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R.D. MANNING, INC.

Phase I Environmental Site Assessment

Kenmore Parcel, 71st Avenue Northeast and Northeast 185th Street, Kenmore, Washington

257 16th Avenue West
Seattle, Washington 98119

PSI (formerly Pacific Testing Laboratories)

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June 11, 1997
Project No. 9705-3215

Mr. Richard Manning
R. D. MANNING, INC.
1800 Sidney Avenue
Port Orchard, WA 98366

Subject: Phase I Environmental Site Assessment
Kenmore Property
Northeast 185th Street and 71st Avenue Northeast, Kenmore, Washington

Dear Mr. Manning:

Professional Service Industries, Inc., formerly Pacific Testing Laboratories (PTL/PSI) is pleased to present the following results of the Phase I Environmental Site Assessment (ESA) performed at the subject site. Enclosed is our report.

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Thank you for using PTL/PSI. If you have any questions, or if we can be of further assistance to you, please contact us at (206) 282-0666.

Reviewed by: George Webster, P.E., Environmental Services Manager

Sincerely,

Charles C. Cacek, Environmental Geologist
Environmental Services

CCC/dk

Enclosure

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1.0 EXECUTIVE SUMMARY

The subject site is located at the northwest corner of Northeast 185th Street and 71st Avenue Northeast in Kenmore, Washington. The site covers a reported 6.03 acres. The site currently supports a small abandoned house and detached garage, located on the southeast corner of the site. The balance of the parcel is undeveloped and overgrown.

Historical research revealed that the house on the subject parcel was constructed in 1938. Beginning in the early 1970's, up to 13 feet of construction debris fill was placed on the subject parcel. A soil-gas survey and surface water sampling performed by the Seattle-King County Health Department in 1984 did not indicate significant soil-gas concentrations or leachate in the adjacent drainage ditch. Golder Associates completed a subsurface environmental assessment of the site in 1989 which included advancing five soil borings that were completed as monitoring wells. Analytical test results indicated elevated concentrations of heavy metals in the groundwater for samples collected from all of the wells. In addition, a sample collected from one of the wells exhibited an elevated concentration of 4-methylphenol, a lubricating agent, in one of the onsite wells. Groundwater depths in the wells ranged from approximately 4 to 6 feet below surface level.

In 1995 a subsurface environmental site assessment was completed on the adjacent parcel to the west of the subject site by Dames and Moore. This property was formerly occupied by businesses that stored and handled hazardous materials. Analytical test results from explorations advanced near the west side of the subject parcel indicated concentrations of total petroleum hydrocarbons (TPH) in soil and groundwater that were in excess of Washington Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A cleanup levels. However, assessed groundwater migration direction for this study was to the west, away from the subject site.

During PTL/PSI's site visit, we observed a 55-gallon drum labeled "acetone" behind the house on the parcel and five empty paint cans. We also observed an empty 55 gallon drum and two 5-gallon paint cans, along with stockpiled dimension lumber on the east-central portion of the site. We did not observe evidence of past or current use of aboveground or underground storage tanks on the parcel. Due to the dense growth of vegetation, we were able to locate only two of the five groundwater monitoring wells on the parcel.

The review of governmental agency lists revealed four leaking underground storage tank (LUST) sites and one Confirmed or Suspected Contaminated Sites (C&SCS) located within one-half mile of the subject site. However, based upon the separation distance and assessed hydrologic gradient, these sites do not appear to be tributary to the subject parcel.

Based on the visual evaluation of the site and surrounding area, and the historical and physical data acquired and reviewed, it is PTL/PSI's professional opinion that there is a possibility that the site may possibly have been negatively impacted from previous on-site and off-site landfill activities by off-site use and storage of hazardous materials. We therefore recommend additional assessment of the parcel be

performed, which would include resampling the existing on-site groundwater monitoring wells and advancing backhoe excavated test pits supplemented with analytical testing.

2.0 INTRODUCTION

2.1 Purpose

The purpose of the Phase I ESA is to evaluate the subject site for indications of recognized environmental conditions due to previous or ongoing on-site and off-site activities. The Phase I ESA also strives to satisfy one of the requirements to qualify for the innocent landowner defense to Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and State of Washington Model Toxics Control Act (MTCA) liability. The Phase I ESA endeavors to provide "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice in an effort to minimize liability", as stated in CERCLA and MTCA.

2.2 Special Terms and Conditions

Authorization to perform this assessment was given in the form of a signed letter of authorization, dated May 6, 1997, signed by Mr. Richard Manning of R.D. Manning, Inc.

2.3 Scope of Work

The scope of work for this study consisted predominantly of gathering reasonable ascertainable information in general accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Phase I Environmental Site Assessments (ASTM Practice E 1527-94) and Key Bank Northwest's Internal Procedure For Performance of Phase I Environmental Site Assessments. Based on these findings, this report presents PTL/PSI's opinion concerning environmental conditions at the site which may have resulted from past or current on-site and off-site activities or conditions. Specifically, this Phase I ESA consisted of:

- A site reconnaissance for the purpose of assessing existing conditions and evaluating whether there are any readily apparent indications of environmental concerns existing on the site;

- A reconnaissance of the area immediately surrounding the site for the purpose of evaluating land use and making relevant observations regarding the potential for environmental concerns to exist in the vicinity. The off-site reconnaissance was non-intrusive. That is, the adjacent properties were observed from the subject site and public right-of-ways;

- A review of regulatory agency (U.S. Environmental Protection Agency, Washington State Department of Ecology, etc.) database lists, reports, and/or files for the purposes of evaluating reported environmental concerns in the vicinity of the subject site;

- A survey of available local geologic and topographic maps, as well as additional information concerning public and private water sources, including water wells, in the project vicinity;

- A review of historical sources that may include available business directories, aerial photographs, maps, tax assessment records, and building/planning department records. The historical information is used to evaluate past and present land use at the subject site and in the vicinity of the subject site to document, if possible, businesses, activities, and/or conditions which could possibly compromise the environmental integrity of the site;

- A limited visual survey for suspect asbestos-containing building materials (ACBMs) associated with the site buildings to make the client aware of the presence of building materials which may contain asbestos. The limited visual survey for suspect ACBMs does not satisfy the "Good Faith Inspection" requirements specified in WAC 296-62-07707, or other federal, state, and local regulations for buildings that are to be renovated or demolished;

- Preparation of a Phase I Environmental Site Assessment report for the site documenting the findings of the study and our opinion of the possibility that contamination of the property may exist due to on-site or nearby off-site land use activities.

2.4 Warranty

PTL/PSI warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the protocol. These methodologies area described by the standard as representing good commercial and customary practice for conducting a Phase I ESA of a parcel of property for the purpose of identifying recognized environmental conditions. However, these findings and conclusions contain all of the limitations inherent in these methodologies which area referred to in the protocol and some of which are more specifically set forth below. No other warranties are implied or expressed.

2.5 Limitations and Exceptions of the Assessment

Along with all the limitations set forth in various sections of the protocol, the accuracy and completeness of this report is necessarily limited by the following:

- Chain-of-Title was not provided for review.
- The Phase I does not address the ASTM Phase I non-scope issues of radon, lead in drinking water, and wetlands.

2.6 Unidentifiable Conditions

There is a possibility that even with proper application of these methodologies, there may exist on the subject site conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. PTL/PSI believes that the information obtained from the records review and the interviews concerning the site is reliable. However, PTL/PSI cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide the client with information regarding apparent suspicions of existing and potential adverse environmental conditions relating to the subject property.

2.7 Use by Third Parties

This report was prepared pursuant to the contract PTL/PSI has with R.D. Manning, Inc. and KeyBank. That contractual relationship included an exchange of information about the subject site that was unique and between PTL/PSI and its client and serves as the basis upon which this report was prepared. Because of the importance of the communication between PTL/PSI and its client, reliance or any use of this report by anyone other than R.D. Manning Inc. and KeyBank, for whom it was prepared, is prohibited and therefore not foreseeable to PTL/PSI.

Reliance or use by any such third party without explicit authorization in the report does not make said third party a third party beneficiary to PTL/PSI's contract with the client. Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at the third party's risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

3.0 ON-SITE DESCRIPTION

3.1 Location and Legal Description

The subject parcel is located at the northwest corner of Northeast 185th Street and 71st Avenue Northeast in Kenmore, Washington (Section 1, Township 26 North, Range 4 East) (see Appendix A, Figure 1, Site Location Map). The abbreviated legal description of the subject property is as follows:

"POR OF SE1/4 OF SW ¼ OF SW1/4 LY WLY OF FOLG DESC LN BEG AT NW COR OF SD SUBD TH S 87-57-52-E 9.84 FT TH S 02-38-23 W 196.2 FT TH"

According to the United States Geological Survey (USGS) 7.5 minute series topographic map "Bothell Quadrangle" (1953; photo-revised 1981), the host parcel is at an elevation of approximately 40 feet above mean sea level. The southeast corner of the property is marked by a terrace which is 10 to 12 feet higher than the balance of the property. The balance of the property is flat, sloping slightly to the south, with total topographic relief of approximately 4 to 6 feet.

3.2 Site and Vicinity Characteristics

The subject site is an irregular-shaped parcel that covers a reported 6.03 acres. A small house and detached garage area located on the southeast corner of the parcel. The balance of the property is undeveloped. A stream/drainage ditch is located on the north and northeast margins of the parcel. The site is located in a commercial area bordering a residential section of Kenmore. The site is located approximately one-half mile north of the Sammamish River within the Swamp Creek drainage.

3.3 Description of Structures and Improvements

The site supports a small single story wood-frame house with a detached garage. The house was abandoned at the time of our site visit. The southwest and western portions of the subject site are bounded by a cyclone-type chain-link fence, and a dirt roadway accesses the south side of the site. No other improvements were observed on the parcel. Please see Appendix A, Figure 2, Site Plan.

3.4 Site Use

The subject parcel is currently not in use. Past uses of the site are discussed in Historical Use Information (Section 6.0).

4.0 INTERVIEWS, REPORTS, AND ENVIRONMENTAL LIENS

We contacted Mr. Jeffrey Silesky of Davis and Silesky Real Estate, the current owners of the property. Mr. Silesky stated that they have owned the property for the last two years and he is not aware of any environmental liens against the property. He also stated that a soil-gas survey was completed on the mini-storage property two years ago. This property borders the subject site to the northwest. Mr. Silesky stated that the results of the study did not indicate significant concentrations of methane.

We contacted Mr. Robert K. Dillon, the former property owner between 1963 and 1994. Mr. Dillon stated that fill material was imported to the subject parcel for an approximate 6 year period in the 1970s. He stated that the site was permitted by King County as a "non-putrescible landfill" and was filled with demolition material from various construction jobs in Seattle. He stated that the fill consisted primarily of some wood debris, wood shingles, bricks, and a minor amount of concrete, along with fill soils. He stated that the soils were graded in relatively thin lifts. He stated that the fill operation was monitored by Nelson Construction, and later by Mrs. Carton, who were very particular about the material going into the landfill. Mr. Dillon stated that he developed the mini-storage buildings adjacent to the northwest portion of the parcel. Mr. Dillon also stated that a commercial gravel pit operated at the northeast corner of Northeast 182nd Street and 68th Avenue Northeast, where the James G. Murphy Company property is currently located.

Mr. Dave Hickock of the Seattle-King County Health Department stated that they had completed a soil-gas survey on the subject parcel in 1984. He stated that the initial study did not indicate significant concentrations of trace gases, and no additional site work was deemed necessary. He stated he is unaware of any additional work performed at the site.

We contacted Ms. Georgie Schmider, who resides at 18507 71st Avenue Northeast, located adjacent to the southeast corner of the site. Ms. Schmider stated that she lived in the adjacent house on the subject parcel between 1953 and 1962, when they sold the subject parcel to Loveless and Dillon, and has occupied the current address since that time. She recalled that fill was brought onto the site in the 1970's. She stated that there were no problems with noxious odors at that time. She also mentioned that the adjacent house on the subject parcel was occupied until approximately three months ago.

Mrs. Carrie Abbot has lived at 18807 71st Avenue Northeast for the last nine years. Mrs. Abbot stated that the subject parcel was cleared of trees approximately eight or nine years ago. She stated that Mr. Dillon, the owner at that time, asked her how they felt about having apartment buildings built on the subject site. She stated that the wet area on the south side of their property (north side of the subject parcel) has become larger since the time they took occupancy of the house.

Mrs. Julie Murphy of the James G. Murphy Company operates the business just to the southwest of the parcel. Mrs. Murphy stated that the subject parcel was formerly owned by Dillon and Loveless. She stated that the subject site was cleared approximately nine years ago. She stated that she was not aware of other work performed on the subject site.

We contacted Ms. Vivian Tron of the King County Permit department. Ms. Tron stated that a grading permit was filed against the owners in 1987 for filling a wetland area. The file indicated that the job was closed in 1990. No other information in the file concerning of filling at the site.

We contacted Ms. Terry Jones of the Northshore Fire District concerning any records they may have of UST removal or hazardous waste spills on the subject site or vicinity. She stated that they had no reports of hazardous waste spills at the subject site. She stated that there current records go back to 1986.

Mr. Ron Gehrke of the Northshore Utility District recalled that a significant amount of bricks were imported to the landfill on the subject site, and there was an odor problem while the site was being filled.

5.0 PHYSICAL SETTING

5.1 Geology, Hydrogeology, and Soils

According to local geologic maps of the area, the subject site is underlain by "Quaternary Alluvium" deposited within the Swamp Creek drainage basin. According to the maps, the soils generally consist of interbedded silts, sand, and gravel.

Golder Associates completed a subsurface assessment on the subject parcel in 1989 which included advancing five hollow-stem auger borings to depths of up to 37 feet below ground surface. The soil borings disclosed 3 to 13 feet of sand with variable silt, gravel, wood debris, and concrete interpreted to be fill. Borings MW-1, MW-2, MW-3, and MW-4 were underlain by peat or peat interbedded with fine sand or silt that extended to depths ranging from 11 feet to 25 feet below ground surface (bgs), with the thickest section being on the southern half of the parcel. Boring MW-5, located on the northwest portion of the parcel, disclosed fine to medium sand underlying the fill materials that extended to the full depth explored (up to 26 feet bgs). These sands were also observed in the other site borings underlying the peat and extending to the full depth explored (up to 37 feet bgs).

Each of the soil borings advanced by Golder Associates (1989) was completed as a PVC groundwater monitoring well. Golder Associates measured water levels in the wells four times between January and June 1989. Groundwater depths generally ranged from 4 to 6 feet below ground surface. Surveyed groundwater elevations for these events indicated a generally flat water table, with groundwater elevations varying only several hundredths of a foot between the wells. Dames and Moore (1995) completed a groundwater assessment on the adjacent site to the west of the subject parcel. Assessed groundwater migration direction for this study was to the west. Groundwater conditions should be expected to fluctuate due to season, amount of precipitation, and other on-site and off-site factors.

Groundwater is a mobile media; as such, it has the potential to transport contamination from one point to another. Considering the anticipated presence of near-surface groundwater, it is PTL/PSI's opinion that the subject parcel may be susceptible to contamination from nearby off-site sources, chiefly from the east. During our site visit, we did not observe any obvious potential contaminant sources located to the east of the property. Also, it is PTL/PSI's opinion that contamination on the subject parcel, if it were to exist, has the potential to be transported to nearby off-site locations, chiefly to the west.

5.2 Water Well Logs

PTL/PSI reviewed water well reports for the subject area on file at the Washington State Department of Ecology's Northwest Regional Office in Bellevue, Washington. The review revealed at least 1 private well to be located within an approximate one-mile radius of the subject site. The well was located approximately ½ mile east of the subject parcel. The subject site appears to be located hydrologically down gradient from and does not appear to be tributary the location of the well.

5.3 Public Water Supply

The subject site and area obtain their public drinking water supply from the City of Seattle, which obtains its drinking water supply from reservoirs on the Cedar River and Tolt River in southeast and northeast portions of King County, respectively. Based on the separation distances, it is unlikely these drinking water supplies would be influenced by the subject site.

6.0 HISTORICAL USE INFORMATION

The land use history of the subject site and immediate surrounding area was researched utilizing various reasonably ascertainable sources. These sources include tax assessment records; aerial photographs; USGS topographic maps; Sanborn Company fire insurance maps (Sanborn maps); business directories such as those published by R.L. Polk & Company and Cole Publications (Polk and Cole directories); personal interviews; and other historical records. Specific historical sources are listed in Appendix B. The historical uses of the site and the immediate surrounding area are presented below.

1930s

A 1936 aerial photograph shows the property as undeveloped and vegetated, for the most part, with relatively low-lying vegetation. A photograph in the archival tax assessment file, dated May 4, 1939, shows the partially constructed house on the southeast corner of the subject parcel.

1940s

A 1946 aerial photograph shows a house and garage constructed on the southeast corner of the parcel. Northeast 185th Street extends westerly to the house and a small pathway extends from the house toward 68th Avenue Northeast. The balance of the parcel remains unchanged. A photograph in the archival tax assessment file, dated February 28, 1946, shows the completed house. Archival tax assessment records indicate the garage on the parcel was constructed in 1944. A 1941 Kroll map shows the north half of the site owned

by Phyllis Anderson, and the south half owned by Cappie Denson. A 1947 Kroll map showed the entire parcel owned by Cappie Denson. Both of the maps depict the house on the parcel. Archival tax assessment records indicate the tax payer as of August 22, 1946 was W.P. Lemay.

1950s

A 1956 aerial photograph shows the bulk of the subject parcel relatively unchanged. The photo shows a gravel pit excavated at the northeast corner of Northeast 182nd Street and 68th Avenue Northeast. In addition, an apparent fill area is located to the southwest of the subject site which nearly extends to the southwest property boundary. A portion of this fill appears to extend onto the adjacent parcel to the west. A 1954 Kroll map indicates the north half of the subject parcel owned by Phyllis Anderson, and the south half owned by W.P. Lemay. Archival tax assessment records indicate the tax payer as of May 18, 1953 was Robt. J. Schmider.

1960s

A 1960 aerial photograph shows the subject parcel relatively unchanged. An apparent small building and several parked vehicles are located on the adjacent parcel to the west at the corner of Northeast 185th Street and 68th Avenue Northeast. The previously observed fill area to the southwest of the site appears overgrown with vegetation. The gravel pit located at the northeast corner of Northeast 182nd Street and 68th Avenue Northeast appeared to be partially filled with water. Tax assessment records indicate the adjacent property to the east of the subject parcel was owned by Excavators, Inc. (Patty O. English) in 1963. A 1968 aerial photograph shows additional fill placed on the adjacent parcel to the east and the previously mentioned gravel pit had been modified. The 1953 Bothell Quadrangle shows a gravel pit at

the northeast corner of Northeast 182nd Street and 68th Avenue Northeast. A 1969 Cole directory lists single-family residences to the east and north of the subject parcel.

1970s

A 1974 aerial photograph shows fill material placed on all but the southeast corner of the subject parcel. The fill appears to have been brought in from an access point on Northeast 185th Street. A new building is present on the adjacent parcel to the west along Northeast 185th Street. The adjacent property to the southwest of the subject parcel has been cleared, and unidentifiable materials are scattered across the site. The 1974 Cole directory lists Parsons Landscaping at 18226 68th Avenue Northeast. The 1979 Cole directory lists H & P Excavators at 18504 68th Avenue Northeast.

1980s

A 1985 aerial photograph shows two rectangular buildings constructed on the adjacent parcel to the west, and the mini-storage complex adjacent to the northwest portion of the site. Fill materials appear to have been placed on all but the southeast corner of the subject parcel. A ditch is apparent along the north and northeast margins of the parcel. A roadway is apparent on the western side of the subject parcels from the Northeast 185th Street right-of-way. A few unidentifiable stockpiles are apparent along this roadway on the subject parcel. The filled area on the parcel exhibits a light tone, though it appears somewhat overgrown with low-lying vegetation. The 1983-84 and 1988-89 Cole directories lists Tiger Manufacturing at 18536 68th Avenue Northeast. The 1988-89 Cole directory lists SnoPac Products, Wesmar Corporation, and Western Marine Electric at 18500 68th Avenue Northeast.

1990s

A 1995 aerial photograph shows the subject parcel and adjacent properties in their present configuration. The 1993-94 Cole directory lists SnoPac Products, Wesmar Corporation, and Western Marine Electric at 18500 68th Avenue Northeast.

7.0 RESULTS OF RECONNAISSANCE

7.1 On-Site Inspection Observation

A representative of PTL/PSI conducted a reconnaissance of the subject parcel on May 14, 1997. The purpose of the site reconnaissance was to evaluate current conditions at the site and to look for indications of potential environmental impacts. Please see Appendix A, Figure 2, Site Plan.

A small abandoned house and detached garage are located on the southeast corner of the property, and the balance of the parcel, exclusive of a few small clearings, is densely overgrown with a combination of tall grasses, alder, and blackberry brambles. A small overgrown roadway enters the site from the south. A small amount of stockpiled dimension lumber and building materials are located on the west-central portion of the site at the end of the roadway. We also observed an empty 55 gallon drum and two- 5-gallon buckets of paint in this locale. We did not observe evidence stained soils in this area. We observed a small area of shallow standing water on the southwest corner of the site. We observed a drainage ditch/stream along the north and northeast boundary of the site. Water in the ditch appeared to

be flowing in an east or southeasterly direction. The water in the ditch did not exhibit a sheen or unusual odors.

The small, single-story house and detached garage are of wood construction with asphalt composition roofing. The house was abandoned at the time of our site visit. We observed two abandoned cars, a washing machine, a water heater and a small air conditioning unit. We also observed 5 one-gallon paint cans and a nearly empty 55-gallon drum labeled "acetone". We did not observe any stressed vegetation or stained soil in this locale. We did not observe evidence of aboveground or underground storage tanks on the site.

Due to the thick growth of understory vegetation, we were able to locate only two of the five groundwater monitoring wells (MW-2 and MW-5) depicted on previous site reports.

7.1.1 Polychlorinated Biphenyls

The site reconnaissance also addressed electrical equipment which may contain polychlorinated biphenyls (PCBs). However, we did not observe any electric transformers or fluorescent lights on the property.

7.2 Adjacent and Vicinity Observations

A representative of PTL/PSI conducted a site reconnaissance of the area surrounding the subject site on May 14, 1997. The purpose of this reconnaissance was to observe land use in the site vicinity and to evaluate the potential for nearby businesses to generate, use, or store hazardous substances that may affect the subject site. The off-site reconnaissance was non-intrusive. That is, the adjacent properties were observed from the subject site and public right-of-ways. In general, the surrounding area was mixed-use commercial and retail. Specific conditions observed on the immediate adjacent parcels were as follows:

North
The property is bordered to the north by a drainage ditch and single-family housing.

East
Immediately east of the subject parcel is 71st Avenue Northeast and older single family housing.

South
Immediately south is an unimproved easement of Northeast 185th Street and a commercial/industrial property operated by James G. Murphy Company. This site is further discussed in Section 8.5 of this report.

West

The site is bordered to the west by a flat lot and two commercial buildings. This site was unoccupied at the time of our site visit. A sign on the parcel from the King County Department of Development and Environmental Services (DDES) indicated that the site usage was being changed, and the site was to be occupied by the Northshore Utility District. Based upon the remaining signs on the buildings, the site was formerly occupied by Wesman Industrial Systems and Tiger Manufacturing. We observed several drums on the parcel which were labeled as purge water and soil cuttings. We also observed three groundwater monitoring wells along the eastern side of the property, adjacent to the subject parcel (see Appendix A, Figure 2, Site Plan). The subject site is bordered to the northwest by a mini-storage facility.

Dames and Moore Consulting Engineers completed Phase I and Phase II Environmental Site assessments of this property in 1995. The Phase I assessment indicated that hazardous materials were previously used and stored on the premises, and soils exhibiting apparent hydrocarbon staining were observed at various locations on the parcel. The initial Phase II assessment included advancing several strataprobe subsurface explorations supplemented with analytical testing. Soil samples collected from explorations SP-7 and SP-8, advanced adjacent to the subject parcel, exhibited concentrations of exhibited total petroleum hydrocarbon (TPH) that were in excess of MTCA Method A cleanup levels. Soil samples collected from these borings did not exhibit significant concentrations of volatile organic compounds. Subsequent to this study, Dames and Moore completed a supplemental Phase II assessment, which included advancing nine soil borings, four of which were completed as groundwater monitoring wells. Soil samples collected from borings MW-2, B-12, and B-13, advanced on the eastern portion of the property (adjacent top the subject parcel)), exhibited TPH concentrations that were in excess of MTCA Method A cleanup levels. Groundwater samples collected from monitoring wells MW-1, MW-2, and MW-3, located on the eastern side of the property, exhibited diesel-range TPH concentrations of 1,500 parts per billion (ppb), 1,200 ppb, and 1,000 ppb, respectively, which meet or exceed the MTCA Method A cleanup level of 1,000 ppb. These groundwater samples exhibited low level concentrations of gasoline-range TPH and benzene, toluene, ethylbenzene, and xylenes (BTEX). Additionally, groundwater samples collected from these wells did not exhibit elevated concentrations of dissolved heavy metals. Groundwater depths in the wells ranged from approximately 3 feet to 5½ feet below tops of well casings at the time of sampling, with an inferred migration direction to the west, away from the subject parcel. Mr. Ron Gehrke, general manager of the Northshore Utility District, the current property owner, stated that they had discussed the results of the study with Ecology representatives. According to Mr. Gehrke, Ecology recommended that they monitor and sample the wells for a two year period. Mr. Gehrke that they have not begun monitoring at this time.

8.0 STANDARD REGULATORY AGENCY ENVIRONMENTAL RECORD SOURCES

Publicly available and practically reviewable 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 that have occurred at the site or in the surrounding area. Sites or facilities appearing on the reviewed reports, within a certain search distance of the subject site, are discussed below. The search distances PTL/PSI utilizes for Phase I reports meet those specified in ASTM Standard E 1527-94. The following reports were reviewed (the search distance for each report is listed in parentheses):

- 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 report (one mile);
- The EPA's Resource Conservation and Recovery Act (RCRA) report (adjacent properties), including RCRA Treatment, Storage, and Disposal (TSD) Facilities (one mile);
- Ecology's Underground Storage Tank registration list (adjacent properties);
- Ecology's Leaking Underground Storage Tank list (one-half mile);
- Emergency Response Notification System (ERNS) Spill Report (subject property);
- Landfills (one-half mile).

8.1 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 database (dated March 6, 1997) listed no CERCLIS sites located within approximately one-half mile of the subject site, and no NPL sites located within approximately one mile of the subject site.**

8.2 Confirmed and Suspected Contamination Sites Report

Ecology's Confirmed and Suspected Contaminated Sites (CSCS) report lists suspected or confirmed hazardous substance sites in the state of Washington. **The reviewed CSCS report (dated January 17, 1996) included the following site located within approximately one mile of the subject site:**

Site Name	Address	Location relative to Subject Site
Kenmore Industrial Park.	6423NE 175th St.	½ to ¾ mile southwest

The Kenmore Industrial Park is located one-half mile downslope from, and does not appear to be hydrologically tributary to, the subject parcel.

8.3 RCRA Notifiers Report

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 that the facility is required to monitor and document hazardous waste activities to EPA or Ecology. **The reviewed RCRA report (dated August 29, 1996) does not list the subject parcel or any of the adjacent sites. In addition, the report does list any TSD facilities located within one mile of the host parcel.**

8.4 Underground Storage Tanks

Leakage from underground storage tanks (USTs) is a potential source 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 down-gradient locations. Ecology's report of registered USTs lists all registered USTs in the state of Washington. **The reviewed report (dated March 1, 1997) did not list any registered USTs on the subject site or adjacent parcels.**

8.5 Leaking Underground Storage Tanks

Ecology's leaking UST (LUST) list is limited to reported leaking USTs. Ecology's listing of LUST facilities dated January 3, 1997, included the following four LUST facilities located within approximately one-half mile of the subject site:

Site Name	Address	Location relative to Subject Site
Northshore Utility District	18120 68th Ave. NE	¼ mile southwest
James G. Murphy Co.	18226 68th Ave. NE	adjacent west-southwest
Kenmore Precinct 2	181118 73rd Ave. NE	¼ mile south-southeast
Unocal No. 4442	6744 Bothell Way NE	½ mile southwest

Files reviewed for the James G. Murphy property indicated that a 1,000 gallon capacity gasoline UST was removed and 17½ tons of petroleum contaminated soil were excavated and removed from the site. Soil samples collected from the excavation perimeter did not exhibit detectable concentrations of TPH.

Based upon the separation distance and assessed groundwater flow direction, it is unlikely that contaminants from the other listed sites have negatively impacted the subject parcel.

8.6 ERNS Report

The Emergency Response Notification System (ERNS) Spill Report is a national database used to collect information on reported accidental releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the United States Coast Guard, the National Response Center, and the United States Department of Transportation. **The reviewed yearly ERNS lists, dated from October 1987 through September 1995, did not list the subject site or adjacent properties.**

8.7 Landfills

Maps/studies/reports of landfills compiled by the EPA and Ecology were reviewed for landfills located within approximately one-half mile of the subject site. The reviewed documents included Ecology's listing of Municipal Solid Waste (MSW) Facilities located in the state of Washington (dated August 1992), EPA's Inventory of Open Dumps (dated June 1985), and the Seattle-King County Department of Public Health's "Abandoned Landfill study in King County (dated April 30, 1985). The Seattle-King County reported listed the Carton and Borth Landfill, whose coverage includes the subject parcel and the adjacent parcel to the west. The report indicated that the 12.81 acre site was utilized as a construction debris landfill by Loveless and Dillon in the early 1970's. According to the report, the site was primarily used for rubbish such as wood and stumps, demolition materials, and oil from roads. Nine test bore holes were advanced on the eastern half of the site by the King County Health Department to monitor for methane and trace gases in 1984. Results indicated trace concentrations of methane were observed throughout the site, with a peak reading of 5 percent. In addition, one water sample was collected from the drainage ditch on the northeast portion of the parcel for analysis. The did not appear to indicate that the water in the ditch was negatively impacted by leachate from the landfill.

Golder Associates completed a subsurface environmental assessment and Level I Environmental Site Assessment of the subject parcel in 1989. During their site visit, they observed demolition debris, automobile parts, and a partially buried 55-gallon drum. The subsurface assessment included advancing five hollow-stem auger soil borings and sixteen hand-augered borings on the subject parcel. The soil borings disclosed approximately 3 to 13 feet of fill material, consisting of sand with wood debris and concrete. None of the soil samples selected for analyses indicated detectable concentrations of volatile organic compounds by EPA Method 8310. The five hollow-stem auger borings were completed as groundwater monitoring wells. Groundwater were collected from the wells and analyzed for purgeable halocarbons and aromatics by EPA Methods 601/602, gasoline and diesel-range total petroleum hydrocarbons by EPA Method 8015 modified, and total cadmium, chromium and lead by EPA Method 7000 series. All of the samples exhibited low level concentrations of methylene chloride. According to the report, however, this was present in the laboratory blank, and was therefore likely a laboratory contaminant. Samples collected from groundwater monitoring wells MW-1, MW-2, MW-3, and MW-5 exhibited low-level concentrations of xylenes and/or toluene. These concentrations were below the current Ecology MTCA Method A cleanup levels for these compounds in water. Groundwater samples collected from all of the wells did not exhibit detectable concentrations of gasoline or diesel-range TPH. Groundwater samples collected from wells MW-1 through MW-4 did not exhibit concentrations of total cadmium, chromium, or lead that were in excess of Current MTCA Method A cleanup levels. Golder

Associates resampled the site in March of 1989. Groundwater samples were analyzed for several total metals and semi-volatile organic compounds. Samples collected from all of the wells exhibited concentrations of total lead and chromium that are in excess of the current MTCA Method A cleanup levels. A sample collected from well MW-4 exhibited an elevated concentration of total cadmium. A groundwater samples collected from well MW-1 exhibited a 4-methylphenol (para-creosol) concentration of 1,900 parts per billion, which is in excess of the current MTCA Method B cleanup level of 80 ppb.

Golder Associates resampled selected on-site wells in July 1989. Monitoring wells MW-4 and MW-5, which exhibited the highest levels of metals concentrations from the previous sampling event, were sampled. Each sample was analyzed for total arsenic, barium, cadmium, chromium, and lead. Samples that exhibited elevated metals concentrations were reanalyzed, using filtered water samples collected from the same well. The unfiltered sample collected from wells MW-4 and MW-5 exhibited total arsenic, lead and chromium concentrations that were in excess of current MTCA Method A cleanup levels. In addition, MW-5 exhibited a cadmium concentration that was in excess of the current MTCA Method A cleanup level. An unfiltered sample collected from MW-4 was additionally analyzed for lead. This sample did not contain detectable concentrations of total lead.

9.0 LIMITED VISUAL SURVEY FOR SUSPECT ACBMS

As part of the Phase I ESA, a limited visual survey for suspect asbestos-containing building materials (ACBMs) was performed. While an EPA-accredited Asbestos Hazard Emergency Response Act (AHERA) building inspector performed the limited visual survey for suspect ACBMs, it should be noted that it does not constitute an AHERA style survey. The visual survey for suspect ACBMs does not satisfy the "Good Faith Inspection" requirements specified in WAC 296-62-07707, and other federal, state, and local regulations for buildings that are to be renovated or demolished.

The two small buildings on the parcel were abandoned at the time of our site visit, and we did not obtain access to the buildings. The only suspect ACBMs observed on the buildings was asphaltic roofing material. The 1989 Golder Associates report mentions suspect ACBM located behind the wood stove in the house.

The only observed suspect ACBMs the roofing material, which did not appear to be in a friable condition. A material is considered to be friable if, when dry, it can be crushed, pulverized, or reduced to powder under hand pressure. A friable ACBM is more likely to release asbestos fibers into the air. The suspect ACBM observed at the site can become friable if they are sufficiently disturbed.

10.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the visual evaluation of the site and surrounding area and the historical and physical data acquired and reviewed, it is PTL/PSI's professional opinion that there is a possibility that the site may have been negatively affected by past placement of uncontrolled construction debris fill materials on the site. In addition, the site may have been impacted by the storage and use of hazardous materials on the adjacent parcel to the west.

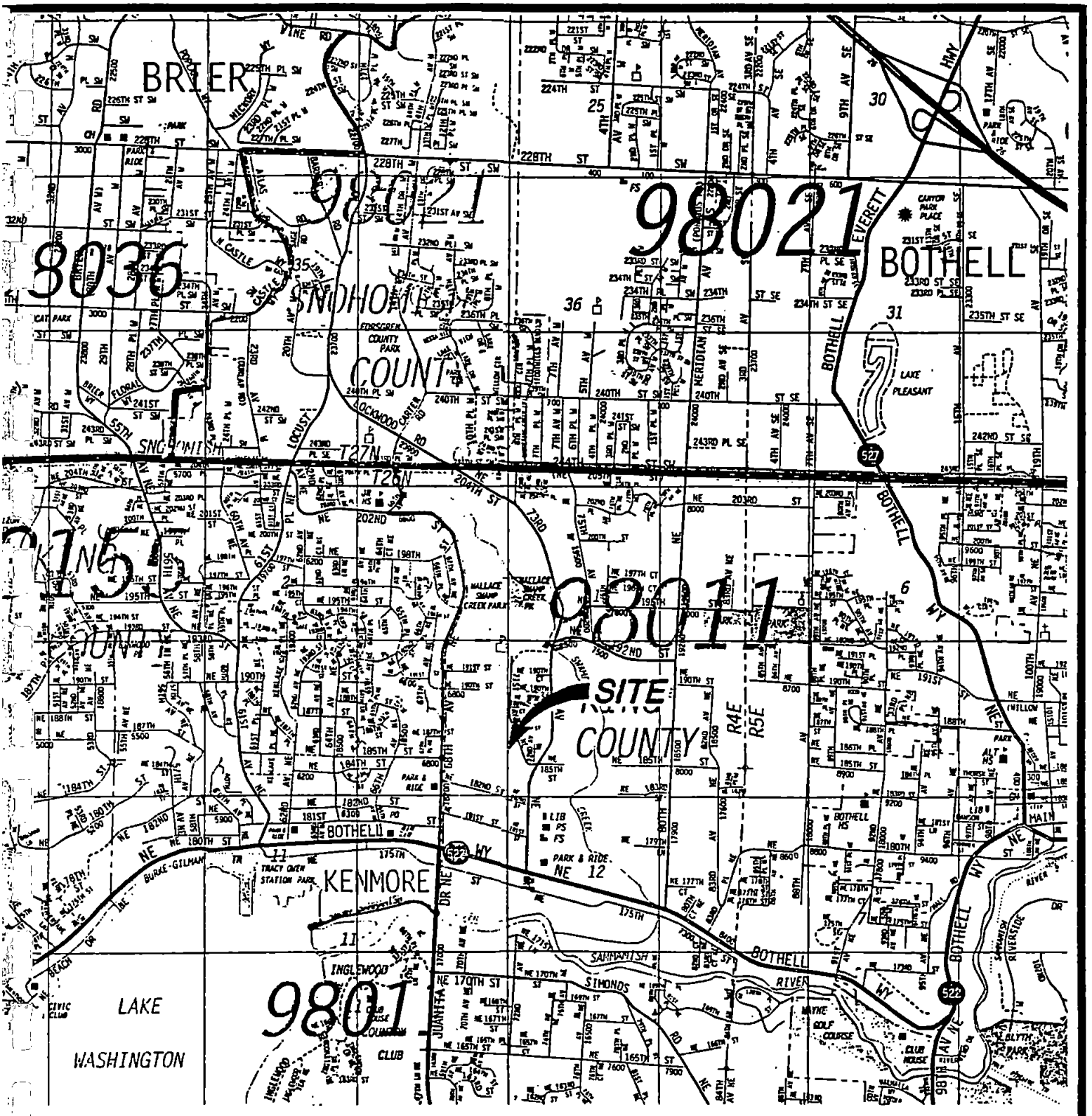
Historical information and an on-site subsurface assessment indicated that the site was utilized as a construction debris landfill in the 1970s. Based upon results of a subsurface assessment performed by Golder Associates, 13 feet or more of fill material was placed on the subject parcel. Our review of aerial photography indicated that the adjacent parcel to the west was also filled.

Results of an on-site subsurface assessment by Golder Associates, appears indicate that the elevated concentrations of metals exhibited by the initial samples may be due to suspended particulates matter in the unfiltered samples. This is further supported by the test results obtained from the Dames and Moore assessment completed on the adjacent parcel to the west. During our site visit, we were able to locate only two of the five the wells on the subject site. If the other wells are still existing and functioning, we recommend resampling the wells, and submitting the samples for analytical testing, Additionally, we recommend advancing several backhoe excavated test pits across the site supplemented with field screening and analytical testing. A proposed scope of work and cost estimate is provided under separate cover.

We appreciate this opportunity to be of service to R.D. Manning, Inc. on this project. We are available for further studies should you so desire. If you have any questions regarding the findings and conclusions contained within this report, please feel free to contact us at your earliest convenience.

APPENDIX A

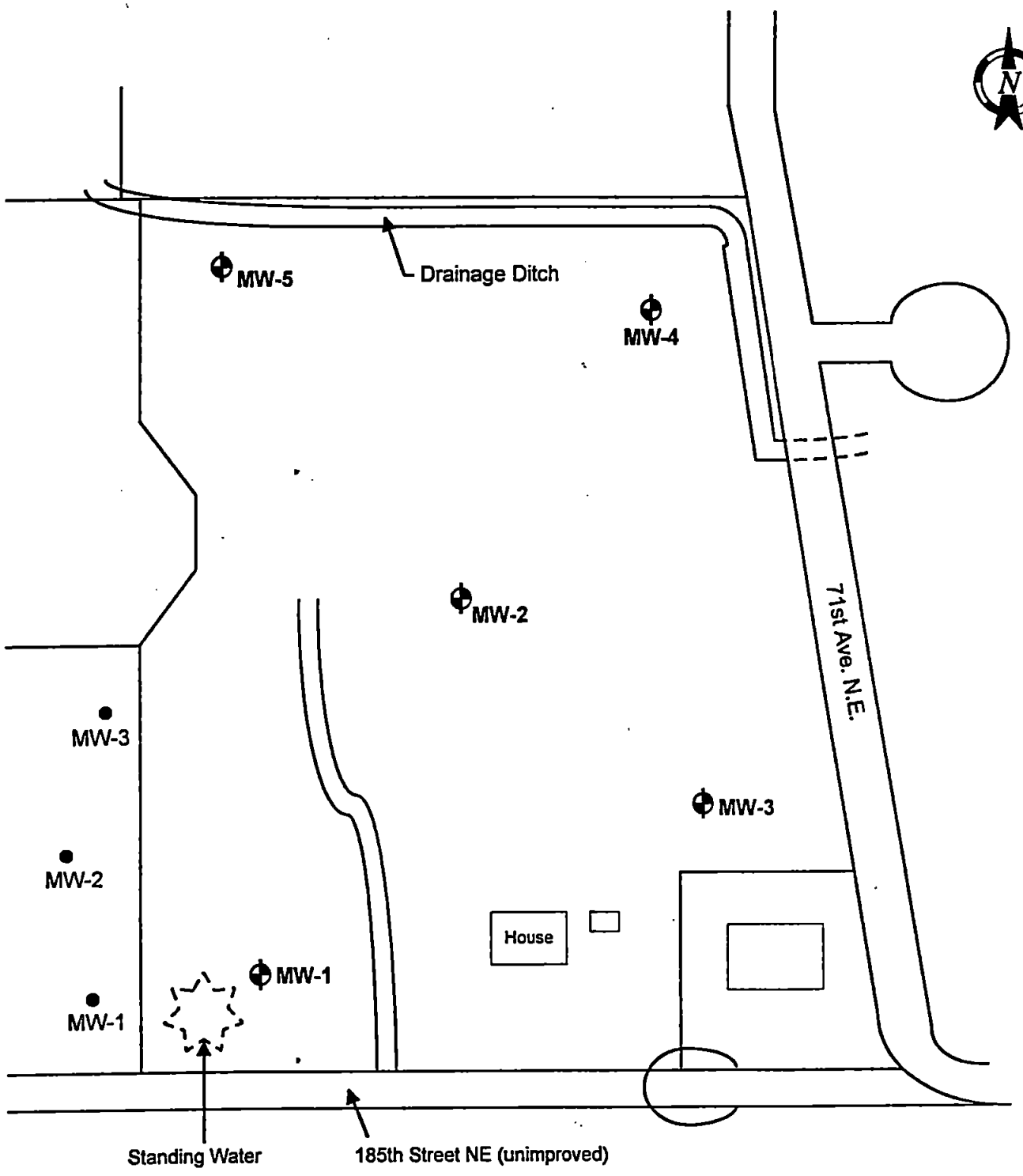
FIGURES



PROFFESIONAL SERVICE INDUSTRIES, INC.
3257 16TH AVENUE WEST, SEATTLE, WA 98199-1706
206-282-0666

FIGURE 1
LOCATION MAP

Kenmore Property
Northeast 185th Street & 71st Avenue Northeast
Kenmore, Washington
PSI Certificate No. 9705-3215



LEGEND

- **MW-1** Monitoring Well Number and Approximate Location (Subject Site)
- **MW-3** Monitoring Well Number and Approximate Location (Adjacent Site)

Professional Service Industries, Inc.
3257 16th Avenue West, Seattle, WA 98119-1706
206-282-0666

FIGURE 2 – SITE PLAN
Kenmore Property
Northeast 185th Street & 71st Avenue Northeast
Kenmore, Washington
PSI Certificate No. 9705-3215

APPENDIX B

HISTORICAL DOCUMENTATION

Tax Assessment Records

PTL/PSI obtained tax assessment information from the King County Assessor's office and King County Archives.

Building Department Records

PTL/PSI contacted the King County Department of Development and Environmental Services to review permits, plans, and land use records for the site.

Aerial Photographs

PTL/PSI reviewed aerial photographs from the years 1936, 1946, 1956, 1960, 1968, 1974, 1985, and 1995 at Walker & Associates, Inc. of Tukwila, Washington. The reviewed photographs range in scale from 1":800' to 1":1,500', and are black and white. In the review of the aerial photographs, observations are interpretative and limited to the area within approximately one-quarter mile of the subject site. The scale of each photograph did not provide a clear image of specific site characteristics. However, we were able to discern the absence and presence of structures on the site, as well as developmental trends in the area.

Historical Maps

PTL/PSI reviewed the USGS 7.5 minute series topographic map "Bothell Quadrangle" 1953; photo-revised 1981.

We reviewed the collection of Sanborn Map Company fire insurance maps (on microfilm) at the University of Washington Suzallo Library. Sanborn maps, as they are commonly referred, typically detail building construction type and use, and may show underground and above ground storage tanks, chemical storage areas, and other recognized environmental conditions. The Sanborn Map Company published maps dating from 1867 to the present for various cities and towns, and therefore the maps are a good source for identifying the past uses of a property. The reviewed collection did not contain maps for the subject parcel or vicinity.

Business Directories

In an effort to document past uses of the site and surrounding area, PTL/PSI reviewed available historical business directories such as those published by R.L. Polk & Company Publications. These directories are commonly known as Polk and Cole directories. PTL/PSI reviewed the business directory collection at the main branch of the Seattle Public Library in Seattle, Washington. Specific directories we reviewed included Cole directories dated 1969, 1974, 1979, 1983-84, 1988-89, 1993-94.

APPENDIX C

INTERVIEW DOCUMENTATION

Mr. Jeffrey Silesky, current property owner, Davis and Silesky
Phone No. 1-206-284-9067

Mr. Robert Dillon, former property owner
Phone No. 206-823-5599

Mrs. Georgie Schmider, resident, 18507 71st Avenue NE

Mrs. Carrie Abbot, resident, 18807 71st Avenue NE.

Mrs. Julie Murphy, James G. Murphy Company
18200 68th Avenue NE

King County Assessor's Office
Phone No. 206-296-7300

Mr. Ron Gehrke, General Manager, Northshore Utility District
Phone No. 206-486-3278

Ms. Vivian Tron, Permitting Department
King County Department of Development and Environmental Services
Phone No. 206-296-6719

Ms. Terry Jones, Northshore Fire District
Phone No. 206-486-2784