PES Environmental, Inc.
Engineering & Environmental Services

A Report Prepared for:

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Attention: Mr. Michael Nelson

PHASE I ENVIRONMENTAL SITE ASSESSMENT
1900/1916 BOREN DEVELOPMENT
1900 AND 1916 BOREN AVENUE
SEATTLE, WASHINGTON

JULY 8, 2021

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EXECUTIVE SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (ESA) for the 1900/1916 Boren Avenue Property located at 1900 and 1916 Boren Avenue, in Seattle, Washington (subject property or Site). The subject property is comprised of land two land parcels, recorded by King County as being owned by the GZI Boren LLC. PES understands that TCNW Northwest Development, Inc. (TCNW) is conducting the Phase I ESA to evaluate current environmental conditions at the Site for potential purchase of the subject property.

The rectangular-shaped subject property is comprised of two legal land parcels identified as King County Assessor Parcel Number (APN) 066000-2170 (1916 Boren Avenue) and 066000-2155 (1916 Boren Avenue) totaling 5,160 square feet (sq. ft.) (0.12 acres) and 22,800 sq. ft. (0.52 acres), respectively, and encompasses slightly more than one-quarter of the city block. The subject property includes three asphalt-paved commercial parking lots, a three-story currently vacant office building (1916 Boren Avenue), and a vacant former car rental company office. The tax parcel is zoned DMC 240/290-440 (Downtown Mixed Commercial).

The subject property is located in the Denny Triangle (a.k.a. Denny Regrade), one of the oldest neighborhoods in Seattle. Prior to the 1890s, this area was known as Denny Hill. City leaders and engineers at the time believed the steepness of Denny Hill impeded Seattle's northward expansion. In the mid-1890s, the first of many "regrade" projects were implemented to remove Denny Hill. The method of "sluicing" the soils of the hill towards Elliott Bay continued in stages until finally completed in the early 1930s. The soils from the Denny Regrade were used to reshape and grow Seattle's waterfront, historic Pioneer Square area, and Harbor Island in Elliott Bay.

During the mid-1930s, improvements to the area included the construction of street paving and sidewalks and sewer and water main installations in preparation of expansion of increased residential and commercial development. Since that time, although single-family homes were displaced for multi-family housing units, the area has remained a mix of residential, commercial, and light industrial development. Past use of the subject property has included four single-family residential structures since at least 1893. Eventually the residential structures were demolished and replaced with commercial businesses, a church, and parking lots.

1900 Boren Avenue (Parcel 066000-2155)

The current building at 1900 Boren Avenue was constructed in 2003 for a Dollar Rental Car company. Prior to that time various occupants have been associated with the subject property occupying a church (constructed in 1906, demolished in 1999) occupied by various denominations), a social services center, medical offices, a gasoline service station, refrigerator manufacturer, wholesale novelties, food brokers, restaurants, a furniture shop, Bartell Drug Company with an associated gasoline service station, a security company, a nightclub, and a rental car company office constructed in 2003. An oil-water separator (OWS) for car washing at the rental company was also installed. Originally a larger building, southern portion of the 1916 Boren Avenue building was demolished in 1977 and converted to a parking lot. With the exception of remodeling to the interior of the building over the years, the northern portion of the building has remained relatively unchanged.

1916 Boren Avenue (Parcel 066000-2170)

The current building at 1916 Boren Avenue was constructed in 1929, displacing some of the residential buildings. Various occupants have been associated with the subject property since the 1930s including: medical offices, refrigerator manufacturer, wholesale novelties, food brokers, restaurants, a furniture shop, a security company and Bartell Drug Company with an associated gasoline service station.

Several previous environmental investigations have been conducted at the subject property and the adjoining property to the north. Including a Phase I ESA conducted at 1916 Boren Avenue by Associated Earth Sciences (AES) in October 2016. AES reported historical records indicate that previous use of the 1916 Boren Avenue building as having fuel and gas located on the east-northeast corner of the existing building, and that a possible fill cap was observed in an alcove on the northeast side of the building. PES did not see this fill cap during the site visit. AES listed the gasoline oil UST as a REC for 1916 Boren Avenue, along with seven nearby properties that were listed in searched environmental databases. Two of these properties (Puget Sound Dyeing and Cleaning Works and the former Arco Service Station/Budget Rena-A-Car) were listed as having a potential impact to the property. Five additional properties (include former service stations, dry cleaners, and a bottling plant) were listed as RECs; however, based on the reported inferred groundwater direction to the southwest, these properties are all located downgradient of the 1916 Boren Avenue property PES determined that the environmental risk to the subject property was low.

As a follow-up to AES's findings that a gasoline UST was listed at 1916 Boren avenue, Environmental Solutions Northwest (ESNW) performed a Phase II investigation at the 1916 Boren Avenue subject property in November 2016 (ESNW, 2016) that included a geophysical survey using ground penetrating radar (GPR). ESNW reported that the GPR survey did not find any USTs in the accessible parking area around the building, and a visual inspection of the building basement did not reveal evidence of presence of an UST. However, a suspected UST fill-port (pipe) was observed along the southwest side of the existing building (facing Boren Avenue) suggesting that a UST may exist beneath the inaccessible portion of the building. Six soil borings were drilled to depths between 15 and 40 feet bgs at the 1916 Boren Avenue subject property: B-1 through B-3 were located in the parking lot on the south/southeast side of the building and B-4 through B-6 were located in the parking lot on the north/northwest side of the building. Perched groundwater was encountered in B-2 (32 feet bgs), B-3 (17 feet bgs), and B-4 (13 feet bgs). Soil and groundwater samples were analyzed for GRO, DRO, ORO, VOCs, and MTCA 5 Metals. Acetone, 2-butanone, and chromium were detected in soil samples; however, none of the detections were above the applicable CULs. Acetone was the only analyte detected in the groundwater samples (detected in B-2); however, the concentration was below the applicable CUL. No other analytes were detected in the soil and groundwater samples. It should be noted that both acetone and 2-butanone can be related to the biodegradation of organic matter and/or introduced as laboratory contaminants.

A Phase I ESA was conducted at 1900 Boren Avenue by SoundEarth Strategies (SES) in October 2017 (SES, 2017). SES reported a former heating oil UST was reported to have been on the 1900 Boren Avenue subject property, in association with a former residential building. The Phase I ESA identified the following RECS: the potential for former heating oil UST on the 1900

Boren Avenue subject property, two adjacent properties, the Puget Sound Dyeing and Cleaning Works (1913/1917 Minor Avenue), and the Former Goodyear facility at 1812 Boren (southeast of the 1900 Boren Avenue subject property). Based on the NFA for the Goodyear site and the lack of chlorinated solvents in groundwater, PES concludes these two sites do not present an environmental concern to the 1900 Boren Avenue subject property.

A geotechnical study was conducted as of the subject property in 2020 (GeoEngineers, 2020) in association with a planned redevelopment of the subject property. GeoEngineers drilled two borings (GEI-1-18 and GEI-2-18). GEI-1-18 was drilled to a depth of 90.25 feet bgs at 1916 Boren Avenue and GEI-2-18 was drilled to a depth of 91 feet bgs on the 1900 Boren Avenue. Groundwater was encountered at 79 feet bgs (elevation from 56 to 58 feet) in GEI-1-18; however, GeoEngineers reported the groundwater as perched with the regional groundwater occurring below 90 feet bgs (elevation 44). Groundwater was not encountered in the other boring (GEI-2-18). GeoEngineers did not collect environmental samples as a part of their geotechnical study. However, SES was on the 1900 and 1916 Boren Avenue properties during GeoEngineers geotechnical study to collect soil and groundwater samples from the two geotechnical borings GEI-1-18 and GEI-2-18. One soil sample from GEI-1-18 (5 feet bgs) and two soil samples from GEI-2-18 (5 and 10 feet bgs) were submitted to the laboratory and analyzed for gasoline range organics (GRO), diesel range organics (DRO), heavy oil range organics (ORO), and benzene, toluene, ethylbenzene, and xylenes (BTEX). Carcinogenic polycyclic aromatic hydrocarbons (cPAHs) and Model Toxics Control Act (MTCA) 5 Metals were analyzed in the 5 foot sample from GEI-1-18 and the 7.5 foot sample from GEI-2-18.

The cPAHs benzo(a)anthracene, chrysene, and benzo(a)pyrene were detected in soil from both borings. Benzo(b)fluoranthene, benzo(k)fluoranthene, indeno(1,2,3-cd)pyrene, and dibenz(a,h)anthracene were only detected in the soil from GEI-2-18. The toxicity equivalent concentration in the sample from GEI-2-18 at 7.5 feet bgs was 0.420 mg/kg which exceeded the MTCA Method A cleanup level (CUL) of 0.1 mg/kg (due to benzo(a)pyrene concentration of 0.33 mg/kg). Arsenic, chromium, and lead were detected in the soil from GEI-1-18 at 5 feet bgs and in GEI-2-18 at 7.5 feet bgs; however, the concentrations were below the MTCA Method A CULs. GRO, DRO, ORO, and BTEX were not detected above the method reporting limits (MRLs) in any soil sample.

SES collected one reconnaissance groundwater sample from GEI-1-18 and analyzed it for GRO, DRO, ORO, BTEX, and chlorinated volatile organic compounds (CVOCs). The SES report does not describe whether the well was properly developed prior to sampling or a description of the sampling procedures other than to say that the sample was collected using a disposable bailer. The lack of proper well development prior to sampling and appropriate well purging during sampling can impact the quality and reliability of the data.

GRO, DRO, ORO, benzene, and total xylenes were detected in the groundwater; however, only the DRO concentration (610 µg/L) slightly exceeded the MTCA Method A CUL (500 µg/L). SES reported that the DRO and ORO results were flagged by the laboratory as having characteristics not matching the standard used for quantitation and may be a result of non-petroleum organic matter or degraded petroleum. CVOCs were not detected at or above the MRLs. SES recommended further evaluation/sampling of the fill material to better understand the distribution of cPAHs and re-sampling of well GEI-1 to assess the previous detection of DRO in groundwater.

A hazardous materials assessment of the subject property's buildings was conducted by SoundEarth Strategies, Inc. (SES) during May 2020. One hundred eighty-three bulk samples of suspect asbestos-containing materials (ACM) were collected and analyzed. Five materials (sink undercoating, vinyl flooring, built-up asphaltic roofing, asphaltic roofing with metal substrate, and mastic sealant on the roof) were found to contain asbestos (ACM) greater than one percent. All of these materials were found in the building located at 1916 Boren Avenue. None of the samples collected from the building at 1900 Boren Avenue contained detectable concentrations of asbestos.

- Fifteen (15) paint chip samples were collected and analyzed for total lead content. Eight of the paint chip samples were found to contain detectable levels of lead with six of those samples containing lead at concentrations above 100 parts per million (ppm). The samples containing the highest concentrations were collected from the second and third floor walls and ceilings of the building located at 1916 Boren Avenue.
- SES reported that five hundred two (502) mercury-containing fluorescent lamps were identified in the 1916 building and twenty-six (26) were identified in the 1900 building. One mercury-containing thermostat was observed on the third floor of the 1916 building.

The property located at 1930 Boren is adjacent to the 1916 Boren Avenue subject property as was the location of a former Arco gasoline station/Budget Rent-A-Car, historically both businesses have occupied the same location. PES conducted a Phase I ESA on the property in February 2021 (PES, 2021). The Arco gasoline station operated from 1952 until the late 1970s. During the 1989 to the mid-1990s, multiple environmental investigations were conducted on the 1930 Boren property. The USTs (2 gasoline and 1 waste oil) associated with the former gasoline station were removed in 1989. Although approximately 90 tons of petroleum contaminated soil (PCS) were removed from the property during the UST removal activities; subsequent investigations indicated that PCS remained on the property. Enviros, Inc. (Enviros) conducted a remedial action at the property in June and July 1996 to removed PCS from the former UST area. Approximately 5,925 tons of PCS were removed and disposed offsite. Enviros reported that three confirmation soil samples collected from the bottom of the remedial excavation (up to 11 feet bgs) contained petroleum hydrocarbons exceeding the MTCA Method A CULs. Two of these samples were located along the property boundary between the 1930 Boren Avenue and the 1916 Boren Avenue subject property. The third sample was located along the 1930 Boren Avenue property boundary and the adjacent alley, approximately 50 feet from the 1916 Boren Avenue subject property. The results of the cleanup action were submitted to Ecology and property was issued a No Further Action (NFA) in 1997 although residual petroleum-impacted soil was present in the right or way beyond the property boundary.

PES conducted a limited Phase II investigation on the 1930 Boren property in May 2018 to assess and evaluate the soil and groundwater conditions at property prior to redevelopment activities, primarily the documented contaminated soil left in place at the bottom of the remedial excavation in 1996. Due to the constraints of the existing building, the Phase II work was limited to the accessible areas in the parking area southeast of the building. Four borings (SB-1 through SB-4) were drilled to depths ranging from 21.5 feet bgs (SB-4) to 51.5 feet bgs (SB-1 and SB-2). PES collected soil samples from the borings and analyzed selected samples for GRO, DRO, ORO, VOCs, and total metals (samples from SB-3 and SB-4, only). Groundwater was not

encountered in any boring during the investigation. The results of the soil samples showed that tow soil samples collected from boring SB-2 at 6 and 11 feet bgs contained ORO at concentrations below the MTCA CULs. ORO was not encountered in the sample collected from the same boring at 16 feet bgs. Metals were also detected; however, concentrations were within background levels. No other contaminants were detected above the MRLs.

PES concluded that the fill material used to backfill the 1996 remedial excavation generally appears to be unimpacted except in the vicinity of SB-2 where the fill soil is impacted with ORO from approximately 6 to 11 feet bgs near the base of the fill and top of the native soil. Based on results of previous investigations and the 1996 remedial excavation activities, petroleum hydrocarbons are likely to be encountered at depths ranging from the bottom of the remedial excavation (approximately 10 to 13 feet bgs) to a depth between 16 and 20 feet bgs. PES recommended that additional characterization of the fill material and vertical extent of contamination beneath the previous remedial excavation be investigated prior to property redevelopment.

Redevelopment activities occurred on the property in 2019 (PES, 2021). Petroleum odors were noted in soldier piles located along the northeast, southeast, and southwest excavation (adjoins the 1916 Boren Avenue subject property) walls during shoring activities. Three soil samples were collected, one from the southwest wall at 8 feet bgs (S1-SW-8), one from the northeast wall at 10 feet bgs (S3-SW-10), one grab sample in the northern portion of the excavation (S3-Grab). The soil results indicated DRO and/or GRO were detected at concentrations below the CUL in the soil sample collected from the northeast wall at 10 feet bgs and in the sample collected from the southwest wall at 8 feet bgs. During construction it was reported that impacted soil was encountered based in field screening along the southeast, southwest, and northwest walls between elevation 130 and 113 feet (approximately 5 to 19 feet bgs). Approximately 4,670 tons of Class II material was disposed of offsite. Groundwater was not encountered during any of the subsurface investigations or during redevelopment construction.

Based on the results of the sampling and construction observation during redevelopment construction at 1930 Boren, there is the potential that petroleum hydrocarbon impacted soil could be encountered on the 1916 Boren Avenue subject property along the common property boundary. Based on the previous findings, it is likely that if petroleum impacted soil is encountered, the concentrations are likely to be below applicable cleanup levels.

During the June 10 and 23, 2021 site visits, PES observed the exterior areas of the subject property and interiors of the vacant buildings including the interior and roof of the 3-story 1916 Boren Avenue building and the interior of the 1900 Boren Avenue building. With the exception of containers of paint noted in both buildings, no evidence of significant chemical or petroleum product use was observed. A single elevator in the 1916 Boren Avenue building uses hydraulic fluid to operate the elevator car. The elevator was not operational. The hydraulic tank in the elevator machine room on the first floor of the building did not have a lid revealing that the tank was half-full of oil. A *de minimis* amount of oily staining was noted on the concrete floor of the mechanical room and no leaks of the hydraulic oil tank was observed. Several containers of paint were observed in a room adjacent to the elevator mechanical room as well as the lobby of the 1900 Boren Avenue building. Several 55-gallon steel soil drums from previous subsurface investigations at the subject property were observed on the northwest and southwest sides of the

1916 Boren Avenue building. Although the drums were rusty, no leaks or stains were observed. Several soil boring locations were noted in the parking lots. A single groundwater monitoring well installed by GeoEngineers in 2020 in the northwest parking lot was also noted. No electrical transformers were observed on the subject property as the city of Seattle maintains transformers in a below-grade vault in the alleyway along on the northeast side of subject property. No observable adverse environmental conditions were noted during the site visit.

Recognized Environmental Conditions

PES has performed a Phase I ESA in conformance with the scope and limitations of ATSM Practice E 1527-13 of the property located at 1930 Boren Avenue, Seattle, Washington. Any exceptions to, or deletions from, this practice are described in Sections 1.2 and 1.3 of this report. This assessment has not identified any HRECS or CRECs associated with the subject property. However, this assessment has revealed the following RECs (HREC) in connection with the property:

- Based on the results of previous investigations conducted on adjacent former Arco Service Station/Budget Rent-A-Car property, there is a potential for petroleum contaminants impacting the 1916 Boren subject property along the common property boundary at the northwest end of the subject property. The potential presence of petroleum hydrocarbons from the adjoining property to the north has been identified as a REC. Based on the previous findings, it is likely that if petroleum impacted soil is encountered, the concentrations are likely to be below applicable cleanup levels.

- A gasoline UST was reportedly used on the 1916 Boren property and a suspected heating oil UST may be present on the 1900 Boren property. Information regarding the removal and/or decommissioning of these tanks has not been discovered as part of this Phase I ESA. The potential presence of a heating oil UST and the reported use of a gasoline UST at the subject property is identified as a REC.

- A fuel oil UST was observed in historical drawings scanned from microfilm. These drawings indicated the tank to be approximately 18 feet below ground surface at the northeastern end of 1916 Boren Avenue adjacent to the alley. The capacity of the UST is approximately 1,700 gallons as depicted in the drawings. The documented presence of this UST is identified as a REC.

- The previous investigations has revealed the presence of cPAHs in soil at the 1900 Boren property exceeding the MTCA Method A cleanup level i at the 1916 Boren property slightly exceeding cleanup level. The presence of cPAHs in soil) above cleanup levels is identified as a REC.

Based on the above, PES recommends that a Contaminated Media Management Plan be prepared that details how soil containing cPAHs will be managed during redevelopment and also describes the procedures for decommissioning any USTs that are encountered during construction.

Data Gaps Statement

No significant data gaps were identified during the preparation of the Phase I ESA.

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LIST OF ILLUSTRATIONS

1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) for the 1900/1916 Boren Avenue Property located at 1900 and 1916 Boren Avenue, in Seattle, Washington (subject property or Site). The subject property is comprised of land two land parcels, recorded by King County as being owned by the GZI Boren LLC. PES understands that TC Northwest Development, Inc. (TCNW) is conducting the Phase I ESA to evaluate current environmental conditions at the Site for potential purchase of the subject property.

1.1 Purpose and Scope of Work

The Phase I ESA was performed consistent with PES's proposal dated May 28, 2021, and in general accordance with ASTM guidelines for Phase I Environmental Site Assessments (ASTM E 1527-13). These guidelines comply with the U.S. Environmental Protection Agency's All Appropriate Inquiries (AAI) rule adopted in November 2013.

The goal of the Phase I ESA is to identify recognized environmental conditions (RECs) associated with the subject property (i.e., those conditions with the potential to materially impact a property due to the release of hazardous materials or petroleum products). The following tasks were conducted during this Phase I ESA:

- Federal, State, and local agency databases were reviewed to identify nearby sites that have reported the use, storage, or release of hazardous materials;
- Regulatory agency records regarding the Site and adjacent properties were reviewed;
- Historical aerial photographs, Sanborn Fire Insurance maps, and historical topographic maps of the Site and surrounding areas were evaluated, as available, to assess prior land uses;
- Individuals with knowledge of the Site were interviewed;
- A review of available documents regarding any previous environmental investigations and/or site assessments was conducted;
- An inspection of the Site, and a reconnaissance of surrounding properties, was performed to assess the potential for contamination from on-site or off-site sources. The Site inspection was conducted by an environmental professional with qualifying experience under AAI; and,
- This report was prepared presenting the results of the Phase I assessment.

A REC is defined in the ASTM International guidelines (ASTM E 1527-13) as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. A controlled REC (CREC) is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls). A historical REC (HREC) is

a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority, or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. *De minimis* conditions are defined by ASTM as conditions that generally do not present a threat to human health or the environment, and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. A *de minimis* condition is not a REC and not a CREC.

1.2 Special Terms and Conditions

A Chain-of-Title search was not conducted by PES for this Phase I ESA. In addition, analytical testing for asbestos containing materials (ACM), lead-based paint, and wetlands issues at the Site was not conducted. There are no other special terms or conditions for this project.

1.3 Limitations and Reliance

The ESA activities were conducted in accordance with current practices and procedures generally accepted in the consulting environmental engineering field. Our professional judgment to assess the potential for contamination is based on limited data; no warranty is given or implied by this report.

This Phase I ESA was prepared at the request of TCNW and may be relied on only by prospective lenders, participants, purchasers, their successors, transferees, and/or assigns. No other party may rely on this report without the express written permission from PES.

1.4 Environmental Professional Qualifications

Mr. Russell Stolsen of PES conducted the Phase I ESA activities and prepared this report. Mr. Stolsen has over 30 years of experience managing and conducting Phase I ESAs, hazardous material site investigations and remediation, and hazardous and solid waste management planning. Mr. Daniel Balbiani, of PES, assisted Mr. Stolsen with the Phase I ESA activities and the preparation of the report.

The above personnel declare that, to the best of their knowledge and belief, they meet the definition of an environmental professional as defined in §312.10 of 40 CFR Part 312. They have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. They have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

2.0 SUBJECT PROPERTY DESCRIPTION

This section discusses the location, physical characteristics, and operations of the subject property.

2.1 Location

The subject property addresses are1900 and 1916 Boren Avenue in Seattle, Washington, situated in the Denny Triangle neighborhood located northeast of Seattle's downtown core (Figure 1). The rectangular-shaped subject property is comprised of two legal land parcels identified as King County Assessor Parcel Number (APN) 066000-2170 (1916 Boren Avenue) and 066000-2155 (1916 Boren Avenue) totaling 5,160 square feet (sq. ft.) (0.12 acres) and 22,800 sq. ft. (0.52 acres), respectively, and encompasses slightly more than one-quarter of the city block (Figure 2). The rectangular-shaped subject property is bounded by a commercial property with a ten-story office building on the northwest, a city-owned alley right-of-way on the northeast, Stewart Street on the southeast, and Boren Avenue on the southwest. The subject property is within the Northwest quarter (NW ¼) of the Northwest quarter (NW ¼) of Section 32 (S32) of Township 25 North (T25N), Range 4 East (R4E), Willamette Base Meridian. The subject property includes an asphalt-paved commercial parking lot (1900 Boren Avenue), and a three-story currently vacant office building (1916 Boren Avenue) with an asphalt parking lot on the north side of the building. The tax parcel is zoned DMC 240/290-440 (Downtown Mixed Commercial).

2.2 Subject Property and Vicinity Characteristics

Land use in the vicinity of the Site is characterized by dense urban development, including mixed retail, high rise multi-unit residential and office buildings, and commercial uses. The subject property is accessed via the alleyway to the northeast, from Virginia and Stewart Streets, driveways from Boren Avenue. Sidewalks are adjacent to the subject property along Boren Ave. and Stewart Street. The subject property building at 1916 Boren Avenue is accessed via a main lobby entrance on the Boren Avenue, and two loading dock bay doors at the north corner of the building on the northeast alley and northwest parking lot sides of the subject property. The subject property building at 1900 Boren Avenue is accessed through a door on the northeast side of the building.

2.2.1 Topography and Storm and Surface Water Drainage

According to the United States Geological Survey (USGS) *Seattle South* 7.5-minute series topographic map dated 2014, the elevation of most of the subject property is approximately 130 feet relative to the National Geodetic Vertical Datum of 1929 (NGVD 29). The Site is generally level with variations in elevation ranging from 130 to 136 feet sloping slightly to the southwest towards Boren Avenue and to the northwest towards Virginia Street.

Stormwater flows from the roof of subject property building and is conveyed from interior roof drain connections connected to the municipal stormwater sewer system as depicted on a Seattle Public Utilities Side Sewer map. Surface water runoff around the subject property building flows to catchbasins in the parking lots on the north and south sides of the 1916 Boren Avenue building, sheet flows to adjacent sidewalks, and/or to the adjacent alley and catch basins in the nearby streets. The nearest significant surface water bodies are Lake Union and Elliott Bay,

located 0.6 mile north and 0.8 mile and southwest from the subject property, respectively (Figure 1).

2.2.2 Geology and Hydrogeology

This section presents a summary of the geology and hydrogeology for the Site and surrounding region. The discussion is based on information gathered from published literature, maps, and aerial photos of the region. The following sources were reviewed to evaluate the geologic and hydrogeologic conditions for the property and surrounding region:

- The Environmental Data Resources, Inc. (EDR) database listing water well records and well logs for water wells in the area from the USEPA's Public Water Systems, USGS Water Wells, and the State of Washington Department of Ecology (Ecology) Well Log database;
- United States Department of Agriculture (USDA) soil survey data;
- Previous investigations of the subject property;
- USGS topographic maps for the Site and surrounding area; and,
- Site observations by PES.

The subject property is situated within the southeastern portion of the Puget Sound Lowland in Washington State. As a result of repeated and extensive glaciation during the Pleistocene Epoch, the subject property and vicinity are underlain predominately by Pleistocene deposits, overlain by post-glacial deposits. The subject property is underlain by glacial till (Vashon Till), which is characterized by gray silt, sand, and gravel. These deposits are generally low in permeability. Due to the intensive urban infilling of the vicinity of the subject property that has occurred for more than a century, the underlying soil structures are considered to be varied, inconsistent, and non-homogeneous.

Based on a geotechnical engineering design report for the subject property prepared by GeoEngineers in June 2020 for a planned development of the Site, soils encountered at the site consist of relatively shallow fill and recent deposits overlying competent glacially consolidated soils. Soil borings, located in the parking lot north of the 1916 Boren Avenue building (GEI-1-18) and in the parking lot east of the 1900 Boren Avenue building (GEI-2-18), were advance to depths of 90.5 to 91 feet below ground surface (bgs) at the northwest and southeast ends of the 1916 Boren Avenue parcel of the subject property. GeoEngineers reported that approximately 2½ inches of asphalt-concrete pavement was underlain with approximately 3 inches of crushed gravel base course. Fill was encountered below the pavement/base course. The fill consisted of loose to medium dense silty sand, with gravel and variable construction debris and soft to medium stiff sandy silt with variable gravel, construction debris and organic matter. The documented thickness of the fill extended up to approximately 7 feet below grade surface. Recent deposits were encountered below the fill consisted of stiff sandy silt with variable gravel content and extended to approximately 13 feet below grade. Glacially consolidated soils encountered extended to below the completion depths explored. GeoEngineers reported that the glacially consolidated soils consisted of dense to very dense silty sand, with variable gravel content and very stiff to hard silt/clay with variable sand and gravel content and extended to the depths explored. One very dense layer of sand with silt encountered between 73 and 78 feet

below site grades in boring GEI-1-18. The depth to groundwater was measured in a monitoring well installed in boring GEI-1-18 at a depth of 70.7 feet. . GeoEngineers review of the soil moisture and gradation of samples obtained from the two borings, as well as other borings researched from nearby sites, indicated that perched groundwater will be encountered in isolated clean sand layers, but that that active dewatering may not be required during excavation at the subject property.

During a 2021 Phase I ESA conducted by PES for the adjacent property to the north (1930 Boren Avenue), , previous investigations at that site identified the subsurface as underlain by fill soils, which varied from a sandy silt with gravel to a fine to medium sand (PES, 2021). This fill layer was between 8 and 15 feet thick. The character of the fill soils varied from loose to very dense. The fill was underlain by an undisturbed hard gray clay, and perched water was encountered at a depth of about 4 feet in the sand portions of the fill material. The water appeared to be perched on the underlying hard clay soil. The regional groundwater table is estimated to be located at a depth greater than 100 feet bgs. Based on topography, perched groundwater is assumed to flow to the west-northwest.

During a 2018 Phase II site investigation conducted by PES at the adjacent 1930 Boren Avenue property, prior to its development, PES reported approximately 8 feet of fill material was observed beneath the asphalt ground surface located within the southern portion of the site, near the subject property's northwestern boundary (PES, 2019). The fill consisted of brown, silty sand with varying amounts of gravel. Soil beneath the fill consisted of approximately 4 to 8 feet of gray silt with sand and silty sand with trace to few gravels, underlain by stiff to very stiff dark gray silt and silt with sand to depths of 34-38 feet bgs. In the deeper borings low-plasticity gray silt and clay mixtures were present beneath the dark gray silt horizon. Gray silty sand with gravel was observed underlying the silt/clay horizon in one boring from 48 feet bgs 51.5 feet bgs. No groundwater was encountered during drilling to the maximum explored depth of 51.5 feet bgs.

During 2019, Hart Crowser prepared a construction contingency plan to be implemented during redevelopment of the adjacent 1930 Boren Avenue property (Hart Crowser, 2019). Hart Crowser reported that perched water was observed at depths between 10 and 30 feet bgs and. regional groundwater in the area was observed at levels between an elevation of 36 to 44 feet, or about 90 to 100 feet bgs.

2.3 Descriptions of Existing Onsite Structures and Improvements and Features

2.3.1 Structures and Current Use

It should be noted that during this Phase I ESA, the vacant 1916 Boren Avenue building is scheduled for demolition beginning in June 2021. The subject property encompasses more than one-quarter of the city block as depicted in aerial photographs, county parcel maps, and an ALTA Survey map presented in the appendices of this report. The northeast and southwest ends of the 3-story 1916 Boren Avenue building footprint extends to the parcel boundaries at the sidewalk along Boren Avenue and the city-owned alley-way. Two asphalt-paved parking lots are located on the northwest and southeast sides of the building. The building is currently vacant. Building materials at 1916 Boren Avenue consists of reinforced concrete with a brick veneer façade fronting Boren Avenue. Roofing materials consists of torch-down asphaltic

materials. Heating and cooling is provided by heating ventilation and air condition (HVAC) units located on the on the roof as well as two HVAC units located alongside the building in the northwest parking lot. The 1916 Boren Avenue building is accessed on the southwest to the main lobby entrance from the Boren Avenue side. Additional door entrances are located on the southeast and northwest sides of the building as well as two roll-up doors located on the northwest parking lot and city-owned alley-way at the north corner of the building (Figure 2).

The building foundation is comprised of a mostly concrete slab-on-grade at street level, with the exception of a basement area located at the northeast end of building. The basement boiler room, measuring approximately 12 x 22 feet, contains a dilapidated boiler and associated partially insulated piping and pump, a water heater tank, and a small below-grade sump with a pump. A review of Seattle Construction and Inspections (SCI) microfilm files indicate that a fuel oil UST is located beneath the building foundation at a depth of approximately 18 feet below alley grade. The UST is either under or adjacent to boiler room. Copies of the SCI microfilm are presented in Appendix J of this report.

The upper floors of the building are comprised of large open spaces central to each floor and individual private offices, restrooms, conference rooms, and storage rooms. A fire control and electrical room is located on the first floor of the building that contained the electrical panels and furnace air handlers. An elevator equipment room for the single elevator car is also located on the first floor. The building has two interior concrete stairways located at opposite ends of the building along the alley-side and the Boren Avenue side of the building.

An additional parking lot is located on the southeast end of the subject property that includes the small building at 1900 Boren Avenue. The vacant building is constructed of prefabricated steel-framed materials clad in corrugated siding, and a built-up roof. The building was heated by a wall furnace. Interior surfaces are painted sheetrock walls suspended ceiling tiles, and a carpeted concrete floor. An oil-water separator (OWS) and wash rack used by the former Dollar Rent-A-Car company is located adjacent to the alley-way at the northeast corner of this parcel. A review of the City of Seattle Side Sewer Maps indicates that the discharge pipe from the OWS is connected to the main sanitary sewer line located under Boren Avenue. The surrounding exterior areas are comprised mainly of concrete sidewalks on the southeast and southwest sides of the building and the alley on the northeast side.

Since the buildings are currently vacant, recycling, and solid waste service is currently not available. Both buildings have connections to natural gas service. The buildings on the subject property are scheduled for demolition in late June 2021.

2.4 Current Uses of Adjoining Properties

A reconnaissance of the surrounding area was conducted to assess whether neighboring sites represent a potential environmental condition that could affect the subject property. The current uses of the adjoining properties as observed during the reconnaissance are summarized below.

Properties to the North/Northwest

The subject property is bounded to the northwest by a commercial office building at 1930 Boren Avenue, then Virginia Street. No visual evidence of hazardous materials use, storage, or disposal was observed northwest of the subject property.

Properties to the East/Northeast

The subject property is bounded to the northeast by a city-owned alley right-of-way. Property use adjacent to the alley include a building used as a construction company office for an ongoing construction project located east/northeast of the subject property's block across Minor Avenue, and an unpaved commercial parking lot located to the east across the alley. The adjacent property's building at the north end of the block was used, until 2019, as the City of Seattle's Department of Information Technology's Communication Shop, housing several city-owned fleet vehicles. No visual evidence of hazardous materials use, storage, or disposal was observed east/northeast of the subject property. Groundwater monitoring wells were observed in the parking lot at the east of the alley, across from the subject property. No visual evidence of hazardous materials use, storage, or disposal was observed east/northeast of the subject property.

Properties to the South/Southeast

The subject property is bounded to the southeast by the alley way and to the south by Stewart Street. Further to the are commercial offices buildings with street level retail shops and restaurants. No other visual evidence of hazardous materials use, storage, or disposal was observed south of the subject property.

Properties to the West/Southwest

The subject property is bounded to the southwest by Boren Avenue and to the southwest by the intersection of Boren Avenue and Stewart Street. West and southwest are a parking lot and multi-story office buildings.

2.5 Interviews

During the June 10, 2021 subject property site visit, PES briefly interviewed Ms. Wie Zhang, from Onelin a representative of the subject property owner. Ms. Zhang met with PES and provided unescorted access to the interior of the 1916 Boren Avenue building. Ms. Zhang was not able to access the flooded basement of the building as well as the 1900 Boren Avenue building at that time and assisted PES in arranging a return visit to view the interior of the building. During PES return visit to the subject property on June 23, 2021, Mr. Max Cummings, Lease Crutcher & Lewis, the subject property building demolition contractor, assisted PES with access to the 1900 Boren Avenue building, and the locked oil-water separator located at the southeast corner of the subject property. Prior to PES' return to the subject property on June 23, 2021, Mr. Cummings had arranged for the water in the basement to be pumped out. Mr. Michael Nelson, TCNW, submitted a completed User Questionnaire to PES, via email on June 28, 2021, as required by the ASTM Standard 1527-13. The information provided by Ms. Zhang, Mr. Nelson, and Mr. Cummings, is summarized in appropriate areas throughout this report. In summary, although no known issues currently exist at the subject property, Mr. Nelson is aware of historical environmental issues at the Site, as documented in Section 3.0 of this assessment.

The User Questionnaire completed by TCNW provided the following information about the subject property:

- TCNW did not have any knowledge of environmental liens recorded against the subject property;

- TCNW did not have any knowledge of any environmental use restrictions or limitations on the subject property;

- TCNW did not have any commonly known or reasonably ascertainable information about the subject property that would assist in the preparation of this report, other than information disclosed by previous investigations for this report, provided in Section 3.0 and discussed throughout this report and publicly available documents; and,

- TCNW was not aware of any obvious indicators that point to the presence or likely presence of environmental contamination within the subject property other than those indicators identified in this report.

PES submitted a public records request for any information regarding the Site with the City of Seattle Construction and Inspections (SCI) (#C076390-062321) on June 13, 2021. PES received a June 23, 2021 email response from the SCI Microfilm Library advising PES to research documents found at the city's Permit and Property Records website for the subject property addresses. The website included links to a total of 286 records for the subject property that included the 1916 Boren Avenue address (269 records) and the 1900 Boren Avenue address (17 records) for the period from 1933 through June 23, 2021. A considerable number of documents and permits were related to the city routine inspections and permitting for repairs and/or upgrades to the current buildings as well as past buildings that have long since been demolished. More recently, additional records included permits and planning documents for planned development of the subject property. Approximately 40 records were related to inspections of the elevator at 1916 Boren Avenue. None of the elevator inspection reports identified any issues with the hydraulic oil tank. Some of the elevator inspection documents included records dating back to 1933. PES received several scans from the SCI microfilm library via email on July 1, 2021. The scans show plans for the 1916 Boren Avenue building. The drawings depict a 40 barrel (bbl) UST (approximately 1,680 gallons) oil tank located approximately 18 feet bgs at the northeastern end of the building (alley side). No other information about the UST was found in the SCI files.

Permits for the former church building at 1900 Boren Avenue were reviewed including an undated permit card that indicated an oil furnace was inspected in 1973. Another permit card dated March 25, 1977 was for the installation of a gas furnace. The information provided by the City did not indicate any adverse environmental incidences or activities existed at the subject property.

PES reviewed the SCI side sewer cards and maps of the subject property buildings on June 23, 2021. The microfilm plans and side sewer connections are discussed in Section 2.3 of this report. Copies of the sewer card is presented in Appendix A.

PES submitted a public records request for any information regarding the Site with the Seattle Fire Departments (SFD) Fire Marshal's Office (#C076388-062321) on June 23, 2021. PES received a response from the city. Ms. Necia Marte, SFD Public Records Officer, responded via email on June 30, 2021, that only records for the subject property was related to fire code

violations at 1900 Boren Avenue, however, Ms. Marte indicated that such records are considered exempt from disclosure. No information related to USTs or hazardous materials responses were found in the SFD's records.

PES submitted an environmental records request (#E001360-060121) to King County Records Center on June 1, 2021. Mr. Chris Zanassi, King County Administrative Assistant, responded by email on June 1, 2021, that any responsive records for the subject property address and parcel number, should they exist, would be provided in six to eight weeks (July 13 to July 27, 2021) from receipt of PES's email. As of the writing of this report, PES has not received a response from the city. Once received, if any records are considered to provide information that would alter the findings of this assessment, PES will provide TCNW with and addendum to this report.

PES submitted a public records request (#P005897-060121) to Ecology on June 1, 2021 for any information regarding the Site and nearby properties of interest. Mr. Michael Hart, Ecology Central Records, responded by email on June 1, 2021 that no responsive files were located for the subject property addresses.

PES submitted a public records request to the Puget Sound Regional Archives (PSRA) on June 1, 2021. The PSRA provided historical tax information for land parcels in the Puget Sound region, specifically related to the historical use of fuel oil as a heating source, if applicable. Ms. Midori Okazaki, PSRA Archivist, responded by email on June 23, 2021, with a link to responsive King County tax records found in PSRA's files. Information provided by PSRA is presented in Section 2.6.

2.6 Historical Use of the Property and Adjoining Properties

Historical property use information was obtained from review of a regulatory database report, historical topographic maps, aerial photographs, city directories, state archives, and interviews with persons familiar with historical uses. The regulatory report, prepared by EDR, a national file research firm, is presented in Appendix B. A review of the historical information related to the subject property parcels and surrounding properties identified several known and potential environmental issues related to the Site.

2.6.1 Historical Sources

Site use information was obtained through a review of the following list of historical sources. The results of the review of these sources are summarized in the following section.

- **Topographic Maps:** Various topographic maps of the subject property vicinity were compiled by EDR. The following maps were included in the compilation: United States Geological Survey (USGS) *Seattle South* 7.5-minute, *Seattle* and *Seattle Special* 15-minute, and *Snohomish* and *Seattle,* 30-minute quadrangle topographic maps from 1894, 1895, 1897, 1908, 1909, 1949, 1968 (photo-revised, 1949), 1973, 1983, and 2014. PES's summary of the topographic map review and a copy of the EDR topographic map report are presented in Appendix C;
- **Aerial Photographs:** Aerial photographs obtained from EDR were reviewed for the following years: 1936 (earliest available), 1943, 1953, 1965, 1969, 1977, 1980, 1985, 1990, 2006, 2009, 2013, and 2017. An aerial photograph from August 2020 was also

reviewed on Google Earth. PES's summary of the aerial photograph review and a copy of the EDR aerial photograph report are presented in Appendix D;

- **City Directories**: A search of city directories for the subject property and/or nearby properties was performed by EDR intervals ranging from 4-6 years from 1920 through 2017. PES's summary of the city directories review and a copy of the EDR city directory report are presented in Appendix E;
- **Sanborn Fire Insurance Maps:** A search for available historical Sanborn Fire Insurance Maps was performed by EDR for 1893, 1905, 1917, 1949, 1950, and 1969. PES's summary of the Sanborn fire maps report is provided in Appendix F; and,
- **Puget Sound Regional Archives:** PSRA provided requested historical information for the subject property parcel, with information from pre-1973 and post-1972 file searches. Information provided by PSRA is presented in Section 2.6.2. Copies of the PSRA tax files are presented in Appendix G.

2.6.2 Puget Sound Regional Archives

The following summarizes the information found in PSRA historical tax information for the subject property.

1900 Boren Avenue

Originally developed with two residential buildings as early as 1893, one residence was removed for the development of a two-story, wood-framed church with a basement, constructed on the southern portion of the subject property parcel in 1906. The other residence was reportedly demolished in 1956. Heating source for the church was identified as a "hot air furnace". The church was demolished in 1999.

1916 Boren Avenue

The property was originally developed with a three-story store and warehouse building, constructed with reinforced concrete and masonry, which included a partial basement. The building was constructed between 1928 and 1929. The exterior walls were constructed with reinforced concrete with brick veneer, structural glass, and stone trim. According to the tax files, the building was originally furnished with a freight elevator, two oil burners, central steam system that included boilers and a 550-gallon gasoline tank. The tax files did not indicate the location of this tank. The 12-foot by 21-foot boiler room was likely located in the partial basement. Although the location of the boiler room not recorded on the tax card, during the June 23, 2021 site visit, PES observed this room adjacent to the alley side of the southeast corner of the building (Figure 2).

2.7 Historical Review Summary

The subject property is located in the Denny Triangle (a.k.a. Denny Regrade), one of the oldest neighborhoods in Seattle. Prior to the 1890s, this area was known as Denny Hill. City leaders and engineers at the time believed the steepness of Denny Hill impeded Seattle's northward expansion. In the mid-1890s, the first of many "regrade" projects were implemented to remove Denny Hill. The method of "sluicing" the soils of the hill towards Elliott Bay continued in

stages until finally completed in the early 1930s. The soils from the Denny Regrade were used to reshape and grow Seattle's waterfront, historic Pioneer Square area, and Harbor Island in Elliott Bay.

During the mid-1930s, improvements to the area included the construction of street paving and sidewalks, and sewer and water main installations in preparation of expansion of increased residential and commercial development. Since that time, although single-family homes were displaced for multi-family housing units, the area has remained a mix of residential, commercial, and light industrial development.

Past use of the subject property has included single-family residential structures and commercial businesses. Various occupants and associated addresses have been associated with the subject property during the changing services and operations over the decades, including:

1900 Boren Avenue (Parcel 066000-2155)

- **1900 Boren Avenue:** Scandia Bakery (1935); First Norwegian Danish Church (1935); Central Methodist Church (1940 to 1951); Vacant (1955); Indian Center Social Services (1966 to 1970); Vacant (1975 to 1986); Bright & Morning Star Baptist Church (1994); Medical offices (1990 to 1994); and Dollar Rent A Car (2004 to 2017); and

- **1106 Stewart Street:** Norwegian-Danish Methodist Episcopal Church (from at least 1935 until 1951).

1916 Boren Avenue (Parcel 066000-2170)

- **1908 Boren Avenue:** Commercial Service Station Gas &Oil, 1930); Refrigerator Mfg. Company (1930); Pacific Sales Board Company (wholesale novelties, 1940 to 1944); M.J. Company (food broker, 1944); and RJ & Associates (furniture, 1990);

- **1912 Boren Avenue:** Brockman Leather. Company (1930); Boren Lunch (1935); Vacant (1940 to 1970);

- **1916 Boren Avenue:** Bartell Drug Company (1975 to 1980); ADT Security Systems (1986 to 1990); Empire Company (1994); Superior Uniform Group (2009); Concerto Investments (2014); and,

- **1918 Boren Avenue:** Bartell Drug Company and warehouse (1951 to 1970); Park and Lock Inc. (1986 to 1990).

As depicted in the 1893 and 1905 Sanborn maps, four single-family dwellings were located along Boren Avenue and Stewart Street located on what is now listed as the 1900 and 1916 Boren Avenue property.

The current 1916 Boren Avenue building, constructed in 1929, has been occupied by several tenants including Bartell Drug Company, a warehouse, and candy factory. Historical tax files identified two oil burners, steam boilers, and a 550-gallon gasoline UST were historically used on the 1916 Boren Avenue subject property. Sanborn Maps identified "fuel gas" located on the

east-northeast corner of the Bartell Drug Company building. Service Station Gas & Oil is listed in city directories as an occupant at 1908 Boren Avenue in 1930, currently 1916 Boren Avenue. Although a previous 2016 Phase I conducted by Associated Earth Sciences (AES, 2016) (Section 3.0) also identified that the northeast side of the building no additional other information was found regarding reason or use for the gasoline UST. That portion of the building was demolished in 1977 and converted to a parking lot that exists today. No significant changes have occurred with the 1916 Boren Avenue building and parcel since that time. PES's review of microfilm from SCI depicted a 40 bbl UST located approximately 18 feet bgs at the northeast end of the building. The building plan places the UST under the level of the boiler room basement; however, the building plan does not specifically indicate if the UST is directly below or adjacent to the basement level.

The 1900 Boren Avenue building was identified as the Norwegian-Danish Methodist Episcopal Church constructed in 1906, located at the southwest corner of Boren Avenue and Stewart Street. According to city building permits, the church was demolished in 1999. A single-family dwelling was depicted at the southeast corner of the 1900 Boren property, fronting Stewart Street. The same structures were depicted in the 1969 Sanborn map, with the exception of the single-family dwelling was a parking lot. A previous Phase I conducted by in 2017 for the 1900 Boren Avenue property by Sound Earth Strategies (SES) (Section 3.0) indicated that the church had an oil-burning furnace installed 1973 (SES, 2017). During PES' review of city records, although no permit to install an oil furnace was found, PES' review of city building permits for the former church indicated that an inspection of an oil furnace occurred during 1973 and that a natural gas furnace was installed in in 1977. SES also reported that a previous 1997 Phase I ESA by Environmental Associates, Inc. (EAI, 1997, not available to PES) indicated that a potential vent pipe for a heating oil UST was observed on the north side of the church building. SES reported that no records regarding the decommissioning or removal of a heating oil UST were found. According to SES, a subsequent geophysical survey was conducted in 1998 by EAI near the potential vent pipe for a heating oil UST and SES reported that no USTs were encountered. PES did not find any available records or information about the decommissioning or removal of a heating oil UST on the 1900 Boren property. During 2003, the one-story, prefabricated steel-framed Dollar Rent-A-Car rental car office building was constructed as well as a car washstand equipped with an oil-water separator was on the northeast portion of the 1900 Boren property.

3.0 PREVIOUS ENVIRONMENTAL INVESTIGATIONS

Previous environmental assessments have been conducted for the subject property. The environmental reports for the subject property were provided by TCNW and the Ecology file review. In addition, this section includes information relative to the subject property from a previous investigation conducted at the adjacent property to the northwest (1930 Boren Avenue) Copies of those reports are provided in Appendix H. The following summarizes the results of the previous environmental investigations as they relate to the subject property.

1900 BOREN AVENUE, SEATTLE, WASHINGTON

Phase I ESA, SES 2017 – 1900 Boren Avenue

SES conducted a Phase I ESA at the subject property in October 2017 (SES, 2017). A former heating oil underground storage tank (UST) was reported to have been on the 1900 Boren Avenue subject property in association with a former residential building. According to SES, a vent pipe for a potential heating oil UST was observed by Environmental Associates, Inc. (EAI) during their Phase I ESA in 1997; however, a subsequent geophysical survey in 1998 by EAI did not find any USTs on the 1900 Boren Avenue subject property (SES, 2017). An oil-water separator was installed in 2003 in conjunction with the rental car business car wash station (Dollar Rent-a-Car). According to SES, the oil-water separator was periodically serviced and had no known spills or releases. Summarizing a limited Phase II investigation conducted by Earth Solutions NW (ESNW, 2016, presented below), SES reported that discontinuous perched groundwater is encountered beneath the subject property at approximately 13 to 35 feet below the ground surface (bgs), and based on the topography and surface water flow, SES stated that the inferred groundwater flow direction is to the southwest.

The Phase I identified two monitoring wells on the property across Boren Avenue to the southwest of the 1900 Boren Avenue subject property indicating that an investigation had been conducted on that property (former gasoline service station). According to GeoEngineers, these borings (EB-4 and EB-8) were drilled by AES in 2001 (GeoEngineers, 2020). The GeoEngineers report also shows two borings drilled on the property located across Stewart Street to the east of the 1900 Boren Avenue subject property. One soil boring (EB-4) was drilled by AES in 2014 and one was drilled and completed as a monitoring well (B10/MW02) by SES in 2012. A second monitoring well (B03/MW02) is noted in the intersection of Stewart Street and Boren Avenue that was installed by AES in 2010. The GeoEngineers report shows two different borings by AES identified as “EB-1” and two different monitoring wells by AES identified as “MW02”. No information was provided regarding the results of any investigations associate with these borings.

SES identified one Recognized Environmental Condition (REC) in the Phase I ESA: the former heating oil UST on the 1900 Boren Avenue subject property. SES identified the Puget Sound Dyeing and Cleaning Works (1913/1917 Minor Avenue) and the Former Goodyear facility at 1812 Boren (southeast of the 1900 Boren Avenue subject property) as RECs based on their belief that that had the potential to impact the property. The Goodyear site was issued an no further action (NFA from Ecology and is located cross gradient of the 1900 Boren Avenue subject property. As discussed below, groundwater samples (perched and deep groundwater) collected on the 1916 Boren Avenue subject property located down gradient of the Puget Sound Dyeing

site) did not contain any detectable chlorinated solvents. Based on the NFA for the Goodyear site and the lack of chlorinated solvents in groundwater, PES concludes these two sites do not present an environmental concern to the 1900 Boren Avenue subject property.

Soil and Groundwater Sampling Data Summary, SES 2018 – 1900 and 1916 Boren Avenue

SES was on the 1900 and 1916 Boren Avenue properties during GeoEngineers geotechnical study that was conducted in 2018 (SES, 2018 and GeoEngineers, 2020). SES was onsite to collect soil and groundwater samples from the two geotechnical borings (GEI-1-18 to approximately 90 feet bgs and GEI-2-18 to approximately 91 feet bgs) drilled on the 1900 and 1916 Boren Avenue Properties, respectively. GEI-1-18 was located on the 1916 Boren Avenue subject property, west of the building and GEI-2-18 was located on the 1900 Boren Avenue subject property near the southeast property boundary along Stewart Street. The boring locations are shown on Figure 2 of the GeoEngineers report, which is attached.

Fill was encountered in both borings up to 7.5 feet bgs, followed by approximately 35 feet of native soil consisting of silt and clay, underlain by till-like deposits. Groundwater was encountered at 79 feet bgs (elevation from 56 to 58 feet) in GEI-1-18; but was not encountered in GEI-2-18. One soil sample from GEI-1-18 (5 feet bgs) and two soil samples from GEI-2-18 (5 and 10 feet bgs) were submitted to the laboratory and analyzed for gasoline range organics (GRO), diesel range organics (DRO), heavy oil range organics (ORO), and benzene, toluene, ethylbenzene, and xylenes (BTEX). Carcinogenic polycyclic aromatic hydrocarbons (cPAHs) and Model Toxics Control Act (MTCA) 5 Metals were analyzed in the 5 foot sample from GEI-1-18 and the 7.5 foot sample from GEI-2-18.

The cPAHs benzo(a)anthracene, chrysene, and benzo(a)pyrene were detected in soil from both borings. Benzo(b)fluoranthene, benzo(k)fluoranthene, indeno(1,2,3-cd)pyrene, and dibenz(a,h)anthracene were only detected in the soil from GEI-2-18. The toxicity equivalent concentration in the sample from GEI-2-18 at 7.5 feet bgs was 0.420 mg/kg which exceeded the MTCA Method A cleanup level (CUL) of 0.1 mg/kg (due to benzo(a)pyrene concentration of 0.33 mg/kg). Arsenic, chromium, and lead were detected in the soil from GEI-1-18 at 5 feet bgs and in GEI-2-18 at 7.5 feet bgs; however, the concentrations were below the MTCA Method A CULs. GRO, DRO, ORO, and BTEX were not detected above the method reporting limits (MRLs) in any soil sample.

SES collected one reconnaissance groundwater sample from GEI-1-18 and analyzed it for GRO, DRO, ORO, BTEX, and chlorinated volatile organic compounds (CVOCs). The SES report does not describe whether the well was properly developed prior to sampling or a description of the sampling procedures other than to say that the sample was collected using a disposable bailer. The lack of proper well development prior to sampling and appropriate well purging during sampling can impact the quality and reliability of the data.

GRO, DRO, ORO, benzene, and total xylenes were detected in the groundwater; however, only the DRO concentration (610 µg/L) slightly exceeded the MTCA Method A CUL (500 µg/L). SES reported that the DRO and ORO results were flagged by the laboratory as having characteristics not matching the standard used for quantitation and may be a result of non-petroleum organic matter or degraded petroleum. CVOCs were not detected at or above the MRLs.

SES recommended further evaluation/sampling of the fill material to better understand the distribution of cPAHs and re-sampling of well GEI-1 to assess the previous detection of DRO in groundwater.

1916 BOREN AVENUE, SEATTLE, WASHINGTON

Phase I ESA, AES 2016 – 1916 Boren Avenue

A Phase I ESA was conducted for the 1916 Boren Avenue subject property by AES in October 2016 (AES, 2016). The 1916 Boren Avenue subject property was developed prior to 1893 and used originally for residences, then subsequently a warehouse was constructed around 1929. At that time two oil burners, steam boilers and a 550-gallon gasoline UST were reportedly installed. Historical records indicate that previous use of the 1916 Boren Avenue subject property as having fuel and gas located on the east-northeast corner of the existing building. During AES's 2016 site visit, a possible fill cap was observed in an alcove on the northeast side of the building. The warehouse building was demolished in 1997 and transformed into a parking lot. Service Station Gas & Oil (associated with the Bartell Drug Company tenant) occupied the 1916 Boren Avenue subject property in 1930, then transitioned to a refrigerator manufacturing company from 1930 to 1935. The subject property was then used for retail business until 2013. Oil burners and a 550 gallon UST are reported to have been associated with the current building when it was originally constructed. The building was remodeled in 1986.

Discontinuous perched groundwater was reported to be shallow at approximately 7 to 15 feet bgs, with an expected groundwater flow direction to the southwest (toward Elliott Bay), based on topography. During a geotechnical study by GeoEngineers (GeoEngineers, 2020), groundwater was encountered at 79 feet bgs (elevation from 56 to 58 feet) in GEI-1-18 which was drilled to approximately 90 feet bgs at the northwest side of the building on the 1916 Boren Avenue subject property (see attached Figure 2). The groundwater was reported as perched with the regional groundwater occurring below 90 feet bgs (elevation 44). Groundwater was not encountered in the other boring (GEI-2-18) which was drilled to 91 feet bgs near the 1900 Boren Avenue subject property boundary along Stewart Street. The GeoEngineers report showed two soil borings drilled at the adjacent property to the west (former Arco Service Station/Budget Rent-A-Car property) by Hart Crowser in 2018; however, information regarding the Hart Crowser investigation was not provided. Other boring and monitoring wells were also identified in the GeoEngineers report south of the 1900 Boren Avenue subject property (see section above).

AES listed the gasoline oil UST as a REC for the 1916 Boren Avenue subject property along with seven nearby properties that were listed in searched environmental databases. These include.

- **Puget Sound Dyeing and Cleaning Works**, 1913/1917 Minor Avenue, located approximately 30 feet to the northeast, across the alley. This property was occupied by a dyeing and cleaning business from as early as 1893 and subsequently a dry cleaning business from 1949 to 1969. Based on the reported groundwater flow direction towards the southwest, AES believed there was a potential for dry-cleaning-related contaminants to migrate toward the 1916 Boren Avenue subject property.

- **Former Arco Service Station/Budget Rent-A-Car, and Former Laundry**, 1928/1930/1934 Boren Avenue and 1101/1107/1109/1111 Virginia Street, located adjacent to the 1916 Boren Avenue subject property to the northwest. The gasoline and waste oil USTs associated with the former Arco Service Station/Budget Rent-A-Car facility were removed in early1990. Based on previous investigations conducted on this property, there is a potential for petroleum contaminants impacting the 1916 Boren Avenue subject property. Further discussion on the previous investigations conducted on this property is described below in the section for 1930 Boren Avenue.

The following five properties were identified as RECs by AES; however, based on the reported inferred groundwater direction to the southwest, these properties are all located downgradient of the 1916 Boren Avenue subject property and the risk of impact to the 1916 Boren Avenue subject property is considered low:

- **Former Fuel/Service Station**, 1826/1830/1834 Boren Avenue and 1105/1111 Stewart Street, located 120 feet south, across Boren Avenue. This property was the supplier of burner oil, gasoline, and diesel from at least the 1920s to the 1950s. The property was converted to a bus parking and service shop in 1969 and was occupied by Goodyear Auto Service Centers from 1999 to 2012. Ecology listed the property in the leaking underground storage tank (LUST) database in 1996. A 111-1,000 gallon waste oil tank was removed from the property and reported to Ecology in 1999; Ecology issued a NFA in 2011. The property was reopened and entered into the Voluntary Cleanup Program (VCP) in April 2016 after confirmed impacts of benzene, metals, diesel, gasoline, PAHs, and other petroleum products in soil were reported. No information regarding groundwater quality was provided.
- **Former Fuel/Service Station**, 1905/1911 Boren Avenue and 1014/1016/1020/1024 Stewart Street, located approximately 120 feet to the southeast, across Stewart Street to the south. This property operated as a Chevron service station from 1935 to 1986. Five USTs were removed from the property by 1996. No information regarding subsurface soil or groundwater for this property was provided.
- **Snowflake Steam Laundry/Snowflake Laundry and Dry Cleaning**, 1819/1821/1823/1825 Minor Avenue, located approximate 125 feet to the east, across Stewart Street. This property operated as a dry cleaner in 1920 (Broadway Laundry) and from 1925 to 1955 (Snowflake Laundry). Three USTs were removed from the property during the construction of the Kinects Tower (date not given). GRO, DRO, ORO, BTEX, halogenated volatile organic compounds (HVOCs), non-halogenated solvents, and unspecified petroleum products were detected in soil approximately 7 to 30 feet bgs, and in groundwater. There was no other information regarding remediation or site characterization for this property.
- **Former Fuel/Auto Service Station and Former Laundry**, 1818/1820/1822/1828 Boren Avenue, located approximately 175 feet to the southeast, across Stewart Street. The property operated as a laundry in 1930 and as an automotive service shop and gasoline

station from 1930 to the early 1970s. There was no other information provided for this property.

- **Former Bottling Plant,** 1818/1820/1824 Minor Avenue and 1201/1203/1205/1207/1209 Stewart Street, located approximately 225 feet to the east-northeast. This property was occupied by Dyer and Freed Manufacturing in 1893, and subsequently by Pacific and Puget Sound Bottling Company in 1905. The property was redeveloped as retain and residential land by the 1920s. The SW Street Transfer and Fuel Company is identified as an occupant of the property in 1930. No other information was provided for this property.

Phase II Investigation, ESNW 2016 – 1916 Boren Avenue

ESNW completed a Phase II investigation at the 1916 Boren Avenue subject property in November 2016 (ESNW, 2016). A geophysical survey that was conducted as part of the Phase II to identify USTs that may potentially exist on the subject property. The survey did not find any USTs in the accessible parking area around the building and a visual inspection of the building basement did not reveal evidence of presence of an UST. However, a suspected UST fill-port (pipe) was observed along the southwest side of the existing building (facing Boren Avenue) suggesting that an UST may exist beneath the inaccessible portion of the building. Six soil borings were drilled to depths between 15 and 40 feet bgs at the 1916 Boren Avenue subject property: B-1 through B-3 were located in the parking lot on the south/southeast side of the building and B-4 through B-6 were located in the parking lot on the north/northwest side of the building (Figure 2). Perched groundwater was encounter in B-2 (32 feet bgs), B-3 (17 feet bgs), and B-4 (13 feet bgs). Soil and groundwater samples were analyzed for GRO, DRO, ORO, VOCs, and MTCA 5 Metals. Acetone, 2-butanone, and chromium were detected in soil samples; however, none of the detections were above the applicable CULs. Acetone was the only analyte detected in the groundwater samples (detected in B-2); however, the concentration was below the applicable CUL. No other analytes were detected in the soil and groundwater samples. It should be noted that both acetone and 2-butanone can be related to the biodegradation of organic matter and/or introduced as laboratory contaminants.

The lack of detectable chlorinated solvents in the perched groundwater samples collected by ESNW and in the deeper groundwater sample collected by SES, indicates that Puget Sound Dyeing and Cleaning Works site is unlikely to have impacted groundwater on the 1916 Boren Avenue subject property and should not be considered a REC.

Geotechnical Engineering Services, 2020 (GeoEngineers)

GeoEngineers conducted a geotechnical study of the 1900 and 1916 Boren Avenue subject property, The report *Geotechnical Engineering Services Final Report, 1916 Boren Avenue, Seattle, Washington*, was prepared for GZI Boren LLC.

- GeoEngineers drilled two borings (GEI-1-18 and GEI-2-18): GEI-1-18 was drilled to a depth of 90.25 feet bgs on the 1916 Boren Avenue subject property and GEI-2-18 was drilled to a depth of 91 feet bgs on the 1900 Boren Avenue subject property. Groundwater was encountered at 79 feet bgs (elevation from 56 to 58 feet) in GEI-1-18; however, GeoEngineers reported the groundwater as perched, with the regional

groundwater occurring below 90 feet bgs (elevation 44). Groundwater was not encountered in the other boring (GEI-2-18).

- The GeoEngineers report showed two soil borings drilled at the adjacent property to the west (former Arco/Budget Rent-A-Car property) by Hart Crowser in 2018; however, information regarding the Hart Crowser investigation was not provided. GeoEngineers identified two borings (EB-4 and EB-8) located across Boren Avenue from the 1900 Boren Avenue subject property. According to GeoEngineers, these borings were drilled by AES in 2001. The GeoEngineers report also showed two borings drilled on the property located across Stewart Street to the east of the 1900 Boren Avenue subject property. One soil boring (EB-4) was drilled by AES in 2014 and one was drilled and completed as a monitoring well (B10/MW02) by SES in 2012. A second monitoring well (B03/MW02) is noted in the intersection of Stewart Street and Boren Avenue that was installed by AES in 2010. The GeoEngineers report shows two different borings by AES identified as "EB-1" and two different monitoring wells by AES identified as "MW02". No information was provided regarding the results of any investigations associate with these borings.

Hazardous Building Materials Survey Report, 2020 (SoundEarth Strategies)

SoundEarth Strategies, Inc. (SES) conducted a hazardous materials assessment of the subject property's buildings located at 1900 Boren Avenue and 1916 Boren Avenue. The report, *Hazardous Building Material Survey Report, 1900 Boren Property, 1900 Boren Avenue, Seattle, Washington*, was prepared for GZI Boren LLC by SES. The following summarizes PES's review of the May 8, 2020 report:

- One hundred eighty-three bulk samples of suspect asbestos-containing materials (ACM) were collected and analyzed. Five materials (sink undercoating, vinyl flooring, built-up asphaltic roofing, asphaltic roofing with metal substrate, and mastic sealant on the roof) were found to contain asbestos (ACM) greater than one percent asbestos. All of these materials were found in the building located at 1916 Boren Avenue. None of the samples collected from the building at 1900 Boren Avenue contained detectable concentrations of asbestos.
- Fifteen (15) paint chip samples were collected and analyzed for total lead content. Eight of the paint chip samples were found to contain detectable levels of lead with six of those samples containing lead at concentrations above 100 parts per million (ppm). The samples containing the highest concentrations were collected from the second and third floor walls and ceilings of the building located at 1916 Boren Avenue.
- SES reported that five hundred two (502) mercury-containing fluorescent lamps were identified in the 1916 building and twenty-six (26) were identified in the 1900 building. One mercury-containing thermostat was observed on the third floor of the 1916 building.
- Two hundred eighty-five (285) electronic fluorescent light ballasts were observed in the 1916 building and thirteen (13) were observed in the 1900 building. All of the electronic ballasts were labeled "No PCBs".

1930 BOREN AVENUE, SEATTLE, WASHINGTON

Phase I ESA, PES 2021 – 1930 Boren Ave

The property located at 1930 Boren is adjacent to the 1916 Boren Avenue subject property as was the location of a former Arco gasoline station/Budget Rent-A-Car, historically both businesses have occupied the same location. PES conducted a Phase I ESA on the property in February 2021 (PES, 2021). The Arco gasoline station operated from 1952 until the late 1970s. During the 1989 to the mid-1990s, multiple environmental investigations were conducted on the 1930 Boren property. The USTs (2 gasoline and 1 waste oil) associated with the former gasoline station were removed in 1989. Although approximately 90 tons of petroleum contaminated soil (PCS) were removed from the property during the UST removal activities; subsequent investigations indicated that PCS remained on the property. Enviros, Inc. (Enviros) conducted a remedial action at the property in June and July 1996 to removed PCS from the former UST area. Approximately 5,925 tons of PCS were removed and disposed offsite. Enviros reported that three confirmation soil samples collected from the bottom of the remedial excavation (up to 11 feet bgs) contained petroleum hydrocarbons exceeding the MTCA Method A CULs. Two of these samples were located along the property boundary between the 1930 Boren Avenue and the 1916 Boren Avenue subject property. The third sample was located along the 1930 Boren Avenue property boundary and the adjacent alley, approximately 50 feet from the 1916 Boren Avenue subject property. The results of the cleanup action were submitted to Ecology and property was issued a No Further Action (NFA) in 1997 although residual petroleum-impacted soil was present in the right or way beyond the property boundary.

PES conducted a limited Phase II investigation on the 1930 Boren property in May 2018 to assess and evaluate the soil and groundwater conditions at property prior to redevelopment activities, primarily the documented contaminated soil left in place at the bottom of the remedial excavation in 1996. Due to the constraints of the existing building, the Phase II work was limited to the accessible areas in the parking area southeast of the building. Four borings (SB-1 through SB-4) were drilled to depths ranging from 21.5 feet bgs (SB-4) to 51.5 feet bgs (SB-1 and SB-2). PES collected soil samples from the borings and analyzed selected samples for GRO, DRO, ORO, VOCs, and total metals (samples from SB-3 and SB-4, only). Groundwater was not encountered in any boring during the investigation. The results of the soil samples showed that tow soil samples collected from boring SB-2 at 6 and 11 feet bgs contained ORO at concentrations below the MTCA CULs. ORO was not encountered in the sample collected from the same boring at 16 feet bgs. Metals were also detected; however, concentrations were within background levels. No other contaminants were detected above the MRLs.

PES concluded that the fill material used to backfill the 1996 remedial excavation generally appears to be unimpacted except in the vicinity of SB-2 where the fill soil is impacted with ORO from approximately 6 to 11 feet bgs near the base of the fill and top of the native soil. Based on results of previous investigations and the 1996 remedial excavation activities, petroleum hydrocarbons are likely to be encountered at depths ranging from the bottom of the remedial excavation (approximately 10 to 13 feet bgs) to a depth between 16 and 20 feet bgs. PES recommended that additional characterization of the fill material and vertical extent of contamination beneath the previous remedial excavation be investigated prior to property redevelopment.

Redevelopment activities occurred on the property in 2019 (PES, 2021). Petroleum odors were noted in soldier piles located along the northeast, southeast, and southwest excavation (adjoins the 1916 Boren Avenue subject property) walls during shoring activities. Three soil samples were collected, one from the southwest wall at 8 feet bgs (S1-SW-8), one from the northeast wall at 10 feet bgs (S3-SW-10), one grab sample in the northern portion of the excavation (S3-Grab). The soil results indicated DRO and/or GRO were detected at concentrations below the CUL in the soil sample collected from the northeast wall at 10 feet bgs and in the sample collected from the southwest wall at 8 feet bgs. During construction it was reported that impacted soil was encountered based in field screening along the southeast, southwest, and northwest walls between elevation 130 and 113 feet (approximately 5 to 19 feet bgs). Approximately 4,670 tons of Class II material was disposed of offsite. Groundwater was not encountered during any of the subsurface investigations or during redevelopment construction.

Based on the results of the sampling and construction observation during redevelopment construction at 1930 Boren, there is the potential that petroleum hydrocarbon impacted soil could be encountered on the 1916 Boren Avenue subject property along the common property boundary. Based on the previous findings, it is likely that if petroleum impacted soil is encountered, the concentrations are likely to be below applicable cleanup levels.

Monitoring Well GEI-1-18 Development and Sampling of GEI-1-18, PES 2021

On July 1, 2021, PES mobilized to the subject property to first develop well GEI-1-18, purging approximately 13 gallons of water from the well. The recharge rate of water in the well was less than 0.1 foot per minute. Allowing the well to recover for 24 hours, PES returned to the subject property on July 2, 2021 to collect a sample. However, due to difficulty with the sampling equipment and the slow recharge rate, PES was unsuccessful in collecting a sample with a pump. PES returned to the subject property on July 6, 2021 to collect the sample with a bailer. PES first removed 3 well casing volumes, before successfully collecting the sample and transporting to Fremont Analytical for analysis of GRO, DRO, ORO and BTEX using Ecology Methods NWTPH-Dx and NWTPH-G/BTEX analyses.

The sample results for DRO, gasoline, and BTEX were not detected above the MRLs, and the concentration of heavy oil (433 µg/L) was below the MTCA Method A CUL (500 µg/L). The results did not confirm t SES's May 2018finding that DRO slightly exceeded the Method A cleanup level. The results indicate that groundwater did not exceed applicable cleanup levels. A copy of the laboratory report is provided in Appendix H.

4.0 ENVIRONMENTAL RECORDS REVIEW

PES subcontracted with EDR, a national file research firm, to provide a standard computerized search of Federal and State environmental databases for the subject property and properties within the ASTM search radii. The EDR report, dated June 1, 2021, is presented in Appendix B.

PES submitted a file request to Ecology on June 1, 2021 to review files of properties of interest found in EDR's database lists, including the subject property. Ecology responded by email on January 2, 2021, with the requested files, which are discussed in Section 3.0 of this report (copies are provided in Appendix H). Additional historical information provided by the City of Seattle, King County, and Puget Sound Regional Archives (PSRA) are also presented in Appendix G.

4.1 Environmental Liens and Activity and Use Limitations (AULs)

Based on review of the environmental database search conducted by EDR, there are no Federal Superfund (National Priority List [NPL]) liens or State deed restrictions associated with the subject property. EDR's Liens and AUL report is presented in Appendix I.

4.2 Local Building Permits

Based on review of the building permit database search conducted by EDR, there are no environmentally related permits associated with the Site. The City of Seattle's building permit database was also reviewed during this assessment and is discussed in Section 2.5. EDR's Building Permit report, dated September 25, 2020, and pertinent city permit documents, are included in Appendix J.

4.3 Environmental Record Sources Review

The following ASTM-standard and ASTM-supplemental regulatory agency databases were searched within the ASTM 1527-13 recommended search radii and reported in the EDR report:

- USEPA – Comprehensive Environmental Response Compensation, and Liability Information System (CERCLIS);
- USEPA – CERCLA NPL;
- USEPA – CERCLA Proposed NPL;
- USEPA – Superfund (CERCLA) Consent Decrees (CONSENT);
- USEPA – CERCLA Records of Decision (ROD);
- USEPA – CERCLA NPL Deletions;
- USEPA – CERCLA No Further Remedial Action Planned sites (CERCLIS-NFRAP);
- USEPA – Superfund Environmental Management System Archive sites (SEMS-ARCHIVE);
- USEPA Facility Index System (FINDS);
- USEPA – Emergency Response Notification System (ERNS);
- USEPA– Hazardous Materials Information Reporting System (HMIRS);

- USEPA – Material Licensing Tracking System (MLTS);
- USEPA – Mines Master Tracking Index File (MINES);
- USEPA – Federal Superfund Liens (NPL Liens);
- USEPA – Non-Generator/No Longer Reporting (NonGen/NLR);
- USEPA – Brownsfields Sites;
- USEPA – RCRA Administrative Action Tracking System (RAATS);
- USEPA – Section 7 Tracking Systems (SSTS);
- USEPA – Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA)/Toxic Substance Control Act (TSCA) Tracking System (FTTS);
- USEPA – Toxic Substances Control Act (TSCA);
- USEPA – Resource Conservation and Recovery Information System (RCRA Info), Treatment, Storage, or Disposal (TSD) facilities, Small Quantity and Large Quantity Generators (SQG and LQG), Very Small Quantity Generators (VSQG), Non Generator/No Longer Reporting (NonGen/NLR) of hazardous waste;
- USEPA RCRA Corrective Action Report (CORRACTS);
- USEPA Toxic Chemical Release Inventory System (TRIS);
- USEPA Enforcement and Compliance History Online (ECHO);
- Ecology – Emergency Reporting Tracking System (ERTS);
- Ecology – Environmental Information Management (EIM);
- Ecology – Environmental Reports Tracking System (ERTS);
- Ecology – Solid Waste Facilities/Landfill List (SWF/LF);
- Ecology – Solid Waste Tire Facilities (SWTIRE);
- Ecology – Confirmed & Suspected Contaminated Sites List (CSCSL);
- Ecology – Hazardous Sites List (HSL);
- Ecology – Leaking Underground Storage Tanks Site List (LUST);
- Ecology – UST Database;
- Ecology – Aboveground Storage Tank (AST) Locations;
- Ecology – ALLSITES;
- Ecology – Hazardous Waste Manifest Data (MANIFEST);
- Ecology – Reported Spills (SPILLS);
- Ecology – Institutional Control Site List (INST CONTROL);
- Ecology – Voluntary Cleanup Program Sites (VCP); and,
- Ecology – Independent Cleanup Reports (ICR).

PES also searched the following agency websites for environmental records related to the subject property address and/or parcel numbers:

- EPA's ECHO website located at https://echo.epa.gov/;
- Ecology's What's in My Neighborhood website located at https://fortress.wa.gov/ecy/neighborhood/;
- Ecology's Environmental Information Management System (EIM) database located at https://fortress.wa.gov/ecy/eimreporting/; and
- Ecology's Well Log Viewer database https://fortress.wa.gov/ecy/wellconstruction/map/WCLSWebMap/default.aspx.

Over 927 agency database entries for subject property addresses were found within the search radii. The subject property addresses at 1900 and 1916 Boren Avenue were not included in the database search results. In addition, 27 historical auto stations and 26 historical dry cleaners were found on EDR's proprietary records database. An additional 4 dry cleaning facilities were found on Ecology's Dry Cleaners and Inactive Dry Cleaners list. Certain facilities may have entries in multiple databases. Only those databases that had listings for the subject property and the immediately surrounding facilities are discussed in detail in the following sections.

Several other sites in the surrounding area are listed on hazardous materials release databases. However, those other nearby sites are not expected to represent an environmental condition with respect to the subject property for one or more of the following reasons: (1) the site is listed as a soil-only affected case; (2) the listed site has received case closure by the appropriate regulatory agency; (3) the listed site is either cross-gradient or down-gradient to the subject property with respect to inferred groundwater flow directions; and/or (4) the listed site is located at too great a distance to affect the subject property.

4.4 Subject Property Records

Since EDR utilizes a single address for conducting the minimum search radius, PES used the 1900 Boren Avenue address provided by TCNW. Therefore, listings that include an address that historically exists on the subject property are identified as adjacent properties in the EDR report. None of the current or former addresses associated with the subject property (1908, 1912, 1916 Boren Avenue and 1106 Stewart Street), were listed on any EDR databases.

The following database information focuses on sites of interest in the vicinity of the subject property.

4.5 Federal Databases

The RCRIS database includes selected information on sites that generate, store, treat, or dispose of hazardous waste. A total of 4 sites (past and current) are listed on the RCRIS database. The RCRIS database listed two RCRA-SQG properties, and two RCRA-VSQG properties within 0.50 miles of the subject property. None of the listed nearby sites are expected to present environmental concerns for the subject property based on their inclusion on this database.

4.6 State and Local Databases

Eight hundred eighty-seven (887) nearby facilities within the specified search radii in the subject property vicinity are listed on state or local hazardous material release and/or storage databases. The following databases of nearby properties listed on EDR or Ecology databases are presented here for discussion:

CSCSL Databases

Ecology's CSCSL dataset identifies sites that have either reported confirmed or suspected contamination from hazardous materials. CSCSL records are the state's equivalent to the federal CERCLIS database. A total of 170 sites identified within 1 mile of the subject property were listed on the database. One hundred thirty-three (133) of those sites are all located at a lower or same elevation (cross-gradient) than the subject property and are not considered to present environmental concerns to the subject property. Of the remaining 37 sites, the following 4 sites located within 0.25 miles of the subject property and are discussed below:

- Former Goodyear Auto Service Center, Former Fuel/Service Station, listed with multiple addresses: 1826/1830/1834 Boren Avenue and 1105/1111 Stewart Street, was located 90 feet southeast of the subject property, across Stewart Street. This property was the supplier of burner oil, gasoline, and diesel from at least the 1920s to the 1950s. The property was converted to a bus parking and service shop in 1969 and was occupied by Goodyear Auto Service Centers from 1999 to 2012. Ecology listed the property in the leaking underground storage tank (LUST) database in 1996. A 111-1,000 gallon waste oil tank was removed from the property and reported to Ecology in 1999; Ecology issued a NFA in 2011. The property was reopened and entered into the Voluntary Cleanup Program (VCP) in April 2016 after confirmed impacts of benzene, metals, diesel, gasoline, PAHs, and other petroleum products in soil were reported. No information regarding groundwater quality was provided. Based on the cross- to downgradient location of this property, the potential to impact the subject property is considered low.

- Crescent Heights is located at 1901-1933 Minor Avenue, encompasses the entire half of the city block across the alley east of subject property and upgradient to the subject property. This site is currently awaiting cleanup for arsenic contamination above MTCA CULs in one shallow/perched groundwater sample (9-13 feet deep). In addition, petroleum-range hydrocarbons and PAHs were detected at concentrations below MTCA CULs. However, based on the results of soil sampling that occurred during the 2019/2020 development of the subject property, it does not appear that the constituents of concern found on the adjacent property had migrated to the subject property.

- Tritell, LLC Parking is located at 1821-1823 Minor Avenue, approximately 300 feet east to southeast of and upgradient to the subject property. This site was also listed on the ALLSITES, database. This site is currently undergoing an independent cleanup for petroleum contamination to soil and groundwater from gasoline USTs that were removed from the property during 2015. Subsequently, approximately 24,000 tons of impacted soil was removed from this site to a depth of 30 ft. bgs. Although this site is currently active in the cleanup process, the fact that petroleum-impacted source material was

removed from the site and its distance form the subject property, the likelihood that this site presents an environmental concern to the subject property is negligible.

CSCSL NFA Database

Ecology's CSCSL NFA dataset contains information about sites previously on the CSCSL that have received an NFA determination. NFA database. A total of 72 sites identified within 0.50 miles of the subject property were listed in the database. Since these sites are all listed as NFA sites and are considered to be sites that have completed cleanup for their respective investigations, none of these sites are expected to present concerns to the subject property.

UST Database

The UST database maintained by Ecology contains a list of registered USTs. The presence of registered USTs within the ASTM minimum search distance is not considered to be a significant environmental liability unless additional information that warrants concern (such as an entry in the LUST database for the same site) is identified. A total of 32 UST sites are listed within 0.25 miles of the subject property. The only site considered for discussion is the previously mentioned Goodyear site, which is not considered to present an environmental concern to the subject property.

LUST Database

The Leaking Underground Storage Tank (LUST) database lists sites that have a confirmed release of petroleum products from a UST. A total of 53 LUST sites, including the adjacent site to the northwest of the subject property, are listed within 0.50 miles of the subject property. Most of those listed sites are not expected to present concerns to the subject property based on their downgradient or cross-gradient locations and distances in relation to the subject property. The most notable site located in close proximity to the subject property was the previously discussed (Section 3.0) Arco Service Station/Budget Rent-A-Car, which is considered to be a potential environmental concern to the subject property. Another nearby site, Goodyear, is not considered to present any environmental risks to the subject property.

4.7 Supplemental Environmental Record Sources

The following ASTM-supplemental regulatory agency databases were checked and reported in the EDR report.

4.7.1 Federal ASTM Supplemental Databases

A complete listing of these databases is provided in the EDR Report. Neither the subject property nor adjacent/nearby properties are listed in the Federal ASTM Supplemental Databases.

4.7.2 State or Local ASTM Supplemental Databases

A complete listing of these databases is provided in the EDR Report. The most notable databases are presented here. None of the addresses (1900, 1908, 1912, 1916, and 1918 Boren Avenue) associated with the subject property are listed on any state or local environmental databases.

Voluntary Cleanup Program

Sixty-three (63) sites are listed in the Ecology's Voluntary Cleanup database. The closest property listed in the VCP database (Arco Service Station/Budget Rent-A-Car) is located on the adjacent property to the northwest and is discussed in Section 3.0 of this report. All of the other sites either were granted an NFA determination by Ecology or are located at such distances, or in areas, where groundwater flow in relation to the subject property is either considered to be negligible or flow away from the subject property, or the sites have been previously determined not to pose a significant environmental concern with respect to the subject property.

Independent Cleanup Program

Fifty-five (55) sites are listed in the Ecology's Independent Cleanup Program database. Nearly all of these ICP sites are located in areas where the topography is either considered to direct groundwater flow away from the subject property, or at such distances as not to pose a significant environmental concern with respect to the subject property. The most notable site listed in close proximity to the southeast of the subject property, the Goodyear site, was previously discussed and is not considered to pose a significant environmental concern with respect to the subject property.

4.7.3 EDR Proprietary Database Records

Fifty-three (53) sites within the specified search radii in the subject site vicinity is listed on EDR's proprietary Historical Auto Stations (27 sites) and Historical Cleaner (26 sites) environmental databases.

EDR Historical Auto Stations

EDR searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. A review of the EDR Historical Auto Stations list revealed that there are 27 EDR Historical Auto Stations sites within approximately 0.125 miles of the subject property. Other than the former Arco Service Station located adjacent to the northwest side of the subject property, listed as Boren Arco Automotive (Arco Service Station/Budget Rent-A-Car) at 1928 Boren Avenue (discussed in Section 3.0), fourteen of those Historical Auto Station listed sites located downgradient of the subject property, and are not expected to present any environmental risks to the Site. Six of the upgradient or cross-gradient sites last operated in the 1920s through early 1970s, and the remaining sites are no longer operating and are not listed on any other regulatory databases; therefore, none of those sites listed are expected to present environmental concerns to the subject property. The following site was listed as both a historical auto station and a dry cleaner site address:

Former Fuel/Auto Service Station (all identified as: A-1 Auto Rebuild, Virgil's Tire Market, Import Service Center and Former Laundry) was listed with multiple addresses: 1818/1820/1822/1828 Boren Avenue, and located approximately 180 feet to the southeast, across Stewart Street. The property operated as a laundry in 1930 and as an automotive service shop and gasoline station from 1930 to the early 1970s. There was no other information provided for

this property. Based on the downgradient location of this property, the potential to impact the subject property is considered low.

EDR Historical Cleaners

EDR searched selected national collections of business directories and has collected listings of potential dry cleaner sites within 0.125 miles of the subject property that were available to EDR researchers. In addition to EDR's proprietary historical cleaner sites, EDR also includes drycleaner sites as listed by Ecology as a separate database search. EDR listed 2 dry cleaners and 2 inactive dry cleaner sites within 0.25 miles for the subject property from Ecology's DRY CLEANERS and INACTIVE DRYCLEANERS databases. EDR listed 27 Historical Cleaners sites within approximately 0.25 miles of the subject property, including one of the subject property addresses (Chin Chong Laundry). The remaining sites last operated either in the 1920s through 1950s, and no agency files exist for those sites and/or the sites are located cross- or down-gradient in relation to the Site. Therefore, based on the length of time since those sites were in operation and the extensive development that has occurred in this neighborhood, or on the location of those sites in relation to the Site, those historical dry cleaners are not expected to present environmental concerns to the subject property. Only the following four sites (including the subject property) are considered for discussion:

- Snowflake Steam Laundry/Snowflake Laundry and Dry Cleaning was listed with multiple addresses: 1819/1821/1823/1825 Minor Avenue, was located approximate 200 feet to the east-southeast, across Stewart Street. This property operated as a dry cleaner in 1920 (Broadway Laundry) and from 1925 to 1955 (Snowflake Laundry). Three USTs were removed from the property during the construction of the Kinects Tower (date not given). GRO, DRO, ORO, BTEX, halogenated volatile organic compounds (HVOCs), non-halogenated solvents, and unspecified petroleum products were detected in soil approximately 7 to 30 feet bgs, and in groundwater. There was no other information regarding remediation or site characterization for this property. Based on the distance and downgradient location of this property, the potential to impact the subject property is considered low.

- Creases Dry Cleaner (a.k.a. former Fashion Care Cleaners) was located at 1820 and 1822 Terry Avenue, approximately 365 feet upgradient and southeast from the subject property. Creases was listed on Ecology's CSCL and VCP databases. Fashion Care Cleaners was listed on EDR's Historical Cleaners database at this address from 1999 through 2002. A total of 1,191 tons of VOC-contaminated soil was successfully remediated from the site in 2015. Ecology issued an NFA Determination for this site in January 2017.

- Cassieford, Inc. was located at 1000 Olive Way, approximately 750 feet upgradient and southeast of the subject property. This site is listed as a RCRA-CESQG facility and has no record of violations in agency databases. This site is not considered an environmental concern with respect to the subject property.

- Star Dry Cleaners was located at 1118 Howell Street, approximately 400 feet upgradient and southeast of the subject property. No information was found in Ecology's online databases regarding this site. Although this site is listed as having operated as late as

2008, no information was found in agency files regarding this facility. Based on the lack of information for this site, length of time since this facility was in operation, and distance of this site in relation to the subject property, this site is not considered an environmental concern with respect to the subject property.

- Puget Sound Dyeing and Cleaning Works, located at 1913/1917 Minor Avenue, approximately 30 feet to the northeast, across the alley. This property was occupied by a dyeing and cleaning business from as early as 1893 and subsequently a dry cleaning business from 1949 to 1969. Based on the reported groundwater flow direction towards the southwest, there was a potential for dry-cleaning-related contaminants to migrate toward the subject property; however, the lack of detectable chlorinated solvents in the perched groundwater samples collected by ESNW on the subject property (see section 3.0) and in the deeper groundwater sample collected by SES on the subject property, indicates that Puget Sound Dyeing and Cleaning Works site is unlikely to have impacted groundwater on the subject property.

4.7.4 Vapor Intrusion Assessment

PES did not conduct a vapor intrusion assessment of the subject property. However, PES did produce an EDR Vapor Encroachment Screen report, dated June 24, 2021, that identifies five (5) sites located in the vicinity to the subject property that conducted past activities that may have the potential for vapor encroachment. These sites, discussed above, were listed on EDR's Historical Dry Cleaner databases. However, based on the length of time since these sites operated (decades ago), and due to the extensive development, that has occurred in the area, it is unlikely that any of these sites in close enough proximity to the subject property could be considered potential risks of impacting the subject property. The EDR Vapor Encroachment Screen report is presented in Appendix K.

4.7.5 Orphan Sites

Orphan sites are sites that EDR could not map due to incomplete addresses. The EDR report included 21 such orphan sites. None of those sites noted are considered to present an environmental concern with respect to the subject property.

4.8 Wetlands Evaluation

PES did not perform a wetlands evaluation, consistent with the terms of the contract. PES reviewed the National Wetland Inventory (NWI) maps maintained by the U.S. Fish & Wildlife Service. NWI's online database that did not indicate wetlands are present on, or in close proximity to, the Site.

4.9 Radon

The subject property is within U.S. EPA Radon Zone 3 for King County, Washington. The Washington State radon database contained indoor test results from 106 sites within King County. The average value for radon levels reported in the database is 0.334 pico curies per liter (pCi/L) of air for first floor living areas, 0.800 pCi/L for second floor living areas, and

0.538 pCi/L for basement areas. These values are within the Zone 3 average of less than 4 pCi/L, and less than the U.S. EPA's recommended action level of 4.0 pCi/L.

4.10 USTs and ASTs

PES's research identified a possible fuel UST currently located on the subject property. In addition, as discussed in this assessment, the historical use of petroleum fuel tanks has been documented based on information from historical records (Section 2.7) and previous site investigations as presented in Section 3.0.

1900 Boren Avenue

As discussed in Section 2.7, PES's review the SCI microfilm indicates that a 40 bbl UST was located beneath the building at the northeastern end of the building. It's possible that the suspected fill port in the alley alcove is connected to this UST.

A previous Phase I ESA (SES, 2017) reported a former heating oil UST was reported to have been on the 1900 Boren Avenue subject property in association with a former residential building and a vent pipe for a potential heating oil UST was observed during the EAI's 1997 Phase I ESA (discussed in Section 2.7).

1916 Boren Avenue

Historical records (Sanborn Maps) indicate that previous use of the 1916 Boren Avenue subject property as having fuel and gas located on the east-northeast corner of the Bartell Drug Company building. This area was in the southeastern part of the building that was demolished in 1977 and converted to the existing parking lot. Service Station Gas & Oil is documented as occupying the subject property at 1916 Boren Avenue in 1930. Historical tax files identified two oil burners, steam boilers, and a 550-gallon gasoline UST were historically used on the 1916 Boren Avenue subject property. The 1949 Sanborn map depicts "Fuel: Gas" at the northeast end of the portion of the 1916 Boren Avenue building that was demolished in 1977 (as discussed in Section 2.7).

A hydraulic oil AST, discussed below in Section 4.11, is located on the elevator equipment room of 1916 Boren Avenue.

4.11 Hydraulic Equipment

The only hydraulically-powered equipment present at the subject property is in the elevator equipment room on the first floor of the 1916 Boren building. During the Site inspection (Section 5.0), PES noted that the lid of the hydraulic tank had been removed, exposing the hydraulic oil contents of the tank. The tank appeared to be half-full containing approximately 30 gallons of hydraulic oil. There did not appear to have been a significant release of oil from the tank. PES only observed only minor (de minimis) staining, possibly oil, on the concrete floor.

4.12 Generators

No generators were observed on the subject property during the site inspection.

4.13 Polychlorinated Biphenyls (PCBs)

PES did not observe any pole- or pad-mounted electrical transformer on or near the subject property. An electrical utility vault was noted in the alley-way on the northeast side of the building. Typically, Seattle City Light owns and operates most electrical transformers in the city PES did not have access to this vault during the site inspection.

4.14 Asbestos and Lead-in-Paint

PES did not perform an assessment of ACM or lead-in-paint assessment, consistent with the terms of the contract. However, a hazardous materials survey was conducted during 2020. The results of the survey are presented in Section 3.0 of this report.

4.15 Lead in Drinking Water

No on-site sampling data for lead in drinking water was identified in the Phase I ESA research. PES reviewed the most recent available (2019) water quality report from the Seattle Public Utilities (SPU), the supplier of potable water to the Site. The 2019 report indicates that lead is not detected in source waters. Seattle Public Utilities tested lead in tap water at 52 individual homes during 2019. Two of the test locations contained lead at 2 parts per billion (ppb), which is well below the Action Level of 15 ppb lead.

5.0 SUBJECT PROPERTY INSPECTION

An inspection of the subject property was conducted on June 10, 2021 by Mr. Russell Stolsen of PES to assess the potential for environmental conditions related to the use or storage of hazardous materials. Ms. Zhang provided PES with access to the interior of the vacant 1916 Boren Avenue building, and allowed PES to inspect the building unescorted. PES returned to the site on June 23, 2021 to inspect the vacant 1900 Boren Avenue building interior and oil-water separator. Mr. Cummings also provided PES access to the boiler room in the basement of the 1916 Boren Avenue building that was found to be flooded during the June 10, 2021 site visit. During the site visit, Mr. Cummings informed PES that the 1916 Boren Avenue building was scheduled to be demolished beginning in late June 2021. In addition to the site inspection, PES proceeded on foot to observe activities and conditions of adjacent properties. Photographs of the subject property are presented after Illustrations section (Figures 3 – 21).

1916 Boren Avenue Interior Observations

The following summarizes the observations during the inspection of the interior. The tour progressed from the main entrance at the Boren Avenue side of the subject property continuing to the upper levels to the roof ending at the entrance to the basement. The front entrance area includes a reception area (Photo 22), adjacent offices, and a restroom. The street level front entrance is situated at a lower level than the first floor which is accessed via a set of stairs opposite the front door entrance.

The stairs to the first floor leads to large open space with connecting hallways to offices, a conference room, restrooms, a fire alarm control room, a single elevator car, and elevator machine room. The elevator machine room on this level contained the hydraulic powered equipment (Photo 25). The elevator was not operational; therefore, the elevator pit was not accessible. The lid to the hydraulic tank had been removed and the tank appeared to contain approximately 30 gallons of hydraulic oil (Photo 26). An open 5-gallon container partially filled with liquid and labeled as “waste oil” was also observed in the elevator room. Outside the elevator machine room were numerous cans of paint and stain in 1- to 5-gallon containers (Photo 27). No visible stains were noted the bare concrete floor in this area.

A small warehouse area is located at the north corner of the building that is accessed via a single man-door and two rollup doors, one opening to the adjacent alley and the other opening to the northwest parking lot (Photo– 24). The fire control room contained the fire alarm panel, natural gas-powered furnaces and air handlers, and electrical power panel (Photos 28 - 29). A small opening in the wall of this room (approximately 5 feet above the floor), appeared to be an access to a water heater as well as storage of building supplies (i.e., (i.e., ceiling light cans and carpeting.

General features of all three floors included various floor finishes (i.e., carpet, sheet vinyl, and bare concrete), in some areas carpeting and/or tile had been removed exposing bare concrete floors; walls were constructed with aluminum studs/supports with painted gypsum sheetrock walls (Photos 30 – 31). Ceilings were a mix of finished drywall, unfinished concrete, and suspended acoustical tile. Exposed electrical, heat ducting, and water and fire suppression piping in the ceilings in most areas were noted throughout. While the walls were mostly intact, several areas had the dry wall removed below some windows (Photo 31).

The second and third floors were similar each with large open office space, single closed office along the perimeter walls, conference rooms, restrooms, and an elevator lobby. Two stair wells are located at opposite ends of the building. The alley side concrete stairwell to the upper floors also leads down to the boiler room in the basement of the building (Photos – 33). During the June 10, 2021 site visit, the basement level was observed to be flooded with approximately 2 feet of water. Mr. Stolsen informed Ms. Zhang who contacted Mr. Cummings. Mr. Cummings scheduled pumping the water out of the basement prior to Mr. Stolsen's return to the subject property on June 23, 2021. On the basement boiler room, measuring approximately 12 x 22 feet, contains a dilapidated boiler and associated partially insulated badly rusting piping and pump, a water heater tank, and a small below-grade sump with a pump (Photos 34 – 36). The ends of two capped pipes were noted. One pipe extended from the northwest wall and the other pipe was noted in the floor (Photos 35 and 36). As discussed in Section 3.0 of this report, AES reported that these pipes indicate the possible presence of an UST, but could not confirm if these pipes were related to the 550 gallon gasoline tank discussed in Section 3.0 of this report. PES could not determine the purpose of these pipes. A hole was observed in the northwest wall of the boiler room approximately 7-feet above the floor. PES was able to take pictures inside the hole revealing a crawlspace with a dirt floor and several pipes, possibly associated with the boiler (Photo 37).

The roof was accessed via a ladder in the alley-side stairwell. Features on the roof were limited to heating and cooling ventilation system equipment (Photo 30).

1900 Boren Avenue Interior Observations

PES returned to the subject property on June 23, 2021, to conduct the inspection of the interior of the 1900 Boren Avenue building (Photo 5). The building is currently vacant and is boarded up to keep out vagrants. Mr. Cummings arranged to have the plywood sheeting removed from the front door on the northeast side of the building allowing PES to inspect the interior. The building is divided into three rooms: a lobby, an office, and a restroom. A storage room with access to the roof is locate through a separate door on the northwest side of the building. Heat for the building is provided by electric wall heaters and a rooftop HVAC is fueled by natural gas. Several 1- and 5-gallon partially-filled containers of paint were noted in the lobby. The metal 1-gallon containers were rusty but none of the paint had appeared to have leaked onto the carpeted floor (Photo 36).

Exterior Observations

The surrounding exterior areas are improved with driveways from Boren Avenue and the adjacent alley, parking spaces on the asphalt-paved areas on the northwest and southeast ends of the subject property. Several unlabeled drums of what appeared to contain soil and groundwater from previous environmental investigations as discussed throughout this report were observed on the northwest and southeast sides of the 1916 Boren Avenue building (Photos 12 – 15). These drums are considered to be from the past subsurface investigations conducted at the subject property discussed in Section 3.0 of this report. Although the drums were rusted, no leaks or stains were noted around the drums. PES observed several locations that appeared to be where soil borings were advanced during the previous investigations at the subject property. In addition, PES observed a monitoring well (GEI-1-18) that was installed by GeoEngineers in 2020 (Photo 13). AES's 2016 Phase I ESA discussed a possible fill port in an alcove on the

northeast side of the building. PES viewed this suspected fill port (Photo 34). However, the size of the cap of this pipe appears to be 3-inches in diameter (Photo 35). As discussed previously, PES's review the SCI microfilm indicates that a 40 bbl UST was located beneath the building at the northeastern end of the building. It's possible that the suspected fill port in the alley alcove is connected to this UST.

The OWS on the 1900 Boren property was inspected during the June 23, 2021 site visit (Photos 16 – 18). All three chambers were accessed as well as the adjacent connecting catch basin that comprised the drain portion of the former Dollar Rent A Car's wash rack area. With the exception of small particles of dirt floating on the surface of the water, no oil-sheen or significant staining was observed. The water was clear enough that the walls of the OWS could be seen as deep as 12 to 18-inches below the surface.

PES did not observe any exterior conditions that appeared to present any potential adverse environmental risks to the subject property.

5.1 Surrounding Areas

The surrounding exterior areas are improved with driveways from Boren Avenue and the adjacent alley, parking spaces on the adjacent property east of the subject property building, sidewalks, landscaping along Boren Avenue, and a city-maintained stormwater catchment system (i.e., catch basins) observed in the adjacent property parking lot.

PES conducted a walking reconnaissance of the adjacent and nearby areas and observed adjacent areas from the Site. Nearby properties are a mix of commercial/retail and multi-family residential properties. With the exception of the nearby historical sites identified in this report as posing a potential risk to the subject property, most of the current adjacent and nearby properties do not appear to pose environmental concerns to the subject property, based on their usage (e.g., retail shops, restaurants, apartments ,etc.). Regarding properties immediately adjacent to the subject property, PES noted that subsurface investigations activity had occurred at three locations. The Crescent Heights property discussed in Section 4.6 is located to the east, across the alley, had at least two monitoring wells and two soil boring locations. The adjacent property to the northwest, Arco Service Station/Budget Rent-A-Car, is discussed in detail throughout this report.

5.2 Chemical Use and Storage

The only chemicals noted in the building were 1- and 5-gallon containers of paint located in the lobby of the 1900 Boren Avenue building as well as the room outside the electrical machine room on the first floor of the 1916 Boren Avenue building.

5.3 Indications of Polychlorinated Biphenyls (PCBs)

All electrical transformers in the area of the subject property are located in belowground vaults, and not accessible for observation.

5.4 Asbestos

An assessment of ACM was not part of the scope of this ESA. However, as discussed in Section 3.0, a hazardous building materials survey was conducted at the subject property's 1916 Boren Avenue building. The report, dated May 8, 2020, by SES, indicated that ACM with greater than 1 percent asbestos (chrysotile) was found in sink undercoating (5%), vinyl flooring mastic in men's bathroom (4%), and roofing materials (15-20%).

5.5 Lead in Paint

An assessment of LBP was not part of the scope of this ESA. However, as discussed in Section 3.0, a hazardous building materials survey was conducted at the subject property's 1916 Boren Avenue building.

5.6 Solid Waste

Seattle Public Utilities provides solid waste service to the subject property. However, the subject property buildings are vacant therefore service for the removal of non-hazardous solid wastes and recyclable materials generated by the subject property is currently unavailable.

6.0 FINDINGS AND CONCLUSIONS

The following summarizes the findings and conclusions of PES's assessment conducted for the 1900/1916 Boren Avenue Property.

6.1 Summary of Findings

This report presents the results of a Phase I Environmental Site Assessment (ESA) for the 1900/1916 Boren Avenue Property located at 1900 and 1916 Boren Avenue, in Seattle, Washington (subject property or Site). The subject property is comprised of land two land parcels, recorded by King County as being owned by the GZI Boren LLC. PES understands that TCNW Northwest Development, Inc. (TCNW) is conducting the Phase I ESA to evaluate current environmental conditions at the Site for potential purchase of the subject property.

The rectangular-shaped subject property is comprised of two legal land parcels identified as King County Assessor Parcel Number (APN) 066000-2170 (1916 Boren Avenue) and 066000-2155 (1916 Boren Avenue) totaling 5,160 square feet (sq. ft.) (0.12 acres) and 22,800 sq. ft. (0.52 acres), respectively, and encompasses slightly more than one-quarter of the city block. The subject property includes three asphalt-paved commercial parking lots, a three-story currently vacant office building (1916 Boren Avenue), and a vacant former car rental company office. The tax parcel is zoned DMC 240/290-440 (Downtown Mixed Commercial).

The subject property is located in the Denny Triangle (a.k.a. Denny Regrade), one of the oldest neighborhoods in Seattle. Prior to the 1890s, this area was known as Denny Hill. City leaders and engineers at the time believed the steepness of Denny Hill impeded Seattle's northward expansion. In the mid-1890s, the first of many "regrade" projects were implemented to remove Denny Hill. The method of "sluicing" the soils of the hill towards Elliott Bay continued in stages until finally completed in the early 1930s. The soils from the Denny Regrade were used to reshape and grow Seattle's waterfront, historic Pioneer Square area, and Harbor Island in Elliott Bay.

During the mid-1930s, improvements to the area included the construction of street paving and sidewalks and sewer and water main installations in preparation of expansion of increased residential and commercial development. Since that time, although single-family homes were displaced for multi-family housing units, the area has remained a mix of residential, commercial, and light industrial development. Past use of the subject property has included four single-family residential structures since at least 1893. Eventually the residential structures were demolished and replaced with commercial businesses, a church, and parking lots.

1900 Boren Avenue (Parcel 066000-2155)

The current building at 1900 Boren Avenue was constructed in 2003 for a Dollar Rental Car company. Prior to that time various occupants have been associated with the subject property occupying a church (constructed in 1906, demolished in 1999) occupied by various denominations), a social services center, medical offices, a gasoline service station, refrigerator manufacturer, wholesale novelties, food brokers, restaurants, a furniture shop, Bartell Drug Company with an associated gasoline service station, a security company, a nightclub, and a rental car company office constructed in 2003. An oil-water separator (OWS) for car washing at

the rental company was also installed. Originally a larger building, southern portion of the 1916 Boren Avenue building was demolished in 1977 and converted to a parking lot. With the exception of remodeling to the interior of the building over the years, the northern portion of the building has remained relatively unchanged.

1916 Boren Avenue (Parcel 066000-2170)

The current building at 1916 Boren Avenue was constructed in 1929, displacing some of the residential buildings. Various occupants have been associated with the subject property since the 1930s including: medical offices, refrigerator manufacturer, wholesale novelties, food brokers, restaurants, a furniture shop, a security company and Bartell Drug Company with an associated gasoline service station.

Several previous environmental investigations have been conducted at the subject property and the adjoining property to the north. Including a Phase I ESA conducted at 1916 Boren Avenue by Associated Earth Sciences (AES) in October 2016. AES reported historical records indicate that previous use of the 1916 Boren Avenue building as having fuel and gas located on the east-northeast corner of the existing building, and that a possible fill cap was observed in an alcove on the northeast side of the building. PES did not see this fill cap during the site visit. AES listed the gasoline oil UST as a REC for 1916 Boren Avenue, along with seven nearby properties that were listed in searched environmental databases. Two of these properties (Puget Sound Dyeing and Cleaning Works and the former Arco Service Station/Budget Rena-A-Car) were listed as having a potential impact to the property. Five additional properties (include former service stations, dry cleaners, and a bottling plant) were listed as RECs; however, based on the reported inferred groundwater direction to the southwest, these properties are all located downgradient of the 1916 Boren Avenue property PES determined that the environmental risk to the subject property was low.

As a follow-up to AES's findings that a gasoline UST was listed at 1916 Boren avenue, Environmental Solutions Northwest (ESNW) performed a Phase II investigation at the 1916 Boren Avenue subject property in November 2016 (ESNW, 2016) that included a geophysical survey using ground penetrating radar (GPR). ESNW reported that the GPR survey did not find any USTs in the accessible parking area around the building, and a visual inspection of the building basement did not reveal evidence of presence of an UST. However, a suspected UST fill-port (pipe) was observed along the southwest side of the existing building (facing Boren Avenue) suggesting that a UST may exist beneath the inaccessible portion of the building. Six soil borings were drilled to depths between 15 and 40 feet bgs at the 1916 Boren Avenue subject property: B-1 through B-3 were located in the parking lot on the south/southeast side of the building and B-4 through B-6 were located in the parking lot on the north/northwest side of the building. Perched groundwater was encountered in B-2 (32 feet bgs), B-3 (17 feet bgs), and B-4 (13 feet bgs). Soil and groundwater samples were analyzed for GRO, DRO, ORO, VOCs, and MTCA 5 Metals. Acetone, 2-butanone, and chromium were detected in soil samples; however, none of the detections were above the applicable CULs. Acetone was the only analyte detected in the groundwater samples (detected in B-2); however, the concentration was below the applicable CUL. No other analytes were detected in the soil and groundwater samples. It should be noted that both acetone and 2-butanone can be related to the biodegradation of organic matter and/or introduced as laboratory contaminants.

A Phase I ESA was conducted at 1900 Boren Avenue by SoundEarth Strategies (SES) in October 2017 (SES, 2017). SES reported a former heating oil UST was reported to have been on the 1900 Boren Avenue subject property, in association with a former residential building. The Phase I ESA identified the following RECS: the potential for former heating oil UST on the 1900 Boren Avenue subject property, two adjacent properties, the Puget Sound Dyeing and Cleaning Works (1913/1917 Minor Avenue), and the Former Goodyear facility at 1812 Boren (southeast of the 1900 Boren Avenue subject property). Based on the NFA for the Goodyear site and the lack of chlorinated solvents in groundwater, PES concludes these two sites do not present an environmental concern to the 1900 Boren Avenue subject property.

A geotechnical study was conducted as of the subject property in 2020 (GeoEngineers, 2020) in association with a planned redevelopment of the subject property. GeoEngineers drilled two borings (GEI-1-18 and GEI-2-18). GEI-1-18 was drilled to a depth of 90.25 feet bgs at 1916 Boren Avenue and GEI-2-18 was drilled to a depth of 91 feet bgs on the 1900 Boren Avenue. Groundwater was encountered at 79 feet bgs (elevation from 56 to 58 feet) in GEI-1-18; however, GeoEngineers reported the groundwater as perched with the regional groundwater occurring below 90 feet bgs (elevation 44). Groundwater was not encountered in the other boring (GEI-2-18). GeoEngineers did not collect environmental samples as a part of their geotechnical study. However, SES was on the 1900 and 1916 Boren Avenue properties during GeoEngineers geotechnical study to collect soil and groundwater samples from the two geotechnical borings GEI-1-18 and GEI-2-18. One soil sample from GEI-1-18 (5 feet bgs) and two soil samples from GEI-2-18 (5 and 10 feet bgs) were submitted to the laboratory and analyzed for gasoline range organics (GRO), diesel range organics (DRO), heavy oil range organics (ORO), and benzene, toluene, ethylbenzene, and xylenes (BTEX). Carcinogenic polycyclic aromatic hydrocarbons (cPAHs) and Model Toxics Control Act (MTCA) 5 Metals were analyzed in the 5 foot sample from GEI-1-18 and the 7.5 foot sample from GEI-2-18.

The cPAHs benzo(a)anthracene, chrysene, and benzo(a)pyrene were detected in soil from both borings. Benzo(b)fluoranthene, benzo(k)fluoranthene, indeno(1,2,3-cd)pyrene, and dibenz(a,h)anthracene were only detected in the soil from GEI-2-18. The toxicity equivalent concentration in the sample from GEI-2-18 at 7.5 feet bgs was 0.420 mg/kg which exceeded the MTCA Method A cleanup level (CUL) of 0.1 mg/kg (due to benzo(a)pyrene concentration of 0.33 mg/kg). Arsenic, chromium, and lead were detected in the soil from GEI-1-18 at 5 feet bgs and in GEI-2-18 at 7.5 feet bgs; however, the concentrations were below the MTCA Method A CULs. GRO, DRO, ORO, and BTEX were not detected above the method reporting limits (MRLs) in any soil sample.

SES collected one reconnaissance groundwater sample from GEI-1-18 and analyzed it for GRO, DRO, ORO, BTEX, and chlorinated volatile organic compounds (CVOCs). The SES report does not describe whether the well was properly developed prior to sampling or a description of the sampling procedures other than to say that the sample was collected using a disposable bailer. The lack of proper well development prior to sampling and appropriate well purging during sampling can impact the quality and reliability of the data.

GRO, DRO, ORO, benzene, and total xylenes were detected in the groundwater; however, only the DRO concentration (610 µg/L) slightly exceeded the MTCA Method A CUL (500 µg/L). SES reported that the DRO and ORO results were flagged by the laboratory as having characteristics not matching the standard used for quantitation and may be a result of non-petroleum organic matter or degraded petroleum. CVOCs were not detected at or above the

MRLs. SES recommended further evaluation/sampling of the fill material to better understand the distribution of cPAHs and re-sampling of well GEI-1 to assess the previous detection of DRO in groundwater.

A hazardous materials assessment of the subject property's buildings was conducted by SoundEarth Strategies, Inc. (SES) during May 2020. One hundred eighty-three bulk samples of suspect asbestos-containing materials (ACM) were collected and analyzed. Five materials (sink undercoating, vinyl flooring, built-up asphaltic roofing, asphaltic roofing with metal substrate, and mastic sealant on the roof) were found to contain asbestos (ACM) greater than one percent. All of these materials were found in the building located at 1916 Boren Avenue. None of the samples collected from the building at 1900 Boren Avenue contained detectable concentrations of asbestos.

- Fifteen (15) paint chip samples were collected and analyzed for total lead content. Eight of the paint chip samples were found to contain detectable levels of lead with six of those samples containing lead at concentrations above 100 parts per million (ppm). The samples containing the highest concentrations were collected from the second and third floor walls and ceilings of the building located at 1916 Boren Avenue.
- SES reported that five hundred two (502) mercury-containing fluorescent lamps were identified in the 1916 building and twenty-six (26) were identified in the 1900 building. One mercury-containing thermostat was observed on the third floor of the 1916 building.

The property located at 1930 Boren is adjacent to the 1916 Boren Avenue subject property as was the location of a former Arco gasoline station/Budget Rent-A-Car, historically both businesses have occupied the same location. PES conducted a Phase I ESA on the property in February 2021 (PES, 2021). The Arco gasoline station operated from 1952 until the late 1970s. During the 1989 to the mid-1990s, multiple environmental investigations were conducted on the 1930 Boren property. The USTs (2 gasoline and 1 waste oil) associated with the former gasoline station were removed in 1989. Although approximately 90 tons of petroleum contaminated soil (PCS) were removed from the property during the UST removal activities; subsequent investigations indicated that PCS remained on the property. Enviros, Inc. (Enviros) conducted a remedial action at the property in June and July 1996 to removed PCS from the former UST area. Approximately 5,925 tons of PCS were removed and disposed offsite. Enviros reported that three confirmation soil samples collected from the bottom of the remedial excavation (up to 11 feet bgs) contained petroleum hydrocarbons exceeding the MTCA Method A CULs. Two of these samples were located along the property boundary between the 1930 Boren Avenue and the 1916 Boren Avenue subject property. The third sample was located along the 1930 Boren Avenue property boundary and the adjacent alley, approximately 50 feet from the 1916 Boren Avenue subject property. The results of the cleanup action were submitted to Ecology and property was issued a No Further Action (NFA) in 1997 although residual petroleum-impacted soil was present in the right or way beyond the property boundary.

PES conducted a limited Phase II investigation on the 1930 Boren property in May 2018 to assess and evaluate the soil and groundwater conditions at property prior to redevelopment activities, primarily the documented contaminated soil left in place at the bottom of the remedial excavation in 1996. Due to the constraints of the existing building, the Phase II work was limited to the accessible areas in the parking area southeast of the building. Four borings (SB-1

through SB-4) were drilled to depths ranging from 21.5 feet bgs (SB-4) to 51.5 feet bgs (SB-1 and SB-2). PES collected soil samples from the borings and analyzed selected samples for GRO, DRO, ORO, VOCs, and total metals (samples from SB-3 and SB-4, only). Groundwater was not encountered in any boring during the investigation. The results of the soil samples showed that tow soil samples collected from boring SB-2 at 6 and 11 feet bgs contained ORO at concentrations below the MTCA CULs. ORO was not encountered in the sample collected from the same boring at 16 feet bgs. Metals were also detected; however, concentrations were within background levels. No other contaminants were detected above the MRLs.

PES concluded that the fill material used to backfill the 1996 remedial excavation generally appears to be unimpacted except in the vicinity of SB-2 where the fill soil is impacted with ORO from approximately 6 to 11 feet bgs near the base of the fill and top of the native soil. Based on results of previous investigations and the 1996 remedial excavation activities, petroleum hydrocarbons are likely to be encountered at depths ranging from the bottom of the remedial excavation (approximately 10 to 13 feet bgs) to a depth between 16 and 20 feet bgs. PES recommended that additional characterization of the fill material and vertical extent of contamination beneath the previous remedial excavation be investigated prior to property redevelopment.

Redevelopment activities occurred on the property in 2019 (PES, 2021). Petroleum odors were noted in soldier piles located along the northeast, southeast, and southwest excavation (adjoins the 1916 Boren Avenue subject property) walls during shoring activities. Three soil samples were collected, one from the southwest wall at 8 feet bgs (S1-SW-8), one from the northeast wall at 10 feet bgs (S3-SW-10), one grab sample in the northern portion of the excavation (S3-Grab). The soil results indicated DRO and/or GRO were detected at concentrations below the CUL in the soil sample collected from the northeast wall at 10 feet bgs and in the sample collected from the southwest wall at 8 feet bgs. During construction it was reported that impacted soil was encountered based in field screening along the southeast, southwest, and northwest walls between elevation 130 and 113 feet (approximately 5 to 19 feet bgs). Approximately 4,670 tons of Class II material was disposed of offsite. Groundwater was not encountered during any of the subsurface investigations or during redevelopment construction.

Based on the results of the sampling and construction observation during redevelopment construction at 1930 Boren, there is the potential that petroleum hydrocarbon impacted soil could be encountered on the 1916 Boren Avenue subject property along the common property boundary. Based on the previous findings, it is likely that if petroleum impacted soil is encountered, the concentrations are likely to be below applicable cleanup levels.

During the June 10 and 23, 2021 site visits, PES observed the exterior areas of the subject property and interiors of the vacant buildings including the interior and roof of the 3-story 1916 Boren Avenue building and the interior of the 1900 Boren Avenue building. With the exception of containers of paint noted in both buildings, no evidence of significant chemical or petroleum product use was observed. A single elevator in the 1916 Boren Avenue building uses hydraulic fluid to operate the elevator car. The elevator was not operational. The hydraulic tank in the elevator machine room on the first floor of the building did not have a lid revealing that the tank was half-full of oil. A *de minimis* amount of oily staining was noted on the concrete floor of the mechanical room and no leaks of the hydraulic oil tank was observed. Several containers of paint were observed in a room adjacent to the elevator mechanical room as well as the lobby of

the 1900 Boren Avenue building. Several 55-gallon steel soil drums from previous subsurface investigations at the subject property were observed on the northwest and southwest sides of the 1916 Boren Avenue building. Although the drums were rusty, no leaks or stains were observed. Several soil boring locations were noted in the parking lots. A single groundwater monitoring well installed by GeoEngineers in 2020 in the northwest parking lot was also noted. No electrical transformers were observed on the subject property as the city of Seattle maintains transformers in a below-grade vault in the alleyway along on the northeast side of subject property. No observable adverse environmental conditions were noted during the site visit.

6.2 Recognized Environmental Conditions

PES has performed a Phase I ESA in conformance with the scope and limitations of ATSM Practice E 1527-13 of the property located at 1930 Boren Avenue, Seattle, Washington. Any exceptions to, or deletions from, this practice are described in Sections 1.2 and 1.3 of this report. This assessment has not identified any HRECS or CRECs associated with the subject property. However, this assessment has revealed the following RECs (HREC) in connection with the property:

- Based on the results of previous investigations conducted on adjacent former Arco Service Station/Budget Rent-A-Car property, there is a potential for petroleum contaminants impacting the 1916 Boren subject property along the common property boundary at the northwest end of the subject property. The potential presence of petroleum hydrocarbons from the adjoining property to the north has been identified as a REC. Based on the previous findings, it is likely that if petroleum impacted soil is encountered, the concentrations are likely to be below applicable cleanup levels.

- A gasoline UST was reportedly used on the 1916 Boren property and a suspected heating oil UST may be present on the 1900 Boren property. Information regarding the removal and/or decommissioning of these tanks has not been discovered as part of this Phase I ESA. The potential presence of a heating oil UST and the reported use of a gasoline UST at the subject property is identified as a REC.

- A fuel oil UST was observed in historical drawings scanned from microfilm. These drawings indicated the tank to be approximately 18 feet below ground surface at the northeastern end of 1916 Boren Avenue adjacent to the alley. The capacity of the UST is approximately 1,700 gallons as depicted in the drawings. The documented presence of this UST is identified as a REC.

- The previous investigations has revealed the presence of cPAHs in soil at the 1900 Boren property exceeding the MTCA Method A cleanup level i at the 1916 Boren property slightly exceeding cleanup level. The presence of cPAHs in soil) above cleanup levels is identified as a REC.

Based on the above, PES recommends that a Contaminated Media Management Plan be prepared that details how soil containing cPAHs will be managed during redevelopment and also describes the procedures for decommissioning any USTs that are encountered during construction.

6.3 Data Gaps statement

No significant data gaps were identified during the preparation of the Phase I ESA.

7.0 REFERENCES

ASTM Standard on Environmental Subject Property Assessment for Commercial Real Estate, E 1527-13: Phase I Environmental Subject Property Assessment Process.

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ILLUSTRATIONS

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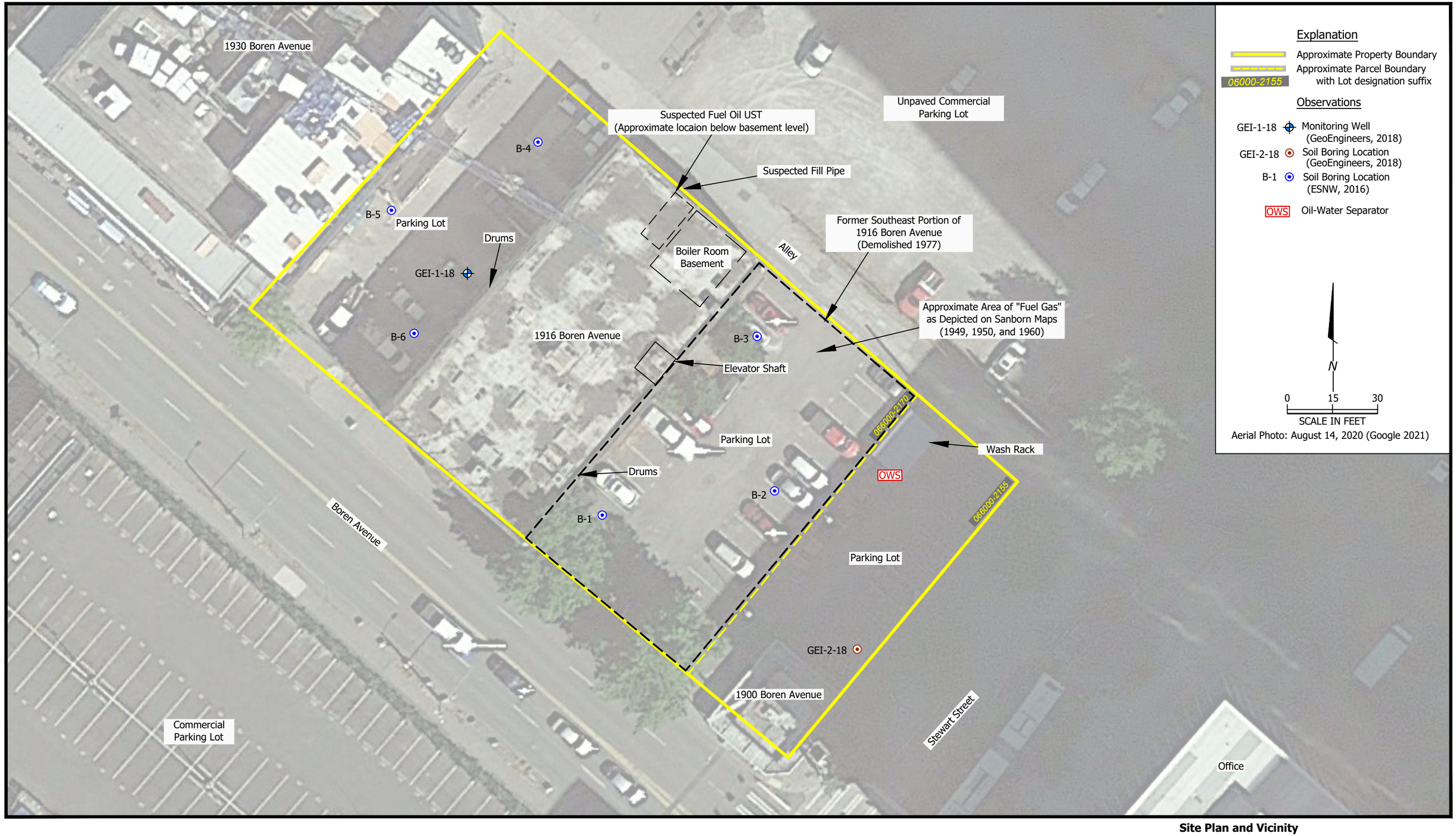
Site Location
Phase I Environmental Site Assessment
1900/1916 Property
1900 and 1916 Boren Avenue
Seattle, Washington

Figure
1

1350.020.01.001_Rev1	135002001001_PHIESA_1-2	DAB	6/21
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE



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Site Plan and Vicinity
Phase I Environmental Site Assessment
1900/1916 Property
1900 and 1916 Boren Avenue
Seattle, Washington

FIGURE
2

1350.020.01.001_Rev1	135002001001_PHIESA_1-2	DAB	6/21
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Photo 1. View Direction: North
Viewing the subject property from the intersection of Boren Avenue and Stewart Street. The 1900 Boren Avenue building to the right, 1916 Boren Avenue is building center-left.

Photo 2. View Direction: Northeast
Viewing the parking lot northwest of the 1916 Boren Avenue building (right) from Boren Avenue.

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Site Photographs
Phase I Environmental Site Assessment
1900 and 1916 Boren Avenue Property
Seattle, Washington

FIGURE
3

1350.020.01.001_Rev1	135002001001_photos	DAB	TC Northwest Development, Inc.	Russell Stolsen	June 10, 2021
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Photo 3. View Direction: Northeast
Viewing 1916 Boren Avenue building from across Boren Avenue.

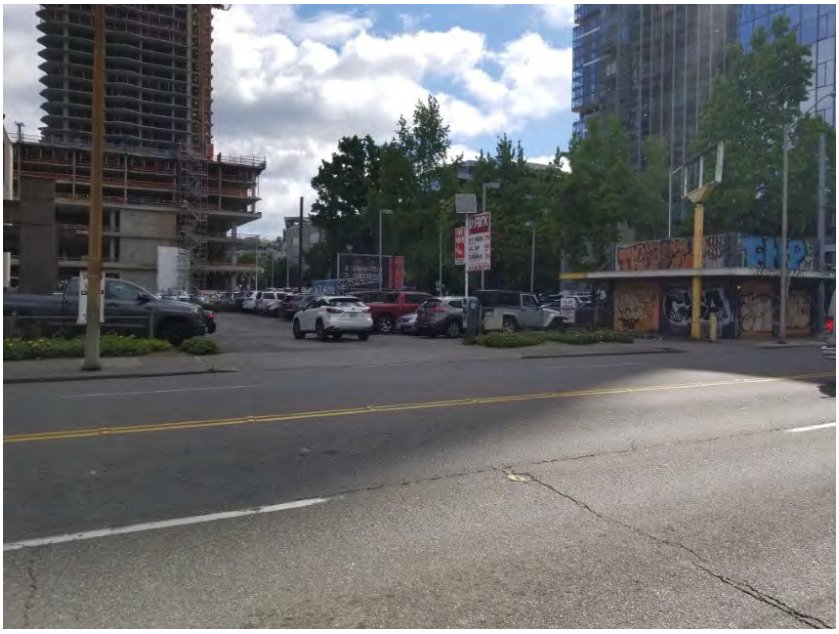

Photo 4. View Direction: Southeast
Viewing the parking lot (left) and the 1900 Boren Avenue building (right) at the southeast end of the subject property from across Boren Avenue.

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Site Photographs
Phase I Environmental Site Assessment
1900 and 1916 Boren Avenue Property
Seattle, Washington

FIGURE
4

1350.020.01.001_Rev1	135002001001_photos	DAB	TC Northwest Development, Inc.	Russell Stolsen	June 10, 2021
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Photo 5. View Direction: South
Viewing the 1900 Boren Avenue building from the south parking lot. Behind the building is Boren Avenue (right) and Stewart Street (left).

Photo 6. View Direction: Northwest
Viewing the alleyway northeast of the subject property from Stewart Street. The southern parking lot is near left and the 1916 Boren Avenue building is in the distance (left).

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Site Photographs
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Seattle, Washington

FIGURE
5

1350.020.01.001_Rev1	135002001001_photos	DAB	TC Northwest Development, Inc.	Russell Stolsen	June 10, 2021
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	CLIENT	PHOTOGRAPHER	DATE

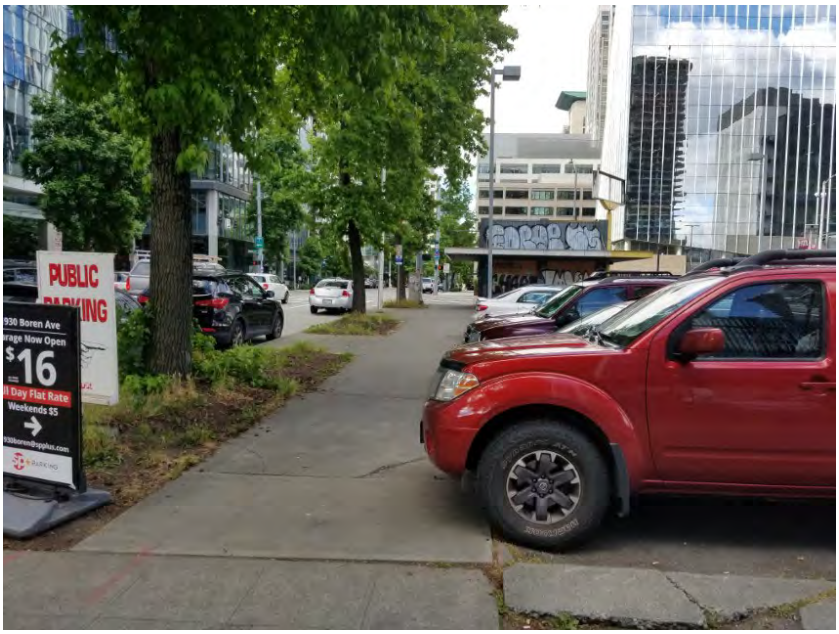

Photo 7. View Direction: Southwest
Viewing the southeastern boundary of the subject property and adjacent sidewalk. The 1900 Boren Avenue building is in the distance.

Photo 8. View Direction: Southwest
Viewing the southeastern parking lot of the subject property and 1900 Boren Avenue building in the distance. The oil-water separator and car wash rack are in the right foreground.

PES Environmental, Inc.
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Site Photographs
Phase I Environmental Site Assessment
1900 and 1916 Boren Avenue Property
Seattle, Washington

FIGURE
6

1350.020.01.001_Rev1	135002001001_photos	DAB	TC Northwest Development, Inc.	Russell Stolsen	June 10, 2021
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Photo 9. View Direction: Southwest
Viewing the parking lot southeast of the 1916 Boren Avenue building (right) from the alley way.

Photo 10. View Direction: Northwest
Viewing the alleyway northeast of the subject property. The parking lot southeast of the 1916 Boren Avenue building is in the right foreground. The 1916 Boren Avenue building is in the background (left). An unpaved commercial parking it to the right.

PES Environmental, Inc.
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Site Photographs
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1900 and 1916 Boren Avenue Property
Seattle, Washington

FIGURE
7

1350.020.01.001_Rev1	135002001001_photos	DAB	TC Northwest Development, Inc.	Russell Stolsen	June 10, 2021
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Photo 11. View Direction: Northwest
Viewing the northeast side of the 1916 Boren Avenue building from the adjacent alleyway. The potential fuel fill port is in the small alcove to the left of the warehouse loading dock roll up door.

Photo 12. View Direction: Northwest
Viewing the northeast side of the 1916 Boren Avenue building from the adjacent alleyway. The potential fuel fill port is in the small alcove to the right.

Photo 13. View Direction: Northwest
Viewing the northeast side of the 1916 Boren Avenue building from the adjacent alley way. The potential fuel fill port cap in the small alcove to the left of the loading dock roll up door.

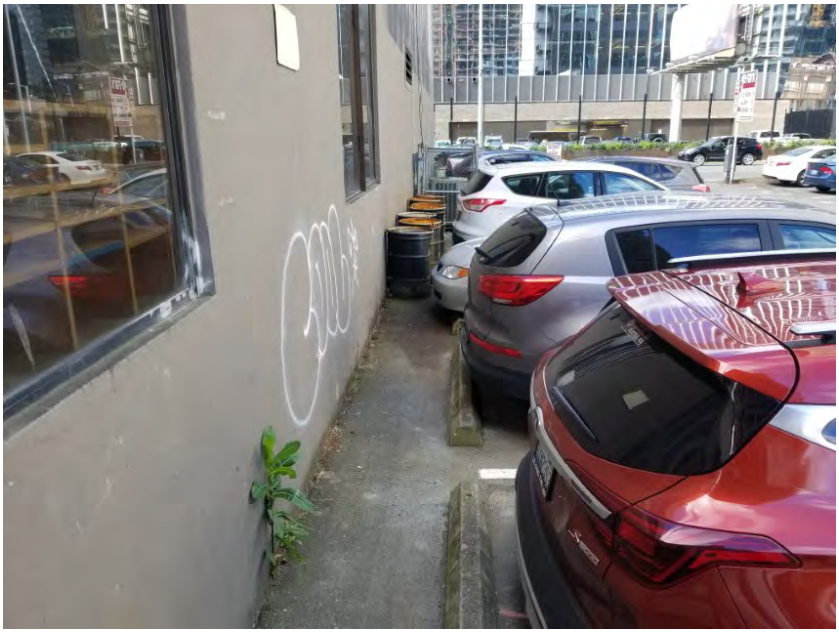

Photo 14. View Direction: Southwest
Viewing drums (center) and parking lot (right) at the northwest side of the 1916 Boren Avenue building.

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Site Photographs
Phase I Environmental Site Assessment
1900 and 1916 Boren Avenue Property
Seattle, Washington

FIGURE
9

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Photo 15. View Direction: Southeast
Viewing drums (background center) from the parking lot at the northwest side of the 1916 Boren Avenue building. A groundwater monitoring well (GEI-1-18) is in-between the two cars on the painted parking space line.

Photo 16. View Direction: Northeast
Viewing drums (center) and parking lot (right) from Boren Avenue at the southeast side of the 1916 Boren Avenue building.

Photo 17. View Direction: Northeast
Viewing drums from the parking lot (right) at the southeast side of the 1916 Boren Avenue building.

Photo 18. View Direction: Northeast
Viewing wash rack and oil-water separator at the southeast corner of the subject property.

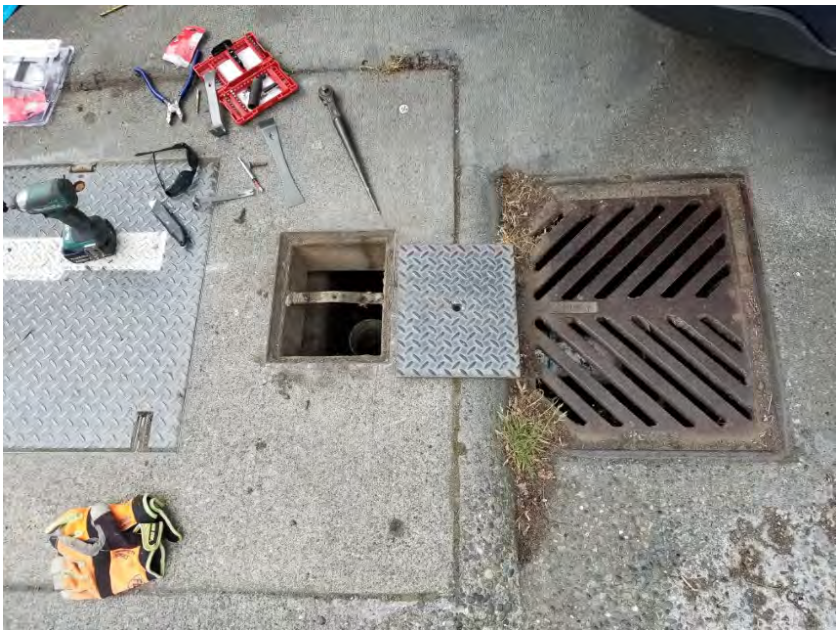

Photo 19. View Direction: Northwest
Viewing the oil-water separator and connected catch basin at the southeast corner of the subject property.

Photo 20. View Direction: South
Viewing the clear water of the oil-water separator at the southeast corner of the subject property. Non-oily dirt is floating on the surface of the water.

Photo 21. View Direction: South
Viewing paint containers in the lobby of the 1900 Boren Avenue building. The building's office is through the door on the right.

Photo 22. View Direction: North
Viewing the street level entrance lobby of 1916 Boren Avenue building. The stairway to the first floor is to the right.

Photo 23. View Direction: Northeast
Viewing mechanical/fire alarm room (right) and first floor (left) of the 1916 Boren Avenue building. The small warehouse at the northeast corner of the building is through the doorway in the background (right).

Photo 24. View Direction: North
Viewing small warehouse area at the northeast corner of the 1916 Boren Avenue building. The left roll-up door leads to the northwest parking lot. The right roll-up door leads to the alley-way.

Photo 25. View Direction: Northeast
Viewing the hydraulic tank and equipment in the elevator equipment room on the first floor of the 1916 Boren Avenue building. Minor staining on the concrete floor beneath the equipment motor on the left. The lid to the hydraulic tank is to the right.

Photo 26. View Direction: North
Viewing the inside of the elevator hydraulic oil tank. The is approximately half-full of hydraulic oil.

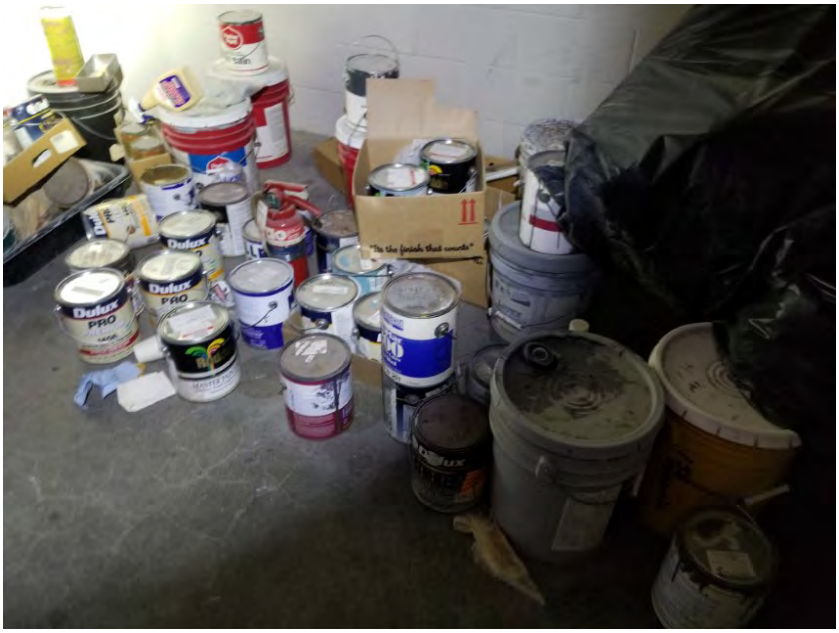

Photo 27. View Direction: East
Viewing paint containers outside the elevator equipment room at the southeast end of the 1916 Boren Avenue building.

Photo 28. View Direction: South
Viewing fire alarm control room on the first floor of the 1916 Boren Avenue building.

Photo 29. View Direction: Southeast
Viewing natural gas furnace and air handler in the fire alarm control room on the first floor of the 1916 Boren Avenue building.

Photo 30. View Direction: East
Viewing a wall on the third floor of the 1916 Boren Avenue building with drywall and insulation removed revealing concrete wall aluminum studs.

Photo 31. View Direction: Southwest
Viewing a second floor office area of the 1916 Boren Avenue building. Half the carpeting in this space is removed (foreground) revealing the concrete floor.

Photo 32. View Direction: South
Viewing the rooftop of the 1916 Boren Avenue building.

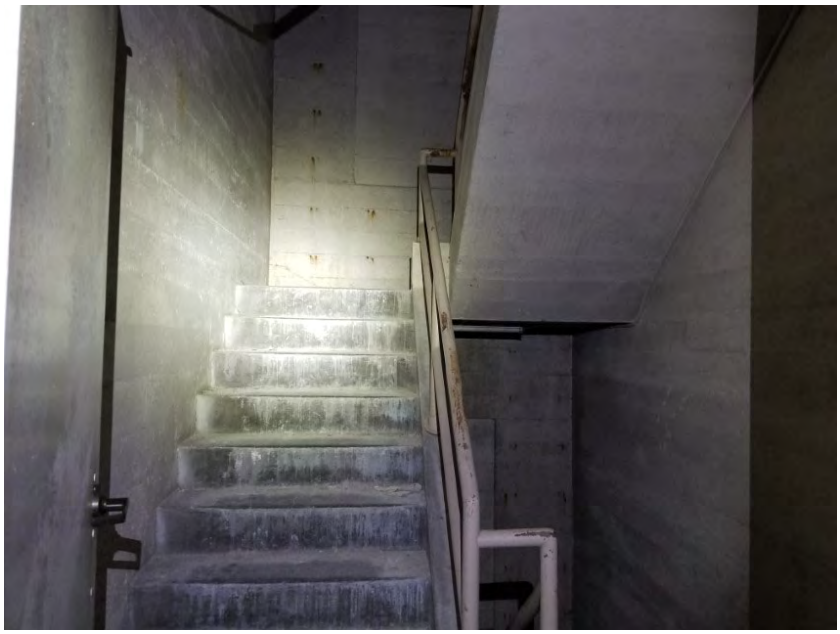

Photo 33. View Direction: Northeast
Viewing the southeast stairway in the 1916 Boren Avenue building. Stairwell to the right leads to the boiler room in the basement of the building.

Photo 34. View Direction: Southeast
Viewing the dilapidated boiler in the basement at the southeast corner of the 1916 Boren Avenue building.

Photo 35. View Direction: East
Viewing boiler water pump (left) and below-grade basement sump pump (right) in the basement boiler room at the southeast corner of the 1916 Boren Avenue building.

Photo 36. View Direction: Northwest
Viewing a hole in the northwest wall of the basement boiler room in the 1916 Boren Avenue building. Beyond the hole is a crawlspace containing piping.
Viewing

Photo 37. View Direction: Northwest
Viewing of the piping through the hole in the boiler room basement wall.

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Site Photographs
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FIGURE
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