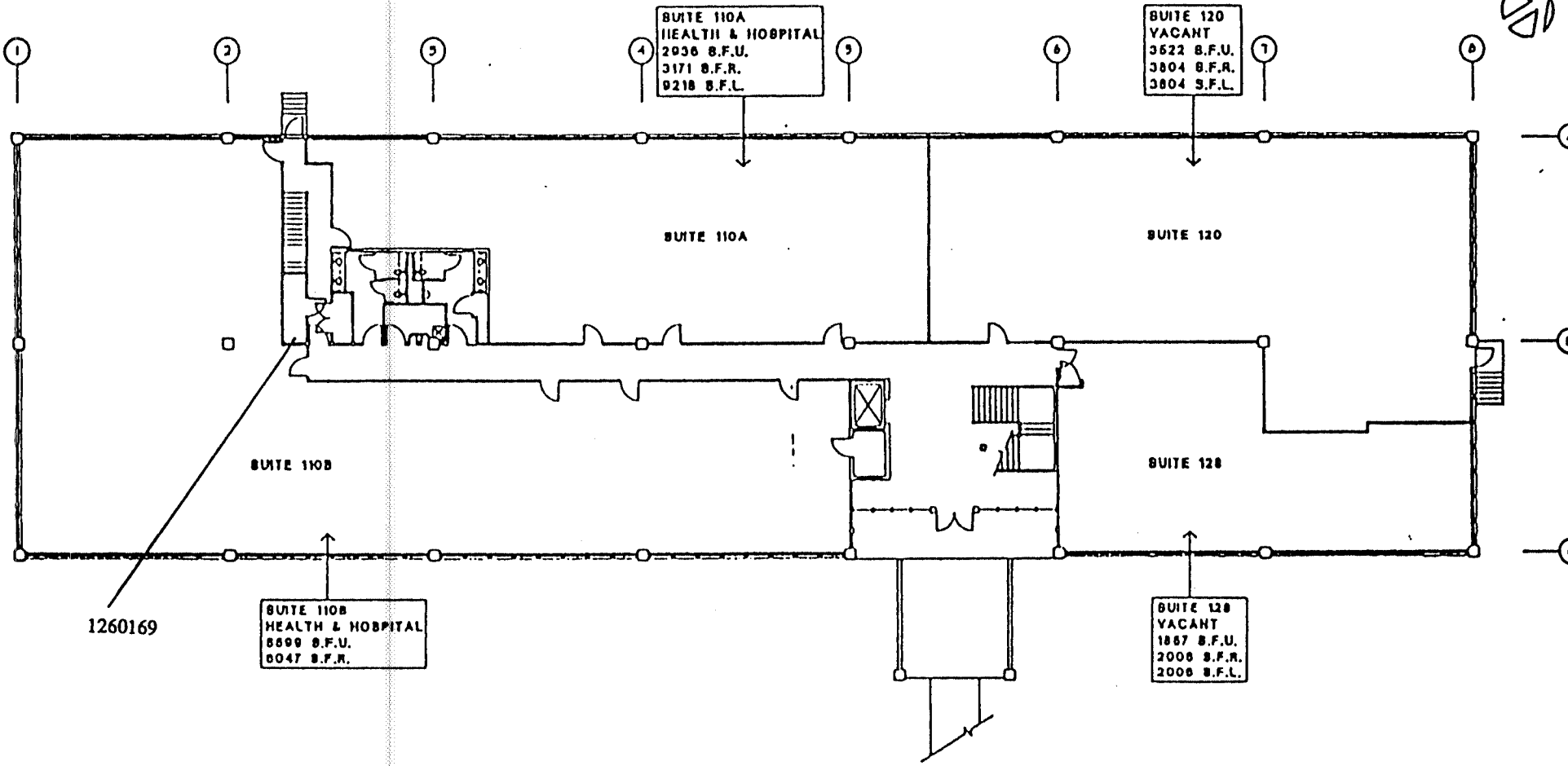
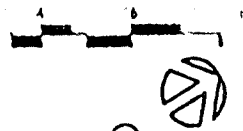
SUITE 130
STERLING HEALTHCARE
1686 S.F.U.
1714 S.F.R.
1714 S.F.L.

SUITE 140
SKIPPER
11455 S.F.U.
12371 S.F.R.
12371 S.F.L.

CYPRESS BUILDING 'G'
1500 114TH AVENUE SE
BELLEFIELD OFFICE PARK
BELLEVUE, WASHINGTON

GREAT WESTERN 
BENCHMARK, INC.
A GREAT WESTERN FINANCIAL COMPANY

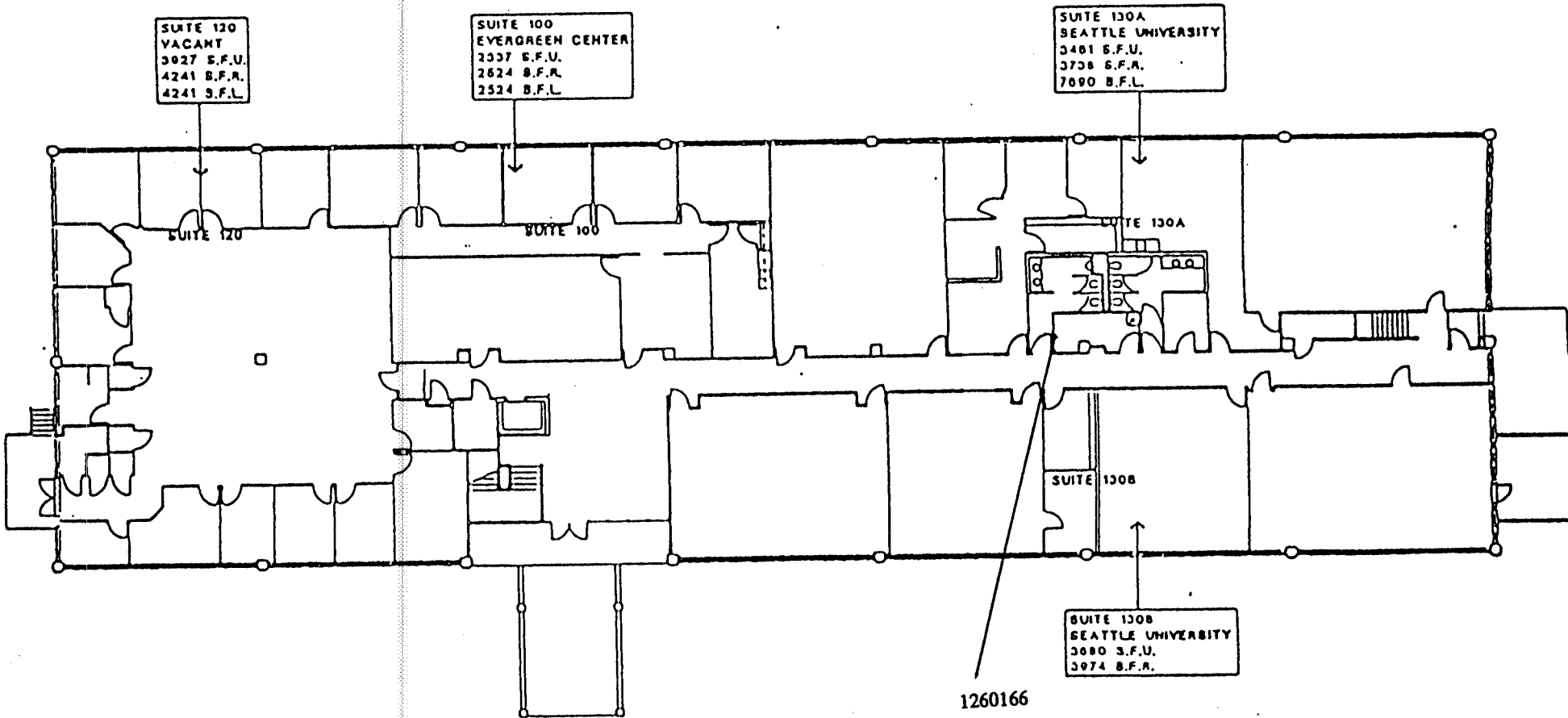
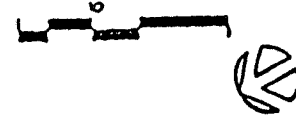
FREIHEIT & HO 
ARCHITECTS, INC. P&A
1 AUGUST 1992 PROJ. CCT NO. 99208



FIRST FLOOR
WOODRIDGE BUILDING 'H'
1715 114TH AVENUE SE
BELLEFIELD OFFICE PARK
BELLEVUE, WASHINGTON

GREAT WESTERN 
BENCHMARK, INC.
A GREAT WESTERN FINANCIAL COMPANY

FREIHIT & HO 
ARCHITECTS, INC. P & A
11. KUL-04.1072 FEBRU 12, 1973



SUITE 120
VACANT
3927 S.F.U.
4241 S.F.R.
4241 S.F.L.

SUITE 100
EYERGREEN CENTER
3337 S.F.U.
2624 S.F.R.
2524 S.F.L.


SUITE 130A
SEATTLE UNIVERSITY
3481 S.F.U.
3738 S.F.R.
7090 S.F.L.

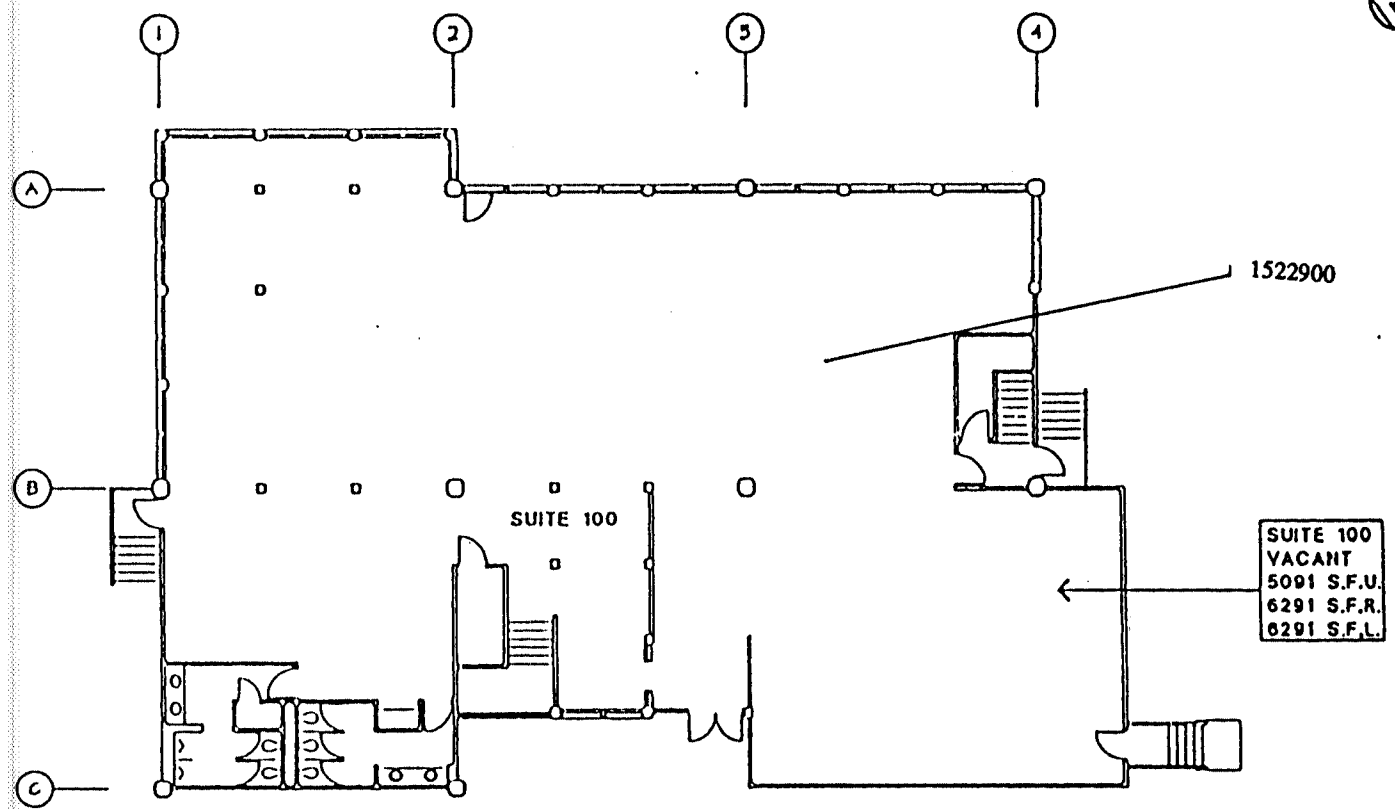
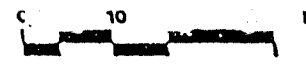
SUITE 130B
SEATTLE UNIVERSITY
3080 S.F.U.
3974 S.F.R.

1260166

FIRST FLOOR
CONIFER BUILDING 'I'
1450 114TH AVENUE SE
BELLEFIELD OFFICE PARK
BELLEVUE, WASHINGTON

GREAT WESTERN 
BENCHMARK, INC
A GREAT WESTERN FINANCIAL COMPANY

FRENHET & HO 
ARCHITECTS, INC. P&A
5.24.01 11.24.01



FIRST FLOOR
 RESTAURANT BUILDING 'K'
 1150 114TH AVENUE SE
 BELLEFIELD OFFICE PARK
 BELLEVUE, WASHINGTON

GREAT WESTERN 
 BENCHMARK, INC.
 A GREAT WESTERN FINANCIAL COMPANY

FREHET & HO
 ARCHITECTS, INC. P&A 
 LICENSE NO. 1111 72241 10 31

APPENDIX B
REGULATORY AGENCY LISTS

Department of Ecology - MARU
Leaking Underground Storage Tank List
By Zip By City By Address - January 7, 1994

Inc. #	Site Name	Address	City	Zip Code	Cleanup Status	Media	Comments
2552	BELLEVEUE SCHOOL MEDINA ELEM	8001 NE 8TH ST	BELLEVEUE	98004-4710	CONDUCTED	D	COMPLETED. HEAT FUEL TANK REMOVED 09/06/90. 20 C
2198	PUGET POWER BELLEVEUE	10608 N E 4TH STREET	BELLEVEUE	98004-5028	IN PROGRESS	D	SOIL TPH TO 16000 PPM BY 8015 (DIESEL). NO GW T
2530	BELLEVEUE LINCOLN MERCURY	420 116TH AVE NE	BELLEVEUE	98004-5209	CONDUCTED	D	COMPLETED. FINAL RPT FOR ONLY GAS TANK CIP.
1901	FORD MOTOR CO BELLEVEUE	411 116TH NE	BELLEVEUE	98004-5210	CONDUCTED	D	CONTAMINATED SOIL FOUND AT TANK REMOVAL
2551	BELLEVEUE CHRYSLER PLYMOUTH	126 116TH AVE NE	BELLEVEUE	98004-5215	IN PROGRESS	A,D	
2139	UNOCAL STATION # 0587	5 BELLEVEUE WAY NE	BELLEVEUE	98004-5917	IN PROGRESS	A,D	2 GAS REMOVED. BAILING FREE PRODUCT 1-2 TIMES PE
4320	ERNST HOME CENTER BELLEVEUE NY	44 BELLEVEUE WAY NE	BELLEVEUE	98004-5976	AWAITING	A,D	N AREA-HEAT FUEL, S AREA-GAS CONTAMINATION. N=10
4770	MCKEE CONSTRUCTION SITE	1004 MAIN ST	BELLEVEUE	98004-6024	IN PROGRESS	A,D	-1 WASTE REMOVED 9/93. WASTE OIL W/PCB'S & PB. 30
1963	CHEVRON STATION # 9-1841	10011 MAIN ST	BELLEVEUE	98004-6025	IN PROGRESS	A,D	ONE THIRD GALLON FREE PRODUCT. STATION REMODEL/T
3179	GOODYEAR # 8824 BELLEVEUE	117 BELLEVEUE WAY SE	BELLEVEUE	98004-6229	IN PROGRESS	D	SOIL CONTAMINATION TO 51,000 PPM TPH.
2699	WESTMARK FINANCIAL SERVICES	11121 MAIN ST	BELLEVEUE	98004-6319	CONDUCTED	D	OVEREXCAVATED, CONTAMINATED SOIL REMOVED FROM SI
2608	CHEVRON STATION # 9-2581	10812 MAIN ST	BELLEVEUE	98004-6322	CONDUCTED	D	
3037	UNOCAL STATION # 4384	1624 BELLEVEUE WAY SE	BELLEVEUE	98004-7111	IN PROGRESS	A,D	3 TANKS REMOVED 4/92. PCS REMAINS TO 29' BGS VIC
4485	CHEVRON STATION # 9-9269	1649 BELLEVEUE WAY SE	BELLEVEUE	98004-7112	AWAITING	A,D	TO 4800 PPM TPH-G SOIL & 140,000 PPB TPH-G GW FO
1497	SAFEMAY MID-MOUNTAIN ANNEX	1430 130TH AVE	BELLEVEUE	98005-	CONDUCTED	D	3 TANKS DIESEL WASTE OIL REMOVED. ALSO SEE SAFE
1483	LARRY'S MARKET	655 120TH AVE NE	BELLEVEUE	98005-	CONDUCTED	A,D	COMPLETED. 4 TANKS-GAS, WASTE-REMOVED; AND 4 HYD
2668	TEXACO STATION BELLEVEUE 140TH	2400 140 TH N E	BELLEVEUE	98005-	IN PROGRESS	D	3 GAS, 1 WASTE, 1 HEAT REMOVED 8/91. VES; PCS US
4441	BELLEVEUE NISSAN	13817 NORTHUP WAY NE	BELLEVEUE	98005-	CONDUCTED	D	COMPLETED. 2 ABANDONED REMOVED 5/93; TREATING 25
4788	BELLEVEUE PACIFIC CENTER	166 106TH AVE NE	BELLEVEUE	98005-	UNKNOWN	D	IRAP SUBMITTAL; SEE SIS. 2 LUBE. 1 MOTOR OIL REM
4110	BUD'S TOPSOILS	2633 120TH NE	BELLEVEUE	98005-1511	CONDUCTED	D	COMPLETED. 1 DIESEL (WASTE ACCORDING TO UST DB)
2732	BELLEVEUE SCHOOL CHERRY CREST	12400 NE 32ND	BELLEVEUE	98005-1610	CONDUCTED	D	ONE 5000 GALLON DIESEL TANK REMOVED 7/91. PCS AS
1694	ARCO STATION # 6217	12903 N EAST 20TH ST	BELLEVEUE	98005-1903	IN PROGRESS	D	3 GAS, 1 DIESEL REMOVED. PCS REMAINS UNDER BUILD
3311	ROBERTS RENTS BUILDING	12611 NORTHUP WAY	BELLEVEUE	98005-1916	CONDUCTED	D	COMPLETED. 1 GAS REMOVED. PCS FATE UNKNOWN.
3570	VERNELLS CANDY	11959 NORTHUP WAY	BELLEVEUE	98005-1919	CONDUCTED	D	COMPLETED. 2 DIESEL REMOVED 6/92. 11/5/92: STOCK
1989	UNOCAL STATION # 5759	13837 NE 20TH	BELLEVEUE	98005-2012	IN PROGRESS	A,D	11/92: REMOVED COMPLETED STATUS. GW INVESTIGATIO
4483	CHEVRON STATION # 9-2175	13948 NE 20TH STREET	BELLEVEUE	98005-2015	AWAITING	D	TO 1700 PPM TPH FOUND DURING STAGE 2 VAPOR RECOV
4085	COCA COLA BELLEVEUE	1150 124TH AVENUE NE	BELLEVEUE	98005-2102	IN PROGRESS	A,D	1 GAS, 2 DIESEL, 1 WASTE, 1 SUMP REMOVED 12/92.
1473	SAFEMAY TRUCK DISTRIBUTION CEN	1227 124TH AVE NE	BELLEVEUE	98005-2103	CONDUCTED	D	CLEANUP COMPLETED.
1968	METRO EAST BASE	1975 124TH AVE NE	BELLEVEUE	98005-2113	IN PROGRESS	A,D	06/11/90: PUMPING HAS REMOVED ABOUT 3500 GALLONS
1969	METRO EASTBASE MAINTENANCE BUI	1975 124TH AVE NE	BELLEVEUE	98005-2113	IN PROGRESS	A,D	1 ANTI-FREEZE, 1 TRAN. FLUID, 1 LUBE OIL CIP. 22K
1633	WILSON TRANSMISSION	1414 132ND NE	BELLEVEUE	98005-2223	UNKNOWN	D	1 WASTE REMOVED.
1215	AVIS CAR RENTALS/BELLEVEUE	11968 BEL-RED ROAD	BELLEVEUE	98005-2407	CONDUCTED	A,D	COMPLETED. GAS & WASTE TANKS REMOVED.
1552	ARCO STATION # 0836	11611 NE 8TH ST	BELLEVEUE	98005-3003	IN PROGRESS	A,D	5 TANKS REMOVED 5/92. SHEEN, MW-2; GW PUMP & TRE
2168	CHEVRON STATION # 9-7531	11606 NE 8TH	BELLEVEUE	98005-3004	IN PROGRESS	A	3 MW'S SAMPLED 6/16/93, MD FOR BETX, TPH-G-PB IN
1573	DOLLAR RENT-A-CAR BELLEVEUE	11839 NE 8TH	BELLEVEUE	98005-3006	CONDUCTED	A,D	LIMITED SOIL. GW TREATED. 1 GAS REMOVED. PCS REM
2632	EASTSIDE RENTAL	11830 NE 8TH STREET	BELLEVEUE	98005-3007	MONITORING	A,D	MONITORING GW. SOME SOIL CONTAMINATION REMAINS U
2910	TIKI CAR WASH	11909 NE 8TH STREET	BELLEVEUE	98005-3023	IN PROGRESS	A,D	CONTAMINATION FOUND DEVELOPING ADJACENT LAND.
1772	TEXACO STATION BELLEVEUE 8TH	12001 NE B TH	BELLEVEUE	98005-3110	IN PROGRESS	D	5 TANKS FUEL OIL WASTE OIL REMOVED. AERATING. C
1553	BAKKER'S FINE DRYCLEANING	12002 N E 8TH	BELLEVEUE	98005-3111	CONDUCTED	D	LIMITED. 4 SOLVENT TANKS REMOVED. PCS REMAINS U
4314	BELLEVEUE SCHOOL TRANSPORTATION	12037 NE 5TH	BELLEVEUE	98005-3135	CONDUCTED	D	COMPLETED. 350 CY PCS LANDFARMING ONSITE; 2 UG.
3278	EASTSIDE DISPOSAL	969 118TH AVENUE SE	BELLEVEUE	98005-3721	CONDUCTED	D	HEAT TANK REMOVED. 75 CY CONTAMINATED SOIL REMO
4725	EASTSIDE DISPOSAL	969 118TH SOUTHEAST	BELLEVEUE	98005-3855	CONDUCTED	D	COMPLETED. 1 DIESEL REMOVED 8/93. 216 TONS PCS T
1530	EASTSIDE DISPOSAL	1021 118 AVE SE	BELLEVEUE	98005-3855	CONDUCTED	D	LIMITED. CONT UNDER BUILDING. 4 GAS & DIES REMO
2630	DAVEY TREE SERVICE	2004 132ND SE	BELLEVEUE	98005-3857	IN PROGRESS	D	THREE TANKS REMOVED 07/90. REMEDIATING ONSITE.
2857	R & R NURSERY	13620 SE EASTGATE WAY	BELLEVEUE	98005-3999	IN PROGRESS	D	TANKS REMOVED. WITHIN 100 YARDS OF CREEK. 40 CY
4712	LAKESIDE INDUSTRIES	3204 129TH PL SE	BELLEVEUE	98005-4414	IN PROGRESS	D	1 DIESEL, 1 WASTE, 1 LUBE REMOVED 8/93. PCS REMO
1492	CHEVRON STATION # 9-2360	12619 SE 20TH PL	BELLEVEUE	98005-4452	MONITORING	A,D	3 GAS, 1 WASTE, 1 HEAT REMOVED 8/89. VES, PUMP &
2554	BELLEVEUE SCHOOL WOODRIDGE ELEM	647 140TH NE	BELLEVEUE	98005-4646	IN PROGRESS	D	5 HEAT FUEL TANKS REMOVED. COMPLETE REMOVAL OF C
2622	CHEVRON STATION # 9-9481	3725 150 SE	BELLEVEUE	98005-4719	CONDUCTED	D	COMPLETED. TANKS REMOVED 1989. 7000 GAL WATER PU
2193	CHEVRON STATION # 9-2022	5804-119TH SE	BELLEVEUE	98006-	CONDUCTED	A,D	COMPLETED. 2 UG, 1 LG, 2 DIESEL, 1 WASTE REMOVED
1805	UNOCAL STATION # 5051	3727 128TH SE	BELLEVEUE	98006-1207	AWAITING	D	GAS, WASTE, HEAT TANKS IP. ADDITIONAL CONTAMINAT
2615	GULL STATION # 1253	3670 150TH SE	BELLEVEUE	98006-1686	IN PROGRESS	D	BETX, TPH LEVELS HAVE DECREASED; MW-4 ABOVE MICA
2431	CHEVRON STATION NEWPORT HILLS	11919 SE 56TH	BELLEVEUE	98006-2817	CONDUCTED	D	3 UG, 1 LG REMOVED 9/91. VES TREATING CONTAM SOI
2023	UNOCAL STATION # 6690	4000 128TH AVE SE	BELLEVEUE	98006-5238	CONDUCTED	A,D	FOUND CONTAMINATION AROUND ONE GAS AND ONE WASTE
3129	BP OIL STATION # 11066	2421-148TH AVE NE	BELLEVEUE	98007-	AWAITING	A,D	COMPLETED. SOIL REMEDIATED. MW'S ND. TANKS IP. FREE PROD ALL 3 MW'S (RPT 12/23/92). 5

* Key: Media: A = GW; B = SW; C = Air; D = Soil; E = Sediment; F = DW. Sites reported since January, 1989. LUST sites may exist which are unknown to Ecology, and other Department files may exist with similar data. Please call the Public Disclosure Officer at 206 049-7239 for paper file information and the LUST Information Tracker at 206 049-7259 for electronic file information.

*** PROD VERSION **
 U.S. EPA SUPERFUND PROGRAM
 *** CERCLIS ***
 LIST-9: SITE/EVENT LISTING

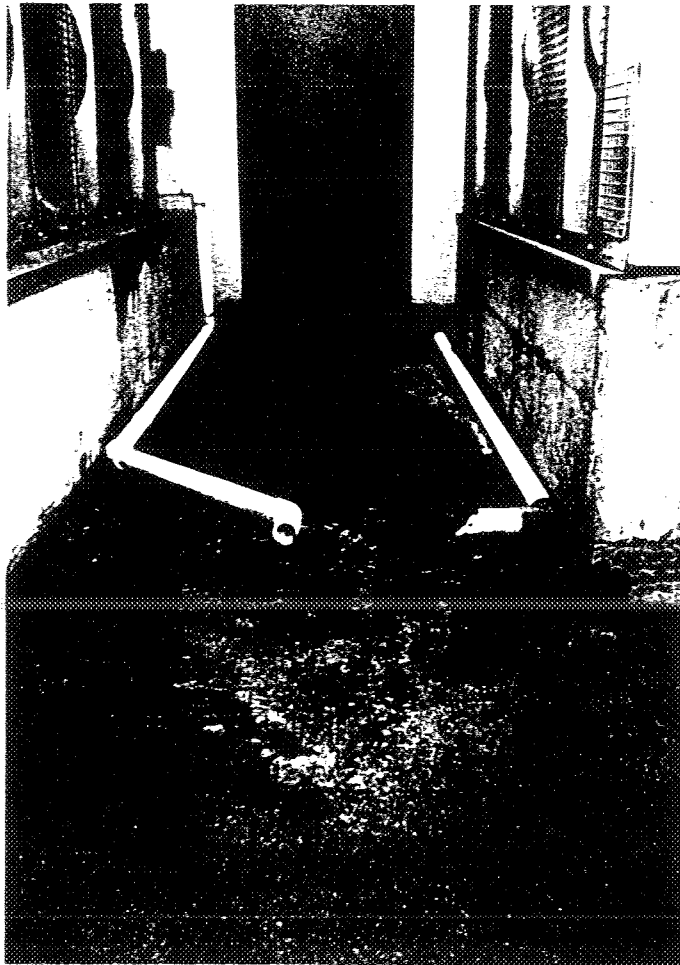
SELECTIO: ** SPECIAL **
 SEQUENCE: STATE, CNTY CODE, SITE NAME
 EVENTS: ALL

EPA ID	COUNTY_CODE	AND_NAME	STATE	ZIP	CONG_DIST	OPRLE	EVENT	EVENT	QUAL	ACTUAL	ACTUAL	CURRENT
						UNII	TYPE	TYPE		START	COMPL	EVENT
										DATE	DATE	LEAD
WAD009491200		INDUSTRIAL PLATING CORP 2411 6TH S SEATTLE 033 KING	WA	98134		00	DS1 PA1 S11	DS1 PA1 NFA		09/24/84 09/10/85	08/13/80 09/26/84 10/09/85	EPA (FUND) STATE(FUND) EPA (FUND)
WAD009265521		J H BAXTER & CO 5015 LK WASHINGTON BLVD N RENTON 033 KING	WA	98055		00	DS1 PA1 S11	DS1 PA1 NFA		04/16/85 10/09/86	07/01/79 05/06/85 10/10/86	EPA (FUND) STATE(FUND) EPA (FUND)
WAD989664525		J J JACKSON SEPTIC TK 15671 SE139 PL RENTON 033 KING	WA	98055		00	DS1 PA1	DS1 PA1 NFA		04/16/85	06/01/79 05/20/85	EPA (FUND) STATE(FUND)
WAD009260075		JARVIE PAINT MFG CO 760 ALOHA ST SEATTLE 033 KING	WA	98109		00	DS1 PA1 S11	DS1 PA1 NFA		04/16/85 09/30/86	06/01/81 04/24/85 09/30/86	EPA (FUND) STATE(FUND) EPA (FUND)
WAD009249509		KENWORTH TRUCK CO 3801 E MARGINAL WAY S SEATTLE 033 KING	WA	98108		00	DS1 PA1 S11	DS1 PA1 NFA		04/16/85 02/19/87	11/01/79 05/08/85 03/12/87	EPA (FUND) STATE(FUND) RESP. PARTY
WAD980639207		KING CO - BELL FLD LDFL 11201 SE 8TH BELLEVUE 033 KING	WA	98004		00	DS1 PA1	DS1 PA1 NFA		02/07/86	06/01/81 05/07/86	EPA (FUND) STATE(FUND)
WAD980639991		KING CO - CEDAR FALLS LDFL 16901 CEDAR FALLS RD S.W. NORTH BEND 033 KING	WA	98045		00	DS1 PA1 S11	DS1 PA1 NFA		12/20/84 11/23/88	06/01/81 04/24/85 11/23/88	EPA (FUND) STATE(FUND) EPA (FUND)

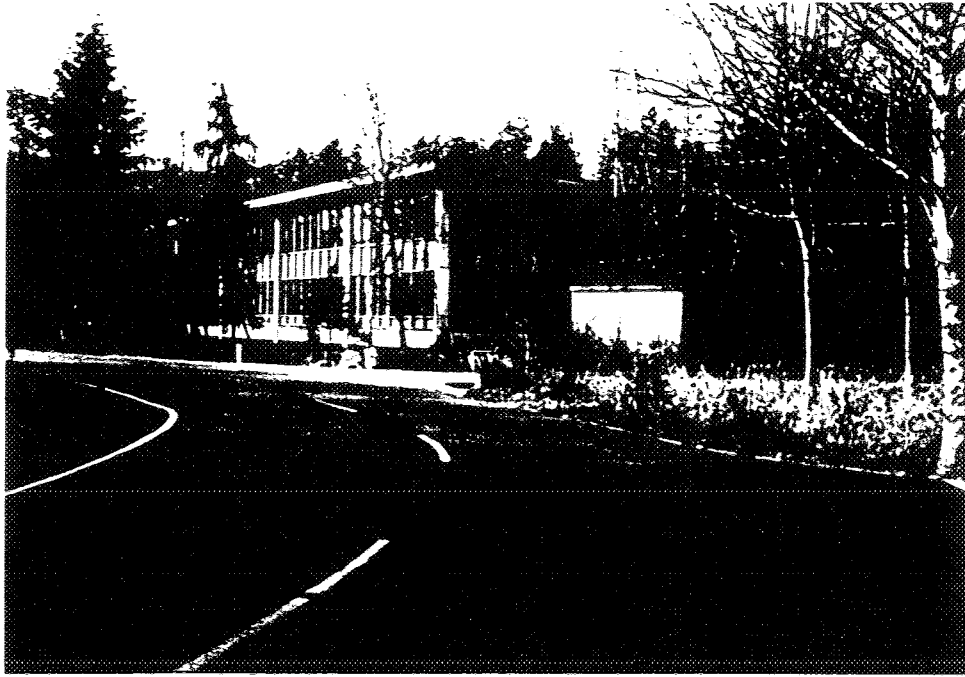
APPENDIX C
PHOTOGRAPHS



Great Western Bank Building (looking west. Mercer Slough in foreground)



Drains from cooling towers directed towards floor drain (typical)



Arbor Building, looking southwest. Note outbuilding in foreground



Lozier Homes Building, looking southwest, with Mercer Slough in foreground