PHASE I ENVIRONMENTAL AUDIT

Econo-Mini Storage
18716 68th Avenue Northeast
Kenmore, Washington

DAVIS-SILESKY

ENVIRONMENTAL ASSOCIATES, INC.

2122 - 112th Avenue North East, Suite B-100
Bellevue, Washington 98004
(206) 399-6041 (206) 455-9025
FAX: (206) 455-2316

May 12, 1995 JN 5114

Davis-Silesky
20 West Galer Street
Seattle, Washington 98119

Attention: Mr. Glenn Davis

Subject: **PHASE I ENVIRONMENTAL AUDIT**
Econo-Mini Storage
18716 68th Avenue N.E.
Kenmore, Washington

Dear Mr. Davis:

Environmental Associates, Inc. has completed a Phase I Environmental Audit of the subject property located in King County, Washington. This report, prepared in accordance with the terms of our proposal dated April 28, 1995 and in a manner generally consistent with the intent and methodologies of ASTM E 1527-93 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", summarizes our approach to the project along with results and conclusions.

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

Based solely upon the information available for review in the course of our study, and momentarily excluding the documented landfill co-located at the subject site, it appears that the property is free from potentially hazardous, dangerous, or toxic materials.

As discussed in detail within the attached report, documents in the public record suggest that a small closed "landfill" underlies the subject property and portions of surrounding properties. Permission for the landfilling was apparently granted by the King County Council in 1971 (article, Seattle Times, August 3, 1971). A preliminary investigation of portions of the landfill

was conducted by the Seattle-King County Department of Public Health in 1984, however, an uncooperative owner at that time apparently denied access to portions of the former landfill area including the subject site.

A brief report summary developed by the department suggests that the 12.81 acre landfill was "primarily used for rubbish such as wood and stumps, demolition materials and oil from roads...a minimal amount of garbage was apparently received". The department report continues; "it (the landfill) operated for only a short time for the purpose of reclaiming the site for the commercial development that currently exists". Results of the department investigation suggested that slightly elevated concentrations of methane were present at locations accessible to them, however, they report that no leachate was present. The only precautionary recommendation offered by the department was for periodic monitoring of structures located on or adjacent to the landfill for methane.

Soil and groundwater sampling and testing was conducted by Golder Associates, Inc., in January of 1989 on the parcel to the east of the subject property. Trace concentrations of toluene and metaxylene were detected in groundwater, however, none exceeded current WDOE-MTCA cleanup criteria. No volatile organic compounds were detected in the soil.

Viewing these findings in the context of a historical use framework suggesting a very limited time in which landfilling occurred, we are left with the general impression that the subject property is free from contamination exceeding WDOE cleanup criteria. Without benefit of testing data or other information regarding subsurface conditions specifically beneath the subject property, in view of the likely similarity of materials placed in this small landfill, it would be reasonable to expect that similar conditions to those described by Golder for the adjoining parcel may also be present at this site as well.

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

Respectfully submitted,
ENVIRONMENTAL ASSOCIATES,INC.

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

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

Registered Site Assessor/Licensed UST Supervisor
State Certification #947458636

License: W000010 (Washington)
License: 11464 (Oregon)
License: 876 (California)

PHASE "1" ENVIRONMENTAL AUDIT

Econo-Mini Storage
18716 68th Avenue Northeast
Kenmore, Washington

Prepared for:

Davis-Silesky
20 West Galer Street
Seattle, Washington 98119

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

David Bair
Environmental Engineer
EPA-Certified AHERA Building Inspector
I.D. No. 940112-01

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

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

Registered Site Assessor/Licensed UST Supervisor
State Certification #947458636

License: W000010 (Washington)
License: 11464 (Oregon)
License: 876 (California)

Reference Job Number: JN 5114

May 12, 1995

TABLE OF CONTENTS

METHODOLOGY/SCOPE OF WORK

Our study approach consisted of completing a series of investigative tasks intended to satisfy the level of effort often referred to as "due diligence" by the "innocent purchaser" in the context of the Superfund Amendment and Reauthorization Act of 1986 (SARA), and nearly identical requirements set forth in the Model Toxics Control Act (MTCA), Chapter 70.105 D (Section 040) RCW pertaining to standards of liability. The objective of a Phase I audit is to minimize potential future liability for environmental problems by demonstrating that at the time of acquisition or refinancing, the owner, buyer, or lender had no knowledge or reason to know that any hazardous substance had been released or disposed of on, in, or at the property.

In an effort to evaluate condition and previous uses of the property in a manner consistent with good commercial and customary practice and in general accordance with methods outlined under ASTM E 1527-93 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", our scope of work for this study included:

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

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

- Review of Seattle/King County Department of Public Health documents regarding current and abandoned landfills.

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

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

- Review of the current WDOE Site Management Information System (SMIS) list of potentially contaminated sites which have been the subject of hazardous waste investigation and/or cleanup activity in conjunction with the Washington Model Toxics Control Act (MTCA) Chapter 173-340 WAC.

- Risk evaluation for natural-occurring radon.

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

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

FINDINGS

GENERAL DESCRIPTION

The subject property includes an irregular-shaped parcel covering approximately 209,959 square feet of land. Improvements to the property include an office/manager's residence and thirteen mini-storage buildings. The office/manager's residence is a two-story wood-framed building enclosing approximately 2,748 square feet which was erected in 1985. The thirteen mini-storage buildings enclose a total of 72,451 square feet in 479 storage units and were constructed in stages beginning in 1985. Additional improvements include landscaping and asphalt paving. Currently the property is operated as Econo-Mini Storage. The approximate location of the site is shown on the Vicinity Map, Plate 1, appended herewith.

The building is located in an area of mixed commercial and residential land use in Kenmore, approximately one half mile northeast of Lake Washington. Photographs reflecting the character of the subject property are provided with this report as Plate 2.

A brief description of land use on nearby parcels is provided below. Plate 3, Site Plan, depicts the setting of the subject property and adjacent sites.

North: The property is bordered to the north by Kenmore Estates, an apartment complex. An unnamed creek runs west to east along the border.

East: To the east of the property is a parcel of undeveloped land formerly used as a landfill for construction debris.

South: South of the subject property is a drainage ditch and Wesmar Industrial Park, which provides office, warehouse, and shop space to Wesmar Industries.

West: West of the subject property is 68th Avenue Northeast, and across this are single-family dwellings.

According to the King County Assessor's Office, the subject property is zoned for commercial use (BCP).

GEOLOGIC SETTING

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

Published geologic maps for the site vicinity (Liesch, et al, 1963) suggest that much of the material underlying the subject site may be glacial till, a dense heterogenous mixture of silt, sand, and gravel. Typically, the till exhibits relatively low vertical hydraulic conductivity which frequently results in formation of a "perched" water table along its upper contact. The "perched" water table (if present) is frequently seasonal and derives recharge primarily from infiltration of precipitation through more permeable overlying soils.

Soils underlying the subject site consist of Alderwood association, which are described as moderately well drained, undulating to hilly soils that have dense, very slowly permeable glacial till, located on uplands and terraces. Alderwood soils are on till plains and were formed in glacial till. The surface layer is gravelly sandy loam. The subsoils are very gravelly sandy loam. A weakly cemented "hardpan" is at a depth of approximately 35 inches. Depth of the hardpan ranges from 20 to 40 inches.

Topographically, the site is situated on a south-facing slope, approximately 40 to 60 feet above sea level. Based upon inference from topography and local drainage patterns, it appears that shallow-seated groundwater (if present) in the vicinity of the subject property may flow in a southeasterly direction.

Although no site specific information has been developed by our firm with respect to depth to groundwater at this site, our experience in the area suggests that "perched" groundwater (if present) beneath the site may lie at a depth of approximately 10 to 20 feet or more beneath the ground surface.

With respect to surface water, an unnamed stream borders the property to the north. Swamp Creek is located approximately one half mile to the east of the site.

DEVELOPMENT HISTORY AND LAND USE

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

Aerial photographs of the area were reviewed for the years 1936, 1946, 1960, 1969, 1977, 1985, and 1992. The following paragraphs provide an interpretative summary of our observations in each photo.

1936 In this photograph, the subject property is wooded. A marshy area appears to the east, and further east are farms. There is some development to the south along Bothell Way, while the area to the west is largely undeveloped.

1946 No apparent change to the subject property as compared to the 1936 photograph is noted. Residential and commercial development in the area has increased.

1960 No apparent change to the subject property from the 1946 photograph is noted. Some filling may have taken place to the south, in the Wesmar Industrial Park area. Development in the area continues to increase.

1969 The subject property has been cleared of trees. Development in the area has increased dramatically.

1977 No apparent change to the subject property as compared to the 1969 photograph is perceived. A large area to the southeast has been cleared and appears to have been filled.

1985 The office/residence building and two storage buildings now appear on the subject property, with three additional storage buildings under construction in the northeast corner. Wesmar Industrial Park appears to the south, and the Kenmore Estates apartments appear to the north. Much more residential and commercial development has taken place.

1992 Additional storage buildings now appear on the subject property. Residential and commercial development in the area continues to increase.

PROPERTY CONVEYANCE/OWNERSHIP DATA

From the file resources of the King County Assessor's Office and Washington State Archives, the following limited history of ownership has been established:

INSTRUMENT	OWNER	DATE OF PURCHASE
Archive Records	Carrie Anderson	1926
Archive Records	Phyllis E. Anderson	March 19, 1939
Archive Records	Clarence F. Stalhamer	May 24, 1943
Archive Records	Alfred E. Miller	October 10, 1952

According to resources available at the Washington State Archives, the subject property was undeveloped until the early 1920s, when a small single-family home, barn, and open garage were constructed on the parcel of which the subject site was once part. Archive records indicated that the subject site was later split from this larger parcel. These records also indicated that the subject site was sloping and historically below street grade. Heat for the home was provided by a stove and water and sewage service was provided by a well and cesspool, respectively.

Polk street directories did not cover the area containing the subject site.

SITE RECONNAISSANCE

An environmental engineer/EPA-certified Asbestos Building Inspector from our firm visited the property on May 3, 1995 to review on-site conditions and land use practices in the surrounding area. Access to the property was arranged by Mr. Glenn Davis. The representative areas reviewed during our site visit included the office/manager's residence, several typical storage units, and the grounds.

As discussed previously, the subject property includes thirteen (13) mini-storage buildings and an office/residence. The mini-storage buildings were constructed of concrete blocks with pitched metal roofs while the office/residence was wood-frame construction with pitched roof covered by composition shingles. The portion of the site not covered by buildings was paved with asphalt, with the exception of landscaped areas and drainages on the north and south borders. Typical building materials and/or conditions observed during our site reconnaissance included:

- Flooring materials included concrete, carpet, and sheet vinyl.
- Interior walls in the office/residence were painted drywall, while those in the storage buildings were of unpainted wood.

- Ceilings were suspended acoustical tiles and painted drywall in the office/residence and unpainted wood in the storage units.

- Incandescent and fluorescent light fixtures were noted throughout the office/residence building.

- A heat pump provides heating and cooling to the office/residence. The storage units were unheated.

No evidence to suggest the presence of underground fuel storage tanks (i.e. vent lines, filler caps, etc.) was noted on the property. Similarly, no water wells or groundwater monitoring wells were noted on the property. At the time of our visit, no stains, odors, or unusual vegetation conditions that might otherwise indicate the potential presence of hazardous materials were observed on the subject property.

CHECK FOR PCB-CONTAINING MATERIALS

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

Light Fixtures — During our site reconnaissance, we saw no electrical equipment suspected of containing PCBs. The fluorescent light fixtures were installed as new units in 1985 when the building was built, long after the ban on the use of PCBs.

Main Service Electrical Transformers — One main service electrical transformer was noted on the property. No certifications or labels regarding PCBs were noted on the transformer. Careful examination of the transformer revealed no cracks, staining, or other evidence of potential leakage.

CHECK FOR ASBESTOS-CONTAINING MATERIALS

During reconnaissance of the property, our EPA-certified asbestos inspector observed building materials to assess the potential for the presence of asbestos-containing materials. No materials suspected to contain asbestos were identified in the course of our site review.

REVIEW FOR LEAD-BASED PAINT

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

As the structures on the subject property were built in 1985, long after the use of lead-based paint has been discontinued, we do not suspect the paint to contain lead.

RADON EVALUATION

Occurrence

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

Health Risks

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

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

Risk of Potential Exposure in the Kenmore Area

The Bonneville Power Administration (BPA) recently published the results of measurements for radon made in residences throughout the region they serve which includes Washington, Oregon and Idaho. For the Kenmore area in the immediate vicinity of the subject property 228 tests have been performed. The results of their work (BPA, 1993) suggest that radon levels over 4 pCi/l were detected in only one of the monitored residences in the

vicinity of subject site. Additionally, the average listed radon reading in the subject site township was 0.53 pCi/l, well below the EPA threshold of concern.

On the basis of the findings presented in the cited BPA survey, we conclude that the potential for exposure to natural-occurring radon at the subject site is low.

WATER SUPPLY, WASTE WATER AND SOLID WASTE MANAGEMENT

Information supplied by the Public Works Department of King County revealed that the subject property is provided with municipal water and sewer service.

One solid waste dumpster located on asphalt was noted near the center of the property. The dumpster, which is maintained by Waste Management Inc., was relatively clean and free of overflowing debris at the time of our site reconnaissance.

REVIEW OF WASHINGTON DOE LISTING OF UNDERGROUND STORAGE TANKS

Review of the current Washington Department of Ecology listing of underground storage tanks (USTs) suggests that several registered USTs are located within a one-half mile radius of the subject property. Information regarding these USTs and their status is provided below:

COMPANY & ADDRESS	AGE (years)	GAL.x 1,000	STATUS	HYDRO. POS.*	DISTANCE & DIRECTION	CONTENTS
60 Minute Tune/Kenmore 17511 68th Avenue NE	13	< 1.1	RM	X	1/3 Mile SW	Used Oil/W
Kenmore PreMix 6423 NE 175th Street	UK UK	UK 05-10	CL CL	X	1/2 Mile SW	Unleaded Diesel
Kenmore BP 6504 Bothell Way NE	36 36 36 UK 36 01 01	11-20 05-10 05-10 < 1.1 < 1.1 10-20 10-20	RM RM RM RM RM OP OP	X	1/3 Mile SW	Leaded Unleaded Unleaded Diesel Used Oil/W Unleaded Unleaded
Kenmore PreMix 6525 NE 175th Street	UK	UK	TO	X	1/2 Mile SW	Diesel
King County Fire District 18030 73rd Avenue NE	09 09	< 1.1 < 1.1	OP OP	X	1/3 Mile SE	Unleaded Diesel

COMPANY & ADDRESS	AGE (years)	GAL.x 1,000	STATUS	HYDRO. POS.*	DISTANCE & DIRECTION	CONTENTS
Minit-Lube #1107 7204 NE Bothell Way	13 13	02-05 <1.1	OP OP	X	1/3 Mile SE	Other Used Oil/W
Mutual Materials Co. 7324 NE 175th Street	UK	05-10	RM	X	1/2 Mile SE	Diesel
Northshore Utility District 18120 68th Avenue NE	UK UK UK	UK UK <1.1	RM RM RM	X	1/3 Mile S	Unleaded Diesel Used Oil/W
Park Oil Company 6825 NE 175th Street	34	10-20	OP	X	1/3 Mile S	Diesel
R. L. Swanson Associates 7036 NE 175th Street	28 28	10-20 10-20	OP OP	X	1/3 Mile SE	Diesel Diesel
R. Rudolph (Shell Station) 6532 Bothell Way NE	30 12 12 12	<1.1 10-20 10-20 10-20	RM OP OP OP	X	1/3 Mile SW	Used Oil/W Unleaded Unleaded Leaded
U Haul Co. of Kenmore 6720 Bothell Way NE	19 19 19 19 UK	02-05 02-05 02-05 <1.1 <1.1	OP OP OP OP EX	X	1/3 Mile SW	Diesel Unleaded Unleaded Heating Heating
Unocal Station #4442 6744 Bothell Way NE	UK UK UK	10-20 10-20 <1.1	RM RM RM	X	1/3 Mile SW	Unleaded Leaded Diesel

Status Code: EX Exempt; IU In Use; RM Removed; UR Unresolved; CL Closure; TO Temporarily Out

UK - Information regarding age of tanks, status, capacities, and/or content was not included for these sites in the WDOE UST list.

***** **Note:** "Hydro. Pos." (hydrologic position) in the table refers to the position of the USTs in relation to the subject property and the probable direction of groundwater flow. Cross (X), Down (D), and Up (U) indicate gradient direction. In general, concern arises when USTs are located up-gradient from the subject property.

According to the most recent WDOE Northwest Regional Office Leaking Underground Storage Tank (LUST) listing, four of the above-listed tank facilities located within an approximately one-half mile radius of the subject property have reported accidental releases or leakage to the WDOE in the past.

- Chevron Station #9-9555, 6504 Bothell Way Northeast (listed on the UST database as Kenmore BP), has reported soil and groundwater contamination. Cleanup is in progress with the removal of two unleaded gasoline USTs, one waste UST, and two heating oil USTs in May, 1994. The property is located approximately one-third of a mile to the southwest of the subject site in a cross-gradient hydrological position.

- Northshore Utility District/Northeast Lake Washington Sewer District is located at 18120 68th Avenue Northeast. Two incidents of soil contamination were reported at this address: cleanup at the Northshore Utility District site is in progress with the removal of one waste UST and one diesel UST; cleanup at the Northeast Lake Washington Sewer District site has been completed. This facility is situated approximately one-third of a mile to the south of the subject property in a cross-gradient hydrological position.

- Shell Station #19038, 6532 Bothell Way Northeast, is located approximately one-third of a mile to the southwest of the subject property. This site has reported both soil and groundwater contamination and cleanup is in progress. This facility is situated in a cross-gradient hydrological position from the subject site.

- Unocal Station #4442 is located approximately one-third of a mile to the southwest of the subject property at 6744 Bothell Way Northeast. This site has reported soil and groundwater contamination and cleanup has been conducted. The building has been demolished. This Unocal property is situated in a cross-gradient hydrological position in relation to the subject parcel.

Based upon the separation distance and/or hydrologic position of the above-listed tank sites in relation to the subject property, it is our opinion that the potential for environmental impairment of the subject property from these sources is very low. The approximate locations of the WDOE-documented underground storage tanks within a one-half mile radius of the subject property are indicated on the Vicinity Map attached to this report as Plate 1.

EPA & STATE RECORDS OF POTENTIALLY HAZARDOUS SITES

Superfund and NPL

Review of the current EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and National Priority List (NPL) listings revealed one CERCLIS and no NPL sites within approximately one mile of the subject property that have been designated as potentially hazardous or eligible for participation in the Superfund cleanup program.

- The Kenmore Landfill, located west of 68th Avenue Northeast and Bothell Way Northeast, was operated by King County and received a status of "No Further Remedial Action Planned" after cleanup

completion in August, 1986. This site is located approximately one-half mile to the southwest of the subject site in a cross-gradient hydrological position.

Sites that have received "no further remedial action planned" status are retained on the CERCLIS listing to report the progress of the Superfund program to Congress.

Based upon the separation distance, hydrologic position, and status of the listed CERCLIS site in relation to the subject property, it is our opinion that the potential for environmental impairment of the subject property from this source is very low.

MTCA The Washington Department of Ecology hazardous waste cleanup and investigation program was launched in 1989 as a part of the Model Toxics Control Act (MTCA), Chapter 173-340 WAC, in order to evaluate potential and actual hazards at sites within the state. Of the more than 630 sites currently on the program list, one is located within a one mile radius of the subject property.

- Kenmore Industrial Park is located at 6423 Northeast 175th Street, approximately one-half mile southwest of the subject site. This facility has confirmed sediment and air contamination, and suspected soil and groundwater contamination. Confirmed contaminants of sediment include petroleum products, while confirmed pollutants of air include halogenated organic compounds. Petroleum products are suspected of having affected air and soil. Additional suspected contaminants of soil include halogenated organic compounds, EPA Priority Pollutants - metals and cyanide, and polynuclear aromatic hydrocarbons (PAH). PAHs are also suspected of having affected groundwater as well. This site is situated in a cross-gradient hydrological position from the subject parcel.

Based upon the separation distance and/or hydrologic position of the listed MTCA sites in relation to the subject property, it is our opinion that the potential for environmental impairment of the subject property from these sources is very low.

RCRA/FINDS Review of the EPA's Facility Index System (FINDS) listing, revealed several sites within a one-half mile radius of the subject property which are regularly monitored by EPA/DOE for the use or generation of small amounts of hazardous substances as a normal part of their business activities. These include:

COMPANY & ADDRESS	REGULATORY AGENCY	GENERATOR CODE
All Tune and Lube 6834 NE 175th Street	RCRIS	SQG
Beismann & Son Volkswagen Repair 7204 NE 175th Street	RCRIS	SQG
Custom Industries 17405 68th Avenue NE	SSTS	?
Fruhling Inc. 7524 NE 175th Street	RCRIS	Non-Regulated
Lockwood Industries Inc. 7104 NE 181st Street, Suite 103	RCRIS	SQG
Nortran 7104 NE 181st Street, Suite 111B	RCRIS	T
Precision Tune and Lube Inc. 17511 68th Avenue NE	RCRIS	SQG
Quaker State Minit Lube Inc. 7204 Bothell Way NE	RCRIS	SQG
Carriage Case Auto Rebuild 6722 Bothell Way NE	RCRIS	SQG
Chevron USA Inc. #99555 6504 Bothell Way NE	RCRIS	SQG
Northland Services Inc. 6425 NE 175th Street	RCRIS	T
U Haul Co. of Kenmore 6720 Bothell Way NE	RCRIS	CESQG
Unocal #4442 6744 Bothell Way NE	RCRIS	LQG

Regulatory Agency:

RCRIS	RCRA Listing
CERCLIS	Superfund
SSTS	Section Seven Tracking System

Generator Code:

LQG	Large Quantity Generator, more than 1,000 kilograms per month of hazardous materials.
SQG	Small Quantity Generator, between 100 and 1,000 kilograms per month of hazardous materials.
CESQG	Conditionally Exempt Small Quantity Generator, less than 100 kilograms per month of hazardous waste.
T -	Business is a registered hazardous waste transporter.
B -	Business is a registered burner/blender of hazardous materials.
? -	Generator code was not listed.

Businesses named in the FINDS listing are users or generators of potentially hazardous or toxic materials as a normal aspect of their business practices. Listed businesses are required to closely monitor and report their use or generation of such materials to the EPA.

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

There were no registered TSD facilities listed in the RCRA database within a mile radius of the subject property.

ERNS Review of the EPA's Emergency Response Notification Systems (ERNS) list for the State of Washington revealed that the subject site has not reported a spill. This list has been compiled since October 1987.

LANDFILLS

A review of Seattle/King County Department of Public Health documents regarding current and abandoned landfills revealed that there are two documented landfills located within a mile radius of the subject property.

- The Kenmore Landfill, located west of 68th Avenue Northeast and Bothell Way Northeast, is approximately one-half mile to the southwest of the subject site in a cross-gradient hydrological position. This site is discussed in greater detail in the Superfund section above.

- The subject site has been developed on top of a portion of the Carton and Borth Landfill (formerly Loveless and Dillon Site), which extends from 68th Avenue Northeast to 71st Avenue Northeast south to the Tolt River pipeline buried along Northeast 185th Street. It was described as a 12.81 acre landfill and was used primarily for rubbish such as wood and stumps, demolition materials and oil from roads. Very little household garbage was apparently received. The landfill operated for a short time, for the purpose of reclaiming the site for the commercial development that presently exists.

  Nine test holes were bored by the health department on the eastern half of the site for methane and trace gas monitoring. Increased levels of methane gas were detected in the center of the site, but no trace gases were found. The Seattle/King County Department

of Public Health recommends that methane monitoring be conducted periodically in structures adjacent to the site in order to insure that methane migration is not occurring in building structures.

We reviewed a report on soil and water sampling conducted by Golder Associates, Inc. (Golder, 1989). Golder performed soil and water sampling at the parcel which adjoins the subject site to the east in January, 1989. Five hollow-stem auger boreholes, sixteen hand auger boreholes, and five groundwater monitoring wells were drilled and sampled. According to the report, results of the chemical analyses of the soil and groundwater samples collected from the borings and five monitoring wells indicated that very low concentrations of toluene and metaxylene were detected in the groundwater and no detectable volatile organic contaminants in the soil. Golder did, however, recommend additional analyses be performed for an expanded range of contaminants including polynuclear aromatic compounds, PCBs, pesticides, and priority pollutant metals.

CONCLUSIONS/RECOMMENDATIONS

Based upon the information developed in the course of our study, and momentarily excluding the previously noted documented landfill beneath the subject site, it appears that the subject property is free from contamination by potentially dangerous, hazardous, or toxic substances, and that such substances as defined under the Resource Conservation and Recovery Act RCRA-42 USC 6901, et seq.), the Federal Water Pollution Control Act (33 USC 1257, et seq.), the Clean Air Compensation and Liability Act (42 USC 2001, et seq.), the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA: 42 USC 9601, et seq.), and the Dangerous Waste Regulations of the State of Washington, Chapter 173-303 WAC, have not been generated, stored, or significantly disposed of on the property.

ON-SITE FORMER LANDFILL

As noted earlier in the report, research indicates that a landfill once operated at the subject property. Tests conducted by the Seattle/King County Department of Public Health in 1984 on the property immediately adjacent to the east indicated elevated levels of methane gas. Additional work at this site completed by Golder Associates Inc. in 1989, indicated levels of analyzed contaminants in soil and groundwater samples below levels considered to be an environmental impairment. Very low concentrations of toluene and meta-xylene were found in groundwater; no detectable concentrations of volatile organic contaminants were found in the soil. Without

the benefit of testing data or other information regarding subsurface conditions specifically beneath the subject property, in view of the likely similarity of materials placed in this small landfill, it would be reasonable to expect that similar conditions to those described by Golder for the adjoining parcel may also be present at this site as well.

As previously noted in the landfill section of this report, the Seattle/King County Department of Public Health urged methane monitoring in structures adjacent to the landfill. Although the subject property is primarily non-residential and the structures do not contain crawl spaces or basements, it may be prudent to consider either one time or periodic methane monitoring. In addition to logical considerations pertaining to health and safety, such a response would provide a semblance of responsiveness and acknowledgement of an issue the Department of Public Health apparently felt strong enough about to endorse. The decision here ultimately rests with the owner and/or lender, depending upon their individual risk tolerances.

LIMITATIONS

This report has been prepared for the exclusive use of Davis-Silesky, along with U.S. Bank and their several representatives for specific application to this site. Our work for this project was conducted in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area, and in accordance with the terms and conditions set forth in our proposal dated April 28, 1995. No other warranty, expressed or implied, is made. If new information is developed in future site work which may include excavations, borings, studies, etc., Environmental Associates, Inc., must be retained to reevaluate the conclusions of this report and to provide amendments as required.

REFERENCES

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

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

Golder Associates, Inc. Preliminary Environmental Study, N.E. 185th Street Property, Kenmore, Washington. Golder and Associates, Inc. Redmond, Washington.

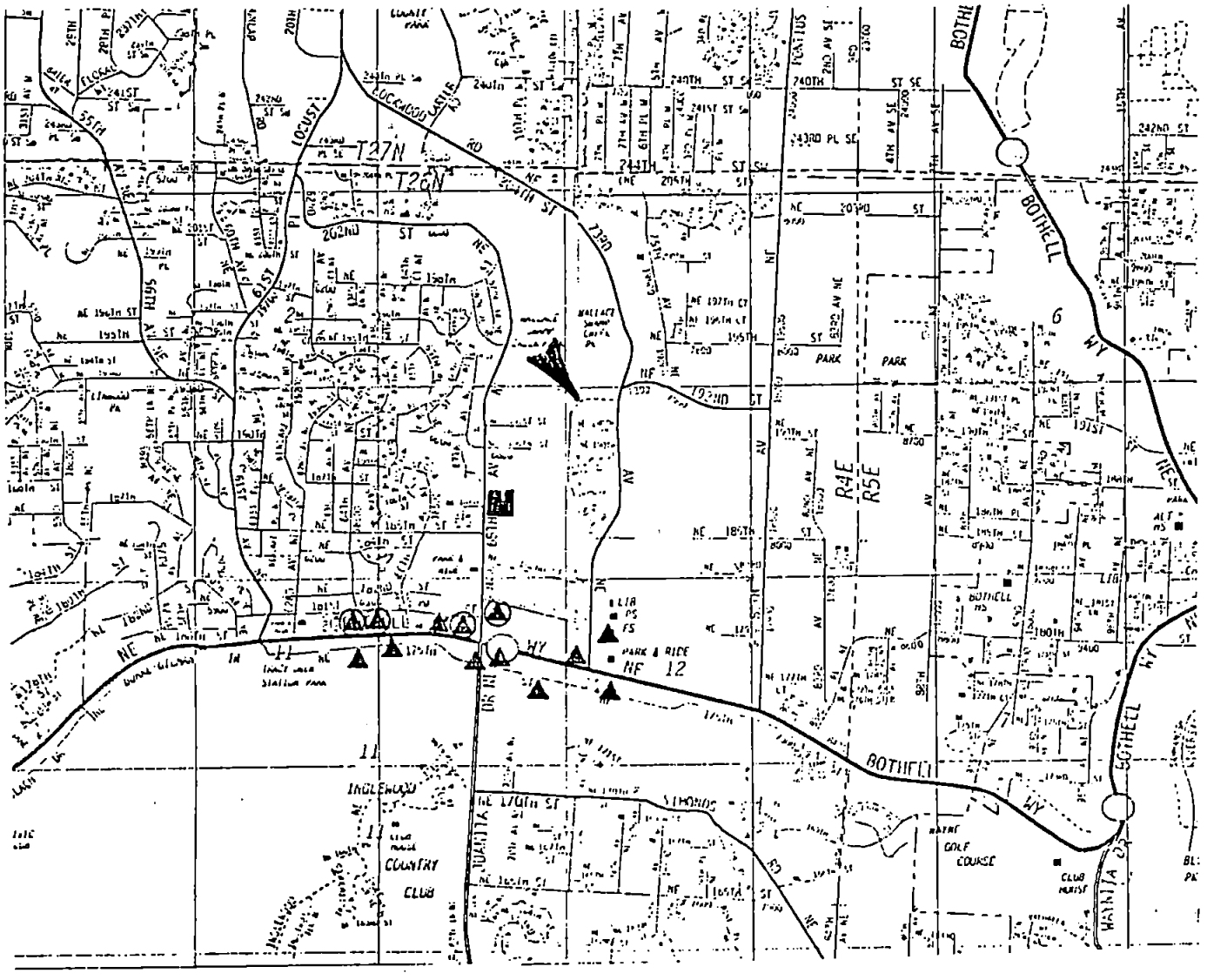
Golder Associates, Inc. November 7, 1989. Final Report, Water Level Measurements and Sampling, N.E. 185th Street Property, Kenmore, Washington. Golder and Associates, Inc. Redmond, Washington.

Liesch, B.A., Price, C.E., and Walters, K.L., 1963, Geology and Groundwater Resources of Northwestern King County, Washington. Water Supply Bulletin No. 20, 58 pps., 3 plates, 9 tables, 9 figures.

Seattle-King County Department of Public Health, April 30, 1985. Abandoned Landfill Study in King County, Washington. 148 pps, plates.

Thomas Brothers Map Co., 1994, The Thomas Guide: King/Pierce/Snohomish Counties.

U.S. Geological Survey, 1953, Edmonds East and Bothell, Washington 1:24,000 Quadrangles. Photorevised 1981, 1 sheet.



▲ **Location of WDOE-Listed Underground Storage Tank**

◭ **Location of WDOE-Listed Leaking Underground Storage Tank**

Probable Direction of Shallow-Seated Groundwater Flow

■ **Site Location**

N

Scale

0 1/2 1 mile

(Source: The Thomas Guide, 1995)

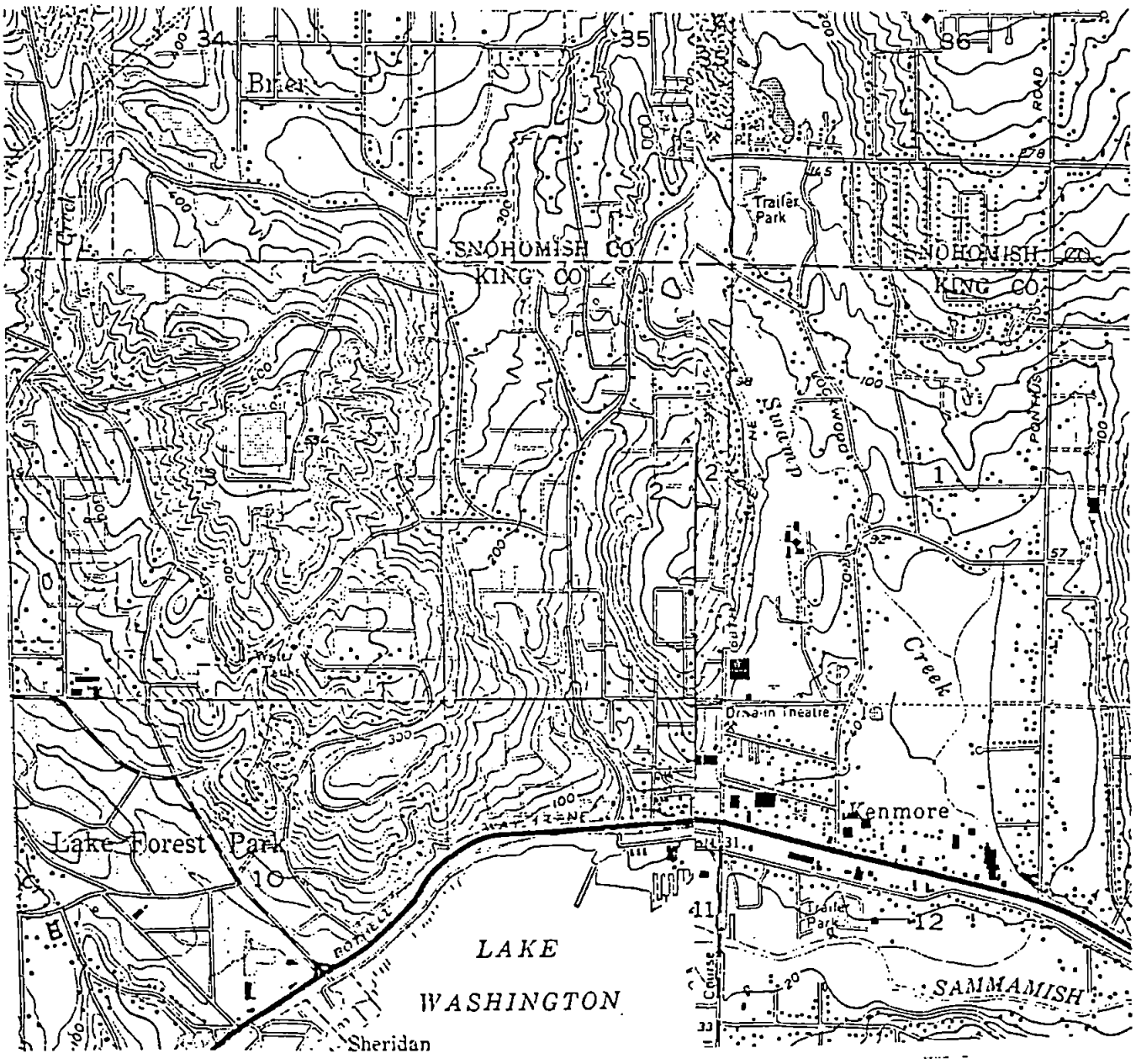
ENVIRONMENTAL ASSOCIATES, INC.

2122 - 112th Avenue N.E., Ste. B-100
Bellevue, Washington 98004

Vicinity Map

Econo-Mini Storage
18716 68th Avenue Northeast
Kenmore, Washington

Job Number:	*Date:*		*Plate:*
JN 5114	May 1995		1



■ **Site Location**

Contour Interval 20 Feet

(Source: USGS Topographic Maps, Edmonds East and Bothell Quadrangles, 1953)

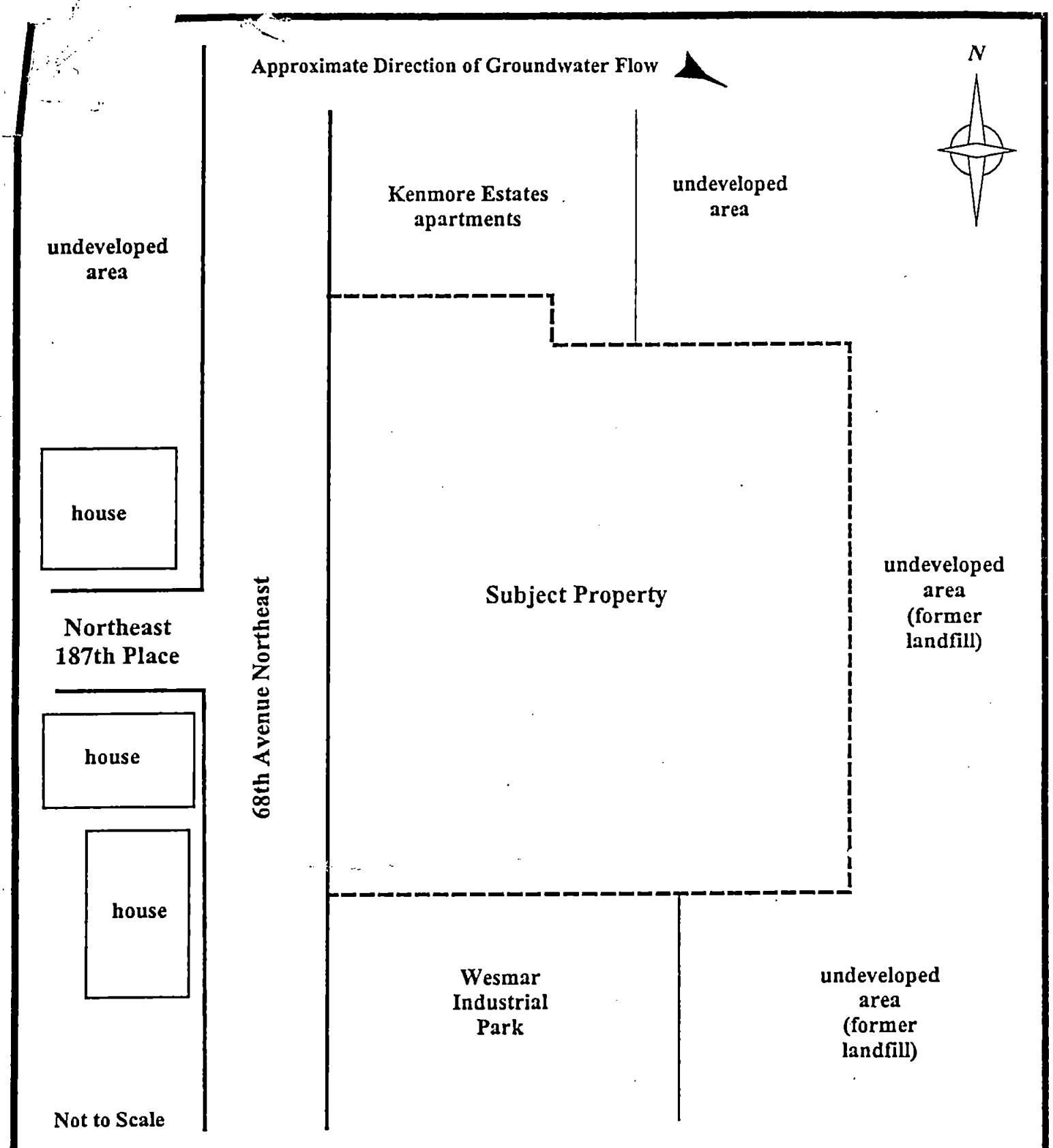
ENVIRONMENTAL ASSOCIATES, INC.

2122 - 112th Avenue N.E., Ste. B-100
Bellevue, Washington 98004

Topographic Map

Econo-Mini Storage
18716 68th Avenue Northeast
Kenmore, Washington

Job Number:	*Date:*		*Plate:*
JN 5114	May 1995		2



ENVIRONMENTAL ASSOCIATES, INC.

2122 - 112th Avenue N.E., Ste. B-100
Bellevue, Washington 98004

SITE MAP

Econo-Mini Storage
18716 68th Avenue Northeast
Kenmore, Washington

Job Number:	Date:		Plate:
JN 5114	May 1995		4