

MODIFIED PHASE I ENVIRONMENTAL SITE ASSESSMENT

Bates Wrecking Yard
512 and 524 "A" Street Southeast
Auburn, Washington 98003
ORION Project Number 20-011413 (Task 1)

Prepared For:

Ms. Verla Bates
501 South 38th Court
Renton, Washington 98055

September 21, 2001

Ms. Verla Bates
501 South 38th Court
Renton, Washington 98055

Re: Modified Phase I Environmental Site Assessment
Former Bates Wrecking Yard
512 and 524 "A" Street Southeast
Auburn, Washington 98003
ORION Project Number 20-011413 (Task 1)

Dear Ms. Bates:

ORION Environmental Services (OES) has completed the Modified Phase I Environmental Site Assessment (MESA) for the above-referenced site in substantial compliance with the scope and limitations of the American Society of Testing and Materials, *Standard Practice for ESAs: The Phase I ESA Process, Designation E1527-01*. The purpose of this Phase I ESA was to identify recognized environmental conditions associated with the site. To achieve this objective, the MESA included visual observations of the site, limited observations of surrounding properties, a visual survey for asbestos-containing materials/debris piles, and a review of regulatory database listings. The following sections describe our findings during the performance of this MESA.

1.0 INTRODUCTION

OES visually observed the site to identify potential sources or indications of chemical contamination such as underground storage tanks (USTs), aboveground storage tanks (ASTs), chemicals and hazardous waste/materials, areas with surficial staining or distressed vegetation, and visual evidence of suspect asbestos-containing materials (ACMs) and/or asbestos-containing debris piles. The immediately adjacent properties were observed from the site, without being entered, for possible sources of contamination or environmental impairment which could migrate to the site via surface water runoff, groundwater transport, or other pathways.

2.0 SITE OBSERVATION

On August 10, 2001, Mr. Tyrone Woolfolk, OES Project Manager, conducted a walk-through of the subject site located at 512 and 524 "A" Street Southeast in Auburn, King County, Washington, hereinafter referred to as the site. The OES representative conducted the site visit during normal business hours and was accompanied by Ms. Verla Bates, the current owner of the site. OES conducted the on-site interview with Ms Bates in addition, a walk along the perimeter of the site and a drive around streets in the immediate site area was conducted. At the time of the site visit, the weather was warm with good visibility.

3.0 SITE DESCRIPTION

The site is located in King County, Washington in a predominantly residential area, with neighboring commercial buildings, within the city limits of Auburn. The property is identified as having a property parcel number of R182105-9253 (512 "A" Street Southeast) and R182105-9184 (524 "A" Street Southeast).

At the time of this assessment, the site area was bound on the north by Highway 18, on the south by 6th Street Southeast, to the east by a Denny's restaurant, and to the west by "A" Street Southeast. Water, electricity and sewer are provided to the site area by the City of Auburn. Natural gas is supplied to the site area by Puget Sound Energy.

4.0 SUBSURFACE LITERATURE REVIEW

According to the U.S. Geological Survey Map MF-2265 of South King County, Washington, dated 1987, the site is underlain by Vashon till consisting of gray, unsorted, unstratified, highly compacted mixture of clay, silt, sand, gravel, and boulders deposited directly by glacier ice approximately 13,500 years ago. Considering the surface topography for the site area, as interpreted from the USGS Topographic Map, regional groundwater would be expected to flow in an easterly direction. Therefore, in assessing potential external environmental impacts, properties located directly west of the site are of primary concern. However, actual groundwater flow direction is often locally influenced by factors such as underground structures, seasonal fluctuations, soil and bedrock geology, production wells, and other factors beyond the scope of this study. The actual groundwater flow direction under the site can be accurately determined only by installing groundwater monitoring wells, which was beyond the scope of this project.

5.0 ADJACENT PROPERTIES

Properties in the immediate vicinity of the site were examined from curbside. The area surrounding the site consisted primarily of residential, and commercial properties. No stressed vegetation, staining or debris piles were observed on the adjacent properties.

The immediately adjacent properties were not listed on the federal or state regulatory databases reviewed during this assessment. Based upon this fact, and visual observations made during the site visit, no further evaluation of these properties appears warranted at this time.

6.0 UNDERGROUND STORAGE TANKS (USTs)

No visual evidence (e.g., pipes, vents, pumps, stains) that would indicate past or present USTs on site was apparent during the site visit.

7.0 ABOVEGROUND STORAGE TANKS (ASTs)

No visual evidence that would indicate past or present ASTs (e.g., concrete foundations or steel pedestals) was observed on site during the site visit.

8.0 WASTE MANAGEMENT AND CHEMICAL HANDLING

Abandoned tires and other solid waste materials were observed at the site. These materials were in the process of being removed from the site, and are currently stockpiled. No other hazardous chemicals or indications of past treatment, storage, or usage of such chemicals was observed on site during the site visit. A building located along the western boundary of the site was a former transmission shop. At the time of our survey, the building was vacant and in the process of being demolished.

9.0 ASBESTOS-CONTAINING MATERIALS (ACMs)

An AHERA survey for suspect asbestos-containing materials (ACMs) was not conducted at the site. OES recommends a survey be conducted of the former transmission (autobody) shop to identify and sample suspect ACMs in the building.

10.0 SOIL SAMPLE AND ASSESSMENT

On August 10, 2001, OES as an environmental consultant to Ms. Verla Bates performed soil sampling for total petroleum hydrocarbons, and RCRA 8 metals at the site. Samples were collected east of the transmission (autobody) shop, center portion of the property, 100 feet from east property line, central east portion of the property, and along the northwestern portion of the property (adjacent to the blue disposal container). Results for total petroleum hydrocarbons were found to be below the respective MTCA cleanup levels. Cadmium and lead concentrations were found to be above their respective MTCA cleanup levels and are summarized in the table below:

Sample Number	Sample Location	Analyte(s)	Results (mg/kg)	MTCA Cleanup Level (mg/kg)
01	East of Transmission (Autobody) Shop	Cadmium	25	2.0
01	East of Transmission (Autobody) Shop	Lead	296	250
02	Center portion of property near tree	Cadmium	6	2.0
04	NW Boundary of Property, adjacent to Electroplating Shop	Cadmium	11.0	2.0
04	NW property boundary of site, adjacent to Electroplating Co	Lead	991	250

11.0 CONCLUSIONS

OES has performed a MESA in conformance with the scope and limitations of ASTM Practice E 1527- 01 of the Bates Wrecking Yard located at 512 and 524 "A" Street Southeast in Auburn, King County, Washington. Any exceptions to, or deletions from this practice are described in Attachment B of this report. This assessment has revealed evidence of recognized environmental conditions at the site to include past or present release(s) or potential release(s) of hazardous substances at the site, or other potential or existing environmental conditions on site and/or the surrounding properties.

12.0 RECOMMENDATIONS

Based upon the findings of this assessment, a Phase II investigation is warranted at this time. Recommend site excavation of surface soils at or along contaminated areas, at a minimum of 4 inches below surface grade. Additional soil sampling should be collected to verify the adequacy of soil remediation activities.

We appreciate the opportunity to be of service to Ms. Verla Bates for this project and look forward to working with you on future assignments. In the meantime, if you have questions regarding the information in this report or if we can be of further assistance, please do not hesitate to contact the OES Federal Way, Washington, office at (253) 952-6717.

Sincerely,

ORION Environmental Services



Tyrone Woolfolk
Environmental Scientist

Appendices:

Appendix A: Test Report and Chain of Custody

Appendix B: Limitations Statement

APPENDIX A:

TEST REPORT



Orion Environmental Services

34004 9th Avenue South ♦ Building A Suite 5 ♦ Federal Way, Washington 98003-6740

WBE W2F5912535

Telephone Seattle (253) 874-8118 ♦ Tacoma (253) 952-6717 ♦ Facsimile (253) 927-4714 ♦ email ORION6717@aol

Test Report

Analysis: 8 RECRA METALS

Client Verla Bates
501 South 38th Court
Renton, WA 98055

Date August 24, 2001
Page Page 1 of 1
Invoice 011413
Date Received August 10, 2001

Project Number 011413

Project Name Bates Wrecking Yard

Sample Results Reported in mg/kg on Dry Weigh

SAMPLE ID	01	02	03	MDL	EPA METHOD
LAB NUMBER	10815-09	10815-10	10815-11		
Arsenic (As)	<0.19	1.25	0.52	0.01	7060
Barium (Ba)	<19.2	<18.2	<18.3	1.0	7080
Cadmium (Cd)	3.46	5.71	1.57	0.1	7130
Chromium (Cr)	25.4	43.5	92.4	0.5	7191
Lead (Pb)	296.1	230.3	166.7	0.5	7420
Mercury (Hg)	<0.38	0.35	<0.35	0.002	7470
Selenium (Se)	<0.95	<0.90	<0.90	0.05	7740
Silver (Ag)	<0.19	1.25	0.52	0.5	7760



Orion Environmental Services

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Test Report Analysis: 8 RECRA METALS

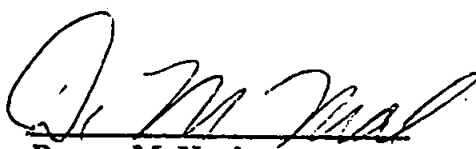
Client Verla Bates
501 South 38th Court
Renton, WA 98055

Date August 24, 2001
Page Page 2 of 1
Invoice 011413
Date Received August 10, 2001

Project Number 011413
Project Name Bates Wrecking Yard
Sample Results Reported in mg/kg on Dry Weigh

SAMPLE ID	04		EPA
LAB	10815-12	MDL	METHOD
NUMBER			
Arsenic (As)	0.71	0.01	7060
Barium (Ba)	<18.5	1.0	7080
Cadmium (Cd)	11.42	0.1	7130
Chromium (Cr)	63.0	0.5	7191
Lead (Pb)	991.1	0.5	7420
Mercury (Hg)	<0.36	0.002	7470
Selenium (Se)	<0.90	0.05	7740
Silver (Ag)	<1.8	0.5	7760

Results reported in PPM (mg/L)
Note: SDL - Sample detection limit.

Reviewed By 
Donna McNeal
Laboratory Director

Member AOAC, ACS, AIHA
Leading Environmental Compliance Consulting Into the 21st Century



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Test Report Analysis: WTPH-HCID

Client Verla Bates
501 South 38th Court
Renton, WA 98055

Date August 24, 2001
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Invoice 011413
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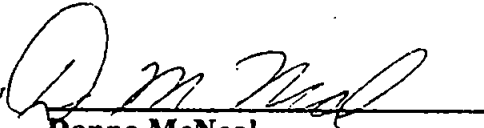
Project Number 011413
Project Name Bates Wrecking Yard

SAMPLE RESULTS: mg/kg on dry weight

Client #	Orion #	WTPH-HCID Gasoline Range	Diesel Range	Heavy Oil Range	Surrogate % Recovery
01	10815-09	<20	<50	<100	98
02	10815-10	<20	<50	<100	98
03	10815-11	<20	>50	<100	98
04	10815-12	<20	<50	<100	98

QUALITY CONTROL RESULTS

Calibration Curve	r-Value	Acceptable Limit	
	0.992	>0.990	
Date Sampled	Date Extracted	Date Analyzed	Sample Expiration
09/10/01	09/23/01	09/24/01	10/23/01

Reviewed By 
Donna McNeal
Laboratory Director

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Chain of Custody and Sample Inventory
 Laboratory Work Identification Number:

011309

JN Environmental Services

34004 9th Avenue, Suite 5, Federal Way, Washington 98003-6740
 Telephone Seattle: (253) 874-8118 Tacoma - (253) 952-6717 Facsimile (253) 927-4714

Client Name Verla Bates
 Address Auburn, WA
 Attention _____
 Project Name Bates Wrecking Yard
 Project Number 011309
 Telephone _____ Facsimile _____
 Purchase Order Number _____

Name _____ City _____
 Address _____ State _____
 Zip _____

Use This Box For Additional Billing Information (other than listed)

ANALYSIS REQUESTED

Asbestos			Total Metals		Hydrocarbons						TCLP		Other	
FLM Bulk	PCM Air	TEM (Specify)	Lead	8 RCRA	WTPH-G	WTPH-D	WTPH-D (est.)	WTPH-HCID	BTEX	BTEX with WTPH-G	Lead	8 RCRA		
				X										
				X										
				X										
				X										

Client Sample ID	Date	Matrix	CHAIN ID
01	10 Aug 01	Soil	10915-01
02	10 Aug 01		09
03	↓	↓	10
04	↓	↓	11

Instructions:
 1. Use one line per sample to be analyzed.
 2. Place "X" in the box of the specific analysis to be performed. If analyte is not listed, write in specific request.
 3. Check or list requested turnaround time for samples. Laboratory will rush all samples not unless indicated otherwise.

Turnaround Request
 Now
 Same Day
 24 Hours
 48 Hours
 3 Days
 5 Days
 7 Days 7-10 days
 Other

Chain of Custody Seals
 Yes
 No
 N/A
 Condition of Seals _____

Shipped VIA
 Hand
 Mailed
 Expressed
 Other

Shipped By: [Signature] Date: 10 August 01 Time: 1320

Samples Received By: Donna McNeil Date: August 10, 2001 Time: 1323

Comments 01 - 15' East of Autoshop 02 - Center portion of property, 15' from tree

03 - 100' from Denny's Restaurant border (East fence-line), Central east portion of property
04 - 10' from Electroplating shop boundary (N.W. boundary of property), 10' North of blue garbage

APPENDIX B:
LIMITATIONS STATEMENT

Limitations and Expectations of Assessment

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with standard principles and practices in the fields of environmental science and engineering. This statement is in lieu of other statements either expressed or implied. This company is not responsible for the independent conclusions, opinions, or recommendations made by others based on the records review, site observations, field exploration, and laboratory test data presented in this report.

It should be noted that environmental evaluations are inherently limited in the sense that conclusions are drawn and recommendations developed from information obtained from limited research and site evaluation. For these types of evaluations, it is often necessary to use information prepared by others, and OES cannot be responsible for the accuracy of such information. Additionally, the passage of time may result in a change in the environmental characteristics at this site and surrounding properties. This report does not warrant against future operations or conditions, nor does it warrant operations or conditions present of a type or at a location not investigated. This report is not a regulatory compliance audit and is not intended to satisfy the requirements of any state, federal, or local real estate transfer laws.

This report is intended for the sole use of Ms. Verla Bates and may not be used or relied upon by any other party without the written consent of OES. The scope of services performed in this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations are at the risk of said user.

Subsurface conditions were not field investigated, as this was outside the scope of this study, and may differ from the conditions implied by the surficial observations. This study is not intended to assess or otherwise determine if soil impacts, waste emplacement, or groundwater impacts exist. These data are accessible only by subsurface material and groundwater sampling through the completion of soil borings and the installation of monitoring wells. The scope of work, in accordance with our agreement, did not include these activities.

It must be noted that no evaluation, no matter how thorough, can absolutely rule out the existence of hazardous materials at a given site. This assessment has been based on prior site history and observable conditions. Although the results of this study suggest that hazardous materials exist at the site and that further study may be needed, other hazardous materials and hazardous substances can escape detection using these methods. Therefore, if a higher level of confidence is required than can be defined by the Phase I scope of work, additional evaluation would, of course, be required.

Our conclusions regarding the potential environmental impact of nearby, off-site facilities on the site are based on readily available information from the environmental databases and the assumed groundwater flow direction. A detailed file review of each facility was beyond the scope of work. Actual groundwater conditions, including direction of flow, can only be determined through the installation of monitoring wells.

In accordance with the specified scope of work, sampling for the possible presence of ACMs was not conducted during this evaluation. Under no circumstances is this report to be utilized as a bidding or project specification document for abatement purposes.

OES does not warrant the correctness, completeness, currentness, merchantability, or fitness of any information related to records review provided in this report. Such information is not the product of an independent review conducted by OES, but is only publicly available environmental information maintained by federal, state, and local government agencies.