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REMEDIAL INVESTIGATION / CLEANUP ACTION PLAN

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

December 11, 2023

Prepared for:

LMJ Enterprises
11845 NE 85th Street
Kirkland, WA 98033

Prepared by:

Dixon Environmental Services LLC
4010 N 7th Street
Tacoma, WA 98406

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1.0 Introduction

On behalf of LMJ Enterprises, Dixon Environmental Services (Dixon ES) has prepared this Remedial Investigation (RI) / Cleanup Action Plan (CAP) for the release(s) that occurred on King County Parcel #2826059046, addressed at 11932 124th Avenue NE in Kirkland, Washington (the Property) (Figures 1 and 2). This report was prepared for submittal to the Washington State Department of Ecology (Ecology) and was developed to meet the general requirements of a RI and CAP as defined by the Washington State Model Toxics Control Act (MTCA) Regulation in Chapters 173-340-350 through 173-340-410 of the Washington Administrative Code (WAC).

Based on the results of the investigations discussed within this report, it appears that surficial releases of petroleum hydrocarbons have occurred associated with the historical staging of automobiles on the eastern portion of the Property. As established in WAC 173-340-200, a "Site" is defined by the full lateral and vertical extent of contamination that has resulted from the release of hazardous substances; therefore, all areas impacted by the release(s) on the Property are referred to herein as the "Site".

1.1 Document Purpose

1.1.1 Remedial Investigation

The purpose of the RI is to collect data necessary to adequately characterize the Site for the purposes of developing and evaluating remedial alternatives consistent with WAC 173-340-350(7). The RI components of this report present historical information regarding the former use of the Property, summarize the scope and findings of each environmental investigation that has been conducted at the Site, provide the Site data for soil and groundwater, and present a Conceptual Site Model (CSM) for the contaminant release, transport, and potential exposure pathways at the Site.

1.1.2 Feasibility Study

The purpose of a feasibility study is to develop and evaluate remedial alternatives for the Site and to select the most appropriate alternative based on the criteria specified in MTCA 173-340-360(2). However, the Site appears to qualify for a Model Remedy selection based on the criteria outlined in Ecology's Publication No. 15-09-043 *Model Remedies for Sites with Petroleum Contaminated Soils*, therefore a feasibility study was not completed for this Site.

1.1.3 Cleanup Action Plan

As provided in WAC 173-340-360 and -380, the purpose of the CAP is to present the objectives of the cleanup action, the technical components of implementing the selected cleanup method, and the means and methods proposed for compliance monitoring activities.

2.0 Background

The following section provides a description of the Property, a summary of available environmental data for the Site, and a description of the physical characteristics for the vicinity.

2.1 Property Location and 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 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 current Property layout is depicted on Figure 2.

2.2 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, although increased commercial development in the vicinity was apparent after 1965.

In a 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.

In a 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. Figure 3 depicts these historical conditions.

By 1990, it appeared that the accumulation of fill material had ceased, as new vegetation was 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 a 2017 aerial photograph.

2.3 Environmental Investigations

The following sections summarize the release discovery and subsequent environmental investigations conducted at the Site. The types and locations of the historic explorations from the investigations are depicted on Figures 4 and 5, while the cumulative soil and groundwater data results from the studies are tabulated on Tables 1 through 4.

Laboratory analytical reports are included in Appendix B, and boring logs are included in Appendix C.

2.2.1 Phase I Environmental Site Assessment - 2019

On November 11, 2019, Dixon ES produced a Phase I Environmental Site Assessment (ESA) for the Property which identified the following Recognized Environmental Conditions (RECs) that warranted further evaluation:

- The potential presence of undocumented fill material, placed on the Property between at least 1980 and 1985, was considered a REC. The source and environmental quality of this fill material was unknown.
- The historical staging of dozens of automobiles on the Property between at least 1980 and 1985 was considered a REC. Staging of defunct cars can lead to releases of petroleum hydrocarbons and heavy metals onto surface soils.

2.2.2 Subsurface Investigation - 2019

On November 20, 2019, Dixon ES performed a subsurface investigation to evaluate the potential for environmental impacts associated historical infilling and possible defunct automobile staging on the Property.

Dixon ES oversaw the advancement of five borings (B1 through B5) by ESN Northwest of Olympia, Washington, using direct push drilling techniques. Borings B1 through B3 were advanced in the area of historical infilling, while borings B4 and B5 were advanced in the area where historical automobile staging was suspected (Figure 3).

Soil was extracted from each boring using 5-foot long, 2.25-inch MacroCore samplers, with 5-foot interior acetate liners. Soil was continuously screened for the presence of contamination using a photoionization detector (PID), as well as visual and olfactory observations, and was characterized in accordance with the Unified Soil Classification System (USCS) (Appendix C: Boring Logs).

Based on the research conducted by Dixon ES during the Phase I ESA, the contaminants of concern (COCs) for the Property included:

- Gasoline-range Petroleum Hydrocarbons (GRPH);
- Diesel-range Petroleum Hydrocarbons (DRPH);
- Oil-range Petroleum Hydrocarbons (ORPH);
- Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX); and,
- Model Toxics Control Act (MTCA) 5 Metals (arsenic, cadmium, chromium, mercury, and lead)

Potential burnt wood debris was observed in boring B2 at a depth of 2 feet bgs, therefore Polycyclic Aromatic Hydrocarbons (PAHs) were added as a potential COC for this sample.

A total of ten (10) soil samples were collected from the five borings at depths between 2 and 7 feet bgs, however not all samples were selected for chemical analysis; certain samples were held at the laboratory for further contamination delineation (if necessary), or were not analyzed due to the lack of field evidence of impacts. The full sample log is summarized in the table below:

Boring ID	Sample ID	Sample Depth (ft)	Selected for Analysis	Contaminants of Concern
B1	B1-2.5	2.5	Yes	DRPH, ORPH, GRPH
B1	B1-6	6	No	
B2	B2-2	2	Yes	DRPH, ORPH, PAHs, Metals
B2	B2-6	6	Yes	DRPH, ORPH, GRPH
B3	B3-3	3	Yes	DRPH, ORPH, GRPH
B3	B3-6	6	No	
B4	B4-3	3	Yes	DRPH, ORPH, GRPH, BTEX, Metals
B4	B4-7	7	Yes	DRPH, ORPH, GRPH
B5	B5-3	3	Yes	DRPH, ORPH, GRPH, BTEX, Metals
B5	B5-7	7	Yes	DRPH, ORPH, GRPH

Soil samples were collected directly from the acetate liners, extracted from the MacroCore samplers, and transferred into clean laboratory provided glassware, including 4oz jars and 40ml volatile organic analysis (VOAs) vials. Samples collected for VOC analysis were done so in accordance with EPA Method 5035 Sampling Techniques.

Shallow perched groundwater was encountered in borings B1-B3 borings at approximately 5.5-6 feet bgs. Groundwater was sampled from B3 in accordance with the Environmental Protection Agency

(EPA) 2005 publication *Groundwater Sampling and Monitoring with Direct Push Technologies* (B3-W). This sample was held at the laboratory for possible future analysis should the fill material contain elevated levels of COCs. No recoverable groundwater was encountered in borings B4 or B5 in the area of the historical auto staging.

Samples were placed in a cooler and kept on ice until delivered to a Washington State Department of Ecology (Ecology) Accredited Laboratory, ESN Northwest under standard chain of custody protocols. Laboratory analytical methods for the site specific COCs are presented below:

- GRPH – Northwest Method NWTPH-Gx or NWTPH-HCID
- DRPH – Northwest Method NWTPH-Dx or NWTPH-HCID
- ORPH – Northwest Method NWTPH-Dx or NWTPH-HCID
- BTEX – EPA Method 8260
- PAHs – EPA Method 8270
- Metals – EPA Method 6010D or 7471B

Soil Analytical Results

- Soil samples B4-3 and B5-3 contained concentrations of GRPH exceeding its MTCA Method A Cleanup Level.
- BTEX compounds were not detected above their laboratory reporting limits in the two soil samples containing GRPH (B4-3 and B5-3).
- DRPH and ORPH were not detected above their laboratory reporting limits in any of the soil samples analyzed for these COCs.
- Soil samples B2-3, B4-3, and B5-3 contained detectable concentrations of one or more of the MTCA 5 Metals, however the concentrations were consistent with natural background levels and were well below their respective MTCA Method A Cleanup Levels.
- PAHs were not detected above their laboratory reporting limits in the soil sample where possible burnt wood debris was noted (B2-2).

Soil sample analytical results are summarized on Tables 1 through 3.

Groundwater Analytical Results

- The groundwater sample collected from boring B3 was not analyzed due to the lack of contamination detected in the fill material on the Property.

The results of the investigation indicated that the historical land use practice of staging dozens of automobiles on the eastern portion of the Property had resulted in GRPH impacts to soil at concentrations exceeding its MTCA Method A Cleanup Level.

Based on field observations and analytical results from deeper soil samples, it appears that the contamination is limited to a thickness of approximately 6 inches to 1 foot at a depth of approximately 3 feet bgs and has not migrated to a significant depth. Additionally, the location of the detected GRPH contamination was beyond the standard radius for consideration as a vapor encroachment condition for current on Property structures (>30 feet).

The fill material encountered in 4 of the 5 soil borings between 0 and 3 feet bgs did not contain concentrations of common COCs exceeding natural background concentrations and/or MTCA Method A Cleanup Levels.

2.2.3 Subsurface Investigation - 2020

To further evaluate the nature and extent of petroleum impacts detected on the Property, Environmental Associates Inc. (EAI) performed additional characterization subsurface sampling and testing on the Property.

In February and March, 2020, EAI oversaw the advancement of sixteen borings (EAI B-1 through EAI B-16) using direct push drilling techniques. EAI's borings were positioned adjacent to, and outward from Dixon ES' borings B4 and B5 in an attempt to define the lateral distribution of contaminants (Figures 4 and 5). A Ground Penetrating Radar (GPR) survey was also conducted, which identified a geophysical anomaly adjacent to B4, which measured approximately 3 feet by 5 feet and displayed a parabolic signature.

Between 2 and 3 soil samples were collected from each boring between 1.5 and 10 feet bgs. The samples were analyzed for GRPH and BTEX by Northwest Method NWTPH-Gx and EPA Method 8260, respectively.

Shallow perched groundwater was encountered and sampled from borings EAI B-1, EAI B-2, EAI B-5, EAI B-6, EAI B-7, EAI B-8, and EAI B-14. These samples were also analyzed for GRPH and BTEX using the laboratory methods detailed above.

Soil Analytical Results

- The soil sample collected from boring EAI B-14 at a depth of 4 feet bgs contained concentrations of GRPH exceeding its MTCA Method A Cleanup Level.
- The soil sample collected from boring EAI B-2 at a depth of 7 feet bgs contained detectable concentrations of GRPH, however the value was below its MTCA Method A Cleanup Level.
- None of the remaining soil samples contained detectable concentrations of Property specific COCs.

Soil sample analytical results are summarized on Tables 1 through 3.

Groundwater Analytical Results

- The groundwater sample collected from boring EAI B-2 contained a detectable concentration of toluene, however the value was below its MTCA Method A Cleanup Level.
- None of the remaining groundwater samples contained detectable concentrations of Property specific COCs.

Groundwater sample analytical results are summarized on Table 4.

The results of the supplemental investigations suggested isolated occurrences of petroleum impacted soil in the areas proximal to Dixon ES' borings B4 and B5, which had not substantially impacted shallow groundwater on the Property.

2.3 Geology and Hydrogeology

2.3.1 Regional Geology

The Site is located in the Puget Lowlands geologic region, an elongated topographic and structural depression filled with complex sequences of glacial and non-glacial sediments that overlie bedrock. Continental ice sheets up to 3,000 feet thick covered portions of the Puget Lowland several times during the Quaternary period. Retreating ice carved new landscapes, rechanneled rivers, drained or formed lakes, and deposited glacial drift including till and outwash (WA DNR, 2002).

2.3.2 Regional Hydrogeology

The primary aquifers in the Puget Sound region are typically overlain by relatively impermeable glacial till deposits that are present at or near the ground surface. Within these till deposits are localized areas or lenses of water-bearing sands and gravels that may result in a shallow, perched water table. Lateral and vertical migration of shallow groundwater may be impeded by the relatively impermeable nature of the till and by the sometimes-discontinuous nature of the perched water-bearing sands and gravel. Perched and discontinuous zones of shallow groundwater may be seasonally or perennially present, depending on site-specific conditions. Shallow groundwater flow directions fluctuate and tend to follow topographic gradient but are also affected by seasonal high-water tables, variable soil characteristics, as well as utility corridors.

The nearest surface water body is Totem Lake, located approximately 1,000 feet to the north of the Property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the Property.

2.3.3 Site Geology

Soil encountered during Dixon ES' subsurface investigation generally consisted of loose fill material from ground surface to approximately 3 feet bgs, underlain by dense fine grained sandy silt to approximately 5 feet bgs, then medium grained poorly graded sand with trace amounts of silt to the maximum depth explored of 10 feet bgs.

Soil encountered during EAI's investigations was described as silts with occasional gravels, wood debris, or other organic matter in the upper 5 feet of the borings, transitioning to sands with occasional silts and gravels below 5 feet bgs.

2.3.4 Site Hydrogeology

Shallow groundwater was encountered beneath the Property at depths between 5.5 and 9 feet bgs, in Dixon ES' borings B1 through B3, and EAIs borings EAI B-1, EAI B-2, EAI B-5, EAI B-6, EAI B-7, EAI B-8, and EAI B-14.

Groundwater occurrences beneath the Property appear to be perched and discontinuous in nature.

3.0 Conceptual Site Model

This section provides a summary of the conceptual site model, which includes a discussion of the COCs, the media of concern, the distribution of contamination in soil and groundwater, and the potential exposure pathways for the Site.

3.1 Contaminants of Concern

Based upon the results of previous investigations, the COCs for the Site include:

- GRPH; and,
- BTEX.

3.2 Media of Concern

Based upon the results of previous investigations, soil is the primary media of concern for the Site.

3.3 Distribution of Contamination in Soil

The lateral extent of soil impacts appears limited to isolated areas proximal to Dixon ES' original borings B4 and B5 ("B4 source area" and "B5 source area", respectively). These appear to have been surficial releases from the staging of automobiles that occurred prior to the placement of fill material

on the Property. Although a geophysical anomaly was detected adjacent to boring B4, in our opinion the distribution of contaminants does not appear to be consistent with a tank release.

The lateral extent of the B4 source area is bound by borings EAI B-4 to the north, EAI B-13 to the east, EAI B-16 to the south, and EAI B-15 to the west. The lateral extent of the B5 source area is bound by borings EAI B-10 to the north, EAI B-9 to the east, EAI B-12 to the south, and EAI B-11 to the west

The vertical extent of soil impacts appears limited to approximately 3-4 feet bgs based on field screening, and is empirically bound by the samples collected from borings B4, B5, and EAI B-14 at 7 feet bgs.

The approximate extent of soil impacts is depicted on Figure 5.

3.4 Exposure Pathways

The following section discusses the confirmed and potential human and ecological exposure pathways at the Site.

3.4.1 Soil Pathway

Potential exposure pathways for soil contamination include direct dermal contact or ingestion. Until such time the existing soil contamination is removed, or controls are in place to prevent direct contact with this material, the soil pathway will be considered complete.

3.4.2 Groundwater Pathway

Potential exposure pathways for groundwater contamination include direct dermal contact or ingestion. Based on the groundwater sample analytical results discussed in Section 2.2.3, groundwater does not appear to have been impacted by the isolated surficial releases and therefore this exposure pathway is incomplete.

3.5.3 Vapor Pathway

The air-filled pore space between soil grains in the unsaturated zone is referred to as soil vapor or soil gas. Soil vapor can become contaminated from the volatilization of contaminants adsorbed to soil mineral surfaces and/or dissolved in groundwater.

The areas of isolated soil impacts are located over 50 feet from any structure and are currently capped in asphalt, therefore vapor intrusion does not appear to be an immediate concern for the Site, however this pathway will remain complete for any potential future structure until such time the existing soil contamination is removed, or controls are in place to prevent exposure.

3.6 Points of Compliance

The point of compliance is the location where the enforcement limits will be measured and cannot be exceeded.

3.6.1 Point of Compliance for Soil

The point of compliance for direct contact is throughout the Site, from ground surface to 15 feet bgs. This is the depth at which one would reasonably assume workers could encounter contaminated soil during construction or development activities.

3.7 Proposed Cleanup Levels

The proposed cleanup levels for the Site are based on the MTCA Method A Levels for Unrestricted Land Use. Proposed cleanup levels for COCs in soil at the Site are presented in the table below, and are also shown on Table 1.

MTCA Method-A Cleanup Levels for Soil (MTCA Cleanup Regulation 173-340-900: Table 740-1)	
Contaminant of Concern (COC)	**Soil Cleanup Levels (mg/kg)**
GRPH	30[1]
Benzene	0.03
Toluene	7
Ethylbenzene	6
Xylenes	9

[1] Gasoline Range Organics: Gasoline mixtures without benzene and the total of ethylbenzene, toluene and xylene are less than 1% of the gasoline mixture has a soil CUL = 100 mg/kg. All other gasoline mixtures have a soil CUL = 30 mg/kg. For groundwater, the CUL is 1,000 ug/l for gasoline mixtures without benzene and 800 ug/l for all other gasoline mixtures.

3.8 Terrestrial Ecological Evaluation

A terrestrial ecological evaluation (TEE) form was completed for the Site, which indicates that the Site qualifies for an exclusion from further evaluation using the criteria in WAC 173-340-7491 (Appendix D). Specifically, there is less than 1.5 acres of contiguous undeveloped land on or within 500 feet of any area of the Site.

4.0 Model Remedy Selection/Cleanup Action Plan

In accordance with the criteria outlined in Ecology's Publication No. 15-09-043 *Model Remedies for Sites with Petroleum Contaminated Soils*, the Property would appear to qualify for the selection of Model Remedy 1.

This model remedy is for situations where complete removal of the contaminated soil will take place and Method A Soil Cleanup Levels for Unrestricted Property Use have been selected.

The Cleanup Action Plan involves the removal of petroleum contaminated soil using conventional excavation methods. A conceptual depiction of the remedial excavation areas is presented on Figure 5; however, the full extent of excavation will be dependent on field conditions. Based on our understanding of the conceptual site model, the two areas of isolated impacts are estimated to be approximately 10 feet by 11 feet in the vicinity of B4 and 15 feet by 30 feet in the vicinity of B5. This conceptual design would generate approximately 100 cubic yards of petroleum contaminated soil, and would extend to a depth of approximately 4-5 feet bgs.

If an underground tank is encountered during excavation activities, the tank will be decommissioned under the supervision of a Washington State Licensed Site Assessor and done so in accordance with current generally accepted environmental practices and procedures.

6.0 Compliance Monitoring

There are three types of compliance monitoring identified for remedial cleanup actions performed under MTCA (WAC 173-340-410): protection, performance, and confirmational monitoring. A paraphrased definition for each is presented below (WAC 173-340-410[1]):

- Protection Monitoring - To evaluate whether human health and the environment are adequately protected during construction and the operation and maintenance period of a cleanup action.
- Performance Monitoring - To document that the cleanup action has attained cleanup standards.
- Confirmational Monitoring - To evaluate the long-term effectiveness of the cleanup action once cleanup standards or other performance standards have been attained.

6.1 Protection Monitoring

A Health and Safety Plan (HASP) will be prepared that identifies the known physical, chemical, and biological hazards associated with the remedial activities at the Site, as well as the hazard monitoring and prevention procedures.

6.2 Performance Monitoring

Performance monitoring for soil will be conducted during remedial excavation activities and will be used to direct advancement of the excavation. Soil samples will be collected directly from the sidewalls and/or bottom of the remedial excavation using either stainless steel or plastic sampling tools. Soil samples collected at depths of less than 4 feet bgs will be collected manually. Samples collected at depths below 4 feet bgs will be collected with the backhoe bucket unless engineering controls are in place that allow for manual sample collection at depths greater than 4 feet bgs. Non-dedicated sampling equipment will be decontaminated between uses. The analytical results will be used to assess when the points of compliance for soil have been achieved.

6.3 Confirmational Monitoring

Confirmational monitoring for soil will be conducted after completion of the excavation to assess the concentrations of COCs in subsurface soil, to verify compliance with applicable cleanup standards, and to confirm the long-term effectiveness of the cleanup action.

Soil samples will be collected from the bottom and the sidewalls of the excavation to an estimated depth of 4-5 feet bgs. Dixon ES estimates 2 bottom samples and 6 sidewall samples per excavation area.

7.0 Closing

Dixon ES has completed this Remedial Investigation/ Cleanup Action Plan pursuant to WAC 173-340 for the releases that occurred on King County Parcel #2826059046, addressed at 11932 124th Avenue NE in Kirkland, Washington. Given the current understanding of the conceptual site model, and in accordance with the criteria outlined in Ecology's Publication No. 15-09-043 *Model Remedies for Sites with Petroleum Contaminated Soils*, it appears the most appropriate remedy for this Site is full source removal using conventional excavation methods.

As discussed in Section 1, this report was prepared for submittal to Ecology under the Voluntary Cleanup Program. Within this program, we are requesting an opinion on the characterization of the Site and proposed cleanup action, with the eventual goal of receiving a Determination of No Further Action.

8.0 References

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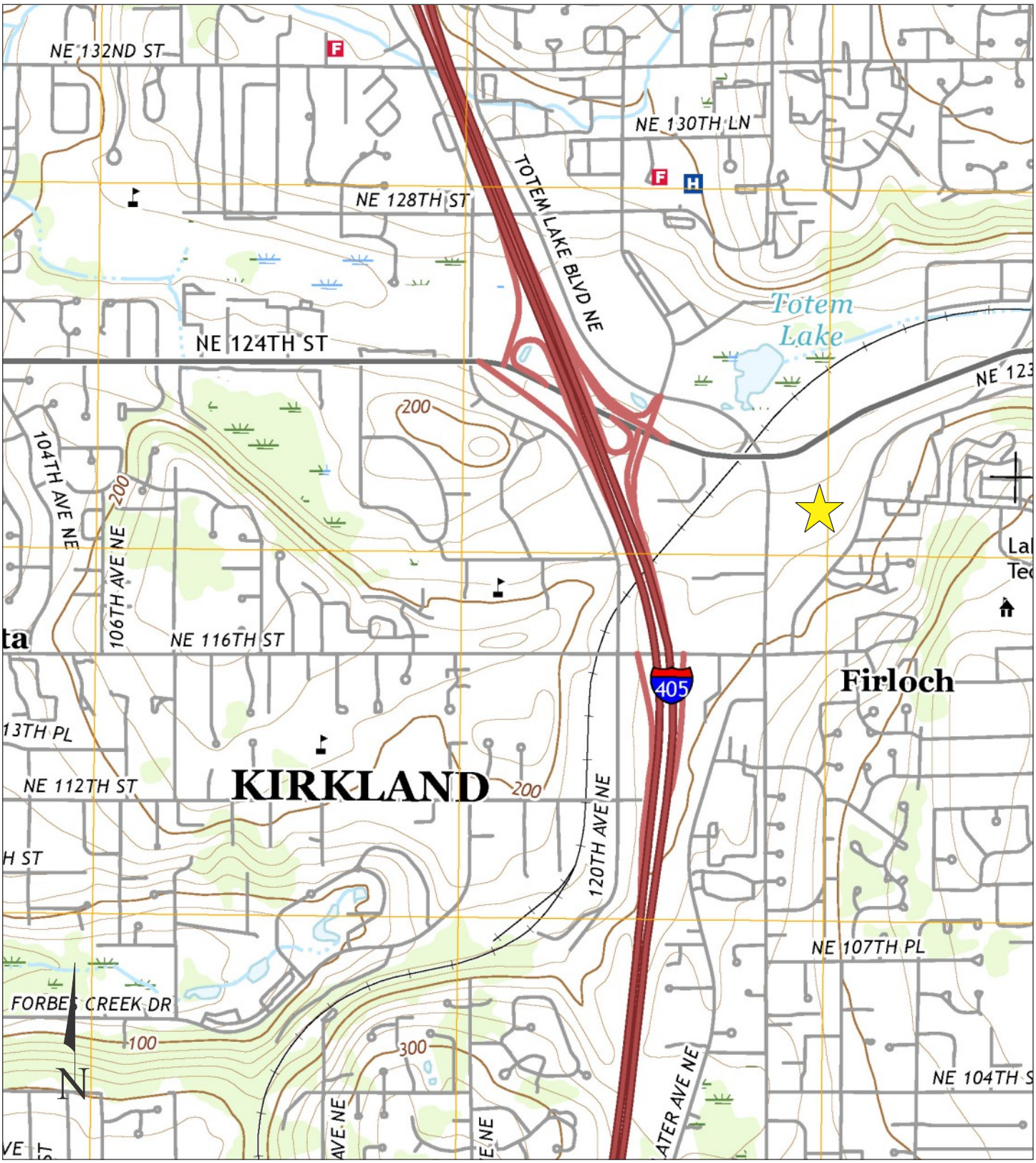
Figures



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★ SUBJECT PROPERTY

TOPOGRAPHIC MAP

PROJECT ADDRESS:

11932 124TH AVE NE
KIRKLAND, WA 98034

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- · — · — Property Boundary

Site Plan

Project Address:

11932 124th Ave NE
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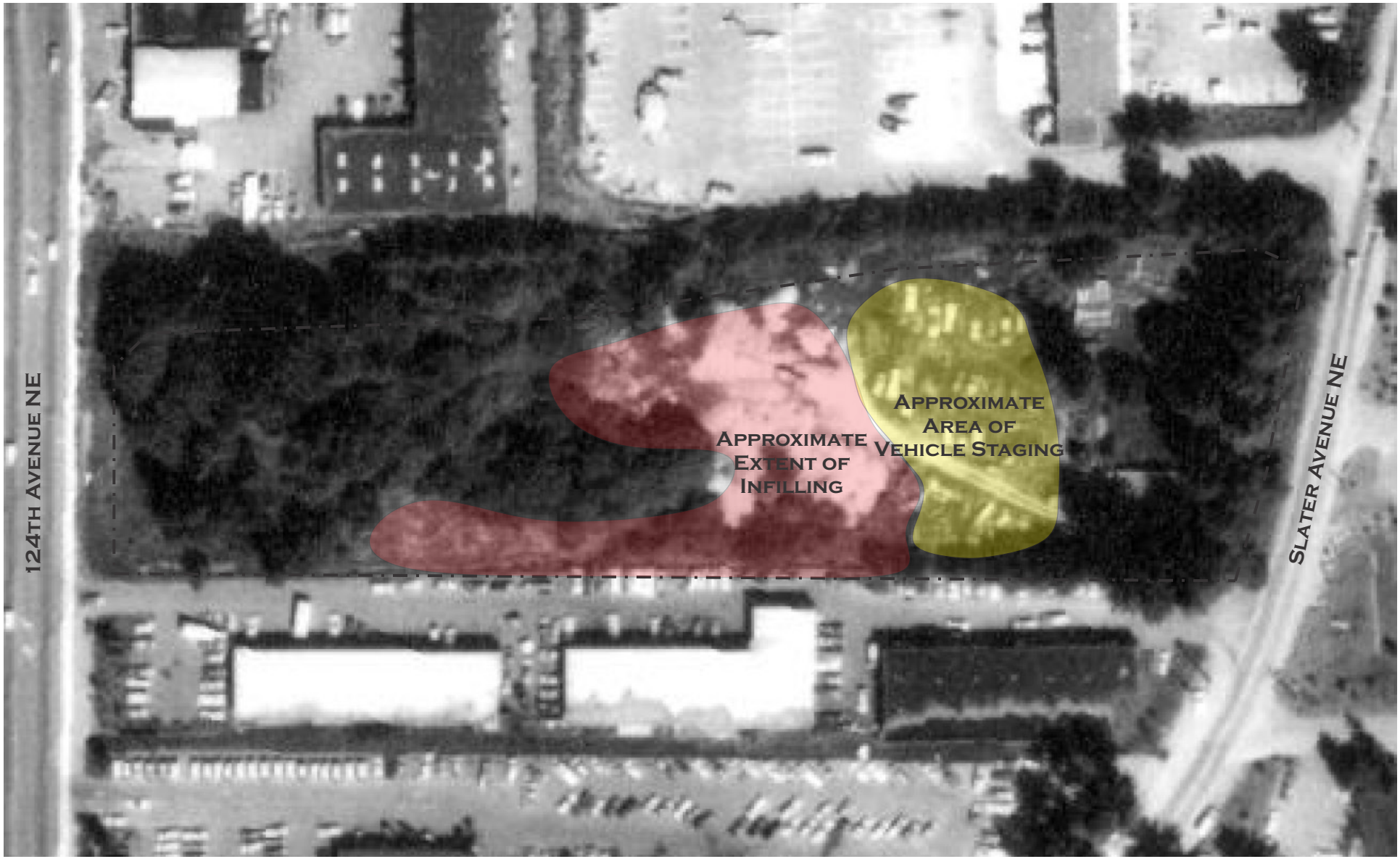

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- · — · — Property Boundary

Historical Site Plan

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- Property Boundary
- B1 Approximate Boring Locations
- Contaminant Concentration Exceeds MTCA Method A Cleanup Level

Exploration Locations

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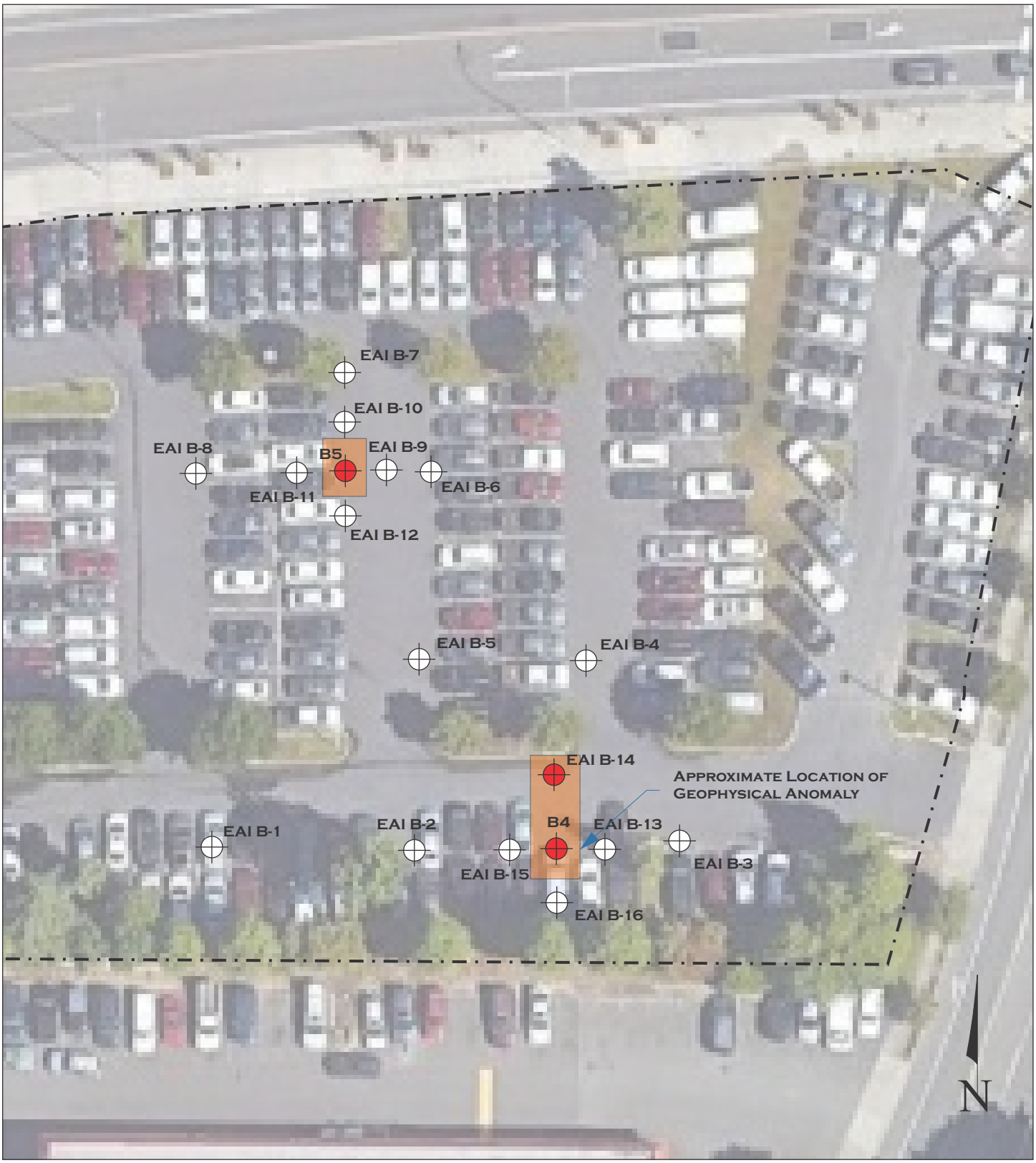

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Areas of Excavation

Excavation Plan

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Tables

TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS
PETROLEUM HYDROCARBONS AND SELECT VOLATILE ORGANIC COMPOUNDS

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BORING ID	SOIL SAMPLE ID	SAMPLE DEPTH (FT)	DATE SAMPLED	PETROLEUM HYDROCARBONS (MG/KG)			SELECT VOLATILE ORGANIC COMPOUNDS (MG/KG)			
				GASOLINE-RANGE	DIESEL-RANGE	OIL-RANGE	BENZENE	TOLUENE	ETHYLBENZENE	TOTAL XYLENES
B1	B1-2.5	2.5	11/20/2019	<20	<50	<100	–	–	–	–
B2	B2-2	2	11/20/2019	–	<50	<100	–	–	–	–
	B2-6	6	11/20/2019	<20	<50	<100	–	–	–	–
B3	B3-3	3	11/20/2019	<20	<50	<100	–	–	–	–
B4	B4-3	3	11/20/2019	700	<50	<100	<0.02	<0.05	<0.05	<0.15
	B4-7	7	11/20/2019	<20	<50	<100	–	–	–	–
B5	B5-3	3	11/20/2019	260	<50	<100	<0.02	<0.05	<0.05	<0.15
	B5-7	7	11/20/2019	<20	<50	<100	–	–	–	–
EAI B-1	EAI B1-3	3	2/13/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
	BAI B1-7	7	2/13/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
EAI B-2	EAI B2-3	3	2/13/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
	EAI B2-7	7	2/13/2020	12	–	–	<0.02	<0.05	<0.05	<0.15
EAI B-3	EAI B3-1.5	1.5	2/13/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
	EAI B3-3	3	2/13/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
	EAI B3-5	5	2/13/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
EAI B-4	EAI B4-3	3	2/13/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
	EAI B4-7	7	2/13/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
EAI B-5	EAI B5-2	2	2/13/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
	EAI B5-3	3	2/13/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
	EAI B5-7	7	2/13/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
EAI B-6	EAI B6-2.5-3	2.5-3	2/13/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
	EAI B6-7	7	2/13/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
EAI B-7	EAI B7-2.5-3	2.5-3	2/13/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
	EAI B7-7	7	2/13/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
EAI B-8	EAI B8-2-3	2-3	2/13/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
	EAI B8-7	7	2/13/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
EAI B-9	EAI B9-3	3	3/17/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
	EAI B9-7	7	3/17/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
EAI B-10	EAI B10-3	3	3/17/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
	EAI B10-7	7	3/17/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15

TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS
PETROLEUM HYDROCARBONS AND SELECT VOLATILE ORGANIC COMPOUNDS

DIXON ENVIRONMENTAL SERVICES

BORING ID	SOIL SAMPLE ID	SAMPLE DEPTH (FT)	DATE SAMPLED	PETROLEUM HYDROCARBONS (MG/KG)			SELECT VOLATILE ORGANIC COMPOUNDS (MG/KG)			
				GASOLINE-RANGE	DIESEL-RANGE	OIL-RANGE	BENZENE	TOLUENE	ETHYLBENZENE	TOTAL XYLENES
EAI B-11	EAI B11-3	3	3/17/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
	EAI B11-7	7	3/17/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
EAI B-12	EAI B12-3.5	3.5	3/17/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
	EAI B12-7	7	3/17/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
EAI B-13	EAI B13-4	4	3/17/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
	EAI B13-7	7	3/17/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
EAI B-14	EAI B14-4	4	3/17/2020	**430**	–	–	<0.02	<0.05	<0.05	<0.15
	EAI B14-7	7	3/17/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
EAI B-15	EAI B15-3	3	3/17/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
	EAI B15-7	7	3/17/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
EAI B-16	EAI B16-3	3	3/17/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
	EAI B16-7	7	3/17/2020	<10	–	–	<0.02	<0.05	<0.05	<0.15
ECOLOGY MTCA METHOD A CLEANUP LEVELS UNLESS OTHERWISE SPECIFIED				100/30[1]	2,000	2,000	0.03	7	6	9

NOTES:
MG/KG = MILLIGRAMS PER KILOGRAM
MTCA = MODEL TOXICS CONTROL ACT
– = NOT ANALYZED FOR THIS CONTAMINANT
< = NOT DETECTED ABOVE LABORATORY DETECTION LIMITS
BOLD INDICATES A DETECTED CONCENTRATION THAT IS BELOW ECOLOGY MTCA METHOD A CLEANUP LEVELS
BOLD RED INDICATES THE DETECTED CONCENTRATION EXCEEDS ECOLOGY MTCA METHOD A CLEANUP LEVELS
[1] GASOLINE MIXTURES WITHOUT BENZENE AND THE TOTAL OF ETHYLBENZENE, TOLUENE AND XYLENES ARE LESS THAN 1% OF THE GASOLINE MIXTURE HAVE A CLEANUP LEVEL OF 100 MG/KG. ALL OTHER GASOLINE MIXTURES HAVE A CLEANUP LEVEL OF 30 MG/KG

TABLE 2
SUMMARY OF SOIL ANALYTICAL RESULTS
MTCA 5 METALS

DIXON ENVIRONMENTAL SERVICES

SOIL SAMPLE ID	SAMPLE DEPTH (FT)	DATE SAMPLED	MTCA 5 METALS (MG/KG)					
			ARSENIC	CADMIUM	TOTAL CHROMIUM	HEXAVALENT CHROMIUM	LEAD	MERCURY
B2-2	2	11/20/2019	**4.0**	<0.3	**1.0**	--	**37.2**	<0.05
B4-3	3	11/20/2019	<2.5	<0.3	**22.6**	--	**4.4**	<0.05
B5-3	3	11/20/2019	<2.5	<0.3	**24.6**	<0.5	**4.3**	<0.05
ECOLOGY MTCA METHOD A CLEANUP LEVELS UNLESS OTHERWISE SPECIFIED			20	2	2,000[1]	19	250	2

NOTES:
MG/KG = MILLIGRAMS PER KILOGRAM
MTCA = MODEL TOXICS CONTROL ACT
-- = NOT ANALYZED FOR THIS CONTAMINANT
< = NOT DETECTED ABOVE LABORATORY DETECTION LIMITS
BOLD INDICATES A DETECTED CONCENTRATION THAT IS BELOW ECOLOGY MTCA METHOD A CLEANUP LEVELS
BOLD RED INDICATES THE DETECTED CONCENTRATION EXCEEDS ECOLOGY MTCA METHOD A CLEANUP LEVELS
[1] MTCA METHOD A CLEANUP LEVEL FOR CHROMIUM III

TABLE 3
SUMMARY OF SOIL ANALYTICAL RESULTS
POLYCYCLIC AROMATIC HYDROCARBONS

DIXON ENVIRONMENTAL SERVICES

Soil Sample ID	Sample Depth (ft)	Date Sampled	Polycyclic Aromatic Hydrocarbons (mg/kg)							Total Toxicity Equivalency Concentration[1]
			Benzo(a)-anthracene	Chrysene	Benzo(a)pyrene	Benzo(b)-fluoranthene	Benzo(k)-fluoranthene	Indeno(1,2,3cd)-pyrene	Dibenzo(a,h)-anthracene	
B2-2	2	11/20/2019	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	NA
Ecology MTCA Method A Cleanup Levels Unless Otherwise Specified			–	–	0.1	–	–	–	–	0.1

Notes:
mg/kg = Milligrams per kilogram
MTCA = Model Toxics Control Act
NA = not applicable, no contaminants were detected above laboratory reporting limits
– = No publihsed cleanup level for this contaminant
< = not detected above laboratory detection limits
Bold indicates a detected concentration that is below Ecology MTCA Method A Cleanup Levels
Bold Red indicates the detected concentration exceeds Ecology MTCA Method A Cleanup Levels
[1] Calculated Using Toxicity Equivalency Methodology in WAC 173-340-708(e)

TABLE 4
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
PETROLEUM HYDROCARBONS AND SELECT VOLATILE ORGANIC COMPOUNDS

DIXON ENVIRONMENTAL SERVICES

GROUNDWATER SAMPLE ID	DATE SAMPLED	PETROLEUM HYDROCARBONS (µG/L)			SELECT VOLATILE ORGANIC COMPOUNDS (µG/L)			
		GASOLINE-RANGE	DIESEL-RANGE	OIL-RANGE	BENZENE	TOLUENE	ETHYLBENZENE	TOTAL XYLENES
EAI B1-WATER	11/14/2017	<100	-	-	<1	<1	<1	<3
EAI B2-WATER	11/14/2017	<100	-	-	<1	**2.1**	<1	<3
EAI B5-WATER	11/14/2017	<100	-	-	<1	**1.7**	<1	<3
EAI B6-WATER	11/14/2017	<100	-	-	<1	<1	<1	<3
EAI B7-WATER	11/14/2017	<100	-	-	<1	<1	<1	<3
EAI B8-WATER	11/14/2017	<100	-	-	<1	<1	<1	<3
EAI B14-WATER	11/14/2017	<100	-	-	<1	<1	<1	<3
ECOLOGY MTCA METHOD A CLEANUP LEVELS UNLESS OTHERWISE SPECIFIED		1,000/800[1]	500	500	5	1,000	700	1,000

NOTES:
µG/L = MICROGRAMS PER LITER
MTCA = MODEL TOXICS CONTROL ACT
- = NOT ANALYZED FOR THIS CONTAMINANT
< = NOT DETECTED ABOVE LABORATORY DETECTION LIMITS
BOLD INDICATES A DETECTED CONCENTRATION THAT IS BELOW ECOLOGY MTCA METHOD A CLEANUP LEVELS
BOLD RED INDICATES THE DETECTED CONCENTRATION EXCEEDS ECOLOGY MTCA METHOD A CLEANUP LEVELS
[1] FOR GASOLINE MIXTURES WITHOUT BENZENE THE CLEANUP LEVEL IS 1,000 UG/L, FOR GASOLINE MIXTURES WITH BENZENE THE CLEANUP LEVEL IS 800 UG/L.

Appendix A: Historical Land Use Records

Nissan of Kirkland

11932 124th Avenue NE

Kirkland, WA 98034

Inquiry Number: 5846663.5

October 28, 2019

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

10/28/19

Site Name:

Nissan of Kirkland
11932 124th Avenue NE
Kirkland, WA 98034
EDR Inquiry # 5846663.5

Client Name:

Dixon Environmental Services
4010 North 7th Street
Tacoma, WA 98406
Contact: Brian Dixon

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2017	1"=500'	Flight Year: 2017	USDA/NAIP
2013	1"=500'	Flight Year: 2013	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1990	1"=500'	Acquisition Date: July 18, 1990	USGS/DOQQ
1985	1"=500'	Flight Date: June 19, 1985	NRWA
1980	1"=500'	Flight Date: July 27, 1980	USDA
1977	1"=500'	Flight Date: September 13, 1977	USGS
1973	1"=500'	Flight Date: July 09, 1973	NOAA
1968	1"=500'	Flight Date: September 02, 1968	USGS
1965	1"=500'	Flight Date: July 06, 1965	NRWA
1952	1"=500'	Flight Date: July 01, 1952	USGS
1944	1"=500'	Flight Date: April 27, 1944	DIA

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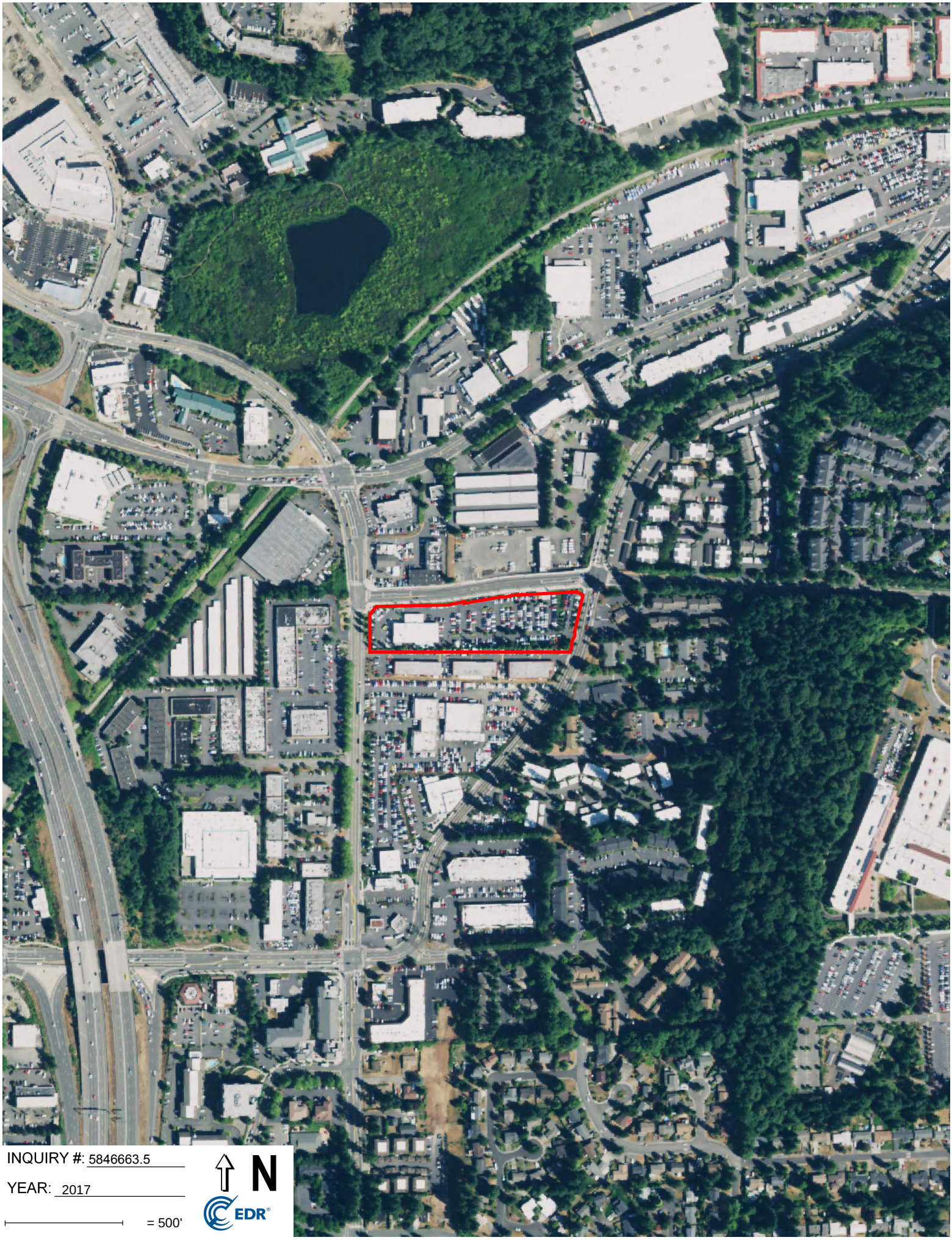
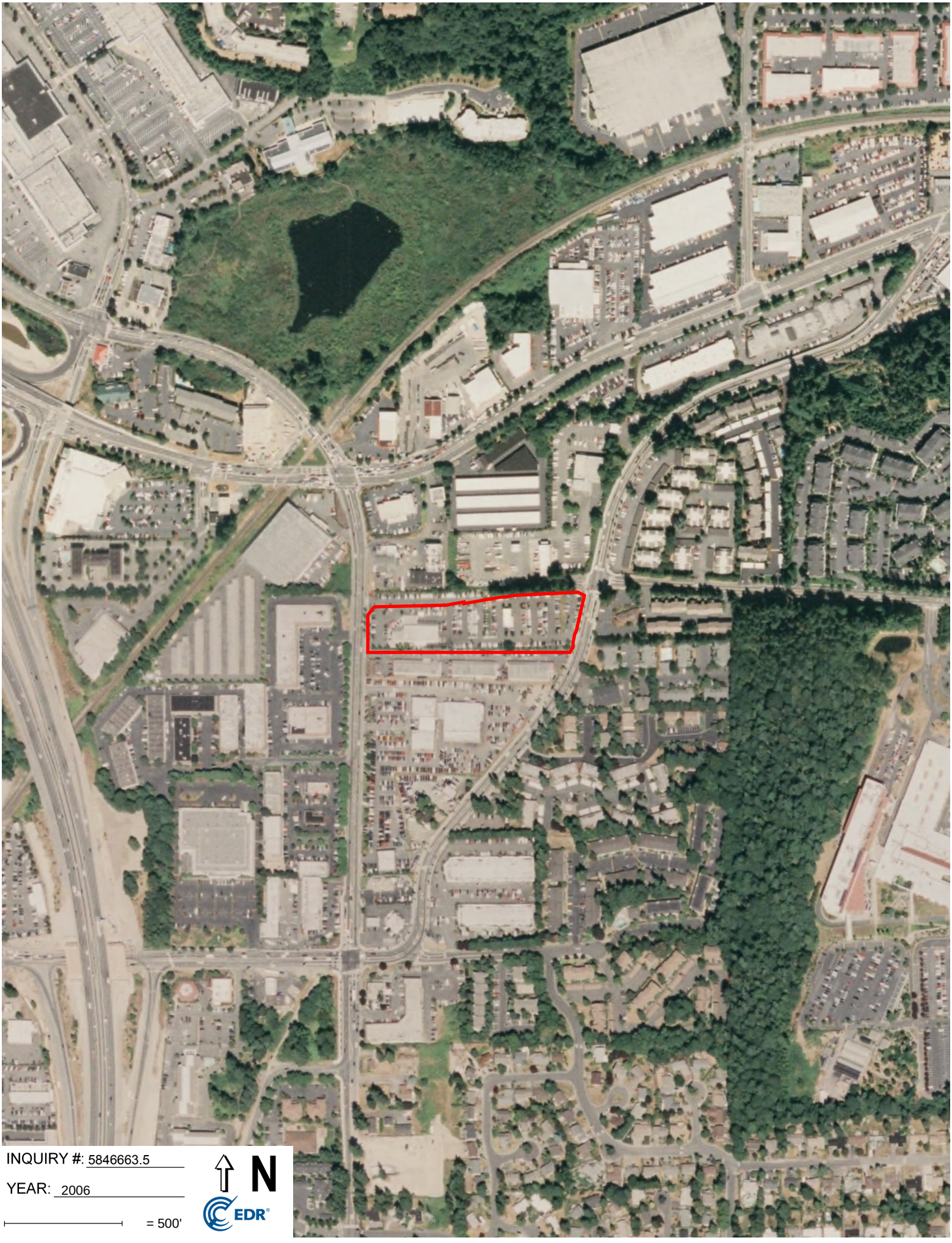

INQUIRY #: 5846663.5
YEAR: 2017
= 500'
N
EDR


INQUIRY #: 5846663.5
YEAR: 2013
= 500'
N
EDR


INQUIRY #: 5846663.5
YEAR: 2009
= 500'
N
EDR


INQUIRY #: 5846663.5
YEAR: 2006
= 500'
N
EDR

INQUIRY #: 5846663.5

YEAR: 1990

= 500'

N

EDR

INQUIRY #: 5846663.5

YEAR: 1985

= 500'

N

EDR


INQUIRY #: 5846663.5
YEAR: 1980
= 500'
N
EDR

INQUIRY #: 5846663.5

YEAR: 1977

= 500'

N

EDR

INQUIRY #: 5846663.5

YEAR: 1973

= 500'

N

EDR

INQUIRY #: 5846663.5

YEAR: 1968

= 500'

N

EDR

INQUIRY #: 5846663.5

YEAR: 1965

= 500'

N

EDR


INQUIRY #: 5846663.5
YEAR: 1952
= 500'
N
EDR

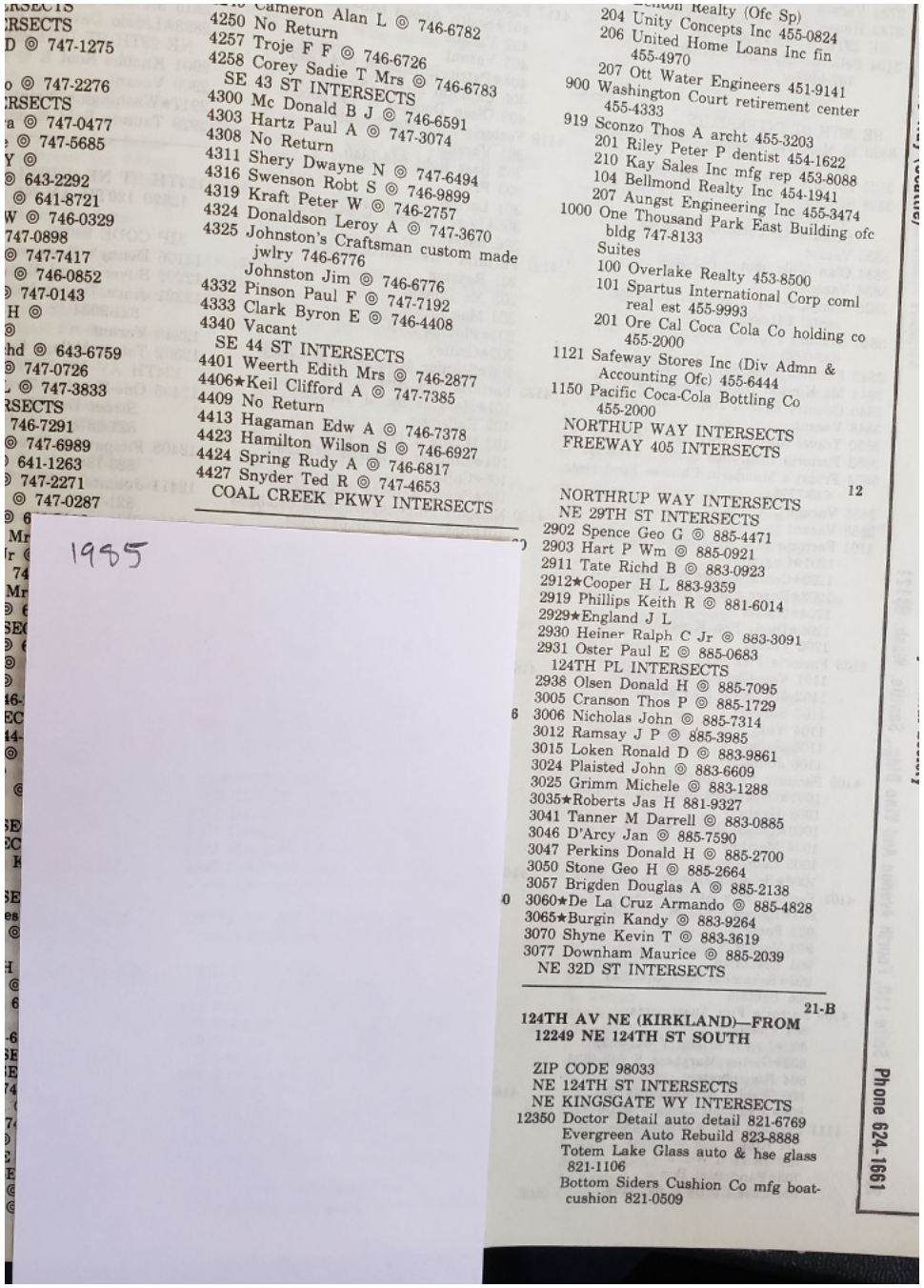
INQUIRY #: 5846663.5

YEAR: 1944

= 500'

N

EDR



4250 No Return
4257 Troje F F ◎ 746-6726
4258 Corey Sadie T Mrs ◎ 746-6783
SE 43 ST INTERSECTS
4300 Mc Donald B J ◎ 746-6591
4303 Hartz Paul A ◎ 747-3074
4308 No Return
4311 Shery Dwayne N ◎ 747-6494
4316 Swenson Robt S ◎ 746-9899
4319 Kraft Peter W ◎ 746-2757
4324 Donaldson Leroy A ◎ 747-3670
4325 Johnston's Craftsman custom made jwlry 746-6776
Johnston Jim ◎ 746-6776
4332 Pinson Paul F ◎ 747-7192
4333 Clark Byron E ◎ 746-4408
4340 Vacant
SE 44 ST INTERSECTS
4401 Weerth Edith Mrs ◎ 746-2877
4406★Keil Clifford A ◎ 747-7385
4409 No Return
4413 Hagaman Edw A ◎ 746-7378
4423 Hamilton Wilson S ◎ 746-6927
4424 Spring Rudy A ◎ 746-6817
4427 Snyder Ted R ◎ 747-4653
COAL CREEK PKWY INTERSECTS

204 Unity Concepts Inc 455-0824
206 United Home Loans Inc fin 455-4970
207 Ott Water Engineers 451-9141
900 Washington Court retirement center 455-4333
919 Sconzo Thos A archt 455-3203
201 Riley Peter P dentist 454-1622
210 Kay Sales Inc mfg rep 453-8088
104 Bellmond Realty Inc 454-1941
207 Aungst Engineering Inc 455-3474
1000 One Thousand Park East Building ofc bldg 747-8133
Suites
100 Overlake Realty 453-8500
101 Spartus International Corp coml real est 455-9993
201 Ore Cal Coca Cola Co holding co 455-2000
1121 Safeway Stores Inc (Div Admn & Accounting Ofc) 455-6444
1150 Pacific Coca-Cola Bottling Co 455-2000
NORTHUP WAY INTERSECTS
FREEWAY 405 INTERSECTS

12

NORTHRUP WAY INTERSECTS
NE 29TH ST INTERSECTS
2902 Spence Geo G ◎ 885-4471
2903 Hart P Wm ◎ 885-0921
2911 Tate Richd B ◎ 883-0923
2912★Cooper H L 883-9359
2919 Phillips Keith R ◎ 881-6014
2929★England J L
2930 Heiner Ralph C Jr ◎ 883-3091
2931 Oster Paul E ◎ 885-0683
124TH PL INTERSECTS
2938 Olsen Donald H ◎ 885-7095
3005 Cranson Thos P ◎ 885-1729
3006 Nicholas John ◎ 885-7314
3012 Ramsay J P ◎ 885-3985
3015 Loken Ronald D ◎ 883-9861
3024 Plaisted John ◎ 883-6609
3025 Grimm Michele ◎ 883-1288
3035★Roberts Jas H 881-9327
3041 Tanner M Darrell ◎ 883-0885
3046 D'Arcy Jan ◎ 885-7590
3047 Perkins Donald H ◎ 885-2700
3050 Stone Geo H ◎ 885-2664
3057 Brigden Douglas A ◎ 885-2138
3060★De La Cruz Armando ◎ 885-4828
3065★Burgin Kandy ◎ 883-9264
3070 Shyne Kevin T ◎ 883-3619
3077 Downham Maurice ◎ 885-2039
NE 32D ST INTERSECTS

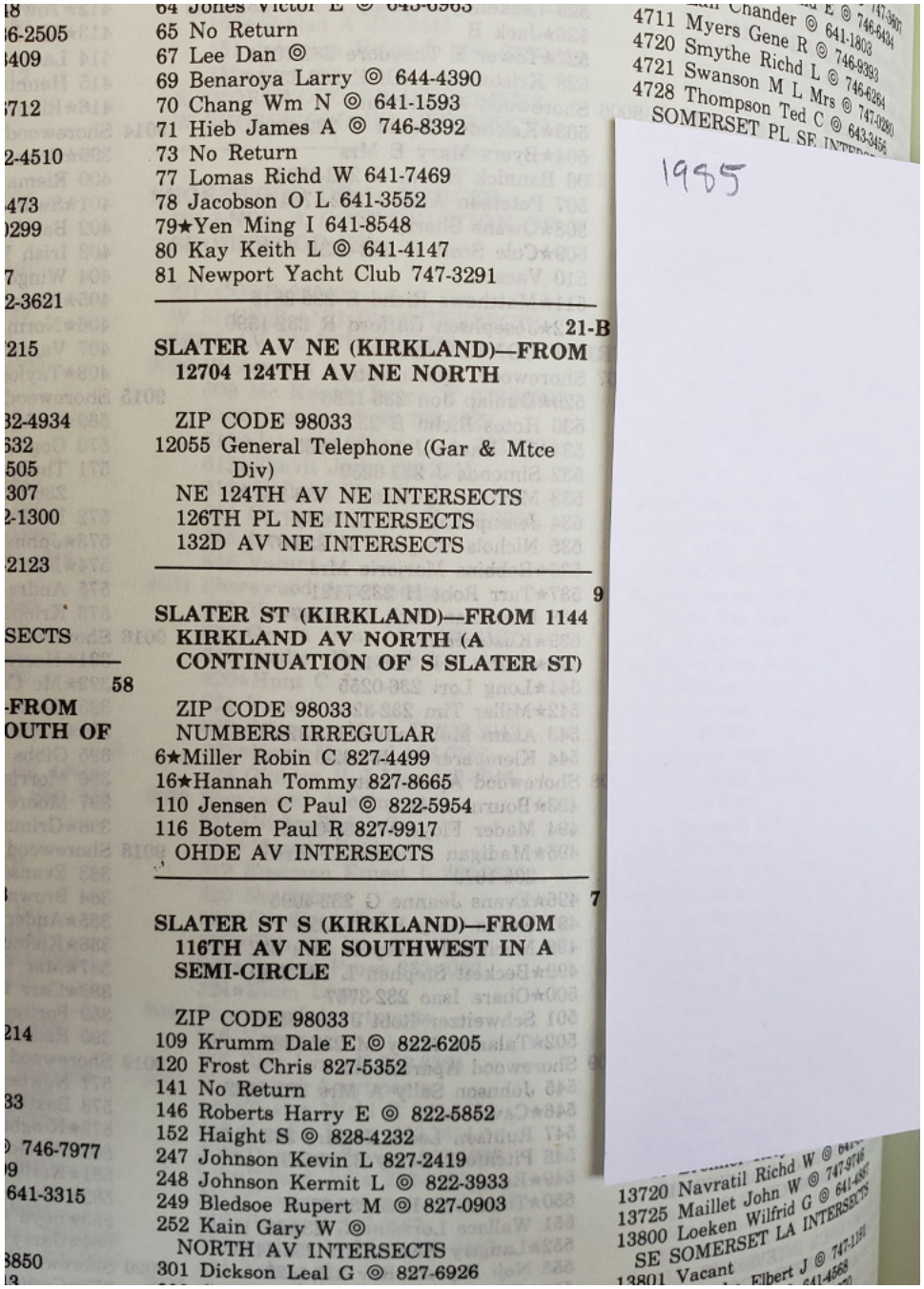
21-B

124TH AV NE (KIRKLAND)—FROM 12249 NE 124TH ST SOUTH

ZIP CODE 98033
NE 124TH ST INTERSECTS
NE KINGSGATE WY INTERSECTS
12350 Doctor Detail auto detail 821-6769
Evergreen Auto Rebuild 823-8888
Totem Lake Glass auto & hse glass 821-1106
Bottom Siders Cushion Co mfg boat-cushion 821-0509

Phone 624-1661

1995



65 No Return
67 Lee Dan ◎
69 Benaroya Larry ◎ 644-4390
70 Chang Wm N ◎ 641-1593
71 Hieb James A ◎ 746-8392
73 No Return
77 Lomas Richd W 641-7469
78 Jacobson O L 641-3552
79★Yen Ming I 641-8548
80 Kay Keith L ◎ 641-4147
81 Newport Yacht Club 747-3291

21-B

SLATER AV NE (KIRKLAND)—FROM 12704 124TH AV NE NORTH

ZIP CODE 98033
12055 General Telephone (Gar & Mtce Div)
NE 124TH AV NE INTERSECTS
126TH PL NE INTERSECTS
132D AV NE INTERSECTS

9

SLATER ST (KIRKLAND)—FROM 1144 KIRKLAND AV NORTH (A CONTINUATION OF S SLATER ST)

ZIP CODE 98033
NUMBERS IRREGULAR
6★Miller Robin C 827-4499
16★Hannah Tommy 827-8665
110 Jensen C Paul ◎ 822-5954
116 Botem Paul R 827-9917
OHDE AV INTERSECTS

7

SLATER ST S (KIRKLAND)—FROM 116TH AV NE SOUTHWEST IN A SEMI-CIRCLE

ZIP CODE 98033
109 Krumm Dale E ◎ 822-6205
120 Frost Chris 827-5352
141 No Return
146 Roberts Harry E ◎ 822-5852
152 Haight S ◎ 828-4232
247 Johnson Kevin L 827-2419
248 Johnson Kermit L ◎ 822-3933
249 Bledsoe Rupert M ◎ 827-0903
252 Kain Gary W ◎
NORTH AV INTERSECTS
301 Dickson Leal G ◎ 827-6926

4711 Myers Gene R ◎ 641-1803
4720 Smythe Richd L ◎ 746-9393
4721 Swanson M L Mrs ◎ 746-6264
4728 Thompson Ted C ◎ 747-0280
SOMERSET PL SE INTERSECTS

1995

13720 Navratil Richd W ◎
13725 Maillet John W ◎ 747-9746
13800 Loeken Wilfrid G ◎ 641-4567
SE SOMERSET LA INTERSECTS
13801 Vacant

3024 Plaisted John ◎ 883-6609
3025 Grimm Michele ◎ 883-1288
3035 Ruemping Dale 881-5766
3041 Tanner M Darrell ◎ 883-0885
3046 Eckel Peter ◎ 885-7590
3047 Perkins Donald H ◎ 885-2700
3050 Stone Geo H ◎ 885-2664
3057 Brigden Douglas ◎ 885-2138
3060 Vacant
3065 No Return
3070 Shyne Kevin T ◎ 883-3619
3077 Downham Maurice ◎ 885-2039
NE 32D ST INTERSECTS

21

124TH AV NE (KIRKLAND)—FROM 12249 NE 124TH ST SOUTH

ZIP CODE 98033
12350 Allen Sign Co sign pntg 823-1878
Totem Lake Radiator auto repr 821-9525
Evergreen Auto Rebuild 823-8888
Totem Lake Glass 821-1106

56

124TH AV SE (BELLEVUE)—FROM 12165 SE 23D ST SOUTH

ZIP CODE 98005
SE 25TH PL INTERSECTS
SE 25TH ST INTERSECTS
SE 26TH PL INTERSECTS
SE 27TH ST INTERSECTS
2712 Gaines Phillip Rev ◎ 641-9716
2722 Mc Gavran Michl W ◎ 883-9827
2732 Barber Courtland 641-3052
2742 Heuser Peter ◎ 746-7681
SE 29TH ST INTERSECTS
3104 Bellevue Christian Center church 747-4492

66

S 38TH PL INTERSECTS
3820 El Marinero Mexican Seafood Dinners 641-1228
3826 Pizza Haven 641-2560
3828 Vacant
3830 Vacant
3834 Factoria Square Mall (Ofc) 641-8282
Factoria Square Marketing letter shop 747-7344
3836 Central Computers sls 746-5227
3838 Superior Beauty Supply 644-2505

Apartments
901★Afflerbach Robt H Jr 644-1614
902★Mycon D
903 Vacant
904★Riva Donald G 644-1433
905★Metz Doug 643-3004
906 Vacant

1995
1992

204 Factoria Firs (Ofc) 643-8965
205★Langlow James 746-1778
206★Carrick Kay E 641-3468

26★Terry Lesie I ◎
27 Knudson John V 747-0876
29 Dootson Robt A 747-1996
31★Swanson Douglas 641-8530
33★Schultz Herman ◎ 641-4119
35 Klemens Thos 746-9487
37 Arensberg James H ◎ 746-0836
39 Rolcik Danl C ◎ 747-4644
41 Riddlesberger Saml M ◎ 641-1467
42★Spencer John R
43★Dickinson James ◎ 643-6616
44 Pearl Lawrence W ◎ 746-1717
45 Niemi Wm ◎ 746-1007
46 Venetiou Demetrius G 641-7088
47 Richards Les L 746-7113
48 Varga Steph I ◎
49 Van Noy Ralph M 747-3760
50 Thorson Harley M ◎ 747-5265
51 Caplan Charles H 747-5168
53 Soriano Steve 641-7727
54 Murdock Ron W 747-1405
56 Mc Glothlen D C 747-3493
57 Al Sand Mohammed ◎ 641-5244
58 Mount Ronald P 641-2635
59 Gross Wm N ◎ 641-8166
60 Hsiao I-Hsung ◎ 643-2432
63 Hirshfield James A Jr 747-8999
64★Jones Victor ◎ 623-5900
65★Dupar Frank A Jr 643-3605
67 Lee Dan ◎
69 Vacant
70 Chang Wm N 641-1593
71 Hieb James A 746-8392
73 No Return
77 Lomas Richd W 641-7469
78 Jacobson O L 641-3552
80 Kay Keith L ◎ 641-4147
81 Newport Yacht Club 747-3291

21

SLATER AV NE (KIRKLAND)—FROM 12704 124TH AV NE NORTH

ZIP CODE 98033
12055 General Telephone (Gar & Mtce Div)

4600 Sage Eug H ◎
4607 Glass Geo M ◎ 746-7769
4614 Fransen Kenneth ◎ 746-4614
4624 Iversen Alvin J ◎ 746-7569
4625 Davenport Harry E ◎ 747-1684
4631 Mc Pherson Wallace ◎ 641-6326
4634 Shoemaker Clyde D ◎ 641-1436
4639 Dumar Wm L Jr ◎ 746-1062
4645 Dipietro Arth ◎
4650 Vacan
4700 Ferbra
4707 Brown
4710 Loll
4711 Myers
4720 Smyth
4721 Swans
4728 Swart
SOMERS
4732 No R
4736 Ritze
4739 Vaca

1995
1992

SOMERSE FROM

ZIP CO
43D ST
4305 Jone
4342 Eggl
4360 Moh
43D PL
4377 Mc
136TH
4388 Mill
4398 Kri
S E 44
SE SO
4401 Vac
4408 No
4422 Ste
4432 Sch
4440 Ga
4445 So
4446 No
4454 Hu
7
Hu

124TH AV NE (B)—Contd
3047 Perkins Donald H ◎ 885-2700
3050 Stone Geo H ◎ 885-2664
3057 Brigden Douglas ◎ 885-2138
★Bregdon Doris A
3060★Pinick N J 883-3328
3065★Weber James A ◎ 883-3497
3070★Shyne Kevin T ◎ 883-3619
3077 Downham Maurice ◎ 885-2039

124TH AV NE (KIRKLAND)—FROM 12249 NE 124TH ST SOUTH — 21

ZIP CODE 98033
12350 W A G Inc air pollution control 827-9353

124TH AV SE (BELLEVUE)—FROM 12165 SE 23D ST SOUTH — 56

ZIP CODE 98004
SE 25TH PL INTERSECTS
SE 25TH ST INTERSECTS
SE 26TH PL INTERSECTS
SE 27TH ST INTERSECTS
2712 Calvo Jack M ◎ 641-3397
2722 Mc Gavran Michl W ◎ 746-0542
2732 Martinez Wm S ◎
2742 Bearden Edw C ◎ 747-1177
SE 29TH ST INTERSECTS
3104 Bellevue Christian Center church 747-4492

124TH PL NE (BELLEVUE)—FROM 12502 NE 4TH PL NORTH — 60

ZIP CODE 98005
303 Zanatta John ◎ 454-6481
309 Harris Ward E 454-5957
315 Vacant
318 Kemp Robt V 454-3075
321★Vance Earl E 455-2170

181

1995
1982
1977

12834 No Return
Evergreen Wholesalers Inc 827-1898
822-0044

12

232-8534
81
nts
232-6022

590★Rinkema M 232-8702
591 Conover Barbara 232-3556
592 Hille Karen 232-6802
9022 Shorewood Apartments
365★Read Russell 232-9748
366 Israel Donna E 232-9385
367 No Return

1995
1982
1977

232-4294
232-6269
232-2324
Mrs 232-0609
232-4018
32-8090
232-3914
ents
-6127
ion Mrs 232-3263
232-3299
Mrs 232-3582
M Mrs 232-6273
232-4969

8 Stafford Keith ◎ 641-0528
9 May Steven S ◎ 747-2206
10 Staub John H ◎ 747-7343
11★Salvatori Philip ◎ 746-2214
12 Vadino Geo T ◎ 746-3619
13 Neff Howard ◎ 641-1357
14 Brennan Thos M ◎ 746-5633
15 Smith Ward B ◎ 746-5215
16★Levine Raphael Rev ◎
17 Thorsted Glen J ◎ 747-3399
18 Young John Jr ◎ 641-3315
19 Adamson Jack C ◎
20 Jardine John ◎
21 Jensen Wm H
22 Gegen Donald A ◎ 746-6398
23 Windmiller Mildred ◎

37 Bell Wm R ◎ 747-1886
39 Rolcik Danl C ◎ 747-4644
41 Riddlesberger Saml M ◎ 641-1467
42 Gelmers H Wayne ◎ 747-4339
43 Ayling Dwight L ◎ 747-1028
44 Pearl Lawrence W ◎ 746-1717
46 No Return
48 Varga Steph I ◎
50 Thorson Harley M ◎ 747-5265
52 Conrad
65 Thompson W W ◎

SLATER AV NE (KIRKLAND)—FROM 12704 124TH AV NE NORTH — 21

ZIP CODE 98033
12055 General Telephone (Gar & Mtce Div)

SLATER ST (KIRKLAND)—FROM 1144 KIRKLAND AV NORTH (A CONTINUATION OF S SLATER ST) — 9

ZIP CODE 98033
NUMBERS IRREGULAR
16 Levi Leonard E 822-2705
116 Young David A 827-1257
OHDE AV INTERSECTS
301 Mc Reaken David ◎ 822-4035
307 Hoyt Inez M Mrs ◎ 822-4981

SLATER ST S (KIRKLAND)—FROM 116TH AV NE SOUTHWEST IN A SEMI-CIRCLE — 7

ZIP CODE 98033
141 Farrell Howard E ◎ 822-7951
152 Hewitt Myrtle J Mrs ◎ 822-8308
220 Whitaker David J ◎ 822-3740
247 Johnson Kenneth R 822-1075
248 Johnson Kermit L ◎ 822-3933
249 Culver Woodrow W ◎ 822-1786
252 Saunders Carol
302 Greer Beth ◎
308 Robinson Raymond W ◎ 822-5156
326 Stowe Douglas E ◎ 822-4007
345 Canterbury Maxwell E ◎ 822-1145
348 Hayes John W ◎ 822-8091
399 Kehoe Dianne K Mrs 822-0102
401 Jones Donald H ◎ 822-3654
402 Hiller Ted K ◎ 822-2177
403 Sanchez Frank 822-4539

SOMERSET AV SE (BELLEVUE) FROM 4600 137TH AV SE SOUTH — 66

ZIP CODE 98004
SOMERSET BLVD SE INTERSECTS
4600 Sage Eug H ◎ 746-5561
4607 Glass Geo M ◎ 746-7769
4614 Frandsen Kenny ◎ 746-4614
4624 Iversen Alvin J ◎ 746-7569
4625 Davenport Harry E ◎ 747-1684
4631 Under Constn
4634 Shoemaker Clyde D ◎ 641-1436
4639 Dumar Wm L Jr ◎ 746-1062
4645 Dipietro Arth ◎
4650 Schelley Lee E ◎ 747-8822

Nissan of Kirkland
11932 124th Avenue NE
Kirkland, WA 98034

Inquiry Number: 5846663.3
October 28, 2019

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

10/28/19

Site Name:

Nissan of Kirkland
11932 124th Avenue NE
Kirkland, WA 98034
EDR Inquiry # 5846663.3

Client Name:

Dixon Environmental Services
4010 North 7th Street
Tacoma, WA 98406
Contact: Brian Dixon

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Certification # 62D6-454F-8313

PO # 0019-03-01

Project Nissan of Kirkland

UNMAPPED PROPERTY

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Sanborn® Library search results

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Department of Assessments

500 Fourth Avenue, Suite ADM-AS-0708, Seattle, WA 98104

Office Hours: Mon - Fri 8:30 a.m. to 4:30 p.m.

TEL: 206-296-7300
FAX: 206-296-5107
TTY: 206-296-7888

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PARCEL DATA

Parcel	282605-9046	**Jurisdiction**	KIRKLAND
Name	S & I OF WA L L C	**Levy Code**	1743
Site Address	11932 124TH AVE NE 98034	**Property Type**	C
Geo Area	85-25	**Plat Block / Building Number**	
Spec Area		**Plat Lot / Unit Number**	
Property Name	INFINITI OF KIRKLAND	**Quarter-Section-Township-Range**	SE-28-26-5

Legal Description
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
PLat Block:
Plat Lot:

LAND DATA

Highest & Best Use As If Vacant	MANUFACTURING	**Percentage Unusable**	
Highest & Best Use As Improved	PRESENT USE	**Unbuildable**	NO
Present Use	Auto Showroom and Lot	**Restrictive Size Shape**	NO
Land SqFt	144,874	**Zoning**	TL 6A
Acres	3.33	**Water**	WATER DISTRICT
		Sewer/Septic	PUBLIC
		Road Access	PUBLIC
		Parking	ADEQUATE
		Street Surface	PAVED

Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

Waterfront

Waterfront Location	
Waterfront Footage	0
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

Designations

Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Nuisances

Topography	
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO

BUILDING

Building Number	1
Building Description	AUTOMOBILE SHOWROOM
Number Of Buildings Aggregated	1
Predominant Use	AUTO DEALERSHIP, COMPLETE (455)
Shape	Rect or Slight Irreg

Click the camera to see more pictures.
Picture of Building 1

Reference Links:

- King County Tax Links
- Property Tax Advisor
- Washington State Department of Revenue (External link)
- Washington State Board of Tax Appeals (External link)
- Board of Appeals/Equalization
- Districts Report
- iMap
- Recorder's Office

Scanned images of surveys and other map documents

Notice mailing date: 07/04/2019

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Construction Class	MASONRY
Building Quality	GOOD
Stories	2
Building Gross Sq Ft	13,801
Building Net Sq Ft	13,801
Year Built	1997
Eff. Year	2005
Percentage Complete	100
Heating System	WARMED AND COOLED AIR
Sprinklers	Yes
Elevators	

Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
2	AUTO DEALERSHIP, COMPLETE (455)	Office	1	25		1,763	1,763
3	AUTO DEALERSHIP, COMPLETE (455)	Storage	2	12		1,992	1,992
1	AUTO DEALERSHIP, COMPLETE (455)	Showroom	1	25		2,051	2,051
4	AUTO DEALERSHIP, COMPLETE (455)	Svc Garage	1	25		7,995	7,995

TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value ($)	Appraised Imps Value ($)	Appraised Total Value ($)	New Dollars ($)	Taxable Land Value ($)	Taxable Imps Value ($)	Taxable Total Value ($)	Tax Value Reason
282605904600	2019	2020		1743	4,201,300	2,742,700	6,944,000	0	4,201,300	2,742,700	6,944,000	
282605904600	2018	2019		1743	3,911,500	2,648,400	6,559,900	0	3,911,500	2,648,400	6,559,900	
282605904600	2017	2018		1743	3,332,100	2,541,300	5,873,400	0	3,332,100	2,541,300	5,873,400	
282605904600	2016	2017		1743	3,042,300	2,944,500	5,986,800	1,000,000	3,042,300	2,944,500	5,986,800	
282605904600	2015	2016		1743	2,607,700	1,995,500	4,603,200	0	2,607,700	1,995,500	4,603,200	
282605904600	2014	2015		1743	2,607,700	2,005,400	4,613,100	0	2,607,700	2,005,400	4,613,100	
282605904600	2013	2014		1743	2,607,700	1,997,000	4,604,700	0	2,607,700	1,997,000	4,604,700	
282605904600	2012	2013		1743	2,782,900	1,910,900	4,693,800	0	2,782,900	1,910,900	4,693,800	
282605904600	2011	2012		1743	2,782,900	1,934,200	4,717,100	0	2,782,900	1,934,200	4,717,100	
282605904600	2010	2011		1743	2,782,900	1,805,500	4,588,400	0	2,782,900	1,805,500	4,588,400	
282605904600	2009	2010		1743	2,782,900	1,923,200	4,706,100	0	2,782,900	1,923,200	4,706,100	
282605904600	2008	2009		1743	2,628,300	1,843,800	4,472,100	0	2,628,300	1,843,800	4,472,100	
282605904600	2007	2008		1743	2,319,000	1,800,400	4,119,400	0	2,319,000	1,800,400	4,119,400	
282605904600	2006	2007		1743	2,137,700	1,640,700	3,778,400	0	2,137,700	1,640,700	3,778,400	
282605904600	2005	2006		1743	2,059,500	1,612,000	3,671,500	0	2,059,500	1,612,000	3,671,500	
282605904600	2004	2005		1743	1,887,800	1,535,000	3,422,800	0	1,887,800	1,535,000	3,422,800	
282605904600	2003	2004		1743	1,716,200	1,827,600	3,543,800	0	1,716,200	1,827,600	3,543,800	
282605904600	2002	2003		1743	1,716,200	1,827,600	3,543,800	0	1,716,200	1,827,600	3,543,800	
282605904600	2001	2002		1743	1,544,600	1,485,800	3,030,400	0	1,544,600	1,485,800	3,030,400	
282605904600	2000	2001		1743	1,544,600	1,460,500	3,005,100	0	1,544,600	1,460,500	3,005,100	
282605904600	1999	2000		1743	1,544,600	1,358,800	2,903,400	0	1,544,600	1,358,800	2,903,400	
282605904600	1998	1999		1743	1,458,800	1,444,600	2,903,400	425,300	1,458,800	1,444,600	2,903,400	
282605904600	1997	1998		1743	0	0	0	0	1,373,000	1,105,100	2,478,100	
282605904600	1996	1997		1743	0	0	0	0	1,373,000	0	1,373,000	
282605904600	1995	1996		1743	0	0	0	0	1,373,000	0	1,373,000	
282605904600	1994	1995		1743	0	0	0	0	1,372,900	100	1,373,000	
282605904600	1992	1993		1743	0	0	0	0	408,700	0	408,700	
282605904600	1990	1991		1743	0	0	0	0	408,700	0	408,700	
282605904600	1988	1989		1743	0	0	0	0	408,700	0	408,700	
282605904600	1986	1987		1743	0	0	0	0	389,800	0	389,800	
282605904600	1984	1985		1743	0	0	0	0	350,600	0	350,600	
282605904600	1982	1983		7365	0	0	0	0	133,300	0	133,300	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
2585871	20130123001745	1/23/2013	$0.00	S & I WA LLC	KIRKLAND CITY OF	Statutory Warranty Deed	Other
2298953	20070718001655	7/3/2007	$0.00	S&I OF WA LLC	KIRKLAND CITY OF	Statutory Warranty Deed	Correction (refiling)
2278859	20070419001940	3/30/2007	$0.00	S & I OF WA LLC	KIRKLAND CITY OF	Statutory Warranty Deed	Other
1883590	20020502002012	8/29/2000	$0.00	S & I OF WASHINGTON LLC	KIRKLAND CITY OF	Statutory Warranty Deed	Other
1524497	199701211056	1/14/1997	$516,667.00	HERN MICHAEL J	S & I OF WA L L C	Warranty Deed	None
1524496	199701211055	1/14/1997	$516,667.00	HERN ALBERT JR	S & I OF WA L L C	Warranty Deed	None

1524494	199701211054	1/14/1997	$516,667.00	HERN JOSEPH	S & I OF WA L L C	Warranty Deed	None
1314490	199306211263	6/18/1993	$0.00	HERN ELLA M	HERN MICHAEL J+JOSEPH+ALBERT W	Quit Claim Deed	Settlement

REVIEW HISTORY

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Issuing Jurisdiction	Reviewed Date
DEM16-01298	Kirkland Nissan Used Card Removal - Demolish the existing Kirkland Nissan Used Car Sales Office.,	Demolition	3/23/2016	$12,500	KIRKLAND	8/31/2016
BNR13-07365	Kirkland Nissan - Building addition and exterior and interior renovation.,	Remodel	6/10/2014	$1,000,000	KIRKLAND	5/26/2016
MNR13-01427	Infiniti of Kirkland - 816 SF one story addition, site work related to City ROW acquisition. (1496 S.F. interior renovation),	Remodel	4/4/2013	$10,000	KIRKLAND	8/12/2013
BNR13-01064	Infiniti of Kirkland - 816 SF one story addition, site work related to City ROW acquisition. (1496 S.F. interior renovation),	Remodel	4/4/2013	$300,000	KIRKLAND	8/12/2013
BLD07-00383	939 sq ft addition for 2-car wash bays for infinity of Kirkland.	Building, New	5/22/2007	$93,900	KIRKLAND	8/17/2010
BLD970474		Accessory, New	4/23/1997	$12,000		
BLD961193		Building, New	2/14/1997	$1,200,000		

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CITY OF SEATTLE TRAN. LN.
KIRKLAND ORD. 2554
S87-09-26E 470.72
575.97 (Surv.)
N89-08-54E 105.25
122.68
S88-43-56E 743.84 (L.L.A.)
252.24
S89-05-54W 809.16 (Surv.)
Approx. S. Ln. of N. 3.5 Ac. W. of Rd.
3.94 Ac.
46
Exist. Fence
491.60
K.K. LOT LN. ADJ - #424 E BUCHAN - 8208170313
Ref. Surv. Bk. 4/263 A.F. 7508120424
49,776 □ 1.14 Ac.
145
27,281 □ 0.63 Ac.
155
N87-09-16W
N2°50'44E 739.7
KCSP1279065-8
PCL 1
TR. 2
TR. A
TR. 1
KCSP 178027
TR. B
9
REV 95 7901180
TR. 3
OPEN AREA UND. INT.
NE 118TH ST
N88-26-13W 585.99
N88-26-13W 367.75
L. W. EDWARDS RD. NO. 970, Est. 2-11-14, C.C. (Vol. 17-569 Surv.
R=746.34
R=716.34
Ford
Ref. Surv. Bk. 11/139 A.F. 7712140144
S.C. 241252
157R/12
N02-26-36E 361.08 (Surv.)
S14-53-42E
NE 124TH AVE.
PCL 2
REV. KC SP 377058 A.F. 7909190757
0.48 Ac.
142
0.78 Ac.
188
PCL. 1
0.29 Ac.
51
0.25 Ac.
79
0.30 Ac.
113
4.79 Ac.
60
3.67 Ac.
57
Pt "A" 426.20 (Surv.)
S88-02-22E 226.66 (Surv.)
Fence line
S52-01-02W 175.76
S54-51-16E 205.55
N41-13-45E (Surv.)
N84-27-12W 101.80
S83-30E 96.58
N35-27-44E
N79-13-28W 164.42
N76-03W 158
S8-57W 110.13
N7-53-43E 107.27
N50-00-38E 113.99
S46-19-22E 85.82
N88-19-16E
N.E. 116TH PL. Vac. Ord. 6802
S88-16-22E
N88-50-58E 326.74 (Surv.)
Cause 930166
134.35
N41-16-42E
N.E. 117TH AVE.
SLATER AVE. N.E.
ESMT.
Ref. Surv. Bk. 14/263 A.F. 7810049009
N01-17-15E 401.18 (Surv.)
N.LN OF S 310.3
N.LN OPS 205.91
S89-55-00W
N41-17-38E
KCLLA # 394067
19,331 □
223
AF 654127/ 104R/329 & 331
Ord 6802
E=300
E=190
R=30
E=30
N2°26'36E 184.49
N2°26'36E 361.08 (Surv.)
N2°26'36E (S.P.)
A.F. 6724391
157R/25 9411/69
157R/12
N02°26'36E (Surv.)
97.60 (Surv.)
96.14
30.04
48.83
44.31
42.07
202.2
106.09
93.45±
S88-02-22E
S12-58-22E 122.77 (S.P.)
S12-58-22E 250.1
171.82
60.07
23,473
52
105
75
214.38
203.61
S89-55-00W
N41-17-38E
N88-44-016
112.56
100.56
74.93
74.41
76.07
53.64
144.93
N1°15'58W
N1°15'58W
N41-13-23E
102.63
N41-13-45E
N41-14-42E
116.81
N84-27-12W
101.80
S83-30E 96.58
110.13
107.27
N7-53-43E
N76-03W 158
N79-13-28W 164.42
134.35
N41-16-42E
N88-50-58E 326.74 (Surv.)
N88-26-13W 585.99
N88-26-13W 367.75
638.
431.92
N01-17-15E 401.18 (Surv.)
203.61
214.38
S89-55-00W
N41-17-38E
KCLLA # 394067
19,331 □
223
AF 654127/ 104R/329 & 331
Ord 6802
E=300
E=190
R=30
N LN OF S 310.3
N LN OPS 205.91
S 29/84
30 VAC
105
75
175
42
30
25
20
37.14
N2°50'44E
739.7
118.93 (Surv.)
R=716.34
R=746.34
136.84
168.28
36.94 (Surv.)
S14-53-42E
S12-58-22E 122.77 (S.P.)
S12-58-22E 250.1
171.82
60.07
23,473
52
S46-19-22E
85.82
N50-00-38E
113.99
S52-01-02W
175.76
S54-51-16E
205.55
S88-02-22E 226.66 (Surv.)
93.45±
106.09
202.2
Pt "A" 426.20 (Surv.)
N41-13-45E (Surv.)
N41-14-42E
116.81
N84-27-12W
101.80
S83-30E 96.58
110.13
107.27
N7-53-43E
N76-03W 158
N79-13-28W 164.42
134.35
N41-16-42E
Cause 930166
N88-50-58E 326.74 (Surv.)
N88-26-13W 585.99
N88-26-13W 367.75
638.
431.92
N01-17-15E 401.18 (Surv.)
N88-44-016
112.56
100.56
74.93
74.41
76.07
53.64
144.93
N1°15'58W
N1°15'58W
N41-13-23E
102.63
N41-13-45E
Ref. Surv. Bk. 14/263 A.F. 7810049009
Ref. Surv. Bk. 4/263 A.F. 7508120424
Ref. Surv. Bk. 11/139 A.F. 7712140144
Ref. Surv. Bk. 17/124 A.F. 7903279014
S.C. 241252
157R/12
157R/25 9411/69
N02°26'36E (Surv.)
97.60 (Surv.)
96.14
30.04
48.83
44.31
42.07
N2°26'36E 184.49
N2°26'36E 361.08 (Surv.)
N2°26'36E (S.P.)
A.F. 6724391
NE 124TH AVE.
PCL 2
REV. KC SP 377058 A.F. 7909190757
0.48 Ac.
142
0.78 Ac.
188
PCL. 1
0.29 Ac.
51
0.25 Ac.
79
0.30 Ac.
113
4.79 Ac.
60
3.67 Ac.
57
N.E. 116TH PL. Vac. Ord. 6802
S88-16-22E
N88-19-16E
N88-50-58E 326.74 (Surv.)
N.E. 117TH AVE.
SLATER AVE. N.E.
ESMT.
Cause 930166
134.35
N41-16-42E
N79-13-28W 164.42
N76-03W 158
S8-57W 110.13
N7-53-43E
107.27
N35-27-44E
N84-27-12W
101.80
S83-30E 96.58
N41-13-45E (Surv.)
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E=30
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N LN OF S 310.3
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S89-55-00W
N41-17-38E
KCLLA # 394067
19,331 □
223
AF 654127/ 104R/329 & 331
Ord 6802
E=300
105
75
175
42
30
25
214.38
203.61
Ref. Surv. Bk. 14/263 A.F. 7810049009
N01-17-15E 401.18 (Surv.)
431.92
N88-26-13W 585.99
N88-26-13W 367.75
638.
N88-44-016
112.56
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N1°15'58W
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102.63
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N41-14-42E
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N84-27-12W
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S83-30E 96.58
110.13
107.27
N7-53-43E
N76-03W 158
N79-13-28W 164.42
134.35
N41-16-42E
Cause 930166
N88-50-58E 326.74 (Surv.)
S88-43-56E 743.84 (L.L.A.)
252.24
S89-05-54W 809.16 (Surv.)
Approx. S. Ln. of N. 3.5 Ac. W. of Rd.
3.94 Ac.
46
Exist. Fence
491.60
K.K. LOT LN. ADJ - #424 E BUCHAN - 8208170313
Ref. Surv. Bk. 4/263 A.F. 7508120424
49,776 □ 1.14 Ac.
145
27,281 □ 0.63 Ac.
155
N87-09-16W
N2°50'44E 739.7
KIRKLAND ORD. 2554
S87-09-26E 470.72
575.97 (Surv.)
N89-08-54E 105.25
122.68
CITY OF SEATTLE TRAN. LN.
S.C. 241252
157R/12
157R/25 9411/69
N02°26'36E (Surv.)
97.60 (Surv.)
96.14
30.04
48.83
44.31
42.07
N2°26'36E 184.49
N2°26'36E 361.08 (Surv.)
N2°26'36E (S.P.)
A.F. 6724391
NE 124TH AVE.
PCL 2
REV. KC SP 377058 A.F. 7909190757
0.48 Ac.
142
0.78 Ac.
188
PCL. 1
0.29 Ac.
51
0.25 Ac.
79
0.30 Ac.
113
4.79 Ac.
60
3.67 Ac.
57
Pt "A" 426.20 (Surv.)
S88-02-22E 226.66 (Surv.)
Fence line
S52-01-02W 175.76
S54-51-16E 205.55
N41-13-45E (Surv.)
N84-27-12W 101.80
S83-30E 96.58
110.13
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N88-26-13W 367.75
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Ref. Surv. Bk. 4/263 A.F. 7508120424
Ref. Surv. Bk. 11/139 A.F. 7712140144
Ref. Surv. Bk. 17/124 A.F. 7903279014
S.C. 241252
157R/12
157R/25 9411/69
N02°26'36E (Surv.)
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N2°26'36E 361.08 (Surv.)
N2°26'36E (S.P.)
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NE 124TH AVE.
PCL 2
REV. KC SP 377058 A.F. 7909190757
0.48 Ac.
142
0.78 Ac.
188
PCL. 1
0.29 Ac.
51
0.25 Ac.
79
0.30 Ac.
113
4.79 Ac.
60
3.67 Ac.
57
N.E. 116TH PL. Vac. Ord. 6802
S88-16-22E
N88-19-16E
N88-50-58E 326.74 (Surv.)
N.E. 117TH AVE.
SLATER AVE. N.E.
ESMT.
Cause 930166
134.35
N41-16-42E
N79-13-28W 164.42
N76-03W 158
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N84-27-12W
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N41-13-45E (Surv.)
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85.82
N50-00-38E
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N LN OF S 310.3
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S89-55-00W
N41-17-38E
KCLLA # 394067
19,331 □
223
AF 654127/ 104R/329 & 331
Ord 6802
E=300
105
75
175
42
30
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203.61
Ref. Surv. Bk. 14/263 A.F. 7810049009
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N2°50'44E 739.7
KIRKLAND ORD. 2554
S87-09-26E 470.72
575.97 (Surv.)
N89-08-54E 105.25
122.68
CITY OF SEATTLE TRAN. LN.
S.C. 241252
157R/12
157R/25 9411/69
N02°26'36E (Surv.)
97.60 (Surv.)
96.14
30.04
48.83
44.31
42.07
N2°26'36E 184.49
N2°26'36E 361.08 (Surv.)
N2°26'36E (S.P.)
A.F. 6724391
NE 124TH AVE.
PCL 2
REV. KC SP 377058 A.F. 7909190757
0.48 Ac.
142
0.78 Ac.
188
PCL. 1
0.29 Ac.
51
0.25 Ac.
79
0.30 Ac.
113
4.79 Ac.
60
3.67 Ac.
57
Pt "A" 426.20 (Surv.)
S88-02-22E 226.66 (Surv.)
Fence line
S52-01-02W 175.76
S54-51-16E 205.55
N41-13-45E (Surv.)
N84-27-12W 101.80
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N7-53-43E
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S.C. 241252
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NE 124TH AVE.
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PCL. 1
0.29 Ac.
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79
0.30 Ac.
113
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60
3.67 Ac.
57
N.E. 116TH PL. Vac. Ord. 6802
S88-16-22E
N88-19-16E
N88-50-58E 326.74 (Surv.)
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SLATER AVE. N.E.
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Cause 930166
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N76-03W 158
S8-57W 110.13
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107.27
N35-27-44E
N84-27-12W
101.80
S83-30E 96.58
N41-13-45E (Surv.)
S46-19-22E
85.82
N50-00-38E
113.99
S52-01-02W
175.76
S54-51-16E
205.55
S88-02-22E 226.66 (Surv.)
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S12-58-22E 122.77 (S.P.)
S12-58-22E 250.1
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E=30
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N LN OF S 310.3
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107.27
N7-53-43E
N76-03W 158
N79-13-28W 164.42
134.35
N41-16-42E
Cause 930166
N88-50-58E 326.74 (Surv.)

282605-9046

TAX LOTS

ADDITION

1/4 SECTION 28 TWP. 26 N. RANGE 5 BLOCK LOT TAX LOT 46

LIMITS

~~N 3.50 AC OF SW¼ OF SE¼ LY W OF CO RD # 970(ESMT C OF S TRANS LN) LESS BEG NE COR OF SW¼ OF SE¼ TH W 835' TH S 52.2' TH E 835' TH N 52.2' TO BEG EX POR E OF W MGN OF CO RD. LESS S 109' OF E 400' THROF~~

DESCRIPTION N 3.50 Ac OF POR OF SW¼ OF SE¼ LY WLY OF SLATER AVE N.E. LESS N 52.20' LESS S 109' OF E 400' ~~SUBJ TO ESM'T TRANS LN R/W~~ Less por for 124th ave NE subj to esmt trns ln R/W

282605-046 610 7360 ~~3656~~

OWNER OR CONTRACT PURCHASER	DATE	FILE NUMBER	PRICE	REMARKS

DISTRICT:	ROAD	SCHOOL	WATER	FIRE	SEWER	HOSPITAL	AIRPORT	FERRY	~~Metro~~			
	3	414	~~78~~ 81	41		HOS. #2						

ASSESSED VALUE

YEAR	ACRES	TIMBER	LAND	BLDGS.	TOTAL	DATE	BY	REASON	SEG. NO.
1955	2.18		100		100	10/29/54	NL(B)	SEG TL 94 fr 46	B-5607
1957	"		220	—	220	2-8-56	M	RV	
1958	1.51		150		150	2/24/58	NL(T)	SEG TL'S 58 & 46	F - 1043
1962			610	—	610	8-4-60	LL	R	
1968			3440		3440	5-5-67	BLS	RV	
19									
1971	L		6880 B		T 6880*282605-9046-0 8/9			7101070324	N12618
1971			6560		6560	6/24/71	OH(S)	Chg bu + legal - 12/3/70	B-3463
19									
19									
19									
19									

10M 2-54 HALL

71
1
19
19
19
VACAN

282605-9094

CO.
CODE NO.

th S 52.2' th E 855' th N 52.2' to Beg Ex Por E of W Mgn of Co Road. ~~[illegible]~~

PERMIT NO.

3. ADDRESS OF PROPERTY Rte 2 Kirkland CONTRACT PURCHASER
4. FEE OWNER Robert S Gray (WD) (2-15-24)
5. ARCHITECT CONTRACTOR

DATE

6. ORIG. BUILDING COST $ OCCUPIED BY Owner RENTAL PER MONTH $ ESTIMATED RENTAL PER MONTH $ 5
7. CONDITION OF EXTERIOR :Poor INTERIOR Poor FOUNDATION Fair FLOOR PLAN Poor

8. BUILDING
1 Fmly Dwlg
1 Story
3 Rooms (Cabin 65 / 78)
3 First

TILE WORK
None

PORCHES
2 1,story
2 Roofed

EXTRA FEATURES
None

9. CORNER JOINTS Cased DOWN SPOUTS SEWER CONNECTED no
10. FIRST FLOOR JOIST SIZE 2 x 6 AND 24 INCH CENTERS BRIDGED no
11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE 4 x 6
12. CLASS OR GRADE NO. A Medium SHAPE NO.
13. BUILDING FINISHED OR UNFINISHED Finished
14. DEPRECIATION: CONDITION 63 % OBSLSE. % ECON. SUIT % TOTAL %
YEAR BUILT 1919 REMODELED no EFFECTIVE AGE 19 YRS. FUTURE LIFE 11 YRS.

ATTIC
None

INTERIOR WALLS
3 Ceiled
Beaded T & G

BUILT-INS
None

CONSTRUCTION (Cabin)
Single-Cheap

HEATING
Stove

FLOORS
3 Fir

CEILING HEIGHT
7½' 1st

LAND INFORMATION

1. SIZE 2. ROAD Yes-Oiled
3. SEWAGE None DRAINAGE Fair-Nat WATER Well PUMP
4. TREND Static 5. DISTRICT Med-Old 6. USE Res-Farmg

LAND USE	SOIL TYPE	CROPS-TIMBER STAND	NO. ACRES	VALUE-ACRE	VALUE
Res	A			$	$
					$
					$
					$

LAND SIZE x TOTAL NUMBER OF ACRES
VALUE $
ASSESSED VALUE $
REMARKS

FIRE PLACE
None

BASEMENT
None

INTERIOR TRIM
3 Fir

PLUMBING art '56
~~None~~
1 toilet
1 Basin
1 Sink
1 Shower in tub
1 Hot W Tank

FOUNDATION
Wood post Wd Blk
2 Pch Wd Block

ROOF
Shingle

EXTERIOR WALLS
Fir Siding

MAIN BUILDING

	DIMENSION	SQ. FT. AREA
	18 x 26	468
	x	
PCH.	4 x 18	72
PCH.	5 x 8	40

IMPROVEMENT VALUE
MAIN BUILDING $ ~~120~~ 900 (LE 65)
OTHER BUILDINGS $ ~~20~~
TOTAL $ 140
ASSESSED VALUE 50% $ 70 ~~450~~
DATE 1-1-39

1968-2-No AU-HSW

OTHER BUILDINGS	CONSTRUCTION	FLOOR
GARAGE		
~~Shed~~	~~Single~~	~~Dirt~~
~~Shed~~	~~"~~	~~"~~

O C	OWNER OR CONTRACT PURCHASER	DATE
D	Albert N. Hern	10/10/[illegible]

FLOOR PLAN sc. 1" = 10'

18 / P / 4 / 26 / P / 5 / 8

FRONT

REMARKS

SUBURBAN — KING COUNTY ASSESSOR — SEATTLE, WASHINGTON
FRAYN PRINTING CO., SEATTLE

SECTION 35
TWP. 26 N
RANGE 5 E

~~N 182.15' of SW¼ of SE¼ ly W of Co Rd Less N 52.2' of E 290' M/L thof~~

~~Esmt C of S Trans Ln~~

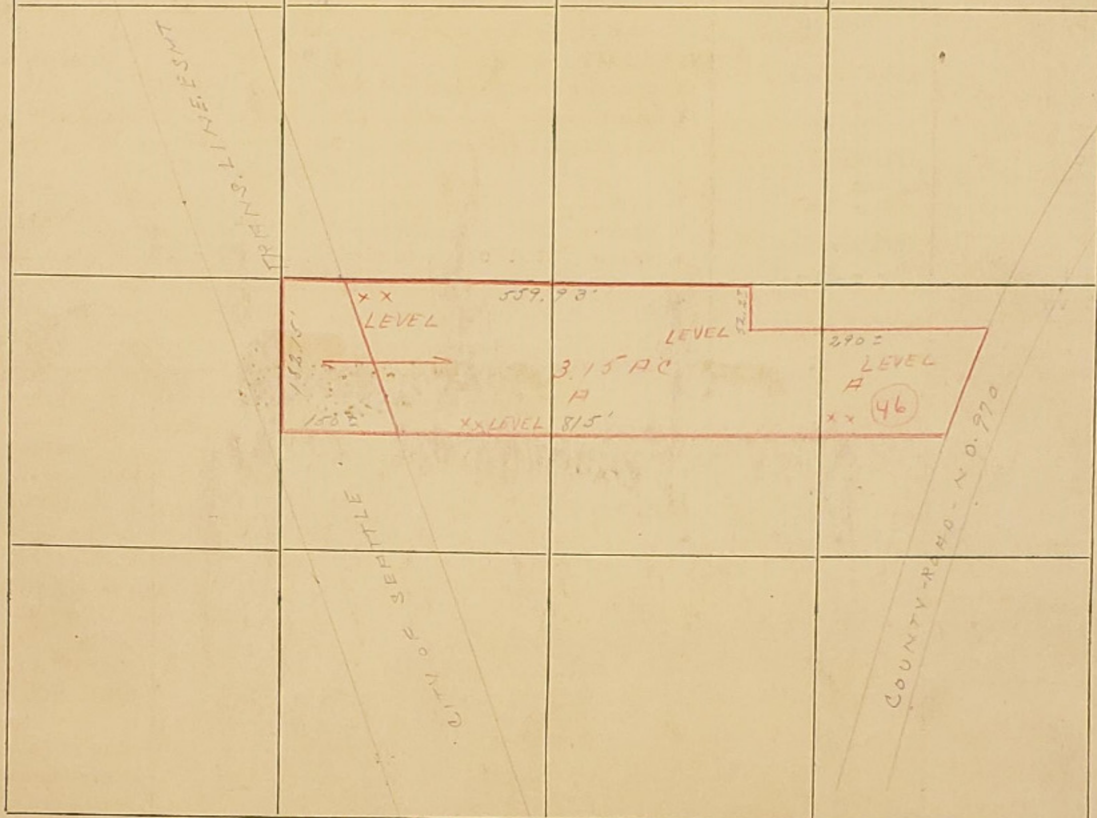
TAX LOT NO. 46
PARCEL NO.

AERIAL PHOTO
QUARTER MAP
PLAT MAP

Folio Co #7105

LAND USE	ACRES
111 CULTIVATED	
# PASTURE	
OO TIMBER	
XX STUMP	
... GRAVEL OR USELESS	
V SWAMP	

LAND TYPE	ACRES
A SHOT CLAY	
B BOG	
C PEAT	
D SILT	
E ____ LOAM	
F GRAVEL	
G BOTTOM	
H UPLANDS	
K HILLY	



IF USED AS SECTION SCALE ONE INCH 800 FEET OR 640 ACRES OR 5280 FEET
IF USED AS ¼ " SCALE ONE INCH 400 FEET OR 160 ACRES OR 2640 FEET
IF USED AS ¼ OF ¼ " SCALE ONE INCH 200 FEET OR 40 ACRES OR 1320 FEET
IF USED AS ¼-¼-¼ " SCALE ONE INCH 100 FEET OR 10 ACRES OR 660 FEET

RD. NO. 35

DISTRICT: Co ROAD 3 | SCHOOL ~~208~~ 414 | WATER 81 ~~59~~ ~~72~~ | FIRE 41 | SEWER | HSPTL. HOS. #2 | AIRPT. | FERRY | Metro

RECORD OF ASSESSED VALUE

YEAR	AC.	LAND	BLDG'S.	TOTAL	DATE	BY	
19							
1939	3.13	80	70	150			
1950		160	150	310	8-48	(3) mac	R.V.
1955	1-	60	150	210	10/29/54	NL(B)	SEG TL 94 fr 46 - SEG. B-5607
1957	"	120	150	270	2-8-56	NB	RV
1962		500	150	650	8-4-60	LL	R
1967		500	200	700	1-20-66	B.H.	Rv Ale
1968		2600	200	2800	5-5-67	BES	RV
1968		2600	—	2600	5-12-67	BB	Zoning - No AV
71	L 5200	B		T	5200*282605-9094-0 8/9		

DECREASE OR INCREASE IN ASSESSED VALUATION

	LAND	BUILDING	INCREASE
282605-094	~~500~~	~~150~~ ~~3650~~ 7360	

KNGPRC282605-9058-T53989

282605-9058

14

1. DISTRICT F 7105A

LIMITS CO

CODE NO.

PERMIT NO.

DATE

2. SECTION 28 TWP. 26 N. RANGE 5 TAX LOT NO. TAX LOTS Tax Lot 58

DESCRIPTION ~~Beg NE cor of SW¼ of SE¼ th W 835' th S 52.2' th E 835' th N 52.2' to Beg Less Por E of W Mgn Co Rd (46)~~ Less por for 124th Ave NE

N 52.20' OF POR OF SW¼ OF SE¼ LY WLY OF SLATER AVE N.E. SUBJ TO ESM'T TRANS LN R/W.

3. ADDRESS OF PROPERTY Route 2 Box 201 Kirkland — CONTRACT PURCHASER

4. FEE OWNER JAMES DINNEEN {W.D} {6-14-35} {7-15-35}

5. ARCHITECT — CONTRACTOR

6. ORIG. BUILDING COST $ — OCCUPIED BY Owner — RENTAL PER MONTH $ — ESTIMATED RENTAL PER MONTH $ 5.00

7. CONDITION OF EXTERIOR Good — INTERIOR Unfinished — FOUNDATION Fair — FLOOR PLAN Poor

8. BUILDING
1 Fmly Dwell
1 Story LEP 65
3 ~~2~~ Rooms + U
3 ~~2~~ 1st Floor '50

TILE WORK
~~None~~ Lino
Floor - Bath
" Kitchen
Kitchen Dr. Board

PORCHES
~~2~~ - 1 Story
2 - Roofed

EXTRA FEATURES
None

BUILT-INS
Usual

CONSTRUCTION (D)
~~Sin-1 End -Very~~
Double ~~Bal-~~ Cheap

CEILING HEIGHT
1st Floor 7'6"

ATTIC
None

INTERIOR WALLS
~~2 Open Studs~~
ceiled. Cedar
2 papered over studs

HEATING
Stove
Elect BB.

FLOORS
3 ~~2~~ Fir

FIRE PLACE 1
~~None~~ Brick

BASEMENT
None

INTERIOR TRIM
~~2 Unfinished~~
3 Fir

PLUMBING
~~None~~
5 ~~4~~ Fixtures
1 Tub
1 Toilet
1 Sink
1 H. Water Tank
1 Basin
Average

FOUNDATION
Cement Block.
Wood Block
2 Pch " "

ROOF
Hand Split
Shake

EXTERIOR WALLS
Hand Split Shake
Boards & Batten
1 end
Shakes

9. CORNER JOINTS Shake — DOWN SPOUTS SEWER CONNECTED None

10. FIRST FLOOR JOIST SIZE 2 x 6 AND 24 INCH CENTERS BRIDGED No

11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE Cedar x Blocks

12. CLASS OR GRADE NO. Shack — SHAPE NO.

13. BUILDING FINISHED OR UNFINISHED Unfinished

14. DEPRECIATION: CONDITION 32 % OBSLSE. % ECON. SUIT % TOTAL 35 %

YEAR BUILT 1930 REMODELED No ~~EFFECTIVE~~ AGE ~~8~~ 35 YRS. FUTURE LIFE 17 YRS.

LAND INFORMATION

1. SIZE Irreg. 2. ROAD Yes - Oil & Gravel
3. SEWAGE Out House DRAINAGE Fair-Nat WATER Well PUMP
4. TREND Static 5. DISTRICT Medium-Old 6. USE Res.-Farming

LAND USE	SOIL TYPE	CROPS-TIMBER STAND	NO. ACRES	VALUE-ACRE	VALUE
Residence	A			$	$
					$
					$
					$

LAND SIZE x TOTAL NUMBER OF ACRES 0.35 VALUE $

ASSESSED VALUE $

REMARKS

MAIN BUILDING

DIMENSION	SQ. FT. AREA
14 x 20)	360
8 x 10)	~~196~~ 556 '50
PCH. 6 x 12 (14 x 14)	72
PCH. 5 x 6	30

IMPROVEMENT VALUE

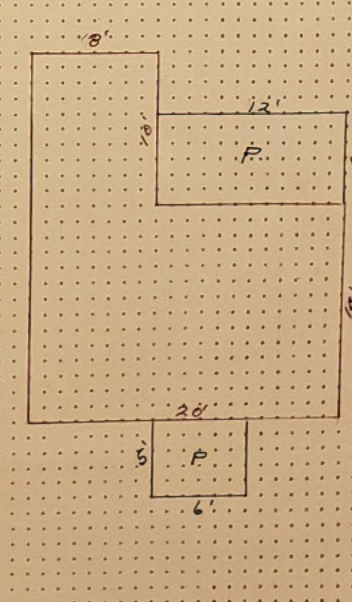
MAIN BUILDING $ 120.
OTHER BUILDINGS 20.
TOTAL 140. 300 '51
ASSESSED VALUE 50% $ 70. ~~100~~
DATE 1-1-1939 ~~900 LEP65~~
1968-2 50-H567 100

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
GARAGE					x		$
Shed	Single	Dirt	Tin	1	11 x 16	176	25.
					x		
					x		
					x		

O C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
D	C.H. Hern Etux	2-15-58	E289189	L&A.		

REMARKS

FLOOR PLAN Sc 1" = 10'



LAND CLASSIFICATION AND SEGREGATION

SECTION 28
TWP. 26 N
RANGE 5 E

THIS SQUARE INDICATES 10 ACRES 1" = 100'
INDICATE BY AREAS, USE OF LAND BY MARKS AND TYPE BY LETTERS

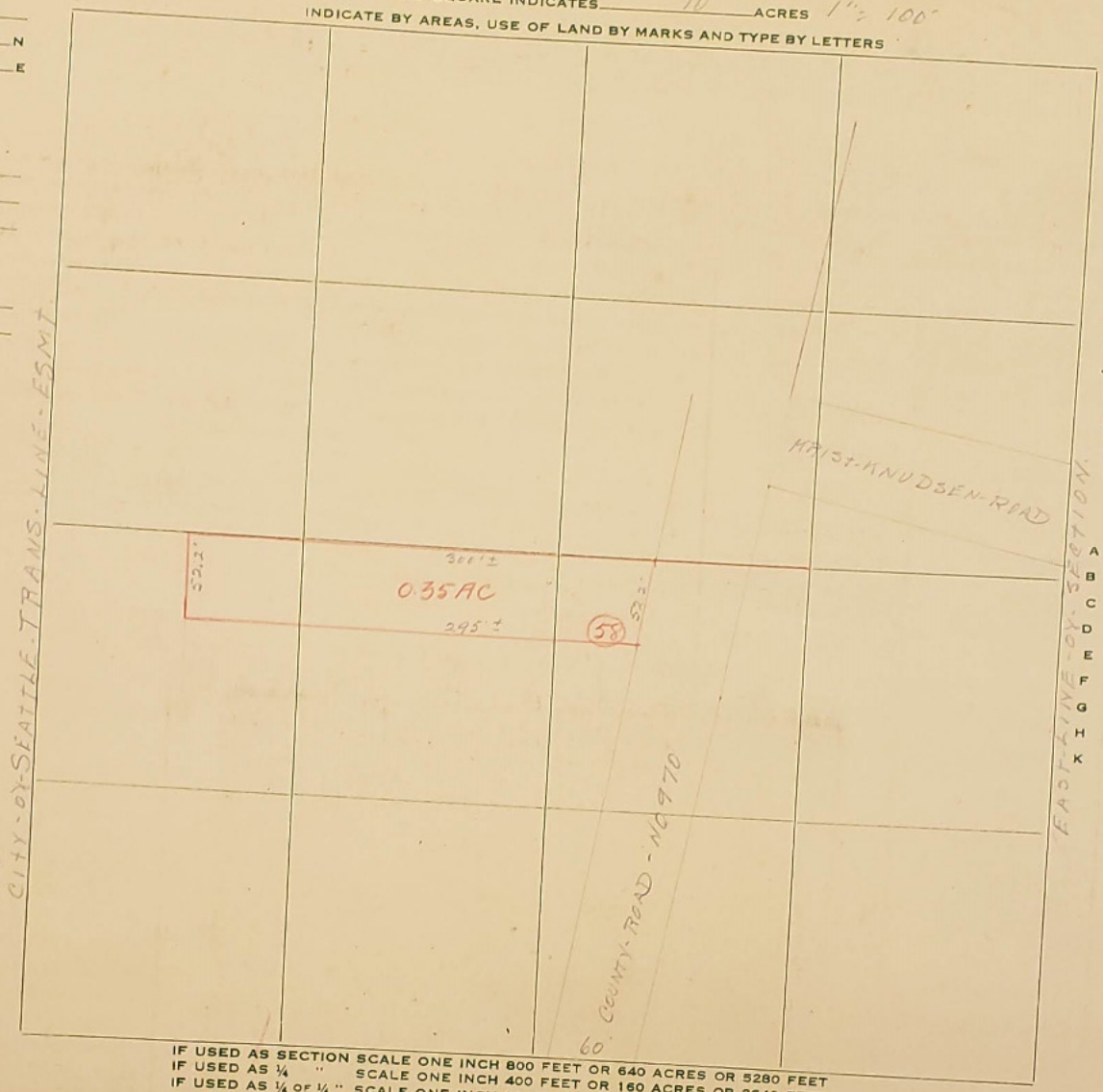
TAX LOT NO. 58
PARCEL NO.

AERIAL PHOTO
QUARTER MAP
PLAT MAP

Folio #7105 Co.

LAND USE	ACRES
111 CULTIVATED	
# PASTURE	
OO TIMBER	
XX STUMP	
... GRAVEL OR USELESS	
V SWAMP	

LAND TYPE	ACRES
A SHOT CLAY	
B BOG	
C PEAT	
D SILT	
E ____LOAM	
F GRAVEL	
G BOTTOM	
H UPLANDS	
K HILLY	



IF USED AS SECTION SCALE ONE INCH 800 FEET OR 640 ACRES OR 5280 FEET
IF USED AS ¼ " SCALE ONE INCH 400 FEET OR 160 ACRES OR 2640 FEET
IF USED AS ¼ OF ¼ " SCALE ONE INCH 200 FEET OR 40 ACRES OR 1320 FEET
IF USED AS ¼-¼-¼ " SCALE ONE INCH 100 FEET OR 10 ACRES OR 660 FEET

RECORD OF ASSESSED VALUE

YEAR	AC.	LAND	BLDG'S.	TOTAL	DATE	BY	LAND	BUILDING	INCREASE
19 39	35	20	70	90					
19 50	"	30	100	130	8-4-8				
19 53	"	30	300	330	6-18-51	RH			
19 57	32	40	300	340	2-8-56				
19 58		40	500	540	1/31/57	E.S.			
19 59	Inc	110	500	610	2/24/58	M.M.			
19 62		400	500	900	8-4-60	LL			
19 64		400	700	1100	1-20-66	B.H.			
19 67		2050	700	2750	5-5-67	AAB			
19 68		2050	50	2100	5-12-67	BJS			
19 71		3980	100	4080					

71 L 4100 B 100 T 4200*282605-9C58-0 8/9

282605-058

DECREASE OR INCREASE IN ASSESSED VALUATION

YEAR	LAND	BUILDING	INCREASE	DECREASE
19				

Appendix B: Laboratory Analytical Reports

ESN NORTHWEST
Environmental
Services Network

December 2, 2019

Brian Dixon
Dixon Environmental Services
4010 N 7th Street
Tacoma, WA 98406

Dear Mr. Dixon:

Please find enclosed the analytical data report for the Nissan of Kirkland Project in Kirkland, Washington. Probe services were conducted on November 20, 2019. Soil samples were analyzed for Hydrocarbon Identification by NWTPH-HCID, Diesel and Oil by NWTPH-Dx/Dx Extended, Gasoline by NWTPH-Gx, BTEX by Method 8260, PAH's by Method 8081, MTCA 5 Metals by Method 6020, and Hexavalent Chromium by Method 7196A on November 21 – December 2, 2019.

The results of the analyses are summarized in the attached tables. All soil values are reported on a dry weight basis. Applicable detection limits and QA/QC data are included. An invoice for this analytical work is also enclosed.

ESN Northwest appreciates the opportunity to have provided services for this project. If you have any further questions about the data report, please give us a call. It was a pleasure working with you on this project, and we are looking forward to the next opportunity to work together.

Sincerely,

Michael A Korosec

Michael A. Korosec
President

1210 Eastside Street SE, Suite 200 ■ Olympia, Washington 98501 ■ 360.459.4670 ■ FAX 360.459.3432
Web Site: *www.esnnw.com* E-Mail: *info@esnnw.com*

ESN NORTHWEST CHEMISTRY LABORATORY

Dixon Environmental Services
NISSAN OF KIRKLAND PROJECT
Client Project #0019-03-02
Kirkland, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Hydrocarbon Identification Analysis of Soil by Method NWTPH-HCID

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Gasoline Range Organics (mg/kg)	Diesel Range Organics (mg/kg)	Lube Oil Range Organics (mg/kg)
Method Blank	11/22/2019	11/22/2019	124	nd	nd	nd
LCS	11/22/2019	11/22/2019	135	---	113%	---
B1-2.5	11/20/2019	11/22/2019	129	nd	nd	nd
B2-6	11/20/2019	11/22/2019	129	nd	nd	nd
B3-3	11/20/2019	11/22/2019	137	nd	nd	nd
B4-7	11/20/2019	11/22/2019	144	nd	nd	nd
B5-7	11/20/2019	11/22/2019	150	nd	nd	nd
Reporting Limits				20	50	100

"---" Indicates not tested for component.
"nd" Indicates not detected at listed detection limits.
"D" Indicates detected above the listed detection limit.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 65% TO 135%

ESN NORTHWEST CHEMISTRY LABORATORY

Dixon Environmental Services
NISSAN OF KIRKLAND PROJECT
Client Project #0019-03-02
Kirkland, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Analysis of Diesel Range Organics & Lube Oil Range Organics in Soil by Method NWTPH-Dx/Dx Extended

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (mg/kg)	Lube Oil Range Organics (mg/kg)
Method Blank	11/22/2019	11/22/2019	124	nd	nd
LCS	11/22/2019	11/22/2019	135	113%	---
B2-2	11/20/2019	11/22/2019	123	nd	nd
B4-3	11/20/2019	11/22/2019	141	nd	nd
B5-3	11/20/2019	11/22/2019	134	nd	nd
B5-3 Duplicate	11/20/2019	11/22/2019	144	nd	nd
Reporting Limits				50	100

"---" Indicates not tested for component.
"nd" Indicates not detected at the listed detection limits.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

ESN NORTHWEST CHEMISTRY LABORATORY

Dixon Environmental Services
NISSAN OF KIRKLAND PROJECT
Client Project #0019-03-02
Kirkland, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Analyses of Gasoline Range Organics in Soil by Method NWTPH-Gx

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Gasoline Range Organics (mg/kg)
Method Blank	11/22/2019		108	nd
LCS	11/22/2019		115	101%
B4-3	11/20/419	11/22/2019	100	**700**
B5-3	11/20/2019	11/22/2019	105	**260**
Reporting Limits				10

"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE: 65% TO 135%

ESN NORTHWEST CHEMISTRY LABORATORY

Dixon Environmental Services
NISSAN OF KIRKLAND PROJECT
Client Project #0019-03-02
Kirkland, Washington

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1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Analyses of BTEX (EPA Method 8260) in Soil

Sample Number	Date Prepared	Date Analyzed	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	Surrogate Recovery (%)
Method Blank	11/22/2019	11/22/2019	nd	nd	nd	nd	110
LCS	11/22/2019	11/22/2019	85%	113%	120%	118%	99
LCSD	11/22/2019	11/22/2019	75%	99%	107%	106%	100
B4-3	11/20/2019	11/22/2019	nd	nd	nd	nd	102
B5-3	11/22/2019	11/22/2019	nd	nd	nd	nd	106
Reporting Limits			0.02	0.05	0.05	0.15	

"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (4-Bromofluorobenzene) & LCS : 65% TO 135%

ESN NORTHWEST CHEMISTRY LABORATORY

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Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Dixon Environmental Services
NISSAN OF KIRKLAND PROJECT
Client Project #0019-03-02
Kirkland, Washington

Analysis of Polynuclear Aromatic Hydrocarbons in Soil by Method 8270

Analytical Results

		MTH BLK	LCS	B2-2
Date extracted	Reporting	11/21/19	11/21/19	11/21/19
Date analyzed	Limits	11/21/19	11/21/19	11/21/19
Moisture, %	(mg/kg)			54%
Naphthalene	0.02	nd	96%	nd
2-Methylnaphthalene	0.02	nd	99%	nd
1-Methylnaphthalene	0.02	nd	ns	nd
Acenaphthylene	0.02	nd	103%	nd
Acenaphthene	0.02	nd	99%	nd
Fluorene	0.02	nd	99%	nd
Phenanthrene	0.02	nd	107%	nd
Anthracene	0.02	nd	109%	nd
Fluoranthene	0.02	nd	107%	nd
Pyrene	0.02	nd	109%	nd
Benzo(a)anthracene*	0.02	nd	113%	nd
Chrysene*	0.02	nd	107%	nd
Benzo(b)fluoranthene*	0.02	nd	87%	nd
Benzo(k)fluoranthene*	0.02	nd	111%	nd
Benzo(a)pyrene*	0.02	nd	90%	nd
Indeno(1,2,3-cd)pyrene*	0.02	nd	108%	nd
Dibenzo(a,h)anthracene*	0.02	nd	85%	nd
Benzo(ghi)perylene	0.02	nd	84%	nd
Total Carcinogens				nd
Surrogate recoveries:				
2-Fluorobiphenyl		100%	103%	104%
p-Terphenyl-d14		109%	117%	123%

Data Qualifiers and Analytical Comments

* - Carcinogenic Analyte
nd - not detected at listed reporting limits
ns - not spiked
Results reported on dry-weight basis
Acceptable Recovery limits: 50% TO 150%
Acceptable RPD limit: 35%

SPECTRA Laboratories ...Where experience matters

2221 Ross Way • Tacoma, WA 98421 • (253) 272-4850 • Fax (253) 572-9838 • www.spectra-lab.com

12/02/2019

ESN Northwest
1210 Eastside St SE
Suite 200
Olympia, WA 98501
Attn: Julie Woods

Project: Nissan of Kirkland
Sample Matrix: Solid
Date Sampled: 11/20/2019
Date Received: 11/21/2019
Spectra Project: 2019110613
Rush

Client ID	Spectra #	Analyte	Result	Units	Method
B2-2	1	Total Arsenic	4.0	mg/Kg	SW846 6010D
B2-2	1	Total Cadmium	< 0.3	mg/Kg	SW846 6010D
B2-2	1	Total Chromium	1.0	mg/Kg	SW846 6010D
B2-2	1	Total Lead	37.2	mg/Kg	SW846 6010D
B2-2	1	Total Mercury	< 0.05	mg/Kg	SW846 7471B
B4-3	2	Total Arsenic	< 2.5	mg/Kg	SW846 6010D
B4-3	2	Total Cadmium	< 0.3	mg/Kg	SW846 6010D
B4-3	2	Total Chromium	22.6	mg/Kg	SW846 6010D
B4-3	2	Total Lead	4.4	mg/Kg	SW846 6010D
B4-3	2	Total Mercury	< 0.05	mg/Kg	SW846 7471B
B5-3	3	Total Arsenic	< 2.5	mg/Kg	SW846 6010D
B5-3	3	Total Cadmium	< 0.3	mg/Kg	SW846 6010D
B5-3	3	Total Chromium	24.6	mg/Kg	SW846 6010D
B5-3	3	Total Lead	4.3	mg/Kg	SW846 6010D
B5-3	3	Hexavalent Chromium	<0.5	mg/Kg	SW846 7196A
B5-3	3	Total Mercury	< 0.05	mg/Kg	SW846 7471B

SPECTRA LABORATORIES

Jeffrey Cooper, Laboratory Manager

a7/jac

SPECTRA Laboratories ...Where experience matters
2221 Ross Way • Tacoma, WA 98421 • (253) 272-4850 • Fax (253) 572-9838 • www.spectra-lab.com

December 2, 2019

ESN Northwest
1210 Eastside St SE
Suite 200
Olympia, WA 98501

Units: mg/Kg
Spectra Project: 2019110613
Applies to Spectra #'s : 1

QUALITY CONTROL RESULTS

Hexavalent Chromium in Soil/Solid - Method SM 3500 Cr-D/ SW846 7196A

Method Blank

Date Analyzed: 11/27/2019 Date Extracted: 11/27/2019

	Result
Hexavalent Chromium	<0.1

Blank Spike (LCS)

Date Analyzed: 11/27/2019 Date Extracted: 11/27/2019

	Spike Added	LCS Conc.	LCS %Rec
Hexavalent Chromium	0.1	0.103	103

LCS Recovery limits 73-120%

Matrix Spike/Matrix Spike Duplicate (MS/MSD)

Date Analyzed: 11/22/2019 Date Extracted: 11/27/2019
Sample Spiked: 2019110613-1

	Sample Conc.	Spike Conc.	MS Conc.	MS %Rec	MSD Conc	MSD %Rec	RPD
Hexavalent Chromium	<0.5	0.50	0.64	128	0.56	112	2.9

RPD Limit 20

SPECTRA LABORATORIES

Lathey Cooper
Laboratory Manager

ESN NORTHWEST Environmental Services Network

CHAIN-OF-CUSTODY RECORD

CLIENT: Dixon Environmental Services
ADDRESS: 4010 N 7th St. Tacoma WA 98406
PHONE: 253-380-4303 EMAIL Brian@DixonES.com
CLIENT PROJECT #: 0019-03-02 PROJECT MANAGER: B. Dixon

DATE: 11-20-19 PAGE 1 OF 1
PROJECT NAME: Nissan of Kirkland
LOCATION: 11932 124th Ave NE
COLLECTOR: Brian Dixon DATE OF COLLECTION: 11-20-19

Sample Number	Depth	Time	Sample Type	Container Type	TPH-HCID	TPH-DIESEL AND OIL	TPH-GASOLINE	BTEX 8260	VOC 8260CL	VOC 8260	SEMIVOC 8270	PAH's 8270	PCB's 8082	CL PESTICIDES 8081	RCRA 8 Metals	MTCA 5 Metals	Pb	ASBESTOS PLM	GRO Suite 830-1	DRO Suite 830-1	WO Suite 830-1
1. B1-2.5	2.5'	1015	S	4 oz & Vials	X																
2. B1-6	6'	1025																			
3. B2-2	2'	1030				X					X				X						
4. B2-6	6'	1035			X																
5. B3-3	3'	1050			X																
6. B3-6	6'	1100																			
7. B4-3	3'	1125				X	X	X							X						
8. B4-7	7'	1135			X																
9. B5-3	3'	1145				X	X	X							X						
10. B5-7	7'	1155	↓	↓	X																
11. B3-W	7'	1110	W	Amber + Vials																	
12.																					
13.																					
14.																					
15.																					
16.																					
17.																					
18.																					

RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME
[signature]	11/20/19		
RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME

SAMPLE RECEIPT	
TOTAL NUMBER OF CONTAINERS	
CHAIN OF CUSTODY SEALS Y/N/NA	
SEALS INTACT? Y/N/NA	
RECEIVED GOOD COND./COLD	
NOTES:	

LABORATORY NOTES:

Turn Around Time: 24 HR 48 HR 5 DAY

1210 Eastside Street SE, Suite 200
Olympia, Washington 98501
Phone: 360-459-4670
Fax: 360-459-3432
Website: www.esnnw.com
E-Mail: lab@esnnw.com

ESN NORTHWEST
Environmental
Services Network

February 25, 2020

Eric Zuern
Environmental Associates
1380 112th Avenue NE, Suite 300
Bellevue, WA 98004

Dear Mr. Zuern:

Please find enclosed the analytical data report for the Kirkland Nissan Project in Kirkland, Washington. Probe services were conducted on February 13, 2020. Soil and water samples were analyzed for Gasoline by NWTPH-Gx and BTEX by Method 8260 on February 14 – 21, 2020.

The results of these analyses are summarized in the attached tables. All soil values are reported on a dry weight basis. Applicable detection limits and QA/QC data are included. A copy of the invoice for this work is also enclosed.

ESN Northwest appreciates the opportunity to have provided analytical services to Environmental Associates for this project. If you have any further questions about the data report, please give us a call. It was a pleasure working with you on this project, and we are looking forward to the next opportunity to work together.

Sincerely,

Michael A Korosec

Michael A. Korosec
President

1210 Eastside Street SE, Suite 200 ■ Olympia, Washington 98501 ■ 360.459.4670 ■ FAX 360.459.3432
Web Site: *www.esnnw.com* E-Mail: *info@esnnw.com*

ESN NORTHWEST CHEMISTRY LABORATORY

Environmental Associates, Inc
PROJECT KIRKLAND NISSAN
PROJECT #22175-1
Kirkland, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Analysis of Gasoline Range Organics & BTEX in Soil by Method NWTPH-Gx/8260

Sample Number	Date Prepared	Date Analyzed	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	Gasoline Range Organics (mg/kg)	Surrogate Recovery (%)
Method Blank	2/14/2020	2/14/2020	nd	nd	nd	nd	nd	101
LCS	2/14/2020	2/14/2020	113%	103%	104%	105%	135%	104
LCSD	2/14/2020	2/14/2020	112%	98%	101%	99%	---	105
B1-3	2/13/2020	2/14/2020	nd	nd	nd	nd	nd	102
B1-7	2/13/2020	2/14/2020	nd	nd	nd	nd	nd	105
B1-7 Duplicate	2/13/2020	2/14/2020	nd	nd	nd	nd	nd	98
B2-3	2/13/2020	2/14/2020	nd	nd	nd	nd	nd	98
B2-7	2/13/2020	2/14/2020	nd	nd	nd	nd	**12**	108
B3-1.5	2/13/2020	2/14/2020	nd	nd	nd	nd	nd	101
B3-3	2/13/2020	2/14/2020	nd	nd	nd	nd	nd	100
B3-5	2/13/2020	2/14/2020	nd	nd	nd	nd	nd	96
B4-3	2/13/2020	2/18/2020	nd	nd	nd	nd	nd	103
B4-7	2/13/2020	2/18/2020	nd	nd	nd	nd	nd	100
B4-7 Duplicate	2/13/2020	2/18/2020	nd	nd	nd	nd	nd	103
B5-2	2/13/2020	2/18/2020	nd	nd	nd	nd	nd	103
B5-3	2/13/2020	2/18/2020	nd	nd	nd	nd	nd	101
B5-7	2/13/2020	2/18/2020	nd	nd	nd	nd	nd	107
B6-2.5-3	2/13/2020	2/18/2020	nd	nd	nd	nd	nd	103
B6-7	2/13/2020	2/18/2020	nd	nd	nd	nd	nd	101
B7-2.5-3	2/13/2020	2/18/2020	nd	nd	nd	nd	nd	97
B7-7	2/13/2020	2/18/2020	nd	nd	nd	nd	nd	102
B8-2-3	2/13/2020	2/18/2020	nd	nd	nd	nd	nd	106
B8-7	2/13/2020	2/18/2020	nd	nd	nd	nd	nd	108
Reporting Limits			0.02	0.05	0.05	0.15	10	

"---" Indicates not tested for component.
"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (Bromoflurorbenzene) & LCS : 65% TO 135%

ESN NORTHWEST CHEMISTRY LABORATORY

Environmental Associates, Inc
PROJECT KIRKLAND NISSAN
PROJECT #22175-1
Kirkland, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Analysis of Gasoline Range Organics & BTEX in Water by Method NWTPH-Gx/8260

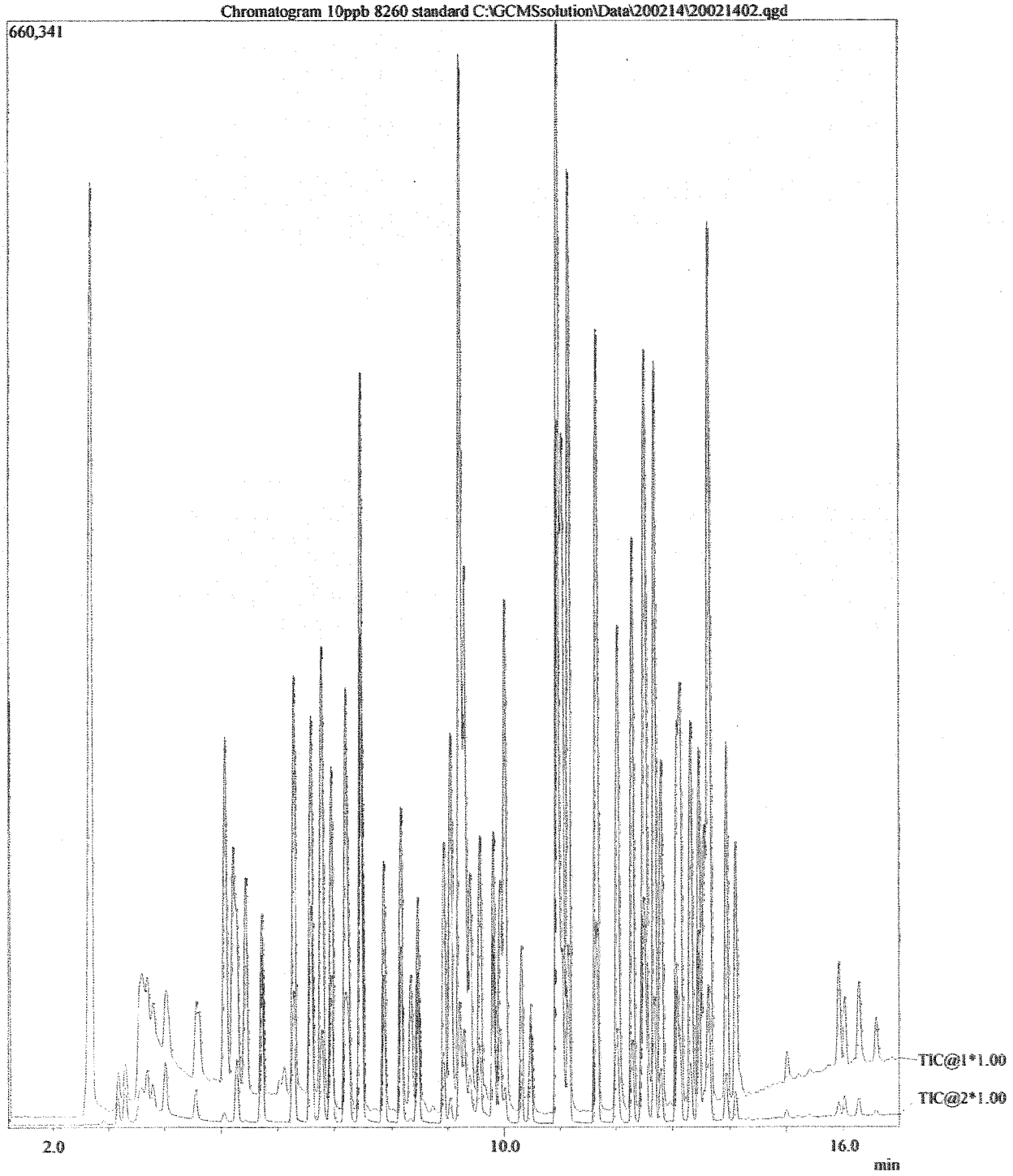
Sample Number	Date Analyzed	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Xylenes (ug/L)	Gasoline Range Organics (ug/L)	Surrogate Recovery (%)
Method Blank	2/21/2020	nd	nd	nd	nd	nd	102
LCS	2/21/2020	89%	105%	98%	106%	128%	102
B1-Water	2/21/2020	nd	nd	nd	nd	nd	100
B2-Water	2/21/2020	nd	**2.1**	nd	nd	nd	107
B2-Water Duplicate	2/21/2020	nd	**1.7**	nd	nd	nd	106
B5-Water	2/21/2020	nd	nd	nd	nd	nd	103
B6-Water	2/21/2020	nd	nd	nd	nd	nd	103
B7-Water	2/21/2020	nd	nd	nd	nd	nd	107
B8-Water	2/21/2020	nd	nd	nd	nd	nd	103
Reporting Limits		1.0	1.0	1.0	3.0	100	

"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (Bromoflurorbenzene) & LCS: 65% TO 135%

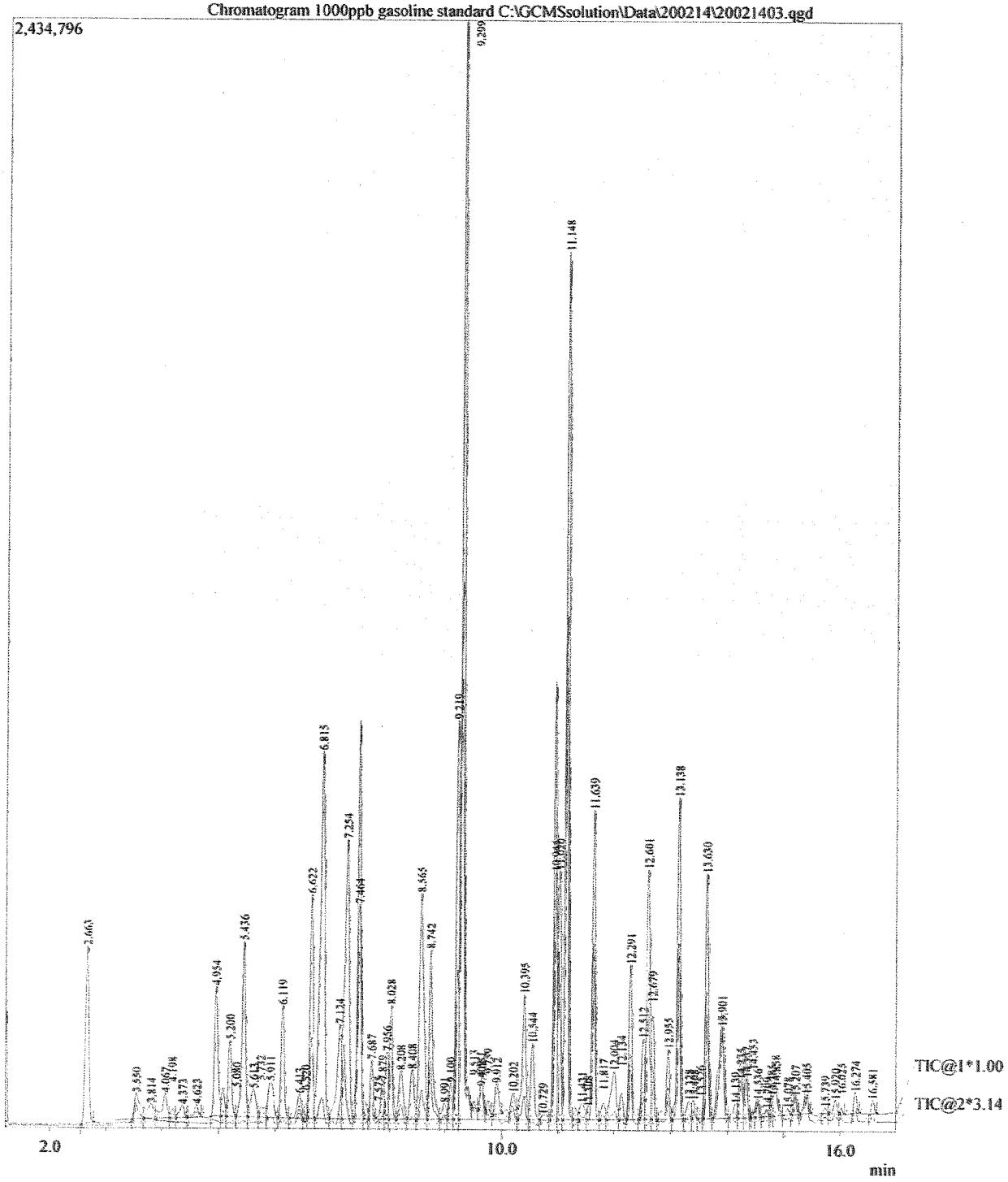
Sample Information

Sample Name : 10ppb 8260 standard



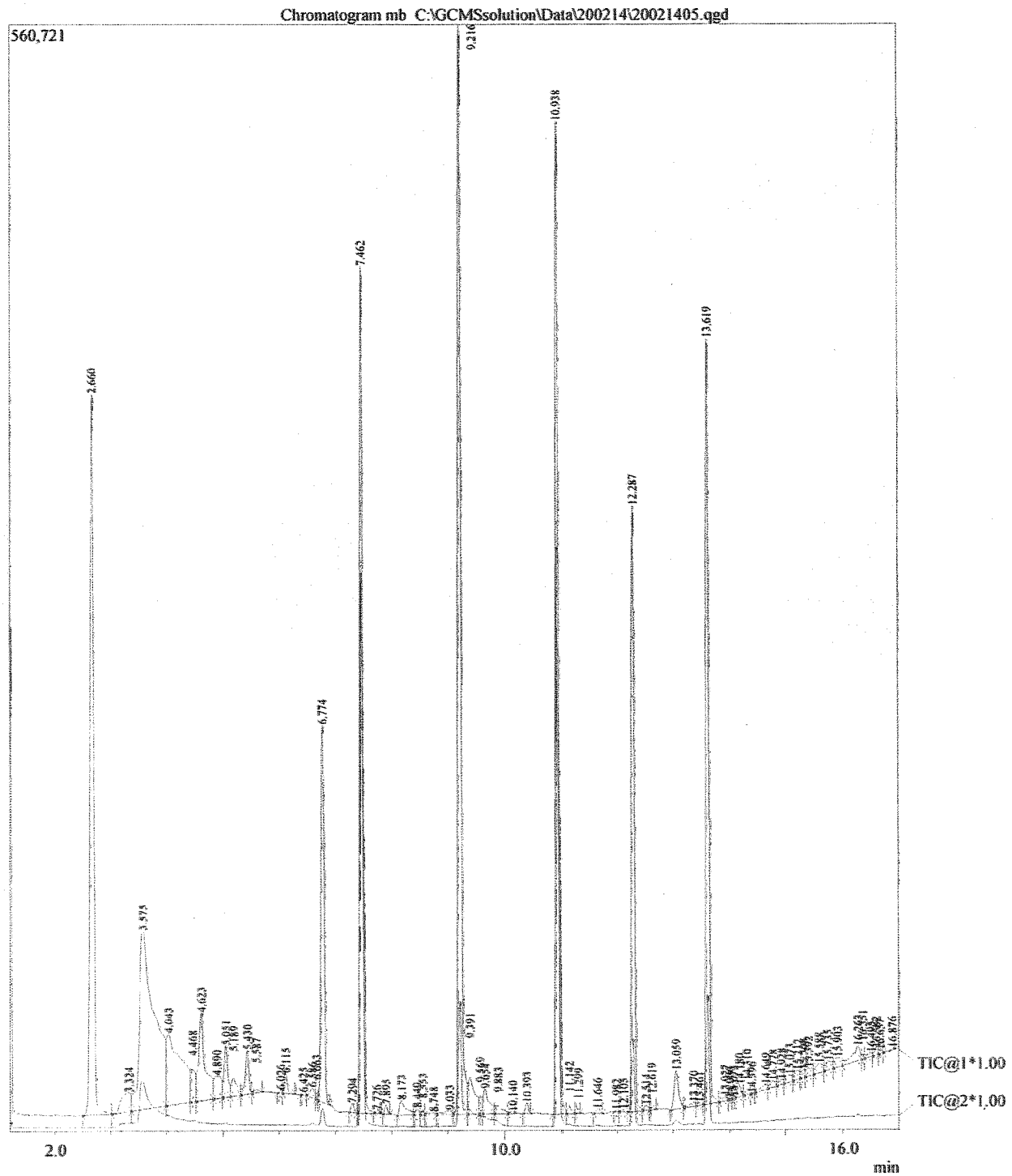
Sample Information

Sample Name : 1000ppb gasoline standard



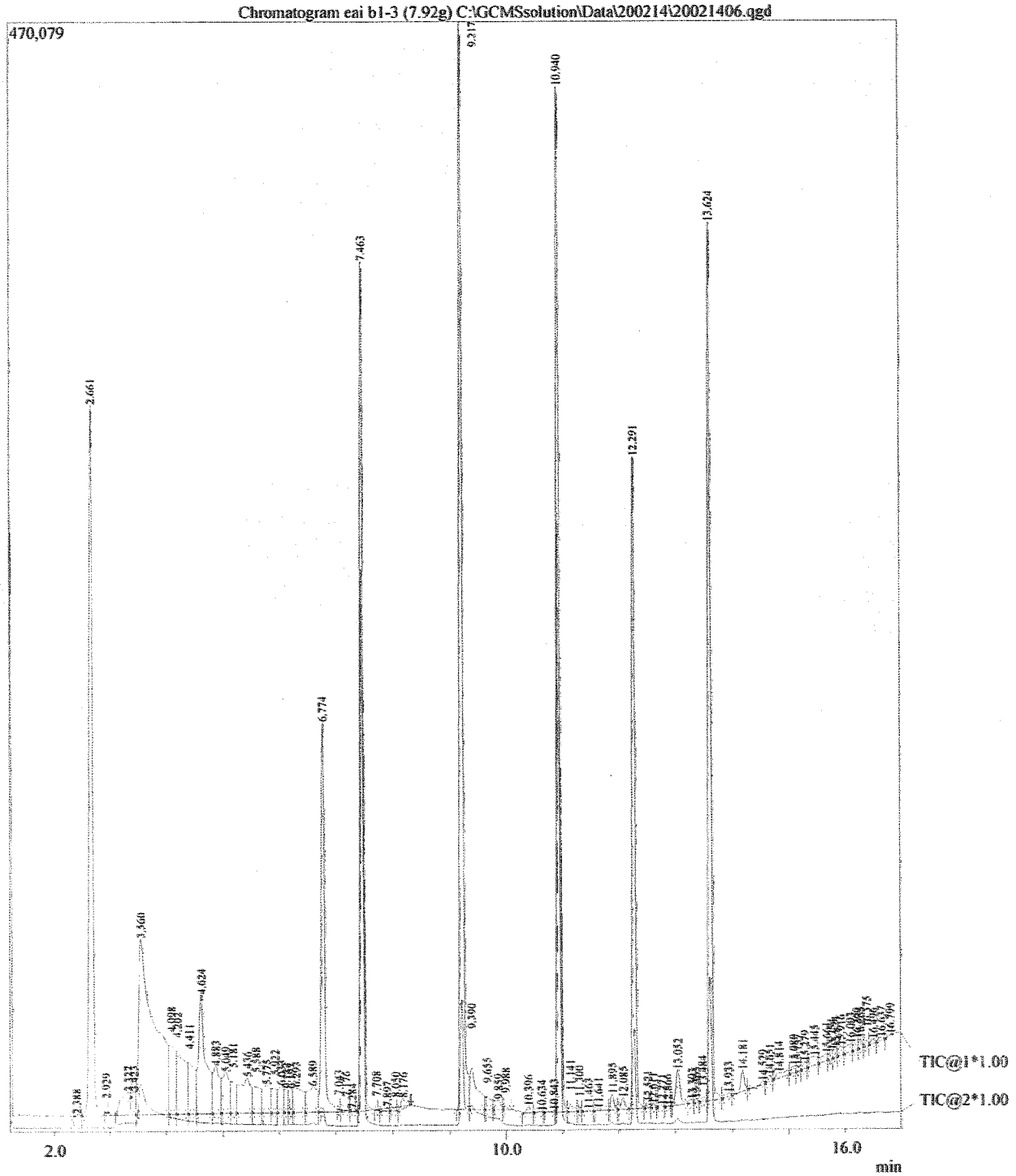
Sample Information

Sample Name : mb



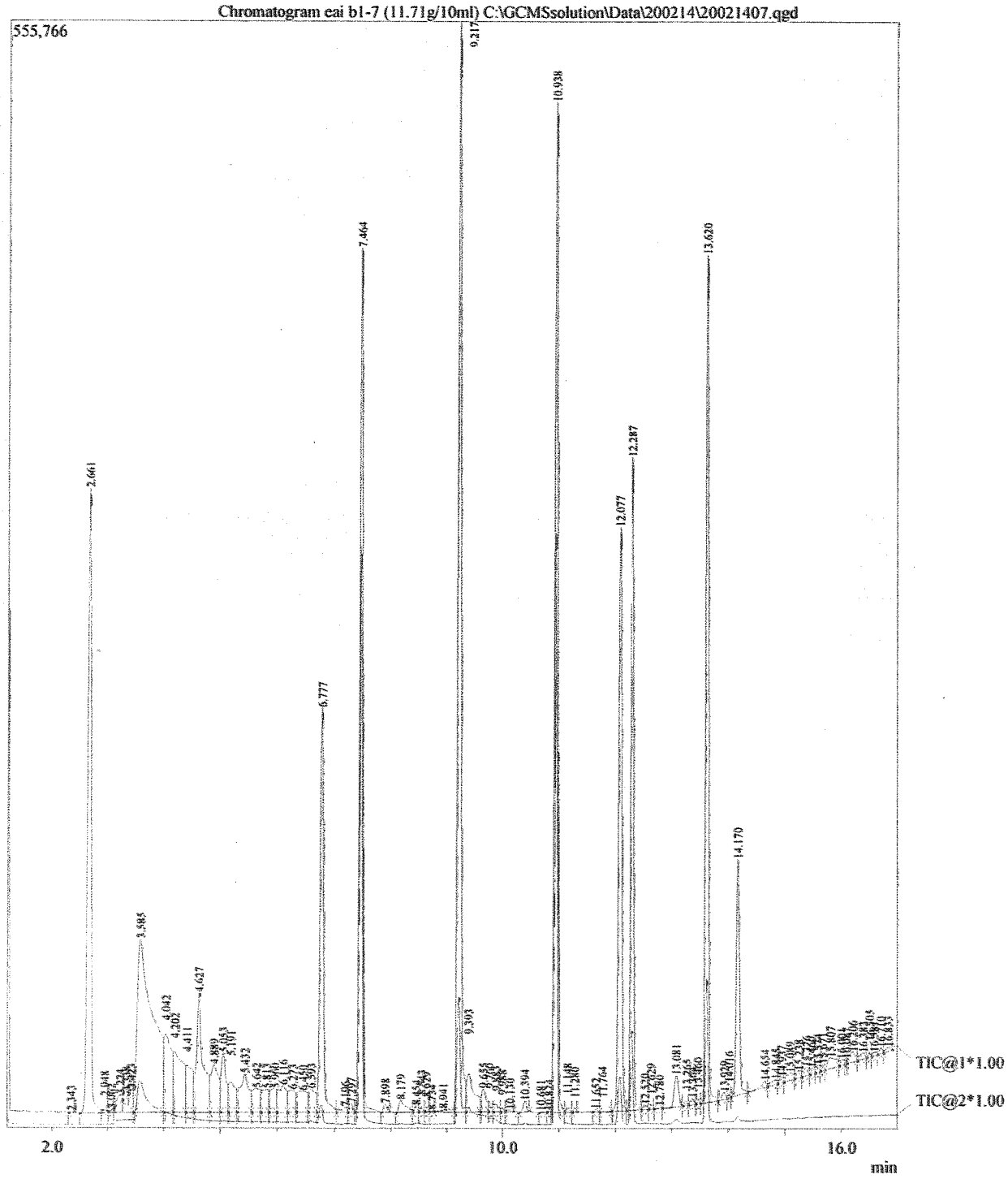
Sample Information

Sample Name : eai b1-3 (7.92g)



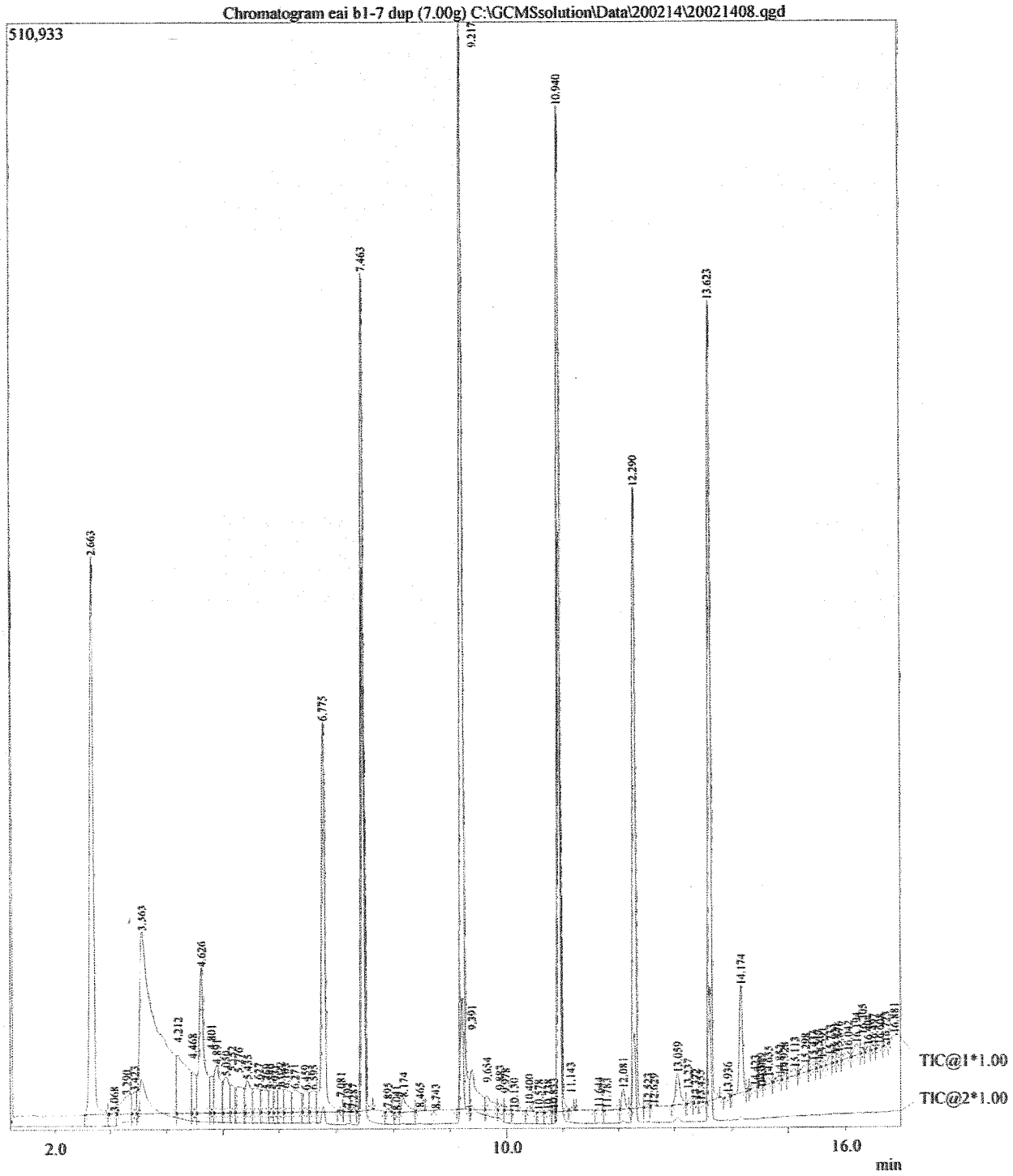
Sample Information

Sample Name : eai b1-7 (11.71g/10ml)



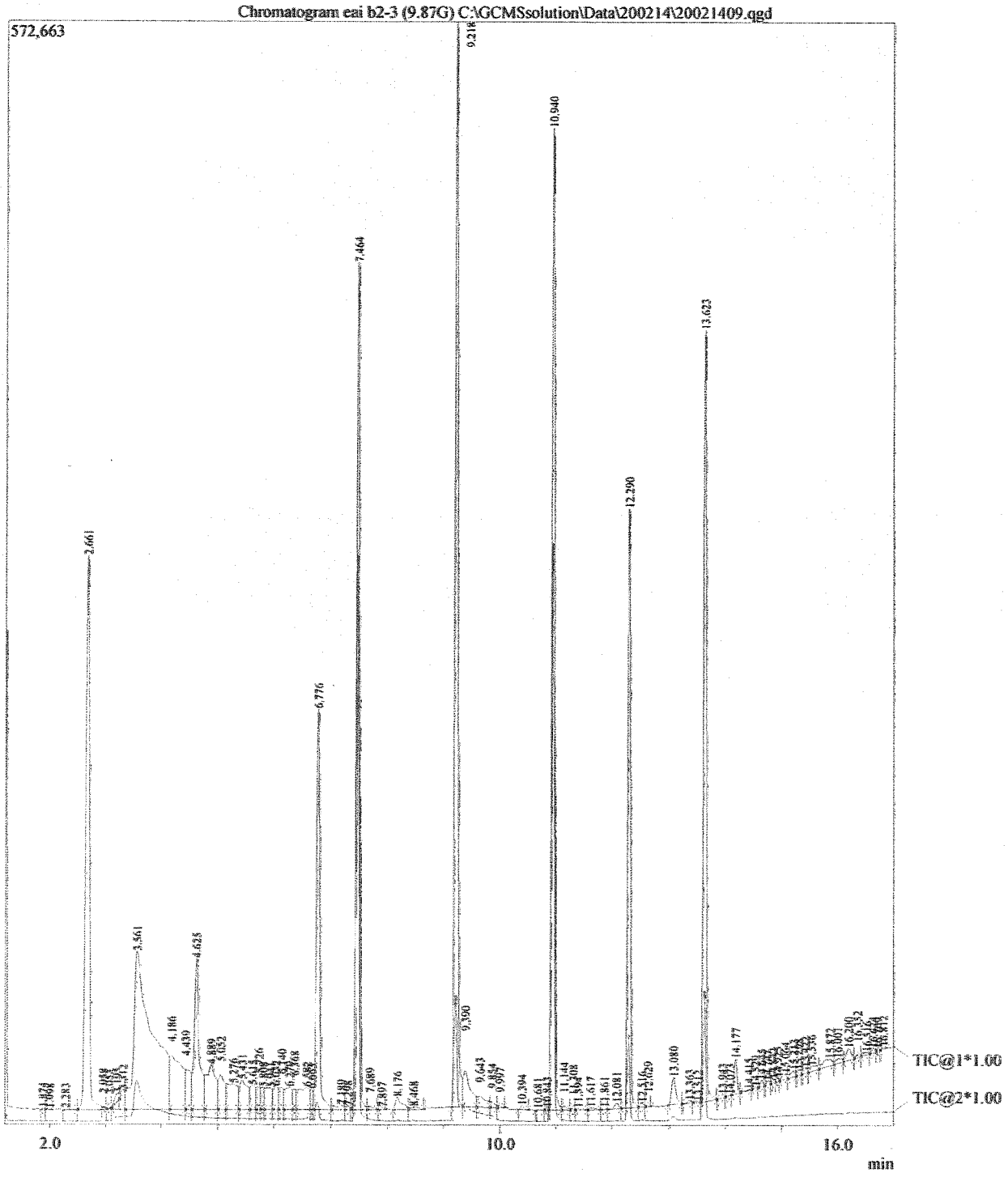
Sample Information

Sample Name : eai b1-7 dup (7.00g)



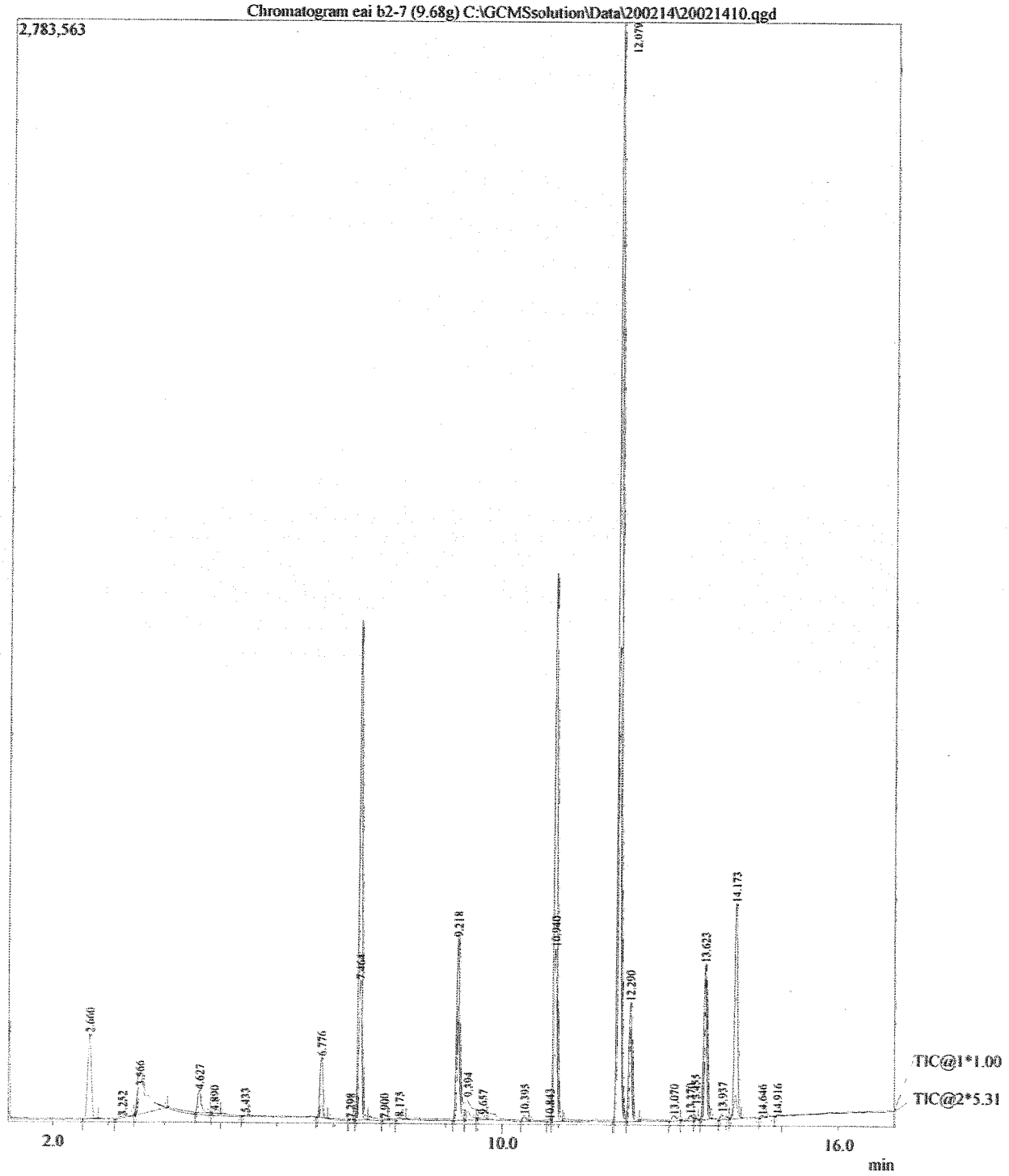
Sample Information

Sample Name : eai b2-3 (9.87G)



Sample Information

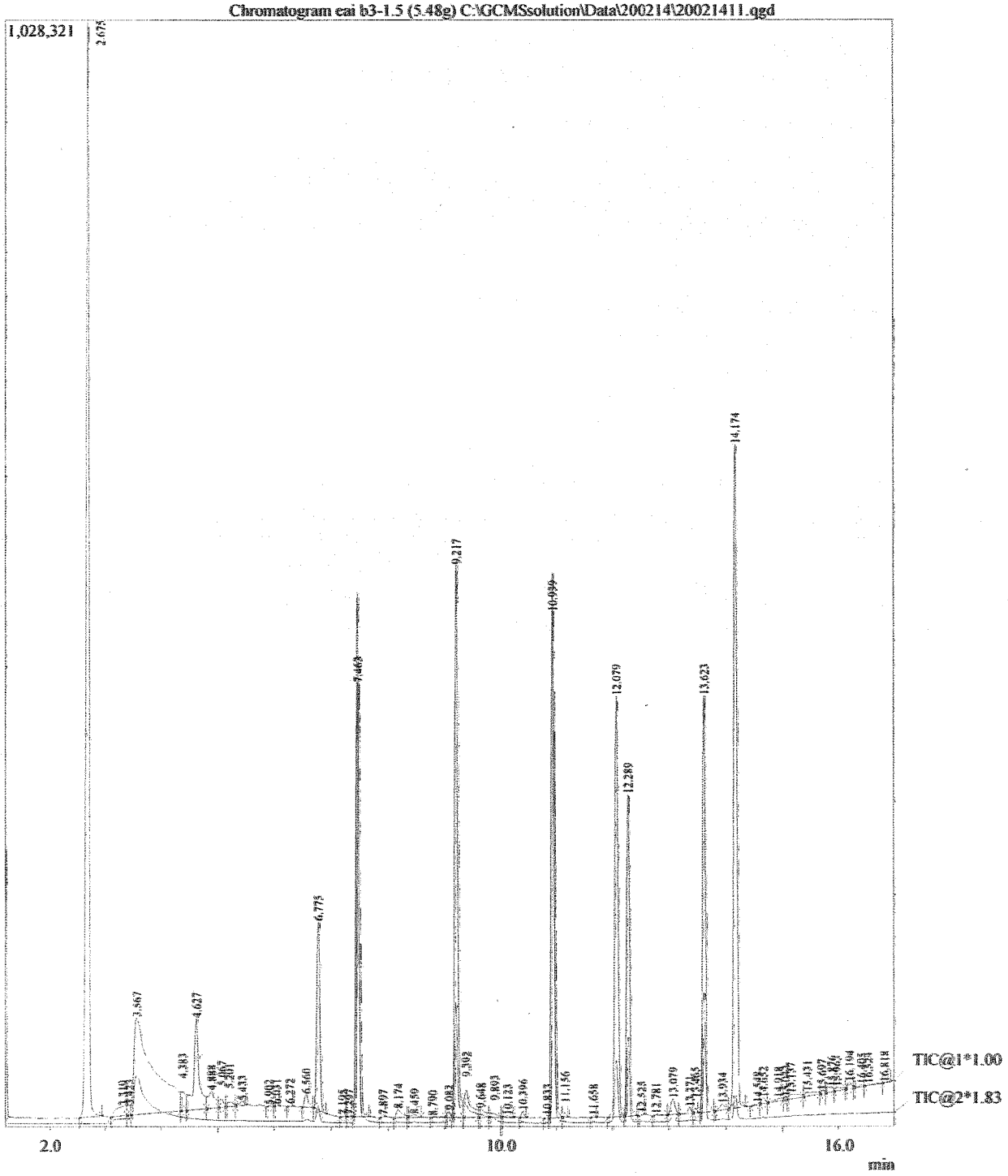
Sample Name : eai b2-7 (9.68g)



Sample Information

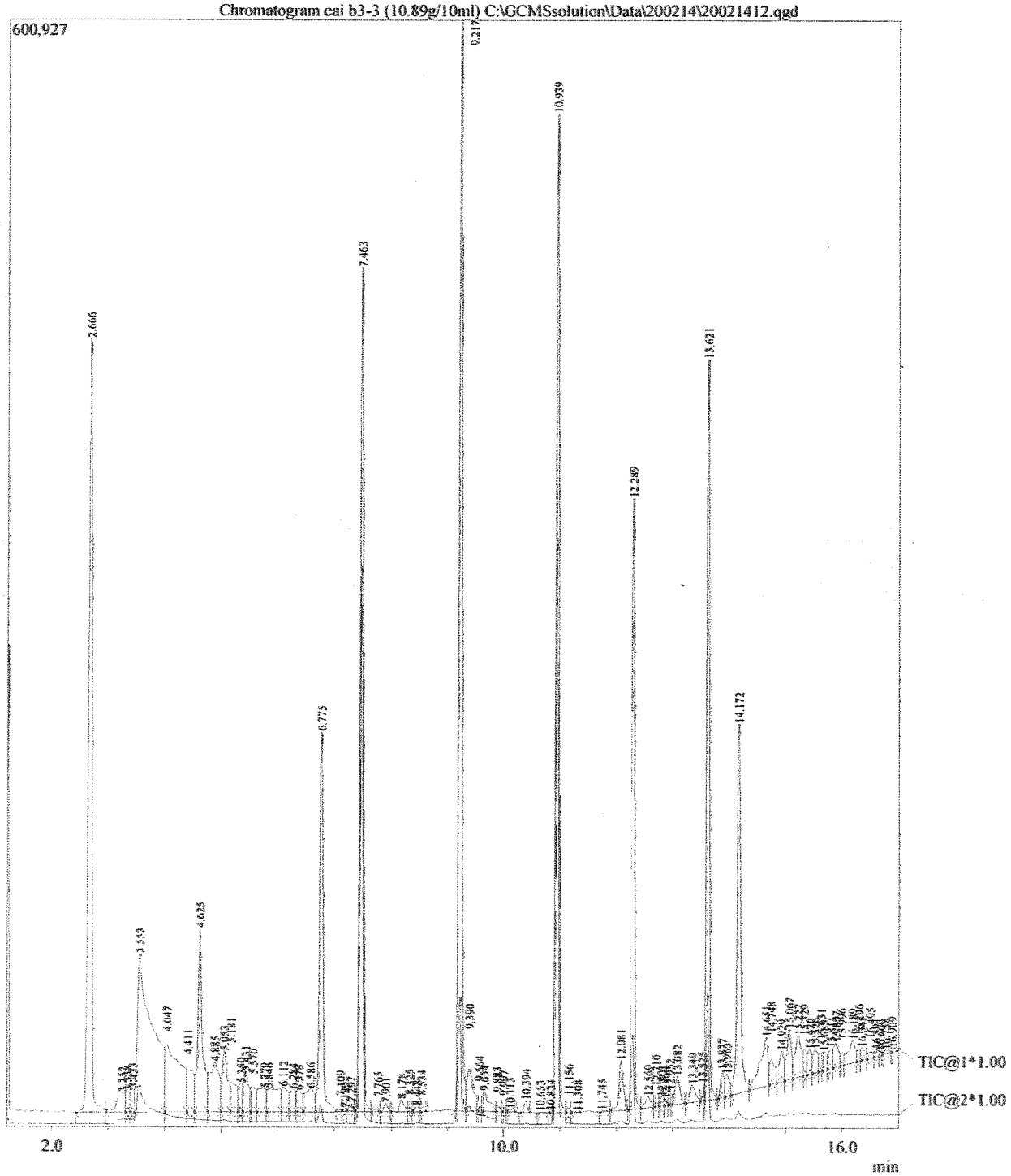
Sample Name : eai b3-1.5 (5.48g)

Chromatogram eai b3-1.5 (5.48g) C:\GCMSsolution\Data\200214\20021411.qgd



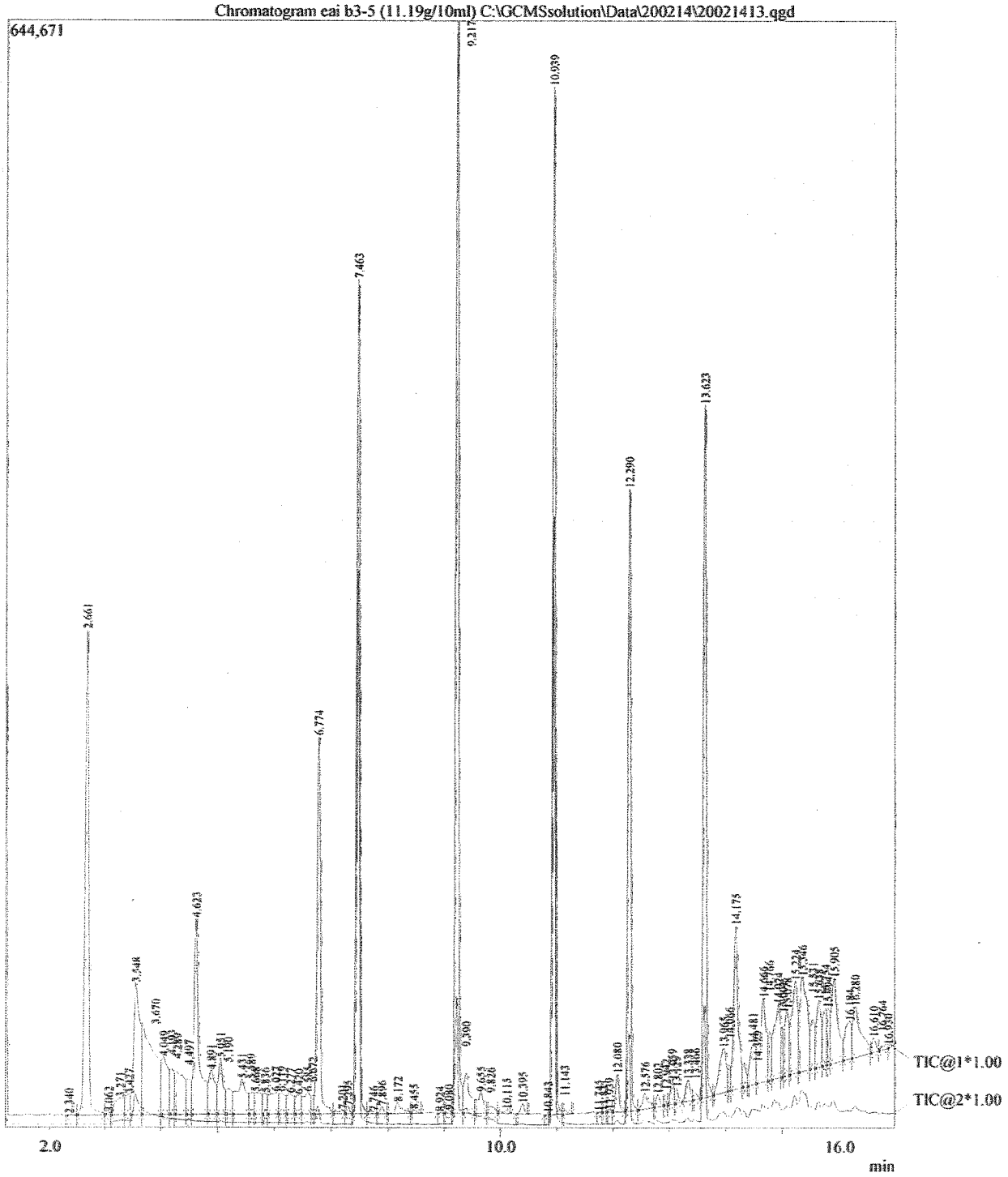
Sample Information

Sample Name : eai b3-3 (10.89g/10ml)



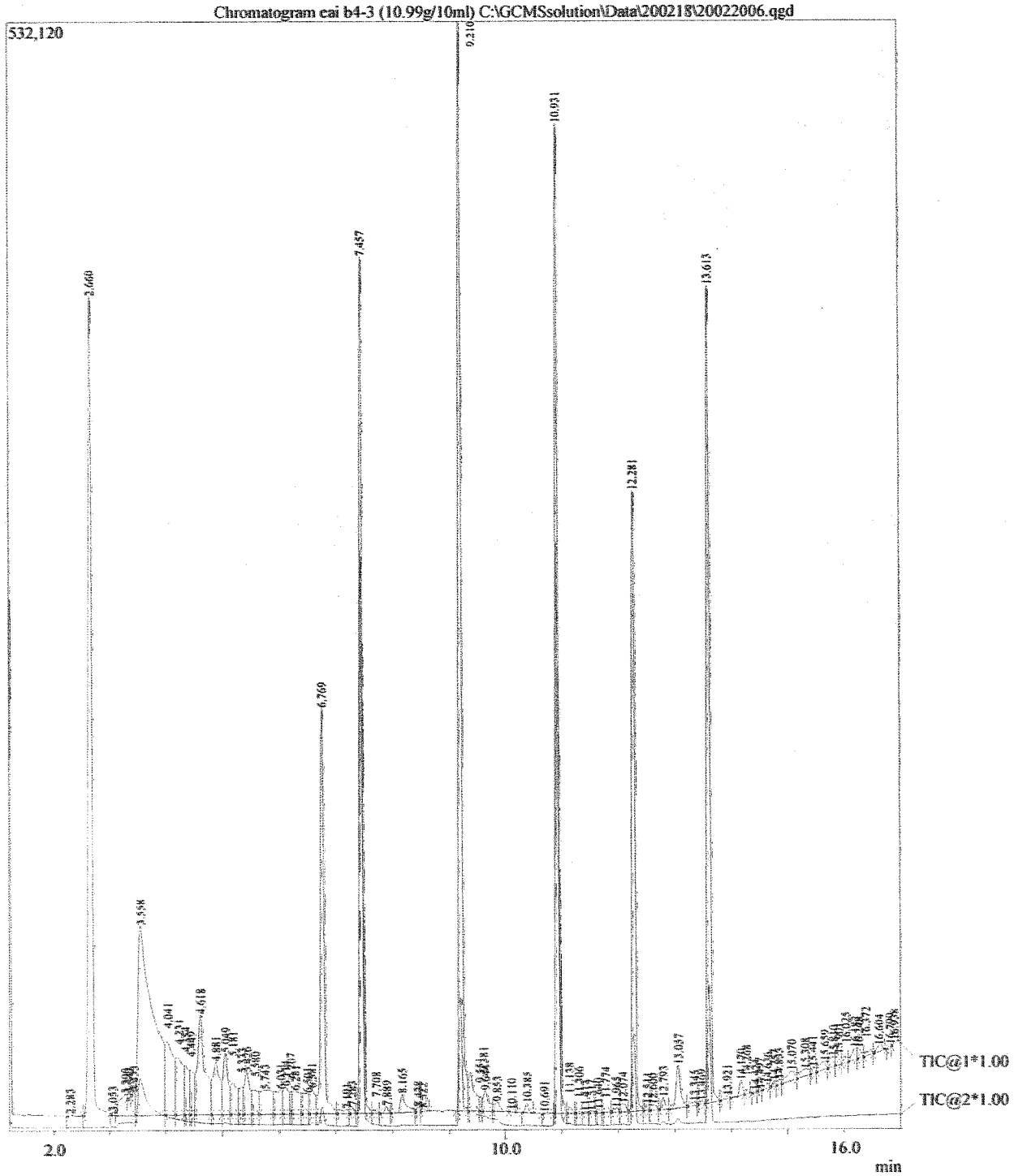
Sample Information

Sample Name : eai b3-5 (11.19g/10ml)



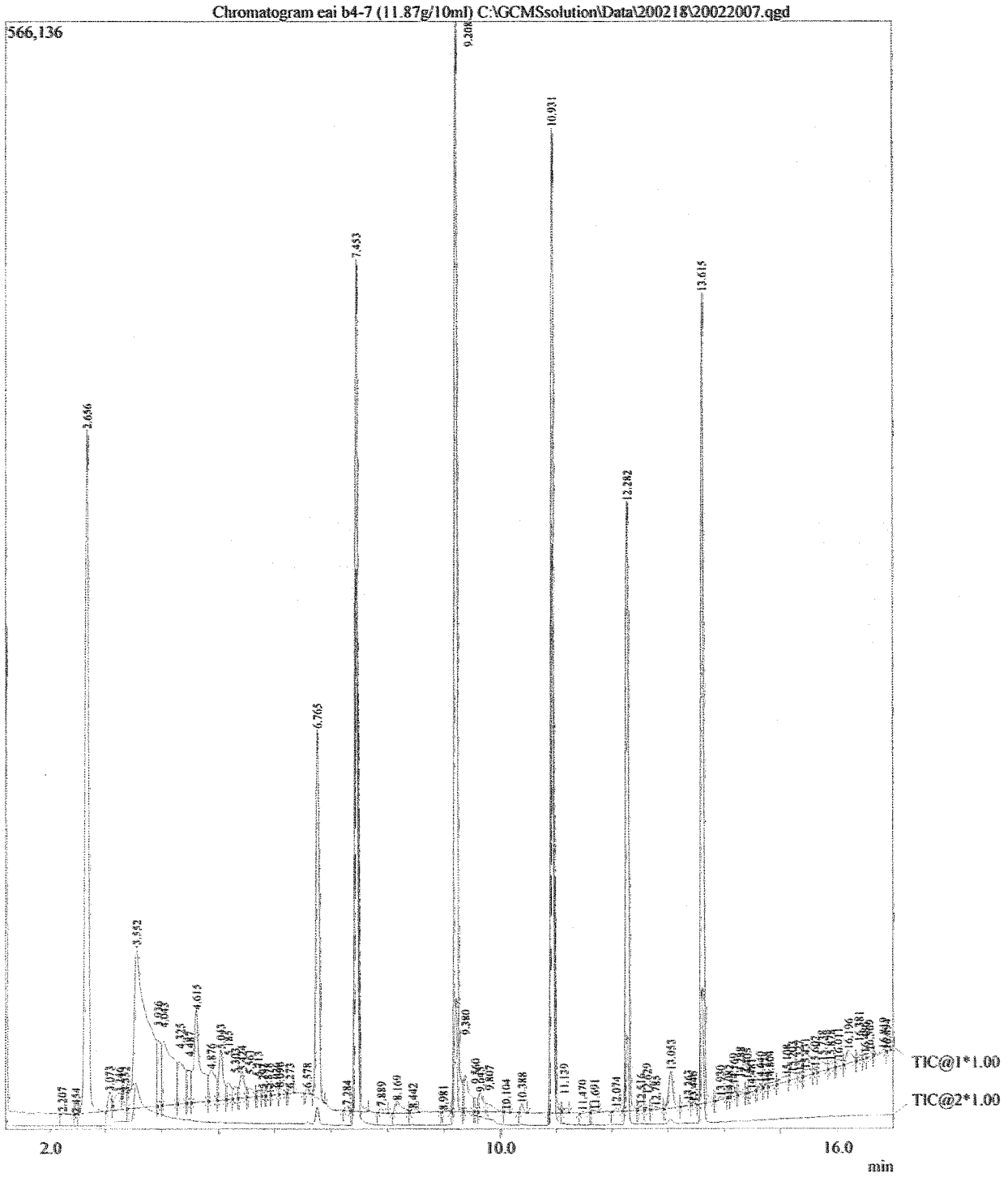
Sample Information

Sample Name : eai b4-3 (10.99g/10ml)



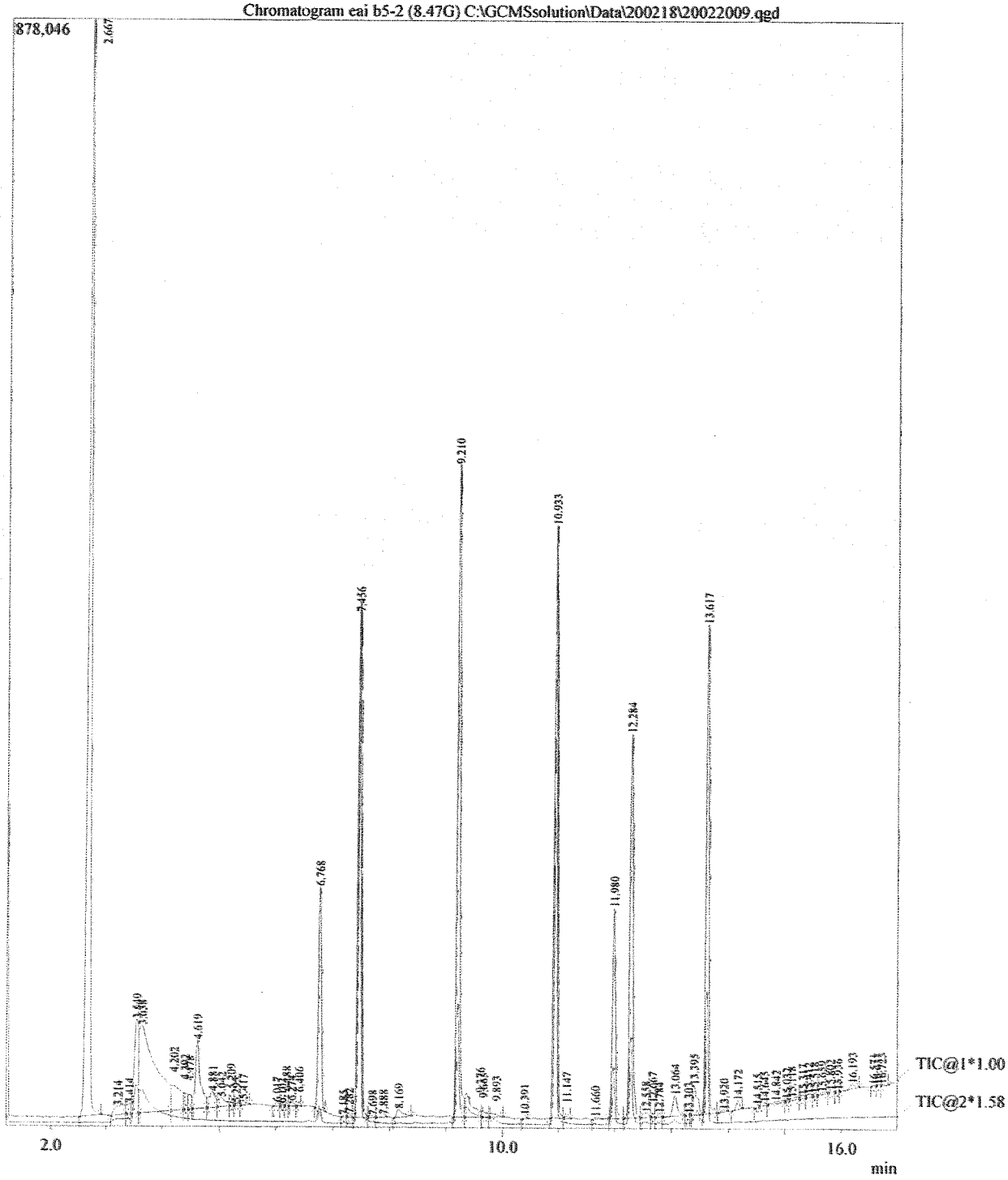
Sample Information

Sample Name : eai b4-7 (11.87g/10ml)



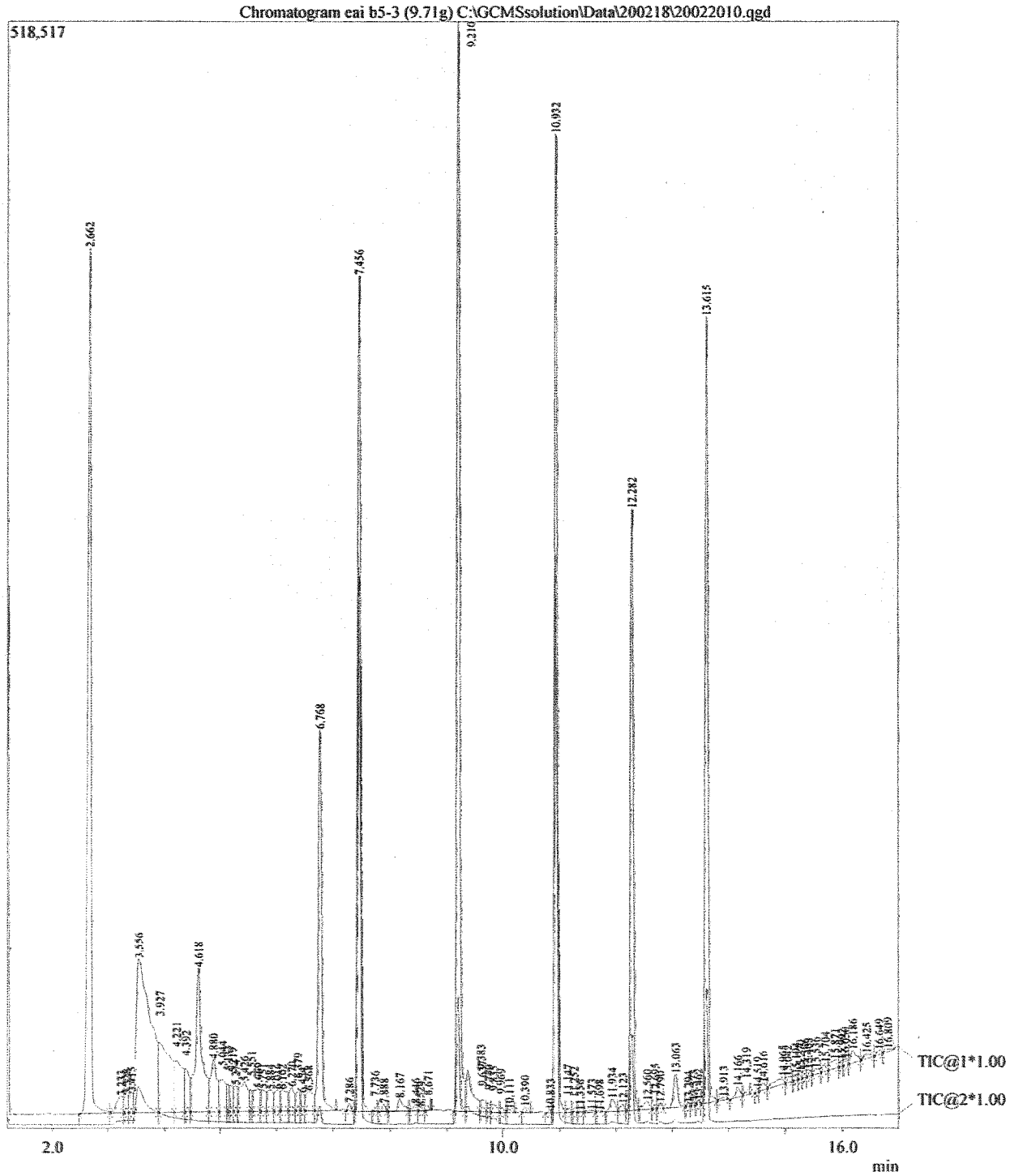
Sample information

Sample Name : eai b5-2 (8.47G)



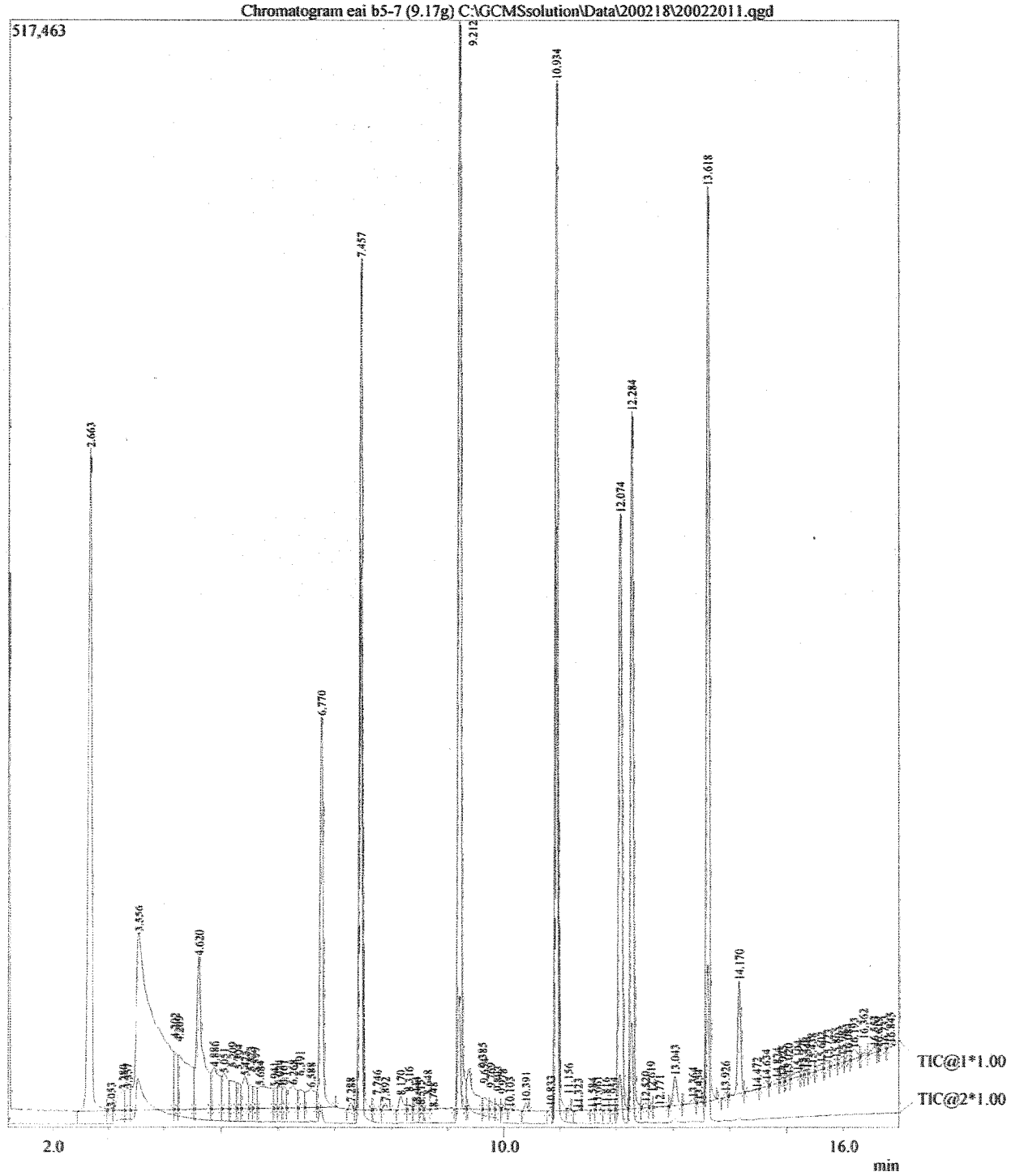
Sample Information

Sample Name : eai b5-3 (9.71g)



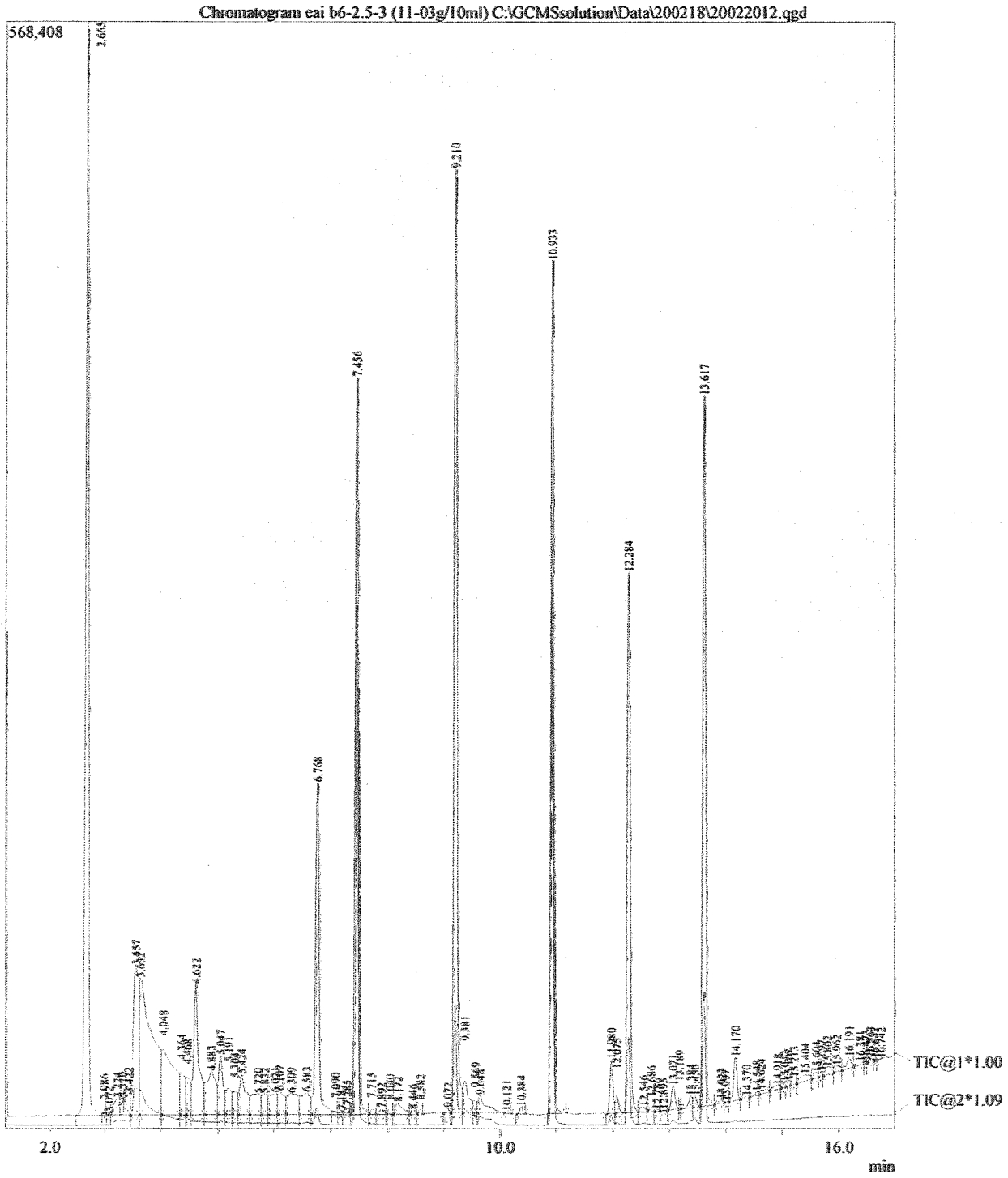
Sample Information

Sample Name : eai b5-7 (9.17g)



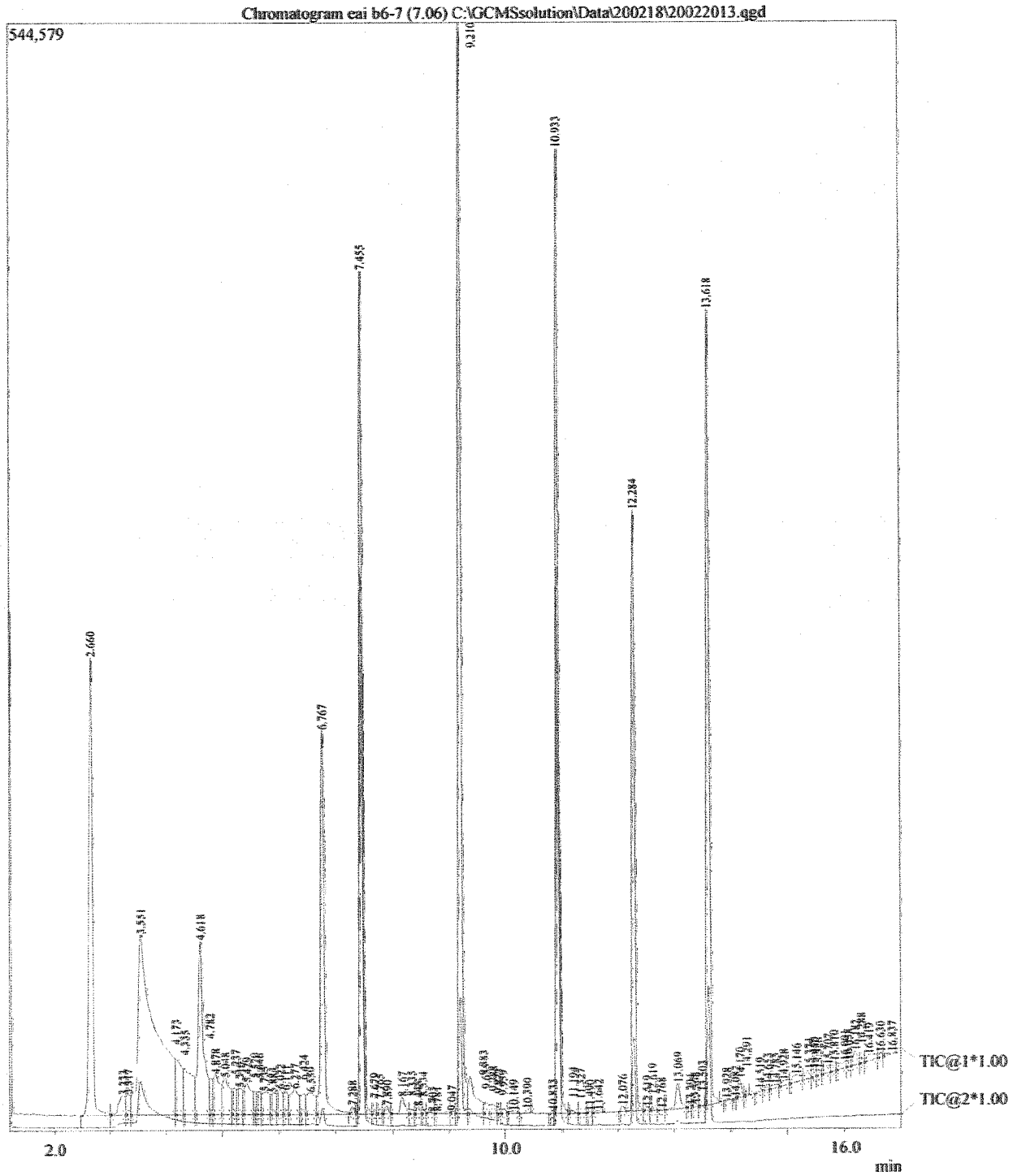
Sample Information

Sample Name : eai b6-2.5-3 (11-03g/10ml)



Sample Information

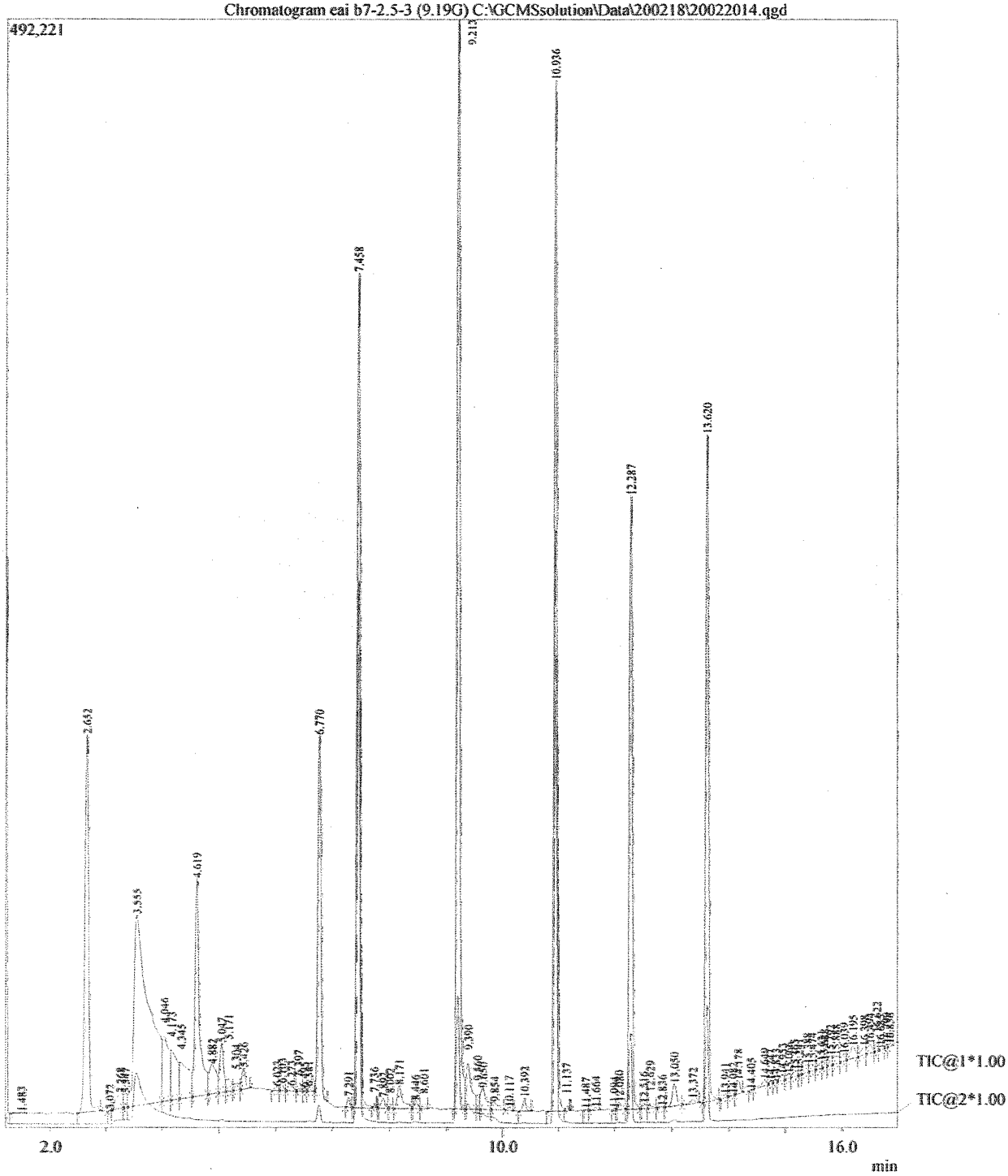
Sample Name : eai b6-7 (7.06)



Sample Information

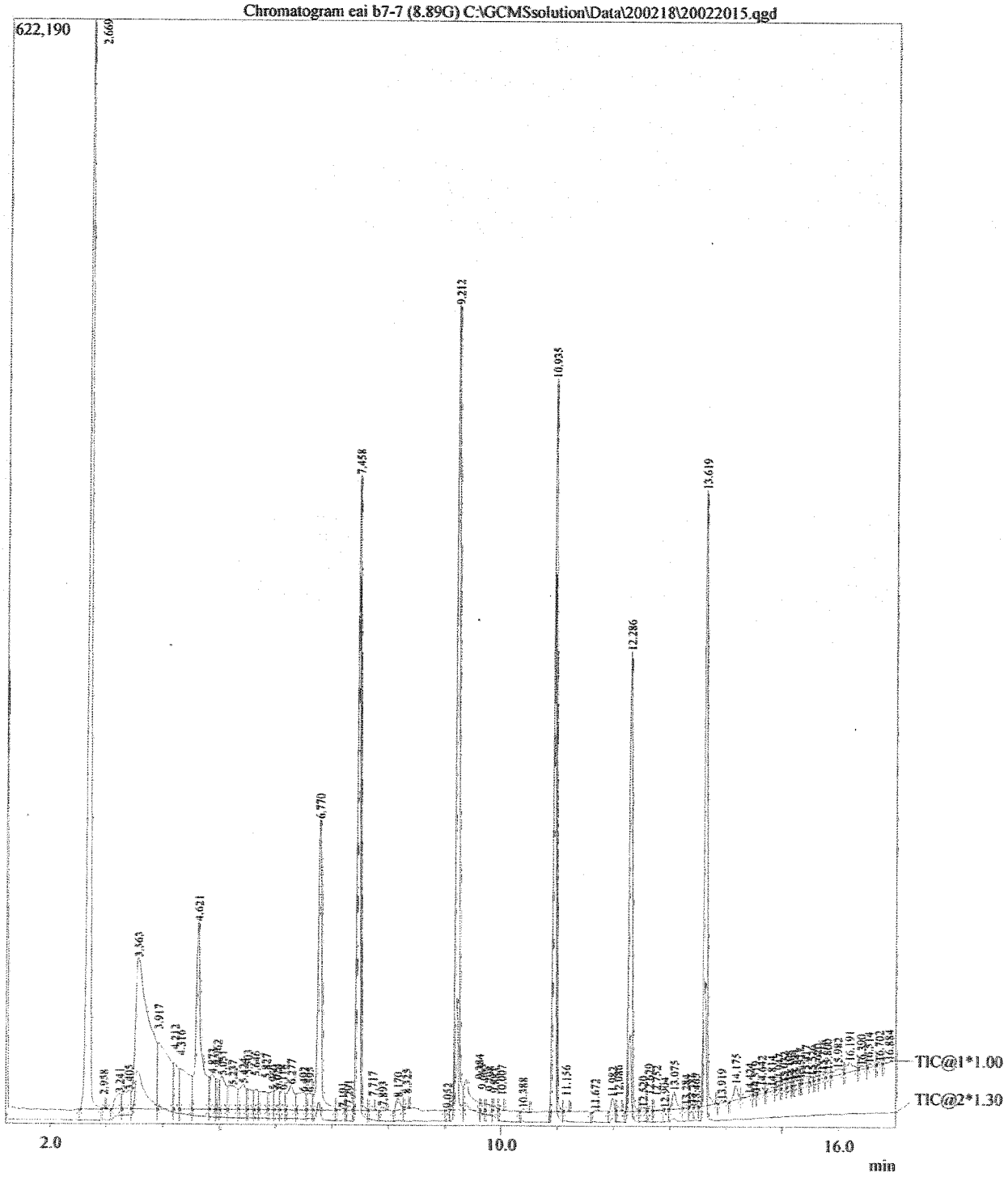
Sample Name : eai b7-2.5-3 (9.19G)

Chromatogram eai b7-2.5-3 (9.19G) C:\GCMSsolution\Data\200218\20022014.qgd



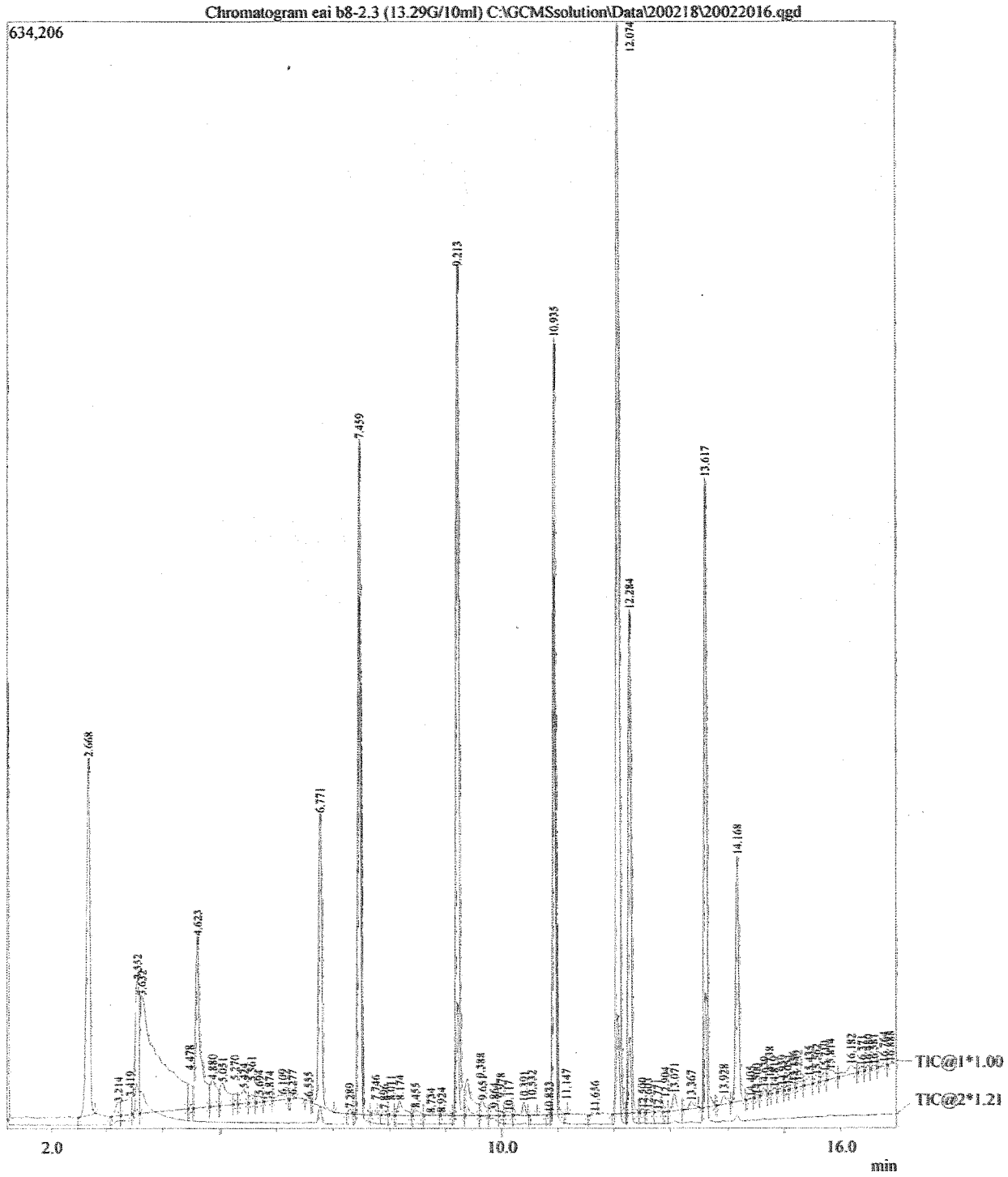
Sample Information

Sample Name : eai b7-7 (8.89G)



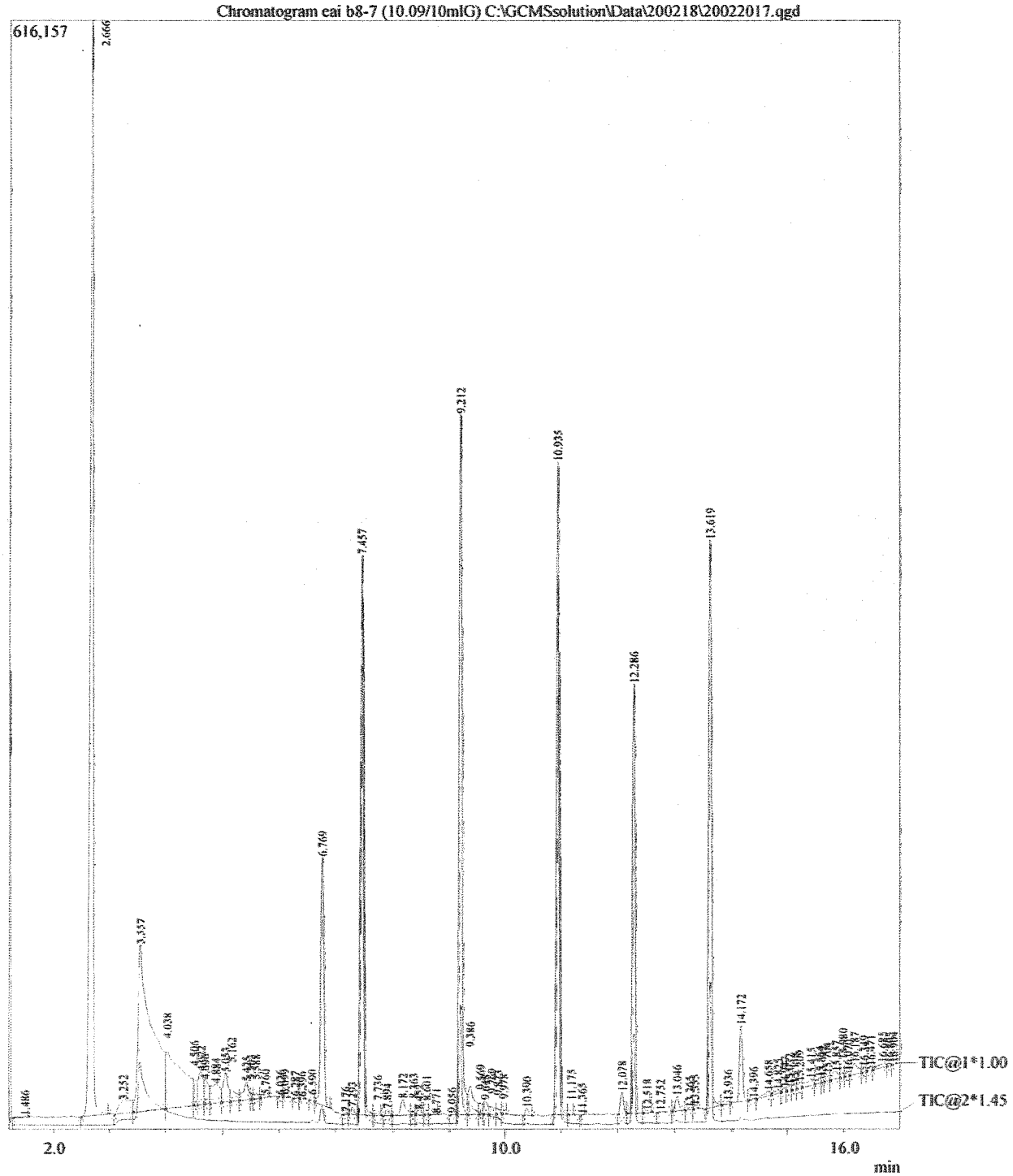
Sample Information

Sample Name : eai b8-2.3 (13.29G/10ml)



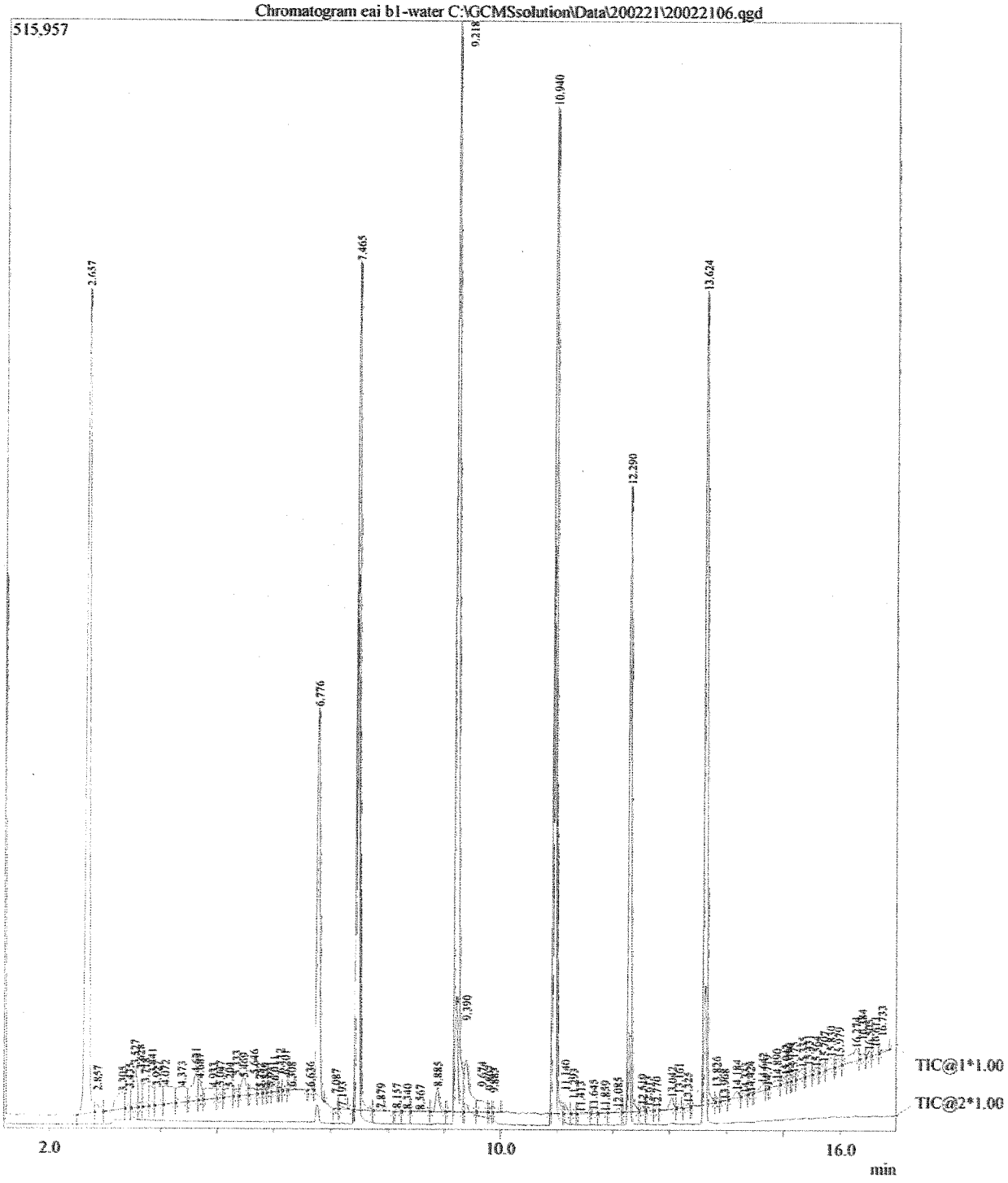
Sample Information

Sample Name : eai b8-7 (10.09/10mlG)



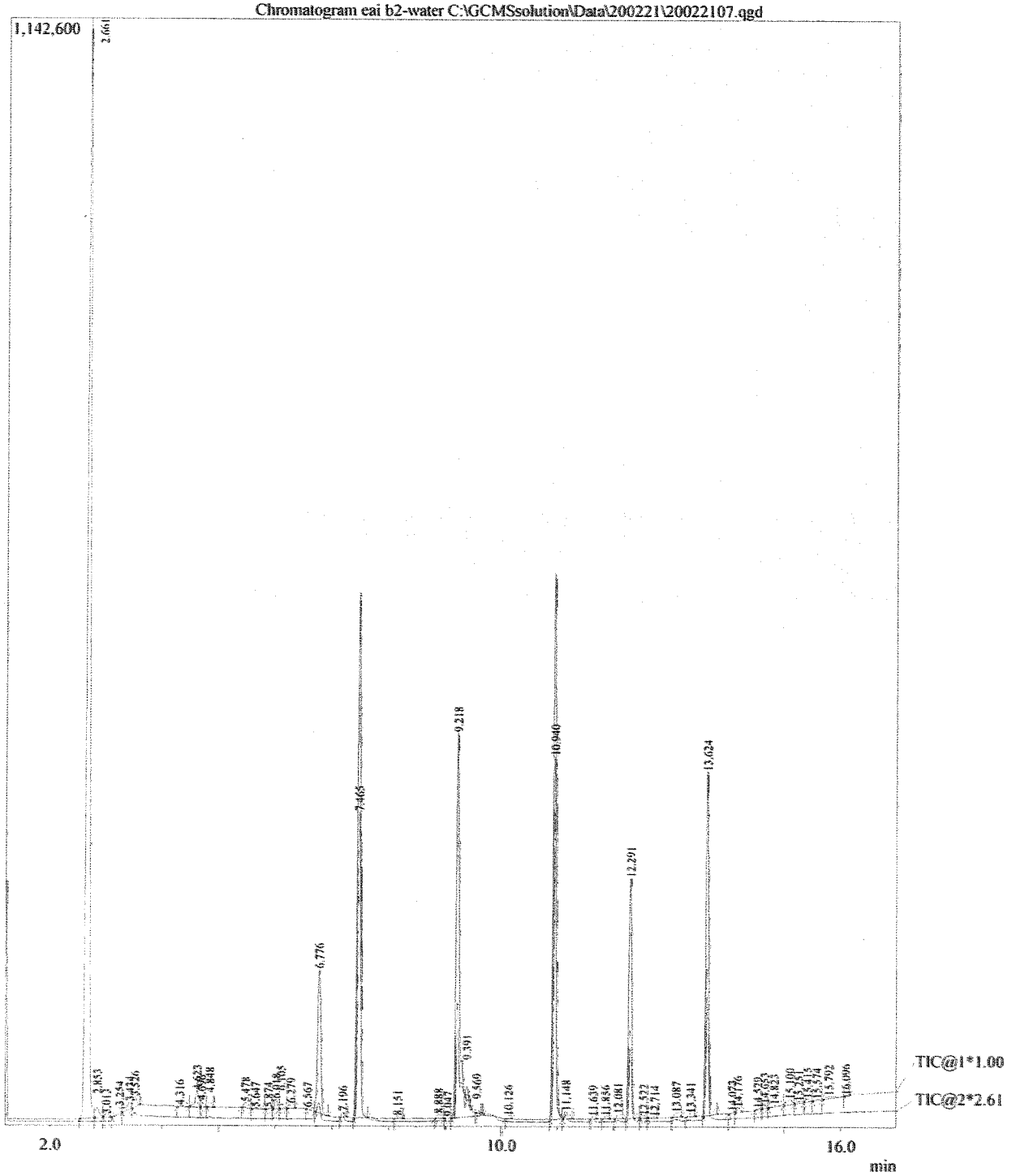
Sample Information

Sample Name : eai b1-water



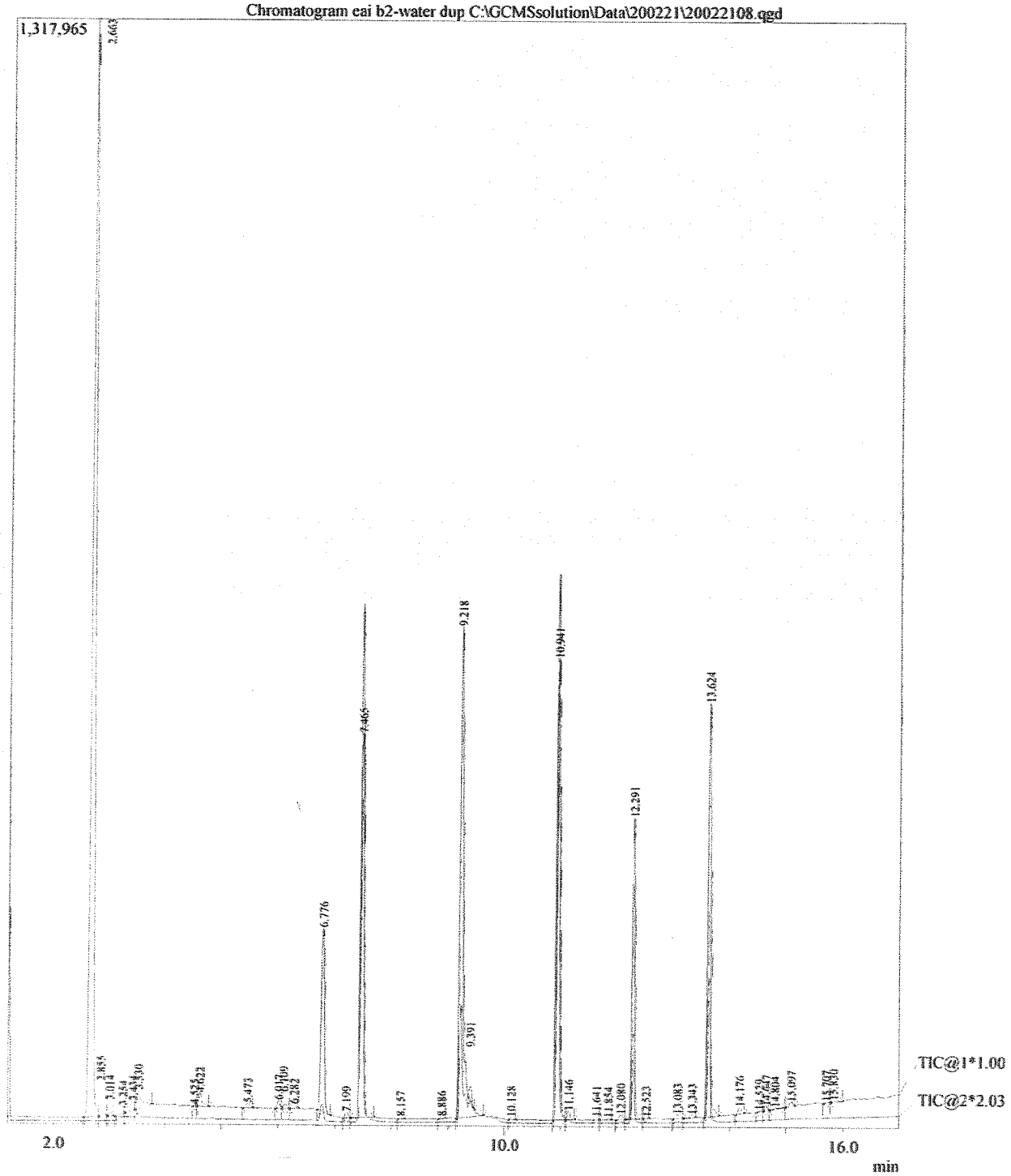
Sample Information

Sample Name : eai b2-water



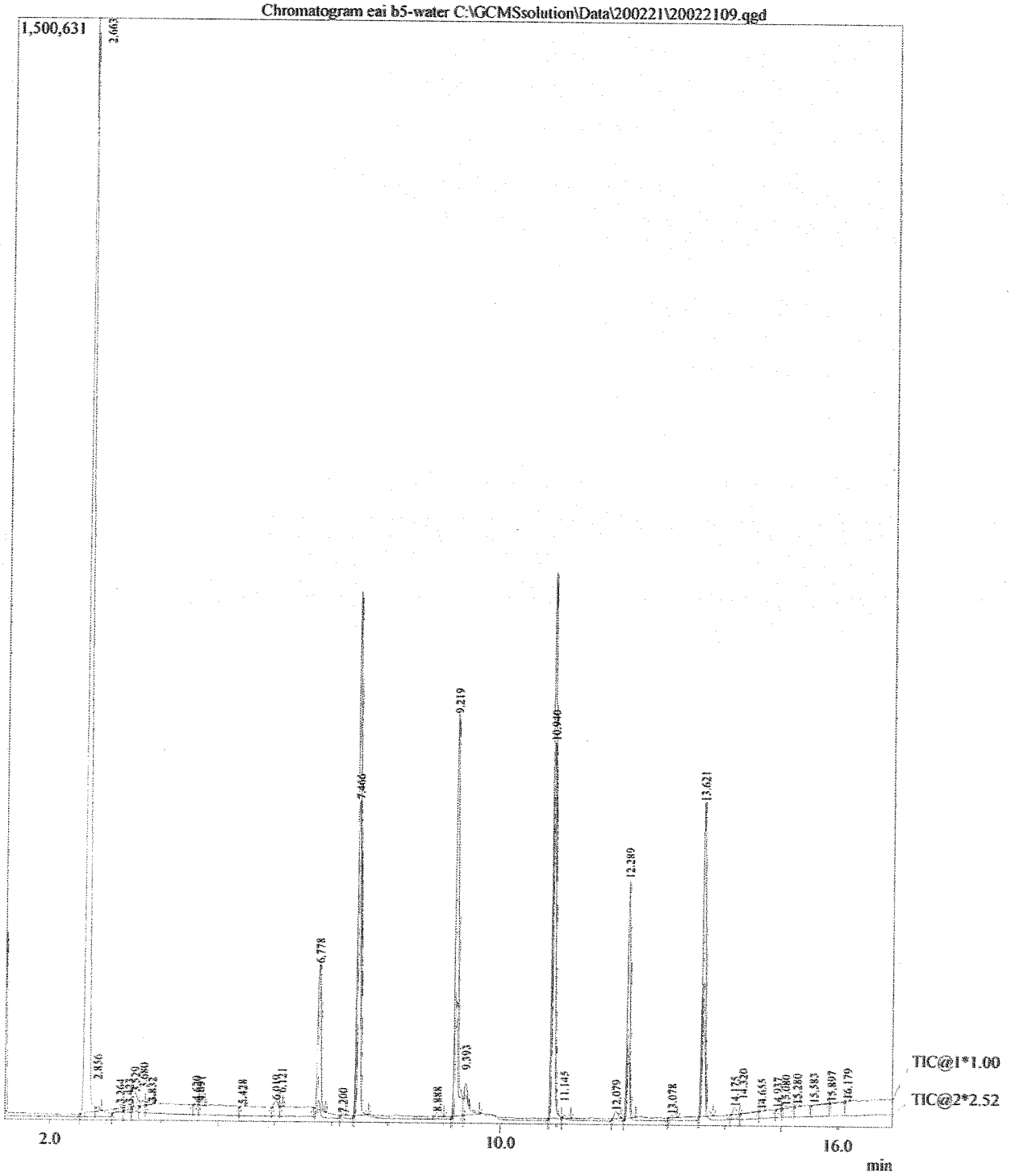
Sample Information

Sample Name : eai b2-water dup



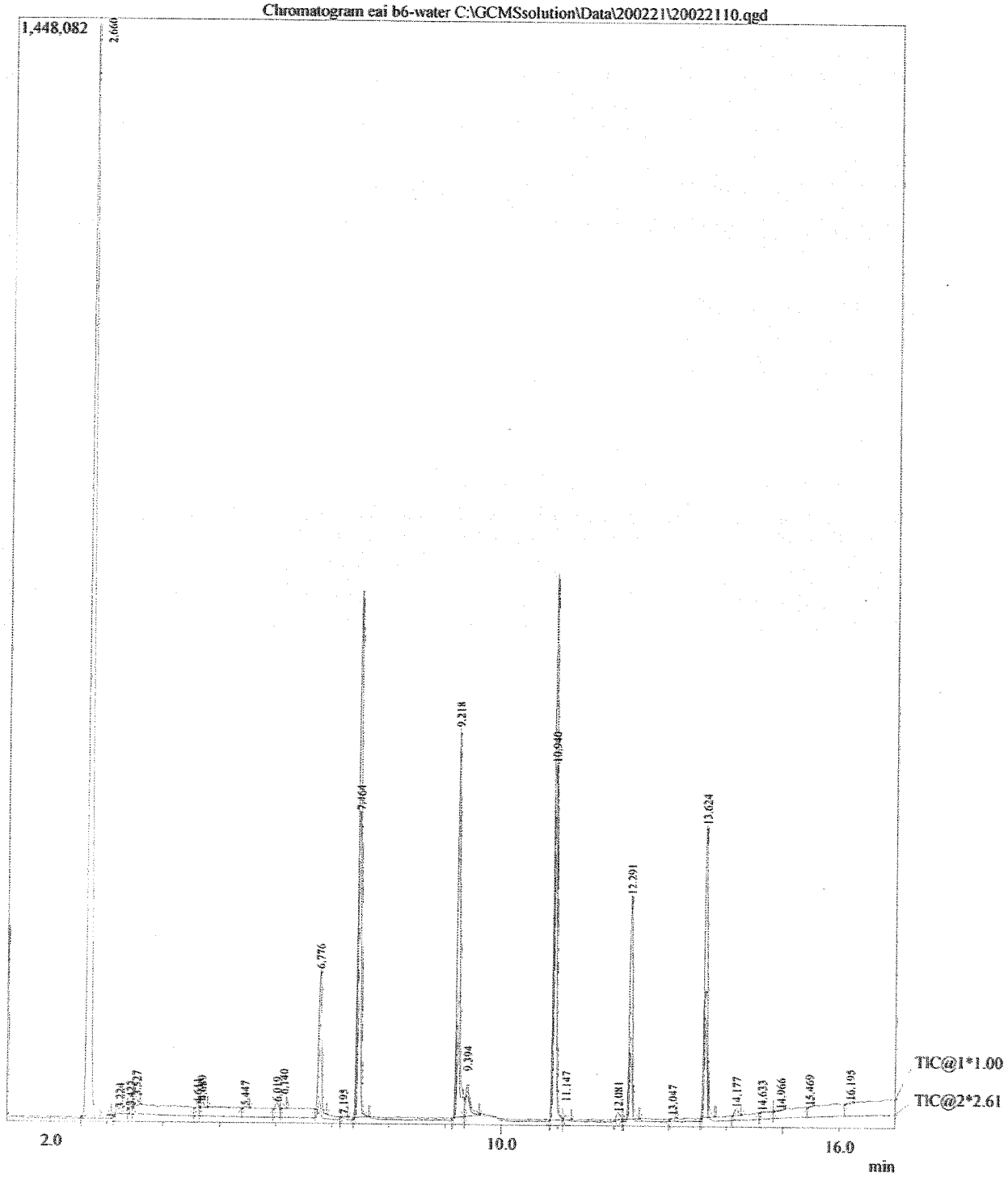
Sample Information

Sample Name : eai b5-water



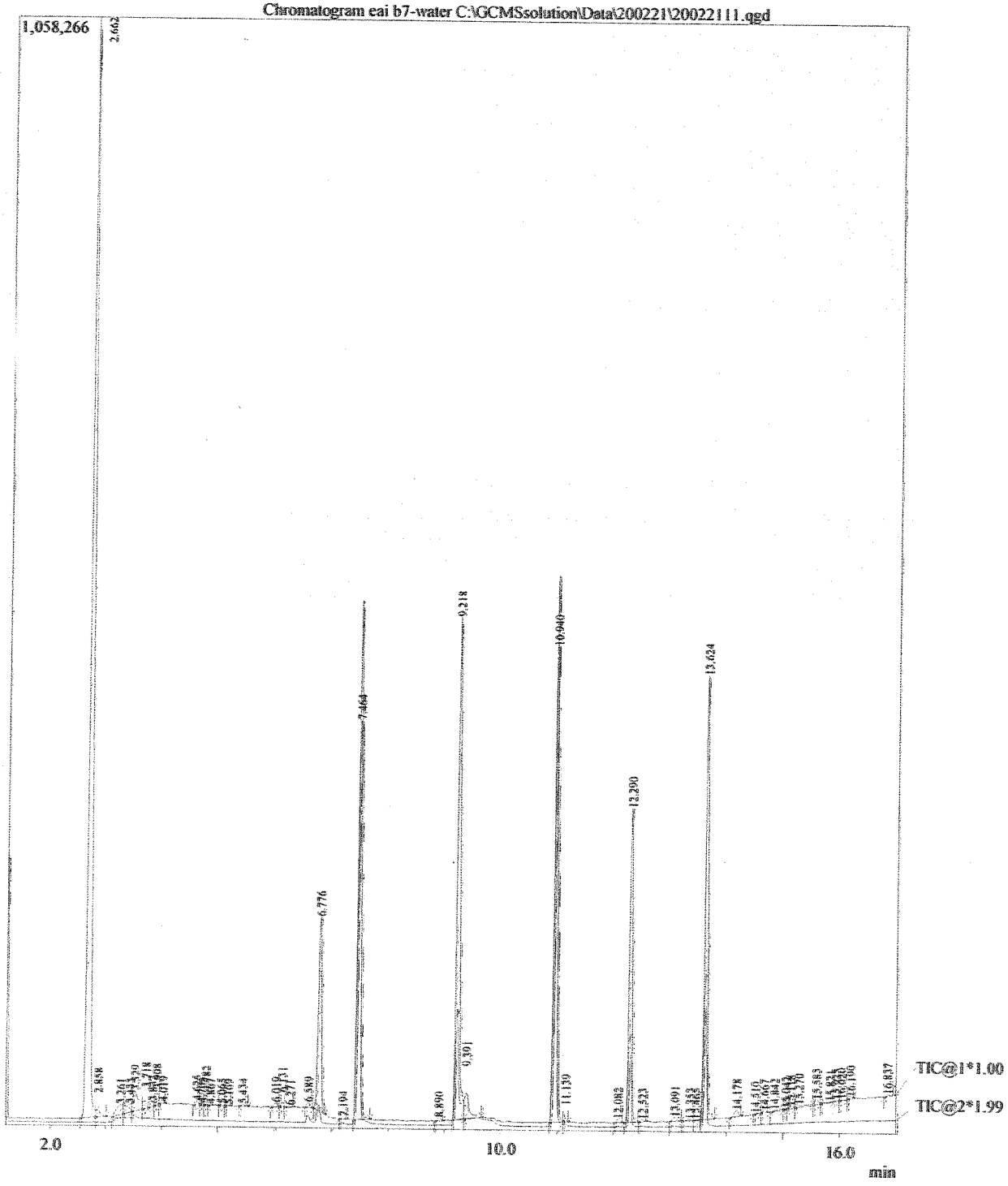
Sample Information

Sample Name : eai b6-water



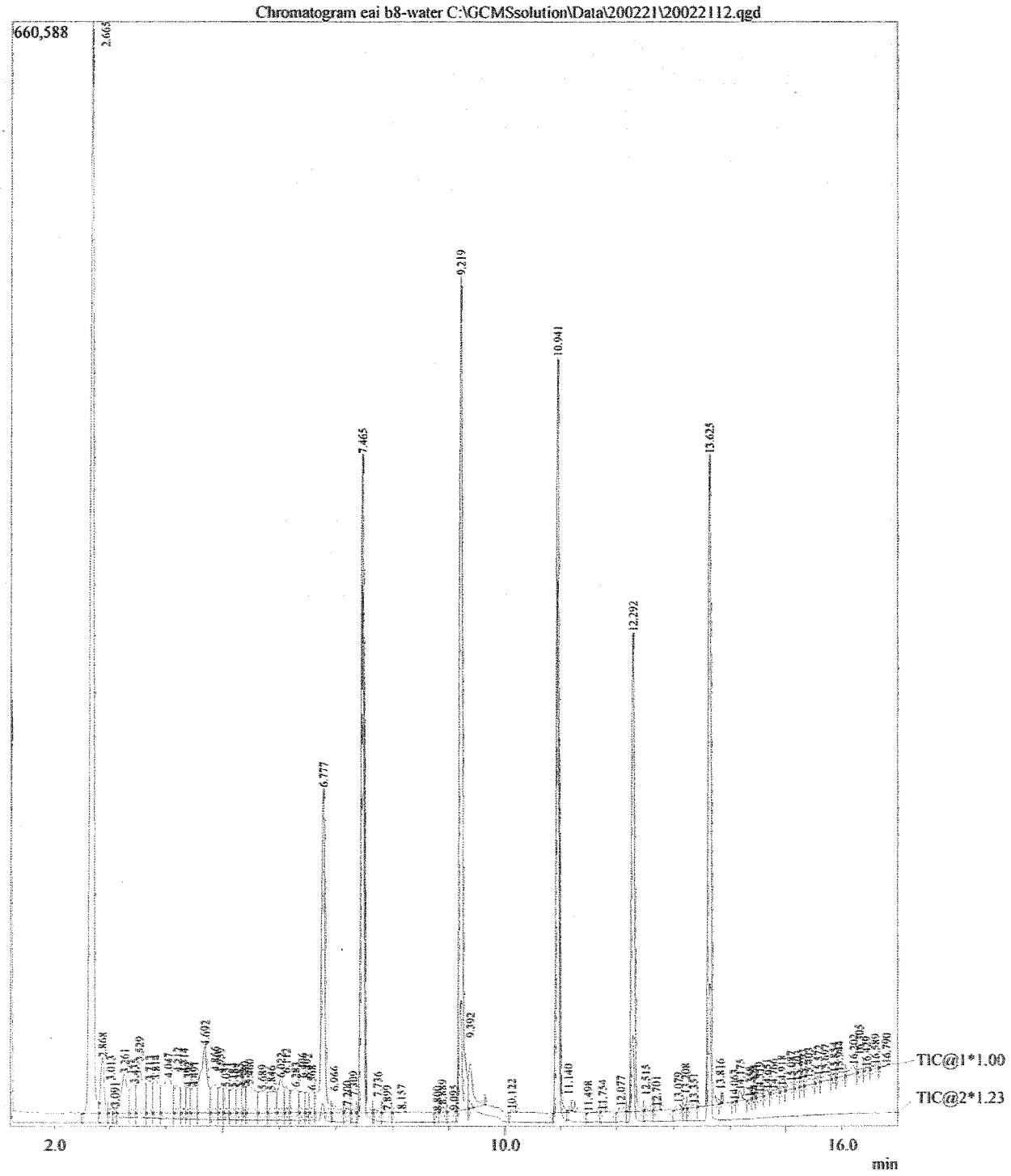
Sample Information

Sample Name : eai b7-water



Sample Information

Sample Name : eai b8-water



ESN NORTHWEST Environmental Services Network

CHAIN-OF-CUSTODY RECORD

CLIENT: Environmental Associates Inc.
ADDRESS: 1380 112th ave NE #300 Bellevue WA 98004
PHONE: 425-455-9025 EMAIL info@environmentalassociatesinc.com
CLIENT PROJECT #: 22175-1 PROJECT MANAGER: Eric Zuern

DATE: 2-13-20 PAGE 1 OF 2
PROJECT NAME: Kirkland Nissan
LOCATION: Kirkland
COLLECTOR: Eric Zuern DATE OF COLLECTION: 2-13-20

	Sample Number	Depth	Time	Sample Type	Container Type	TPH-HCID	TPH-DIESEL AND OIL	TPH-GASOLINE	BTEX 8260	VOC 8260CL	VOC 8260	SEMIVOC 8270	PAH's 8270	PCB's 8082	CL PESTICIDES 8081	RCRA 8 Metals	MTCA 5 Metals	Pb	ASBESTOS PLM	GRO Suite 830-1	DRO Suite 830-1	WO Suite 830-1						
1.	~~B1-3~~ B1-3	3'	8:16	Soil				X	X																			
2.	~~B1-7~~ B1-7	7'	8:22	↓				X	X																			
3.	~~B1-10~~ B1-10	10'	8:26	↓																								
4.	B1-water	6-10'	8:34	Water																								
5.	B2-3	3'	8:45	Soil				X	X																			
6.	B2-7	7'	8:50	↓				X	X																			
7.	B2-10	10'	8:53	↓																								
8.	B2-water	6-10'	9:06	Water																								
9.	B3-1.5	1.5'	9:25	Soil				X	X																			
10.	B3-3	3'	9:17					X	X																			
11.	B3-5	5'	9:22					X	X																			
12.	B3-7	7'	9:31																									
13.	B3-10	10'	9:35																									
14.	B4-3	3'	9:45					X	X																			
15.	B4-7	7'	9:50					X	X																			
16.	B4-10	10'	9:55																									
17.	B5-2	2'	10:04					X	X																			
18.	B5-3	3'	10:02	↓				X	X																			

RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME
[signature]	2-13-20 12:35	[signature]	2-13-2020 1235
RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME

SAMPLE RECEIPT	
TOTAL NUMBER OF CONTAINERS	99
CHAIN OF CUSTODY SEALS Y/N/NA	
SEALS INTACT? Y/N/NA	
RECEIVED GOOD COND./COLD	
NOTES:	

LABORATORY NOTES: Call Eric for billing

Turn Around Time: 24 HR 48 HR (5 DAY)

1210 Eastside Street SE, Suite 200
Olympia, Washington 98501
Phone: 360-459-4670
Fax: 360-459-3432
Website: www.esnnw.com
E-Mail: lab@esnnw.com

ESN NORTHWEST | Environmental Services Network

CHAIN-OF-CUSTODY RECORD

CLIENT: EAK

ADDRESS:

PHONE: EMAIL

CLIENT PROJECT #: 22175-1 PROJECT MANAGER: Eric Ziem

DATE: 2-13-20 PAGE 2 OF 2

PROJECT NAME: Kirkland Nissan

LOCATION: Kirkland

COLLECTOR: Eric Ziem DATE OF COLLECTION: 2-13-20

Sample Number	Depth	Time	Sample Type	Container Type	TPH-HCID	TPH-DIESEL AND OIL	TPH-GASOLINE	BTEX 8260	VOC 8260CL	VOC 8260	SEMIVOC 8270	PAH's 8270	PCB's 8082	CL PESTICIDES 8081	RCRA 8 Metals	MTCA 5 Metals	Pb	ASBESTOS PLM	GRO Suite 830-1	DRO Suite 830-1	WO Suite 830-1							
1. B5-7	7'	10:10	Soil				X	X																				
2. B5-10	10'	10:14	↓																									
3. B5-water	6-10'	10:19	Water																									
4. B6-2.5-3	2.5-3'	10:28	Soil				X	X																				
5. B6-7	7'	10:35	Soil				X	X																				
6. B6-10	10'	10:38	Soil																									
7. B6-water	6-10'	10:42	Water																									
8. B7-2.5-3	2.5-3'	10:52	Soil				X	X																				
9. B7-7	7'	10:58	↓				X	X																				
10. B7-10	10'	11:02	↓																									
11. B7-water	6-10'	11:00	Water																									
12. B8-2-3	2-3'	11:17	Soil				X	X																				
13. B8-7	7'	11:26	↓				X	X																				
14. B8-10	10'	11:29	↓																									
15. B8-water	6-10'	11:25	Water																									
16.																												
17.																												
18.																												

RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME
	2-13-20 12:30		2.13.2020, 2JJ
RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME

SAMPLE RECEIPT	
TOTAL NUMBER OF CONTAINERS	99
CHAIN OF CUSTODY SEALS Y/N/NA	
SEALS INTACT? Y/N/NA	
RECEIVED GOOD COND./COLD	
NOTES:	

LABORATORY NOTES: Call Eric for billing

Turn Around Time: 24 HR 48 HR (5 DAY)

1210 Eastside Street SE, Suite 200
Olympia, Washington 98501
Phone: 360-459-4670
Fax: 360-459-3432
Website: www.esnnw.com
E-Mail: lab@esnnw.com

ESN NORTHWEST CHEMISTRY LABORATORY

Environmental Associates, Inc
PROJECT KIRKLAND NISSAN
PROJECT #22175-2
Kirkland, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Analysis of Gasoline Range Organics & BTEX in Water by Method NWTPH-Gx/8260

Sample Number	Date Analyzed	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Xylenes (ug/L)	Gasoline Range Organics (ug/L)	Surrogate Recovery (%)
Method Blank	3/23/2020	nd	nd	nd	nd	nd	106
LCS	3/23/2020	85%	122%	104%	119%	129%	107
LCSD	3/23/2020	89%	99%	98%	108%	---	107
B14-W	3/23/2020	nd	nd	nd	nd	nd	108
Reporting Limits		1.0	1.0	1.0	3.0	100	

"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (Bromoflurorbenzene) & LCS: 65% TO 135%

ESN NORTHWEST CHEMISTRY LABORATORY

Environmental Associates, Inc
PROJECT KIRKLAND NISSAN
PROJECT #22175-2
Kirkland, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Analysis of Gasoline Range Organics & BTEX in Soil by Method NWTPH-Gx/8260

Sample Number	Date Prepared	Date Analyzed	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	Gasoline Range Organics (mg/kg)	Surrogate Recovery (%)
Method Blank	3/18/2020	3/18/2020	nd	nd	nd	nd	nd	106
LCS	3/18/2020	3/18/2020	98%	92%	96%	98%	113%	103
LCSD	3/18/2020	3/18/2020	109%	95%	100%	100%	—	101
B9-3	3/17/2020	3/18/2020	nd	nd	nd	nd	nd	103
B9-7	3/17/2020	3/18/2020	nd	nd	nd	nd	nd	111
B9-7 Duplicate	3/17/2020	3/18/2020	nd	nd	nd	nd	nd	106
B10-3	3/17/2020	3/18/2020	nd	nd	nd	nd	nd	106
B10-7	3/17/2020	3/18/2020	nd	nd	nd	nd	nd	105
B11-3	3/17/2020	3/18/2020	nd	nd	nd	nd	nd	106
B11-7	3/17/2020	3/18/2020	nd	nd	nd	nd	nd	108
B12-3.5	3/17/2020	3/18/2020	nd	nd	nd	nd	nd	105
B12-7	3/17/2020	3/18/2020	nd	nd	nd	nd	nd	108
B13-4	3/17/2020	3/18/2020	nd	nd	nd	nd	nd	107
B13-7	3/17/2020	3/19/2020	nd	nd	nd	nd	nd	105
B14-4	3/17/2020	3/19/2020	nd	nd	nd	nd	**430**	107
B14-7	3/17/2020	3/19/2020	nd	nd	nd	nd	nd	110
B14-7 Duplicate	3/17/2020	3/19/2020	nd	nd	nd	nd	nd	105
B15-3	3/17/2020	3/19/2020	nd	nd	nd	nd	nd	104
B15-7	3/17/2020	3/19/2020	nd	nd	nd	nd	nd	100
B16-3	3/17/2020	3/19/2020	nd	nd	nd	nd	nd	107
B16-10	3/17/2020	3/19/2020	nd	nd	nd	nd	nd	105
Reporting Limits			0.02	0.05	0.05	0.15	10	

"—" Indicates not tested for component.
"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (Bromoflurorbenzene) & LCS : 65% TO 135%

ESN NORTHWEST Environmental Services Network

CHAIN-OF-CUSTODY RECORD

CLIENT: Environmental Associates Inc.

ADDRESS: 380 112th ave NE #300, Bellevue, WA 98004

PHONE: 425-455-9025 EMAIL: info@environmentalassociates.com

CLIENT PROJECT #: 1-175-2 PROJECT MANAGER: Eric Zuern

DATE: 3-17-20 PAGE 1 OF 2

PROJECT NAME: Kirkland Nissan

LOCATION: Kirkland

COLLECTOR: Eric Zuern DATE OF COLLECTION: 3-17-20

Sample Number	Depth	Time	Sample Type	Container Type	TPH-HCID	TPH-DIESEL AND OIL	TPH-GASOLINE	BTEX 8260	VOC 8260CL	VOC 8260	SEMIVOC 8270	PAH's 8270	PCB's 8082	CL PESTICIDES 8081	RCRA 8 Metals	MTCA 5 Metals	Pb	ASBESTOS PLM	GRO Suite 830-1	DRO Suite 830-1	WO Suite 830-1							
1. B9-3	3'	8:52	Soil				X	X																				
2. B9-7	7'	9:07	"				X	X																				
3. B9-10	10'	9:16	"																									
4. B9 water	W	9:25	Water																									
5. B10-3	3'	9:32	Soil				X	X																				
6. B10-7	7'	9:37	"				X	X																				
7. B10-10	10'	9:38	"																									
8. B10 water	W	9:45	Water																									
9. B11-3	3'	8:56	Soil				X	X																				
10. B11-7	7'	8:59	"				X	X																				
11. B11-10	10'	9:02	"																									
12. B11 water	W	9:04	Water																								2	
13. B12-3.5	3.5'	9:18	Soil				X	X																				
14. B12-7	7'	9:23	"				X	X																				
15. B12-10	10'	9:27	"																									
16. B13-3	3'	9:41	"				X	X																				
17. B13-7	7'	9:45	"				X	X																				
18. B13-10	10'	9:49	"																									

RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME
[signature]	3-17-20 11:46	BRIAN BOWES	3/17/20 11:45
RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME

SAMPLE RECEIPT	
TOTAL NUMBER OF CONTAINERS	53
CHAIN OF CUSTODY SEALS Y/N/NA	
SEALS INTACT? Y/N/NA	
RECEIVED GOOD COND./COLD	
NOTES:	

LABORATORY NOTES: Call Eric for billing

Turn Around Time: 24 HR 48 HR (5 DAY)

1210 Eastside Street SE, Suite 200
Olympia, Washington 98501
Phone: 360-459-4670
Fax: 360-459-3432
Website: www.esnnw.com
E-Mail: lab@esnnw.com

ESN NORTHWEST | Environmental Services Network

CHAIN-OF-CUSTODY RECORD

CLIENT: FAI

ADDRESS:

PHONE: EMAIL

CLIENT PROJECT #: 27175-2 PROJECT MANAGER: Eric Zuran

DATE: 3-17-20 PAGE 2 OF 2

PROJECT NAME: Kirkland Nissan

LOCATION: Kirkland

COLLECTOR: Eric Zuran

DATE OF COLLECTION:

	Sample Number	Depth	Time	Sample Type	Container Type	TPH-HCID	TPH-DIESEL AND OIL	TPH-GASOLINE	BTEX 8260	VOC 8260CL	VOC 8260	SEMIVOC 8270	PAH's 8270	PCB's 8082	CL PESTICIDES 8081	RCRA 8 Metals	MTCA 5 Metals	Pb	ASBESTOS PLM	GRO Suite 830-1	DRO Suite 830-1	WO Suite 830-1						
1.	B14-4	4'	9:56	Soil				X	X																			
2.	B14-7	7'	10:02	↓				X	X																			
3.	B14-10	10'	10:05	↓																								
4.	B14-water	10'	10:16	Water				(X)	(X)																		1	
5.	B15-3	3'	10:25	Soil				X	X																		3	
6.	B15-7	7'	10:28	↓				X	X																			
7.	B15-10	10'	10:31	↓																							3	
8.	B15-water	10'	10:40	Water																							2	
9.	B16-3	3'	10:49	Soil				X	X																		3	
10.	B16-10	10'	10:5[illegible]	↓				X	X																		3	
11.																												
12.																												
13.																												
14.																												
15.																												
16.																												
17.																												
18.																												

RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME
[signature]	3-17-20 11:40	BRIAN BURES	3/17/20 11:45
RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME

SAMPLE RECEIPT	
TOTAL NUMBER OF CONTAINERS	22
CHAIN OF CUSTODY SEALS Y/N/NA	
SEALS INTACT? Y/N/NA	
RECEIVED GOOD COND./COLD	
NOTES:	

LABORATORY NOTES: Call for billing

Turn Around Time: 24 HR 48 HR (5 DAY)

1210 Eastside Street SE, Suite 200
Olympia, Washington 98501
Phone: 360-459-4670
Fax: 360-459-3432
Website: www.esnnw.com
E-Mail: lab@esnnw.com

Appendix C: Boring Logs

DIXON
ENVIRONMENTAL SERVICES

Project:	Nissan of Kirkland	**Boring ID:**	**B1**
Location:	11932 124th Avenue NE Kirkland, WA	**Project Number:**	**0019-03-02**
Client:	LMJ Enterprises		

Date Start/Finish:	11/20/2019	**Drilling Method:**	Direct Push
Logged By:	B. Dixon	**Auger ID/OD:**	NA
Checked By:	M. Leone	**Borehole ID/OD:**	2"
Contractor:	ESN Northwest	**Sampler:**	5' MacroCore
Operator:	Don	**Hammer Wt./Fall:**	NA
Boring Location:	See Figure 3	**Ground Elevation:**	~167' bgs
Coordinates:	NA	**Water Depth:**	~5.5' bgs
Weather:	Sunny	**Boring Depth:**	10' bgs

Unified Soil Classification System

NON-COHESIVE SOILS	GW	WELL-GRADED GRAVEL, FINE TO COARSE GRAVEL
	GP	POORLY-GRADED GRAVEL
	GM	SILTY GRAVEL
	GC	CLAYEY GRAVEL
	SW	WELL-GRADED SAND, FINE TO COARSE SAND
	SP	POORLY-GRADED SAND
	SM	SILTY SAND
	SC	CLAYEY SAND
COHESIVE SOILS	ML	SILT
	CL	CLAY
	OL	ORGANIC SILT, ORGANIC CLAY
	MH	SILT OF HIGH PLASTICITY, ELASTIC SILT
	CH	CLAY OF HIGH PLASTICITY, FAT CLAY
	OH	ORGANIC CLAY, ORGANIC SILT
	PT	PEAT

Depth (ft bgs)	Sample Number	Time	PID Reading	Remarks	Soil and Rock Description	Unified Classification	Well Construction Detail
1					2-3" Asphalt		
2	B1-2.5	10:15	0.0	No HC Odor	Dark brown, fine grained sandy SILT, dense.	ML	
3					Light brown, fine grained sandy SILT, dense.	ML	
4							
5							
6	B1-6	10:25	0.0	No HC Odor	Brown, medium grained, poorly graded SAND with trace silt, wet.	SP	
7							
8							
9							
10							
11					Boring terminated at 10' bgs.		
12							
13							
14							
15							
16							
17							
18							
19							
20							

Notes:

DIXON
ENVIRONMENTAL SERVICES

Project:	Nissan of Kirkland	**Boring ID:**	**B2**
Location:	11932 124th Avenue NE Kirkland, WA	**Project Number:**	**0019-03-02**
Client:	LMJ Enterprises		

Date Start/Finish:	11/20/2019	**Drilling Method:**	Direct Push
Logged By:	B. Dixon	**Auger ID/OD:**	NA
Checked By:	M. Leone	**Borehole ID/OD:**	2"
Contractor:	ESN Northwest	**Sampler:**	5' MacroCore
Operator:	Don	**Hammer Wt./Fall:**	NA
Boring Location:	See Figure 3	**Ground Elevation:**	~167' bgs
Coordinates:	NA	**Water Depth:**	~5' bgs
Weather:	Sunny	**Boring Depth:**	8' bgs

Unified Soil Classification System

NON-COHESIVE SOILS	GW	WELL-GRADED GRAVEL, FINE TO COARSE GRAVEL
	GP	POORLY-GRADED GRAVEL
	GM	SILTY GRAVEL
	GC	CLAYEY GRAVEL
	SW	WELL-GRADED SAND, FINE TO COARSE SAND
	SP	POORLY-GRADED SAND
	SM	SILTY SAND
	SC	CLAYEY SAND
COHESIVE SOILS	ML	SILT
	CL	CLAY
	OL	ORGANIC SILT, ORGANIC CLAY
	MH	SILT OF HIGH PLASTICITY, ELASTIC SILT
	CH	CLAY OF HIGH PLASTICITY, FAT CLAY
	OH	ORGANIC CLAY, ORGANIC SILT
	PT	PEAT

Depth (ft bgs)	Sample Number	Time	PID Reading	Remarks	Soil and Rock Description	Unified Classification	Well Construction Detail
1					2-3" Asphalt		
2	B2-2	10:30	0.4	No HC Odor	Brown, fine to medium grained silty SAND with gravel, loose. (FILL)	SW	
3					Dark brown, fine to medium grained silty SAND, possible burnt wood debris. (FILL)	SW	
4					Brown, fine grained sandy SILT, dense.	ML	
5							
6	B2-6	10:35	0.0	No HC Odor	Brown, medium grained, poorly graded SAND with trace silt, wet.	SP	
7							
8							
9					Boring terminated at 8' bgs.		
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

Notes:

DIXON
ENVIRONMENTAL SERVICES

Project:	Nissan of Kirkland
Location:	11932 124th Avenue NE Kirkland, WA
Client:	LMJ Enterprises

Boring ID: B3

Project Number: 0019-03-02

Date Start/Finish:	11/20/2019	**Drilling Method:**	Direct Push
Logged By:	B. Dixon	**Auger ID/OD:**	NA
Checked By:	M. Leone	**Borehole ID/OD:**	2"
Contractor:	ESN Northwest	**Sampler:**	5' MacroCore
Operator:	Don	**Hammer Wt./Fall:**	NA
Boring Location:	See Figure 3	**Ground Elevation:**	~167' bgs
Coordinates:	NA	**Water Depth:**	~5.5' bgs
Weather:	Sunny	**Boring Depth:**	10' bgs

Unified Soil Classification System

NON-COHESIVE SOILS	GW	WELL-GRADED GRAVEL, FINE TO COARSE GRAVEL
	GP	POORLY-GRADED GRAVEL
	GM	SILTY GRAVEL
	GC	CLAYEY GRAVEL
	SW	WELL-GRADED SAND, FINE TO COARSE SAND
	SP	POORLY-GRADED SAND
	SM	SILTY SAND
	SC	CLAYEY SAND
COHESIVE SOILS	ML	SILT
	CL	CLAY
	OL	ORGANIC SILT, ORGANIC CLAY
	MH	SILT OF HIGH PLASTICITY, ELASTIC SILT
	CH	CLAY OF HIGH PLASTICITY, FAT CLAY
	OH	ORGANIC CLAY, ORGANIC SILT
	PT	PEAT

Depth (ft bgs)	Sample Number	Time	PID Reading	Remarks	Soil and Rock Description	Unified Classification	Well Construction Detail
1					2-3" Asphalt		
2					Gray, fine to medium grained silty SAND with gravel, loose. (FILL)	SW	
3	B3-3	10:50	0.0	No HC Odor			
4					Light brown, fine grained sandy SILT, dense.	ML	
5							
6	B3-6	11:00	0.0	No HC Odor	Brown, medium grained, poorly graded SAND with trace silt, wet.	SP	
7	B3-W	10:10	NA	No HC Sheen or Odor			
8							
9							
10							
11					Boring terminated at 10' bgs.		
12							
13							
14							
15							
16							
17							
18							
19							
20							

Notes:

DIXON
ENVIRONMENTAL SERVICES

Project:	Nissan of Kirkland
Location:	11932 124th Avenue NE Kirkland, WA
Client:	LMJ Enterprises

Boring ID: B4

Project Number: 0019-03-02

Date Start/Finish:	11/20/2019	**Drilling Method:**	Direct Push
Logged By:	B. Dixon	**Auger ID/OD:**	NA
Checked By:	M. Leone	**Borehole ID/OD:**	2"
Contractor:	ESN Northwest	**Sampler:**	5' MacroCore
Operator:	Don	**Hammer Wt./Fall:**	NA
Boring Location:	See Figure 3	**Ground Elevation:**	~167' bgs
Coordinates:	NA	**Water Depth:**	NA
Weather:	Sunny	**Boring Depth:**	8' bgs

Unified Soil Classification System

NON-COHESIVE SOILS	GW	WELL-GRADED GRAVEL, FINE TO COARSE GRAVEL
	GP	POORLY-GRADED GRAVEL
	GM	SILTY GRAVEL
	GC	CLAYEY GRAVEL
	SW	WELL-GRADED SAND, FINE TO COARSE SAND
	SP	POORLY-GRADED SAND
	SM	SILTY SAND
	SC	CLAYEY SAND
COHESIVE SOILS	ML	SILT
	CL	CLAY
	OL	ORGANIC SILT, ORGANIC CLAY
	MH	SILT OF HIGH PLASTICITY, ELASTIC SILT
	CH	CLAY OF HIGH PLASTICITY, FAT CLAY
	OH	ORGANIC CLAY, ORGANIC SILT
	PT	PEAT

Depth (ft bgs)	Sample Number	Time	PID Reading	Remarks	Soil and Rock Description	Unified Classification	Well Construction Detail
1					2-3" Asphalt		
2					Gray/Brown, fine to medium grained silty SAND with gravel, loose. (FILL)	SW	
3	B4-3	11:25	1.8	HC Odor			
4					Light brown, fine grained sandy SILT, dense.	ML	
5							
6					Brown, medium grained, poorly graded SAND with trace silt, moist.	SP	
7	B4-7	11:35	0.0	No HC Odor			
8							
9					Boring terminated at 8' bgs.		
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

Notes:

DIXON
ENVIRONMENTAL SERVICES

Project:	Nissan of Kirkland
Location:	11932 124th Avenue NE Kirkland, WA
Client:	LMJ Enterprises

Boring ID: B5

Project Number: 0019-03-02

Date Start/Finish:	11/20/2019	**Drilling Method:**	Direct Push
Logged By:	B. Dixon	**Auger ID/OD:**	NA
Checked By:	M. Leone	**Borehole ID/OD:**	2"
Contractor:	ESN Northwest	**Sampler:**	5' MacroCore
Operator:	Don	**Hammer Wt./Fall:**	NA
Boring Location:	See Figure 3	**Ground Elevation:**	~167' bgs
Coordinates:	NA	**Water Depth:**	NA
Weather:	Sunny	**Boring Depth:**	8' bgs

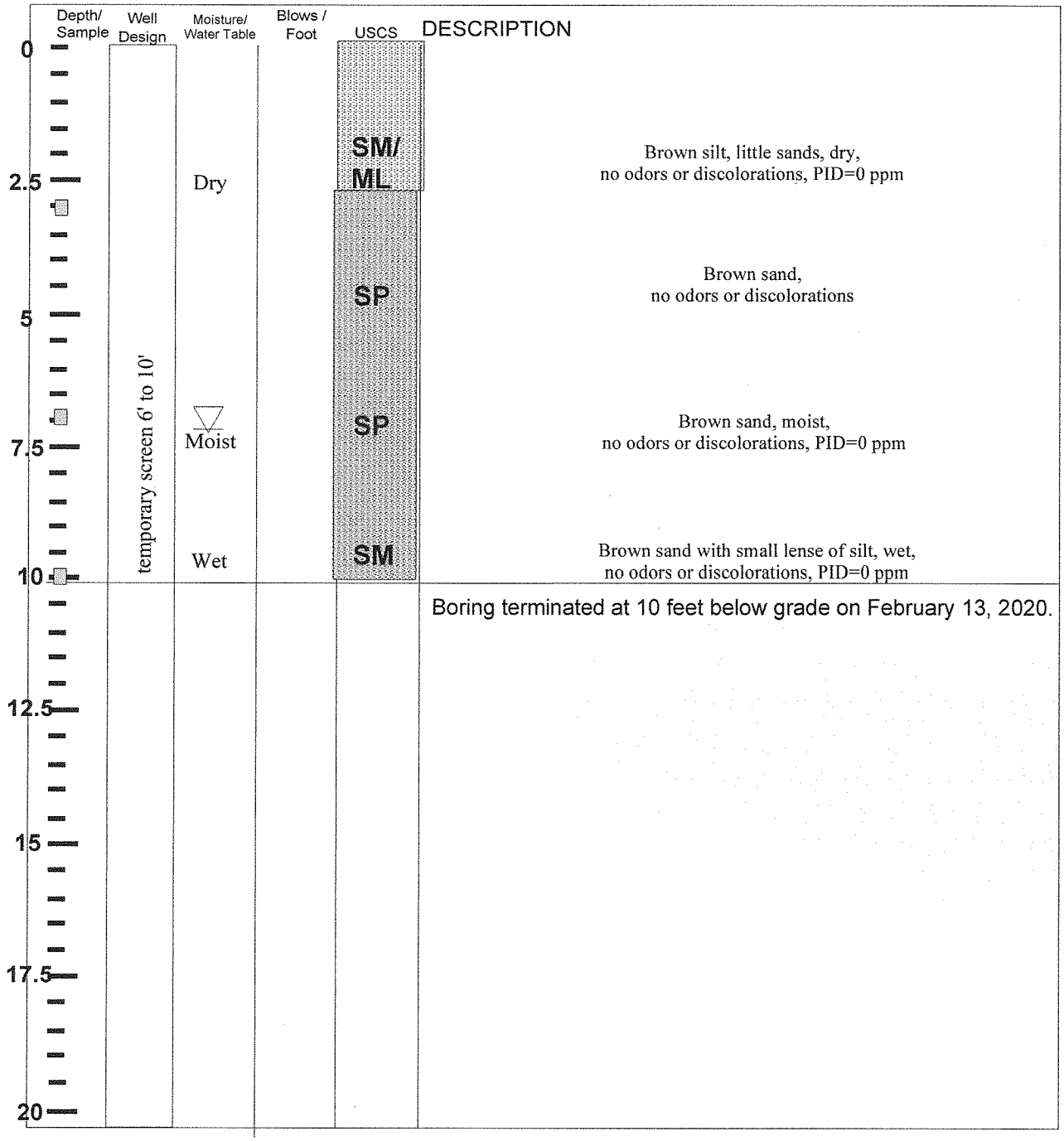
Unified Soil Classification System

NON-COHESIVE SOILS	GW	WELL-GRADED GRAVEL, FINE TO COARSE GRAVEL
	GP	POORLY-GRADED GRAVEL
	GM	SILTY GRAVEL
	GC	CLAYEY GRAVEL
	SW	WELL-GRADED SAND, FINE TO COARSE SAND
	SP	POORLY-GRADED SAND
	SM	SILTY SAND
	SC	CLAYEY SAND
COHESIVE SOILS	ML	SILT
	CL	CLAY
	OL	ORGANIC SILT, ORGANIC CLAY
	MH	SILT OF HIGH PLASTICITY, ELASTIC SILT
	CH	CLAY OF HIGH PLASTICITY, FAT CLAY
	OH	ORGANIC CLAY, ORGANIC SILT
	PT	PEAT

Depth (ft bgs)	Sample Number	Time	PID Reading	Remarks	Soil and Rock Description	Unified Classification	Well Construction Detail
1					2-3" Asphalt		
2					Brown, fine to medium grained silty SAND with gravel, loose. (FILL)	SW	
3	B5-3	11:45	1.0	HC Odor			
4					Light brown, fine grained sandy SILT, dense.	ML	
5							
6					Light brown, medium grained, poorly graded SAND with trace silt, moist.	SP	
7	B5-7	11:55	0.0	No HC Odor			
8							
9					Boring terminated at 8' bgs.		
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

Notes:

BORING EAI-B1



ENVIRONMENTAL ASSOCIATES, INC.

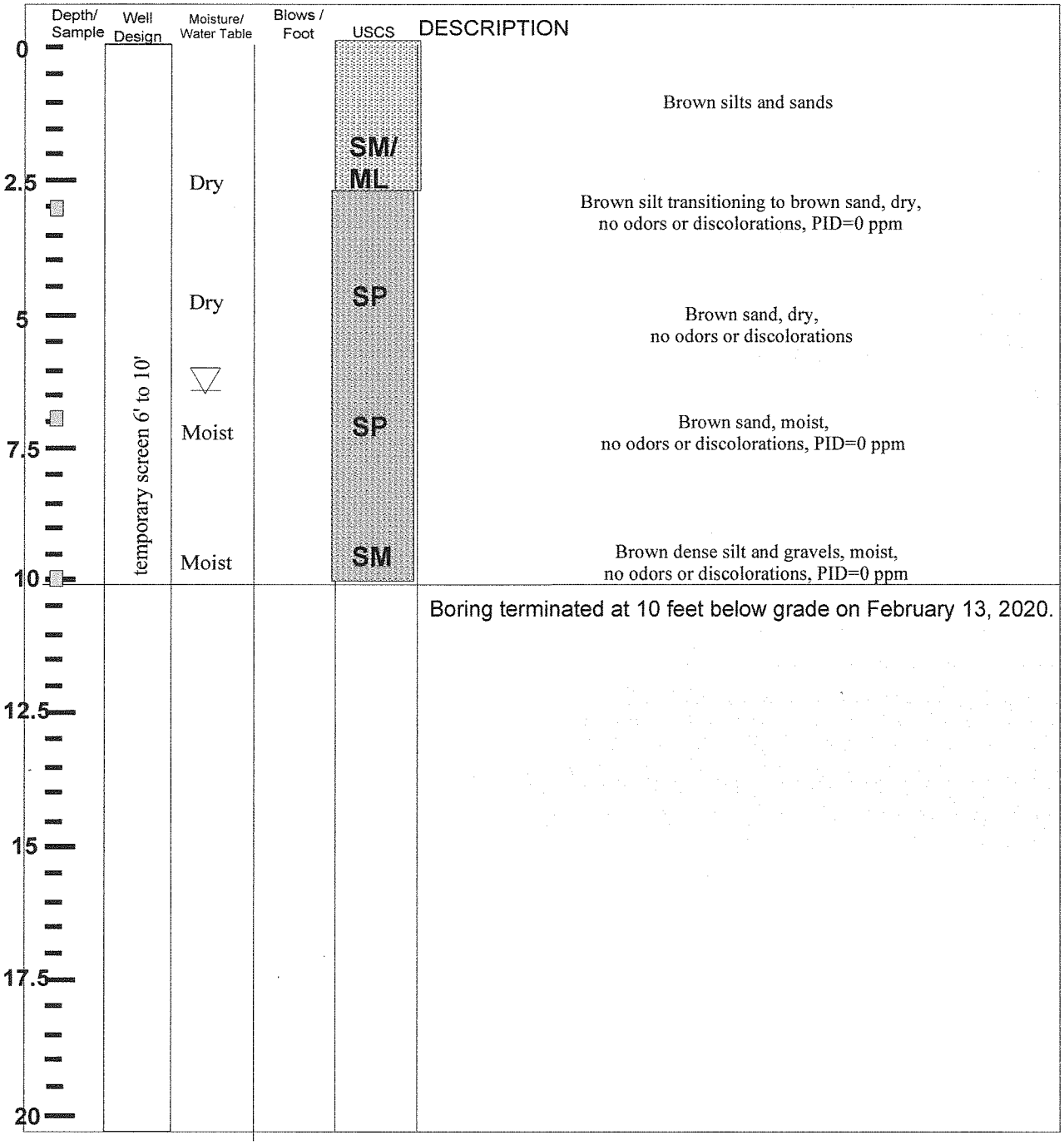
1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

Boring: EAI-B1

Kirkland Nissan (Former Vehicle Parking Area)
11932 - 124th Avenue Northeast
Kirkland, Washington

Job Number:	Date:	Logged by:	Plate:
JN 22175-1	February 2020	EAZ	3

BORING EAI-B2



ENVIRONMENTAL ASSOCIATES, INC.

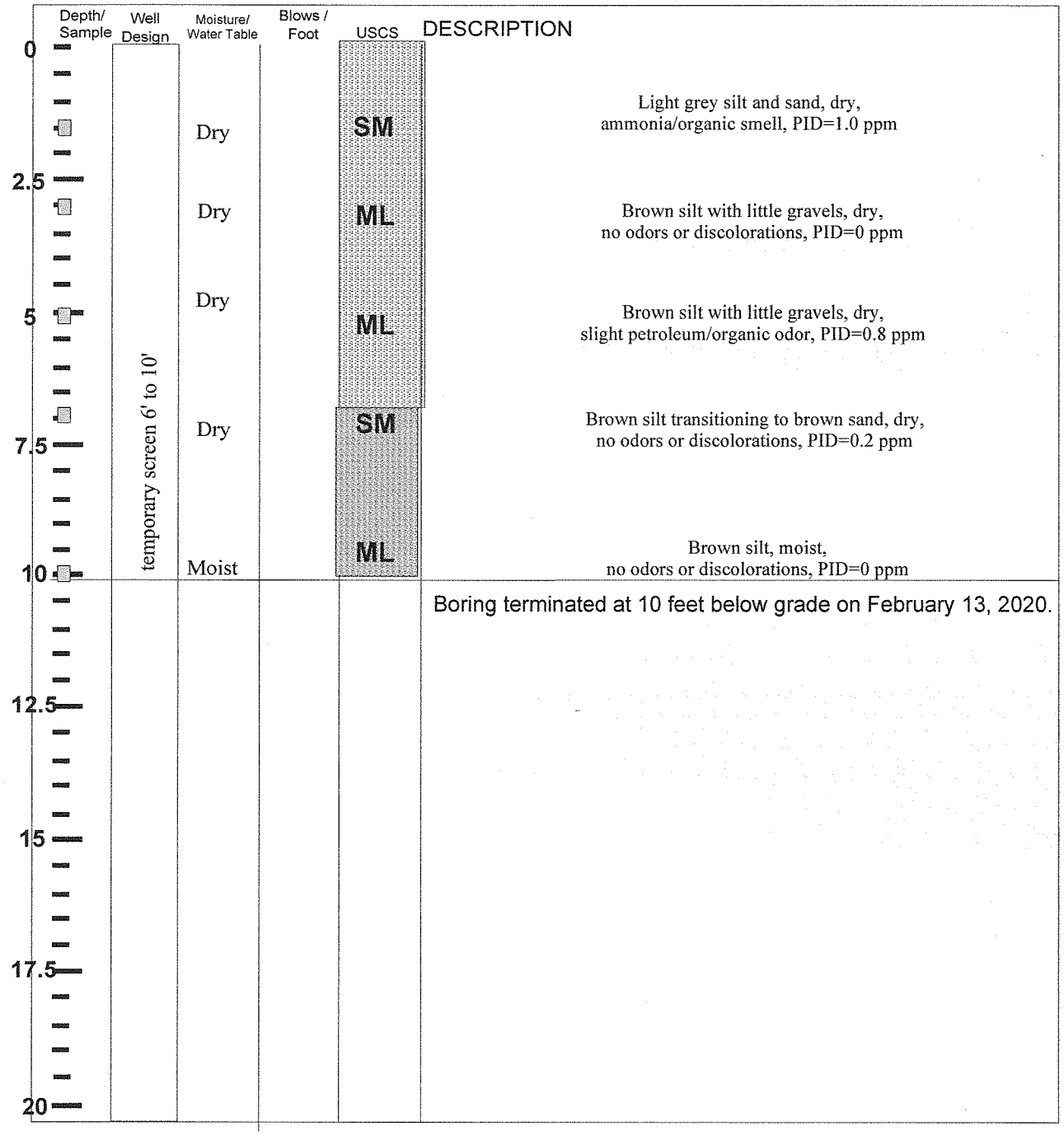
1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

Boring: EAI-B2

Kirkland Nissan (Former Vehicle Parking Area)
11932 - 124th Avenue Northeast
Kirkland, Washington

Job Number:	Date:	Logged by:	Plate:
JN 22175-1	February 2020	EAZ	4

BORING EAI-B3



ENVIRONMENTAL ASSOCIATES, INC.

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

Boring: EAI-B3

Kirkland Nissan (Former Vehicle Parking Area)
11932 - 124th Avenue Northeast
Kirkland, Washington

Job Number:	Date:	Logged by:	Plate:
JN 22175-1	February 2020	EAZ	5

BORING EAI-B4

Depth/ Sample	Well Design	Moisture/ Water Table	Blows / Foot	USCS	DESCRIPTION
0					
2.5		Dry		SM	Brown silty sand and gravels transitioinng to dense brown silt, dry, ammonia/organic odor, PID=0.3 ppm
5				ML	Brown silt, dry, no odors or discolorations
7.5	none	Dry		SP	Brown sand, dry, no odors or discolorations, PID=0.4 ppm
10		Dry		SP	Brown sand, dry, no odors or discolorations, PID=0.4 ppm
					Boring terminated at 10 feet below grade on February 13, 2020.
12.5					
15					
17.5					
20					

ENVIRONMENTAL ASSOCIATES, INC.

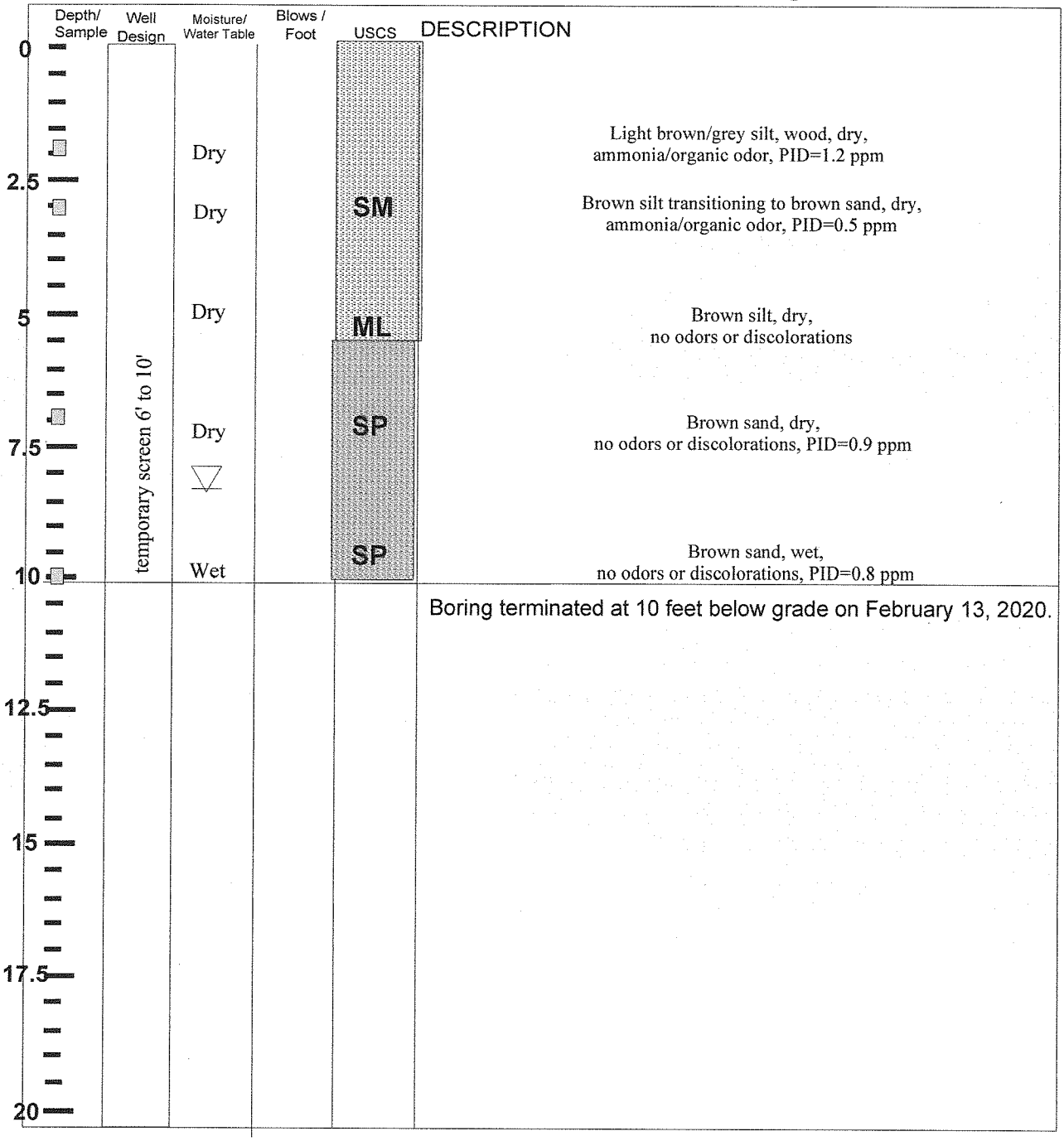
1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

Boring: EAI-B4

Kirkland Nissan (Former Vehicle Parking Area)
11932 - 124th Avenue Northeast
Kirkland, Washington

Job Number:	Date:	Logged by:	Plate:
JN 22175-1	February 2020	EAZ	6

BORING EAI-B5



ENVIRONMENTAL ASSOCIATES, INC.

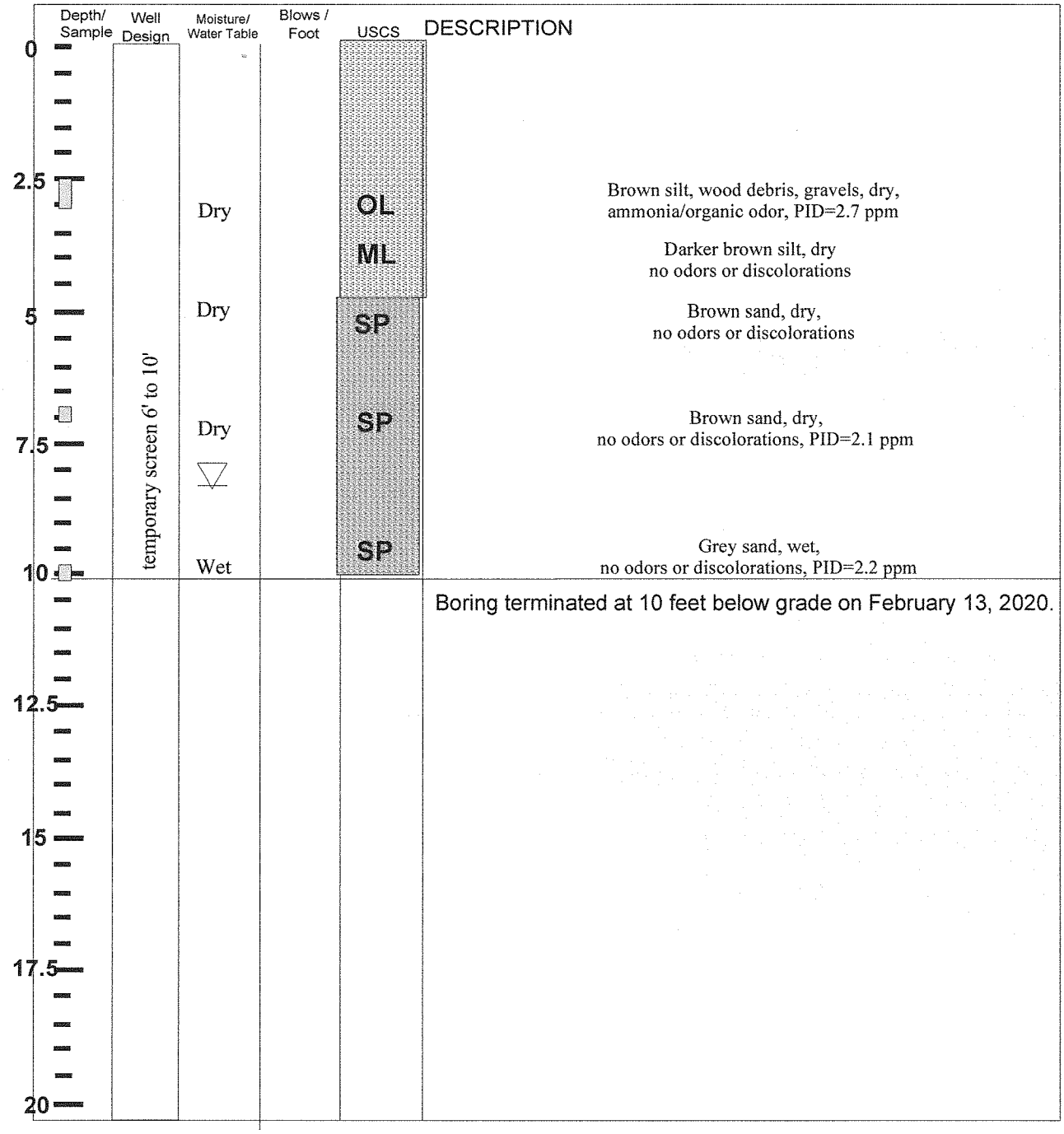
1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

Boring: EAI-B5

Kirkland Nissan (Former Vehicle Parking Area)
11932 - 124th Avenue Northeast
Kirkland, Washington

Job Number:	Date:	Logged by:	Plate:
JN 22175-1	February 2020	EAZ	7

BORING EAI-B6



ENVIRONMENTAL ASSOCIATES, INC.

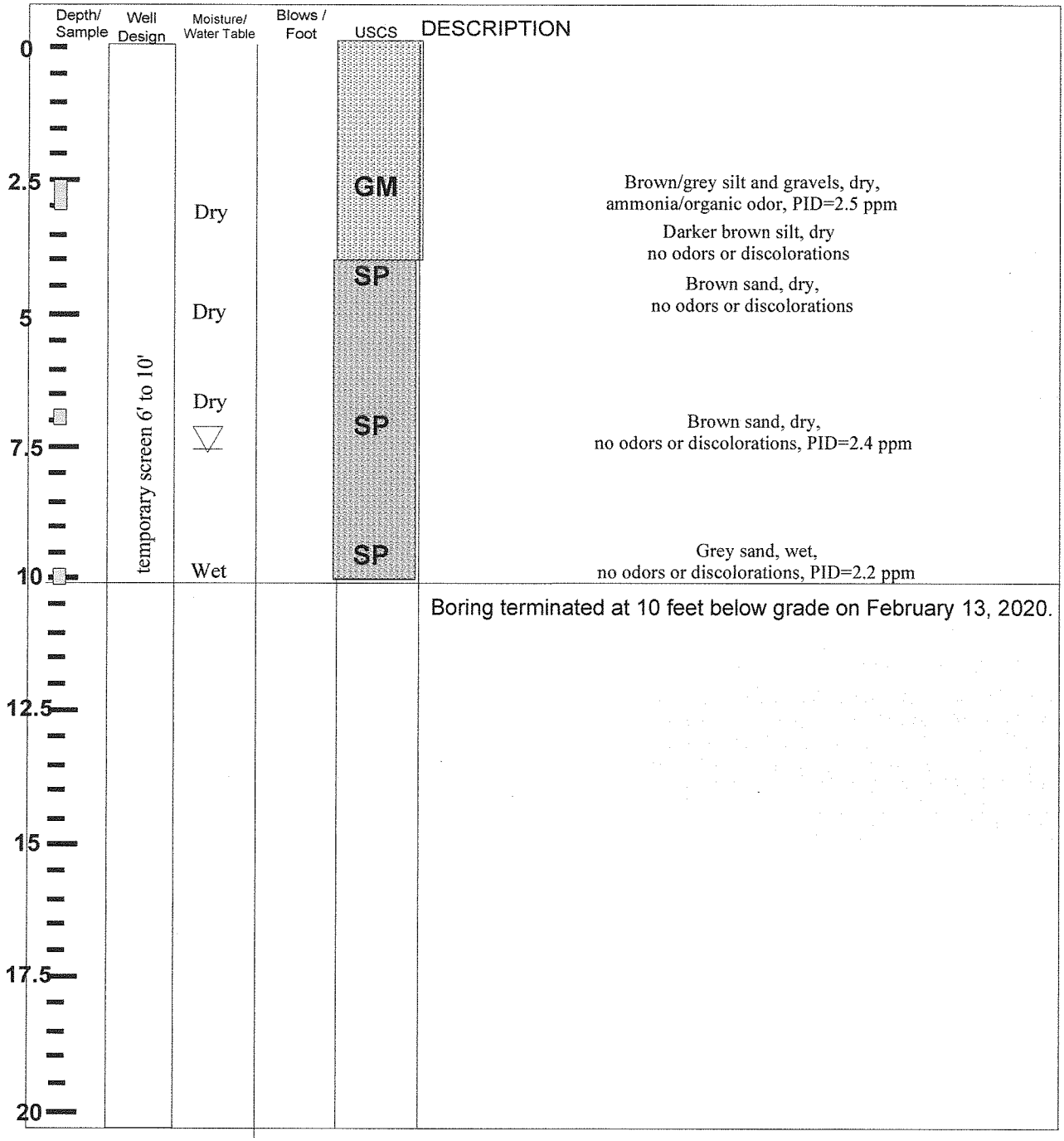
1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

Boring: EAI-B6

Kirkland Nissan (Former Vehicle Parking Area)
11932 - 124th Avenue Northeast
Kirkland, Washington

Job Number:	Date:	Logged by:	Plate:
JN 22175-1	February 2020	EAZ	8

BORING EAI-B7



ENVIRONMENTAL ASSOCIATES, INC.

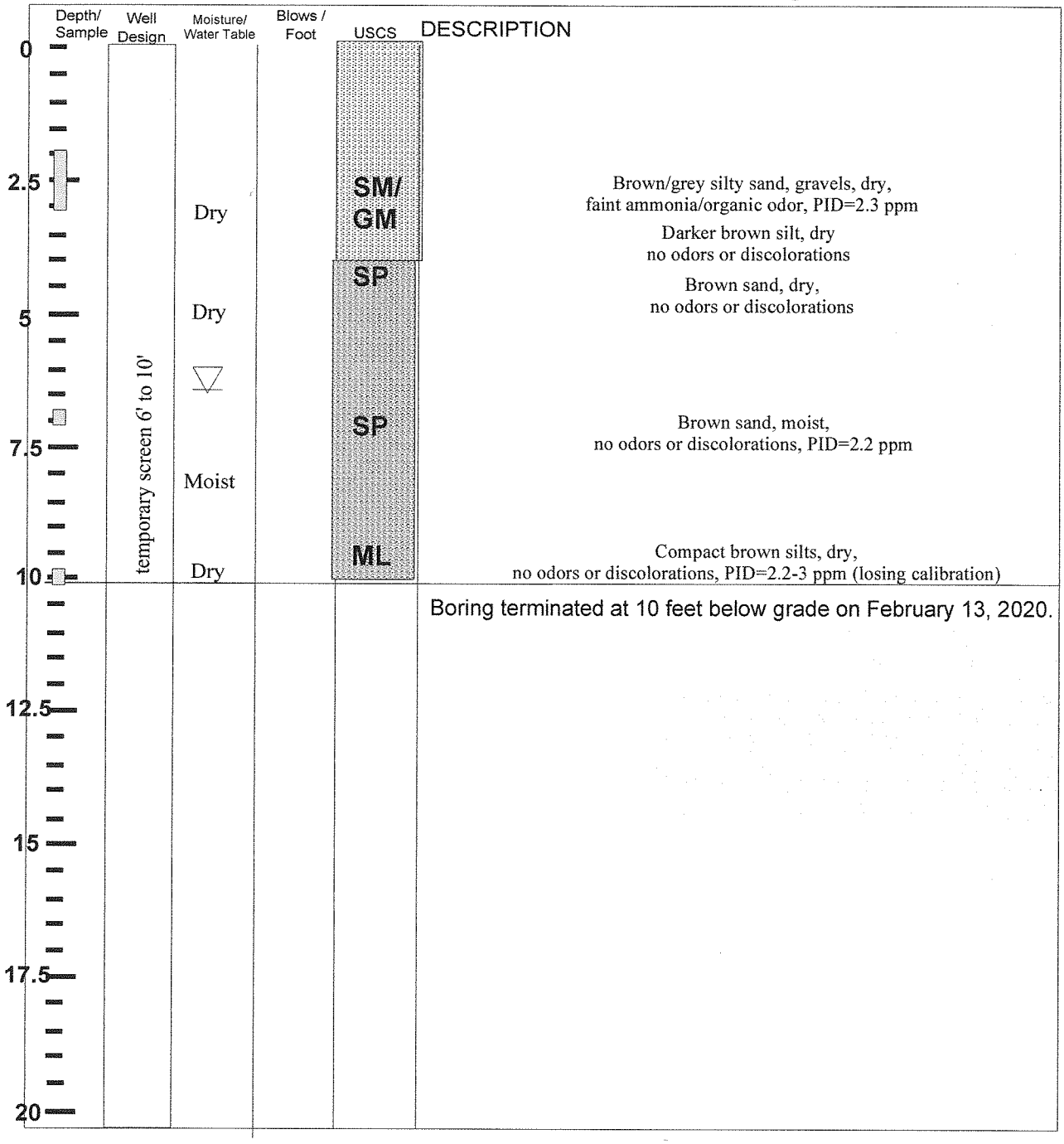
1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

Boring: EAI-B7

Kirkland Nissan (Former Vehicle Parking Area)
11932 - 124th Avenue Northeast
Kirkland, Washington

Job Number:	Date:	Logged by:	Plate:
JN 22175-1	February 2020	EAZ	9

BORING EAI-B8



ENVIRONMENTAL ASSOCIATES, INC.

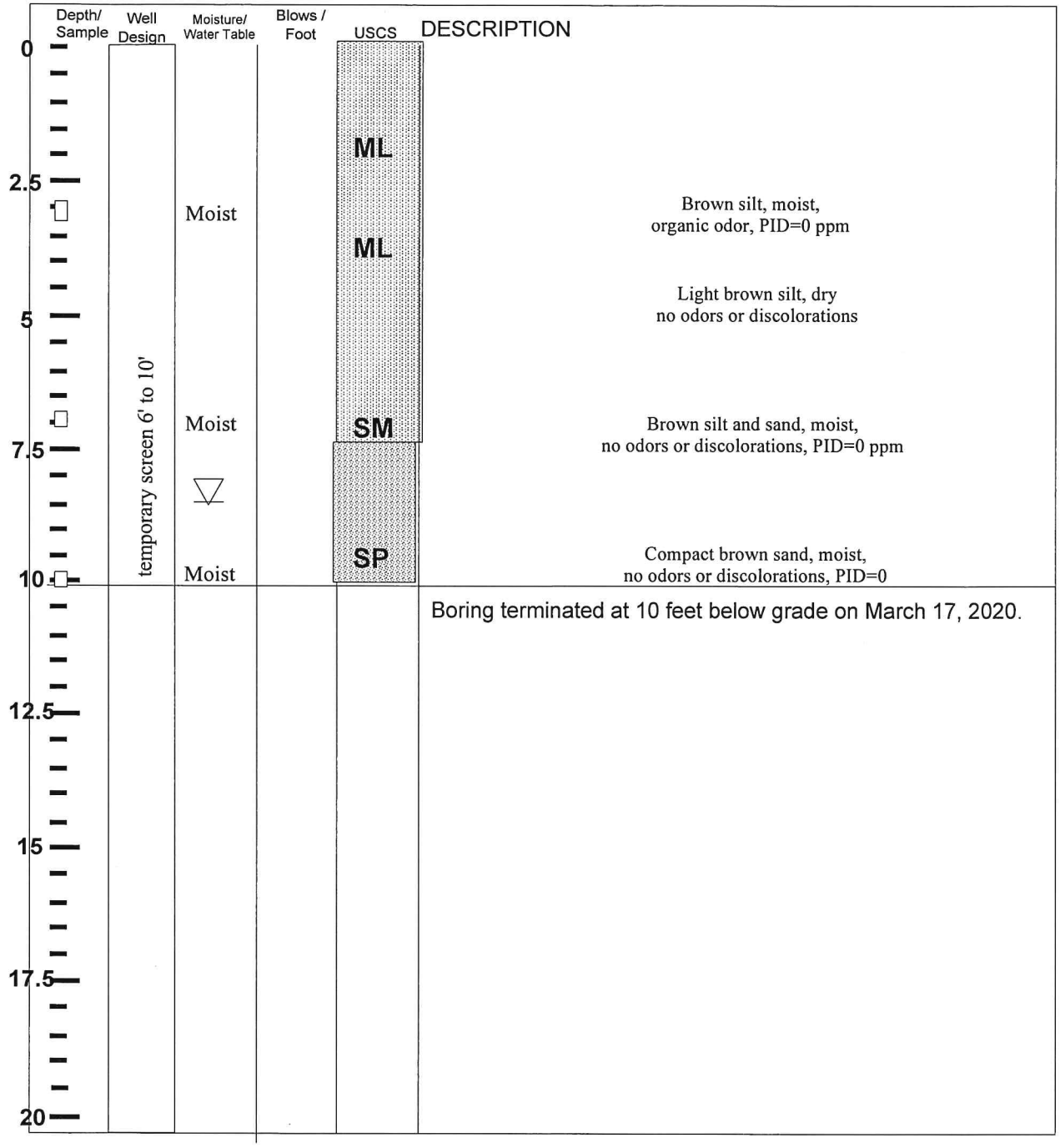
1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

Boring: EAI-B8

Kirkland Nissan (Former Vehicle Parking Area)
11932 - 124th Avenue Northeast
Kirkland, Washington

Job Number:	Date:	Logged by:	Plate:
JN 22175-1	February 2020	EAZ	10

BORING EAI-B9



ENVIRONMENTAL ASSOCIATES, INC.

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

Boring: EAI-B9

Kirkland Nissan (Former Vehicle Parking Area)
11932 - 124th Avenue Northeast
Kirkland, Washington

Job Number:	Date:	Logged by:	Plate:
JN 22175-2	February 2020	EAZ	3

BORING EAI-B10

Depth/ Sample	Well Design	Moisture/ Water Table	Blows / Foot	USCS	DESCRIPTION
0		Dry		ML	Brown silt, dry,
2.5		Moist		OL	Brown /black silt, wood debris, moist no odors or discolorations
				ML	Light brown silt
5	temporary screen 6' to 10'				
		Moist		SM	Brown silt band transition to sands, moist, no odors or discolorations, PID=0 ppm
7.5		▽			
				SP	Brown sand, wet, no odors or discolorations, PID=0
10		Moist			Boring terminated at 10 feet below grade on March 17, 2020.
12.5					
15					
17.5					
20					

ENVIRONMENTAL ASSOCIATES, INC.

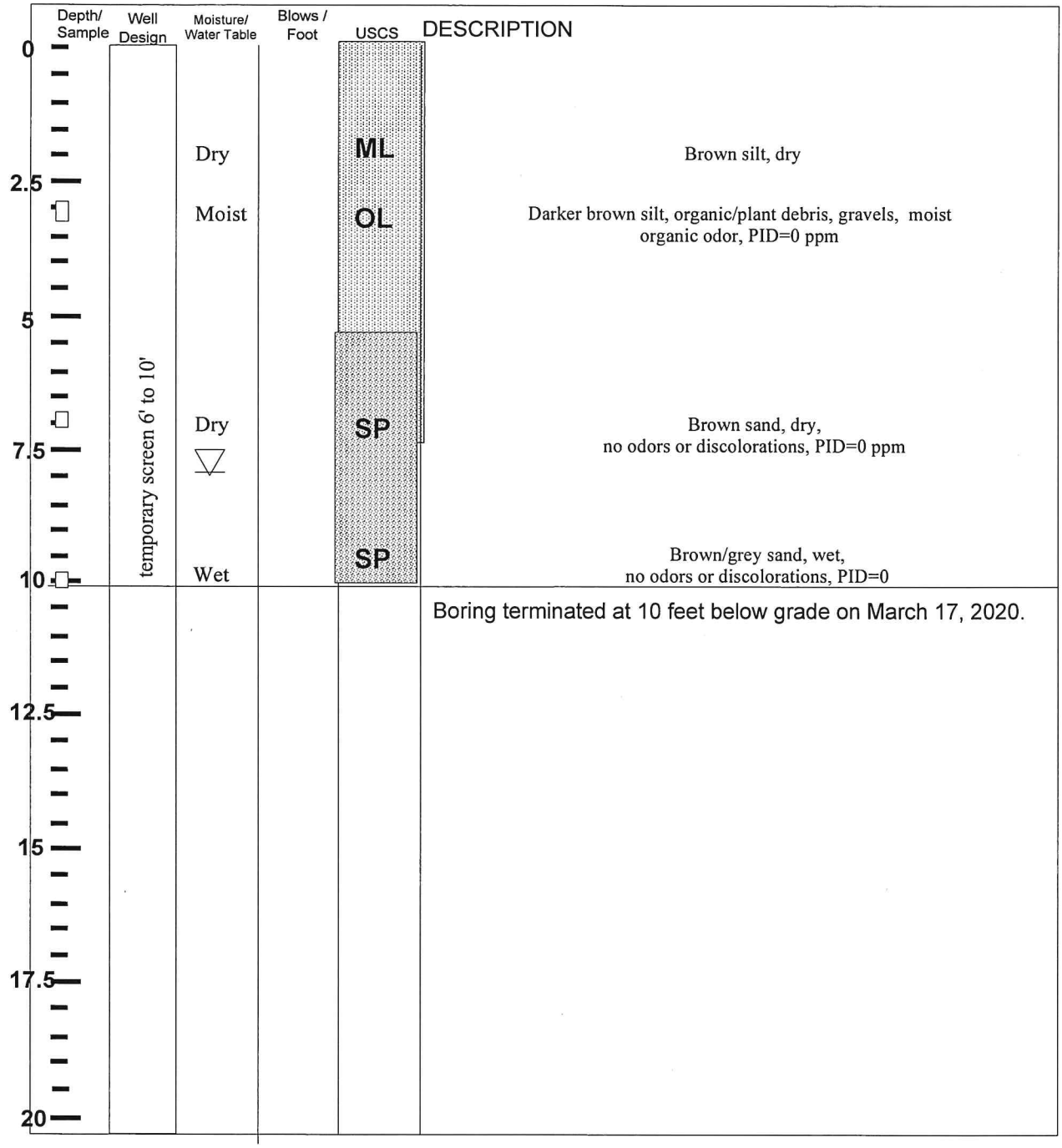
1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

Boring: EAI-B10

Kirkland Nissan (Former Vehicle Parking Area)
11932 - 124th Avenue Northeast
Kirkland, Washington

Job Number:	Date:	Logged by:	Plate:
JN 22175-2	February 2020	EAZ	4

BORING EAI-B11



ENVIRONMENTAL ASSOCIATES, INC.

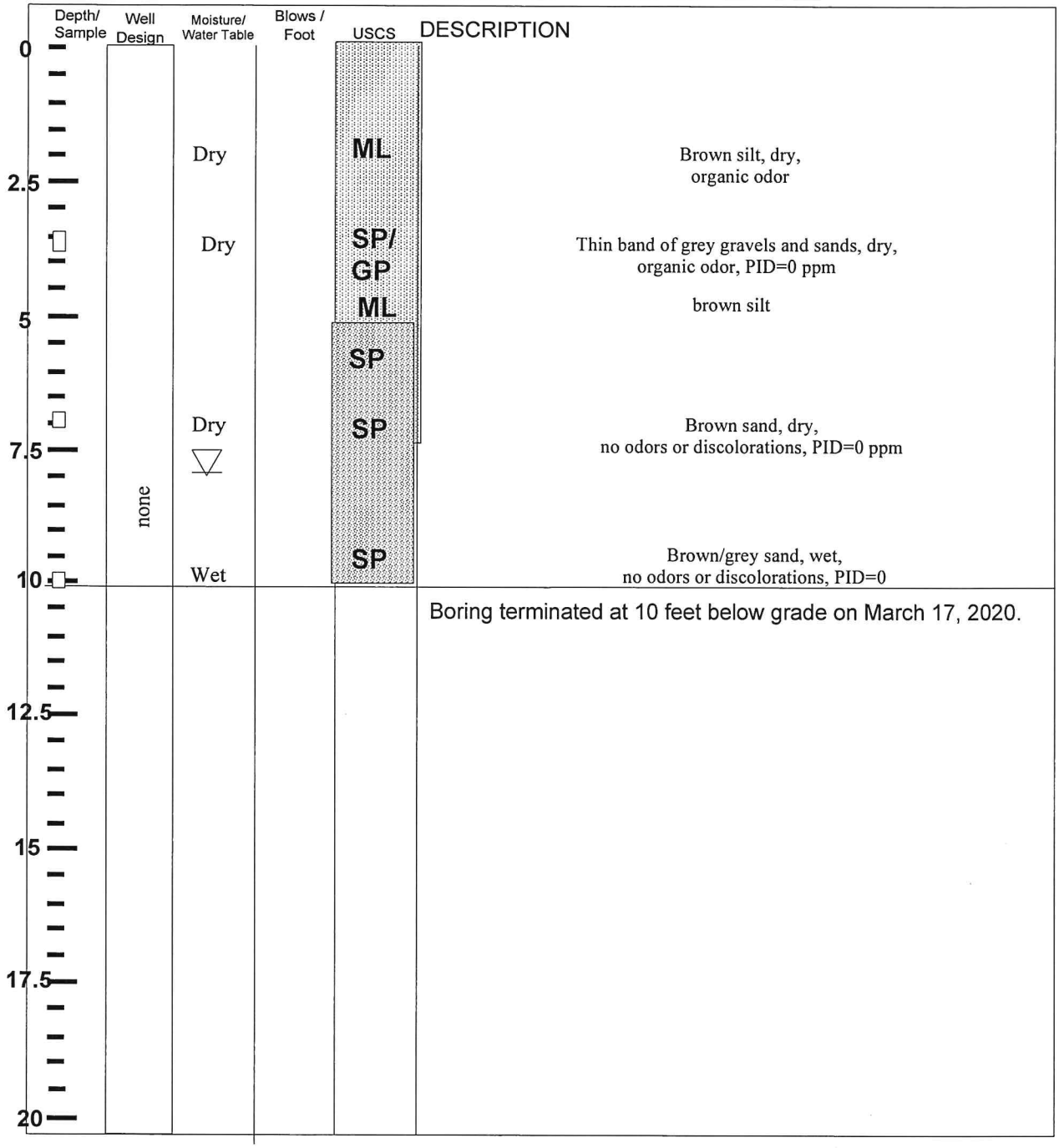
1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

Boring: EAI-B11

Kirkland Nissan (Former Vehicle Parking Area)
11932 - 124th Avenue Northeast
Kirkland, Washington

Job Number:	Date:	Logged by:	Plate:
JN 22175-2	February 2020	EAZ	5

BORING EAI-B12



ENVIRONMENTAL ASSOCIATES, INC.

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

Boring: EAI-B12

Kirkland Nissan (Former Vehicle Parking Area)
11932 - 124th Avenue Northeast
Kirkland, Washington

Job Number:	Date:	Logged by:	Plate:
JN 22175-2	February 2020	EAZ	6

BORING EAI-B13

Depth/ Sample	Well Design	Moisture/ Water Table	Blows / Foot	USCS	DESCRIPTION
0					
		Dry		ML	Brown silt, dry, organic odor
2.5					
		Dry		OL	Brown silt and wood debris with some grey disocloration, dry, no odors, PID=0 ppm
5				SP	brown sand
		Dry		SP	Brown/black sand, dry, no odors or discolorations, PID=0 ppm
7.5	none				
		Dry		SP	Brown/grey sand, dry, no odors or discolorations, PID=0
10					Boring terminated at 10 feet below grade on March 17, 2020.
12.5					
15					
17.5					
20					

ENVIRONMENTAL ASSOCIATES, INC.

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

Boring: EAI-B13

Kirkland Nissan (Former Vehicle Parking Area)
11932 - 124th Avenue Northeast
Kirkland, Washington

Job Number:	Date:	Logged by:	Plate:
JN 22175-2	February 2020	EAZ	7

BORING EAI-B14

Depth/ Sample	Well Design	Moisture/ Water Table	Blows / Foot	USCS	DESCRIPTION
0					
		Dry		ML	Brown silt, dry
2.5					
		Dry		OL	Brown/grey silt and wood debris, dry, **petroleum odor**, PID=7 ppm
5	temporary screen from 6' to 10'			SP	reddish sands/iron mottling
		Dry		SP	Brown sand and gravels, dry, no odors or discolorations, PID=0 ppm
7.5					
		▽ Moist		SP	Grey sand, moist, no odors or discolorations, PID=0
10					Boring terminated at 10 feet below grade on March 17, 2020.
12.5					
15					
17.5					
20					

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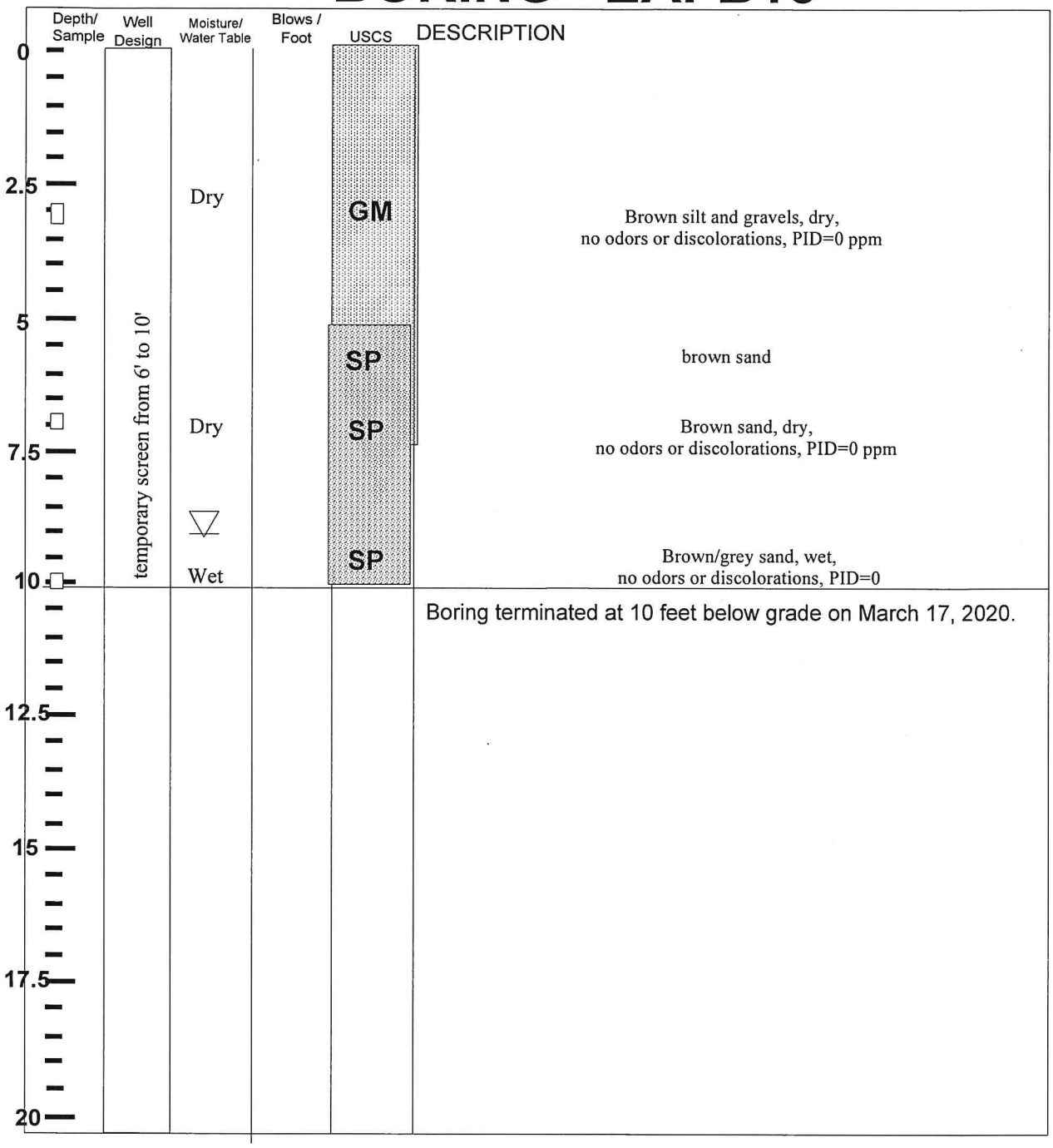
Bellevue, Washington 98004

Boring: EAI-B14

Kirkland Nissan (Former Vehicle Parking Area)
11932 - 124th Avenue Northeast
Kirkland, Washington

Job Number:	Date:	Logged by:	Plate:
JN 22175-2	February 2020	EAZ	8

BORING EAI-B15



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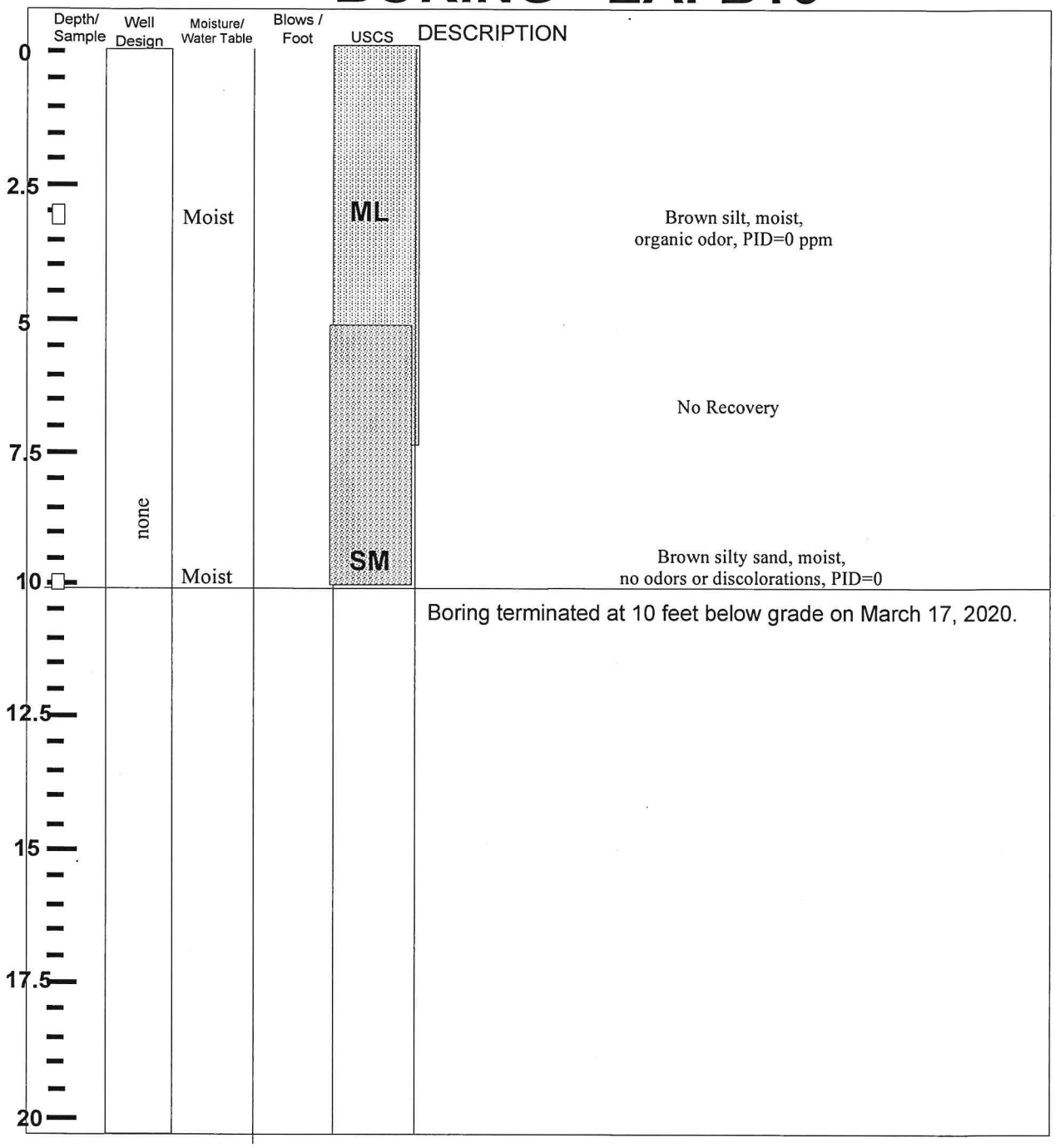
1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

Boring: EAI-B15

Kirkland Nissan (Former Vehicle Parking Area)
11932 - 124th Avenue Northeast
Kirkland, Washington

Job Number:	Date:	Logged by:	Plate:
JN 22175-2	February 2020	EAZ	9

BORING EAI-B16



ENVIRONMENTAL ASSOCIATES, INC.

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

Boring: EAI-B16

Kirkland Nissan (Former Vehicle Parking Area)
11932 - 124th Avenue Northeast
Kirkland, Washington

Job Number:	Date:	Logged by:	Plate:
JN 22175-2	February 2020	EAZ	10

Appendix D: Terrestrial Ecological Evaluation

Voluntary Cleanup Program

Washington State Department of Ecology
Toxics Cleanup Program

TERRESTRIAL ECOLOGICAL EVALUATION FORM

Under the Model Toxics Control Act (MTCA), a terrestrial ecological evaluation is necessary if hazardous substances are released into the soils at a Site. In the event of such a release, you must take one of the following three actions as part of your investigation and cleanup of the Site:

1. Document an exclusion from further evaluation using the criteria in WAC 173-340-7491.
2. Conduct a simplified evaluation as set forth in WAC 173-340-7492.
3. Conduct a site-specific evaluation as set forth in WAC 173-340-7493.

When requesting a written opinion under the Voluntary Cleanup Program (VCP), you must complete this form and submit it to the Department of Ecology (Ecology). The form documents the type and results of your evaluation.

Completion of this form is not sufficient to document your evaluation. You still need to document your analysis and the basis for your conclusion in your cleanup plan or report.

If you have questions about how to conduct a terrestrial ecological evaluation, please contact the Ecology site manager assigned to your Site. For additional guidance, please refer to https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Terrestrial-ecological-evaluation.

Step 1: IDENTIFY HAZARDOUS WASTE SITE	
Please identify below the hazardous waste site for which you are documenting an evaluation.	
Facility/Site Name: Nissan of Kirkland	
Facility/Site Address: 11932 124th Avenue NE	
Facility/Site No: NA	VCP Project No.: NA

Step 2: IDENTIFY EVALUATOR			
Please identify below the person who conducted the evaluation and their contact information.			
Name: Brian Dixon		Title: President	
Organization: Dixon Environmental Services			
Mailing address: 4010 N 7th Street			
City: Tacoma	State: WA	Zip code: 98406	
Phone: 253-380-4303	Fax:	E-mail: Brian@DixonES.com	

Step 3: DOCUMENT EVALUATION TYPE AND RESULTS

A. Exclusion from further evaluation.

1. Does the Site qualify for an exclusion from further evaluation?

☒ Yes *If you answered **"YES,"** then answer **Question 2**.*

☐ No or Unknown *If you answered **"NO" or "UNKNOWN,"** then skip to **Step 3B** of this form.*

2. What is the basis for the exclusion? *Check all that apply. Then skip to **Step 4** of this form.*

Point of Compliance: WAC 173-340-7491(1)(a)

☐ All soil contamination is, or will be,* at least 15 feet below the surface.

☐ All soil contamination is, or will be,* at least 6 feet below the surface (or alternative depth if approved by Ecology), and institutional controls are used to manage remaining contamination.

Barriers to Exposure: WAC 173-340-7491(1)(b)

☐ All contaminated soil, is or will be,* covered by physical barriers (such as buildings or paved roads) that prevent exposure to plants and wildlife, and institutional controls are used to manage remaining contamination.

Undeveloped Land: WAC 173-340-7491(1)(c)

☐ There is less than 0.25 acres of contiguous[#] undeveloped[±] land on or within 500 feet of any area of the Site and any of the following chemicals is present: chlorinated dioxins or furans, PCB mixtures, DDT, DDE, DDD, aldrin, chlordane, dieldrin, endosulfan, endrin, heptachlor, heptachlor epoxide, benzene hexachloride, toxaphene, hexachlorobenzene, pentachlorophenol, or pentachlorobenzene.

☒ For sites not containing any of the chemicals mentioned above, there is less than 1.5 acres of contiguous[#] undeveloped[±] land on or within 500 feet of any area of the Site.

Background Concentrations: WAC 173-340-7491(1)(d)

☐ Concentrations of hazardous substances in soil do not exceed natural background levels as described in WAC 173-340-200 and 173-340-709.

* An exclusion based on future land use must have a completion date for future development that is acceptable to Ecology.

[±] "Undeveloped land" is land that is not covered by building, roads, paved areas, or other barriers that would prevent wildlife from feeding on plants, earthworms, insects, or other food in or on the soil.

[#] "Contiguous" undeveloped land is an area of undeveloped land that is not divided into smaller areas of highways, extensive paving, or similar structures that are likely to reduce the potential use of the overall area by wildlife.

B. Simplified evaluation.

1. Does the Site qualify for a simplified evaluation?

☐ Yes *If you answered **"YES,"** then answer **Question 2** below.*

☐ No or Unknown *If you answered **"NO"** or **"UNKNOWN,"** then skip to **Step 3C** of this form.*

2. Did you conduct a simplified evaluation?

☐ Yes *If you answered **"YES,"** then answer **Question 3** below.*

☐ No *If you answered **"NO,"** then skip to **Step 3C** of this form.*

3. Was further evaluation necessary?

☐ Yes *If you answered **"YES,"** then answer **Question 4** below.*

☐ No *If you answered **"NO,"** then answer **Question 5** below.*

4. If further evaluation was necessary, what did you do?

☐ Used the concentrations listed in Table 749-2 as cleanup levels. *If so, then skip to **Step 4** of this form.*

☐ Conducted a site-specific evaluation. *If so, then skip to **Step 3C** of this form.*

5. If no further evaluation was necessary, what was the reason? *Check all that apply. Then skip to **Step 4** of this form.*

Exposure Analysis: WAC 173-340-7492(2)(a)

☐ Area of soil contamination at the Site is not more than 350 square feet.

☐ Current or planned land use makes wildlife exposure unlikely. Used Table 749-1.

Pathway Analysis: WAC 173-340-7492(2)(b)

☐ No potential exposure pathways from soil contamination to ecological receptors.

Contaminant Analysis: WAC 173-340-7492(2)(c)

☐ No contaminant listed in Table 749-2 is, or will be, present in the upper 15 feet at concentrations that exceed the values listed in Table 749-2.

☐ No contaminant listed in Table 749-2 is, or will be, present in the upper 6 feet (or alternative depth if approved by Ecology) at concentrations that exceed the values listed in Table 749-2, and institutional controls are used to manage remaining contamination.

☐ No contaminant listed in Table 749-2 is, or will be, present in the upper 15 feet at concentrations likely to be toxic or have the potential to bioaccumulate as determined using Ecology-approved bioassays.

☐ No contaminant listed in Table 749-2 is, or will be, present in the upper 6 feet (or alternative depth if approved by Ecology) at concentrations likely to be toxic or have the potential to bioaccumulate as determined using Ecology-approved bioassays, and institutional controls are used to manage remaining contamination.

C. Site-specific evaluation. A site-specific evaluation process consists of two parts: (1) formulating the problem, and (2) selecting the methods for addressing the identified problem. Both steps require consultation with and approval by Ecology. *See* WAC 173-340-7493(1)(c).

1. Was there a problem? *See* WAC 173-340-7493(2).

☐ Yes *If you answered **"YES,"** then answer **Question 2** below.*

☐ No *If you answered **"NO,"** then identify the reason here and then skip to **Question 5** below:*

- ☐ No issues were identified during the problem formulation step.
- ☐ While issues were identified, those issues were addressed by the cleanup actions for protecting human health.

2. What did you do to resolve the problem? *See* WAC 173-340-7493(3).

- ☐ Used the concentrations listed in Table 749-3 as cleanup levels. *If so, then skip to **Question 5** below.*
- ☐ Used one or more of the methods listed in WAC 173-340-7493(3) to evaluate and address the identified problem. *If so, then answer **Questions 3 and 4** below.*

3. If you conducted further site-specific evaluations, what methods did you use?
Check all that apply. See WAC 173-340-7493(3).

- ☐ Literature surveys.
- ☐ Soil bioassays.
- ☐ Wildlife exposure model.
- ☐ Biomarkers.
- ☐ Site-specific field studies.
- ☐ Weight of evidence.
- ☐ Other methods approved by Ecology. If so, please specify:

4. What was the result of those evaluations?

- ☐ Confirmed there was no problem.
- ☐ Confirmed there was a problem and established site-specific cleanup levels.

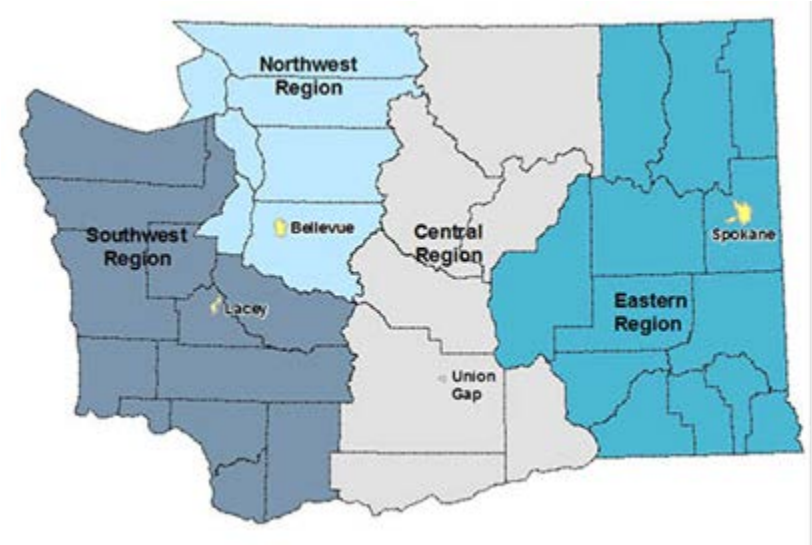
5. Have you already obtained Ecology's approval of both your problem formulation and problem resolution steps?

☐ Yes If so, please identify the Ecology staff who approved those steps:

☐ No

Step 4: SUBMITTAL

Please mail your completed form to the Ecology site manager assigned to your Site. If a site manager has not yet been assigned, please mail your completed form to the Ecology regional office for the County in which your Site is located.



Northwest Region: Attn: VCP Coordinator 3190 160th Ave. SE Bellevue, WA 98008-5452	**Central Region:** Attn: VCP Coordinator 1250 West Alder St. Union Gap, WA 98903-0009
Southwest Region: Attn: VCP Coordinator P.O. Box 47775 Olympia, WA 98504-7775	**Eastern Region:** Attn: VCP Coordinator N. 4601 Monroe Spokane WA 99205-1295

If you need this publication in an alternate format, please call the Toxics Cleanup Program at 360-407-7170. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call 877-833-6341.