KANE ENVIRONMENTAL INC

Limited Phase II Environmental Site Assessment

1110 Martin Luther King Jr. Way
Seattle, Washington

Prepared For:

Mr. Michael Nelson
MRN Homes, LLC
7556 12th Avenue Northeast
Seattle, Washington 98155

Project Number: 68903

Prepared By:

Kane Environmental, Inc.
3815 Woodland Park Ave. N., Suite 102
Seattle, WA 98103

State of Washington
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Staff Environmental Engineer

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Principal

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Attachment C – Laboratory Analytical Reports

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EXECUTIVE SUMMARY

Kane Environmental, Inc. (Kane Environmental) has conducted a Limited Phase II Environmental Site Assessment (ESA), including sampling and chemical analysis of soil and groundwater, at 1110 Martin Luther King Jr. Way, Seattle, Washington (tax parcel 118900-0469) (the Property). This Limited Phase II ESA was undertaken to investigate potential soil and groundwater impacts related to the former gas station and current automotive repair operations on the Property. The Property vicinity is displayed in Figure 1. A Site Plan is displayed in Figure 2. Figure 3 shows a detail of the Site Plan, including buildings, underground storage tanks (USTs), and the locations of the Limited Phase II ESA borings.

A ground penetrating radar (GPR) survey of the Property was completed to clear boring locations and to identify the boundaries of underground storage tanks (USTs) present on the Property. The GPR survey confirmed the presence of four (4) USTs related to the former gas station on the Property. A hydraulic oil UST was located directly east of the northern former hydraulic lift inside the automotive repair workshop. In addition, an apparent UST was discovered in the asphalt paved driveway along the northern Property boundary, directly west of the northern work bay.

Ten (10) direct push (DP) soil borings were completed to a maximum depth of fifteen (15) feet below ground surface (bgs). Boring locations were sited to investigate the USTs associated with the former gas station, the region where the fuel transfer lines approach the pump island canopy, the proximity of the former hydraulic lifts inside the northern portion of the building, the UST west of the northern work bay, and a drainage pathway in the northwestern corner of the Property where significant surficial oil staining was observed. Select soil and groundwater samples were analyzed for petroleum hydrocarbons, volatile organic compounds (VOCs) and lead.

Results show that a hydraulic oil release has occurred in the vicinity of the former hydraulic lifts inside the building, with concentrations in groundwater exceeding the MTCA Method A Groundwater Cleanup Level. Gasoline was also reported in groundwater at these locations, exceeding its MTCA Method A Groundwater Cleanup Level in the northern boring location. Vinyl chloride was detected in groundwater greatly exceeding its MTCA Method A Groundwater Cleanup Level at the southern boring location. Vinyl chloride, and two other related chlorinated compounds, were reported in soil at the same location at concentrations below the applicable soil cleanup levels.

Gasoline and related constituents, were detected in soil and groundwater in both borings near the fuel transfer lines, with exceedances of MTCA Method A regulatory cleanup levels in soil at both locations, and in groundwater at the eastern location only.

All borings surrounding the four sides of the tank pit containing the four (4) USTs associated with the former gas station contained non-detectable concentrations of all fuel constituents tested, except for a low

detection of gasoline in groundwater in the northern boring, and a low detection of xylenes in soil in the western boring.

Samples from the boring in the northwest corner of the Property contained only a very low detection of diesel in near-surface soil.

Samples from the boring near the northern small apparent UST contained a detection of gasoline in soil slightly exceeding the MTCA Method A Soil Cleanup Level For Unrestricted Land Uses at eight (8) feet below ground surface (bgs), with no detections of all analytes detected in deeper soil or groundwater.

Based on the field observations and analytical results, Kane Environmental concludes that the Property is impacted by hydraulic oil leaking from closed in place infrastructure related to the former underground hydraulic lifts located inside the automotive repair work bays in the north-central portion of the Property. The source of the vinyl chloride contamination in the same location on the Property has not been identified, and the extent of the contamination has not been delineated.

While no significant release of petroleum from the four (4) USTs associated with the former gas station was identified, detections of gasoline and related constituents where the former fuel transfer lines approached the former pump island canopy, point to a release of gasoline in the general vicinity of the former pump islands.

Kane Environmental recommends further investigation of the Property, specifically in the vicinity of the former pump island canopy, to delineate the extent of gasoline petroleum release; and inside the automotive repair shop areas to further delineate the hydraulic oil (and gasoline) release, and vinyl chloride plume.

In addition, Kane Environmental recommends proper decommissioning (removal) of the four (4) USTs associated with the former gas station, as well as the small northern apparent UST. Removal of the hydraulic oil UST may coincide with the removal of the underground hydraulic lift infrastructure and remedial excavation of petroleum contaminated soil in that region of the Property.

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1.0 INTRODUCTION

Kane Environmental, Inc. (Kane Environmental) has conducted a Limited Phase II Environmental Site Assessment (ESA), including sampling of soil and groundwater, at 1110 Martin Luther King Jr. Way, Seattle, Washington (tax parcel118900-0469) (the Property). The Property vicinity is displayed in Figure 1. A Site Plan is displayed in Figure 2. Figure 3 shows a detail of the Site Plan, including buildings, underground storage tanks (USTs), and the locations of the Limited Phase II ESA borings.

1.1 Background

The Property is composed of one irregularly shaped tax parcel (118900-0469). Kane Environmental received Property related material from Mr. Michael Nelson, including archived county assessor's documents, indicating that the Property was developed with a gas station and auto repair shop in approximately 1950. Records indicate that the current structure was constructed in 1961. While the auto repair structure remains on the Property, the gas station reportedly ceased operation in 1982. No Phase I ESA (ASTM E1527-13) for the Property was completed or reviewed by Kane Environmental.

1.2 Scope of Work

Kane Environmental was contracted to complete a Limited Phase II ESA including collection of soil and groundwater from approximately eight (8) locations on the Property. According to the proposal dated June 26, 2014, and approved on July 29, 2015, the following tasks were performed to complete this scope of work:

- **Utility Locate and GPR survey.** Public and private utility locates were performed prior to drilling activity. Special attention was paid to the region of the USTs associated with the former gas station, the interior shop area with former hydraulic lifts, and the northwestern portion of the Property.
- **Direct Push (DP) Borings.** Environmental Services Network, NW (ESN) of Olympia, Washington, was contracted to advance ten (10) direct push (DP) borings on the Property for collection of soil and groundwater, (if encountered). Two (2) boring locations were added with the approval of Mr. Michael Nelson.
- **Chemical Analysis.**

  Select soil samples collected were analyzed for the following chemical constituents:

  - Volatile organic compounds (VOCs), including benzene, toluene, ethylbenzene, and xylenes (BTEX), by EPA Method 8260,
  - Total Petroleum Hydrocarbons (TPH) as gasoline by Method NWTPH-Gx,

- TPH as diesel and heavy oil by Method NWTPH-Dx/ Dx Extended,
- Lead by EPA Methods 6020/200.8/CVAA.

During a site walk of the Property conducted July 31, 2015, Eric Nassau of Kane Environmental observed two above ground tanks (ASTs) located outside the eastern wall of the automotive repair shop structure. According to the current tenant on the Property, the northern AST is used for storage of waste motor oil and the southern AST is unused. The vicinities of these ASTs were not investigated under this scope of work.

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2.0 SUBSURFACE CONDITIONS

2.1 Geologic Setting

The Property is located in the Puget Sound Basin, which had the majority of the solid deposits and land features deposited during the Pleistocene Epoch which began approximately 1.5 million years ago. Soil characteristics in the Puget Sound Basin and, therefore, in vicinity of the site, generally consist of glacial deposits by the Vashon Glaciation. The soils on the Property are mapped as Vashon Till in the *Geologic Map of Seattle* (Troost et al. 2005).

Soils encountered in Limited Phase II DP borings consisted primarily of gray and brown silty sands with gravels (glacial till) with varying density. No clear zones of fill material were encountered except for in boring KSB-5, which encountered fill sand associated with the UST installation. Soil descriptions are included in the boring logs included in Attachment A.

2.2 Hydrogeologic Setting

The 1983 U.S. Geological Survey (USGS) Seattle North, Washington 7.5-Minute Quadrangle Topographic Map (Figure 1) indicates that the ground surface of the Property slopes gently to the northwest. Based on a visual review of the map and information available from Google Earth, the elevation of the Property is approximately 240 feet above mean sea level (msl). Based on local topography, groundwater flow direction in the vicinity of the Property is likely generally to the north, then toward Lake Washington.

Damp soils were first encountered in Limited Phase II DP borings ranging from five (5) to ten (10) feet bgs. Recoverable groundwater was encountered in all of the ten (10) DP borings conducted, at a depth of approximately ten (10) feet bgs. Groundwater bearing zones tended to be the sandier zones within the silty sandy glacial till, however in many of the groundwater producing zones, saturated soils were not dominant.

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3.0 FIELD METHODOLOGY

3.1 Utility Locate and GPR Survey

Kane Environmental contacted the Washington Utilities Underground Location Center prior to starting the fieldwork to conduct a general locating survey for telephone, gas, water, sewer, and electric service for study areas at the Property. Areas identified as utility corridors by Washington Utilities Underground Location Center were marked and no sampling occurred in these areas. A private utility locator, Mt. View Locating, of Bonney Lake, Washington was retained to perform an on-Property utility survey, including GPR, to determine if underground utilities and structures were located in the area of the drilling activity.

3.2 Sampling Locations

On August 7, 2015, a total of ten (10) DP borings were advanced on the Property using a DP drill rig. Borings were completed to between ten (10) feet and fifteen (15) feet bgs. Soil samples were collected for analysis. Groundwater was encountered, and collected for analysis from all DP boring locations. All borings were abandoned according to Washington State regulations, with no permanent groundwater monitoring wells were installed. See Figure 3 for boring locations.

- **KSB-1 and KSB-2** were located inside the automotive workshop areas, with KSB-1 in the southern workshop bay, and KSB-2 in the northern workshop bay. These were in the vicinity of the former underground hydraulic lifts and associated hydraulic oil tank;
- **KSB-3, KSB-4, KSB-5, and KSB-6** were located surrounding the USTs associated with the former gas station, to the south, east, north, and west, respectively. KSB-5 was intended to be located further northeast, but was relocated due to unknown underground features encountered at the desired boring location;
- **KSB-7 and KSB-8** were located in the region where the fuel transfer lines enter approach the pump island associated with the former gas station. Borings could not be placed under the pump island canopy due to height restrictions, nor could they be placed directly north of the canopy due to buried utility concerns;
- **KSB-9** was located in the northwestern corner of the fenced portion of the Property, adjacent to an observed drainage area containing apparent petroleum contaminated surface soil and water;
- **KSB-10** was located directly west of the apparent UST discovered in the north-central portion of the Property.

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3.3 Soil and Groundwater Sample Collection Methods

Soil samples from the DP borings were collected in acetate sample liners that were placed inside the DP sampling rod. Soil samples were obtained utilizing the collection, preparation and preservation methods outlined in EPA Method 5035A, as required by Washington Department of Ecology (Ecology). Each soil sample was logged by a Kane Environmental environmental engineer for physical properties such as grain size, color, and moisture. After sample collection, a portion was placed into pre-cleaned laboratory prepared glass jars with Teflon lids.

The soil samples were immediately placed into ice-filled coolers and delivered to Fremont Environmental Laboratory in Seattle, Washington under standard chain-of-custody procedures.

After completion of temporary borings, a temporary well was constructed for collection of groundwater grab samples by inserting a decontaminated slotted PVC screen into the saturated zone. Disposable tubing was then extended through the screen, and groundwater samples were collected using a peristaltic pump. New tubing was used for each groundwater sample. Groundwater was placed in the appropriate laboratory-supplied, pre-cleaned containers for analysis.

Soil sampling nomenclature identified each soil sample with the boring identification number, followed by a number designating the sample depth. For example, soil sample "KSB-2:6" was from the second soil boring and the sample was collected at six (6) feet bgs. Groundwater samples from each temporary boring were identified with a "W" following the boring ID. For example, sample "KSB-1:W" represents the groundwater sample collected from temporary boring KSB-1.

Borings were backfilled, sealed, and patched according to Ecology's well drilling regulations. No permanent groundwater monitoring wells were installed.

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4.0 ANALYTICAL METHODS

Select soil and groundwater samples were submitted to the Fremont Environmental Laboratory in Seattle, Washington. The following analyses were conducted on selected samples:

- Volatile organic compounds (VOCs), including benzene, toluene, ethylbenzene, and xylenes (BTEX), by EPA Method 8260,
- Total Petroleum Hydrocarbons (TPH) as gasoline by Method NWTPH-Gx,
- TPH as diesel and heavy oil by Method NWTPH-Dx/ Dx Extended,
- Lead by EPA Methods 6020/200.8/CVAA.

All analyses were performed in accordance with Fremont's in-house Quality Assurance/Quality Control Plans. Sample analyses were performed in compliance with EPA analytical methods and Ecology guidelines. Samples were analyzed within specified holding times. All detection limits were within method requirements and no factors appeared to adversely affect data quality.

4.1 Laboratory QA/QC Procedures

Internal test methods run by the laboratory to ensure data accuracy and reproducibility include method blanks, laboratory control standards, sample duplicates, matrix spikes, and matrix spike duplicates.

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5.0 RESULTS

5.1 Field Screening

All soil samples collected were field screened for indications of petroleum contamination including strong petroleum related odors, and the formation of a sheen when introduced to water. Strong indications of petroleum contamination in soil were observed KSB-1, KSB-2, KSB-7, and KSB-8. In all cases, petroleum indications were not apparent in soils at the deepest extent of the borings. Groundwater obtained from KSB-1 and KSB-2 contained a petroleum odor. Field screening results are included in boring logs (Attachment A).

5.2 Soil Samples

Soil sample results are summarized in Table 1 and Table 2. The full analytical report is included in Attachment C.

Petroleum impacted soils were encountered in both borings completed inside the automotive repair bays (KSB-1 and KSB-2), with benzene and gasoline present at concentrations exceeding their respective MTCA Method A Soil Cleanup Levels For Unrestricted land Uses (Soil Method A), and heavy oil (hydraulic oil) detected below its Soil Method A at 6 (6) feet bgs. Soils collected at 10 feet bgs from both boring locations contained no detectable petroleum or related compounds.

Vinyl chloride and trans-1,2-dichloroethene (DCE) were detected in KSB-1 soil at six (6) feet bgs at concentrations below the Soil Method A limit. No chlorinated volatile organic compounds (VOCs) were detected in the other soil samples collected in this region.

Soil samples analyzed from the four (4) borings surrounding the vicinity of the four (4) former gas station fuel storage USTs (KSB-3 – KSB-6) contained no indications of petroleum contaminated soil in that region of the Property. Only a very low concentration of xylenes was detected in the western boring (KSB-6) at eight (8) feet bgs.

The two borings completed in the region where the fuel transfer lines approach the former pump islands (KSB-7 and KSB-8) both exceeded Soil Method A for gasoline, with benzene also in exceedance in the eastern boring (KSB-8) at three (3) feet bgs. Lead was detected in all soil samples analyzed from these borings, slightly exceeding Soil Method A at three (3) feet bgs in KSB-8.

The northwestern boring (KSB-9), adjacent to the surface drainage area contained only a low detection of diesel in near-surface soil (1.5 feet bgs), with no detections of petroleum or related constituents at nine feet bgs.

The boring adjacent to the small northern UST (KSB-10) contained a low detection of xylenes, and gasoline above its Soil Method A limit at eight (8) feet bgs. There were no detections of petroleum or related constituents at fourteen (14) feet bgs.

5.3 Groundwater Samples

Groundwater sample results are summarized in Table3 and Table 4. The full analytical report is included in Attachment C.

Groundwater collected from both boring locations completed inside the automotive repair bays (KSB-1 and KSB-2) contained heavy oil exceeding the MTCA Method A Groundwater Cleanup Level (GW Method A), with gasoline and diesel also detected but in excess of their respective GW Method A limits in KSB-2 only. Vinyl chloride was detected at 11.3 parts per billion (ppb) in groundwater from KSB-1, greatly exceeding its GW Method A limit of 0.2 ppb. Cis-1,2- DCE was also detected, at a concentration below its GW Method A limit. Neither of these chlorinated VOCs were detected in KSB-2 groundwater.

Of the four (4) groundwater samples collected form the vicinity of the gas station USTs, only the northern boring (KSB-5) contained a low detection of gasoline. No other fuels, BTEX, or chlorinated VOCs were detected in groundwater from these locations.

Both of the groundwater samples collected in the vicinity of the fuel transfer lines (KSB-7 and KSB-8) contained gasoline, with the western sample (KSB-8) in excess of the GW Method A limit. KSB-8 also contained BTEX constituents below their respective GW Method A limits. Lead nor chlorinated VOCs were detected in groundwater at either location.

Groundwater from both of the northwestern borings (KSB-9 and KSB-10) contained non-detectable concentrations of all analytes tested.

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6.0 DISCUSSION AND RECOMMENDATIONS

The historic use of the Property as a gas station, and the long-term use as an automotive repair facility prompted a Limited Phase II ESA of soil and groundwater on the Property. A private utility survey including GPR outlined the approximate boundaries of four (4) fuel storage USTs associated with the former gas station on the Property. Fill ports associated with each UST were present, one of which contained an associated metal tag with an Exxon logo, indicating a 6,000 unleaded gasoline UST. The canopy covering the former pump islands remains in place while the gas pumps have been removed. Two former hydraulic lifts were decommissioned in place inside the automotive repair shop, with the locations of the two hydraulic cylinders and one hydraulic oil UST visible. See Attachment A for photographs of the Property.

Ten (10) direct push (DP) borings were completed, with two (2) inside the automotive repair shop work bays, four (4) surrounding the USTs associated with the former gas station on the Property, two (2) near the fuel transfer lines and pump islands, one (1) adjacent to an oil stained area of surface drainage, and one (1) adjacent to a small UST adjacent to the northern Property boundary. All borings were abandoned and patched, with no permanent groundwater monitoring wells installed.

- The heavy oil impacts to soil and groundwater inside the automotive repair bays is likely a result of leaking hydraulic lift system(s). The very high concentration in groundwater from KSB-1 (68,100 ppb), along with the presence of a petroleum sheen observed during sample collection, may indicate the presence of free phase petroleum product at that location.
- The presence of gasoline in soil and groundwater at the same locations, inside the northern portion of the structure, may indicate a release of gasoline from a source aside from infrastructure associated with the former gas station, such as spills/releases during automotive repair activities. The presence of benzene in the gasoline contaminated soil may indicate that the release is relatively recent, since benzene is usually depleted by volatilization and/or microbial degradation in aged releases.
- The presence of low level cis-1,2-DCE, trans-1,2-DCE, and vinyl chloride in soil from KSB-1, and the very high concentration of vinyl chloride in groundwater at the same location, may indicate a release of trichloroethene (TCE) or tetrachloroethene (PCE) from prior automotive repair activities (use in parts washer or as degreaser). In this case, the lack of PCE and TCE detected means that the release may be relatively old, allowing sufficient time for microbial reductive dechlorination of PCE and TCE to the DCEs, and eventually vinyl chloride. A search of the Ecology database of contaminated and remediated sites shows no site with current or historic similar contamination in the vicinity of the Property. This increases the likelihood that the chlorinated VOC contamination observed originated from an onsite source. No parts washer, or other source of PCE or related chlorinated hydrocarbons, is currently in use on the Property.

- The presence of gasoline impacts in the region where the fuel transfer lines enter the pump island area indicates a potential release of gasoline from the transfer lines or related joints and/or fittings at the pump island(s), or surface spills from historic automotive fueling. The extent of the gasoline impacts in this region of the Property have not been clearly delineated.
- The presence of a high lead concentration in soils from KSB-8 is likely not a result of leaded gasoline, due to the lack of lead in the gasoline contaminated groundwater collected at the same location. The presence of lead at this location may be from fill material or debris at that location, and is likely an isolated condition.

Kane Environmental recommends the following steps toward preparation of the Property for redevelopment:

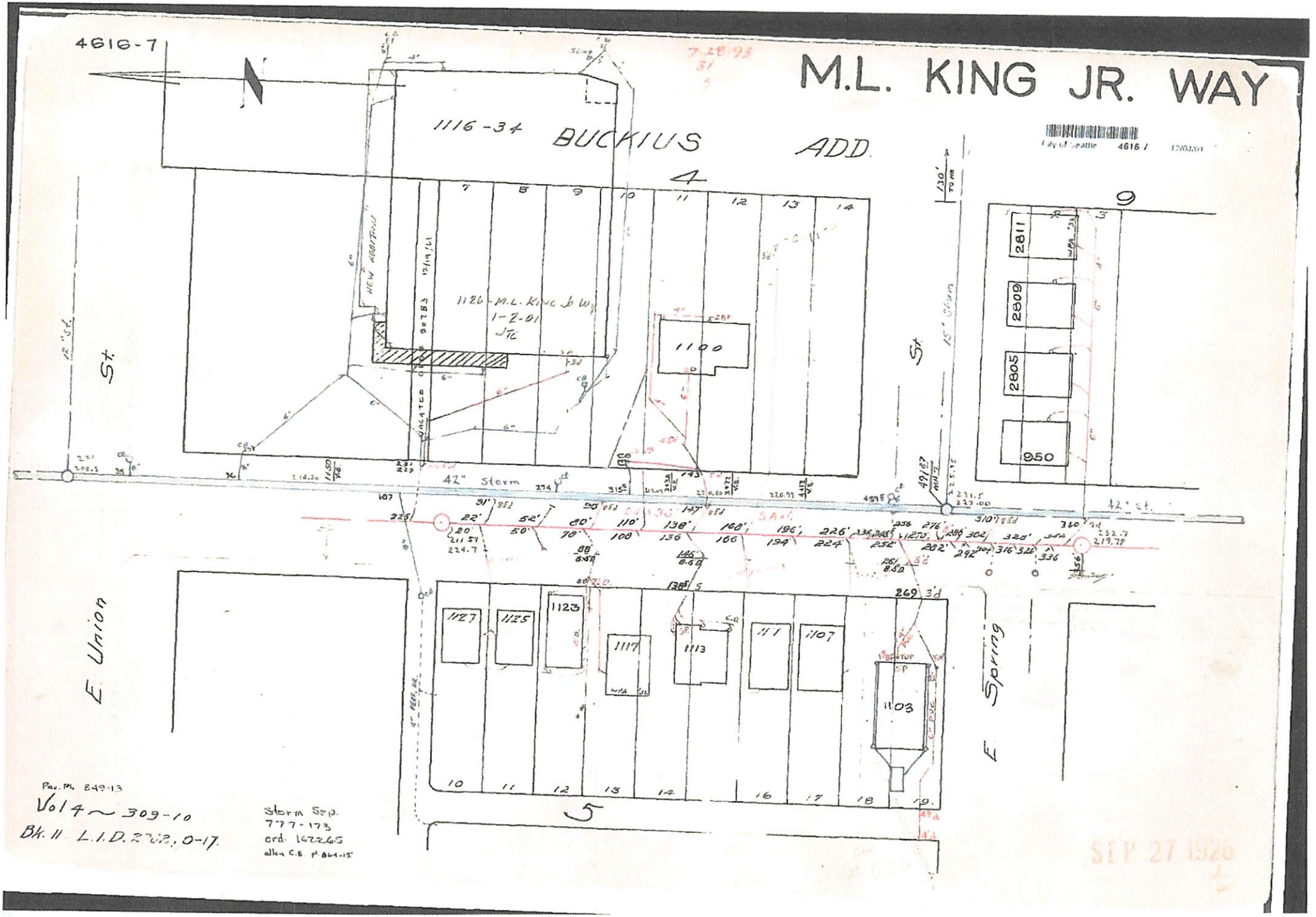
- The four fuel storage USTs associated with the former gas station on the Property should be removed from the Property by a licensed tank removal company. These USTs are unregistered, not appearing in Ecology's UST database. While the perimeter borings appeared uncontaminated, the possibility remains that contaminated soil and/or groundwater may be encountered as the USTs are removed. A contingency for the removal and disposal of petroleum contaminated soil and/or groundwater should be in place during the tank decommissioning operations.
- Removal of all fuel transfer piping and related petroleum contaminated soil in the vicinity of the pump islands should also be excavated for removal and disposal. Removal and treatment of groundwater may be required during this process. Further subsurface investigation of soil and groundwater in this region of the Property may be completed prior to excavation in order to determine the lateral and vertical extent of petroleum contamination to be removed.
- The two former hydraulic lifts and associated hydraulic oil UST(s) should be excavated and removed from the Property. Soil and groundwater encountered during this operation may require disposal as petroleum contaminated media. They should also be tested for VOCs (PCE and breakdown products including vinyl chloride) to determine if disposal as Hazardous or Dangerous waste is required.
- The small apparent UST identified in the northern portion of the Property should be excavated and disposed of. While the boring completed adjacent to the UST appeared uncontaminated, the possibility remains that contaminated soil and groundwater may be encountered as the UST is removed. A contingency for the removal and disposal of petroleum contaminated soil and/or groundwater should be in place during the tank decommissioning operation.
- Completion of many of the operations introduced above will require coordination (permitting and/or reporting) with regulatory agencies such as the Seattle Fire Department (UST decommissioning), Ecology (remediation of contaminated soil and groundwater), and possibly other City of Seattle and/or King County entities.

7.0 LIMITATIONS

Kane Environmental has performed this work in general accordance with generally accepted professional practices using the standard of the industry today, for the nature and conditions of the work completed in the same locality and at the same time as the work was performed, and with the terms and conditions as set forth in our proposal.

Kane Environmental shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time the report was prepared. Facts and conditions referenced in this report may change over time and the conclusions and recommendations set forth herein are applicable only to the facts and conditions as described at the time the work was performed. This Limited Phase II Assessment Report does not include other services not specifically described in the scope of work in Section 1.2 of this report. Conclusions were made within the operative constraints of the scope of work, budget, and schedule for this project.

Our assessment of the property may change as new data become available, either from persons familiar with the site or during additional site studies, exploration or sampling. This report is intended for the exclusive use of Mr. Michael Nelson, MRN Homes, LLC, and their designated assignees, for specific application to the referenced property. It is not meant to represent a legal opinion. No other warranty, express or implied, is made.


4616-7
M.L. KING JR. WAY
1116-34 BUCKIUS ADD
4
9
1126 M.L. King Jr Wy
1-Z-01
JTC
1100
2811
2809
2805
950
42" Storm
42" St.
E Union St
E Spring St
1127
1125
1123
1117
1113
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1107
1103
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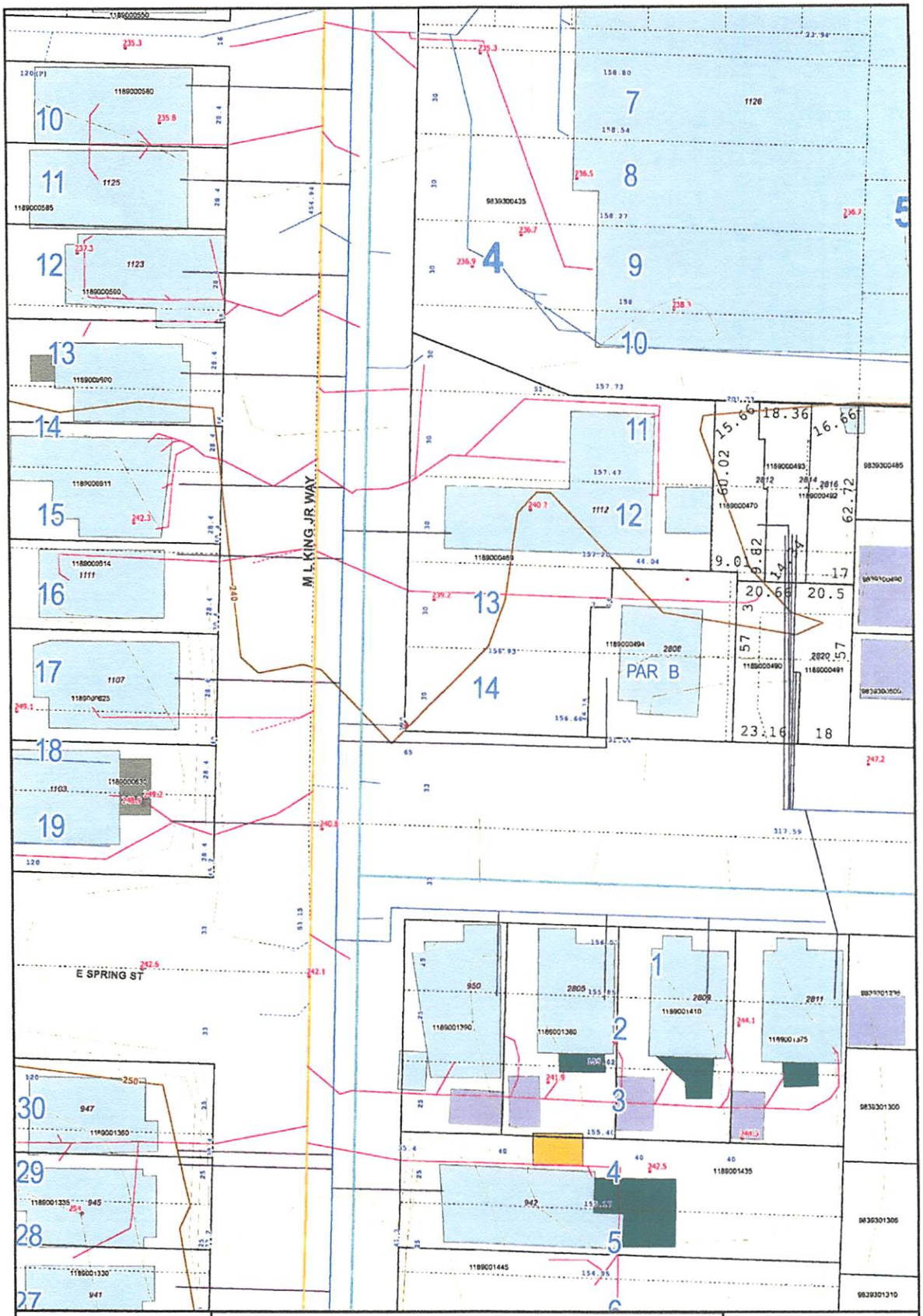
Pav. Pl. 849-13
Vol 4 ~ 309-10
Bk. 11 L.I.D. 2203, 0-17.
Storm Sep.
777-173
ord. 102265
alley C.B. P. 849-15
SEP 27 1920

HOUSE NUMBER	PERMIT AND PLAT NUMBER	DATE ISSUED	APPROVED	OWNER	CONTRACTOR	INSPECTOR	DATE INSPECTION	REMARKS
?	10561							VOID
1128	12951		F.L.D.	Wallace Bros.	P.W. Green	Parker	5-7-10	
107,11 E. Spring St. 2814	8072 "							
125,27 Sand Box	9940	See plat 10561						
110-14	22960	3-19-15	A.G.T.	Lts. 9-10. H.D. Stewart " 11-12. Mrs. Isabelle Blenn	G.P. Haley.	J.J. Donaldson	4-20-15	
950 E. Spring St.	A-595	3-18-18	F.N.H.	West + Wheeler	J. Coluccio	"	3-25-18	
2805 "	"	"	"	" "	"	"	"	
2809 "	"	"	"	" "	"	"	"	
2813	"	"	"	" "	"	"	"	
1123	A-1769	9-25-18	"	R.W. Miller	W.B. Mullin	"	9-27-18	Permit turned in by last sevener 6-20-3
1117	C-9988	7-21-30	R.J.C.	Geo. H. Tate	P.W. Green			See application, for written,
1113	G-6971	10-26-50	C.E.H.	A.J. Honson	H.H. Peck	A. Price	1-11-51	
1103	H-6018	7-15-54	Lukevich	Y.H. Winter	Chas. Browning	R. Darby	8-5-54	Treas. Rec. No. 8285 Fee 10.00
1100	L-5884	10-5-61	Withrow	Humble Oil Co	No City Excav.	J. Brose	10-17-61	69938 $34.78 [illegible] 1 C.B. (W.O
[illegible]	L-8523	6-4-62	[illegible]	Lucky Stores	A H [illegible] Co	Barrett-Nitsche Lukevich	8-24-62	85140 $24.56 [illegible] C.B. Also
2814 Spring	P-2766	5-24-74	ALEX	FHA - PUGET SOUND PROP.	A-A J. Enterprises	G. WALIN	6-5-74	1200 cap only
103	S-311	6-20-83	McG. Flood	Superior Homes	STAR Constr	SCHNELLE / ZAVIS	6-24-83	SAN $50.00 [illegible] $75.00



Site Map at 1" = 30 ft. scale
1110 M.L. King Jr. Way

Express Mapper Legend

Version 3.0

Transportation
- Stairs, Trail, Walkway
- Railroad
- State Highway; Interstate Highway
- Major Street
- Local Street

Pavement (1999)/ Local Street

Waterbody
Waterbody Name

Stream

Park/Green Space
PARK/GREENSPACE NAME

Environmentally Critical Area
- SEPA

10 Foot Contour
999

2 Foot Contour

Spot Elevations
99.9

Landmarks
Landmark Name

Zoning
ZONING CODE

Building Roof Outline (1999)
- Building
- Deck
- Garage
- Miscellaneous
- Obscured
- Patio
- Unknown

House Number
999

DWW Mainlines (Permitted Use)
- King County Mainline
- Drainage Mainline
- Sanitary Mainline
- Combined Mainline

DWW Private Mainlines
- Drainage Mainline
- Sanitary Mainline
- Combined Mainline

Private Mainline

Side Sewers
- Drainage Lateral
- Side Sewer
- Drainage Lateral (not inspected)
- Side Sewer (not inspected)

Water Line Features
- Distribution Main
- Feeder Main
- Hydrant
- Supply Line

Water Service

Hydrant

Parcel Boundary

Parcel Pin Number
9999999999

Parcels Pin Number Ortho
9999999999

Cadastral Tile Index
TILE 999
NE 1-26-3

Survey Control Point
- Brass Plug
- Brass Plug offset
- Empty Case
- Hub
- Hub offset
- Mon in Case
- Mon no Case
- Mon offset
- Tack in Lead
- Tack in Lead offset

Survey Control Line

Legal Lines

Legal Lines Ortho

Legal Dimension
(Distance in Feet)

100 Block Numbers
999

Block Number
99

Tract Number
99

Lot Number
99

Parcel/Unit Lot Number
99

Coordinate System: State Plane, NAD83-91, Washington North Zone | Vertical Datum: North American Vertical Datum of 1988 (NAVD88)
Orthophoto Source: Walker & Associates 2005 | Produced by the Seattle Public Utilities - IT GIS

1110 Martin Luther King Jr Way S, Seattle, WA 98144-3137, King County

N/A	1,231	11,158	$1,060,000
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	1961	COM'L BLDG	02/06/2008
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name (LN FN):	**Arana Gilda**	Tax Billing Zip:	**75410**
Tax Billing Address:	**10280 S Fm 779**	Tax Billing Zip+4:	**8527**
Tax Billing City & State:	**Alba, TX**	Owner Occupied:	**No**

Location Information

Zip Code:	**98144**	Carrier Route:	**C052**
Subdivision:	**Buckius Add**	Zoning:	**NC240**
School District Name:	**Seattle**	Location Influence:	**Corner**
School District Code:	**001**	Range/Township/Section/Quarter:	**04-25-33-NE**
Census Tract:	**89.00**	Street Type:	**Public**
Neighborhood Code:	**025045-025045**		

Tax Information

Tax-ID:	**118900-0469**	Tax Area:	**0010**
Alt. Tax-ID:	**118900046905**	Legal Book/Page:	**7-85**
Parcel ID:	**1189000469**		
Legal Description:	**BUCKIUS ADD POR OF 10 LY SWLY OF LN RNG FR PT ON W LN 20 FT N OF SW COR TAP ON S LN 56 FT E OF SW COR TGW W 107 FT OF 11-12 & W 65 FT OF 13-14 TGW W 7 FT OF N 14 FT OF E 92.2 FT OF 13 PLAT BLOCK: 4 PLAT LOT: 10 THRU 14**		

Assessment & Tax

Assessment Year	2015 - Preliminary	2015	2014	2013
Assessed Value - Total	$1,116,800	$1,116,800	$1,116,800	$1,116,800
Assessed Value - Land	$1,115,800	$1,115,800	$1,115,800	$1,115,800
Assessed Value - Improved	$1,000	$1,000	$1,000	$1,000
Market Value - Total	$1,116,800	$1,116,800	$1,116,800	$1,116,800
Market Value - Land	$1,115,800	$1,115,800	$1,115,800	$1,115,800
Market Value - Improved	$1,000	$1,000	$1,000	$1,000
YOY Assessed Change ($)	$0	$0	$0	
YOY Assessed Change (%)	0%	0%	0%	

Total Tax	Tax Year	Change ($)	Change (%)
$12,672	2013		
$12,524	2014	-$148	-1.17%
$11,494	2015	-$1,030	-8.22%

Characteristics

Lot Acres:	**0.2562**	Gross Area:	**1,231**
Lot Area:	**11,158**	Stories:	**1**
Land Use:	**Commercial Building**	Quality:	**Average**
County Land Use:	**Service Building**	Water Source:	**Public**
Year Built:	**1961**	Sewer:	**Public Service**
Effective Year Built:	**1961**	Heat Type:	**None**

Property Detail

Total Living Sq Ft:	**1,231**	Construction:	**Masonry**

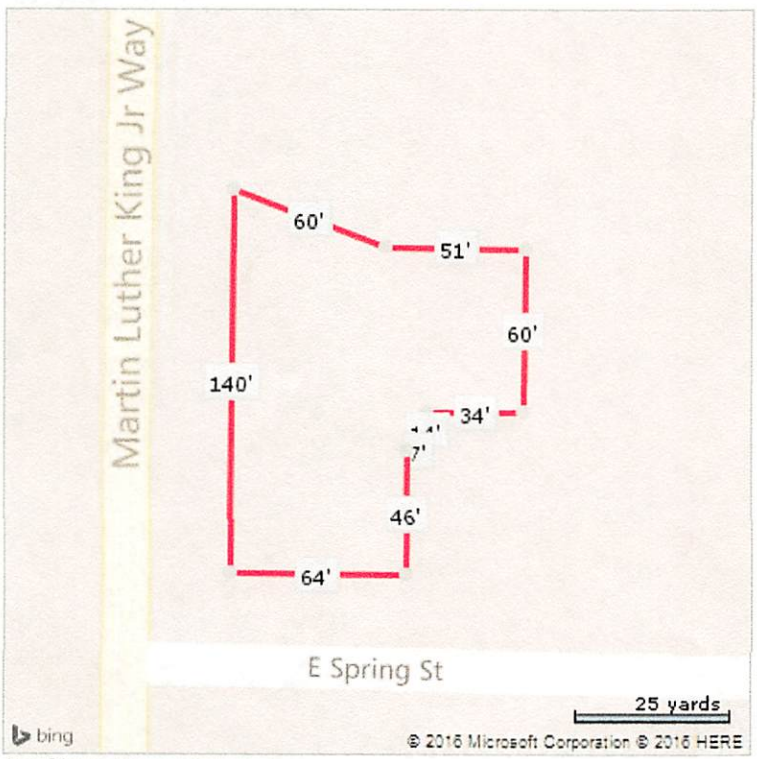
Last Market Sale & Sales History

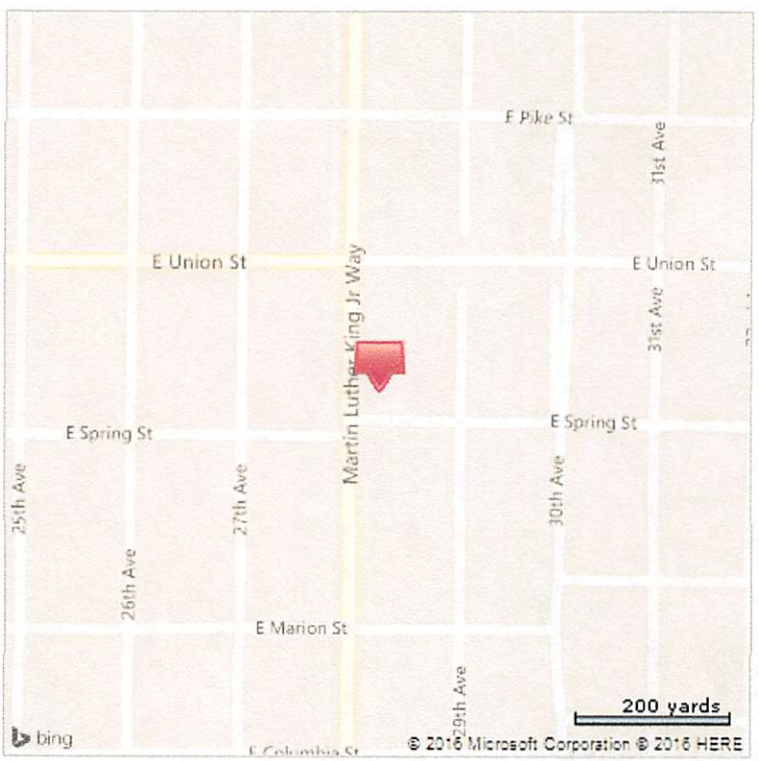
Recording Date:	**04/18/2008**	Auditor No:	**200804180753**
Settle Date:	**02/06/2008**	Deed Type:	**Quit Claim Deed**
Sale Price:	**$1,060,000**	Owner Name (LN FN):	**Arana Gilda**
Price Per Square Feet:	**$861.09**	Seller Name (LN FN):	**Siu Sadie**

Recording Date	09/18/2012	09/18/2012	04/18/2008	04/18/2008	11/15/2000
Sale/Settlement Date	02/06/2008	02/06/2008	02/06/2008	02/06/2008	11/13/2000
Sale Price			$1,060,000	$1,060,000	
Nominal	Y	Y			Y
Buyer Name	Arana Gilda L	Arana Gilda L	Arana Gilda L	Arana Gilda L	Siu James N & Sadie
Buyer Name 2					Siu Sadie
Seller Name	Sill Sadie	Siu James	Siu Sadie	Siu James	Scott Robert C & Susan L
Auditor No	201209181244	201209181230	200804180753	200804180752	200011150665
Hist. Document No.	2564705	2564703	2342118	2342118	1786994
Document Type	Rerecorded Deed	Rerecorded Deed	Quit Claim Deed	Quit Claim Deed	Quit Claim Deed

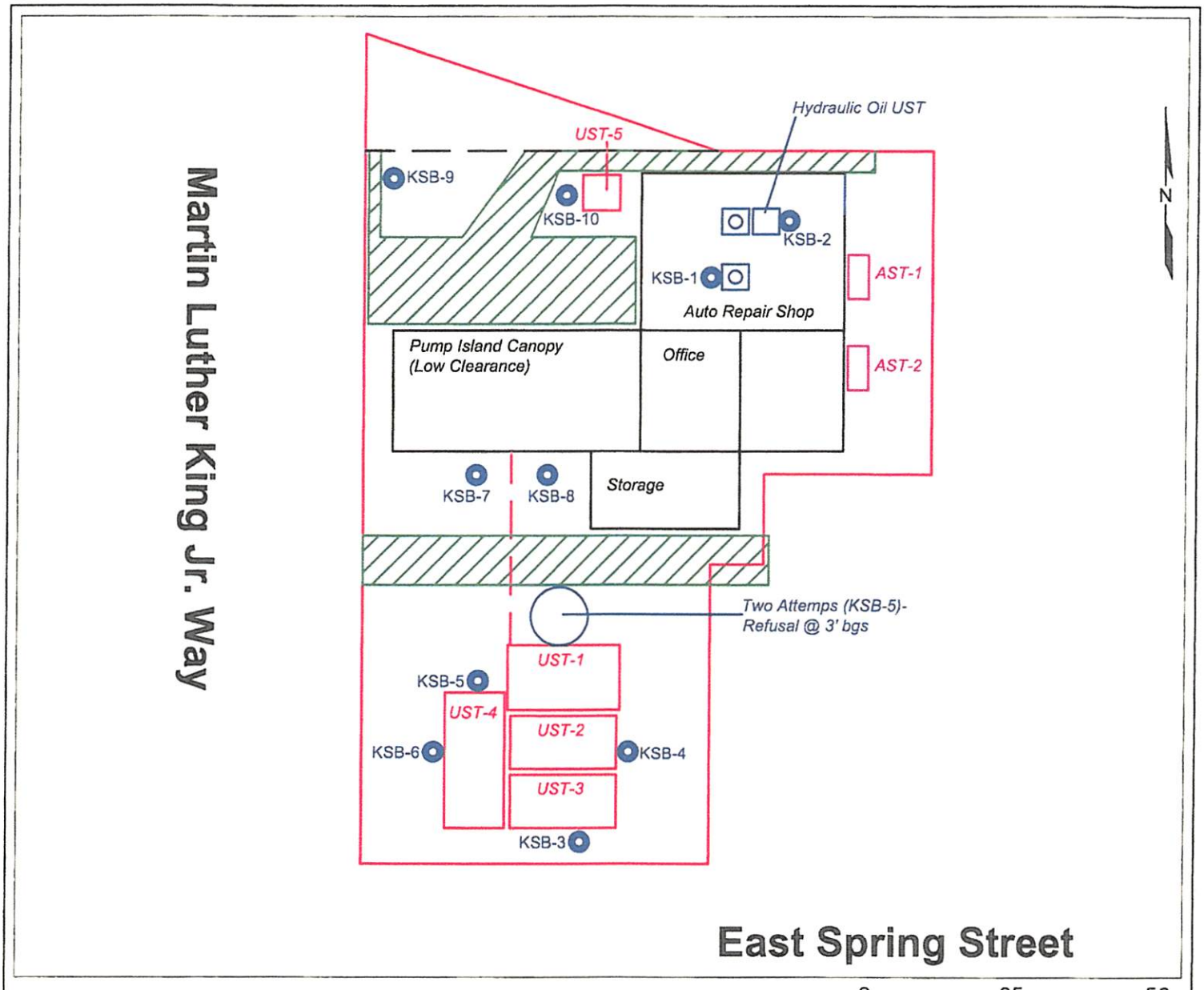
Recording Date	02/25/1985	06/09/1981	06/09/1981
Sale/Settlement Date	02/25/1985	06/09/1981	06/09/1981
Sale Price	$83,000		$60,000
Nominal			
Buyer Name	Siu James N & Sadie	Ramirez Paul	Aguilera Fidel J & Rosa
Buyer Name 2	Siu Sadie		Aguilera Rosa
Seller Name	Aguilera Fidel J	Whitlock William J	Ramirez Paul
Auditor No	198502250925	198106090494	198106090098
Hist. Document No.	812436	640592	640546
Document Type	Quit Claim Deed	Quit Claim Deed	Warranty Deed

Property Map





*Lot Dimensions are Estimated



LEGEND

- Approximate Locations of Property Boundary
- Approximate Locations of Buildings and Features
- Approximate Location of Northwestern Fenceline
- Approximate Locations of Underground Storage Tanks (USTs)
- Approximate Location of Fuel transfer Lines
- Approximate Location of Former Underground Hydraulic Lifts
- Approximate Locations of Direct Push Borings (August 2015)
- Areas of the Property Unavailable for Subsurface Investigation due to Utility Corridors (Sewer & Water)
- Heating Oil and Waste Oil ASTs (Not Investigated)

KANE ENVIRONMENTAL INC
Project No. 68903

Limited Phase II Environmental Site Assessment
1110 Martin Luther King Jr. Way
Seattle, Washington

Figure 3
Site Plan Detail with Property Features and Boring Locations

LEGEND

Approximate Location of Property Boundary

0 60 120

Approximate Scale in Feet

N

KANE ENVIRONMENTAL INC **Project No. 68903**	Limited Phase II Environmental Site Assessment 1110 Martin Luther King Jr. Way Seattle, Washington	**Figure 2** Site Plan