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PHASE I ENVIRONMENTAL SITE ASSESSMENT

King County Parcel #2826059046
11932 124th Avenue NE
Kirkland, WA 98034

November 11, 2019

Prepared for:

LMJ Enterprises
11845 NE 85th Street
Kirkland, WA 98033

Prepared by:

Dixon Environmental Services LLC
4010 N 7th Street
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Common Acronyms and Abbreviations

ACM	Asbestos Containing Material
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
BGS	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
DOT	Department of Transportation
DRPH	Diesel-Range Petroleum Hydrocarbons
EPA	Environmental Protection Agency
EPH	Extractable Petroleum Hydrocarbons
GRPH	Gasoline-Range Petroleum Hydrocarbons
HREC	Historical Recognized Environmental Condition
LUST	Leaking Underground Storage Tank
NPL	National Priority List
ORPH	Oil-Range Petroleum Hydrocarbons
OSHA	Occupational Safety and Health Administration
PCB	Poly-chlorinated Biphenyl
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SPCC	Spill Prevention, Control and Countermeasure
SWPPP	Stormwater Pollution Prevention Plan
TPH	Total Petroleum Hydrocarbons
USGS	United Stated Geological Survey
UST	Underground Storage Tank
VCP	Voluntary Cleanup Program
VOC	Volatile Organic Compound

Executive Summary

NOTE: The executive summary is presented solely for introductory purposes and the information contained in this section should only be used in conjunction with the full text of this report.

This Phase I Environmental Site Assessment (ESA) was prepared by Dixon Environmental Services (Dixon ES) in accordance with procedures outlined in ASTM E 1527-13 *Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process.* This report is for the sole use of LMJ Enterprises, and/or designated agents.

The purpose of this Phase I ESA is to identify Recognized Environmental Conditions (RECs), Historical RECs, or Controlled RECs associated with current or former land use practices that may have affected the environmental quality of the "Property", identified below:

Project Information

Client (User):	LMJ Enterprises
Parcel #(s):	King County Parcel # 2826059046
Physical Address:	11932 124th Avenue NE, Kirkland, WA 98034
Current Land Use:	Auto Dealership

Property Details

The Property consists of a single irregularly-shaped King County Tax Parcel (#2826059046), 3.33 acres in size, addressed at 11932 124th Avenue NE in Kirkland, Washington (Exhibit A: Figures 1 and 2). The Property is accessed from the east side of 124th Avenue NE on the west side of the Property, the south side of NE 120th Street on the northwest side of the Property, and the west side of Slater Avenue NE on the east side of the Property.

The Property is currently developed with a two-story, 13,801 square foot auto dealership. The building is separated into a show room, office space, service garage, and car wash bay. The tenant at the time of this Phase I ESA was Nissan of Kirkland.

Undeveloped portions of the Property include asphalt paved parking areas and well maintained landscaping.

The presence of an automotive services facility on the Property is considered a potential environmental concern due to the possible improper storage and/or disposal of hazardous materials such as used oil, antifreeze, and parts cleaning solvents.

This land use is discussed further below.

Site Reconnaissance

Dixon ES performed a site reconnaissance on November 5, 2019, which consisted of observations intended on assessing potential environmental risk to the Property. At the time of the site visit, the Property was improved with a Nissan of Kirkland auto dealership.

The following notable observations were made during the site reconnaissance:

- Two drums of spent antifreeze, a drum of reservoir concentrate, and two drums of non-chlorinated brake cleaner were observed. The drums were in good condition and no indications of structural failures or past releases were noted.
- Used oil appears to be processed through an oil water separator on the Property. The system is staged within a gated enclosure on the eastern side of the dealership structure. The oil is reportedly removed and recycled through various companies under applicable regulatory laws. Most recently, EcoLube Recovery.
- Three stationary ASTs were observed on the Property; two labeled as synthetic motor oil and one labeled as synthetic automatic transmission fluid. These ASTs were stored in the gated enclosure on the eastern side of the dealership structure. The ASTs were stored on concrete and no indications of structural failures or past releases were noted.
- Several mobile ASTs (tanks on rollers) were observed within the service garage. These tanks are used to collect used oil drained from vehicles during maintenance.
- Several underground hydraulic hoists were observed within the service area. According to the current owner, these are reportedly enclosed in individual concrete vaults to prevent any leakage into surrounding soil.
- One interior strip drain was observed within the service area and adjacent to the car wash bay. This drain is reportedly plumbed to the oil water separator prior to discharge.
- Minor oil drips were observed within the asphalt parking areas and within the exterior AST enclosure, however these drips appeared to be de minimus in nature.

Adjacent properties/rights-of-way include: 124th Avenue NE to the north, followed by a construction storage yard and auto repair facility; Slater Avenue NE to the east, followed by an office building and residential developments; several automotive repair facilities to the south; and a multi-tenant retail center to the west.

The following potential environmental concerns were identified during the site reconnaissance:

- The use and storage of various hazardous materials - Based on site observations, it appears that appropriate best management practices are in place to prevent a release to the environment therefore these observations do not represent a REC for the Property.
- The surrounding high-risk land use – Several auto repair facilities are located in close proximity to the Property in inferred up-gradient hydrologic positions. No obvious indications of environmental impacts were observed, however these facilities will be further evaluated through a regulatory file review to determine whether there have been documented release(s) that pose a threat to the environmental quality of the Property.

Historical Land Use Summary

According to archived tax records, the Property was first developed in 1919 with a single-family domestic dwelling on the southeast corner of the Property; this residence reportedly utilized stove heat. A second residence was reportedly added in 1930 on the northeast corner of the Property, which also utilized stove heat.

Very few changes were observed in aerial photographs of the Property between 1944 and 1977. Increased commercial development in the vicinity was apparent after 1965.

There were no city directory listing for the potential addresses of the Property on NE 120th Street, 124th Avenue NE, or Slater Avenue NE between 1959 and 1985.

In the 1980 aerial photograph, a large amount of fill material is visible on the central portion of the Property and several objects, consistent with that of automobiles, are visible on the eastern portion of the Property. The source of the fill material is unknown.

In the 1985 aerial photograph, more fill material is visible on the central portion of the Property and dozens more objects, likely vehicles, are visible on the eastern portion of the Property.

By 1990, it appears that the accumulation of fill material had ceased, as new vegetation is apparent across the central portion of the Property. The potential vehicles also appear to have been removed by this time.

In 1997, the City of Kirkland issued permits for the demolition of two single-family residences and a shed. A permit was also issued in 1997 for the construction of an 11,000 square foot automobile dealership.

Aerial photographs between 2006 and 2013 depict a slightly different development configuration on the Property, however the land use appears consistent with current activities.

The Property appears in its current configuration in the 2017 aerial photograph.

The potential presence of undocumented fill material, placed on the Property between at least 1980 and 1985, is considered a REC. The source and environmental quality of this fill material is unknown.

The historical staging of dozens of automobiles on the Property between at least 1980 and 1985 is considered a REC. Staging of defunct cars can lead to releases of petroleum hydrocarbons and heavy metals onto surface soils. Depending on concentrations and hydrocarbon fractions, contamination associated with this past land use could also present a potential Vapor Encroachment Condition (VEC).

Previous Environmental Reports

The current owner, by way of the user, provided a Phase I Environmental Audit prepared for the Property by Environmental Associates, Inc. (EAI) in 2002. Relevant excerpts from these reports are included in Exhibit C.

Their assessment revealed no evidence of recognized environmental conditions in connection with the Property. They did identify the presence of fill material and staging of multiple cars on the Property, however they did not discuss or provide an opinion on the potential issues associated with these observations.

Dixon ES does not concur with the findings of their Phase I Environmental Audit as discussed above.

Regulatory File Review

A review of regulatory agency records was conducted in order to identify known or potential sources of contamination that could adversely impact the environmental quality of the Property. Records were obtained using the commercial database search services of Environmental Data Resources (EDR)(Appendix C).

The Property is not listed on any of the databases within the EDR report, nor did Ecology have any responsive physical files or ERTS/SPILLS reports locatable for the Property.

No potential environmental concerns or RECs were identified based on these findings.

Dixon ES reviewed the off-Property database listings within one mile of the Subject Property and dismissed the majority of the sites as RECs during the preliminary review of the EDR report based on distance, database occurrence, and/or inferred hydrologic position.

Remaining sites of material interest to the environmental quality of the Property were evaluated based on information presented in the EDR report, along with available documentation provided by Ecology.

The findings of the supplemental research indicate that these sites present low risk of environmental impact to the Subject Property and are therefore not considered RECs or VECs. Details regarding this evaluation are included within the full body of this report.

Findings, Opinions, and Recommendations

The potential presence of undocumented fill material, placed on the Property between at least 1980 and 1985, is considered a REC. The source and environmental quality of this fill material is unknown.

The historical staging of dozens of automobiles on the Property between at least 1980 and 1985 is considered a REC. Staging of defunct cars can lead to releases of petroleum hydrocarbons and heavy metals onto surface soils. Depending on concentrations and hydrocarbon fractions, contamination associated with this past land use could also present a potential VEC.

Based on the findings described above, it appears that further assessment is warranted to evaluate the environmental quality of the Property.

Dixon ES recommends the collection of shallow soil samples on the Property to assess the potential for a historical release from the defunct automobiles and/or presence of contamination within the undocumented fill material.

1.0 Introduction

1.1 Document Purpose

This Phase I Environmental Site Assessment (ESA) was prepared by Dixon Environmental Services (Dixon ES) for King County Parcel #2826059046, addressed at 11932 124th Avenue NE in Kirkland, Washington (the Property/Subject Property). This Phase I ESA was prepared in accordance with procedures outlined in ASTM E 1527-13 *Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process,* and is for the sole use of LMJ Enterprises, and/or designated agents.

The purpose of this Phase I ESA is to satisfy "all appropriate inquiry" as presented in the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and to qualify for the landowner liability protections provided under this legislature. This is accomplished by assessing the potential for Recognized Environmental Conditions (RECs), Historical RECs, or Controlled RECs associated with current or former land use practices that may have affected the environmental quality of the Property.

ASTM defines a REC as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

A Historical REC is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

A Controlled REC is defined as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

This report is also intended to assess the potential for Vapor Encroachment Conditions (VECs) which are defined as the presence or likely presence of contaminant vapors in the vadose zone of the Property, caused by the release of vapors from contaminated soil and/or groundwater either on or

near the Property, as identified by the Phase I ESA. ATSM sets a radius of 30 feet for potential petroleum hydrocarbon releases, and a radius of 100 feet for potential chlorinated solvent releases.

1.2 Scope of Work and Methodology

The completion of this Phase I ESA included the following tasks:

- A review of various sources of historical information including: aerial photography, County Assessor's records, local permit records, city directories, and archived tax records. Sanborn Fire Insurance Map coverage was not available for the Property.
- A review of current federal databases, including: the 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, the RCRA Corrective Action Report (CORRACTS), the Facility Index System (FINDS), and the Emergency Response Notification System (ERNS).
- A review of current state databases including: the Washington State Department of Ecology (Ecology) listing of underground storage tanks (UST), the Leaking Underground Storage Tank (LUST) listing, and the Confirmed and Suspected Contaminated Sites List (CSCSL).
- A review of United States Geological Survey (USGS) topographic maps of the Property and vicinity.
- A reconnaissance of the Property to: evaluate current land use practices; identify potential evidence of a release such as stained soil, stressed vegetation, characteristic odors; and evaluate the potential for a future release based on the improper storage or handling of hazardous materials.
- Interviews with the user of the report, Property owner(s), Property representative(s), local government officials, and/or tenants and occupants of the Property.
- Preparation of this report.

2.0 Property Details

2.1 Location, Address, and Legal Description

The Property consists of a single irregularly-shaped King County Tax Parcel (#2826059046), 3.33 acres in size, addressed at 11932 124th Avenue NE in Kirkland, Washington (Exhibit A: Figures 1 and 2). The Property is accessed from the east side of 124th Avenue NE on the west side of the Property, the south side of NE 120th Street on the northwest side of the Property, and the west side of Slater

Avenue NE on the east side of the Property. The following is an abbreviated legal description of the Property as provided by the King County Department of Assessments:

N 3.50 AC OF POR OF SW 1/4 OF SE 1/4 LY WLY OF SLATER AVE NE LESS POR FOR 124TH AVE NE SUBJ TO TRANS LN ESMT TGW POR OF SD SUBD - BEG AT NXN NWLY MGN CO RD #970 & S LN OF SD N 3.5 AC LY WLY OF SD RD TH S 89-05-54 W TO W LN OF SD SUBD TH SLY ALG W LN 20.7 FT TH S 88-43-56 E TO WLY MGN OF SD RD TH NLY ALG SD MGN TO BEG SUBJ TO TRANS LN ESMT LESS PORS FOR RDS PER REC #'S 20020502002012 & 20070419001940 LESS POR FOR NE 120TH ST PER REC #20130123001745

The current tax payer for the Property is listed as S & I OF WA LLC.

2.2 Current Improvements, Land Use, and Occupant Information

The Property is currently developed with a two-story, 13,801 square foot auto dealership. The building is separated into a show room, office space, service garage, and car wash bay. The tenant at the time of this Phase I ESA was Nissan of Kirkland.

Undeveloped portions of the Property include asphalt paved parking areas and well maintained landscaping.

2.3 Zoning and General Area Land Use

The Property is zoned TL 6A (Commercial).

Land use in the immediate vicinity is primarily commercial in nature to the north, south, and west, while land use to the east is primarily residential.

2.4 Utilities

The primary utilities currently serving the Property are reportedly provided by the City of Kirkland; these include: potable water, stormwater services, and sanitary sewer services.

Natural gas and power are reportedly provided by Puget Sound Energy.

2.5 Environmental Summary

The presence of an automotive services facility on the Property is considered a potential environmental concern due to the possible improper storage and/or disposal of hazardous materials such as used oil, antifreeze, and parts cleaning solvents.

ASTM defines a *potential environmental concern* as "the possible presence of any hazardous substances or petroleum products on a property under conditions that indicate the possibility of an existing release, a past release, or a threat of a future release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws."

Generally speaking, it is treated as an issue that requires further evaluation as to whether it meets the definition of a REC to the Property. This land use will be discussed further in subsequent sections of this report.

3.0 Physical Setting

Category	Description	Source
Topographic Characteristics		
Site Elevation	167 feet above mean sea level	EDR Geocheck
Topographic Gradient	The primary topographic gradient at the Property is from south to north, with a secondary gradient from east to west.	EDR Geocheck; Site Visit
Hydrologic Characteristics		
Surface Water Runoff	Runoff at the Property appears to be managed via a network of catch basins installed within the asphalt parking areas.	EDR Geocheck; Site Visit
Nearest Water Body	Totem Lake: Approximately 1,100 feet to the north of the Property.	Site Visit; USGS Topographic Map Kirkland, WA (2014)
Flood Zones	Zone X: Areas Determined to be Outside 500-year Flood Plain	FEMA Map Panel 53033C0360F
Wetlands	The Property does not appear to lie within the National Wetland Inventory	USGS Topographic Map Kirkland, WA (2014)
Geologic Characteristics		
Primary Soil Types	ALDERWOOD – Gravelly – Sandy Loam Characteristics: Slow infiltration rates, low hydraulic conductivity.	EDR Geocheck - National Cooperative Soil Survey (NCSS)
Fill Material	No obvious indications of fill material.	Site Visit.

Hydrogeologic Characteristics		
Depth to Nearest Groundwater	Approximately 15 feet below ground surface (bgs).	Records reviewed for site located in close proximity. Brown Bear Car Wash 5495 (Brown Bear Site), addressed at 12421 Totem Lake Blvd (Exhibit C)
Groundwater Flow Direction	Groundwater flow direction is inferred to the north/northwest toward Totem Lake.	USGS Topographic Map Kirkland, WA (2014); Data from Brown Bear Site
Nearest Groundwater Supply Wells	There do not appear to be any active groundwater supply wells within 1-mile of the Property.	Ecology Well Log Search

3.1 Environmental Summary

No potential environmental concerns or RECs were identified associated with the physical setting of the Property.

4.0 Site Reconnaissance

Dixon ES performed a site reconnaissance on November 5, 2019, which consisted of observations intended on assessing potential environmental risk to the Property. These observations are discussed in the table below. Photos taken during the site reconnaissance are included as Exhibit B.

Category	**Description**
Current Use of the Property	Auto dealership.
General Observations	The Property is occupied by a single building, sectioned into a show room, office space, service center, and car wash bay. The undeveloped portions of the Property are improved with asphalt paved parking areas and non-stressed, well maintained landscaping.
Petroleum Products	Observed; see notes in subsequent sections.

Other Hazardous Substances	Two drums of spent antifreeze, a drum of reservoir concentrate, and two drums of non-chlorinated brake cleaner were observed.
Hazardous Waste	Used oil is processed through an oil water separator on the Property. The system is staged within a gated enclosure on the eastern side of the dealership structure. The oil is reportedly removed and recycled through various companies under applicable regulatory laws. Most recently, EcoLube Recovery.
Landfills/Dumps/Solid Waste Disposal	No landfills or dumps were observed on the Property or adjoining properties.
Aboveground Storage Tanks (ASTs)	Three stationary ASTs were observed on the Property; two labeled as synthetic motor oil and one labeled as synthetic automatic transmission fluid. These ASTs were stored in the gated enclosure on the eastern side of the dealership structure. The ASTs were stored on concrete and no indications of structural failures or past releases were noted. Several mobile ASTs (tanks on rollers) were observed within the service garage. These tanks are used to collect used oil drained from vehicles during maintenance.
Underground Storage Tanks (USTs)	No surface features indicative of USTs were noted.
Hydraulic Systems	Several underground hydraulic hoists were observed within the service area. According to the current owner, these are reportedly enclosed in individual concrete vaults to prevent any leakage into surrounding soil.
Drums	As discussed above, two drums of spent antifreeze, a drum of reservoir concentrate, and two drums of non-chlorinated brake cleaner were observed. The drums were in good condition and no indications of structural failures or past releases were noted.
PCBs	One electrical transformer was observed, which had no labels relevant to PCBs. This transformer was mounted on top of a concrete pad, and no evidence of past leaks or spills was observed.
HVAC System and Fuel Source	Natural gas.
Floor Drains	One interior strip drain was observed within the service area and adjacent to the car wash bay. This drain is reportedly plumbed to the oil water separator prior to discharge.
Interior or Exterior Sumps	No interior or exterior sumps were observed on the Property.

Pits, Ponds, or Lagoons	No pits, ponds, or lagoons were observed on the Property.
Stained Soil or Pavement	No significant staining was observed on the Property. Minor oil drips were observed within the asphalt parking areas and within the exterior AST enclosure, however these drips appeared to be de minimus in nature.
Stressed Vegetation	No stressed vegetation was observed on the Property.
Possible Fill or Grading	No obvious indications of fill or grading was observed during the site reconnaissance.
Wastewater or Other Liquid Discharge (Including Stormwater)	No wastewater or liquid discharge was observed on the Property during the time of the site reconnaissance.
Wells (including dry wells, irrigation wells, injection wells, abandoned wells, or other wells)	No wells were observed on the Property.
Septic Systems or Cesspools.	No septic systems or cesspools were observed on the Property.

4.1 Access Restrictions and Limitations

There were no access restrictions or limitations during the site reconnaissance.

4.2 Surrounding Properties

Adjacent properties/rights-of-way include: 124th Avenue NE to the north, followed by a construction storage yard and auto repair facility; Slater Avenue NE to the east, followed by an office building and residential developments; several automotive repair facilities to the south; and a multi-tenant retail center to the west.

A visual inspection of the exteriors of these properties did not reveal any obvious RECs for the Property.

4.3 Environmental Summary

The following potential environmental concerns were identified during the site reconnaissance:

- The use and storage of various hazardous materials - Based on site observations, it appears that appropriate best management practices are in place to prevent a release to the environment therefore these observations do not represent a REC for the Property.
- The surrounding high-risk land use – Several auto repair facilities are located in close proximity to the Property in inferred up-gradient hydrologic positions. These facilities will be further evaluated through a regulatory file review to determine whether there have been documented release(s) that pose a threat to the environmental quality of the Property.

5.0 Historical Land Use Information

Historical land use information for the Property and surrounding properties was gathered through research of the following sources (Appendix A):

- Aerial Photographs – 1944, 1952, 1965, 1968, 1973, 1977, 1980, 1985, 1990, 2006, 2009, 2013, and 2017.
- City Directories – 1959, 1963, 1967, 1972, 1977, 1982, and 1985.
- Sanborn Fire Insurance Maps – Unmapped Property.
- King County Assessor's Records
- City of Kirkland Permit Records
- Archived Tax Records
- Interviews

Date(s)	Description	Source
1919	One single-family domestic dwelling was reportedly constructed on the southeast corner of the Property. This structure was heated by "Stove".	Archived Tax Records
1930	One single-family domestic dwelling was reportedly constructed on the northeast corner of the Property. This structure was heated by "Stove".	Archived Tax Records
1944, 1952, and 1965	The Property appears to be developed with two single-family dwellings and two outbuildings on the eastern portion of the Property, adjacent to Slater Avenue NE. The western portion of the Property appears to be vacant and undeveloped. Adjacent properties also appear to be residential in nature.	Aerial Photographs

1959, 1963, and 1967	There are no listings for the potential addresses of the Property.	City Directories
1968, 1973, and 1977	No significant changes are visible on the Property. Increased commercial development is apparent in the vicinity of the Property.	Aerial Photographs
1972 and 1977	There are no listings for the potential addresses of the Property.	City Directories
1980	It appears that a large amount of fill material is present on the central portion of the Property. Several objects, possibly vehicles, are apparent to the west of the single-family dwellings.	Aerial Photograph
1982 and 1985	There are no listings for the potential addresses of the Property.	City Directories
1985	More fill material is visible on the central portion of the Property and dozens of objects, likely vehicles, are visible to the west of the single-family residences.	Aerial Photograph
1990	The potential vehicles are no longer visible and the area of fill material appears to have grown vegetation.	Aerial Photograph
1997	Three permits were issued for the demolition of two single-family residences and one shed.	City of Kirkland
1997	An auto dealership was reportedly constructed on the Property.	King County Assessor's Records
2006, 2009, and 2013	Two commercial structures are visible on the Property; one large building on the western portion of the Property and one smaller building in the east central portion of the Property. The undeveloped portions of the Property are utilized as surface parking. This facility was reportedly occupied by an Infiniti dealership.	Aerial Photographs and Interviews
2017	One large commercial structure is visible on the eastern portion of the Property. The undeveloped portions of the Property are utilized as surface parking. The Property appears in its current configuration.	Aerial Photograph

5.1 Historical Land Use Summary

According to archived tax records, the Property was first developed in 1919 with a single-family domestic dwelling on the southeast corner of the Property; this residence reportedly utilized stove heat. A second residence was reportedly added in 1930 on the northeast corner of the Property, which also utilized stove heat.

Very few changes were observed in aerial photographs of the Property between 1944 and 1977. Increased commercial development in the vicinity was apparent after 1965.

There were no city directory listing for the potential addresses of the Property on NE 120th Street, 124th Avenue NE, or Slater Avenue NE between 1959 and 1985.

In the 1980 aerial photograph, a large amount of fill material is visible on the central portion of the Property and several objects, consistent with that of automobiles, are visible on the eastern portion of the Property. The source of the fill material is unknown.

In the 1985 aerial photograph, more fill material is visible on the central portion of the Property and dozens more objects, likely vehicles, are visible on the eastern portion of the Property.

By 1990, it appears that the accumulation of fill material had ceased, as new vegetation is apparent across the central portion of the Property. The potential vehicles also appear to have been removed by this time.

In 1997, the City of Kirkland issued permits for the demolition of two single-family residences and a shed. A permit was also issued in 1997 for the construction of an 11,000 square foot automobile dealership.

Aerial photographs between 2006 and 2013 depict a slightly different development configuration on the Property, however the land use appears consistent with current activities.

The Property appears in its current configuration in the 2017 aerial photograph.

5.1.1 Environmental Summary

The potential presence of undocumented fill material, placed on the Property between at least 1980 and 1985, is considered a REC. The source and environmental quality of this fill material is unknown.

The historical staging of dozens of automobiles on the Property between at least 1980 and 1985 is considered a REC. Staging of defunct cars can lead to releases of petroleum hydrocarbons and heavy metals onto surface soils. Depending on concentrations and hydrocarbon fractions, contamination associated with this past land use could also present a potential VEC.

6.0 User Provided Information

6.1 Reason for the Phase I ESA

Dixon ES understands that the reason that a Phase I ESA was requested is to evaluate environmental risk prior to the sale of the Property.

6.2 Title Records

Title records were not provided to Dixon ES for review.

6.3 Environmental Questionnaire

An environmental questionnaire was provided to the user and potential purchaser of the Property (Appendix B).

No potential environmental concerns of RECs were identified based on the responses provided.

6.4 Environmental Liens or Activity and Use Limitations

No environmental liens or activity and use limitations were identified during the course of this Phase I ESA.

6.5 Specialized Knowledge of Environmental Conditions

No specialized knowledge of environmental conditions was disclosed to Dixon ES.

6.6 Commonly Known or Reasonably Ascertainable Information

No commonly known or reasonably ascertainable information regarding the environmental quality of the Property was provided to Dixon ES.

6.7 Fair Market Value Assessment

The user did not have any reason to believe that fair market value of the Property has been influenced by environmental conditions.

6.8 Environmental Documents

The current owner, by way of the user, provided a Phase I Environmental Audit prepared for the Property by Environmental Associates, Inc. (EAI) in 2002. Relevant excerpts from these reports are included in Exhibit C.

Their assessment revealed no evidence of recognized environmental conditions in connection with the Property. They did identify the presence of fill material and staging of multiple cars on the Property, however they did not discuss or provide an opinion on the potential issues associated with these observations.

Dixon ES does not concur with the findings of their Phase I Environmental Audit as evident in Section 5.1.1.

6.9 Environmental Summary

No potential environmental concerns or RECs were identified based on a review of user provided information.

7.0 Interviews

The following interviews were conducted during the course of this Phase I ESA.

7.1 Tenants, Occupants, Managers

During the site reconnaissance, Dixon ES interviewed Mr. Chris O'Conner, the sellers real estate broker who has been familiar with the Property since at least 1997. Mr. O'Conner indicated that he was not aware of any spills of hazardous substances, air quality issues, presence of USTs, or any other environmental incidents on the Property.

7.2 Local Government Officials

7.2.1 Fire Department

A public records request was submitted to City of Kirkland Fire Department, which maintains records associated with the permitting and decommissioning of commercial USTs.

No records were found for the Property address.

7.3 Environmental Summary

No potential environmental concerns or RECs were identified based on the Phase I ESA interviews.

8.0 Regulatory Review

A review of regulatory agency records was conducted in order to identify known or potential sources of contamination that could adversely impact the environmental quality of the Property. Records were obtained using the commercial database search services of Environmental Data Resources (EDR). The report inquiry # is 5846663.2s, dated October 28, 2019 (Appendix C).

The ASTM Phase I ESA standard databases, associated search distances, and number of listed sites are presented in the table below. The full list of federal, state, and local database listings reviewed are presented within the EDR Report.

Environmental Record Sources	Search Distance	Number of Listed Sites
Federal National Priorities List (NPL)	1 Mile	0
Federal Delisted NPL	1 Mile	0
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List	½ Mile	0
Federal CERCLIS No Further Remediation Action Planned (NFRAP) Site List	½ Mile	0
Federal Resource Conservation and Recovery Act (RCRA) Corrective Action Sites (CORRACTS) List	1 Mile	0
Federal RCRA non-CORRACTS Treatment, Storage, and Disposal (TSD) Facilities List	½ Mile	0
Federal RCRA Generators List	¼ Mile	3
Federal Institutional Control / Engineering Control (IC/EC) Registries	½ Mile	0
Federal Emergency Response Notification System (ERNS) List	Property Only	0
State and Tribal Equivalent to NPL: Hazardous Sites List (HSL)	1 Mile	2
State and Tribal Equivalent to CERCLIS: Confirmed and Suspected Contaminated Sites List (CSCSL)	1 Mile	12
State and Tribal Landfill and/or Solid Waste Disposal Sites List (SWF/LF)	½ Mile	0
State and Tribal Leaking Underground Storage Tank List (LUST)	½ Mile	14
State and Tribal Registered Underground Storage Tank List (UST)	½ Mile	13
State and Tribal IC Registry	½ Mile	2
State and Tribal Voluntary Cleanup Sites (VCP) (ICR)	½ Mile	23
State and Tribal Brownfield Sites	½ Mile	0

8.1 The Property

The Property is not listed on any of the databases within the EDR report, nor did Ecology have any responsive physical files or ERTS/SPILLS reports locatable for the Property.

No potential environmental concerns or RECs were identified based on these findings.

8.2 Surrounding Properties

Dixon ES reviewed the database listings within one mile of the Property and dismissed the majority of the listings as RECs during the preliminary review of the EDR report based on distance, database occurrence, and/or inferred hydrologic position. Groundwater flow direction is inferred to the north/northwest toward Totem Lake.

Remaining sites of material interest to the environmental quality of the Property were evaluated based on information presented in the EDR report, along with available documentation provided by Ecology. Below is a summary of this evaluation: Sites of interest are depicted on Figure 2 in Exhibit A.

8.2.1 Federal RCRA Generators List

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month; small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month; and, conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

There are 3 Federal RCRA Generators Sites listed within ¼ mile of the Property.

All three sites are located in inferred down-gradient hydrologic positions at distances of over 300 feet. Based on these conditions, these sites appear to present low risk of environmental impact to the Subject Property and are not considered RECs or VECs.

8.2.2 Hazardous Sites List (HSL)

The Hazardous Sites List is a subset of the Confirmed and Suspected Contaminated Sites List (CSCSL) Report. It includes sites which have been assessed and ranked using the Washington Ranking Method (WARM).

There are 2 HSL sites listed within 1 mile of the Property.

Both sites are located in inferred down-gradient hydrologic positions at distances of over 700 feet. Based on these conditions, these sites appear to present low risk of environmental impact to the Subject Property and are not considered RECs or VECs.

8.2.3 Confirmed and Suspected Contaminated Sites List (CSCSL)

The CSCSL Database is the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties.

There are 12 CSCSL sites listed within 1 mile of the Property.

Eleven are located in inferred cross to down-gradient hydrologic positions at distances of over 600 feet. One site is located in an inferred up-gradient hydrologic position, but is at distances of over 1,300 feet. Based on these conditions, and local geologic considerations for contaminant migration, these sites appear to present low risk of environmental impact to the Subject Property and are not considered RECs or VECs.

8.2.4 State and Tribal Leaking Underground Storage Tank List (LUST)

LUST records contain an inventory of reported leaking underground storage tank incidents.

There are 14 LUST sites listed within ½ mile of the Property.

Ten of the sites are located in inferred cross- to down-gradient hydrologic positions at distances of over 200 feet. Four sites are located in inferred up-gradient hydrologic positions, but are at distances of over 700 feet. Based on these conditions, and local geologic considerations for contaminant migration, these sites appear to present low risk of environmental impact to the Subject Property and are not considered RECs or VECs.

8.2.5 State and Tribal Registered Underground Storage Tank List (UST)

USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program.

There are 13 UST sites listed within ½ mile of the Property.

Eight sites are located in inferred cross- to down-gradient hydrologic positions at distances of over 200 feet. Four sites are located in inferred up-gradient hydrologic positions, but are at distances of over 400 feet. Based on these conditions, and local geologic considerations for contaminant

migration, these sites appear to present low risk of environmental impact to the Subject Property and are not considered RECs or VECs.

One remaining site (EDR ID 18) appears to be of material interest to the environmental quality of the Subject Property and is discussed in Section 8.4.

8.2.6 State and Tribal Institutional Control (IC) Registry

Sites that have institutional controls.

There are 2 IC sites listed within ½ mile of the Property.

One site is located in an inferred down-gradient hydrologic position at a distance of over 200 feet. The second site is located in an inferred up-gradient hydrologic position, but is at a distance of over 1,000 feet. Based on these conditions, and local geologic considerations for contaminant migration, these sites appears to present low risk of environmental impact to the Subject Property and are not considered RECs or VECs.

8.2.7 State and Tribal Voluntary Cleanup Sites (VCP) (ICR)

Sites that have entered either the Voluntary Cleanup Program or its predecessor Independent Remedial Action Program.

There are 23 VCP/ICR sites listed within ½ mile of the Property.

Sixteen sites are located in inferred cross- to down-gradient hydrologic positions at distances of over 200 feet. Seven sites are located in inferred up-gradient hydrologic positions, but are at distances of over 700 feet. Based on these conditions, and local geologic considerations for contaminant migration, these sites appear to present low risk of environmental impact to the Subject Property and are not considered RECs or VECs.

8.2.8 EDR High Risk Historical Records

Although not part of the ASTM Phase I ESA standard databases, EDR includes "high-risk" land use listings which include manufactured gas plants, auto stations, and cleaners. These databases use an algorithm to search through national collections of historical business directories for key words that may suggest certain types of land uses, but should not be used as the sole source for determining such high risk land use practices as they are subject to addressing errors and do not differentiate between specific types of business operations, which present vastly different environmental risk.

There are 3 Historical Auto, 1 Historical Cleaners, and 1 Inactive Drycleaners listings within ¼ mile of the Property.

Two sites are located in inferred cross- to down-gradient hydrologic positions at distances of over 600 feet. One site is located in an inferred up-gradient hydrologic position, but is at a distance of over 900 feet. Based on these conditions, and local geologic considerations for contaminant migration, these sites appear to present low risk of environmental impact to the Subject Property and are not considered RECs or VECs.

Two remaining sites (EDR ID 4 and 20) appear to be of material interest to the environmental quality of the Subject Property and are discussed in Section 8.4.

8.3 Orphan Summary

The EDR report listed 3 "orphans" that were unmappable by their system. These sites were reviewed in an attempt to evaluate whether they were of material interest to the environmental quality of the Property.

None of the 3 sites appear to be a REC to the Property based on distance, database listing, and/or inferred hydrologic position.

8.4 Environmental Summary

The following sites appear to be of material interest to the environmental quality of the Subject Property and require further evaluation:

EDR Map ID	Site Name	Address	EDR Databases	Distance
4	Shahrazad Tony	12085 124th Ave NE	EDR HIST CLEANER	92 ft W
18	Buchan Bros Investment Property	11924 124th Ave NE	UST, ALLSITES	424 ft S
20	J N J Inc	11920 124th Ave NE	EDR HIST CLEANER	488 ft NE

- The "Shahrazad Tony" site is located approximately 92 feet from the Property in an inferred cross-gradient hydrologic position.

  This EDR listing is associated with the operation of a dry cleaner at the multi-tenant retail center to the west of the Property between 1991 and 1995.

  In response to a public records request, Ecology indicated that they did not have any records of hazardous material handling or spills at this site.

The presence of a historical dry cleaner in close proximity to the Property is a potential environmental concern due to the possible use and improper disposal of hazardous cleaning solvents; however, given the available information and lack of a documented release, it does not appear appropriate to consider impacts to the Subject Property *likely*, and therefore this site is not considered a REC or VEC.

- The "Buchan Bros Investment Property" site is located approximately 424 feet from the Property in an inferred up-gradient hydrologic position.

  This EDR listing is associated with the removal of one single-wall steel UST in 1996.

  In response to a public records request, Ecology provided permit documentation for the removal of one 500 gallon waste oil UST in 1990 (Exhibit C). The date discrepancy does not appear to represent a significant data gap.

  According to these records, a site assessment was completed and no contamination was found. Based on this information, this site appears to present low risk of environmental impact to the Subject Property and is not considered a REC or VEC.

- The "J N J Inc" site is located approximately 433 feet from the Property in an inferred up-gradient hydrologic position.

  This EDR listing is associated with operation of an automotive repair shop between 1985 and 2014.

  In response to a public records request, Ecology indicated that they did not have any records of USTs, hazardous material handling, or spills at this site.

  Given the available information, in combination with the relative distance from the Subject Property, this site appears to present low risk of environmental impact to the Subject Property and is not considered a REC or VEC.

9.0 Data Gaps

No significant data gaps were encountered during this Phase I ESA that would alter the findings presented below.

10.0 Findings, Opinions, and Recommendations

Dixon ES has performed this Phase I ESA in accordance with procedures outlined in ASTM E 1527-13 *Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process.*

The purpose of this Phase I ESA was to identify RECs, Historical RECs, or Controlled RECs associated with current or former land use practices that may have affected the environmental quality of the Property. A summary of the findings is presented below:

10.1 Recognized Environmental Conditions

- The potential presence of undocumented fill material, placed on the Property between at least 1980 and 1985, is considered a REC. The source and environmental quality of this fill material is unknown.
- The historical staging of dozens of automobiles on the Property between at least 1980 and 1985 is considered a REC. Staging of defunct cars can lead to releases of petroleum hydrocarbons and heavy metals onto surface soils. Depending on concentrations and hydrocarbon fractions, contamination associated with this past land use could also present a potential VEC.

10.2 Historical Recognized Environmental Conditions

No Historical RECs were identified during the course of this Phase I ESA.

10.3 Controlled Recognized Environmental Conditions

No Controlled RECs were identified during the course of this Phase I ESA.

10.4 Recommendations

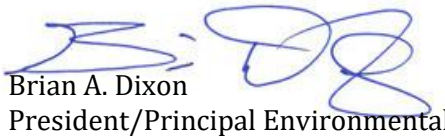
Based on the findings described above, it appears that further assessment is warranted to evaluate the environmental quality of the Property.

Dixon ES recommends the collection of shallow soil samples on the Property to assess the potential for a historical release from the defunct automobiles and/or presence of contamination within the undocumented fill material.

11.0 Professional Declaration and Preparers Credentials

11.1 Declaration

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in Section 312.10 of 40 Code of Federal Regulations [C.F.R.] Part 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed the all appropriate inquires in conformance with standards and practices set forth in 40 CFR Part 312.



Brian A. Dixon
President/Principal Environmental Scientist

11.2 Credentials

Brian A. Dixon, Principal Scientist and qualified environmental professional as defined by ASTM Practice E 1527-13, has more than 14 years of experience, ranging from ecological sustainability research, to assessment, investigation and remediation of impacted properties. He has a Bachelor of Science degree in Physical Geography from the University of California Santa Barbara, and a Master of Business Administration degree from the University of Washington. Mr. Dixon also holds a Real Estate Specialization from the Runstad School of Real Estate. His project experience includes environmental due diligence, real estate transactional risk control, underground storage tank assessment, remedial excavation management, chemical and thermal treatment implementation, environmental insurance settlement negotiations, and stormwater compliance management.

12.0 Statement of Quality Assurance

Dixon ES has performed this Phase I ESA in accordance with current generally accepted environmental practices and procedures. Dixon ES has employed the degree of care and skill ordinarily exercised under similar circumstances by reputable environmental professionals practicing in this area. The conclusions contained within this assessment are based upon site conditions observed or were reasonably ascertainable and present at the time the assessment was completed.

Certain information used by Dixon ES in this assessment was obtained from sources believed to be reliable, including the EPA, state regulatory agencies, and personal interviews. Dixon ES is not responsible for erroneous, inaccurate, omitted or misleading information supplied to during this assessment or for opinions based on such information. Should such information prove to be

inaccurate or unreliable, Dixon ES reserves the right to amend or revise conclusion, opinions and/or recommendations. Dixon ES does not guarantee that the Property is free of hazardous or potentially hazardous materials or conditions, or that latent or undiscovered conditions will not become evident in the future.

13.0 References

- American Society for Testing and Materials (ASTM), ASTM E 1527 – 13*: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.
- Aerial photographs of the vicinity: 1944, 1952, 1965, 1968, 1973, 1977, 1980, 1985, 1990, 2006, 2009, 2013, and 2017.
- City Directories for the years: 1959, 1963, 1967, 1972, 1977, 1982, and 1985.
- Environmental Associates, Inc. 2002. Phase I Environmental Audit. *Infinity (sic) of Kirkland*. June 14.
- Environmental Data Resources (EDR). 2019. *The EDR Radius Map Report, Nissan of Kirkland, Inquiry Number 5846663.2s*. October 28.
- FEMA Map Service Center: https://msc.fema.gov/portal
- King County Department of Assessments: http://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=2826059046
- Standards and Practices for All Appropriate Inquiries; Final Rule ("AAI"); U.S. EPA, 40 CFR Part 3 12, 70 FR 66070, November 1, 2005.

Exhibit A: Figures

DIXON
ENVIRONMENTAL SERVICES

LEGEND

★ SUBJECT PROPERTY

TOPOGRAPHIC MAP

PROJECT ADDRESS:

11932 124TH AVE NE
KIRKLAND, WA 98034

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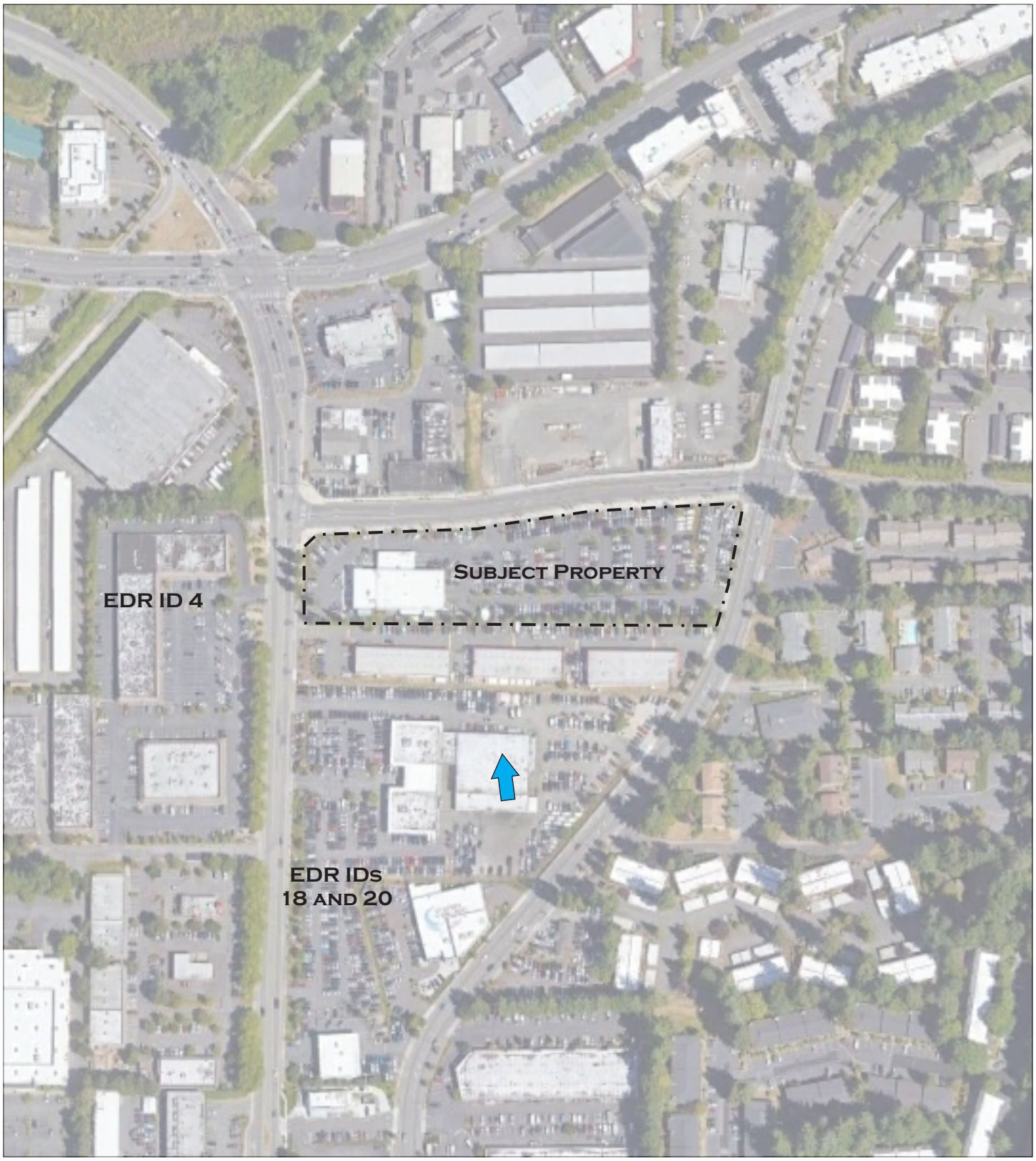

DIXON
Environmental Services

LEGEND

Property Boundary

Inferred Groundwater Flow Direction

Vicinity Map

Project Address:

11932 124th Ave NE
Kirkland, WA 98034

DIXON
Environmental Services

LEGEND

- Property Boundary
- 5 Site Reconnaissance Photo and Direction

Site Plan

Project Address:
11932 124th Ave NE
Kirkland, WA 98034

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Exhibit B: Photolog

DIXON
ENVIRONMENTAL SERVICES

PHOTOLOG

Photo 1: Showroom Entrance

Photo 2: View South Toward Adjacent Property


Photo 3: View West Toward Adjacent Property


Photo 4: View North Toward Adjacent Property

DIXON
ENVIRONMENTAL SERVICES

PHOTOLOG

Photo 5: Showroom and Offices

Photo 6: Office Space

Photo 7: Service Facility Strip Drain

Photo 8: Underground Hydraulic Hoist

PHOTOLOG

Photo 9: View East - Car Parking

Photo 10: Used Antifreeze Drums

Photo 11: AST Enclosure with Oil/Water Separator

Photo 12: Used Oil AST

Exhibit C: Documents Supporting Phase I ESA Findings

ENVIRONMENTAL
ASSOCIATES, INC.

Don W. Spencer, M.Sc.
Principal

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Toll Free: (888) 453-5394
Fax: (425) 455-2316

PHASE I ENVIRONMENTAL AUDIT

Infinity of Kirkland
11930 - 124th Avenue Northeast
Kirkland, Washington 98034

S & I OF WASHINGTON

ENVIRONMENTAL
ASSOCIATES, INC.

1380 - 112th Avenue Northeast, Suite 300
Bellevue, Washington 98004
(425) 455-9025 Office
(888) 453-5394 Toll Free
(425) 455-2316 Fax

June 14, 2002 JN 22175

Mr. Rich Snyder
S & I of Washington
% Sound Ford
750 Rainier Avenue South
Renton, Washington 98055

Subject: **PHASE I ENVIRONMENTAL AUDIT**
Infinity of Kirkland
11930 - 124th Avenue Northeast
Kirkland, Washington 98034

Gentlemen:

Environmental Associates Inc., has completed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 of Infinity of Kirkland located at 11930 124th Avenue Northeast, in Kirkland, Washington, the subject property. Any exceptions to, or deletions from, this practice are described in the limitations section of this report. This report, prepared in accordance with the terms of our proposal dated May 28, 2002, and in a manner consistent with the intent and methodologies of ASTM E 1527-00, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", summarizes our approach to the project along with results and conclusions. This assessment has revealed no evidence of recognized environmental conditions in connection with the property. In light of these findings, no additional study or environmental due diligence of this nature appears warranted at this time.

The contents of this report are confidential and are intended solely for your use and the use of your representatives. Four (4) 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.

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

EPA/HUD Certified Lead Inspector (Licensed)

Registered Site Assessor/Licensed UST Supervisor
State Certification #947458636

License: 604	(Washington)
License: 11464	(Oregon)
License: 876	(California)
License: 5195	(Illinois)
License: 0327	(Mississippi)

PHASE "1" ENVIRONMENTAL AUDIT

Infinity of Kirkland
11930 - 124th Avenue Northeast
Kirkland, Washington 98034

Prepared for:

S & I of Washington
750 Rainier Avenue South
Renton, Washington 98055

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

Julie B. Gasper
Hydrogeologist

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

EPA-Certified Asbestos Inspector/Management Planner
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EPA/HUD Certified Lead Inspector (Licensed)

Registered Site Assessor/Licensed UST Supervisor
State Certification #947458636

License: 604 (Washington)
License: 11464 (Oregon)
License: 876 (California)
License: 5195 (Illinois)
License: 0327 (Mississippi)

Jason Cass
Environmental Geologist
EPA-Certified Building Inspector
I.D. #J&J001005-BIB-01
Registered Washington UST Site Assessor
#32-US-32024393

Reference Job Number: JN 22175

June 14, 2002

ENVIRONMENTAL ASSOCIATES, INC.

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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 reduce potential risk for 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. Moreover, in defining the purpose of the Phase I environmental site assessment process, section 1.1.1 of ASTM E-1527 advises that the goal of a Phase I is to identify "recognized environmental conditions" and defines a recognized environmental condition as: " the presence or likely presence of any hazardous substances...on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances...into structures on the property or into the ground, groundwater or surface water of 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 accordance with methods outlined under ASTM E 1527-00, "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, business directories from several time periods, 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 Washington Department of Ecology (WDOE) and 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, RCRA Corrective Action Report (CORRACTS), 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 Confirmed and Suspected Contaminated Sites (CSCS) 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.

- Review published documents from the Bonneville Power Administration (BPA) to evaluate the risk for naturally 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, lead-based paint (LBP), 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 a rectangular-shaped parcel covering approximately four (4) acres of land. Improvements to the property include a single story, masonry block building enclosing approximately 12,985 square feet of space which was reportedly erected in 1997. Additional improvements include a single-story, wood framed building enclosing approximately 1,792 square feet of space which was also constructed in 1997. Currently the property is occupied by an automobile dealership, Infinity of Kirkland. The approximate location of the site is shown on the Vicinity Map, Plate 2, appended herewith.

The property is located in a mixed commercial and retail area approximately two and one-quarter (2.25) miles northeast of downtown Kirkland, Washington. Photographs reflecting the character of the subject property are provided with this report as Plates 4 and 5.

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

North: Two (2) buildings which are occupied by Evergreen Auto Rebuild and Muffler King Auto Repair are situated adjacent to the north of the western half of the subject property. A Verizon maintenance facility is located adjacent to the north of the eastern half of the subject site. A fuel dispensing island is situated approximately 100 feet to the north of the site on the Verizon parcel. The Verizon maintenance facility is located in an inferred down-gradient hydrologic position relative to the subject property and is discussed further in the UST/LUST section of this report.

South: A line of automobile repair and service shops are situated adjacent to the south of the subject property, beyond which Ford of Kirkland is located.

East: Slater Avenue runs along the eastern boundary of the subject site, across which is located a small office building containing chiropractic and financial businesses. Multi-family residences are situated across Slater Avenue to the northeast and southeast of the subject property.

West: Adjacent to the west of the property lies 124th Avenue Northeast, beyond which is situated Totem Square which is occupied by retail and service businesses.

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

GEOLOGIC SETTING

Physiographically, the site is situated on a gently rolling elevated plain (the Vashon Drift 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 (Jones, 1999) suggest that much of the material underlying the subject site is 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.

Topographically, the site is situated on a gentle northwesterly-facing slope approximately 177 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 northwesterly 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 resources, Totem Lake is located approximately one-third (1/3) of a mile north of the site. Juanita Bay of Lake Washington is situated approximately two (2) miles to the west of the subject property. The Sammamish River is located one and one half (1.5) miles to the east of the subject site. The Sammamish River flows in a northerly direction and eventually discharges into Lake Washington at Kenmore.

DEVELOPMENT HISTORY AND LAND USE

Sources reviewed for information on site and area development and land use included the resources of the Seattle Public Library, King County Assessor's Office, 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, 1956, 1960, 1968, 1974, 1980, 1985, 1990, 1997, and 1999. The following paragraphs provide an interpretive summary of our observations in each photo. The time intervals between the various historic aerial photographs selected for this particular project are, in our opinion, entirely adequate for the intended purpose which was to permit a general assessment of overall development and land use in the vicinity of the subject property.

1936 and 1946 Two (2) single-family residences and two (2) sheds are visible on the eastern quarter of the subject property. The western three-quarters of the subject site and properties farther to the west are forested. Vacant properties are situated to the north and south and are covered in low vegetation. Two (2) large barns and a single-family residence are located farther to the northwest. Beyond Slater Avenue to the east of the subject property lies a vacant, forested parcel.

1956 The subject property and surrounding properties to the north and south appear consistent with the 1946 photo. Several single-family residences have been erected across Slater Avenue to the southeast and the property to the west of the subject site has been cleared.

1960 No significant changes are noted on the subject site or the properties to the east, west, or south. Several large warehouses have been constructed on the property to the northwest and the parcel to the north has been cleared.

1968 The subject site appears similar to the 1960 photo. A small warehouse-type building has been erected on the property adjacent to the south of the southeast quadrant of the subject site. A small building has been constructed on the adjacent property to the north. The existing Public Storage warehouse has been erected farther to the northwest of the subject site.

1974 A number of automobiles appear on the subject site adjacent to the single-family residences. The western half of the site remains forested. 124th Avenue Northeast has been completed adjacent to the west of the site. A large shed has been erected adjacent to the warehouse southeast of the subject site. The buildings adjacent to the north of the eastern quadrant of the site have been removed and the area appears to be covered with low vegetation. A warehouse and a retail building have been erected farther to the north along 124th Street Northeast. Totem Square retail center has been constructed across 124th Avenue Northeast to the west.

1980 The subject site appears similar to 1974 photo. The existing Verizon maintenance and storage buildings have been constructed to the north of the east side of the site. The existing auto repair buildings have been erected on the property to the north of the west half of the subject property. Multi-family residences and office buildings have been built across Slater Avenue to the east. Farther to the south of the subject site, two (2) buildings and paved car lot, occupied by Ford of Kirkland, have been constructed.

1985 and 1990 More cars and mounds of fill dirt are visible on the eastern portion of the subject site. The existing automobile repair center has been constructed on the southern adjacent property. Surrounding properties to the north, east, and west appear similar to the 1980 photo.

1997 The existing 1997-vintage automobile dealership has been constructed on the site. A canopy-covered pump island has been erected on the Verizon facility adjacent to the north of the eastern quadrant of the subject property. Continued development is visible along 124th Street Northeast, including mini storage buildings farther to the north.

1999 The subject site and surrounding areas remain consistent with the 1997 photo.

PROPERTY CONVEYANCE/OWNERSHIP DATA

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

SOURCE	OWNER	DATE OF PURCHASE
tax parcel #2826059046 after approximately 1970		
King County Assessor's Office	S & I of Washington	1/14/1997
King County Assessor's Office	Joseph, Albert Jr., and Michael Hern	6/18/1993
Kroll County Atlas 1970	A..W. & Ella Hern	prior to 1970
tax lot 58 before approximately 1970		
Washington State Archives	James Dinneen	7/15/1935
tax lot 46 before approximately 1970		
Washington State Archives	Robert Gray	2/15/1924

According to resources available at the Seattle Public Library and the King County Assessor's Office, along with review of aerial photographs, the subject site was developed as early as 1919 with a single-family dwelling and several small sheds on the eastern portion of the property. In 1930 a similar single-family dwelling was constructed several hundred feet north of the previously mentioned structures. In 1997, the on-site residences were demolished and the current automobile dealership was constructed on the property. Borrowing from the jargon of ASTM, no "reasonably ascertainable" or "likely to be useful" information prior to 1936 was available. The absence of such information has no material effect upon the conclusions of this report.

SITE RECONNAISSANCE

An environmental geologist/EPA-certified Asbestos Building Inspector from our firm visited the property on June 4, 2002 to review on-site conditions and land use practices in the surrounding area. Mr. David Hanna, general manager, and Mr. Robert Curtis, service manager, provided access to the buildings and grounds. Representative areas reviewed during our site visit included the interiors of the showroom, used car sales office building, and auto service area, exterior grounds, and adjacent property usages.

As mentioned earlier, the subject property includes a 1997-vintage, single-story, masonry block building and a 1997-vintage single-story wood framed used car office building. The roofs of both buildings are flat and built-up in design. Asphalt-paved parking areas surround the two buildings of the subject property. Landscaped areas are situated throughout and surrounding the subject site. Currently the buildings are leased to Infinity of Kirkland, an automobile retailer. Typical building materials and/or conditions observed during our site reconnaissance included:

Building 1:

- Floors are uncovered concrete in the shop area and concrete covered with carpet, sheet vinyl, or 12-inch square ceramic tile in the office and showroom areas.
- Interior walls are painted sheetrock in the office and showroom areas and concrete in the shop area.
- Ceilings are open steel trusses bisecting fiberglass insulation in shop area of building, while those in the office and showroom consist of suspended cellulose panels.
- Incandescent and fluorescent light fixtures were noted throughout the building. Mercury vapor lights were also observed in the shop portion of the building.
- A forced air unit provides heating and cooling to the showroom area with suspended natural gas fired heaters providing heat to the service area.

Building 2:

- Floors are wood and are covered with carpet, sheet vinyl, or 12-inch square vinyl tile.
- Interior walls throughout the building are painted sheetrock.
- Ceilings are suspended cellulose panels.
- Fluorescent light fixtures were noted throughout the building.
- Heat pumps provide heating and cooling.

An approximately 500-gallon capacity used oil, 500-gallon capacity fresh oil, and a 300-gallon capacity transmission fluid steel above-ground storage tanks and a single plastic 300-gallon capacity used antifreeze above-ground storage tank (AST) were observed adjacent to the southeast corner of building one. The tanks are located on a concrete pad with no visible cracks or drains. No leaks or spill were noted on or around any of the ASTs. According to the service manager, Mr. Robert Curtis, the used oil and antifreeze are lawfully collected and disposed of by Spencer Environmental Services. The used oil is drained into 30-gallon steel drums distributed throughout the service area and are then vacuum pumped into the waste oil tank. We observed nine (9) below-ground hydraulic lifts in the shop bay area. Five (5) 30-gallon steel drums of axle lube and synthetic oil were noted on the southeast quadrant of the service area. No leaks or spills were observed around the drums. A curtain drain bisects the service area from east to west. This drain reportedly discharges into an oil/water separator located adjacent to the north of the building and is pumped out annually by either Safety Clean or Ventilation Power. The floor of the service area was noted to be clean, in good condition, and free of spills at the time of our site reconnaissance. A single parts washer is situated

at the northeast corner of the service area. The parts washer was observed to be clean and is reportedly serviced by Safety Clean. No obvious, visually discernable 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.

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

The fluorescent light fixtures present in the subject building were installed in 1997 after the ban on the use of PCBs. On that basis, it is our opinion that no PCB-containing ballasts are located within the subject buildings.

Main Service Electrical Transformers

One (1) 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. The transformer appeared to be recently installed and is not suspected to contain PCBs. Liability for this equipment ultimately lies with the utility company in any event.

CHECK FOR ASBESTOS-CONTAINING MATERIALS

Considering the vintage of the subject buildings (1997), no materials were observed that may be suspected to contain asbestos.

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 %.

Considering the vintage of the subject buildings (1997), the painted surfaces on/within the buildings were not suspected 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 Kirkland 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 Kirkland area in the immediate vicinity of the subject property 14 tests have been performed. The results of their work (BPA, 1993) suggest that average listed radon reading in the subject site township was 0.75 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 naturally occurring radon at the subject site is low.

WATER SUPPLY, WASTE WATER AND SOLID WASTE MANAGEMENT

Information supplied by the Public Works Department of the City of Kirkland revealed that water service is provided by the City of Kirkland. Sewer services for the subject site are also provided by the City of Kirkland.

Two (2) solid waste dumpsters, located on concrete were noted adjacent to the southeast corner of building one. The dumpsters, which are maintained by Rabanco Disposal, were 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 twenty-six (26) facilities with registered USTs are located within a one-half mile radius of the subject property. Acknowledging the need for common sense practicality in dealing with such a large number of sites, information regarding the UST sites within a one-quarter mile radius and their status is provided below:

Map ID #	COMPANY & ADDRESS	INSTALL YEAR	GAL.x 1,000	STATUS	HYDRO. POS.*	DISTANCE & DIRECTION	CONTENTS
1	Texaco Star Mart #3623 12221 124th Street Northeast	1964 1964 1991 1991 1991 1992 1992 1992 1992	0.1-1.1 ** ** ** ** 10-20 10-20 10-20 10-20	RM EX RM RM RM OP OP OP OP	D	1/4 Mile NW	Waste Oil Heating Fuel Unleaded Unleaded ** Unleaded ** Leaded Unleaded
2	Brown Bear Car Wash #5495 12302 124th Street Northeast	1964 1964 1964 1990 1990 1990 1990	** ** ** 10-20 10-20 5-10 5-10	RM RM RM OP OP OP OP	D	1/4 Mile NW	Unleaded Unleaded ** Leaded Unleaded Unleaded Unleaded
3	Tosco #03147-30113 12335 116th Street Northeast	1969 1969 1969 1969 1994 1994 1994	** 0.1-1.1 ** ** ** ** **	RM RM RM RM OP OP OP	X	1/4 Mile SSW	Unleaded Unleaded Waste Oil Leaded Unleaded Unleaded Leaded
4	Minit-Lube #1067 12427 124th Street NE	1988 1988 1988	5-10 5-10 5-10	RM RM RM	D	1/4 Mile N	Motor Oil ** **
5	Fred Meyer, Inc. 12221 120th Avenue NE	1964 1981	0.1-1.1 0.1-1.1	CiP RM	X	1/4 Mile W	Waste Oil Diesel
6	Discount Tire Property 12410 124th Street NE	** **	** **	RM RM	D	1/4 Mile N	Diesel Unleaded
7	RJB Wholesale Inc. 12418 124th Street NE	1964 1964	** **	RM RM	D	1/4 Mile N	** Unleaded
8	Thomason Ford Toyota 11800 124th Avenue NE	1964 1964	0.1-1.1 0.1-1.1	EX RM	U	500 Feet S	Waste Oil Unleaded

Map ID #	COMPANY & ADDRESS	INSTALL YEAR	GAL.x 1,000	STATUS	HYDRO. POS.*	DISTANCE & DIRECTION	CONTENTS
9	Buchan Bros Investment Property 11924 124th Avenue NE	1964	0.1-1.1	RM	U	80 Feet S	Waste Oil
10	Thurman Industries 12626 124th Street NE	1964	**	RM	X	1/5 Mile NE	Unleaded
11	Kirkland Garage/Verizon 12055 Slater Avenue	1964 1965 1965 1993 1993	** ** 0.1-1.1 10-20 5-10	RM RM RM OP OP	D	100 Feet N	Unleaded Leaded Waste Oil Unleaded Diesel
12	Arco Facility #05230 11600 124th Avenue Northeast	1985 1985 1985 1993 1993 1993 1993	** ** ** 5-10 5-10 5-10 5-10	RM RM RM OP OP OP OP	X	1/4 Mile S	Unleaded Unleaded Leaded Unleaded Unleaded Unleaded Leaded

Status Code: EX - Exempt; RM - Removed; OP - Operational; CP - Closure In Process; CiP - Closed In Place; TO - Temporarily Out

** Information regarding the date of installation 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 Leaking Underground Storage Tank (LUST) listing, twelve (12) 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. For the sake of brevity, we have provided the following listing of LUST sites within a one-quarter mile radius:

1) Texaco Star Mart, located at 12221 124th Street NE, is a site of soil and groundwater contamination by petroleum products. WDOE lists the cleanup status of this facility as "reported cleaned up". This site is located approximately one-quarter of a mile northwest of the subject site in an inferred down-gradient hydrologic position.

2) Brown Bear Car Wash #5465, located at 12302 124th Street NE, is a site of soil and groundwater contamination by petroleum products. WDOE lists the cleanup status of this facility as "reported cleaned up". This site is located approximately one-quarter of a mile northwest of the subject site in an inferred down-gradient hydrologic position.

3) Tosco #03147-30113, located at 12335 116th Street NE, is a site of soil and groundwater contamination by petroleum products. WDOE lists the cleanup status of this facility as "cleanup in progress". This site is located approximately one-quarter of a mile southwest of the subject site in an inferred cross-gradient hydrologic position.

4) Minit-Lube #1067, located at 12427 124th Street NE, is a site of soil and groundwater contamination by petroleum products. WDOE lists the cleanup status of this facility as "reported cleaned up". This site is located approximately one-quarter of a mile northwest of the subject site in an inferred down-gradient hydrologic position.

5) Fred Meyer, Inc., located at 12221 120th Street NE, is a site of soil contamination by petroleum products. WDOE lists the cleanup status of this facility as "reported cleaned up". This site is located approximately one-quarter of a mile west of the subject site in an inferred cross-gradient hydrologic position.

11) Kirkland Garage/Verizon, located at 12055 Slater Avenue, is a site of soil and groundwater contamination by petroleum products. This site is situated adjacent to the north of the eastern quadrant of the subject property in an inferred down-gradient hydrologic position. Petroleum impacted soil was encountered during a tank removal and replacement operation in 1993. Applied Geotechnology Inc. (AGI, 1993) reported encountering petroleum contaminated soils proximal to a 12,000 gallon gasoline UST, an 8,000 gallon UST, and a 500 gallon waste oil UST. Additionally, petroleum impacted soil and groundwater was encountered beneath a former fuel dispenser island adjacent to the north side of the maintenance building. Approximately 300 to 400 cubic yards of impacted soil was removed from the site for lawful disposal. Pumping and removal of groundwater was conducted in areas proximal to the former gasoline dispenser island. Confirmatory sampling and testing of remaining soils suggest that the petroleum impacted soils proximal to the USTs were removed with approximately 200 cubic yards of contaminated soil remaining beneath the maintenance building. Subsequent groundwater monitoring conducted in 1994 by AGI (AGI, 1994) did not detect petroleum or associated BETX compounds in samples obtained from two (2) on-site monitoring wells in any of the three sampling events. Considering the inferred down-gradient hydrologic position of the Verizon facility relative to the subject property and the results of groundwater and soil sampling and testing conducted by AGI, it is our opinion that the potential for impacts to the subject site from this off-site facility is very low.

Considering the substantial separation distances and/or hydrologic positions of the above-listed UST/LUST sites in relation to the subject property as positive risk-mitigating factors, it is our opinion that the potential for environmental impairment of the subject property from these off-site localities is low. The approximate locations of the WDOE-documented underground storage tanks within a one-quarter mile radius of the subject property are indicated on the Vicinity Map attached to this report as Plate 2, and are indicated on the map by the Map ID numbers given above.

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 no 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.

CORRACTS Review of the current EPA Corrective Action Report (CORRACTS) listing revealed that no CORRACTS sites are located within approximately one mile of the subject property that have been designated as having a potential release at the property under RCRA.

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 1,730 sites currently on the program list, two (2) are located within a one mile radius of the subject property. These include:

MAP ID #	COMPANY & ADDRESS	AFFECTED MEDIA	HYDRO. POS.*	DISTANCE & DIRECTION
13	Homebase 45 11831 120th Avenue NE	GW, S	X	1/4 M W
14	Totem Lake Dry Cleaners 12541 120th Avenue NE	GW, S	D	1/3 M NW

Affected Media Codes: GW Groundwater
S Soil

* **Note:** "Hydro. Pos." (hydrologic position) in the table refers to the position of the MTCA sites 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 sites are located up-gradient from the subject property.

Acknowledging the substantial separation distances and inferred cross to down-gradient hydrologic positions of the listed MTCA sites in relation to the subject property as positive risk-mitigating factors, it is our opinion that the potential for environmental impairment of the subject property from these off-site facilities is very low. The approximate locations of the WDOE-documented MTCA sites within a one mile radius of the subject property are indicated on the Vicinity Map attached to this report as Plate 2, and are depicted on the map by the corresponding numbers given above.

RCRA/FINDS/ TSDs

Review of EPA's Treatment, Storage and Disposal (TSD) facilities listing for sites that treat, store, or dispose of potentially hazardous materials revealed that no TSD sites are located within a one mile radius of the subject property.

Review of the EPA's Facility Index System (FINDS) listing, revealed nine (9) sites adjacent to the subject property which are regularly monitored by EPA/WDOE for the use or generation of small amounts of hazardous substances as a normal part of their business activities. The sites located adjacent to the subject site are listed below.

COMPANY & ADDRESS	REGULATORY AGENCY	GENERATOR CODE
Evergreen Auto Rebuild 12350 124th Avenue NE	RCRIS DUNS	**
Daves Auto Body 11947 124th Avenue NE	RCRIS	3
Galleria Refinishers 11933 124th Avenue NE	RCRIS DUNS	3
Import Car Service Inc. 11926 124th Avenue NE	RCRIS DUNS	N
Havliks Radiator Service Inc. 11851 124th Avenue NE	RCRIS	3
East Urban Auto Service 11841 Slater Avenue	RCRIS	3
Charles Loomis, Inc. 11815 124th Avenue NE	RCRIS DUNS	3
Heritage Auto Center Inc. 11800 124th Avenue NE	RCRIS DUNS	2
Totem Lake Car Service Center 11902 124th Avenue NE	RCRIS	**

Regulatory Agency:
RCRIS — RCRA Listing
DUNS — Dunn & Bradstreet

Generator Code:
1 — Large Quantity Generator, more than 1,000 kilograms per month of hazardous materials.
2 — Small Quantity Generator, between 100 and 1,000 kilograms per month of hazardous materials.
3 — Very Small Quantity Generator, less than 100 kilograms per month of hazardous waste.
** — Generator code or Regulatory Agency 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 facilities is very low.

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 with periodic updates since October 1987.

LANDFILLS

A review of WDOE and Seattle/King County Health Department documents regarding current and abandoned landfills revealed that there are no documented landfills located within a mile radius of the subject property.

CONCLUSIONS/RECOMMENDATIONS

As discussed briefly in the executive summary of the cover letter to this report, Environmental Associates, Inc., has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00, of the referenced subject property. Any exceptions to, or deletions from, this practice are described in the limitations section below. This assessment has revealed no evidence of recognized environmental conditions in connection with the property. In light of these findings, no additional environmental study or due diligence of this nature appears warranted at this time.

LIMITATIONS

This report has been prepared for the exclusive use of S & I of Washington along with Pacific Northwest 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 May 28, 2002. The condition of subsurface soil and/or groundwater cannot typically be determined by visual examination of surficial conditions such as afforded by the scope of a Phase I audit such as performed here. Acknowledging that limitation, no warranty in that regard is made here. 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

GENERAL

Applied Geotechnology Inc., 1993, UST Decommissioning Report, GTE Kirkland Garage Facility, Kirkland, Washington, 6 pps., 1 Plate.

AGI Technologies, May 6, 1994, Groundwater Monitoring, GTE Kirkland Support Center, Kirkland, Washington, 2pps.

AGI Technologies, August 23, 1994, Groundwater Monitoring, GTE Kirkland Support Center, Kirkland, Washington, 2pps.

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.

Jones, M.A., 1999, Geological Framework for The Puget Sound Aquifer System, Washington and British Columbia, USGS, Professional Paper 1424-C, plate 11.

Thomas Brothers Map Co., 1995, The Thomas Guide: King/Pierce/Snohomish Counties.

U.S. Geological Survey, 1950, Kirkland, Washington, 1:24,000 Quadrangle. Photorevised 1973, 1 sheet.

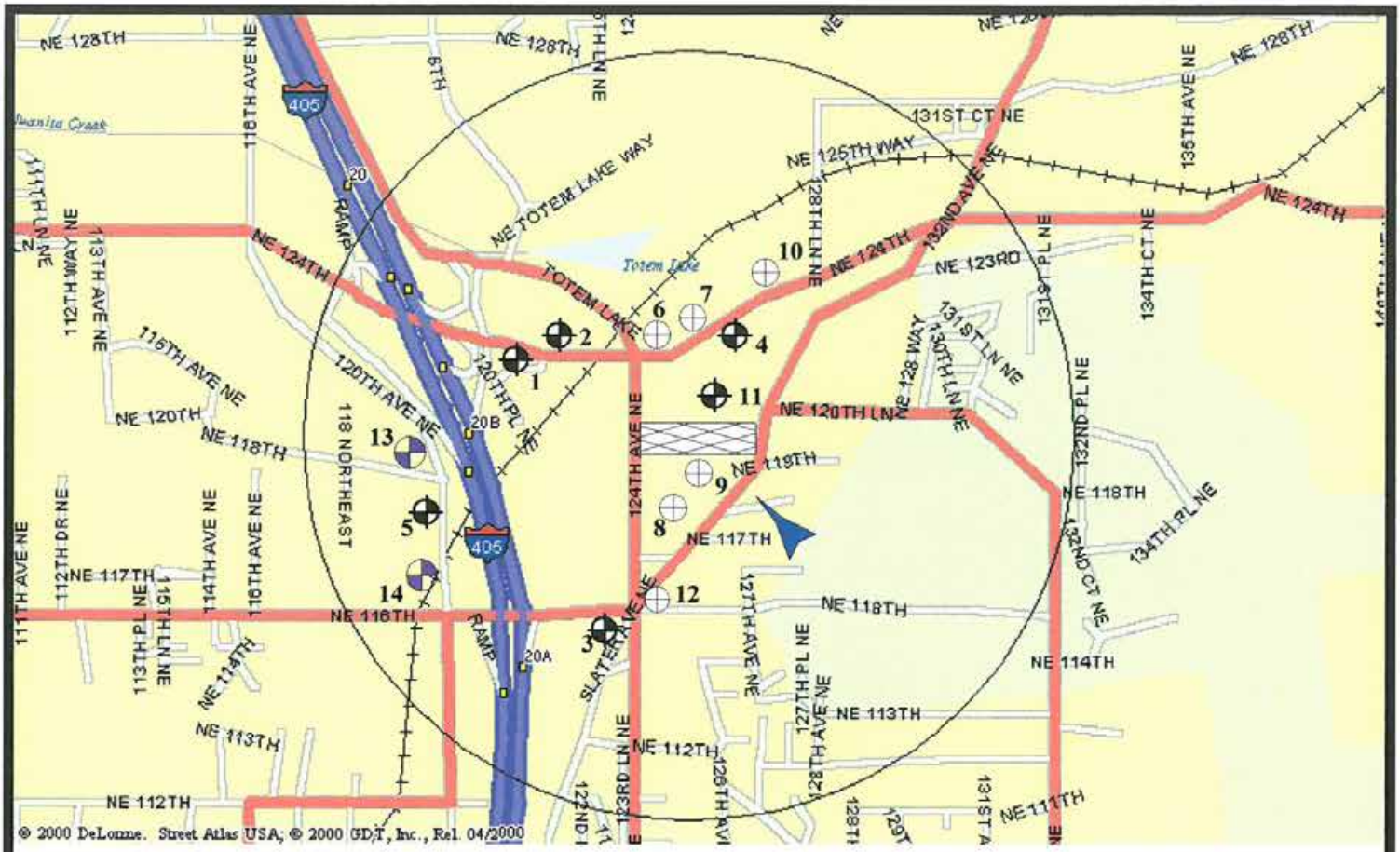
DATABASE

The following table lists the various governmental database resources reviewed for this project, the ASTM search radius, the search radius for this project, and the date that the agency produced the listing. The 1984/1996 date for the county/state landfill lists should not be construed by the report user or reviewers as out-of-date. It is simply the last date of issuance of the lists selected by the county/state government, ASTM not withstanding.

DATABASE RESOURCE INFORMATION

Database	Source	Search Radius (miles)		Last Update	List Date
		ASTM	EAI		
NPL	U.S. EPA	1.0	1.0	April 10, 2000	April 10, 2000
CERCLIS	U.S. EPA	0.5	1.0	April 10, 2000	April 10, 2000
CORRACTS	U.S. EPA	1.0	1.0	August 8, 2000	August 8, 2000
CSCS	WDOE	1.0	1.0	December 15, 2001	December 15, 2001
UST	WDOE	Site & adjacent	0.25	April 5, 2002	April 5, 2002
LUST	WDOE	0.5	0.5	April 5, 2002	April 5, 2002
State Landfill	WDOE	0.5	1.0	June 13, 1996	September 3, 1996
County Landfill (closed)	King County	0.5	1.0	July 30, 1984	July 30, 1984
RCRIS/FINDS[1]	U.S. EPA	Site & adjacent	0.25	September 14, 2001	September 14, 2001
RCRA TSD	U.S. EPA	0.5	1.0	August 8, 2000	August 8, 2000
ERNS	U.S. EPA	Site only	Site only	November 18, 1999	November 30, 1999

1 - The RCRIS/FINDS listing provided by the EPA Region X includes the following databases: RCRIS Large Quantity Generators; RCRIS Small Quantity Generator, Permit Compliance System (PCS); Airs Facility System (AIRS/AFS); Section Seven Tracking System (SSTS); National Compliance Database (NCDB); Enforcement Docket System (DOCKET); Contractor Listing (CONTR LIST); Criminal Docket (CRIM DOCKE); Federal Facility Information System (FFIS); Chemicals in Commerce Information System (CICIS); State Systems (STATE); PCB Activity Handler Activity Data System (PADS); Toxic Chemical Release Inventory System (TRIS), and; Dunn & Bradstreet (DUNS).



Approximate Location of Listed MTCA Site

Approximate Location of WDOE Listed Underground Storage Tank

Approximate Location of WDOE Listed Leaking Underground Storage Tank

Inferred Shallow-Seated Groundwater Flow

Site Location

N

Scale

0 *1/2* *1 mile*

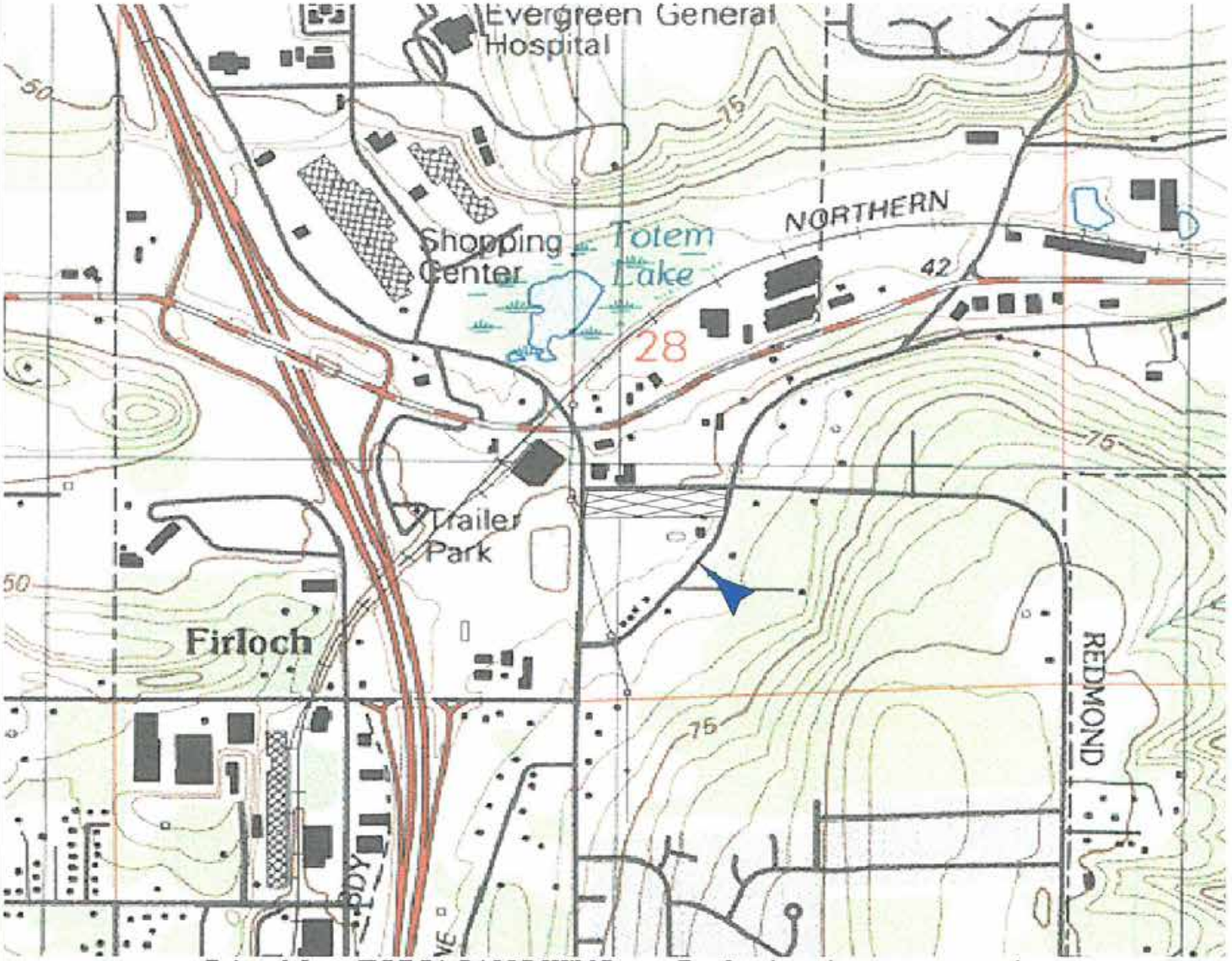
ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

VICINITY MAP

Infinity of Kirkland
11930 124th Avenue Northeast
Kirkland, WA 98034

Job Number:	*Date:*		*Plate:*
JN 22175	June 2002		1



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Inferred Shallow-Seated Groundwater Flow

Site Location

Contour Interval 5 Meters

Scale
1:12,000

N

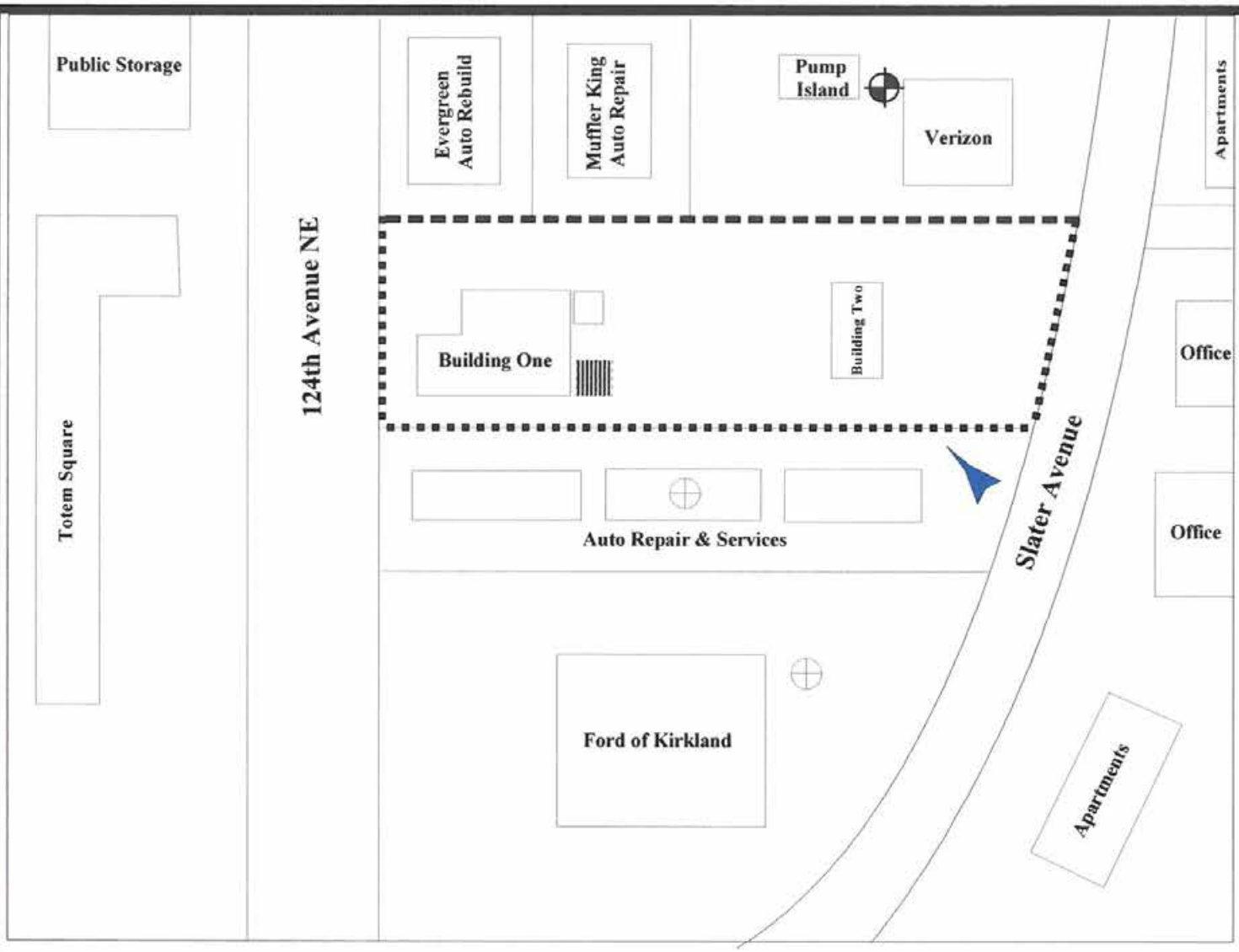
ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

Topography Map

Infinity of Kirkland
11930 124th Avenue NE
Kirkland, Washington 98034

Job Number:	*Date:*		*Plate:*
JN 22175	June 2002		2



On-site location of ASTs

Approximate location of listed UST Site

Approximate location of listed LUST Site

Probable direction of shallow-seated groundwater flow

Approximate limits of subject property

N

Not To Scale

ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

SITE PLAN

Infinity of Kirkland
11930 124th Avenue Northeast
Kirkland, Washington

Job Number:	*Date:*		*Plate:*
JN 22175	June 2002		3

View of the subject property from the northeast corner.

Building One on the subject site as observed from 124th Avenue Northeast

View of Building Two on center portion of subject property.

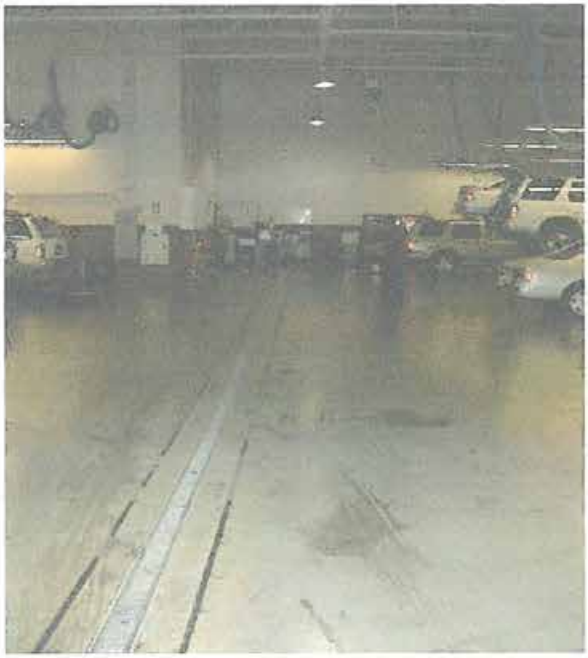
ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

SITE PHOTOGRAPHS

Infinity of Kirkland
11930 124th Avenue Northeast
Kirkland, Washington

Job Number:	*Date:*		*Plate:*
JN 22175	June 2002		4



View of service shop portion of Building One.

View of showroom area on western end of Building One.

30 gallon drums of motor oil stored in southeastern quadrant of Building One.

Fenced enclosure of Aboveground Storage Tanks and car washing fluids observed adjacent to the southeastern portion of Building One.

ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

SITE PHOTOGRAPHS

Infinity of Kirkland
11930 124th Avenue NE
Kirkland, Washington

Job Number:	*Date:*		*Plate:*
JN 22175	June 2002		5

SITE HAZARD ASSESSMENT
Worksheet 1
Summary Score Sheet

SITE INFORMATION:

Cleanup Site ID: 6745

Brown Bear Car Wash 5495

Facility/Site ID: 83988889

12421 Totem Lake Blvd NE

Kirkland, King County, WA 98034

Section:	28	Latitude:	47.70914
Township:	26N	Longitude:	-122.17714
Range:	5E	Tax/Parcel ID:	282605-9138

Site Scored/ranked for the February 2014 Hazardous Sites List Publication

SITE DESCRIPTION:

The Brown Bear Car Wash 5495 site is a former Brown Bear Car Wash and Gas Station located in Kirkland, King County, Washington. The 0.9-acre property is located approximately 400 feet from Totem Lake, and zoned for Totem Lake commercial (TL 4A) use.

Adjacent properties include Totem Lake Park to the north, businesses including a Comfort Inn (west), a public storage facility (south), and a Tire Store (east) are located around the car wash. The "Cross Kirkland Corridor" runs SW to NE located south of the car wash.

The site is currently operated as a Rite-Aid Pharmacy by Bruce A Cowgill.

The site is currently used as a pharmacy and retail store with surface parking.

The site is located near the northwest corner of NE124th Street and Totem Lake Boulevard NE/124th Avenue NE. Prior to 2007, the site was developed as a carwash and gas station.

SITE BACKGROUND:

A summary of prior operations/tenants at the subject property is presented below.

From	To	Operator/Tenant	Activity
2007	2013	Rite Aid	pharmacy/retail
		Brown Bear Car Wash	car wash and gas station

SITE CONTAMINATION:

In 1990 the Brown Bear Car Wash 5495 site was reported to Washington Department of Ecology and placed on the LUST list with ID number 1951.

Gasoline and diesel releases to soil and groundwater at the site were identified in 1990 during pipline closure activities at the former gasoline station.

In August 1990 three USTs and several pipelines were closed and removed from a single excavation at the site. Two tanks were each 15,000 gallon capacity gasoline USTs, and the third a 10,000 gallon capacity diesel UST. Stained soils and petroleum odors were noted in soils near the northeast dispenser and excavation indicated petroleum impacts extended to a depth of at least 16 feet below ground surface. Subsequently, a drilling investigation was conducted to delineate the lateral and vertical extent of petroleum impacted soil.

PAST REMEDIATION ACTIVITIES:

In Fall 1990, five soil borings were advanced, three at a 15 degree angle, and all were located near the northern extent of the excavation area north of the northern dispenser area. Soil sampled from borings B3, B4 and B5 identified petroleum-affected soils were present up to 23 feet below ground surface in a stiff silt layer (likely glacial

till). Four excavation areas were identified for soil removal and approximately 400 cubic yards of contaminated soil was excavated and disposed offsite. Confirmation soil samples were collected from the sidewalls and bottom of each excavation area, and the results of which indicated TPH concentrations were below cleanup standards.

In September 1995, Shannon & Wilson installed three monitoring wells and one soil boring at the site. Groundwater was encountered at approximately 19' below ground surface, flowing to the north/northeast. Groundwater samples were collected from the three newly-constructed wells and analyzed for gasoline-range hydrocarbons, total lead, and BTEX constituents. Concentrations of total lead exceeding the MTCA Method A cleanup level was identified in all three groundwater samples. Gasoline was reported in MW-1 and MW-3 at concentrations exceeding the MTCA Method A cleanup level, and benzene, ethylbenzene and xylenes were also detected above the cleanup level from the MW-1 groundwater sample. The Shannon & Wilson investigation recommended additional investigation in the vicinity of the current and former USTs and dispenser island to evaluate source areas and delineate the extent of groundwater contamination.

In October and November 1995, Shannon & Wilson conducted additional investigation activities by drilling 6 geoprobe borings across the site to characterize groundwater conditions at the site. Findings during that investigation indicated the source area appeared to be located near the former USTs or dispenser islands and contamination is mostly in the western portion of the property and may extend offsite to the west.

In fall of 1996, groundwater monitoring activities began at the site on a quarterly basis at wells MW-1, MW-2 and MW-3. 'Enhanced fluid recovery treatment' EFRT, was performed on wells MW-1 and MW-2 on several occasions from approximately October 1997 through second quarter 1998. EFRT consisted of high vacuum extraction of large quantities of groundwater to mobilize and recover contaminants in groundwater. During first quarter 1999, an in-situ bioremediation test was conducted at wells MW-1 and MW-2 by introducing ORC and dissolved nutrients into the wells.

Prior to the test, concentrations of benzene in groundwater at MW-1, MW-2 and MW-3 exceeded the MTCA Method A cleanup level and gasoline, ethylbenzene and xylene concentrations in MW-1 groundwater also exceeded cleanup levels. ORC and custom blend nutrient were each applied at MW-1 and MW-2. Water quality measurements were made during groundwater monitoring and sampling events to evaluate performance. The test results indicated that biostiumulation using ORC and/or custom blend nutrient were not an effective means to reduce hydrocarbon contamination in groundwater at this site.

In February 2000 monitoring wells MW-4 and MW-5 were installed at the site. Analytical results from soils sampled during the installation of MW-4 suggest groundwater contamination may be present upgradient of the former UST area, and results from MW-5 suggest groundwater contamination does not extend to the northeast corner of the property. Beginning in May 2000, MW-4 and MW-5 were added to the quarterly groundwater monitoring and sampling procedure.

The most recent groundwater monitoring report in Ecology's files is for sampling conducted during second quarter 2005. Groundwater from wells MW-1 through MW-4 were sampled and analyzed for gasoline and BTEX constituents. Concentrations in wells MW-1, MW-2, and MW-3 were all below laboratory reporting limits and MTCA Method A cleanup levels, however at upgradient well MW-4, gasoline (1,500 ppb) and benzene (75 ppb) exceed the MTCA Method A cleanup levels.

CURRENT SITE CONDITIONS:

Totem Lake is located approximately 500 feet northeast of the site. The most recent groundwater monitoring results from the site are from 2005, prior to construction of the Rite Aid store. Results indicated gasoline and benzene were present in well MW-4 at concentrations above MTCA Method A cleanup levels.

Groundwater contamination by gasoline, benzene and dissolved lead has been noted at the site.

The approximate depth to groundwater is 15 feet below ground surface, with groundwater flowing to the northeast. Subsurface soils are silty, gravelly sand.

SPECIAL CONSIDERATIONS:

Checked boxes indicate routes applicable for WARM scoring

SITE HAZARD ASSESSMENT
Worksheet 1
Summary Score Sheet

☐ **Surface Water**

Release occurred in the subsurface

☑ **Air**

Gasoline release occurred to soil and shallow groundwater.

☑ **Groundwater**

Gasoline release occurred to soil and shallow groundwater.

The diesel release identified in 1989 has been remediated to below cleanup levels. Groundwater conditions at the downgradient-most wells was below cleanup levels in 2005, however analytical results at the upgradient well reported gasoline and benzene concentrations exceeding MTCA Method A cleanup levels. Redevelopment has occurred at the site, and additional remedial measures may have been taken and not reported to Ecology. Such measures are not accounted for in the development of this SHA.

ROUTE SCORES:

Surface Water/ Human Health:		Surface Water/ Environment:	
Air/ Human Health:	23.1	Air/ Environment:	1.5
Groundwater/ Human Health:	38.5		

Overall Rank: 4

REFERENCES:

WARM Toxicological Database

WARM Scoring Manual

Washington Department of Transportation 24-hour Isopluvial Maps, January 2006 update. http://www.wsdot.wa.gov/publications/fulltext/Hydraulics/Wa24hrIspoluvials.pdf

King County GIS Center iMAP application, Property Information, Groundwater Program, and Sensitive Areas mapsets. Accessed January 2013. http://www.kingcounty.gov/operations/GIS/Maps/iMAP.aspx

National Climatic Data Center 2011 Local Climatological Data for Seattle, Seattle Tacoma Airport. http://www1.ncdc.noaa.gov/pub/orders/IPS-90B1F39F-6CFA-4A6B-AA82-5ED1FF897CCC.pdf

Washington State Department of Health Source Water Assessment Maps. March 2011 update. https://fortress.wa.gov/doh/eh/dw/swap/maps/

Ecology Water Resources Explorer, accessed January 2013. https://fortress.wa.gov/ecy/waterresources/map/WaterResourcesExplorer.aspx

FEMA Map Service Center, accessed January 2013. https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1

Missouri Census Data Center, Circular Area Profiles - 2010 census data around a point location. Http://mcdc.missouri.edu/websas/caps10c.html. Accessed February 2013

Geotech Consultants, 1990, Final Report: Site Remediation and UST Closure Brown Bear Car Wash Totem Lake, Washington. November 26.

Shannon & Wilson, Inc., 1995, Limited Subsurface Exploration Brown Bear Car Wash Totem Lake, Kirkland, Washington. September.

Shannon & Wilson, 1995, Groundwater Plume Delineation Brown Bear Car Wash – Totem Lake Tosco Facility No. 2413. December.

Shannon & Wilson, 1999, In-Situ Biostimulation Test Tosco Facility No. 5495 (Totem Lake), 12302 NE 124th Street, Kirkland, Washington. September 28.

SITE HAZARD ASSESSMENT
Worksheet 1
Summary Score Sheet

Shannon & Wilson, 2000, Monitoring Well Installation Tosco Facility No. 5495 (Totem Lake Brown Bear Car Wash), 12302 NE 124th Street, Kirkland, WA. May 12.

Environmental Partners, Inc., 2005, Quarterly Ground Water Monitoring Report June 2005 CWE Site No. 2413. September 9.

FORM D
Rev 4/02/90

UST ADJUSTMENTS
CHANGE IN OWNERSHIP: REBILL

TO BE USED FOR OWNERSHIP CHANGES

Section I.

PRIOR OWNER:

Customer Name DOUG'S AUTO TUNE & REPAIR - DW FOLSOM Site Number 002555

Customer Number U0001999 Invoice Number 1566

Initiated by VERNA WATSON (Name) Date 6-6-90

$ Amount 60

Section II.

NEW OWNER:

Customer Name BUCHAN BROTHERS CONSTRUCTION COMPANY Site Number 002555

Customer Number U0000783

** IF A TANK DELETION IS INVOLVED, PLEASE ATTACH FORM A.

Remove From Pending (Y) N

Rebill New Owner (Y) N

If NO: _____

Approved By Kevin G Boehman (Name) Date 8-21-90

Comments _____

Revised date 9-10-90

NOTICE OF PERMANENT CLOSURE OF UNDERGROUND STORAGE TANK(S)

Site Owner/Operator: Buchan Brothers Investment Properties
Site Address: 11924 124th Ave. N.E., Kirkland, WA 98034
Telephone: (206) 827-9499

Site Notification Number (If known; this is assigned by Ecology): 002555
Tank has been registered with Ecology (X); tank was not registered (__).

Local closure permit (if any) obtained from: Tank removed.
(Always contact local authorities regarding permit requirements.)
Removed
Tank closure performed by:
Company/Individual: Gary Wilgus/FBN Enterprises
Telephone: (206) 488-7180 Date of Tank Closure: January, 1990
Method of Closure: (xx) Removal (__) In-Place Closure
If closed in place, type of fill material used: None

If removed, how will the tank(s) be disposed of? (xx) Scrap (__) Landfill
(__) Other method (please specify): _____
Disposal Location: _____

DEPARTMENT OF ECOLOGY
UNDERGROUND STORAGE TANKS
RECEIVED
AUG 02 1990

9-21-90
All info entered
site closed.
KGB

Tank(s) Closed

Tank ID Number	Age	Size	Last Material Stored
002555	8 yrs	500	Waste oil/waste oil

Will the tanks be replaced by new underground tanks? (__) Yes (xx) No
(NOTE: If YES, you need to submit a notification form for the new tanks.)

Was a site assessment completed? (xx) Yes (__) No If so, was contamination found? (__) Yes (xx) No

(NOTE: The appropriate regional office of the Washington Department of Ecology should be contacted for assistance if contamination is found (see attached map). Records of the site closure must also be maintained at the site and must be available upon an inspector's request for at least three years after closure.)

Inspecting Agency: _____ Inspector Name: _____
(NOTE: This is generally the local fire department or agency enforcing the Uniform Fire Code; in some cases (usually involving contamination) it may be Ecology. In some instances there may be no inspecting agency.)

Signature: Gloria Saunderson Date: 1-31-90
Title: Prop Administrator

Please return the completed form to:

Storage Tank Unit
Department of Ecology
M/S PV-11
Olympia, WA 98504-8711

KGB

NOTICE OF PERMANENT CLOSURE OF UNDERGROUND STORAGE TANK(S)

Site Owner/Operator: Buchan Brothers Investment Properties
Site Address: 11924 124th Ave. N.E., Kirkland, WA 98034
Telephone: (206) 827-9499

Site Notification Number (If known; this is assigned by Ecology): 002555
Tank has been registered with Ecology (X); tank was not registered (__).

Local closure permit (if any) obtained from: Tank removed.
(Always contact local authorities regarding permit requirements.)
Removed
Tank closure performed by:
Company/Individual: Gary Wilgus/FBN Enterprises
Telephone: (__) _____ Date of Tank Closure: January, 1990
Method of Closure: (xx) Removal (__) In-Place Closure
If closed in place, type of fill material used: None

If removed, how will the tank(s) be disposed of? (xx) Scrap (__) Landfill
(__) Other method (please specify): _____
Disposal Location: _____

DEPARTMENT OF ECOLOGY
UNDERGROUND STORAGE TANKS
RECEIVED
JUL 23 1990

Tank(s) Closed

Tank ID Number	Age	Size	Last Material Stored
002555	8 yrs	500	Uaws oil/waste oil

Will the tanks be replaced by new underground tanks? (__) Yes (xx) No
(NOTE: If YES, you need to submit a notification form for the new tanks.)

Was a site assessment completed? (xx) Yes (__) No If so, was contamination found? (__) Yes (xx) No

(NOTE: The appropriate regional office of the Washington Department of Ecology should be contacted for assistance if contamination is found (see attached map). Records of the site closure must also be maintained at the site and must be available upon an inspector's request for at least three years after closure.)

Inspecting Agency: _____ Inspector Name: _____
(NOTE: This is generally the local fire department or agency enforcing the Uniform Fire Code; in some cases (usually involving contamination) it may be Ecology. In some instances there may be no inspecting agency.)

Signature: Gloria Saunders Date: 7-18-90
Title: Property Administrator

Please return the completed form to:

Storage Tank Unit
Department of Ecology
M/S PV-11
Olympia, WA 98504-8711

JAN 1 5 19

Gary Wilgus
FBN Enterprises
14822 119th Place NE
Kirkland, WA 98034

January 15, 1990

Buchan Brothers Investment Properties
11555 Northup Way
Bellevue, WA

Re: Tank Removal at N.W. Differential Project Billing
Due Upon Receipt

Total $3,412.00

Includes permits from City Hall and Fire Department; excavation, removal, transport and disposal of tank; backfill and seeding of area; soil samples and analysis.

Thank you,

Gary Wilgus

VENDOR NO. 131
INVOICE NO. _____
INVOICE AMOUNT: _____
INVOICE DATE: _____
G/L ACCT. # _____
APPROVED: _____

ENTERED

July 17, 1990

Buchan Bros. Investment
Steve Saftler
11555 Northrup Way
Bellevue, Washington 98004

Subject: Site Number 002555

Dear Mr. Saftler:

Enclosed is a Notification Form for the purpose of reporting current owner and address for the site of underground storage tank(s). Please complete the ownership and site portion of the form located on the first page. Then look over the original notification form for any changes/corrections to tank(s) information and transfer all pertinent information to the new notification form. When completed please return to:

Margaret Robbins
Department of Ecology
Mail Stop PV-11
Olympia, Washington 98504-8711

Thank you for your cooperation. If you have any questions, please call me at (206) 459-6622.

Sincerely,

Margaret M. Robbins
U.S.T. Data Mgmt. Unit

Enclosures:
New Notification Form
Copy of original Notification Form