

Phase I Environmental Site Assessment Report

**6901 Fox Avenue South
Seattle, Washington**

Project Number: 033-009

**Prepared for:
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January 31, 2020

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Prepared for:

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January 31, 2020

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1 Introduction

This report summarizes the results of a Phase I Environmental Site Assessment (Phase 1) performed by CRETE Consulting Incorporated (CRETE) for Bridge Development Partners, LLC (Bridge). This Phase 1 is for Parcel Number 000180-0113 located at 6901 Fox Ave South, Washington and is referenced in this document as the 'subject property'. Figures 1 and 2 show the 5.42 acre parcel and adjacent properties.

CRETE prepared this Phase 1 consistent with ASTM standard E 1527–18 for Phase 1 Environmental Site Assessments. This Phase 1 evaluates whether current or former land use on or near the subject properties may have released hazardous substances to the environment which may affect the property value and owner liability prior to purchase.

The document review portion of the Phase 1 included information about the property history, the environmental conditions of the subject properties and surrounding properties, and environmental and geologic information available for nearby properties. This information was acquired through the following sources:

- An EDR environmental database search (Appendix A)
- Polk Directory Search (Appendix A)
- Regional land-use information available through the King County Assessor Office and King County Planning and Land Services online webpage
- Physical property information including aerial photographs and USGS maps (Appendix B)
- Washington State Department of Ecology (Ecology) files for the subject properties and adjacent properties (Appendix C)

A site inspection to evaluate the current status of the subject property and verify information found during the documentation review was conducted on October 24, 2019.

Figure 1 6901 Fox Ave South Property Parcel Viewer



Notes:

Parcel numbers start with '000180'.

Source: <https://gismaps.kingcounty.gov/parcelviewer2/?print=1>

2 Property Background

2.1 Subject Property

The subject property covers 5.4-acres and is zoned for General Industrial IG1 U85 use (Figure 1). Historical records indicate that usage of the property appears to be generally consistent with its zoning. The property is located in the Georgetown neighborhood of Seattle adjacent to the Duwamish River.

The site includes a 1977 warehouse building that is approximately 2.96 acres/128,800 square feet. The building and the site are currently used by Dawn Foods to store dry foods/and cooking oils. Materials are delivered by rail and truck.

The history of the subject property was determined using information from the aerial photographs (Appendix B), Environmental Data Resources, Inc.'s (EDR's) state and federal environmental database searches (Appendix A), an online King County Assessor's Property Characteristics Report, Polk records (Appendix B), and the Washington State Department of Ecology (Ecology) central records (Appendix C).

The property is located in the Duwamish River Valley and is adjacent to the Duwamish River. The river formerly meandered throughout the area until the 1913 to 1916 dredging program provided a more straight channel through which the river follows today.

The 1917, 1929, 1949, and 1966 Sanborn maps (Appendix B) indicate that ship building occurred on the subject property. Tax records indicate that the buildings (at least 7 at one time) were constructed around 1929 and previous environmental documents state that operations included sheet metal and assembling, electric thermostat manufacturing plant, paint spraying, general storage and offices (Hart Crowser 1996A). Records reviewed indicate that National Steel Corporation, which occupied the southern parcel, expanded operations around 1929 and took over McAteer Ship Building Company. Anderson Ship Building Company was present on the western portion of the site from 1930-1940. Records reviewed indicate that ship building activities likely occurred between 1917 and 1966 after which time the property was leased and used by Emerson GM Diesel, a sheet metal fabrication and generator manufacturing company to the mid 1970's. Tax records indicate that the existing warehouse was constructed in 1977 and it appears all other buildings were demolished at that time. Records indicate that the building was used by various food companies, such as Bunge Foods (1988-2003), Ener-G Foods, Oroweat Foods Company, Sam Wylde Flour Company (EPA 2008).

Historical aerial photographs and Polk records suggest the following history:

- 1936: boat building present, areas to the north and south developed. Some areas to the west developed.

- 1943: boat building present, several buildings on the property, property appears to be unpaved. Areas to the north, south and west developed.
- 1953: Similar to the 1943 aerial photograph, with more development observed in the vicinity of the subject property.
- 1956: Subject property remains similar to 1953, property to the north appears to have been demolished, looks to be a vacant lot in the photograph.
- 1965: Scale of photo difficult to read but similar to the 1956 aerial photograph.
- 1969: The subject property and vicinity appear to be similar to the 1965 conditions
- 1977: The previous smaller buildings (up to 7 different buildings) have been replaced with the existing warehouse, which appears to have the same footprint as today. The northern lot appears to be vacant with some yard storage.
- 1980: The subject property and vicinity appear to be similar to current conditions. Northern property's existing buildings are present.
- 1985: The subject property and vicinity appear to be similar to the 1980 conditions.
- 1990: The subject property and vicinity appear to be similar to the 1985 conditions.
- 2006 and 2009: The subject property and vicinity appear to be similar to present conditions.
- 2013 and 2017: The subject property and vicinity appear to be similar to present conditions.

2.2 Regional Geology and Hydrogeology

The area around the subject property is primarily alluvial sands and silts with discontinuous areas of recent fill. The fill soil is generally local, including dredging spoils from river channel improvements.

Below the fill are alluvial soils comprised of sand and silty sand with occasional silt interbeds. Groundwater is typically shallow, less than 10 feet below the surface. Regional groundwater flow direction is generally to the west-southwest with groundwater discharging to the Duwamish River. Tidal fluctuations are expected to affect groundwater which is also likely affected by fills from the Duwamish River channel straitening activities.

2.3 Adjacent Properties Historical Land Use

The subject property is bordered by:

- North – 6701 Fox Avenue (0001800128) – Records show that this property was developed as early as 1936 (1936 aerial photograph) and the 1949 Sanborn map shows a paint manufacturing company, Far West Paint occupying at least a portion of this property. Buildings are not present on the western portion of the parcel in the 1956 aerial photograph, but the paint building appears to have been enlarged. The 1985 aerial shows essentially the existing layout of buildings and may have been occupied by Marine Power Equipment Company. In 1996 the property was occupied by Northland

Services, Inc./Glacier Marine Transport. Currently the property is operated by Seatac Marine Properties Fox Avenue Terminal which is a transport/shipping and storage firm that includes warehouse storage and shipping container storage. Based on the company's website, items stored include: heavy lift and oversized cargos, bulk and break, environmental products and waste (including hazardous waste), US government freights, and fish and fisheries.

- East – 6900 Fox Avenue (0001800087) – Seattle Chain and Manufacturing Company leased the property from King County, from 1918 until 1937 when it purchased the property. Seattle Chain and successor companies operated coke and oil fired furnaces and warehouses on the property. For the next 20 years, ownership of the property changed hands several times. In 1956, Marian Properties LLC Enterprises bought the property and leased a portion of it to Great Western Chemical, which operated a chemical and petroleum repackaging and distribution facility on the property through the 1980's (Ecology 2020). In 2003 Cascade Columbia Distribution Company leased the property. They use the property as a warehouse and a chemical distribution facility which provides chemicals and related supplies and equipment for the aerospace, compounding, electronics, food manufacturing, metal plating, and water treatment industries.
- South – 500 S Myrtle Street (0001800091) – National Steel Corporation occupied this property from 1908 through 1966. Operations included ship building and metal fabrication. Operations expanded onto the subject property shortly after World War II, which is discussed in Section 2.1. Seattle Boiler Works purchased the property in 1966 and is currently at the location. Seattle Boiler Works provides fabrication and processing of boiler related products constructed mostly of metal.
- West – Duwamish River and The Lower Duwamish Waterway (LDW) Superfund site is a five mile segment of the Duwamish River. The river flows between the neighborhoods Georgetown and South Park and through the industrial core of Seattle into Elliott Bay. The LDW has served as Seattle's major industrial corridor since the early 1900s.

2.4 Property Inspection

A property inspection was conducted on October 24, 2019 by Grant Hainsworth (CRETE). Grant Hainsworth inspected environmental site conditions of the subject property.

Dawn Foods Corporation uses the property to store, produce and ship dry food products, such as cake and pancake mixes. Bulk oils such as canola oil were received by truck or rail until the facility changed operations to focus on dry food products. Dry bulk items, such as sugar, are received by truck. The warehouse is divided into areas that mix products and office (the western half) and storage (eastern half). A small quantity of cleaning solvents are stored and used on sites for equipment maintenance.

There are five silos along the western end of the warehouse and three above ground storage tanks. These contain dry products (flour) and formerly contained oils and there is secondary containment system is present around the silos. There is a carbon dioxide tank (80,000-pound storage) which is used to cool agents in the mixes. There is also a propane tank at the south end of the warehouse used to fuel the fork lifts.

The condition of the building was observed to be good, with much of the building appearing to be original.

There are several stormwater drains along the southern portion of the property. Discharge at the facility occurs via a single outfall. The location of the outfall was not verified for this report. Visible catch basins were observed to have stormwater inserts. The site gently slopes east to west, towards the Duwamish Waterway. Sheet flow across the parking and storage area flows towards the Duwamish Waterway. There is a steep embankment on the western boundary with the Duwamish Waterway. The driving surfaces are mostly asphalt, which are in good repair. The site is very active with truck traffic, including trucks loading, unloading and idling.

3 Environmental Regulatory Records Review

A detailed review of available historical documents was completed to develop this Phase 1 report. An EDR environmental database and Polk directory search were conducted and are included in Appendix A. Public documents were requested and reviewed from Ecology for the subject property and surrounding properties. Electronic copies are included in Appendix C.

Regulatory agency lists reviewed included:

- National Priority List (NPL or Superfund Sites) - National Priorities List (Superfund). The NPL is a subset of Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and identifies over 1,200 sites for priority cleanup under the Superfund Program.
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) – List of sites currently being reviewed for possible inclusion on the NPL.
- CERCLIS – No Further Action Planned (CERCLIS-NFRAP) - tracks sites that have no further interest under the Federal Superfund Program based on available information.
- Resource Conservation Recovery Act Information System (RCRA), (RCRA-TSD) and RCRA Treatment, Storage, or Disposal CORRACTS, Generators - is a list of handlers and generators with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity. This includes sites with violations or sites that are currently under investigation.
- Confirmed or Suspected Contaminated Sites List (CSCSL) and CSCSL No Further Action (NFA) – this includes sites being considered for investigation/actively investigated/or determined to be closed by the Washington Department of Ecology under the Model Toxic Control Act (MTCA).
- Underground Storage Tank (UST) List and Leaking Underground Storage Tank (LUST) List - The LUST sites are also commonly on the CSCSL and include sites with known USTs/above ground storage tanks or sites with leaking USTs.
- Ecology Toxic Cleanup Program Site Register (WA Site Register) and Ecology Solid Waste Facility List (SWFL) – List sites registered with Ecology Toxic Cleanup Program and Solid Waste Facilities.

3.1 Environmental Records for the Subject Property

A review of environmental records indicated the following for the subject site:

- WA Spills –
 - On May 29, 2010 an unknown diesel spill was reported for the subject property. The quantity, source, and extent were not detailed.

- On May 13, 2011, 2-gallons of cake batter were reported spilled. Report indicates the material was contained to the parking area and was cleaned up by Aqua Clean (Ecology Incident# 82048, included in Appendix C). This spill was reported because it included a biological oil (which can be regulated depending on composition).
- On April 25, 2017, 8-ounces of hydraulic oil from a broken hydraulic line were reported to be spilled into a storm drain (Ecology Incident# 93379, included in Appendix C).
- WA US National Pollutant Discharge Elimination System (NPDES) – the site (under Dawn Foods) has a NPDES permit (WAR011560) which may have expired on December 31, 2019; renewal copies were not found databases searched. A copy of the 2019 permit is included in Appendix C. Environmental concerns documented from Ecology inspections (completed on March 12, 2019) include: surface sheens in parking lot (from parked vehicles) and some concerns about older paint chipping off silos.

In 1996 Hart Crowser completed a limited subsurface investigation for the property. Results of this report include field observations of metal debris and petroleum like odor in one location (sample location HC-4) and TPH and metals detected at two locations in the western portion of the subject property (in sample locations HC-4 and HC-5). Lead was detected above MTCA direct contact values at one location (HC-4). Volatile organic compounds were detected in several sample locations, but the report concluded that insufficient data was available to determine the source of the solvents (Hart Crowser 1996B). Sample locations are shown on Figure 3. The 1996 Hart Crowser report recommended further investigation in the areas of HC-4 and HC-5 and additional soil and groundwater samples to determine extent and sources of contamination. CRETE was not able to determine if any additional environmental sampling or investigation efforts have been completed at the subject property. Based on the data available, soil and groundwater contamination is present at the subject property and the extent and sources have not been defined. Data was not reviewed related to other site media (vapor or sediments) which may also be contaminated.

There is a City of Seattle single pad-mounted transformer on the south side of the property near the west end of the buildings. A sticker is present that reads 'non-PCB', however documents reviewed indicate that the transfer may have low levels PCB (Bryan Cave LLP 2008). There is no known release of PCBs from this transformer and it is currently maintained and serviced by the City of Seattle.

3.2 Environmental Records for the Adjacent Properties

3.2.1 6701 Fox Avenue

Seatac Marine Properties Fox Avenue Terminal is located north of the subject property. No environmental records were found for this property and this property was not listed in any environmental databases searched.

3.2.2 6900 Fox Avenue

Great Western Chemical/Cascade Columbia Distribution Company (GWC) is located to the east of the subject property. Soil and groundwater contamination from petroleum and chlorinated solvent products have been identified at the property. In 2012, Ecology entered into an Agreed Order (legal agreement) with the current property owner, Fox Ave Building LLC, to require implementation of the Cleanup Action Plan.

GWC operated a chemical and petroleum repackaging and distribution facility on the property. GWC pumped bulk product through buried pipes as well as hoses on the surface. The facility had a number of underground and above ground storage tanks which stored chemical and petroleum products, including solvents, acids, and lube oils.

From the 1960s through the 1980s, GWC replaced and upgraded many of their warehouse structures. Several other companies leased parts of the property over the years. A number of chemicals and petroleum products were handled at the Site. In 2003, Fox Avenue Building LLC bought the GWC property. Cascade Columbia Distribution now leases the property and uses the warehouse as a chemical distribution facility.

The groundwater from the Site reaches the Lower Duwamish Waterway, making it a concern for source control to prevent recontamination of the Lower Duwamish Waterway Superfund site.

Based on information reported by Ecology, contamination at the site is the result of industrial use since 1918. The contaminants of concern in the soil and groundwater are:

- Chlorinated solvents
- Petroleum hydrocarbons
- Semi-volatile organic compounds (SVOCs)
- Dioxins and furans

The site has had numerous site investigations and ongoing cleanup actions started at least in 1991 when the GWC entered into an agreed order with Ecology. According to Ecology’s website, the site is awaiting a supplemental feasibility study to determine a recommended site wide cleanup action and prepare a draft cleanup action plan. The site is listed in the several environmental databases, including ALLSITES, SPILLS, MANIFEST, NPDES, UST, RCRA NONGEN /NLR, FINDS, ECHO.

This site is located upgradient of the subject property and groundwater flows from this site to the subject property (in an east to west direction) with discharge to the Duwamish Waterway. Figure 4, from the Fox Avenue Site, shows the “Northwest Corner Plume CAA” and the “Loading Dock Area” overlapping with the subject property.

3.2.3 500 S Myrtle Street

Seattle Boiler Works provides fabrication and processing of boiler related products constructed mostly of metal. This property is located to the south of the subject property. This site is downgradient of the subject property. The site is listed in the following environmental databases: ALLSITES, SPILLS, NPDES, UST, FINDS, ECHO.

3.2.4 Duwamish Waterway

The subject property is bound on the western property boundary by the Duwamish Water. The river is part of the Lower Duwamish Waterway (LDW) Superfund Site which is a 5-mile stretch of the Duwamish River that flows north into Elliot Bay was added to the Superfund National Priorities List by the U.S. Environmental Protection Agency (EPA) in 2001. The sediments (mud) in the river contain a wide range of contaminants due to decades of industrial activity and runoff from urban areas. EPA is leading efforts to clean up the river sediments. The subject property is located between river mile 2.2 and 2.3. Surface and subsurface data available on the LDW Superfund Site website collected in close proximity to the subject property indicates that the sediments are not contaminated (Windward 2010). Sites immediately up and downgradient do have contaminated sediment which may migrate to the subject property. Efforts to remediate the Superfund Site would likely address these areas of concern.

Ecology is leading efforts to control sources of contamination from the surrounding land area. The long-term goal is to minimize recontamination of the river sediment and restore water quality in the river. The subject property would be part of any efforts to control sources of contamination.

3.3 Environmental Records for the Surrounding Properties

The EDR report (included in Appendix A) provides a detailed review of properties within a 1 mile radius of the site. The site is bounded on the western property boundary by the Duwamish Waterway. Sites that are west of this water body are not included in this summary. Below is a summary of sites that are on the eastern bank of the Duwamish Waterway and within in the search radius of the subject property and in multiple searched database.

ADDRESS	DATABASES	ELEV	DIST(mi)
1441 N NORTHLAKE WAY & 6901 FOX S	HIST FTTS	TP	TP
501 S MYRTLE ST	ALLSITES, RCRA NONGEN / NLR, FINDS, ECHO	Lower	0.053
6722 FOX AVE S	ALLSITES	Higher	0.071
FOX AVE S & S BRIGHTON ST	ALLSITES, RCRA NONGEN / NLR	Higher	0.071
550 S MYRTLE ST	ALLSITES	Higher	0.102

ADDRESS	DATABASES	ELEV	DIST(mi)
6701 E MARGINAL WAY S	ALLSITES,ASBESTOS	Higher	0.133
6731 E MARGINAL WAY S	ALLSITES	Higher	0.154
6705 E MARGINAL WAY S	ALLSITES,ASBESTOS	Higher	0.161
600 S MYRTLE ST	UST,ALLSITES,FINDS	Higher	0.163
601 S MYRTLE ST	SEMS,SPILLS,RCRA NONGEN / NLR,LEAD SMELTERS,FINDS,ECHO,MANIFEST, UST, SWF/LF,SWRCY,ALLSITES,MANIFEST	Higher	0.166
606 S MYRTLE ST	VCP, INST CONTROL,ALLSITES,CSCSL NFA	Higher	0.169
E. MARGINAL WAY S. & S. BRIGHTON ST.	ICR	Higher	0.173
6795 E MARGINAL WAY S	ALLSITES,RCRA NONGEN / NLR,FINDS,ECHO	Higher	0.174
6770 E MARGINAL WAY S BLDG D	ALLSITES,RCRA NONGEN / NLR,FINDS,ECHO	Higher	0.179
DUWAMISH APPRENTICESHIP &	UST,ALLSITES	Higher	0.179
701 S ORCHARD ST AT&T	ALLSITES	Higher	0.184
6715,6737 CORSON AVE. S. & 6800 E. MARGINAL WAY S.	ICR	Higher	0.19
711 S MYRTLE ST	ALLSITES,RCRA NONGEN / NLR,FINDS,ECHO	Higher	0.191
6800 E MARGINAL WAY & CORSON A	UST,ALLSITES,RCRA NONGEN / NLR,FINDS,ECHO	Higher	0.193
RK 2.5 TO RK 10.8	NPL,SEMS,PRP	Lower	0.193
6900 FOX AVE S	SEMS-ARCHIVE,CORRACTS,HSL,CSCSL,LUST,ICR,ALLSITES,RCRA NONGEN / NLR,FINANCIAL ASSURANCE,MANIFEST,MANIFEST, UST	Higher	0.206
6851 E MARGINAL WAY S	MANIFEST, RCRA-LQG,PADS, UST,ALLSITES,FINDS,ECHO,NPDES	Higher	0.209
6714 E MARGINAL WAY S	CSCSL,ALLSITES	Higher	0.213
171 S RIVER ST	ALLSITES	Higher	0.228
551 S RIVER ST	ALLSITES,CSCSL NFA,RCRA NONGEN / NLR, VCP	Higher	0.231
303 S RIVER ST	ALLSITES,SPILLS,FINDS	Higher	0.234
7245 2ND AVE S	ALLSITES	Higher	0.237
620 S OTHELLO ST	ALLSITES	Lower	0.238
4TH AVENUE & E. MARGINAL WAY	US BROWNFIELDS,FINDS	Higher	0.243
516 S RIVER ST	ALLSITES	Higher	0.243
6555 5TH AVE S	VCP	Higher	0.247
600 SOUTH GARDEN	RCRA NONGEN / NLR,PADS	Higher	0.249

ADDRESS	DATABASES	ELEV	DIST(mi)
STREET			
600 S GARDEN ST	ALLSITES, RCRA NONGEN / NLR,FINDS,ECHO	Higher	0.249
719 S MYRTLE ST	ALLSITES,CSCSL NFA	Higher	0.254
700 S ORCHARD ST	ALLSITES,FINDS	Higher	0.255

4 Recognized Environmental Conditions and Recommendations

CRETE has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-18 on the subject property located at 6901 Fox Ave South, Washington. (Parcel No. 000180-0113). This assessment has revealed the following recognized environmental conditions in connection with the property based on the historical records review, interviews, environmental databases reviewed, and the subject property walk:

- **Presence of Regulated Building Materials** – A site regulated building material survey should be completed to determine if there is the presence of regulated building materials, such as asbestos, lead, and universal wastes (including fluorescent bulbs and ballasts). Asbestos samples were collected in 1988 from wall insulation, acoustical ceiling tile, and floor tile (Earth Consultants 1988). Results indicated that no asbestos was present, but no documentation was provided to verify results or sampling methods.
- **Presence of Contaminated Groundwater Offsite Sources** – Groundwater flows from the east to the west, towards the Duwamish Waterway. Contaminated groundwater from the upgradient Great West Chemical Company Site may have contaminated groundwater at the subject property; contamination may include total petroleum hydrocarbons and/or chlorinated solvents.
- **Presence of Contaminated Soil and Groundwater Onsite Sources** – Environmental investigation work in 1996 indicated that soil contamination is present at the subject property and the extent and sources have not been defined (Hart Crowser 1996B). Sources are thought to be from the shipbuilding activities which occurred at the site from 1917 and 1966. Groundwater samples were not collected as part of the 1996 investigation work, groundwater may also be contaminated by historic activities.

4.1 Recommendations

The following recommendations are provided based on the data presented in this report.

- **Building Materials** – Based on the age and general common construction practices it is assumed that some level of regulated building materials exist on the property, such as fluorescent light ballasts and/or asbestos. A full building materials assessment is recommended. Under current conditions, any regulated building materials are likely sealed or intact and do not suggest a possible exposure route. If buildings are to be removed or remodeled, proper handling and disposal of regulated building materials and universal waste will be required. Though limited asbestos sampling was completed in 1988, lack of data was available to verify these results and it is recommended that these samples be confirmed (Earth Consultants 1988).

- **Presence of Contaminated Groundwater from Offsite Sources** – Groundwater flows from the east to the west, towards the Duwamish Waterway. Contaminated groundwater from the upgradient Great West Chemical Company Site may have contaminated groundwater at the subject property; contamination may include total petroleum hydrocarbons and/or chlorinated solvents. Additional groundwater samples are recommended along the eastern half of the subject property to determine if groundwater is contaminated. Because groundwater in this area of Seattle is shallow, typically less than 10 feet below ground surface, contaminated groundwater could pose a risk to indoor air. If volatile organic compounds are present at high enough levels, vapors can migrate from the water column through cracks and preferential pathways in the soil and building foundations, entering the building and working areas. Groundwater samples should be compared to Ecology screening levels for the protection of indoor air as well as protection of surface water screening levels.
- **Presence of Contaminated Groundwater and Soil from Onsite Sources** – Based on historical records it is known that previous industrial activities may have contaminated soil and groundwater. Additional soil and groundwater samples are recommended in the western half of the property to address this potential.

5 Preliminary Phase 2 ESA Results

In January 2, 2020 CRETE conducted a focused environmental investigation at the subject property. Sample locations are shown on Figure 5 and preliminary results are provided below. These preliminary results are provided to inform this Phase 1. Laboratory reports and a full summary of the field effort will be included in a separate document.

Vinyl chloride was detected in samples collected along the eastern portion of the subject property above screening levels. Results were compared to protection of surface water and protection of indoor air from groundwater contamination. Nickel and zinc were detected in groundwater samples from the western portion of the site above surface water screening levels. Results above screening levels are summarized on Table 1.

Table 1 Preliminary January 2020 Groundwater Sample Results

Result Parameter Name	GP-SB-1	GP-SB-2	GP-SB-3	GP-SB-5	GP-SB-6	Screening Level	Screening Level Source
Date Sample:	1/2/2020	1/2/2020	1/2/2020	1/2/2020	1/2/2020		
Sample Type:	Grab Groundwater Sample from Temporary Geoprobe Well						
Sample results are in ug/L							
Nickel - dissolved	NS	NS	5 U	5 U	8.71	8.2	1
Zinc - dissolved	NS	NS	25 U	25 U	3,110	81	2
Vinyl chloride	44	72	0.31	0.2 U	0.2 U	0.2/0.32 /0.02	3
cis-1,2-Dichloroethene	16	400	1 U	1 U	1 U	16	4

Notes:

1 - Surface Water Aquatic Life Marine/Chronic

2 -Surface Water Aquatic Life Marine/Chronic

3 - MTCA Method A groundwater cleanup level, 0.2 ug/L. MTCA screening level for the protection of indoor air is 0.35 ug/L. Surface Water Human Health screening level is 0.02 ug/L.

4 - MTCA Method B protection of groundwater
TPH was not analyzed.

Shading denotes a screening level is exceeded.

Preliminary results, table shows the detections above the lowest possible screening level.

ug/L - microgram per liter

MTCA - model toxics control act

NS - not sampled

6 Limitations

This report describes the results of CRETE's due diligence assessment to identify the presence of environmental liabilities materially affecting the subject property. In conducting this due diligence investigation, CRETE has attempted to independently assess the presence of such problems within the limits of the established scope of work. As with any due diligence evaluation, there is a certain degree of dependence upon oral information provided by subject property representatives which is not readily verifiable through visual observations or supported by any available written documentation.

CRETE shall not be held responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed by subject property representatives at the time this assessment was performed. In addition, the findings in the report are subject to certain conditions and assumptions. The conditions and assumptions are noted in the report, and any party reviewing the findings of the report must carefully review and consider all such conditions and assumptions.

This report and all field data and notes were gathered and/or prepared by CRETE in accordance with the agreed upon scope of work and generally accepted engineering and scientific practice in effect at the time of CRETE's assessment of the subject property. The statements, conclusions, and opinions contained in this report are only intended to give approximations of the environmental conditions at the subject property.

This report is prepared pursuant to an agreement between the client and CRETE and is for the exclusive use of the client. No other party is entitled to rely on the conclusions, observations, specifications, or data contained herein without first obtaining CRETE's written consent and provided any such party signs a CRETE generated Reliance Letter. A third party's signing of the CRETE Reliance Letter and CRETE's written consent are conditions precedent to any additional use or reliance on this report.

The passage of time may result in changes in technology, economic conditions, subject property variations, or regulatory provisions which would render the report inaccurate. Reliance on the report after the date of issuance as an accurate representation of current subject property conditions shall be at the user's sole risk.

7 References

Bryan Cave LLP 2008. Bunge Oils Response to CERCLA Section 104 (e) request for the Lower Duwamish Waterway Superfund Site, Seattle Washington. September 15, 2008.

Earth Consultants 1988. Preliminary Environmental Audit, letter dated May 31, 1988.

Ecology 2020. Washington Department of Ecology Site Page for Fox Ave Building, 6900 Fox Ave South, Seattle WA 98108. Cleanup Site ID 5082. Accessed on January 19, 2020. <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=5082>

EPA 2008. Dawn Food Product response to CERCLA Section 104 (e) request for the Lower Duwamish Waterway Superfund Site, Seattle Washington. September 16, 2008.

Hart Crowser 1996A. Phase 1 Phase I Environmental Site Assessment Frozen Food Warehouse 6901 Fox Avenue South, Seattle Washington. June 19, 1996.

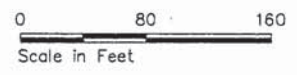
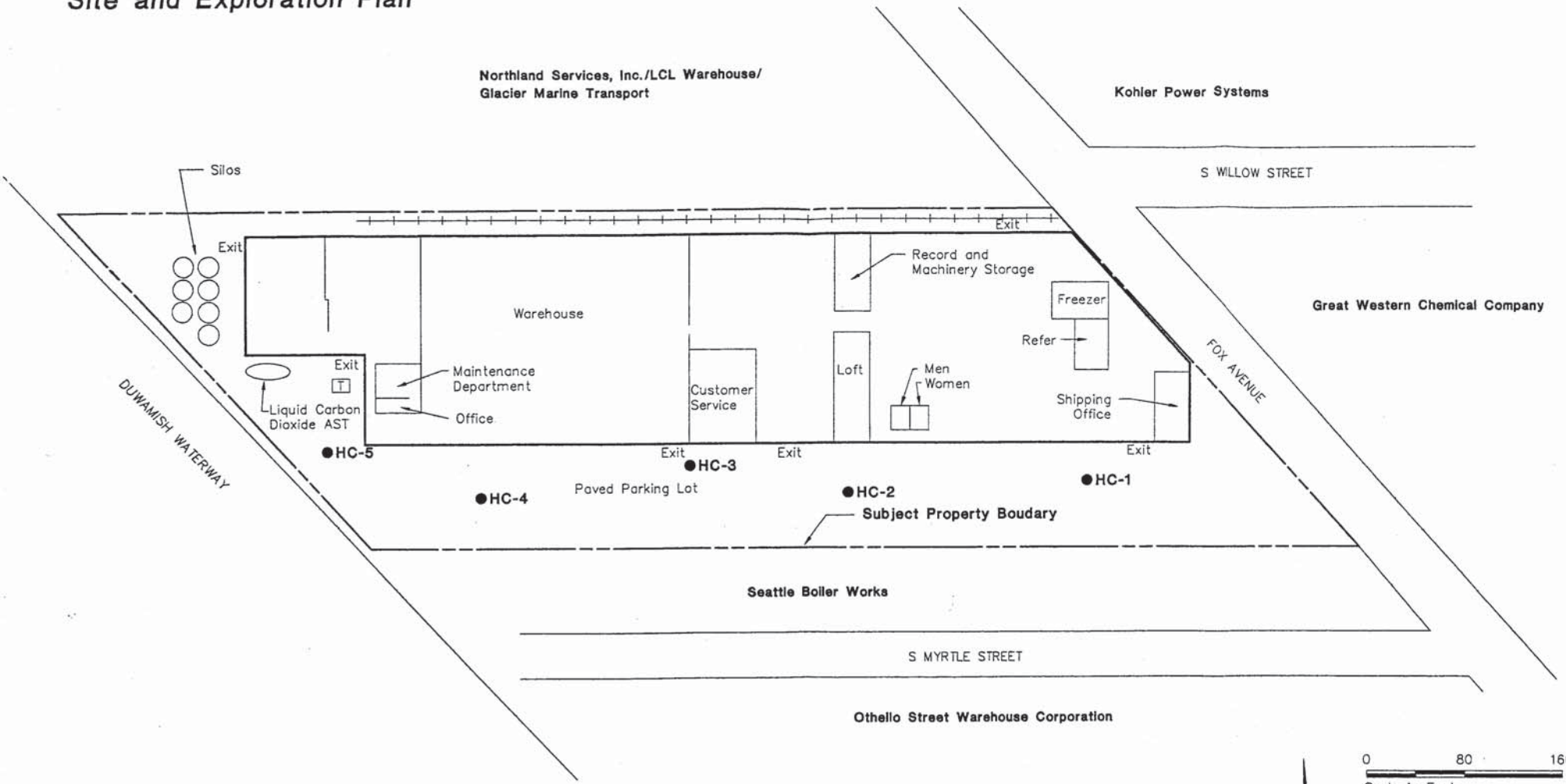
Hart Crowser 1996B. Limited Subsurface Investigation Fox Avenue Property 6901 Fox Avenue South, Seattle Washington. November 12, 1996.

Windward 2010. Lower Duwamish Waterway Remedial Investigation. July 9, 2010.

Figures



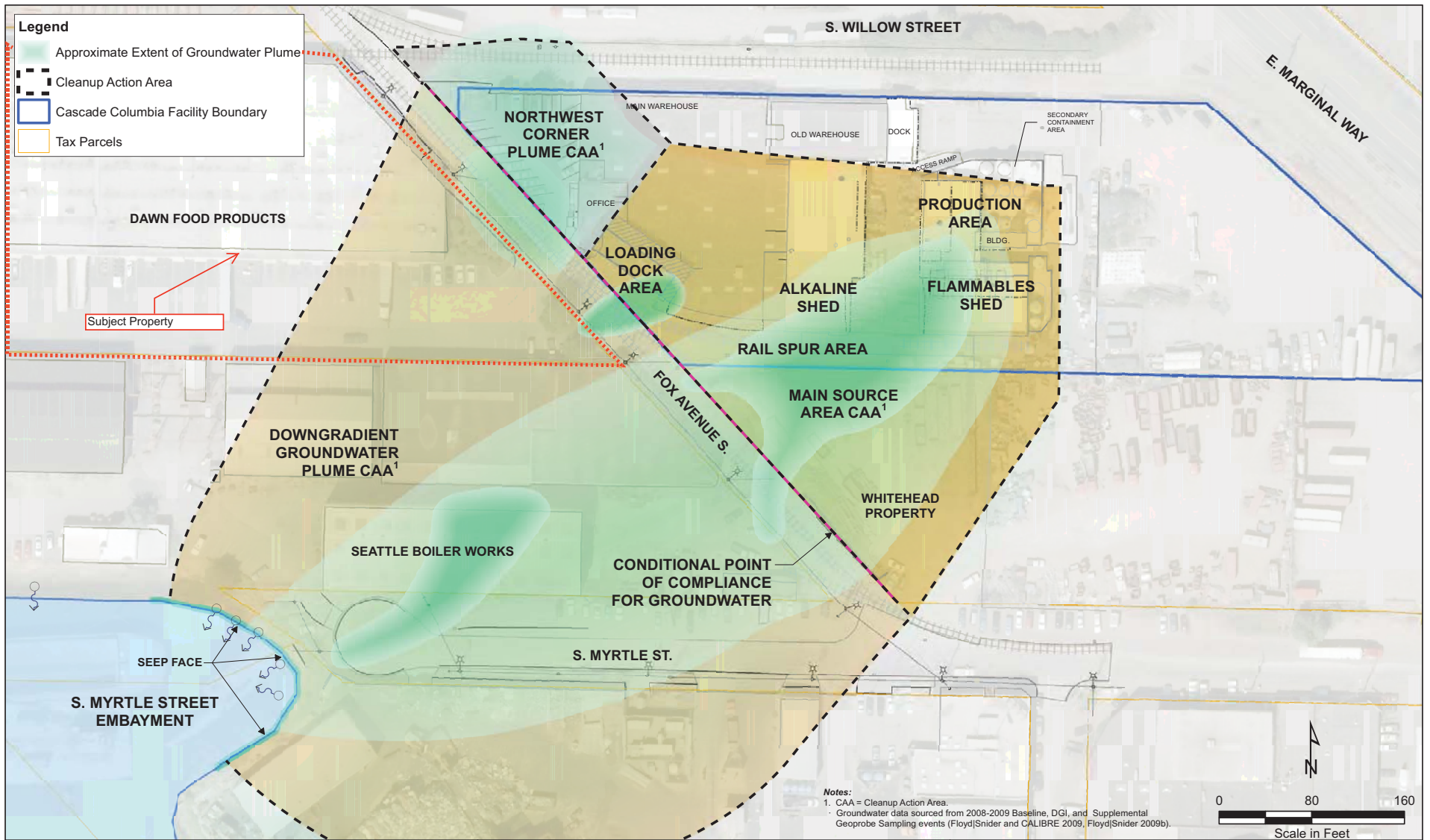
Site and Exploration Plan



- HC-1 Boring Location and Number
- Transformer

Figure 3
1996 Soil and Groundwater Sample Locations - Subject Property

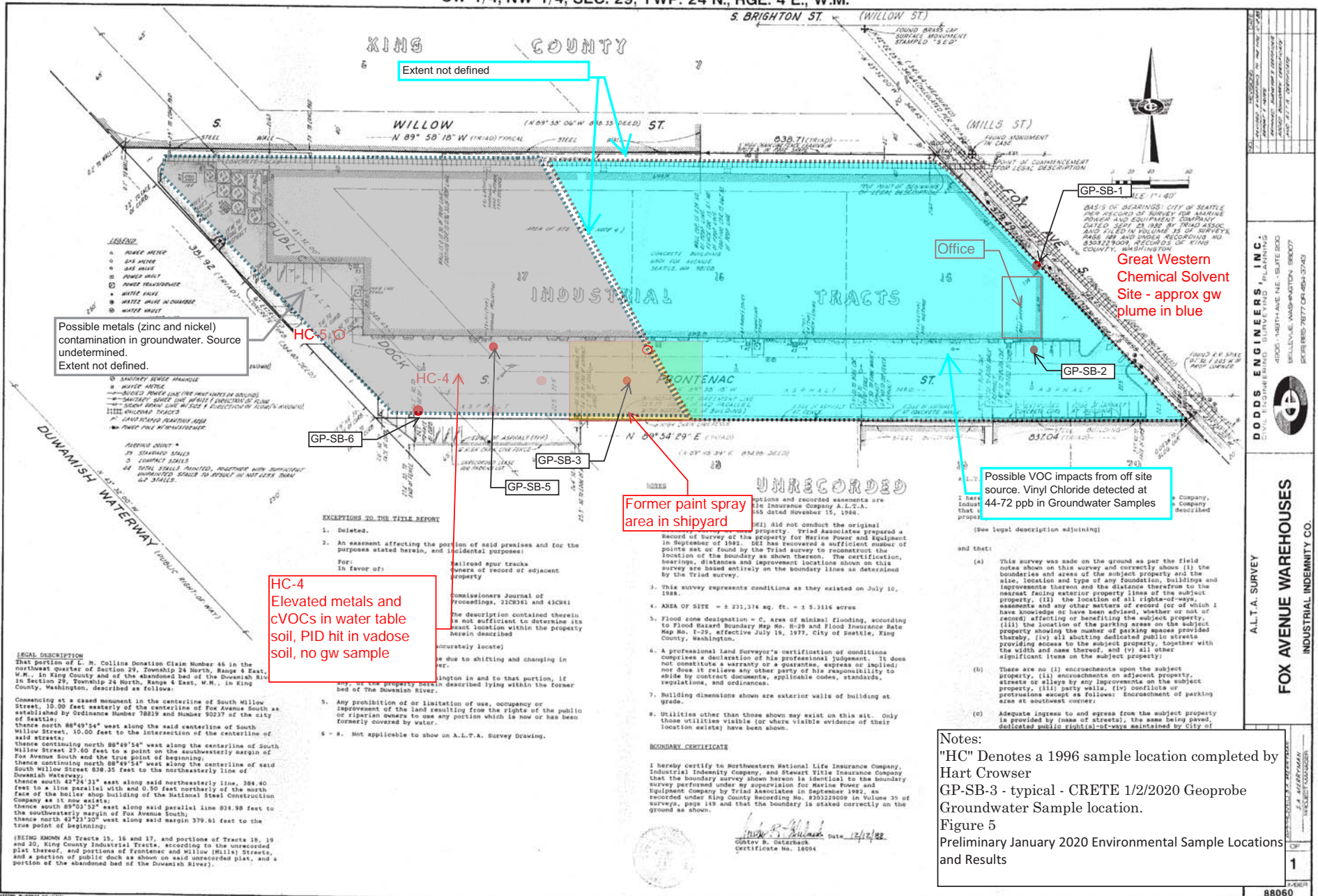
Source: Figure 2 from Limited Subsurface Investigation Fox Avenue Property 6901 Fox Avenue South, Seattle Washington. Prepared by Hart Crowser, November 12, 1996.



Source of Figure:
 Floyd Snider, 2012. Cleanup Action Plan.
 Figure 2.3 Cleanup Action Areas.

Figure 4
 Upgradient Groundwater Plume - Fox Avenue Cleanup Site

SW 1/4, NW 1/4, SEC. 29, TWP. 24 N., RGE. 4 E., W.M.



Extent not defined

Possible metals (zinc and nickel) contamination in groundwater. Source undetermined. Extent not defined.

HC-4
Elevated metals and cVOCs in water table soil, PID hit in vadose soil, no gw sample

Former paint spray area in shipyard

Possible VOC impacts from off site source. Vinyl Chloride detected at 44-72 ppb in Groundwater Samples

Great Western Chemical Solvent Site - approx gw plume in blue

Notes:
"HC" Denotes a 1996 sample location completed by Hart Crowser
GP-SB-3 - typical - CRETE 1/2/2020 Geoprobe Groundwater Sample location.
Figure 5
Preliminary January 2020 Environmental Sample Locations and Results

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FOX AVENUE WAREHOUSES
INDUSTRIAL INDEMNITY CO.

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Appendix A

EDR Environmental Database and Polk Directory Search

(Included separately on the attached CD)

Appendix B

Historical Aerial Photographs and USGS Topographic Maps

(Included separately on the attached CD)

Appendix C

Historical Reports

(Included separately on the attached CD)