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PHASE I ENVIRONMENTAL SITE ASSESSMENT

XTRA Lease - Kent

24300 PACIFIC HIGHWAY SOUTH, KENT, WA 98032

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Submitted To: XTRA Lease LLC
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Attn: John Mueller

Subject: PHASE I ENVIRONMENTAL SITE ASSESSMENT, XTRA LEASE - KENT, 24300
PACIFIC HIGHWAY SOUTH, KENT, WA 98032

Attached is our report summarizing the results of the Phase I Environmental Site Assessment (ESA) for the property located at 24300 Pacific Highway South, Kent, King County, WA, 98032 (Subject Property). This report documents our understanding of the project, describes the Subject Property activities based on our observations, and provides our conclusions regarding the presence of recognized environmental conditions (RECs) at the Subject Property. The work was performed in accordance with the procedures in the American Society for Testing and Materials (ASTM) publication E1527-21. The services provided are as outlined in our Statement of Work (SOW) No. 90 dated June 7, 2024.

Sincerely,

SHANNON & WILSON, INC.

Corey R. Pagels
Senior Hydrogeologist



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EXECUTIVE SUMMARY

Shannon & Wilson conducted a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM E1527-21 Standard Practice for a 9.44-acre parcel, King County Parcel No. 212204-9046, located at 24300 Pacific Highway South, Kent, King County, WA, 98032 (Subject Property). The purpose of this Phase I ESA report is for the purchase of the Subject Property. Shannon & Wilson completed the following tasks:

- A review of standard historical information sources;
- Subject Property reconnaissance (site visit);
- Interviews with key personnel; and
- Information evaluation relevant to the Subject Property and final report.

The Subject Property is owned by City Pacific Land Co., LLC. It is currently vacant and was used most recently by Sutton Trucking, NW Vehicle Storage, and Redmond Heavy Hauling as a “trucking facility” for storage, washing, and light maintenance of various trucks, trailers, and construction equipment. The Subject Property has also previously been used by several other trucking and construction companies, along with other miscellaneous light industrial businesses (e.g., welder). The Subject Property was developed in 1951 with various structures and appears to have been vacant, forested land prior to 1951 since at least 1936.

This Phase I ESA identified four Recognized Environmental Conditions (RECs) in connection to the Subject Property, including:

- A Phase I ESA was completed for the Gresham Transfer, Inc facility for Bank of America by Northwest Consultants of Oregon on March 31, 1998. According to the report and photographs there were several drums and other containers of hazardous substances and a wide variety of large construction equipment with probable fuel tanks stored in various locations on the Subject Property with staining observed in the area of some of these containers. In addition, according to the report, a large portion of the ground surface was covered by trucks and equipment in 1998 which prevented the view/evaluation of surface soil conditions. Also, an October 2006 storm water compliance inspection report from the Washington Department of Ecology (WA DOE) indicated that *“At the far east end of the site there were various large metal parts stored. The maintenance shop is located to the west of the stored metal parts. Around the outside of the maintenance shop in several different areas chemical barrels were stored. I did not observe any labels on the barrels and they were not covered or in secondary containment”*. The historical storage of hazardous substances and/or petroleum products without secondary

containment, uncovered, and in containers that exhibited staining/evidence of overfill is a REC.

- The Subject Property is listed on the National Pollutant Discharge Elimination System (NPDES) database under Sutton Trucking for having an Industrial Storm Water General Permit, Permit No. WAR004483. This permit was transferred from Sutton Trucking to City Pacific Land Co. in March 2024. Additional information reviewed on the WA DOE's Water Quality Permitting and Reporting Information System (PARIS) indicated that Gresham Transfer, Inc. also had an Industrial Storm Water General Permit, Permit No. SO3004483, since February 2002. According to PARIS, Permit No. SO3004483 had 11 violations/triggers and one enforcement action, and Permit No. WAR004483 had 43 violations/triggers with eight enforcement actions. One violation noted the occurrence of significant oil staining on a pervious surface north of the former underground storage tank (UST) soil remediation area, which is considered a REC.
- An approximately 100-gallon sump is located on the south side of the maintenance garage. The Subject Property contact indicated that the pump currently sends accumulated water out to a vegetated drainage ditch along the north edge of the Subject Property which then discharges to the settling pond. An October 2006 storm water compliance inspection report from WA DOE (pre-settling pond) indicated, *"Outside on the south side of the maintenance shop there was an area where it did appear some equipment washing took place. This area is paved and is sloped in such a way that all water drains to a grated sump. I asked a man working in the maintenance shop if he knew if the sump drained to the sanitary sewer. He said that it was actually a dead end sump with a float activated pump. When activated it pumps the water through a hose and out onto the lot. There is a potential that this practice could contaminate the surrounding soils with petroleum hydrocarbons and heavy metals washed from vehicles or other equipment."* The practice of pumping potentially petroleum contaminated water onto pervious surfaces (the gravel lot or into a vegetated ditch) is a REC.
- The existence of a septic tank in the vicinity of the two Quonset huts used for truck repair and maintenance from the mid 1960's till the last Quonset hut demolition in 2008 is considered a REC.

This assessment revealed two historical RECs (HRECs) in connection to the Subject Property.

- The Subject Property was listed on a leaking underground storage tank (LUST) database under Gresham Transfer, Inc. related to a 'petroleum-other' release from an underground storage tank (UST) reported on November 9, 1998 impacting soil. The LUST incident received a No Further Action determination on December 2, 1998 from

the WA DOE. Because the LUST incident was closed with no continuing obligations, this listing is considered an HREC.

- The Subject Property was first developed in the early 1950's and was used by the Widing Company as a truck washing facility and to stage trucks. These trucks reportedly hauled miscellaneous chemicals, petroleum products, paper products, and other substances/general freight. Information indicates that a variety of these products were washed out on the Subject Property and collected in three interconnected, cement-lined impoundments (lagoons) and two unlined impoundments used to treat the rinsate. The truck washing practice was reportedly discontinued in 1984. The lagoons were reportedly then "closed" and addressed to the satisfaction of the EPA and WA DOE at the time lagoons were closed (1988). Thus, the former presence of these lagoons is considered an HREC.

This assessment did not reveal any controlled RECs (CRECs).

This assessment revealed two Business Environmental Risk (BER) in connection to the Subject Property. The Subject Property is listed on a SPILLS database under Condon Johnson & Associates. The SPILLS database contains information on spills reported to the Spill Prevention, Preparedness and Response Division of the WA DOE. According to the database the spill (Incident ID # 620951) occurred on July 1, 2010. The database listed the following; 'Initial Report Cause Category: accident', 'Initial Report Medium Name: storm drain' and an 'Initial Report Substance Name: wastewater'. No additional information regarding this spill was available for review. Although it appears that this is not related to a release of petroleum or hazardous materials and it was released to a controlled environment in a storm drain, an attempt should be made to locate additional information regarding this spill.

Managing the requirements of the NPDES permit is also considered a BER.

We have performed the Phase I ESA in conformance with the scope and limitations of ASTM E1527-21 Standard Practice for a 9.44-acre parcel, King County Parcel No. 212204-904600, located at 24300 Pacific Highway South, Kent, King County, WA, 98032.

Based on the RECs stated above, additional investigation at the Subject Property is warranted to address each REC.

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Figure 1: Subject Property Location Map

Figure 2: Subject Property & Surrounding Properties

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Appendix A: Photograph Log

Appendix B: Environmental Data Resources Inc. Aerial Photo Decade Package

Appendix C: Environmental Data Resources Inc. Certified Sanborn Map Report and City Directory Abstract

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Appendix E: Environmental Data Resources Inc. Radius Map Report with GeoCheck

Appendix F: FEMA Flood Insurance Map

Appendix G: Supplemental Information

ACRONYMS

AST	Aboveground Storage Tank
AULs	Activity and Use Limitations
BER	Business Environmental Risk
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (as amended, 42), U.S.C. § 9601 et seq.)
C.F.R.	Code of Federal Regulations
CREC	Controlled Recognized Environmental Condition
EC	Engineering Control
EPA	United States Environmental Protection Agency
EPCRA	Emergency Planning and Community Right to Know Act (also known as SARA Title III), 42 U.S.C.§§ 11001-11050 et seq.
ERNS	Emergency response notification system
ESA	Environmental site assessment (different than an environmental compliance audit)
FR	Federal Register
HREC	Historical Recognized Environmental Condition
IC	Institutional Control
LLP	Landowner Liability Protections under the Brownfields Amendments
LUST	Leaking underground storage tank
NCP	National Contingency Plan
NFRAP	Sites where no further remedial action is planned under CERCLA
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
PCBs	Polychlorinated biphenyls
RCRA	Resource Conservation and Recovery Act (as amended, 42 U.S.C. § 6901 et seq.)
REC	Recognized Environmental Condition
SARA	Superfund Amendments and Reauthorization Act of 1986 (amendment to CERCLA).
TSDF	Hazardous waste treatment, storage, or disposal facility
U.S.C.	United States Code
USGS	United States Geological Survey
UST	Underground Storage Tank
WA DOE	Washington Department of Ecology

1 INTRODUCTION

This report summarizes Shannon & Wilson's Phase I Environmental Site Assessment (ESA) for the property located at 24300 Pacific Highway South, Kent, King County, WA, 98032 (identified as the Subject Property). The Subject Property consists of one, ± 9.44-acre parcel, with King County Parcel No. 212204-9046.

The Subject Property is owned by City Pacific Land Co., LLC. The Subject Property is currently vacant and was used most recently by Sutton Trucking, NW Vehicle Storage, and Redmond Heavy Hauling as a "trucking facility" for storage, washing, and light maintenance of various trucks, trailers, and construction equipment. The Subject Property has also previously been used by several other trucking and construction companies, along with other miscellaneous light industrial businesses (e.g., welder). Companies include Gresham Transfer, Inc., St. Johns Motor Express, Widing Transportation, Inc., H Ritchie Tire Co., Aggreko, Inc., and Lease Rite, Inc., among others. The Subject Property was developed in 1951 with various structures and appears to have been vacant, forested land prior to 1951 since at least 1936.

Note that in the historical documents reviewed for this Phase I ESA, there are many variations for the name Widing Transport including: Widing Co, Widing Transportation, Inc, Widing Transportation Facility, Widing Company, Widing facility, Widing Terminal Co, and Widing construction. Unless taken verbatim or as part of a document title, the name Widing will apply for all of the aforementioned variations used in this report.

1.1 Purpose

The purpose of this Phase I ESA was to identify, to the extent feasible, any recognized environmental conditions associated with the Subject Property as described in the ASTM Practice E 1527-21 (Phase I ASTM Standard). The term recognized environmental condition (REC) means:

(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.

It has been determined by the United States Environmental Protection Agency (USEPA) that the Phase I ASTM Standard E1527-21 is consistent with and meets the requirements for performing All Appropriate Inquiry (AAI) and may be used to comply with federal AAI regulations described in 40 CFR Part 312. As such, the Phase I ESA completed by Shannon & Wilson fulfills the USEPA's requirements for All Appropriate Inquiry (AAI) provisions of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

1.2 Scope of Services

This Phase I ESA was prepared for XTRA (User) and completed in accordance with the Statement of Work (SOW) No. 90 dated June 7, 2024. In fulfillment of the User approved SOW and the ASTM Standard E1527-21 of performance for Phase I ESAs, Shannon & Wilson completed the following tasks:

- A review of standard historical information sources;
- Subject Property reconnaissance (site visit);
- Interviews with key personnel;
- Information evaluation relevant to the Subject Property; and
- Generated this Phase I ESA report.

The scope of a Phase I ESA, under the Phase I ASTM Standard E1527-21, excludes an evaluation of other environmental considerations such as testing for radon, lead-based paint, mold, and asbestos, or evaluation of indoor air quality, potential wetlands, regulatory compliance, and health/safety matters potentially relevant to a transaction. This Phase I ESA excludes sampling or testing of air, water, or building materials.

1.3 Limitations

A Phase I ESA performed in compliance with the Phase I ASTM Standard cannot eliminate uncertainty regarding the potential for hazardous substances or petroleum products at a property. Use of the ASTM Standard is intended to minimize the uncertainty regarding the potential for RECs in connection with the Subject Property. In addition, certain environmental conditions may exist on a property that are beyond the scope of this Phase I ESA but may still warrant consideration by parties to a commercial real estate transaction.

Per the Phase I ASTM Standard, a Phase I ESA is presumed valid if completed less than 180 days prior to the date the property is acquired or, for transactions not involving an acquisition, the date of the intended transaction. Within this 180-day period, if the Phase I ESA will be used by someone other than the User, the subsequent user must also satisfy the User's Responsibilities set forth in Section 6 of the Phase I ASTM Standard. Certain portions of the

Phase I ESA are valid for up to one year; however, several components require updating by an environmental professional within 180 days of the purchase or the date of the intended transaction.

The findings, opinions, and recommendations contained in this report are based on information provided from the observed site conditions, personal interviews, and other sources identified herein. The data presented in this report should be considered representative of the Subject Property at the time of the assessment. Changes due to natural processes or human activity may have occurred after the date of the Subject Property reconnaissance and interviews but before the issuance of this report. In addition, changes in government codes, regulations, or laws may occur in the future which could alter the conclusions formed at the time of this assessment.

1.4 Significant Assumptions

Information for this Phase I ESA was collected from numerous sources, including interviews with people familiar with the Subject Property and a review of government records. To the extent relied upon in forming the conclusions, the information obtained from these sources is assumed to be accurate and complete. Persons who were interviewed are assumed to have answered all questions in good faith, accurately, and to the extent of their knowledge.

The following identifies information provided by the User:

- Completed User questionnaire;
- Commitment for Title Insurance, Washington - 2021 v. 01.00 (07-01-2021), First American Title Insurance Company, Commitment Number: NCS-1228841-KCTY, 24300 Pacific Highway South, Kent, WA, Rev. 2, November 6, 2024.

In addition, observations of adjoining properties were made from public rights-of-way or from the Subject Property.

1.5 Special Terms and Conditions

No special terms and conditions are applicable to this Phase I ESA.

1.6 Reliance

The Phase I ASTM Standard defines “User” as the party seeking to use the standard to complete an ESA at the Subject Property and may include, without limitation, a potential purchaser, a potential tenant, an owner, a lender, or a property manager. The information and opinions in this report are exclusively for the use of and reliance by XTRA and its respective affiliates, representatives, and agents. Reliance on this Phase I ESA by all

authorized persons or entities is subject to the terms and conditions set forth in the Proposal. No other persons or entities are entitled to rely on this report without prior written approval from Shannon & Wilson. Such third-party reliance is limited to the same extent as the User's reliance, and subject to the same contractual, technological, and other limitations to which the User has agreed.

2 SITE DESCRIPTION

2.1 Location and Legal Description

The Subject Property consists of one, ± 9.44 -acre parcel, King County Parcel No. 212204-9046, at 47° 22' 59.99" North latitude and -122° 17' 40.07" West longitude, 24300 Pacific Highway South, Kent, King County, WA, 98032. The Subject Property is located in the northeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 21, Township 22 North, Range 4 East (**Figure 1**). The boundary used to define the Subject Property is based on a parcel report provided by the King County KCGIS Center Parcel Viewer (<https://gismaps.kingcounty.gov/parcelviewer2/>).

Based on recorded deeds Central Puget Sound Regional Transit Authority/Sound Transit secured numerous easements on the far eastern portion of the Subject Property parcel beginning in 2018/2019 for the construction of a light rail line. Based on the Subject Property reconnaissance, this approximately ± 0.42 -acre easement (permanent guideway easement) is now fenced off from the remainder of the Subject Property and is being used for the generally north-south orientated overhead light rail system. Visual observations of this fenced-off area were completed as part of the Phase I ESA reconnaissance.

The Subject Property is located east of Pacific Highway South (State Highway 99/509). It is accessible from Pacific Highway South via a west-east orientated driveway on the west side of the Subject Property.

2.2 Property and Vicinity Characteristics

Figure 2 depicts the Subject Property layout and adjoining properties. A brief description of the Subject Property and adjoining properties is provided below.

2.2.1 Current Use of the Property

The Subject Property is currently vacant and was reportedly most recently used by Sutton Trucking, NW Vehicle Storage, and Redmond Heavy Hauling as a "trucking facility" for storage, washing, and light maintenance of various trucks, trailers, and construction equipment. The Subject Property is in the City of Kent, Washington, within King County and

has two city zoning designations. The far western portion of the Subject Property that generally contains employee/visitor parking and an office building is zoned MTC-1; Midway Transit Community I. The remainder of the Subject Property is zoned MCR – Midway Commercial Residential. The Subject Property also has a land use designation of TOC – Transit Orientated Community.

The Subject Property is developed with two main structures. One approximately 3,200-sq-ft, maintenance garage building, reportedly constructed in 1969, is centrally located along the northern Subject Property boundary. One approximately 1,040-sq-ft modular office building, assembled on the Subject Property between 1998 and 2000, is located in the southwestern corner of the Subject Property.

An asphalt-paved parking area and driveway is located north of the office building. There are also three separate, identifiable concrete pads; one located east of the maintenance garage, one located east of the office building, and one located northeast of the office building. The concrete pads located east of the office building and northeast of the office building likely served as building foundations historically for an approximately 800-sq-ft office building and a Quonset hut, respectively. The remainder of the Subject Property is generally covered by gravel and was previously used to stage trucks, trailers, and miscellaneous equipment. A chain link fence surrounds the Subject Property. In addition, there is a north-south orientated fence with a mechanical gate immediately east and north of the office building. The northwestern corner of the Subject Property is also fenced-in. Minimal vegetation is generally present in the immediate vicinity of most fences. A storm water settling pond is located in the far southwestern corner of the Subject Property. This pond was installed on the Subject Property sometime in 2008/2009.

The modular office building has a wood-frame construction with asphalt-shingled roof and contained a reception/front desk area, offices, break rooms, utility and storage closets, and bathrooms.

The maintenance garage building is constructed on a concrete slab foundation with sheet metal walls and a sheet metal roof. The garage has two 14-ft overhead doors on its western side and one 14-ft overhead door on its eastern side to allow access to tractor trailers. Narrower concrete aprons are located immediately outside the overhead doors. A larger concrete apron is located immediately south of the building. An approximately 340-sq-ft, metal-fabricated shed/storage structure is located immediately north of the maintenance garage building. This shed was empty at the time of the Subject Property reconnaissance, but contained electrical and what appeared to be a small HVAC system. A small metal cabinet type structure, reportedly empty (inaccessible/rusted shut), was located outside and between the two western overhead doors. An approximately 100-gallon sump, covered by a grate and

plywood at the time of the Subject Property reconnaissance, and a large vacuum system are located along the outside southern wall of the maintenance garage.

The garage was generally empty with the exception of some shelving, wall mounted compressed air lines and associated air compressor, and utilities. There is also a makeshift office/storage space, wood-framed and constructed with plywood, in the northeastern portion of the building. One aboveground storage tank (AST) that possibly contained virgin oil or oil burner fuel, along with an empty drum rack and a plastic spill containment pad where centrally located in the western portion of the building. Faded labels on the AST itself and labels on a small metal plate immediately east of the AST appeared to indicate that a couple different new engine oils along with a heavy-duty transmission lubricant were once staged there. The AST was also labeled “inside tank for oil burner fuel”. Based on photographs in a listing brochure and previous Phase I ESA report for the Subject Property, this area appears to have previously contained a different AST, an intermediate bulk container (IBC), and 55-gallon drums, likely of different vehicle maintenance fluids. Based on a building permit issued in May 2019 for “installing overhead heater in maintenance shop and gas piping” it is possible that the maintenance garage building may have been previously heated with oil fired burners.

Personnel familiar with the Subject Property indicated that light truck maintenance activities and repairs took place inside the garage building in recent years.

Two generally empty storage trailers are also located on the Subject Property; one immediately east of the office building, and one near the northeastern corner of the Subject Property. The second trailer appeared to have someone living in it (*see photo in photo log*). However, no one was present during the Subject Property reconnaissance and the Subject Property contact was unaware of any reports of someone living there. In addition, there was a small metal Quonset hut type structure on a concrete pad and several XTRA tractor-trailers in the northeastern portion of the Subject Property.

Both Subject Property buildings are connected to electric and natural gas. The office building is also connected to municipal sewer and water. A small water spigot is located just off the concrete pad, south-southwest of the maintenance garage building. Electric and natural gas services are reportedly provided by Puget Sound Energy. Potable water service is provided by the Highline Water District and sewer services are provided by the Midway Sewer District. Some storm water on the Subject Property tends to accumulate south of the maintenance garage building. The large vacuum on the south side of the building is used to move that water to nearby vegetated areas. The remaining storm water generally drains to vegetated ditches along the north and south sides of the Subject Property and then to the settling pond which in turn discharges to a sewer district conveyance.

The Subject Property was developed in 1951 with two north-south orientated Quonset huts and a smaller structure, possibly an office building, south of the huts, all located in the western one-third of the Subject Property.

2.2.2 Owner/Occupant and Property Management Information

The Subject Property is owned by City Pacific Land Co., LLC. Mr. Bruce Clarkson, broker for the seller indicated that he has been “involved with the owners of the Subject Property for a little over 10 years, but just from a narrow real estate perspective that did not include leasing to the tenants they (the owners) already had in place”. His job was “to do the footwork for countering the tax valuation and negotiating with the Department of Transportation for their taking by easement the land required for light rail”.

2.2.3 Past Use of the Property

The Subject Property was most recently used by Sutton Trucking, NW Vehicle Storage, and Redmond Heavy Hauling as a “trucking facility” for storage, washing, and light maintenance of various trucks, trailers, and construction equipment. According to their websites: Sutton Trucking specializes in the transportation of dry bulk materials; construction, industrial, and agricultural products with their fleet of pneumatic trailers. They historically specialized in the transportation of cement, slag, and fly ash. In addition to ready-mix concrete materials Sutton Trucking also hauls crushed limestone, hydrate/pebble lime, barley, plastic, roofing granules, sand, salt, urea, bentonite, soda ash, and sodium sulfite. NW Vehicle Storage is a storage facility specializing in providing secure storage solutions for various types of vehicles. Redmond Heavy Hauling specializes in transporting oversized equipment, machinery, or other heavy loads.

The Subject Property has also previously been used by several other companies, including Widing, Gresham Transfer, Inc., Washington State Public Auto Auction, St. Johns Motor Express, H Ritchie Tire Co., Aggreko, Inc., Lease Rite, Inc., and various construction companies, among others. Several smaller sub-lessees, including a cement contractor and welding contractor, have also occupied various areas of the Subject Property. The review of several historical information sources indicate that the Subject Property was first developed in 1951 with two Quonset Huts and a small office building. According to previous reports¹ that researched tax archive documents initial development of the Subject Property was for two businesses: a construction company identified as “Paul Hemlick Equipment Company,”

¹ Federal Way Link Extension, AE 0044-12 WP 3.S Phase I Environmental Site Assessment FL252 Draft 2, Tax Parcel 2122049046, GeoEngineers, Inc., October 2017.

and a golf driving range “Midway Driving Range.” The construction company used two Quonset huts for shop and storage, as well as the small office building.

Widing began using the Subject Property as a truck washing facility and to stage trucks around 1967/1968. These trucks reportedly hauled miscellaneous chemicals, petroleum products, paper products, and other substances/general freight. Information indicates that a variety of these products were washed out on the Subject Property and collected in three interconnected, cement-lined impoundments (lagoons) and two unlined impoundments used to treat the rinsate. The truck washing practice was reportedly discontinued in 1984 and in mid-1986, the Widing assets were sold to the Arrow Transportation, Inc. Gresham Transfer appears to have started leasing the Subject Property from Widing in March 1987 and an industrial storm water general permit transfer indicated that the permit was transferred from Gresham Transfer to Sutton Trucking in September 2019. This same permit was transferred from Sutton Trucking to City Pacific Land Co. (current owner) in March 2024.

Other Subject Property occupancy information includes an Application and Sewer (septic) Permit issued to Washington State Public Auto Auction in 1965 and a Certificate of Occupancy issued to the Hal Ritchie Tire Co., Inc. for the “resale and repair of tires” in 1969.

The Subject Property was first developed in 1951, and appears to have been vacant, forested land prior to development since at least 1936.

Based on historical records, the Subject Property was first developed with the two north-south orientated Quonset huts and the smaller office building south of the huts, all located in the western one-third of the Subject Property. Several smaller structures are also present through the years. The maintenance garage building was reportedly constructed in 1969. Based on construction/building permits the eastern Quonset hut was removed in 1997 (collapsed due to heavy snow), the office building was removed in 1998, and the western Quonset hut was removed in 2008.

The approximately 1,040-sq-ft modular office building, located in the southwestern portion of the Subject Property was assembled on the Subject Property between 1998 and 2000. The settling pond was installed on the Subject Property sometime in 2008/2009.

2.2.4 Current Use of Adjoining Properties

Adjoining properties to the north, east, and south are zoned MCR – Midway Commercial Residential. The Kent City limits are directly west of Pacific Highway South. Properties northwest and southwest are zoned MTC-1; Midway Transit Community I. Properties farther

east and southeast, immediately adjacent to the north-south orientated light rail line are zoned SR-6; Single Family Residential.

A vacant lot and Dick's Drive-Inn restaurant are located immediately north of the Subject Property, with a Lowe's Home Improvement store located farther north. A Sound Transit light rail line and associated easements (vacant/vegetated land) are located east of the Subject Property, beyond which is Interstate Highway 5 and a residential neighborhood. Midway Mobile Mansions, a mobile home park, is located south of the Subject Property. Pacific Highway South is located west of the Subject Property beyond which is Sea Mar Des Moines Pharmacy, Ranier Truck & Trailer, and Seutsay Auto Sales/Perfect Rebuild Northwest.

3 PREVIOUS PHASE I ESA OR SITE INVESTIGATIONS

Two previous Phase I ESAs were reviewed; *Phase I Environmental Site Assessment, Gresham Transfer, Inc. Facility, 24300 Pacific Highway South, Kent, Washington 98032, Northwest Consultants of Oregon, March 31, 1998*; prepared for Bank of America, and *Federal Way Link Extension, AE 0044-12 WP 3.S Phase I Environmental Site Assessment FL252 Draft 2, Tax Parcel 2122049046, GeoEngineers, Inc., October 2017*; prepared for Sound Transit.

A Phase II ESA, limited to the far eastern portion of the Subject Property was also reviewed; *Focused Phase II Environmental Site Assessment Report, Sound Transit – Federal Way Link Extension, Parcel FL-252, Gresham Transfer/Former Widing Transportation Facility, 24300 Pacific Highway South, Kent, Washington, GeoEngineers, Inc., July 2018*.

Summaries of the RECs identified in the previous Phase I ESAs are presented here verbatim. As such, references to other attachments and acronyms used by the previous consultants contained in the following narratives are underlined to differentiate from references and acronyms used in this report.

1998 Phase I ESA- *Phase I Environmental Site Assessment, Gresham Transfer, Inc. Facility, 24300 Pacific Highway South, Kent, Washington 98032, Northwest Consultants of Oregon, March 31, 1998.*

No RECs were identified in the 1998 Phase I ESA report. A brief summary of the findings of the 1998 ESA are summarized below.

“The review of historical information revealed that the Site was used by the Widing Company from 1966, and possibly earlier, and used as a truck washing facility and to haul chemicals, petroleum products, paper products, and other substances. A variety of the above listed products were washed out on-site and collected in three-interconnected rinsate cement-lined impoundments (lagoons) used to treatment of the wash rinsate by the Widing Company. There are four (4) aboveground fuel storage

tanks located on-site. There is a wide variety of large construction equipment ... stored on-site which covers much of the surface soil which is not visible for evaluation as to soil conditions but appeared to be without any environmental concerns." The report also indicated that "in March 1986, the Widing Company started a voluntary cleanup of the impoundments (lagoons); they were closed and excavated under the direction of the DOE". The report recommended that the truck washing cement-lined sump alongside (south side) of the maintenance building be closed and filled with appropriate material.

Based on additional review of the 1998 Phase I ESA report, specifically the attached photographs, and in addition to the ASTs mentioned above, there are several drums and other containers of hazardous substances (even noted in the photo description by the consultant) and construction equipment with probable fuel tanks stored in various locations on the Subject Property with staining observed. The storage of these hazardous substances without proper containment and observed staining is considered a REC.

2017 Phase I ESA - Federal Way Link Extension, AE 0044-12 WP 3.S Phase I Environmental Site Assessment FL252 Draft 2, Tax Parcel 2122049046, GeoEngineers, Inc., October 2017.

Several RECs were identified in the 2017 Phase I ESA report, including;

- "Former On-Site Hazardous Waste Transporter (Widing Transportation). Widing Transportation (Widing), a registered transporter of hazardous waste, operated a bulk tanker truck carrier terminal with a truck maintenance and washing facility."
 - "According to EPA documents, Widing was licensed to haul chemicals, acids, chlorinated and nonchlorinated solvents, and petroleum products. Trucks containing raw turpentine, sodium sulfide, toluene, epoxy resin and other chemicals associated with the pulp and paper industry were rinsed at the subject property facility. Rinsewaters were conveyed into three interconnected rinsate lagoons, two of which were unlined."
 - "...the Widing facility had a fueling area with two USTs...". ... "a septic tank was apparently situated between the two Quonset huts. A machine/auto salvage business reportedly operated from the Quonset huts before the Widing facility began operations."
 - "In the 1970s and 1980s, complaints and violations regarding spills and dumping of chemicals were filed against Widing. EPA reported "various inadequacies² in the

² Federal Way Link Extension, AE 0044-12 WP 3.S Phase I Environmental Site Assessment FL252 Draft 2, Tax Parcel 2122049046, GeoEngineers, Inc., October 2017.

management and disposal of site-generated waste, such as allowing the lagoons to overflow, uncontrolled runoff, air emissions and improperly processed sludge (reports of sludge buried on-site south of the lagoons). Surface water runoff was initially uncontrolled but was later channeled into ditches on the north and south property boundaries which discharged to the west. Runoff on the eastern half of the property continued to flow in an uncontrolled manner following natural drainage routes at the northeast and southeast corners."

- *"In 1985, a shipment of dried sludge from the subject property was rejected by the nearby Kent Highlands Landfill and was classified as Dangerous Waste by Ecology."*
- *"In 1986, the lagoons were "closed" and excavated under the direction of Ecology. The semivolatile contaminant bis(2-ethylhexyl)phthalate was found to have migrated downward into soil beneath the lagoons. More than 900 tons of contaminated soil and sludge from the lagoon areas was classified as dangerous waste and was shipped to the hazardous waste Treatment, Storage and Disposal (TSD) facility near Arlington, Oregon for disposal. Concrete from the one concrete lined pond was sandblasted on site to remove contaminants and the concrete and residue from sandblasting were reportedly disposed of at the Coal Creek landfill in Renton. The excavated ponds were filled with clean fill material reportedly from the Renton METRO project."*
- *"EPA oversaw a sampling effort in 1988 to assess post-lagoon closure soil conditions at the subject property (Ecology and Environment Inc., Site Inspection Report for Widing Transportation Inc., Kent, Washington dated July 1988). This report concluded that no impact to groundwater was evident; however, groundwater sampling was not performed. The 1988 study did not find evidence of allegedly buried sludge and the report concluded that "sufficient evidence was not found to indicate that rinsate lagoon contaminants migrated laterally into nearby on- or off-site soils." However, the report also concluded that lead, copper and acetone were identified at elevated levels in soil samples from the south drainage ditch."*

"EPA "closed out" the open regulatory case file for the facility in 1988 (see regulatory files in Appendix C), which results in the classification of the Widing facility as an HREC for the subject property.

- *"Former Fuel USTs. A 20,000-gallon diesel fuel UST and a 5,000-gallon leaded gasoline UST and fuel dispensers were removed from the property in the early 1990s..." "During a subsequent Phase II ESA in 1998 for Gresham Transfer Trucking Company (Gresham), petroleum-related contaminants were detected in soil samples obtained from borings completed near the former "fuel dispenser island at concentrations greater than MTCA Method A cleanup levels. A remedial excavation was subsequently conducted in 1998 to remove petroleum-*

contaminated soils identified during the Phase II ESA. Approximately 2,800-tons of petroleum-contaminated soil was excavated and transported off-site for treatment. Some confirmation soil samples obtained from the base and sidewalls of the 1998 remedial excavation at depths ranging from approximately 10 to 35 feet bgs had residual concentrations of petroleum constituents (diesel, gasoline, and/or BTEX) exceeding MTCA Method A cleanup levels. Soil represented by these samples with elevated residual concentrations was left in place. Groundwater was not encountered within the 1998 excavation. According to a risk assessment completed using Ecology's Interim TPH Policy, which was in effect as of 1998 but is no longer in use, the residual concentrations of petroleum hydrocarbons reportedly met risk-based criteria for protection of human health and groundwater. Based on the risk assessment completed using Ecology's Interim TPH Policy, Ecology issued a No Further Action (NFA) determination in December 1998".

- "Existing Truck Fueling System and Diesel AST (Gresham). A new fueling station was built south of the former truck wash building in 2006; the fueling station reportedly uses one 15,000-gallon diesel AST. Vehicle fueling is considered a REC for the subject property based on a material threat of a release (unknown secondary containment for the AST and dispenser) at the fueling area."
- "Current Truck Repair and Maintenance (Gresham). Gresham has conducted truck repair and maintenance at the site since about 1990. References in the regulatory file indicate that the facility conducted truck washing operations on the subject property in the past without containing the rinse water ... minimal information was located during the Phase I ESA regarding the use, storage and waste disposal practices for truck maintenance-related petroleum and hazardous materials at the subject property since 1990. The limited Phase I ESA site reconnaissance could not assess current storage of oil, chemicals and wastes to rule out a material threat of a leak, spill or release that could affect the subject property; however, the risk of a potential release is high because the majority of the site is unpaved. One regulatory file document was located suggesting poor handling practices for hazardous substances: in 1996, an incident occurred in which the lids were blown off drums that contained mixtures of magnesium oxide, dirt, cement dust, and soda ash. Based on the size and scale of the Gresham facility operations, the years and duration of truck repair and maintenance operations, the unpaved nature of most of the subject property, and the potential for contaminants to enter stormwater runoff and accumulate in the stormwater pond, the Gresham facility is considered a REC."
- "Fill from Unknown Sources. Approximately 8 feet of loose fill material containing wood debris was encountered during drilling of geotechnical boring FWLE-A26P. The specific source(s) of this fill was not determined from the available sources. Imported fill of unknown origin may contain contaminants such as petroleum, metals or polycyclic aromatic hydrocarbons (PAHs) and is thus considered a REC for the subject property."

- *“Possible Past Commercial Heating Oil UST. A former office building ... used oil heat, according to archived property tax records. No information was identified during the course of this Phase I ESA to indicate whether oil was stored in an AST or UST or the location of an oil tank. For the purpose of the Phase I ESA conclusions at this time, we assume the building used a heating oil UST. Use of heating oil and possible heating oil USTs are considered a REC.”*
- *“Areawide Condition: The subject property is within Ecology’s mapped footprint of the Tacoma Smelter Plume (area-wide contamination) where arsenic concentrations in surface/near surface soil are predicted to exceed the MTCA Method A cleanup level for unrestricted land use. Therefore, the Tacoma Smelter Plume is considered a REC for the subject property.”*

2018 Phase II ESA

Four hollow stem auger borings (FL252-B1 through FL252-B4) were completed in the eastern portion of the Parcel in areas corresponding to proposed Sound Transit construction. Borings FL252-B1, FL252-B3 and FL252-B4 were advanced to depths of 11.5 feet bgs. Boring FL252-B2 was advanced to a depth of 50 feet bgs and a permanent monitoring well was installed. Organics, roots, and wood debris suspected to be fill were noted in a dark brown sandy layer observed in FL252-B3 at a depth of 1 to 1.5 feet bgs, and in FL252-B4 at a depth of 5 to 5.5 feet bgs.

Twenty-four soil samples collected from the borings were submitted for chemical analysis of one more of the following: gasoline-range petroleum hydrocarbons, diesel- and lube oil-range petroleum hydrocarbons, volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs) including phenols, PAHs, and priority pollutant metals. Localized areas of impacted and contaminated soil were identified during the Focused Phase II ESA. Contaminants of potential concern detected in one or more samples included petroleum hydrocarbons (greater than MTCA Method A cleanup level in one sample), carcinogenic PAHs (greater than MTCA Method A cleanup level in one sample), and metals (arsenic greater than MTCA Method A cleanup level in one sample). VOCs and SVOCs were not detected above MTCA Method A cleanup levels.

Based on groundwater analytical data from the May 2018 sample at FL252-B2, no impacts to groundwater were identified.

Information contained above is discussed further in other sections of this report.

4 RECORDS REVIEW

In partial fulfillment of the ASTM standard, Shannon & Wilson completed a historical records review for the Subject Property and neighboring properties. The historical records database was provided by Environmental Data Resources (EDR) and contained standard historical sources as recommended by the Phase I ASTM Standard along with the federal and state environmental record sources and physical setting sources. The following sections describe the results of the records review.

4.1 Aerial Photographs

Shannon & Wilson reviewed historical aerial photographs to identify potential environmental impacts that may have been present at the Subject Property or surrounding properties at the time the photographs were taken. Historical aerial photographs are included in **Appendix B**. The approximate Subject Property boundary is outlined in red on the aerial photographs. A summary evaluation of the aerial photograph review is described in the table below.

Aerial Photographs		
Date	Subject Property Conditions	Surrounding Area Conditions
1936 (from King County)	The Subject Property is undeveloped and appears to be sparsely forested.	Adjacent parcels are generally undeveloped. Pacific Highway South is depicted to the west, beyond which is a possible residence to the southwest.
1943	The Subject Property is undeveloped and appears to be sparsely forested.	Adjacent parcels appear as depicted on the 1936 aerial photograph. A drive-in movie theater is depicted farther north.
1957	The Subject Property is developed with the two Quonset huts and a smaller structure south of the western hut, all on the western third of the Subject Property. A majority of the Subject Property appears to be cleared of vegetation and numerous smaller vehicles (cars) are parked in rows east of the structures.	Adjacent parcels to the north, east, southeast, and west remain undeveloped. The adjacent parcel south of the western half of the Subject Property is developed with a few smaller structures. The quarry/future landfill is depicted farther south.
1965	The Subject Property remains developed with the two Quonset huts and a smaller structure south of the western hut. A narrow, elongated, north-south orientate structure is located south of the eastern hut; this is assumed to be tee-boxes for the report driving range. The northwestern quadrant of the Subject Property appears to be gravel/dirt covered with vehicles (cars) generally parked north and east of the huts. The remainder of the Subject Property appears to be grass covered with the exception of the far eastern portion which is more densely vegetated.	There is additional development on adjacent parcels to the south and west across Pacific Highway South. Interstate 5 is depicted to the east beyond which is a residential neighborhood.

Aerial Photographs		
Date	Subject Property Conditions	Surrounding Area Conditions
1968	The Subject Property appears generally similar to the 1965 photograph with some larger vehicles/trailers possibly being staged on the Subject Property.	There is additional development on adjacent parcels to the south (addition of mobile homes) and west across Pacific Highway South. The adjacent property to the north appears to have been generally cleared of vegetation.
1977	The Subject Property is developed with the two Quonset huts, the smaller structure south of the western hut, a rectangular structure in the far southwestern corner of the Subject Property, a small structure along the southern property boundary in the western third of the Subject Property, and the maintenance garage. The wash water/rinsate impoundments/lagoons appear to be depicted east of the maintenance garage. There are several pieces of equipment and tractor trailers staged on the Subject Property as well.	Adjacent parcels generally appear as depicted on the 1968 aerial photographs. Additional mobile homes are depicted to the south and there appears to be some additional land surface manipulation to the north, possibly some type of unpaved parking lot (sans vehicles).
1980	The Subject Property appears similar to the 1977 photograph.	Adjacent parcels appear similar to what is depicted on the 1977 photograph.
1990	The Subject Property is generally similar to the 1977 photograph with the exception of the wash water/rinsate impoundments/lagoons, which are no longer evident. Furthermore, a rectangular structure is depicted immediately west of the western hut.	There is additional residential development to the west across Pacific Highway South. The adjacent property to the north may have been paved, but remains a vacant lot. A north-south orientated unimproved road is depicted immediately east of the Subject Property.
2006	Structures depicted on the Subject Property in this photograph include the current office building, the maintenance garage, the western Quonset hut, and possibly a small structure west-northwest of the western hut. Several other 'items', including trailers are scattered throughout the Subject Property.	Adjacent parcels to the west, east, and south appear as shown similar to the 1990 photograph. There is additional earth moving happening immediately north of the Subject Property, including two possible storm water ponds on the far eastern portion of the property. The Lowe's home improvement store is depicted farther north.
2011	The Subject Property is depicted similar to present day with the office building, maintenance garage, and settling pond in the far southwestern corner. Numerous trucks/trailers and other miscellaneous equipment/items are staged throughout the Subject Property. The northwestern corner appears to be used to stage heavy construction equipment.	Adjacent parcels appear similar to what is depicted on the 2006 photograph. The property immediately to the north appears to now be vegetated.
2015	The Subject Property is depicted similar to the 2011 photograph with different items being stored around the Subject Property.	Adjacent parcels appear similar to what is depicted on the 2011 photograph.
2019	The Subject Property is depicted similar to the 2015 photograph with less items/vehicles/trailers being stored around the Subject Property.	Adjacent parcels to the west, south, and east appear similar to what is depicted in the 2015 aerial photograph. A restaurant is depicted immediately north of the western third of the Subject Property.

Aerial Photographs		
Date	Subject Property Conditions	Surrounding Area Conditions
April 2024 (Google Earth)	The Subject Property is vacant and depicted similar to what was observed during the Subject Property reconnaissance.	Adjacent parcels are depicted similar to what was observed during the Subject Property reconnaissance.

Based strictly on a review of the historical aerial photographs, no RECs potentially affecting the Subject Property were identified.

4.2 Sanborn Fire Insurance Maps

Sanborn Fire Insurance map coverage was not available for the area of the Subject Property. Documentation of the Sanborn Map search completed by EDR is included in **Appendix C**. While the lack of Sanborn Map coverage is considered a data failure, other information sources were used to achieve the historical research objective. As such, the Sanborn Map coverage data failure is not significant to the outcome of this Phase I ESA.

4.3 Property Tax Files (Assessor's Office)

Shannon & Wilson reviewed information/property records online from the King County Assessor's Parcel Viewer. Records indicate that the Subject Property parcel is owned by City Pacific Land Co., LLC. Records also indicate that ownership of the Subject Property parcel changed from Widing to City Pacific Land Co., LLC on December 21, 1998.

The Subject Property parcel (Parcel #212204-9046) is $\pm$ 9.44 acres and has a total assessed value of \$7,468,000 as of 2024; the buildings are valued at \$68,200 and the land is valued at \$7,399,800.

4.4 City Directories

City Directories from 1969 through 2020 in approximately three to five year increments were compiled by EDR and reviewed by Shannon & Wilson for properties along Pacific Highway South. The Subject Property address, 24300 Pacific Highway South, was first identified in the 1969 city directory listing. The following listings were included in the review of city directories:

1969 – St. John Motor Exp, Lease Rite, Inc., H Ritchie Tire Co., Widing Transportation

1972 – St. John Motor Exp, Lease Rite, Inc., H Ritchie Tire Co., Widing Transportation, Western Pile, Willamette Corp.

1977 – St. John Motor Exp, H Ritchie Tire Co., Widing Transportation, Western Pile, Willamette Corp.

1981 – St. John Motor Exp, Widing Transportation, Western Pile, Willamette Corp.

1986 – Gresham Transfer, Leasrt Trnspt Rntl, St. John Motor Exp, Widing Transportation

1992 – Gresham Transfer, Inc., Aggreko, Inc., Riedel Intl, Inc.

1995 – Gresham Transfer, Inc., Aggreko, Inc.

2000, 2005, 2010, 2014, 2017 – Gresham Transfer, Inc.

2020 – Subject Property address not listed

The listings confirm the use of the Subject Property by truck/transport companies. There were no businesses listed in the city directories reviewed for the Subject Property that would constitute a REC. Furthermore, there were no adjacent properties listed in the city directories reviewed that would constitute a REC. The EDR City Directory report is included in **Appendix C**.

4.5 Zoning/Land Use Records

Shannon & Wilson completed an online review of the Subject Property zoning records. The Subject Property is in the City of Kent, Washington, within King County and has two city zoning designations. The far western portion of the Subject Property that generally contains employee/visitor parking and an office building is zoned MTC-1; Midway Transit Community I. The remainder of the Subject Property is zoned MCR – Midway Commercial Residential. The Subject Property also has a land use designation of TOC – Transit Orientated Community.

Adjoining properties to the north, east, and south are zoned MCR – Midway Commercial Residential. Properties northwest and southwest across Pacific Highway South are zoned MTC-1; Midway Transit Community I.

A portion of the Kent zoning map with the Subject Property and surrounding properties is included in **Appendix G**.

4.6 U.S. Geological Survey (USGS) Topographic Maps

Shannon & Wilson reviewed historical topographic maps from 1897, 1900, 1949, 1961 (Subject Property unmapped), 1968, 1973, 1978/1981, 1983, 1994/1995, 1997 (Subject Property

unmapped), 2014, 2017, and 2020 obtained from EDR. Historical topographic maps are included in **Appendix D**. The approximate Subject Property boundary is outlined in red on the topographic maps.

A summary of the topographic map evaluation is described below.

Topographic Maps		
Date	Subject Property Conditions	Surrounding Area Conditions
1897, 1900	No structures are identified on the Subject Property. The Subject Property is relatively flat with a subtle slope to the west.	There are no structures depicted in the immediate vicinity of the Subject Property. The regional topography slopes to the west.
1949	No structures are identified on the Subject Property. A subtle topographic high (a single 'U-shaped' contour line) could be interpreted in the west-central portion of the Subject Property.	Pacific Highway South is depicted immediately to the west of the Subject Property. Small structures are depicted along Pacific Highway South, with a drive-in theater located to the north. In addition, a large depression with a small marsh in its center is depicted farther south.
1968	Four structures, the two Quonset huts and two smaller structures south of the huts are depicted in the western portion of the Subject Property.	Additional structures are depicted in the vicinity of the Subject Property. The large depression to the south is now 'outlined' and labeled as a gravel pit. This is the location of the former Midway Landfill discussed in a subsequent section of this report. Interstate 5 is first depicted to the east.
1973	An additional structure, the current maintenance garage, is first depicted.	A "Trailer Park" is depicted immediately south of the Subject Property. The gravel pit to the south now appears to be depicted as a 'mine dump' or 'disturbed surface'.
1978/1981	No observed changes to the Subject Property.	No observed changes to the surrounding area.
1983	The structure immediately south of the eastern Quonset hut is no longer depicted, while a similar structure is now depicted in the far southwestern corner of the Subject Property. In addition, the eastern side of the 'U-shaped' contour line on the Subject Property is now depicted farther east.	Additional structures are depicted immediately south of the Subject Property. The contours of the depression to the south have changed slightly and it is no longer called-out or depicted as a specific feature.

Topographic Maps		
Date	Subject Property Conditions	Surrounding Area Conditions
1994/1995	The eastern side of the 'U-shaped' contour line on the Subject Property is now depicted similar to what was depicted on the 1968 through 1981 maps .	A rectangular shaped intermittent pond is depicted just south of the trailer park and immediately north of the former landfill. The contours of the depression to the south have changed again and are depicted similar to what was depicted on the 1968 through 1981 maps.
2014, 2017, 2020	No observed changes to the Subject Property. Structures are no longer depicted on these maps.	No observed changes to the surrounding area. Structures are no longer depicted on these maps.

The Subject Property is depicted as relatively flat with a very subtle slope to the west. The former landfill south of the Subject Property was depicted on select historical topographic maps and is discussed in a subsequent section of the report. There was nothing else identified through the review of the historical topographic maps that would be considered an environmental concern.

4.7 Physical Setting

The Subject Property is in an area of minimal flood hazard. A FEMA Flood Insurance Map is included in **Appendix F**.

The Subject Property sits at an average land surface elevation of approximately 375 feet above mean sea level (msl) and is relatively flat. Based on a review of the historical and current topographic maps, the general topographic gradient in the area is toward the west.

4.7.1 Soils

Information for naturally occurring soil near the Subject Property was obtained from the United States Department of Agriculture (USDA) Soil Conservation Service (SCS) Survey and the EDR database search (included in **Appendix E**). The soil at the Subject Property primarily consists of Arents, Alderwood material (gravelly sandy loam), 6 to 15 percent slopes.

The Arents, Alderwood material is formed on till plains, has moderate to very slow infiltration rates (Class B/D Hydrologic Groups), is moderately well drained, and has a high corrosion potential for uncoated steel and moderate potential for concrete.

4.7.2 Geology

Based on the EDR Radius Report with Geotcheck, the geology at the Subject Property is primarily composed of a stratified sequence of Quaternary rock from the Cenozoic era. The Puget Sound area is part of the Puget Lowland, a wide, low-lying area between the Cascade Range and the Olympic Mountains, with a moderate relief and elevations ranging from sea level to 1,500 feet above msl. In general, the area including the Subject Property is characterized by river and alpine glacier sediments above basalt and marine sedimentary rocks that were formed through accretion. The glacial till and outwash, deposited by numerous glacial advances, is generally described as a dense, unsorted mix of silt, sand, and gravel which may be up to 150 ft thick.

4.7.3 Hydrogeology

The EDR GeoCheck® Physical Setting report included in **Appendix E** shows the locations of groundwater wells identified within a one-mile radius of the Subject Property. There were 13 “Well Logs” identified by EDR and associated with the Subject Property under Widing Construction. Further review of the Washington State Department of Ecology’s (WA DOE) Well Construction Map Search (<https://apps.wa.gov/ecology/wa/wellconstruction/map/WCLWebMap/WellConstructionMapSearch.aspx>) indicates that these “well logs” are “Resource Protection Well Reports” for 10 to 12 ft soil borings completed in February 2016 on the Subject Property by Cascade Drilling and overseen by Leidos (consulting firm). Further discussion with Mr. Noel Philip, Water Resources Project Manager for WA DOE did not reveal any additional information regarding these logs.

The regional direction of groundwater flow likely conforms to the east to west topographical slope of the area towards Puget Sound located approximately 1.4 miles west of the Subject Property. However, based on hydrogeologic information obtained from a nearby properties, groundwater generally flows south-southwest in the immediate vicinity of the Subject Property. Based on historical groundwater level measurement from a monitoring well previously located immediately south of the Subject Property, static groundwater was measured at 62.88 ft below ground surface. It is noted that reportedly, there have been intermittent encounters with perched water, including on the far eastern portion of the Subject Property.

4.8 Regulatory Agency File and Records Review

EDR provided the state, federal, and tribal environmental records (environmental records) that were reviewed by Shannon & Wilson as part of this Phase I ESA report. The types of environmental records as well as their minimum search distances from the Subject Property

were completed in accordance with the recommended ASTM Standard. A detailed list compiled by EDR of the environmental records, the details on each of the government records searched, and the data currency tracking for the Subject Property is provided in **Appendix E** of this report.

There are two types of violations that are commonly reported in the environmental databases compiled by EDR: administrative violations and violations requiring a forced corrective action or emergency response. The administrative violations may be associated with missing a reporting deadline (e.g. semi-annual report). Violations requiring corrective actions or an emergency response have the potential to impact soil, soil vapor, groundwater, and surface water quality as well as compromise human health & safety. These are the types of violations that are associated with RECs.

4.8.1 Subject Property

The Subject Property address of 24300 Pacific Highway South, Kent, was identified in several environmental records databases. These include:

- SEMS-ARCHIVE;
- RCRA NonGen / NLR;
- ALLSITES;
- Confirmed and Suspected Contaminated Sites List No Further Action (CSCSL NFA);
- National Pollutant Discharge Elimination System (NPDES);
- Underground Storage Tank (UST)/Leaking Underground Storage Tanks (LUST);
- Independent Cleanup Reports (ICR);
- Voluntary Cleanup Program (VCP);
- Facility Index System/Facility Registry System Facility Index System (FINDS); and
- Enforcement & Compliance History Information (ECHO).

A description of each of these databases and their impact on determining RECs on the Subject Property is provided in the following sections. Adjacent or adjoining properties were identified in the environmental records database and are discussed in the next section. The EDR database report is included in **Appendix E**.

Superfund Enterprise Management System Archive (SEMS-ARCHIVE) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

The Subject Property is listed on the SEMS-ARCHIVE database under Widing. According to the database and additional information, the Subject Property had a discovery date of July 2, 1979, a preliminary assessment finish date of December 16, 1985, and a site investigation finish date of August 10, 1988. The Subject Property was archived on August 10, 1988. This listing is further discussed in Section 3.0 of this report.

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat, and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). RCRA-Non-Generators (NonGen)/(No Longer Regulated [NLR]) do not presently generate hazardous waste.

The Subject Property is listed on the RCRA NonGen / NLR database under Widing and Gresham Transfer, Inc. as a verified non-generator of hazardous waste as defined under RCRA. According to the EDR report, this status was updated in May 2018. No non-compliances or violations were reported relative to this database listing.

The ALLSITES database contains Facility/Site Identification System Listing Information on facilities and sites of interest to the WA DOE. The Subject Property is listed on the ALLSITES database under Widing and Gresham Transfer, Inc. because the facility was a hazardous waste generator between August 1980 and February 1987. This listing is also related to the UST, LUST, and NPDES database listings discussed below.

The Confirmed and Suspected Contaminated Sites List (CSCSL) No Further Action (NFA) database contains information about sites that are undergoing cleanup and sites that are awaiting further investigation and/or cleanup. The Subject Property is listed on the CSCSL

NFA database under Gresham Transfer, Inc. This listing is related to the VCP and LUST database listings and a December 2, 1998 NFA status for the LUST incident.

The National Pollutant Discharge Elimination System (NPDES) database contains water quality permit system data for permitted wastewater facilities. The Subject Property is listed on the NPDES database under Sutton Trucking for having an Industrial Storm Water General Permit, Permit No. WAR004483, with the most recent permit issued on November 20, 2019. This NPDES permit has an expiration date of December 31, 2024. This permit was transferred from Sutton Trucking to City Pacific Land Co. in March 2024.

Additional information reviewed on the WA DOE's Water Quality Permitting and Reporting Information System (PARIS) indicates that Gresham Transfer, Inc. also had an Industrial Storm Water General Permit, Permit No. SO3004483, since February 2002. According to PARIS, Permit No. SO3004483 had 11 violations/triggers and one enforcement action, and Permit No. WAR004483 had 43 violations/triggers with eight enforcement actions. Most of these violations/triggers are administrative in nature; such as a late discharge monitoring report (DMR) submittal or missing annual report; however, there are a few documenting possible releases on the Subject Property.

An inspection from October 5, 2006 stated the following: *"Gresham Transfer Inc. is covered under the General Stormwater Industrial NPDES / State Waste Discharge Permit (the General Permit). The purpose of this inspection is to conduct a compliance inspection per the requirement of the Revised Code of Washington (RCW) 90.48.560 and to provide technical assistance as appropriate.*

Gresham Transfer Inc. is a trucking business. Mr. (Jim) Mast said they do maintenance in a shop on-site. He said that some minor maintenance was conducted outside, but all major maintenance and most minor maintenance was performed indoors. Mr. Mast said that an off-site vendor fueled their vehicles and that to the best of his knowledge they had not had any spills. He also said that they do not wash their trucks on-site.

The site consists mostly of a large dirt lot used for parking trucks. It appears that the majority of the lot slopes slightly south to an unlined ditch that conveys the water to a pipe that connects to another unlined ditch before discharging to the city system. Mr. Mast said that he samples the stormwater at the end of the pipe before it enters the final ditch that leaves the site ... and that a lot of the stormwater infiltrates and never reaches the conveyance ditch. Analysis of the stormwater sample results show consistently elevated turbidity readings. There were no Best Management Practices observed on-site to reduce turbidity that is likely due to stormwater falling onto a dirt lot and then flowing through an unlined ditch.

At the far east end of the site there were various large metal parts stored. The maintenance shop is located to the west of the stored metal parts. Around the outside of the maintenance shop in several different areas chemical barrels were stored. I did not observe any labels on the barrels and they were

not covered or in secondary containment. There was another building in this area that appeared to be another business as it was fenced in separately from the rest of the facility.

Outside on the south side of the maintenance shop there was an area where it did appear some equipment washing took place. I observed a bucket with a scrub brush next to a truck that appeared to have been washed. This area is paved and is sloped in such a way that all water drains to a grated sump. I asked a man working in the maintenance shop if he knew if the sump drained to the sanitary sewer. He said that it was actually a dead end sump with a float activated pump. When activated it pumps the water through a hose and out onto the lot. There is a potential that this practice could contaminate the surrounding soils with petroleum hydrocarbons and heavy metals washed from vehicles or other equipment."

Another inspection from April 29, 2010 indicated, *"Immediately clean up spills and leaks to prevent the discharge of pollutants. A significant sized oil stain was observed in dirt near the ditch line along the northern portion of the site. This ditch discharges to the storm water pond creating the potential to release pollutants to waters of the state."* Other reviewed documents indicate permit exceedances for various quarters from 2010 through 2013 for total copper, total zinc, and turbidity.

Several items described in the NPDES documents including the practice of discharging potentially petroleum impacted wash water to a pervious surface, the storage of "chemical barrels" that were not covered or in secondary containment, and documented oil staining on a pervious surface are considered RECs.

The SPILLS database contains information on spills reported to the Spill Prevention, Preparedness and Response Division. The Subject Property is listed on the SPILLS database under Condon Johnson & Associates. According to the database the spill (Incident ID # 620951) occurred on July 1, 2010. The database listed the following; 'Initial Report Cause Category: accident', 'Initial Report Medium Name: storm drain' and an 'Initial Report Substance Name: wastewater'; no quantity was listed. No additional information regarding this spill was available for review. Although it appears that this is not related to a release of petroleum or hazardous materials and it was released to a controlled environment in a storm drain, an attempt should be made to locate additional information regarding this spill.

The Underground Storage Tank (UST) database contains information on registered USTs. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. The Subject Property is listed on the UST database under Widing and is related to two, single-walled USTs installed in December 1964 and removed in August 1996. Additional information reviewed indicate that these USTs included one 5,000-gallon leaded gasoline UST and one 20,000-gallon diesel UST.

The Leaking Underground Storage Tanks (LUST) Site List contains an inventory of reported LUST incidents. The Subject Property is listed on the LUST database under Gresham Transfer, Inc. and is related to a 'petroleum-other' release from a UST reported on November 9, 1998 impacting soil. The LUST incident received a No Further Action determination on December 2, 1998. The letter from the WA DOE indicating that no further remedial action is necessary also referenced two additional reports; *Limited Phase II ESA, Gresham Transfer Facility, September 11, 1998* and *Remedial Over-excavation Report, Widing Terminals, Inc., 24300 Pacific Hwy S., Kent, WA, November 6, 1998*. Neither of these reports were made available for review. Because the LUST incident was closed with no continuing obligations, this listing is considered a Historical REC (HREC).

The Independent Cleanup Reports (ICR) database contains remedial action reports the WA DOE has received from either the owner or operator of the sites. These actions have been conducted without department oversight or approval and are not under an order or decree. This database is no longer updated by the WA DOE. The Subject Property is listed on the ICR database under Gresham Transfer, Inc. and is related to the LUST database listing and indicates petroleum contaminated soil.

The Voluntary Cleanup Program (VCP) Sites database contains sites that have entered either the VCP or its predecessor Independent Remedial Action Program. The Subject Property is listed on the VCP database under Gresham Transfer, Inc. and is related to the LUST database listing and the December 2, 1998 NFA status.

The Facility Index System/Facility Registry System Facility Index System (FINDS) database contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

The Enforcement & Compliance History Information (ECHO) database provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide. The Subject Property is listed on the FINDS and ECHO databases under Sutton Trucking and are related to the RCRA NonGen/NLR and NPDES database listings.

4.8.2 Adjoining Properties

Properties that present the greatest environmental risks to the Subject Property include those with leaking storage tanks, or those used as automotive repair facilities, dry cleaners, landfills, and/or hazardous waste treatment, storage and/or disposal facilities, etc.

Midway Landfill, 24800 Pacific Highway South – Located approximately 450 feet south of the Subject Property, this property is listed on numerous databases, including the National Priorities List (NPL) (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas.

The Midway Landfill occupies 60 acres and is owned and maintained by the City of Seattle – Seattle Public Utilities. A gravel pit operated at the property from 1945 to 1966 and then the City of Seattle used it as a landfill for municipal solid waste until 1983. Remediation of the property was completed in 1992. Contaminants of concern found in the landfill originally included metals, volatile organic compounds, semi-volatile organic compounds, and polychlorinated biphenyls (PCBs). The City of Seattle maintains protective features and continues to monitor groundwater quality and landfill gas at the property. Based on the most recent available five-year review groundwater flow is generally to the south in the area and monitoring wells (on the adjacent property south of the Subject Property) between the Subject Property and the property are non-detect for COCs. As such, the Midway Landfill is not considered a REC.

Additional adjacent or adjoining properties were identified in the environmental records database; however, there were none identified that would have a significant impact on the Subject Property.

4.9 User Provided Information

According to the “All Appropriate Inquiries” (AAI) Final Rule (40 CFR Part 312), certain tasks are required to be performed by, or on behalf of, a party seeking to qualify for limited liability protection (LLP) to CERCLA liability. There was no indication of RECs based on the User’s knowledge of the Subject Property. A copy of the User Questionnaire is contained in **Appendix G**.

5 SUBJECT PROPERTY RECONNAISSANCE

Shannon & Wilson personnel, Clare McKenna, completed the Subject Property reconnaissance on November 22, 2024, along with the real estate broker for the Subject Property, Bruce

Clarkson, Principal with The Andover Company, Inc. The purpose of the Subject Property reconnaissance was to obtain information indicating the likelihood of an identifiable REC at the Subject Property. These conditions include, but are not limited to, surface staining from a product release or spill, stressed vegetation, partially buried debris/fill materials, evidence of tanks or drums, unusual seeps or odors, occurrence of non-native fill or soil piles, and observations of current house-keeping practices.

A photographic log was created based on observations made during the Subject Property reconnaissance. These photos document existing conditions at the time of reconnaissance at Subject Property and are included in **Appendix A**. Detailed descriptions of the Subject Property based on the observations made during the reconnaissance are provided in Section 2.0.

5.1 Reconnaissance Method

The Subject Property reconnaissance was completed by walking the perimeter of the Subject Property and then competing a grid pattern of the interior of the lot. The internal structures were inspected on a room-by-room fashion.

5.2 Current Use of the Property

The Subject Property is currently vacant and was most recently used by Sutton Trucking, NW Vehicle Storage, and Redmond Heavy Hauling as a “trucking facility” for storage, washing, and light maintenance of various trucks, trailers, and construction equipment.

5.3 General Description of Structures

The Subject Property is developed with two main structures. One approximately 3,200-sq-ft, maintenance garage building, reportedly constructed in 1969, is centrally located along the northern Subject Property boundary. One approximately 1,040-sq-ft modular office building, assembled on the Subject Property between 1998 and 2000, is located in the southwestern corner of the Subject Property.

An asphalt-paved parking area and driveway is located north of the office building. There are also three separate concrete pads; one located east of the maintenance garage, one located east of the office building, and one located northeast of the office building. A storm water settling pond is also located in the far southwestern corner of the Subject Property. This pond was installed on the Subject Property sometime in 2008/2009. The remainder of the Subject Property is generally covered by gravel and was previously used to stage trucks, trailers, and miscellaneous equipment.

The modular office building has a wood-frame construction with asphalt-shingled roof and contained a reception/front desk area, offices, break rooms, utility and storage closets, and bathrooms.

The maintenance garage building is constructed on a concrete slab foundation with sheet metal walls and a sheet metal roof. The garage has two 14-ft overhead doors on its western side and one 14-ft overhead door on its eastern side to allow access to tractor trailers. Narrower concrete aprons are located immediately outside the overhead doors. A larger concrete apron is located immediately south of the building. An approximately 340-sq-ft, metal-fabricated shed/storage structure is located immediately north of the maintenance garage building. This shed was empty at the time of the Subject Property reconnaissance.

The garage was generally empty with the exception of some shelving, wall mounted compressed air lines and associated compressor, and utilities. There is also a makeshift office/storage space, wood-framed and constructed with plywood in the northeastern portion of the building. One AST that possibly contained new oil or oil burner fuel, along with an empty drum rack and a plastic spill containment pad were centrally located in the western portion of the building.

Two generally empty storage trailers are also located on the Subject Property; one immediately east of the office building, and one near the northeastern corner of the Subject Property. The second trailer appeared to have someone living in it (*see photo in photo log*). However, no one was present during the Subject Property reconnaissance and the Subject Property contact was unaware of any reports of someone living there. In addition, there was a small metal Quonset hut type structure and several XTRA tractor-trailers in the northeastern portion of the Subject Property.

The Subject Property was first developed in 1951 with two Quonset huts and a small office building. There have been various structures on the Subject Property over the years.

5.4 Roads

The Subject Property is located east of Pacific Highway South (State Highway 99/509). It is accessible from Pacific Highway South via a west-east orientated driveway on the west side of the Subject Property.

5.5 Potable Water Supply and Sewage Disposal System

The office building is connected to municipal sewer and water. There is no potable water supply or sewer system associated with the maintenance garage. A small water spigot is located just off the concrete pad, south-southwest of the maintenance garage building.

Potable water service is provided by the Highline Water District and sewer services are provided by the Midway Sewer District.

5.6 Pits, Ponds, Lagoons

Some storm water on the Subject Property tends to accumulate south of the maintenance garage building; the concrete pad in this area is reportedly gently sloped toward a sump centrally located on the south side of the building. A large vacuum on the south side of the building is used to move that water to nearby vegetated areas. The remaining storm water generally drains to west-east orientated vegetated swales on the north and south sides of the Subject Property, then to the settling pond which discharges to a sewer district conveyance system.

The storm water settling pond is located in the far southwestern corner of the Subject Property. Construction permits for this pond indicate that it was likely installed in 2008 with upgrades in 2010; pond converted to 'dual wet pools' with a 'baffle'. Storm water from the Subject Property either infiltrates or flows overland to west-east orientated narrow, vegetated drainage ditches/swales on the north and south sides of the Subject Property. These conveyances eventually discharge to the settling pond. Once the water level in the settling pond reaches a certain level, the water discharges via a beehive debris barrier and eventually to the Midway Sewer District storm sewer. Discharge water is required to be sampled quarterly by the Subject Property's NPDES permit if water is in fact discharging at that time. There are times of the year when the pond is dry or water is not high enough to discharge. The Industrial Storm Water General permit (NPDES permit) and the responsibility for sampling and reporting was recently (on 03-15-2024) transferred from Sutton Trucking, LLC to City Pacific Land Co. (David Ulmer). Additional documents indicate that pond was required to be installed due to numerous turbidity, copper, and zinc exceedances related to the Subject Property's NPDES permit.

Several annual report forms from 2010 through 2023 were also reviewed in connection to the current NPDES permit. Many of these forms had "Storm water Problems Identified at the Facility", including (some but not all - a representative selection):

- French drain required cleaning – cleaned drain; ditches required cleaning and cedar chip bags replaced – cleared and replaced chips;
- Repair shops scrap metal bin is not covered allowing scrape metal to be exposed to rainwater (several mentions of similar situations in other reports) – bin covered;

- The site drainage system were cleaned and jetted to remove accumulated dirt and mud. Lot side ditch maintenance, sodding, and repair of check dams is underway and will be complete by May 15, 2015;
- Some gravel on site shows signs of degrading. New gravel has been added to these areas. Adding more gravel to the high traffic areas would be beneficial to the site in the future as that gravel becomes worn. Additional gravel will be added to high traffic areas as needed and determined by the monthly inspections;
- Equipment parked over storm water drainage ditches could potentially allow leaks to enter storm water. Moved equipment and added ecology blocks to remove any possible leaks to storm water system;
- Catch basins needed to be cleaned out. Resolved 8/4/33; Crystal Clean Co. performed service (Crystal Clean also cleaned the catch basins on 8/16/21).

Although there were numerous “Storm water Problems Identified” in these documents, none in and of themselves would be considered a REC. However, maintaining the requirements of the NPDES permit after acquiring the Subject Property would be considered a BER.

In addition, the review of several historical information sources indicate that the Subject Property was first developed in the early 1950’s and was used by Widing as a truck washing facility and to stage trucks. These trucks reportedly hauled miscellaneous chemicals, petroleum products, paper products, and other substances/general freight. Information indicates that a variety of these products were washed out on the Subject Property and collected in three interconnected, cement-lined impoundments (lagoons) and two unlined impoundments used to treat the rinsate. The truck washing practice was reportedly discontinued in 1984 and in mid-1986, the Widing assets were sold to the Arrow Transportation, Inc.

In 1986, the lagoons were reportedly “closed” and addressed. More than 900 tons of contaminated soil and sludge from the lagoon areas was shipped to the hazardous waste Treatment, Storage and Disposal (TSD) facility for disposal. Concrete from the one concrete lined pond was sandblasted on site to remove contaminants and the concrete and residue from sandblasting were reportedly disposed of at the Coal Creek landfill in Renton. The excavated ponds were then reportedly filled with clean fill material.

In 1988, EPA reportedly oversaw a sampling effort to assess post-lagoon closure soil conditions. Based on the results of the sampling it was concluded that “sufficient evidence was not found to indicate that rinsate lagoon contaminants migrated laterally into nearby on- or off-site soils.” However, the report also concluded that lead, copper, and acetone were

identified at elevated levels in soil samples from the south drainage ditch. The EPA appears to have “closed out” the open regulatory case file for the facility; a single page “Site Register” that lists Widing (among several other sites) where “*Site Hazard Assessments were completed on these sites before March 1993 and Ecology finds no further action is indicated under the Model Toxics Control Act*”.

Furthermore, an August 1, 1988 memorandum from Ecology and Environment, Inc. (a private consultant to the EPA) and an August 10, 1988 letter from the EPA indicate; “*The U.S. Environmental Protection Agency (EPA), through its contractor, Ecology and Environment (E&E), has completed the site investigation of the Widing Transportation site. A copy of the report is enclosed. Based on this inspection and other pertinent information, EPA finds it appropriate to defer to state authority for further consideration. Accordingly, EPA does not anticipate further investigation under the federal Superfund program. E&E’s recommendations, with which EPA concurs, are outlined on the recommendations page of this report. E&E stated that no further action regarding the truck rinse facility or its activities is recommended at this time. Document discussed above are included in **Appendix G**.*”

Based on multiple documents reviewed, it appears that the former rinsate lagoons were addressed to the satisfaction of the EPA and WA DOE at the time lagoons were closed (1988). The former presence of these lagoons is considered an HREC.

5.7 Septic System

The City of Kent provided an Application and Sewer Permit (#1787), dated June 23, 1965 for Wash. State Public Auto Auction related to the installation of a septic tank near the southeast corner of the western Quonset hut. No additional information regarding this tank was available for review. The office building is currently connected to sanitary sewer provided by the Midway Sewer District. There is no sewer system associated with the maintenance garage.

The septic system presumed operations from 1965 until the demolition of the Quonset huts with little documentation for review. Truck washing and maintenance activities completed at or in the vicinity of the Quonset huts connected to the septic tank is considered a REC.

5.8 Stained Soil or Pavement

There was no staining observed at the Subject Property during the reconnaissance.

5.9 Stressed or Wetland Vegetation

No stressed vegetation was observed on the Subject Property during the reconnaissance.

5.10 Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs)

There were no petroleum or hazardous material USTs, or equipment associated with USTs, observed on the Subject Property during the Subject Property reconnaissance.

The Subject Property was listed on a UST database under Widing related to two, single-walled USTs installed in December 1964 and removed in August 1996; one containing leaded gasoline and one containing diesel fuel. The Subject Property was also listed on a LUST database under Gresham Transfer, Inc. related to a 'petroleum-other' release from a UST reported on November 9, 1998 impacting soil. The LUST incident received a No Further Action determination on December 2, 1998 from the WA DOE. Because the LUST incident was closed with no continuing obligations, this listing is considered a Historical REC (HREC).

One empty AST that possibly contained new motor oil or oil burner fuel, was observed in the western portion of the building. Faded labels on the AST itself and labels on a small metal plate immediately east of the AST appeared to indicate that a couple different new engine oils along with a heavy-duty transmission lubricant were once staged there. The AST was also labeled "inside tank for oil burner fuel".

Furthermore, based on several different records reviewed there were numerous other ASTs present on the Subject Property throughout its history. Some of these include:

- Per 1998 Subject Property reconnaissance, "four located on-site, 1-stove oil is on the west side and adjacent to the Quonset Hut used for heating the building. The welding contractor has 3-diesel tanks located in the large metal pipes in his area. All four tanks have a 500 gallon or less capacity each".
- 1988 City of Kent Planning Department Zoning permit – 2,000-gallon diesel AST for Aggreko, Inc., north of western Quonset hut for fueling rental power generation units.
- 2006 City of Kent permits (several) – 15,000-gallon UL-2085 listed diesel fuel AST, two concrete fueling pads with catch basins plumbed to a dead-end sump, and an open steel fueling canopy within an existing 9.44 acre trucking company service yard. The fueling system will be used to fill the company's private fleet of trucks. No records were available for review to determine if this AST was ever installed.

Because the AST observed during the Subject Property reconnaissance appeared to be in good condition with no signs of leaks, and because there were no reported releases for the former ASTs, these ASTs are not considered RECs.

5.11 Odors, Pools of Liquid, and Drums

No unusual odors or drums were observed during the Subject Property reconnaissance.

Storm water was observed to be pooled on the south side of maintenance garage. During the Subject Property reconnaissance a vacuum that was previously used for trucks and also has a water hose attachment was used by the Subject Property contact to pump the water away from building and into vegetation to the north. Additional information from the Subject Property contact indicated that an approximately 100-gallon sump is still in place on the south side of the maintenance garage. This sump was covered by a piece of plywood during the reconnaissance. He indicated that the pump sends the accumulated water out to a drainage ditch along the north edge of the Subject Property which then discharges to the settling pond.

An October 2006 storm water compliance inspection report from WA DOE (pre-settling pond era) indicated, *“Outside on the south side of the maintenance shop there was an area where it did appear some equipment washing took place. I observed a bucket with a scrub brush next to a truck that appeared to have been washed. This area is paved and is sloped in such a way that all water drains to a grated sump. I asked a man working in the maintenance shop if he knew if the sump drained to the sanitary sewer. He said that it was actually a dead end sump with a float activated pump. When activated it pumps the water through a hose and out onto the lot. There is a potential that this practice could contaminate the surrounding soils with petroleum hydrocarbons and heavy metals washed from vehicles or other equipment.”* The historical practice of pumping potentially petroleum contaminated water onto the gravel lot is a REC.

5.12 Hazardous Substance or Petroleum Product Containers

No hazardous substance or petroleum product containers (other than the aforementioned empty AST) were observed during the Subject Property reconnaissance. However, numerous hazardous substance and petroleum product containers have been documented to have been stored on the Subject Property over the years. Photographs from the 1998 Northwest Consultants of Oregon Phase I report show numerous containers described by Northwest Consultants as “hazardous materials” that showed signs of leaking or overfill.

In addition, the same October 2006 storm water compliance inspection report from WA DOE discussed above in Section 5.10 also indicated that *“At the far east end of the site there were various large metal parts stored. The maintenance shop is located to the west of the stored metal parts. Around the outside of the maintenance shop in several different areas chemical barrels were stored. I did not observe any labels on the barrels and they were not covered or in secondary containment”*.

The historical storage of hazardous substances and/or petroleum products without secondary containment, uncovered, and in containers that exhibited staining/evidence of overfill is a REC.

5.13 Unidentified Substance Containers

No unidentified substance containers were observed during the Subject Property reconnaissance.

5.14 Electrical or Hydraulic Equipment with PCBs

There was one small pad-mounted transformer (Acme Electric) observed outside west wall of garage building and three pole-mounted transformers observed along southern Subject Property boundary. All transformers appeared to be in good condition with no signs of leaks.

5.15 Wastewater or Storm Water Discharges

See Sections 5.5 and 5.6 of this report.

5.16 Unidentified Fill Material and Debris

No unidentified fill material or debris were observed during the Subject Property reconnaissance.

5.17 Evidence of On-Subject Property Solid Waste Disposal or Other Dumping

No evidence of unidentified waste disposal or other dumping was observed during the Subject Property reconnaissance.

5.18 Wells

No wells were observed during the Subject Property reconnaissance.

5.19 Asbestos-Containing Material

A formal asbestos survey was not part of the scope of work for this Phase I ESA.

5.20 Radon

A formal radon survey was not part of the scope for this Phase I ESA. However, the Subject Property is located within a Federal EPA Radon Zone 3, which indicates average radon levels

less than 2 picocuries per liter (pCi/L). EPA maps radon due to its propensity to cause lung cancer in nonsmokers.

5.21 Vapor Migration

The extent of the vapor migration/intrusion was not determined as part of this Phase I ESA.

5.22 Adjoining and Surrounding Properties Evaluation

Current uses of adjoining or surrounding properties observed at the time of the Subject Property reconnaissance are summarized below.

Property	Direction from Subject Property
Dick's Drive-In/Vacant lot	North
Sound Transit light rail line	East
Midway Mobile Mansions	South
Pacific Highway South, Ranier Truck and Trailer	West

The Subject Property is located within a generally commercial/industrial area. Observations made of adjacent properties did not suggest any potential conditions which could negatively impact the Subject Property.

5.23 Limiting conditions

Some dense vegetation around perimeter of the Subject Property and paved areas limited the inspection of the land surface.

6 INTERVIEWS

6.1 Subject Property Owner

Shannon & Wilson was unable to interview the Subject Property owners. Specific conditions, history, and information regarding the Subject Property was reported by the real estate broker for the Subject Property, Mr. Bruce Clarkson, Principal with The Andover Company, Inc - Key Site Personnel and included the following items:

- He has been involved with the owners of the Subject Property for a little over 10 years, but just from a narrow real estate perspective that did not include leasing to the tenants they (the owners) already had in place”.

- Formerly 2 different trucking companies, Sutton Trucking from 1998 – 2024, unknown company before that.
- Sound Transit took over the easternmost portion of the Subject Property to make an easement and overpass for the new Link Light Rail tracks (anticipated to begin use in 2025).
- Regarding whether any hazardous substances waste or petroleum products used, stored or disposed of on-site: reported as “not currently”. Petroleum products were stored and used in the garage related to truck maintenance. Unsure of previous company’s disposal methods.
- Regarding whether any solid waste storage or disposal areas are at the Subject Property: reported as “not currently”. Former tenant had used oils, possibly drums, left behind the one oil tank. Only construction that occurred was the easement & overpass by Sound Transit in 2018/2019 which took over the easternmost portion of the site.
- He was unaware of any unknown and/or unlabeled containers at the Subject Property.
- He was unaware of any other storage tanks or other containers at the Subject Property.

6.2 Kent – Fire Department Records

A records request was submitted on-line to City of Kent Public Records Center to obtain any records of petroleum storage tanks, hazardous material incidents, or fire calls in relation to the Subject Property. There were a few records included in the city permits and applications discussed below and throughout this report related to a 2,000-gallon diesel AST for Aggreko, Inc. and a “proposed fueling facility” (15,000-gallon diesel AST) for Gresham Transfer. None of these documents alone would indicate an environmental concern.

6.3 Kent – Land Use/Building Department Records

A records request was submitted on-line to City of Kent Public Records Center (in conjunction with the fire records request) to obtain any Land Use/Building Department records for the Subject Property. Numerous zoning permits, construction permits, permit applications, permit pre-applications, and an Environmental Review Report were provided per this request. Numerous documents related to the construction of the light rail on the far eastern portion of the Subject Property were also provided. All documents received of significance are discussed throughout this report.

7 FINDINGS AND OPINIONS

This Section contains Shannon & Wilson's findings and opinions with respect to environmental conditions and the impact of such conditions on the Subject Property. During this assessment, we observed the Subject Property and nearby properties, reviewed aerial photographs, city directories, historical topographic maps, conducted a database search, and performed interviews with a Subject Property owner representative and local officials. Shannon & Wilson has performed the Phase I ESA in conformance with the scope and limitations of ASTM E1527-21 Standard Practice on a single parcel located at 24300 Pacific Highway South, Kent, King County, WA, 98032.

7.1 Significant Data Gaps

There were no significant data gaps encountered during this assessment. A significant data gap is defined as a data gap that affects the ability of the *environmental professional* to identify a REC.

7.2 Recognized Environmental Conditions

This Phase I ESA has revealed evidence of four RECs at the Subject Property.

- A Phase I ESA was completed of the Gresham Transfer, Inc facility for Bank of America by Northwest Consultants of Oregon on March 31, 1998. According to the report and photographs there were several drums and other containers of hazardous substances and a wide variety of large construction equipment with probable fuel tanks stored in various locations on the Subject Property with staining observed in the area of some of these containers. In addition, according to the report, a large portion of the ground surface was covered by trucks and equipment in 1998 which prevented the view/evaluation of surface soil conditions. Also, an October 2006 storm water compliance inspection report from the WA DOE indicated that *"At the far east end of the site there were various large metal parts stored. The maintenance shop is located to the west of the stored metal parts. Around the outside of the maintenance shop in several different areas chemical barrels were stored. I did not observe any labels on the barrels and they were not covered or in secondary containment"*. The historical storage of hazardous substances and/or petroleum products without secondary containment, uncovered, and in containers that exhibited staining/evidence of overfill is a REC.
- The Subject Property is listed on the NPDES database under Sutton Trucking for having an Industrial Storm Water General Permit, Permit No. WAR004483. This permit was transferred from Sutton Trucking to City Pacific Land Co. in March 2024. Additional information reviewed on the WA DOE's Water Quality Permitting and Reporting Information System (PARIS) indicated that Gresham Transfer, Inc. also had

an Industrial Storm Water General Permit, Permit No. SO3004483, since February 2002. According to PARIS, Permit No. SO3004483 had 11 violations/triggers and one enforcement action, and Permit No. WAR004483 had 43 violations/triggers with eight enforcement actions. One violation noted the occurrence of significant oil staining on a pervious surface north of the former UST soil remediation area, which is considered a REC.

- An approximately 100-gallon sump is located on the south side of the maintenance garage. The Subject Property contact indicated that the pump currently sends accumulated water out to a vegetated drainage ditch along the north edge of the Subject Property which then discharges to the settling pond. An October 2006 storm water compliance inspection report from WA DOE (pre-settling pond) indicated, *“Outside on the south side of the maintenance shop there was an area where it did appear some equipment washing took place. This area is paved and is sloped in such a way that all water drains to a grated sump. I asked a man working in the maintenance shop if he knew if the sump drained to the sanitary sewer. He said that it was actually a dead end sump with a float activated pump. When activated it pumps the water through a hose and out onto the lot. There is a potential that this practice could contaminate the surrounding soils with petroleum hydrocarbons and heavy metals washed from vehicles or other equipment.”* The practice of pumping potentially petroleum contaminated water onto pervious surfaces (the gravel lot or into a vegetated ditch) is a REC.
- The existence of a septic tank in the vicinity of the two Quonset huts used for truck repair and maintenance from the mid 1960's till the last Quonset hut demolition in 2008 is considered a REC.

7.3 Historical Recognized Environmental Conditions (HRECs)

This assessment has revealed evidence of two HRECs in connection to the Subject Property.

- The Subject Property was listed on a LUST database under Gresham Transfer, Inc. related to a 'petroleum-other' release from a UST reported on November 9, 1998 impacting soil. The LUST incident received a No Further Action determination on December 2, 1998 from the WA DOE. Because the LUST incident was closed with no continuing obligations, this listing is considered an HREC.
- The Subject Property was first developed in the early 1950's and was used by Widing as a truck washing facility and to stage trucks. These trucks reportedly hauled miscellaneous chemicals, petroleum products, paper products, and other substances/general freight. Information indicates that a variety of these products

were washed out on the Subject Property and collected in three interconnected, cement-lined impoundments (lagoons) and two unlined impoundments used to treat the rinsate. The truck washing practice was reportedly discontinued in 1984. The lagoons were reportedly then “closed” and addressed to the satisfaction of the EPA and WA DOE at the time lagoons were closed (1988). Thus, the former presence of these lagoons is considered an HREC.

7.4 Controlled Recognized Environmental Conditions (CRECs)

This assessment has revealed no evidence of CRECs in connection to the Subject Property.

7.5 Business Environmental Risks (BERs)

This assessment has revealed evidence of two BERs in connection to the Subject Property. The Subject Property is listed on a SPILLS database under Condon Johnson & Associates. The SPILLS database contains information on spills reported to the Spill Prevention, Preparedness and Response Division of the WA DOE. According to the database the spill (Incident ID # 620951) occurred on July 1, 2010. The database listed the following; ‘Initial Report Cause Category: accident’, ‘Initial Report Medium Name: storm drain’ and an ‘Initial Report Substance Name: wastewater’. No additional information regarding this spill was available for review. Although it appears that this is not related to a release of petroleum or hazardous materials and it was released to a controlled environment in a storm drain, an attempt should be made to locate additional information regarding this spill.

Managing the requirements of the NPDES permit is also considered a BER.

7.6 Off-Subject Property Issues

During this assessment, we also observed nearby properties, reviewed aerial photographs, city directories, and historical topographic maps, conducted a database search, performed interviews with owner/occupant representatives, and contacted local government offices for records. This assessment has revealed no evidence of off-Subject Property RECs that would likely impact the environmental conditions of the Subject Property.

It is noted that air pollution from 100 years of operation of the Asarco Smelter near Tacoma affected surface soil over more than 1,000 square miles of the Puget Sound basin. Residual arsenic, lead and other heavy metals have been documented in surface and near surface soil. Maps from the WA DOE’s Tacoma Smelter Plume website: (http://www.ecy.wa.gov/programs/tcp/sites_brochure/tacoma_smelter/2011/ts-hp.htm) show the subject property located within the footprint of the Tacoma Smelter Plume. A “Dirt Alert” map from the WA DOE’s website

(<https://apps.ecology.wa.gov/dirtalert?lat=47.273840&lon=-122.500000&zoom=11>) indicates that the Subject Property falls within the area where surface soil concentrations of arsenic are expected to be in the range of 40.1 to 100 parts per million (ppm); the MTCA Method A cleanup level for arsenic for unrestricted land use is equivalent to 20 ppm.

8 CONCLUSIONS AND RECOMMENDATIONS

We have performed the Phase I ESA in conformance with the scope and limitations of ASTM E1527-21 Standard Practice on the property located at 24300 Pacific Highway South, Kent, King County, WA 98032. This assessment has revealed evidence of four RECs, two HRECs, and two BERs in connection to the Subject Property.

Based on the RECs described in this report, additional investigation at the Subject Property is warranted to address each REC.

9 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We, Corey Pagels and Mark A. Rutkowski, certify that we are responsible for the services described and for the preparation of this document. These services have been provided in a manner consistent with the current standards of the profession and to the best of our knowledge comply with all applicable federal, state, and local statutes, regulations, and ordinances.

We, declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR Part 312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed the All-Appropriate Inquiry (AAI) in conformance with the standards and practices set forth in 40 CFR Part 312.

Corey R. Pagels
Senior Hydrogeologist



Mark A. Rutkowski, P.G.
Associate VP/Madison Office Manager

10 REFERENCES

Standard E 1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, American Society for Testing and Materials (ASTM), November 2021.

Other Reports and Documents:

Environmental Data Resources, Inc., The EDR Radius Map Report with GeoCheck, XTRA – Kent, 24300 Pacific Highway South, Kent, WA, 98032, Inquiry Number 7802092.2s, October 24, 2024.

Environmental Data Resources, Inc., Certified Sanborn Map Report, XTRA – Kent, 24300 Pacific Highway South, Kent, WA, 98032, Inquiry Number 7802092.3, October 24, 2024.

Environmental Data Resources, Inc., Historical Topographic Map Report, XTRA – Kent, 24300 Pacific Highway South, Kent, WA, 98032, Inquiry Number 7802092.4, October 24, 2024.

Environmental Data Resources, Inc., City Directory Abstract, XTRA – Kent, 24300 Pacific Highway South, Kent, WA, 98032, Inquiry Number 7802092.5, October 28, 2024.

Environmental Data Resources, Inc., Aerial Photograph Decade Package, XTRA – Kent, 24300 Pacific Highway South, Kent, WA, 98032 Inquiry Number 7802092.8, October 24, 2024.

GeoEngineers, Inc., Federal Way Link Extension, AE 0044-12 WP 3.S Phase I Environmental Site Assessment FL252 Draft 2, Tax Parcel 2122049046, October 2017.

GeoEngineers, Inc., Focused Phase II Environmental Site Assessment Report, Sound Transit – Federal Way Link Extension, Parcel FL-252, Gresham Transfer/Former Widening Transportation Facility, 24300 Pacific Highway South, Kent, Washington, July 2018.

Northwest Consultants of Oregon, Phase I Environmental Site Assessment, Gresham Transfer, Inc. Facility, 24300 Pacific Highway South, Kent, Washington 98032, March 31, 1998.

Personal Communications:

Bruce Clarkson – The Andover Company, Inc. – (206) 336-5332, bclarkson@andoverco.com
Kent – Government Records Access & Management Act Records Request, [https://cityofkent.mycusthelp.com/WEBAPP/rs/\(S\(z4frsekuvh4seoo4lylykpnu\)\)/RequestSelect.aspx?sSessionID=](https://cityofkent.mycusthelp.com/WEBAPP/rs/(S(z4frsekuvh4seoo4lylykpnu))/RequestSelect.aspx?sSessionID=)

Noel Philip, Water Resources Project Manager, Washington Department of Ecology, (425) 200-8951, noel.philip@ecy.wa.gov

User Provided Information:

XTRA Lease – John Mueller, VP of Real Estate – (314) 719-0386, jemueller@xtra.com

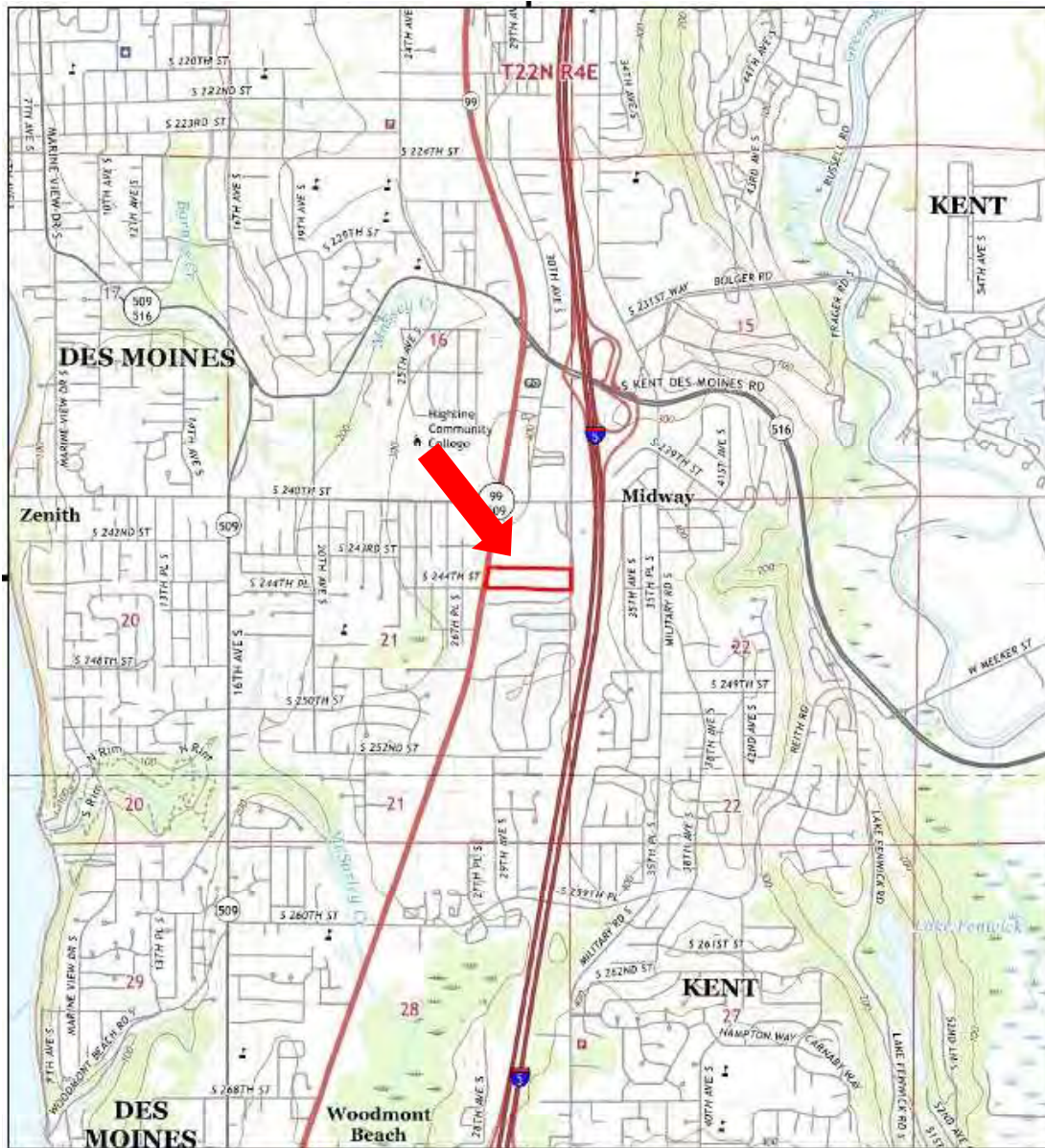
XTRA Lease – Carly Weis, Real Estate Manager – (314) 719-0386, cmweis@xtra.com

Figures

FIGURES

FIGURES

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BASE MAP SOURCE: TP, Des Moines, 2020, 7.5-MINUTE / S. Poverty Bay, 2020, 7.5-MINUTE

XTRA – Kent
24300 Pacific Highway S
Kent, WA 98032

FIGURE 1
REPORTED SUBJECT PROPERTY
BOUNDARY

DRAWN
BY: PTM

PROJECT # 112995-001

DATE: 10/29/2024

SHANNON & WILSON

**SUBJECT PROPERTY BOUNDARY
(APPROXIMATE)**



PROPERTIES:

- SP Subject Property (24300 Pacific Highway S)
- 1 Riders Auto Repair & Exhaust (24453 Pacific Hwy S)
- 2 Puget Sound Alignment (24441 Pacific Hwy S)
- 3 Skip's Auto Body and Collision (24433 Pacific Hwy S)
- 4 Seutsay Auto Sales / Perfect Rebuild Northwest (24401 Pacific Hwy S B)
- 5 Rainier Truck & Trailer (24225 Pacific Hwy S)
- 6 Sea Mar Des Moines Pharmacy (2781 S 242nd St)
- 7 Dick's Drive-In (24220 Pacific Hwy S)
- 8 Lowe's Home Improvement (24050 Pacific Hwy S)
- 9 Midway Mobile Mansions (24426 Pacific Hwy S)
- 10 Pacific Fleet Sales (24432 Pacific Hwy S)

**BASE MAP SOURCE: GOOGLE EARTH
(Image 08/24/2022)**

XTRA – Kent
24300 Pacific Highway S, Kent, WA 98032

FIGURE 2
**SUBJECT PROPERTY & SURROUNDING
PROPERTIES**

DRAWN: CRP

PROJECT # 112995-001

DATE: 10/29/2024

Appendix A

Photograph Log

APPENDIX A: PHOTOGRAPH LOG

APPENDIX A: PHOTOGRAPH LOG

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PHOTOGRAPH LOG

24300 Pacific Highway South, Kent, WA



1. Front view of office building (Viewing S-SE)



2. Interior of office building (typ.)

PHOTOGRAPH LOG

24300 Pacific Highway South, Kent, WA



Nov 22, 2024 at 1:15:35 PM
55° NE
24300 Pacific Hwy S
Kent WA 98032
United States

3. Maintenance garage building (Viewing E-NE)



Nov 22, 2024 at 1:19:12 PM
74° E
24300 Pacific Hwy S
Kent WA 98032
United States

4. Shed/storage north of maintenance garage building (Viewing E);

PHOTOGRAPH LOG

24300 Pacific Highway South, Kent, WA



5. Interior of shed/storage building (Viewing E)



6. Southern side of maintenance garage building with sump (covered by plywood) and vacuum near center of photo (Viewing NE)

PHOTOGRAPH LOG

24300 Pacific Highway South, Kent, WA



7. Maintenance garage building (Viewing W)



8. Subject Property lot (typ.) (Viewing E)

PHOTOGRAPH LOG

24300 Pacific Highway South, Kent, WA



9. Subject Property lot (typ.) (Viewing NW)



10. Subject Property lot (typ.) (Viewing SW)

PHOTOGRAPH LOG

24300 Pacific Highway South, Kent, WA



11. Empty shed along northern Subject Property boundary; east of maintenance garage building (Viewing N)



12. Sound Transit easement on far eastern portion of the Subject Property (Viewing S-SE)

PHOTOGRAPH LOG

24300 Pacific Highway South, Kent, WA



13. Storage trailer along southern (east) Subject Property boundary (Viewing S)



14. Interior of storage trailer (Viewing W)

PHOTOGRAPH LOG

24300 Pacific Highway South, Kent, WA



15. Subject Property lot, east side (typ.) (Viewing N-NW)



16. Storage trailer along southern Subject Property boundary, immediately east of office building (Viewing S)

PHOTOGRAPH LOG

24300 Pacific Highway South, Kent, WA



17. Subject Property entrance and adjacent properties to the west (Viewing W-SW)



18. Northwestern corner of the Subject Property boundary (Viewing W-NW)

PHOTOGRAPH LOG

24300 Pacific Highway South, Kent, WA



19. Entrance gate (Viewing NW)



20. Settling pond (Viewing SW)

PHOTOGRAPH LOG

24300 Pacific Highway South, Kent, WA



21. Interior of maintenance garage building (Viewing W-SW)



22. Interior of maintenance garage building and makeshift office/storage area (Viewing W)

PHOTOGRAPH LOG

24300 Pacific Highway South, Kent, WA



23. Interior of makeshift office/storage area (Viewing E)



24. Air compressor room on western side of maintenance garage building (Viewing W-NW)

PHOTOGRAPH LOG

24300 Pacific Highway South, Kent, WA



25. Empty AST (Viewing E-NE)

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Appendix B

Environmental Data Resources Inc. Aerial Photo Decade Package

APPENDIX B: ENVIRONMENTAL DATA RESOURCES INC. AERIAL PHOTO DECADE

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XTRA Lease Kent

24300 Pacific Highway S

Kent, WA 98032

Inquiry Number: 7802092.8

October 24, 2024

The EDR Aerial Photo Decade Package



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

EDR Aerial Photo Decade Package

10/24/24

Site Name:

XTRA Lease Kent
24300 Pacific Highway S
Kent, WA 98032
EDR Inquiry # 7802092.8

Client Name:

Shannon & Wilson, Inc.
5325 Wall St #2355
Madison, WI 53718
Contact: Mark A. Rutkowski



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

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2019	1"=500'	Flight Year: 2019	USDA/NAIP
2015	1"=500'	Flight Year: 2015	USDA/NAIP
2011	1"=500'	Flight Year: 2011	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1990	1"=500'	Acquisition Date: July 10, 1990	USGS/DOQQ
1980	1"=500'	Flight Date: July 08, 1980	USDA
1977	1"=500'	Flight Date: September 05, 1977	USGS
1968	1"=500'	Flight Date: September 02, 1968	USGS
1965	1"=500'	Flight Date: June 30, 1965	NRWA
1957	1"=500'	Flight Date: May 28, 1957	USGS
1943	1"=500'	Flight Date: March 05, 1943	DIA

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INQUIRY #. 7802092.8

YEAR: 2019

— = 500'





INQUIRY #. 7802092.8

YEAR: 2015

— = 500'





INQUIRY #: 7802092.8

YEAR: 2011

— = 500'





INQUIRY #. 7802092.8

YEAR: 2006

— = 500'





INQUIRY #. 7802092.8

YEAR: 1990

— = 500'





INQUIRY #. 7802092.8

YEAR: 1980

— = 500'





INQUIRY #: 7802092.8

YEAR: 1977

— = 500'





INQUIRY #: 7802092.8

YEAR: 1968

— = 500'





INQUIRY #: 7802092.8

YEAR: 1965

— = 500'





INQUIRY #. 7802092.8

YEAR: 1957

— = 500'





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Appendix C

Environmental Data Resources Inc. Certified Sanborn Map Report and City Directory Abstract

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XTRA Lease Kent

24300 Pacific Highway S

Kent, WA 98032

Inquiry Number: 7802092.3

October 24, 2024

Certified Sanborn® Map Report



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

Certified Sanborn® Map Report

10/24/24

Site Name:

XTRA Lease Kent
24300 Pacific Highway S
Kent, WA 98032
EDR Inquiry # 7802092.3

Client Name:

Shannon & Wilson, Inc.
5325 Wall St #2355
Madison, WI 53718
Contact: Mark A. Rutkowski



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Certified Sanborn Results:

Certification # C86C-4BBB-B731
PO # 112995 XTRA Kent
Project XTRA Lease Kent

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: C86C-4BBB-B731

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- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

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XTRALease Kent

24300 Pacific Highway S
Kent, WA 98032

Inquiry Number: 7802092.5
October 28, 2024

The EDR-City Directory Image Report

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2020	☑	☑	EDR Digital Archive
2017	☑	☑	Cole Information
2014	☑	☑	Cole Information
2010	☑	☑	Cole Information
2005	☑	☑	Cole Information
2000	☑	☑	Cole Information
1995	☑	☑	Cole Information
1992	☑	☑	Cole Information
1986	☑	☑	Coles Publications
1981	☑	☑	Coles Publications
1977	☑	☑	Coles Publications
1972	☑	☑	Coles Publications
1969	☑	☑	Coles Publications

FINDINGS

TARGET PROPERTY STREET

24300 Pacific Highway S
Kent, WA 98032

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

PACIFIC HWY S

2020	pg A1	EDR Digital Archive
2017	pg A3	Cole Information
2014	pg A6	Cole Information
2010	pg A9	Cole Information
2005	pg A12	Cole Information
2000	pg A15	Cole Information
1995	pg A18	Cole Information
1992	pg A21	Cole Information
1986	pg A24	Coles Publications
1986	pg A25	Coles Publications
1981	pg A27	Coles Publications
1977	pg A29	Coles Publications
1972	pg A31	Coles Publications
1969	pg A33	Coles Publications

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
<u>S 244TH ST</u>		
2020	pg. A2	EDR Digital Archive
2017	pg. A5	Cole Information
2014	pg. A8	Cole Information
2010	pg. A11	Cole Information
2005	pg. A14	Cole Information
2000	pg. A17	Cole Information
1995	pg. A20	Cole Information
1992	pg. A23	Cole Information
1986	pg. A26	Coles Publications
1981	pg. A28	Coles Publications
1977	pg. A30	Coles Publications
1972	pg. A32	Coles Publications
1969	pg. A34	Coles Publications

City Directory Images

PACIFIC HWY S

2020

23620	Guillermo Ugueto
23627	Cholu Pak
	Jinsoon Pak
	Kwan Pak
23634	Clifton Plunkett
	Dean Barnes
	Emanuel Sekator
	Jorge Llamas
	Martha Llamas
	Yahya Ahmad
23646	Sixco Hermano
24050	Deborah Sibanda
	Frank Schneider
	Jackie Williams
	Marcus Lewis
	Mark Steckler
24215	Elvis Mendez
	Leslie Norris
24225	Jeffrey Recor
24415	Adrienne Laguerre
	Brenda Fitts
	Devonna Defond
	Franco Lucas
	Glenda Nelson
	Marcuss Cotton
	Valisha Ross
24425	Adam Stevens
	Dave Kampschorr
	David Riley
	David Riley Sr
	Paula Cox
	Purnell Bob
24432	Jeanne Ford
24433	Soo Choe
24602	Carolyn M Bell
	Nick Johnson
24619	Earl Kattleson
	Lisa Cleghorn
	Oksana Kasko
	Williams Green
24811	Rich Bulger
24816	Pacitarpal Purewal
25006	Denise Woodard
	Nirmal Sangha
25009	Dustin Oliver
25015	Donna Cote

S 244TH ST**2020**

2420	Bobby Casey
	Jordan Casey
	Matthew Snyder
	Michelle Snyder
	Ryan Snyder
2605	Ismael Andrade
2859	Dan Lourie
	LCI
2907	Brandie Halberg
	John Halberg
3506	Hanako Momono
3507	An Jaihong
3535	Desarae Gray
	Maria Castillo
	Victor Acosta
3536	Christopher Case
	Michael Allen
3545	Mary Coleman
3546	Anthony Bucari
	John Mayer
	Ronald Bucari
	Samantha Bucari



-

PACIFIC HWY S

2017

24001	AMPM
	K MGH LLC
24050	LOWES
24101	MIDWAY TROPICAL FISH & PETS
24130	DOMINOS PIZZA
	MIDWAY NAILS
	STARBUCKS
	STARBUCKS COFFEE
24300	GRESHAM TRANSFER INC
24415	AYERS, JOSEPH R
	BENSON, BONNYE R
	BROADY, WILLIAM E
	NELSON, GLENDA F
	WINKLER, ANNA
24425	NTL BUSINESS SYSTEMS
24426	ALONZO, REFUGIO
	ANDERSON, KEITH L
	BAKER, RICHARD
	CLAIBORNE, JIM H
	CLARK, DAVE
	DUGAN, GREG
	GUSE, MAXINE M
	HALL, STEVEN C
	HAZELMAN, ADRIANNA
	HAZELMAN, COLIN
	HONTZ, RENEE
	HOOD, JUDITH L
	HOYT, JOY
	HUNTER, DON A
	MARTINEZ, RUTH
	MCDONALD, VERNA M
	MIDWAY MOBILE MANSION MOBILE HOME &
	OSE, KAREN M
	PHILLIPS, THOMAS S
	PIERCE, KYLE
	PROPHET, MICHAEL
	RODRIGUEZ, JOSEPH
	ROJAS, HECTOR
	TRAVERS, DANIEL G
	VANFOEKEN, MISTY
	WARNES, ARNOLD W
	ZAPATA, MARIO
24432	PACIFIC FLEET & LEASE SALES INC
	PACIFIC HWY SALES LLC
24433	SKIPS AUTO REBUILD
24441	PUGET SOUND ALIGNMENT
24453	STONE GROUND MILLS
24602	CONTOUR COUNTERTOPS
24615	FLOM DIAMOND INC
	PUGET SOUND PAWN DEPOT



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PACIFIC HWY S**2017****(Cont'd)**

24619	THREE HERMANOS STORE
24620	APKERS CLASSIC CARS
24800	ALLSIGHT VISION CARE
	STATE FARM INSURANCE
24805	SEATAC AUTOMOTIVE
	WHEEL & TIRE PROZ
24811	EL MERCADO LATINO 3
	LA TAPATIA

S 244TH ST**2017**

3506	MOMONO, HANAKO
3507	JORGENSEN, SCOTT
3535	MEZA, SANDRA
3545	COLEMAN, MARY
3546	BUCARI, SAMANTHA A



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PACIFIC HWY S

2014

24001 K MGH LLC
 24050 LOWES
 24101 MIDWAY PETS
 MIDWAY TROPICAL FISH
 24130 MIDWAY NAILS
 STARBUCKS COFFEE
 24300 GRESHAM TRANSFER INC
 24415 ALEXANDER, AMBER
 BROADY, WILLIAM E
 DUNCAN, TERRI L
 HUTCHINS, JAN S
 WINKLER, ANNA
 24425 NTL BUSINESS SYSTEMS
 24426 ALONZO, REFUGIO
 ANDERSON, KEITH L
 BAKER, RICHARD
 CAMPBELL, DAVID R
 CAPPA, JEAN L
 CLAIBORNE, JIM H
 DUGAN, GREG
 DUGAS, SANDY L
 GRIFFIN, JOANN
 GUSE, MAXINE M
 HONTZ, ROBIN L
 LEONZAL, LEONARD E
 MCDONALD, VERNA M
 MCMAHAN, BARRY L
 MIDWAY MOBILE MANSION MOBILE HOME &
 MONREAL, REYES
 OSE, KAREN M
 PABROQUEZ, LORRY
 PHILLIPS, THOMAS S
 PIERCE, LYDIA A
 ROJAS, HECTOR
 TRAVERS, DANIEL G
 VILLALPANDO, ROCIO
 WOODS, DARIN R
 ZAPATA, VERONICA
 ZELLER, KEITH M
 24432 PACIFIC FLEET & LEASE SALES INC
 PACIFIC HWY SALES LLC
 24433 SKIPS AUTO REBUILD
 24441 PUGET SOUND ALIGNMENT
 24453 STONE GROUND MILLS
 24602 CONTOUR COUNTERTOPS
 24615 FLOM DIAMOND
 PUGET SOUND PAWN DEPOT
 24620 APKERS CLASSIC CARS
 24800 ALLSIGHT VISION CARE
 BRUCE POWELL STATE FARM INSURANCE

Target Street

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Cross Street

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Source

Cole Information

PACIFIC HWY S

2014

(Cont'd)

24800 BRUCE V POWELL INSURANCE AGENCY
STATE FARM INSURANCE

S 244TH ST**2014**

2859	OCCUPANT UNKNOWN,
2907	HALBERG, JOHN R
3506	OCCUPANT UNKNOWN,
3507	ESEKIELU, LEMASANI
3535	MEZA, SANDRA
3536	ALLEN, MICHAEL
3545	COLEMAN, MARY
3546	BUCARI, SAMANTHA A



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PACIFIC HWY S

2010

24001 VIKSAN LLC
 24050 LOWES
 24101 MIDWAY TROPICAL FISH & PETS
 24115 WILLIAMS, CHRISTINE H
 24130 H D TV DEPOT
 HAIR MASTERS
 QUIZNOS
 STARBUCKS
 STOP 4 NAILS
 24300 GRESHAM TRANSFER INC
 24415 ALEXANDER, AMBER
 DUNCAN, TERRI L
 HUTCHINS, JAN S
 MARKHAM, ARLO
 SCHENEWERK, KEVIN
 STRONG, JANELLE
 THOMPSON, BARRY
 24425 NATIONAL BUSINESS SYSTEMS INC
 24426 A RV SPACES
 ALONZO, REFUGIO
 ANDERSON, RAYMOND E
 BAKER, RICHARD
 CALLAGHAN, DEBBIE R
 CLAIBORNE, JIM H
 DUGAN, GREG
 DUGAS, SANDY L
 FUENTES, MARTHA
 GONZALEZ, JAVIER
 GRIFFIN, JOANN
 GUSE, MAXINE M
 HILSON, JEREMY
 LEONZAL, LEONARD E
 LUTHER, MELANIE J
 MIDWAY MOBILE MANSION
 PHILLIPS, JOHN
 RIDGWAY, CHARLES S
 SILVA, CLEMENTINA
 STONE, JOHN D
 TRAVERS, DANIEL
 WEISS, TOVA
 WHITE, DEBRA E
 WOODS, DARIN
 ZAPATA, VERONICA
 24432 PACIFIC FLEET & LEASE SALES
 PACIFIC HIGHWAY SALES LLC
 24433 SKIPS AUTO REBUILD
 24441 PUGET SOUND ALIGNMENT
 24443 LA RAZA AUTO SALES
 24453 JOES AUTO REPAIR
 24602 CONTOUR COUNTERTOPS

PACIFIC HWY S

2010

(Cont'd)

24615	GUIDRY GRAPHICS PAWN DEPOT
24619	CABINETRENDS
24620	APKERS CLASSIC CARS
24645	HAIRY LARRYS BARBER SALON
24800	BRUCE V POWELL INSURANCE
24811	FRATERNAL ORDER OF EAGLES PANADERIA LA GUADALUPANA
24816	AAA AUTOBODY & REPAIR AAA CONTRACTOR INC AAA GARDEN AAA ROCKERY & CONSTRUCTION
24817	EL PESCADOR MEXICO SHOE STORE TINDA 3 HERNANOS TWIN SMOKE SHOP UN ESTILO NUEBO
24820	AAA ROCKERY & CONSTRUCTION
24823	ASIAN AMERICAN CHEMICAL DEPEND PAWS & CLAWS PET SALON RELIABLE CREDIT ASSN
24842	COTTER, D K D C HARDWOOD
24852	LOCKTIGHT STORAGE

S 244TH ST**2010**

2859	RAYNERI, DENISE
2907	HALBERG, JOHN R
3506	MARTINEZ, KAREN
3507	ESEKIELU, FLORENCE
3508	HALL, MUNIR S
3535	OCCUPANT UNKNOWN,
3536	JONES, SANDRA S
3545	MONJE, JAIME M
3546	BUCARI, SAMANTHA A



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PACIFIC HWY S

2005

24001 AM / PM MINI MARKET
 24101 MIDWAY PET INC
 24115 WILLIAMS, CHRISTINE H
 24300 GRESHAM TRANSFER INC
 24415 DIAMOND, GAIL K
 FLEENOR, INA
 HOOVER, CHRISTOPHER
 JOHNSON, RHONDA
 KEFFER, NATASHA
 NICHOLS, BRANDI
 SAYLORS, S
 SIMS, K
 STEVENS, CINDY
 24425 NATIONAL BUSINESS SYSTEMS INC
 24426 ANDERSON, KEVIN L
 AVILA, LUCIA
 BEASLEY, KERMIT E
 BELL, JOHN
 BURLINGAME, VIVIAN K
 BURNES, CORRIE
 CALLAGHAN, DEBBIE R
 CAMPBELL, DAVID R
 CASAMALHUAEA, CECILIO
 CLAIBORNE, JIM H
 CLARK, BOB
 CONTRERAS, SAUL C
 DAWSON, TONY J
 DEWEES, IRENE
 DOTY, DON
 DUGAS, SANDY
 EMENS, LEE E
 FUNCK, VICTOR
 GIBBON, MARI L
 GRIFFIN, JOANN
 GUSE, MAXINE M
 HAYES, D
 HAYES, STACIA
 HENSLEY, JIM
 HONTZ, ROBIN
 INGLE, LEONARD
 JOHNSON, SANDRA A
 JORGENSEN, KAREN A
 LEONZAL, LEONARD E
 LINDBERG, STEVE
 LUTHER, MELANIE J
 MCDONALD, VERNA M
 MERCADO, MARIBEL
 METZ, ALAN
 MIDWAY MOBILE MANSION MOBILE HOME &
 MONRREAL, ROSA

PACIFIC HWY S

2005

(Cont'd)

24426	OCONNELL, J
	PEVRAZA-SANCHEZ, G
	RIERSON, JAMES
	SILVA, CLEMENTINA
	SUPPNER, A
24432	PACIFIC FLEET & LEASE SALES INC
	PACIFIC HIGHWAY SALES LLC
24441	PUGET SOUND ALIGNMENT
24453	NORTHWEST CLEANERS MART
	UNITED LEASING INC
24607	HOWARD, JOANNE
24615	PUGET SOUND PAWN DEPOT LLC
24620	APKERS CLASSIC CARS
24645	LARRYS HERY
	ROYAL PRESTIGE FERRARI
	ROYAL PRESTIGE PROGRESSIVE
	SEATTLE FULL GOSPEL CHURCH
24800	GRIFFIN SCHOEN ENTERPRISES
	RIVERHEAD FOODS
	STATE FARM INSURANCE
24805	SEATAC AUTOMOTIVE
24811	FRATERNAL ORDER OF KENT EAGLE
24817	3 HERMANOS INC
	BEST RENTALS
	MEXICO SHOE STORE
	SUPERIOR, CHINA
	TAPATIA

S 244TH ST**2005**

2859	LOURIE CONTRACTING INC
	LOURIE, DAN L
2907	HALBERG, JOHN R
	J BURG CO
3506	MALL, NASREEN
3507	MCFARLAND, ARVADA E
3508	HALL, MUNIR S
3535	OCCUPANT UNKNOWN,
3536	SHAW, SEAN L
3545	MONJE, JAIME
3546	BUCARI, SAMANTHA A



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PACIFIC HWY S

2000

24041 COURTESY AUTO SALES
 24050 MIDWAY SWAP & SHOP
 24101 MIDWAY TROPICAL FISH
 24141 BAYDOS TRAILER SALES
 24300 GRESHAM TRANSFER INCORPORATED
 24415 ASALAVA, G
 FULLER, GEORGIA G
 24425 N B S NATIONAL BUSINESS SYSTEMS INCORPORATED
 NATIONAL BUSINESS SYSTEMS INCORPORATED
 24426 BAKER, JEAN M
 BEASLEY, E K
 BUCK, JEAN W
 CAMPBELL, DAVID R
 CANNON, H J
 CEJA, NICOLAS
 COONEY, S
 CRULL, TERRA G
 DAWSON, TONY
 FRAZER, GLADYS
 GIBBON, M
 GRIFFIN, JOANN
 INGALLS, KEVIN
 INGLE, LEONARD
 JOHNSON, S A
 JOHNSON, WAYNE
 KORAKIS, HAROLD
 LEONZAL, LEONARD
 MCDONALD, VERA
 MERCADO, MARIBEL
 MIDWAY MOBILE MANSION MOBILE HOME & RV PARK
 MORRIS, JIMMY D
 NICK, KATHY
 QUINTON, SUSAN
 RAPP, J
 ROSS, C E
 SMITH, EUGENE R
 TRUVA, CARL
 24432 CAR PROS INCORPORATED
 24433 SKIPS AUTO REBUILD
 24441 PUGET SOUND ALIGNMENT
 24443 GOOD TIME MOTORS
 24453 BANTASEAFISHERIES
 24602 PACIFIC CREST CABINETS
 24605 NATIONAL BUSINESS SYSTEMS INCORPORATED
 24611 NORTHWEST TOOL REPAIR
 24617 TATTOO ALLEY
 24619 EVERGREEN SPA & STOVE
 MILITARY SURPLUS
 24620 APKERS CLASSIC CARS
 24645 DOUGLAS BOOKKEEPING & TAX SERVICE INCORPORATED

PACIFIC HWY S

2000

(Cont'd)

24645	DRAGON TERIYAKI INCORPORATED ECSNET NET ECSNETNET EXECUTIVE COMPUTER SERVICE HAIRY LARRYS HAIR STYLING INSURANCE SERVICES AT MIDWAY OCCUPANT UNKNOWN, SEATTLE FULL GOSPEL CHURCH
24800	GRIFFIN GUS GRIFFIN, GUS MAYBERRY JERRY INS AGENCY INCORPORATED STATE FARM INSURANCE COMPANIES MIDWAY OFFICES
24805	SEA TAC PARTS WAREHOUSE SEA TAC TRANSMISSION SEATAC AUTOMOTIVE
24811	DOLLAR DAY PLUS GEE WIZ BEAUTY SUPPLY AND SALON PARENTES HAIR DESIGN

S 244TH ST**2000**

2859	LOURIE CONTRACTING INCORPORATED
2907	OCCUPANT UNKNOWN,
3506	MALL, MUNIR S
3507	MCFARLAND, ARVADA E
3535	SYKES, JULIET
3536	LOPEZ, GEORGE
3545	BURTIS, B
3546	BUCARI, S A



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PACIFIC HWY S

1995

24050 MIDWAY SWAP & SHOP
 SUPERIOR WATERBED CO
 WILSON, FRANK M
 24101 MIDWAY TROPICAL FISH
 24141 LEER FACTORY OUTLET
 24300 AGGREKO INC
 GRESHAM TRANSFER INC
 24408 B J CLARK MFG CO
 24415 FUTIE, ROBERT S
 24425 NATIONAL BUSINESS SYSTEMS INC
 24426 ADAMS, M E
 CALLAGHAN, DANIEL
 CANNON, HAROLD J
 CLAIBORNE, JAMES H
 DAWSON, TONY
 FETTERS, HAROLD C
 INGLE, LEONARD
 JOHNSON, SANDRA A
 MONASMITH, PHILIP
 OMALLEYS GENESIS DIVERS
 OSORIO, JANET
 PHILLIPS, SCOTT
 RAPP, ERVIN F
 ROSS, C E
 SHEEKS, ARA L
 SMITH, EUGENE R
 TRI CITY AUTO RECOVERY BUREAU
 WESTERFIELD, FRANK
 24432 MIDWAY RENTAL INC
 24433 SKIPS AUTO REBUILD
 24441 MIDWAY FRAME & ALIGNMENT
 WENSTAD, ORDIS
 24443 GOOD TIME MOTORS
 24453 MASTERPIECE BAKERS INC
 SWEET NOTHINGS BY CINDY INC
 24602 PUGET SOUND PALLET
 TRUE DIMENSION MFG INC
 24607 KENT CLASSICS & MUSCLECAR SUPL
 24609 STIGS DENTAL LABORATORY
 24611 JIM BLESENER ELECTRIC POWER
 24615 ALLEN SOUNDS
 24617 BERNINA ALTA SEWING & VAC
 24619 EVERGREEN SPA & POOL CO
 24620 ANDERSONS HISTORIC AUTOMOBILE
 N W SPECIAL INTEREST AUTO
 24645 ARGUS INVESTIGATIONS INC
 CHINESE MIDWAY RESTAURANT
 HAIRY LARRYS BARBER SALON
 HERITAGE PHOTOGRAPHY & VIDEO
 HOT CORNER BASEBALL CARDS

PACIFIC HWY S

1995

(Cont'd)

24645 JAYS AUTO BROKER
NELSON & CO
SEATTLE FULL GOSPEL CHURCH
SONIC PERFECTION
SOUTH END REALTY
24745 RAINBOW INTERNATIONAL CARPET
24800 GRIFFIN, GUS
JERRY MAYBERRY INSURANCE INC
RIVERHEAD FOODS INC
STATE FARM INSURANCE
24805 GREEN, LARRY
SEA TAC PARTS WAREHOUSE
SEA TAC TRANSMISSION

S 244TH ST**1995**

2859	WYLES, RICHARD
2907	BARNES, DONALD M
3506	MALL, MUNIR S
3507	MCFARLAND, CHARLES
3536	OCCUPANT UNKNOWNN
3545	BURTIS, HERBERT M



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PACIFIC HWY S

1992

24050 KIEHL, HOMER L
 MIDWAY SWAP&SHOP
 24101 MIDWAY TROPCL FISH
 24141 CANOPY SUPER MKT
 CASCADE DISTRIBUTG
 24300 AGGREKO INC
 GRESHAM TRANSFER
 RIEDEL INTL INC
 24401 FREEWAY BODY SHOP
 24408 B J CLARK MFG COMP
 24415 DUMAIS, EMELIO
 VANDEALE, JENIFER J
 24426 EBERHARDT, R L
 FETTERS, HAROLD C
 FYKE, CHARLES
 GOOLER, WALTER H
 PHILLIPS, SCOTT
 TRI CTY AUTO RECVR
 WELLS, DIANA
 24432 MIDWAY RENTAL INC
 24433 SKIPS AUTO REBUILD
 24441 MIDWAY FRAME&WHEEL
 24443 CMC AUTO DISTRIBTR
 GOOD TIME MOTORS
 24453 NW POWDER COAT
 SWEET NOTHINGS
 24602 PUGET SND PALLET
 TRUE DIMENSION MFG
 24605 NBS
 24609 A&D HARDWOOD FLRS
 NATL BUSINESS SYS
 24611 ELCTRC MTR&PMP RPR
 J BLESENER TL RPR
 J BLESENER TOOL
 24615 ALLEN SOUNDS
 24617 BERNINA ALTA SEWNG
 JO ART SPECIALTIES
 24619 EVERGRN SPA&PL CO
 24620 ANDERSONS AUTMBLS
 CLASSIC CARS
 NW SPCL INTRST AUT
 24645 ARGUS SECRTY SYSTM
 CHINESE MDWY RSTRT
 HAIRY LARRYS
 HERITAGE PHOTOGRY
 HOT CORNR BSEBL CR
 ISLAND EVANGELISM
 JAYS AUTO BROKER
 KIRBY FACTORY DSTR
 NELSON AND COMPANY

PACIFIC HWY S**1992****(Cont'd)**

24645	RAINBOW INTL CRPT
	SOUTH END REALTY
24800	GRIFFIN, GUS
	GUS GRIFFIN
	J MAYBERRY INS
	STATE FARM INS CO
24805	SEA-TAC PARTS WRHS
	SEA-TAC TRANSMISSN
24811	THE WINDWARD INN
	WINDWARD BARBERSHP

S 244TH ST**1992**

2907	BARNES, DONALD M
3506	MALL, MUNIR S
3507	MCFARLAND, CHARLES
3545	BURTIS, HERBERT M
3546	BROWN, RUTH M

PACIFIC HWY S

1986

23898	★ Buckys Midwy Mflr	. . 76	824-4955
	★ Midway Mflr&Radtr	. 75	824-4955
240 &	★ Highline Cmmnty CG	.	878-3710
24000		NP	
24050	★ Midway Swap&Shop	. 83	878-1990
24101	★ Midway Tropcl Fish	. . 71	824-2616
24141	★ House of Cars	. . . 78	878-3015
24215	★ Midway Manor	. . . 71	824-1490
24300	★ Gresham Transfer	. . . 82	878-7980
	★ Leasrt Trnspt Rntl	. . 85	878-7412
	★ St Johns Motor Exp	. 69	824-5890
	★ Widing Trans Inc	. . .	824-5890
	★ Widing Transprt	. . .	824-3708
24325	★ Commercial Driver	. . . 73	824-3970
	★ Hal Ritchie Tre Co	. . 85	878-4800
	★ Hal Ritchie Tire	. . . 85	878-4800

PACIFIC HWY S 1986

			98032
24401	★ Toms Tire Sv		- 941-8008
	★ Toms Tire Sv		- 878-2980
24403	24405	NP	
24408	★ B J Clark Mfg Comp	.81	839-0944
24415	K Everett		☐ 941-1648
	Thu Hong		☐ 946-1361
	Bernie Jackson		☐ 839-9272
	Hope Lee		☐ 839-9272
	Shelby Shay		☐ 946-4451
24425	★ Medalist Marketing		☐ 946-2100
24426	C Andrus		☐ 946-4310
	Leonard Baker	.77	839-6699
	E M Bright	.83	941-4461
	H J Cannon	.82	941-1631
	Michael Collins		☐ 946-3424
	T Craft		☐ 946-1834
	Grace Crooks	.75	839-7508
	N S Ford	.74	839-4582
	Mrs E G Goemmel	.71	941-1437
	Paul E Hardwick	.73	941-2445
	Chas E Henderson	.72	839-7918
	Jim C Howard		☐ 941-4116
	Leonard Ingle	.69	839-5656
	John R Irwin	.81	941-1423
	H A Kerr	.74	839-1237
	Kathy L Kurvink	.85	839-8125
	Eugene Notter	.80	941-6319
	Douglas Oakes	.82	946-0306
	Charles H Olsen	.80	941-6520
	B Owen		☐ 941-6152
	Richard M Parton	.85	941-6961
	V Pastula	.72	839-2852
	M L Pople	.85	839-9373
	L G Rix	.77	941-1372
	Clarence E Ross	.77	941-3616
	Frank Ryan		- 839-0283
	Ara L Sheeks	.73	839-3483
	George Sjoström	.85	941-3563
	Bill Upton	.85	839-2852
	Elmer Walum	.83	941-8070
	Donald R Wilcox	.72	839-5045
24432	★ Midway Oil	.73	839-2160
	★ Midway Rental Inc	.72	839-2160
24433	★ Skips Auto Rebuild	.75	839-5193
24441	★ Waynes Auto Repr	.73	941-2300
24443	★ Sues Poodle Salon	.74	878-4470
24453	★ Paramount Plastics		839-5611
24605	★ Evergrn Spa&Pl Co	.81	839-3078
24609	★ Natl Business Sys	.83	839-9636
24611	★ J Blesener Tool		☐ 946-3645
	★ J Blesener TI Rpr		☐ 946-3645
	★ So Seattle Hardwd	.76	839-6551
24615	★ Allen Sounds	.83	941-5425
24617	★ Jo Art Specialties	.85	839-8884
	★ Bernina Alta Sewng	.84	839-8884
24620	L E McAnis	.84	941-0016

S 244TH ST

1986

98032

1925	G Landers	81	878-3422
1926	Ron Ribail	79	878-1203
1932		NP	
1933	Joseph D Edwards	66	824-5083
1940		NP	
1941	E Bradford	79	878-1220
2307	J A Treftz	81	824-3714
	Jeanie Vedvig		878-0907
2907	Donald M Barnes	67	878-4293
3506	Mike Pollock		824-7805
3507	Charles McFarland	63	878-8012
3535		NP	
3536	Kent Rupe	85	824-0144
3545	Herbert M Burtis	70	839-7540
3546	Earl S Brown	68	824-6587

PACIFIC HWY S 1981

23858	Todd Burris	□	878-2666
	Roy Clark	.72	824-4514
	David L Farrington	□	878-7427
	L Goodwin	.80	824-4996
	Michael I Hughes	□	878-5138
	Kurosh Kianipour	-	878-7198
	John M Lamb	.76	824-4031
	★Prof Credit Svcs		824-7300
	★Dr E F Trombley	□	878-7282
	Frank B Wilcox	.72	824-2189
23898	★Buckys Midwy Mflr		824-4955
	★Midway Mflr&Radtr		824-4955
24000		.NP	
24001	★Prestige Stations		878-8960
24050	Frank M Wilson	.80	824-1386
24101	★Midway Tropcl Fish		824-2616
24141	★House of Cars		878-3015
24215	★Midway Manor		824-1490
24300	★St Johns Motor Exp		824-5890
	★Western Pile		878-3800
	★Widing Trans Inc		824-5890
	★Widing Transprtn		824-3708
	★Willamette Western		878-3800
24325	★Commercial Driver		824-3970
24403		.NP	
24404	★Davis Auto Body	□	941-8198
24405		.NP	
24408	★B J Clark Mfg Comp	□	839-0944

S 244TH ST

1981

1901	Maurice L Hoag	.73	824-0427
1902	Ernest E Bottom	.73	824-5351
1904	1905	.NP	
1909	E J McVey	.79	824-1037
1910	Charles L Judd	.73	824-1535
1911	1915	.NP	
1917	Jackie Petterson	.78	824-3049
1918	Sandy Wheeler	.80	878-5407
1925	H G Freitag	.n	878-3422
	G Landers	.n	878-3422
1926	Ron Ribail	.79	878-1203
1932		.NP	
1933	Joseph D Edwards	.66	824-5083
1940		.NP	
1941	Elaine Bradford	.79	878-1220
2307	J A Treftz	.n	824-3714
2859	Guadalupe Rios	.80	824-6772
2907	Donald M Barnes	.67	878-4293
3506	Shawn Pollock	.80	878-1046
3507	Charles McFarland	.63	878-8012
3535	C A Flink	.n	941-5247
3536	Kenneth E Dahlin	.n	824-1413
3545	Herbert M Burtis	.70	839-7540
3546	Earl S Brown	.68	824-6587
9229	J Allard	.77	852-2716
	D C Anderson	.78	854-2959
	H J Averill	.n	852-8776
	Julie Boyster	.n	852-0588
	S Carter	.n	852-6895
	T L Cason	.n	854-8075
	Richard S Chandler	.80	854-6162
	R H Clay	.n	852-9196
	Mrs J C Denney	.74	852-0590
	Carl M Green	.n	854-0473
	M A Guffey	.n	852-4729
	David A Jacobs	.n	854-0147
	George H Moon	.n	854-9464
	Frank R Parsons	.n	852-1099
	B Ream	.75	852-0477
	S J Scharmer	-	852-3959
	Steven Smith	.n	854-6979
	B Tinaza	-	852-8623
	Ronald J Tornquist	.n	852-7286
	★White House Apts		854-0617
9304	Vernon F Reinhardt	.77	852-0877
9339	I George	.n	852-3246
	81 Residence		1 Business

PACIFIC HWY S 1977

23655	★Mutual Mortgage	878-3237
	★Mutual Mrtge&Escrw	878-4350
23800	★Mt Rainier Constr	878-4460
	★Mt Rainier Constr	243-4511
23826	★Fireside Inn Tavn	878-3031
23839	★Kentucky Frd Chckn	878-7404
23840		
23845	★Heminger&Sons	878-7555
23858	Roy Clark	2 824-4514
	Alfred Garthe Sr	8 824-3916
	N Gribble	4 878-8081
	A J Herbert	6 878-2296
	J M Herrick	8 824-7194
	John M Lamb	6 824-4031
	Conrad F Picou	8 824-7085
	W O Slayter	3 824-3272
	Frank B Wilcox	2 824-2189
23898	★Buckys Midwy Mfr	824-4955
	★Midway Mfr&Radtr	824-4955
240	★Highline Cmnty Cig	878-3710
24000		
24001	★Prestige Stations	878-8960
24050	George L Abbott	8 824-4532
24101	★Midway Tropcl Fish	824-2616
24141	★Center Auto Sales	824-3003
24215	★Midway Manor	824-1490
24300	★H Ritchie Tire Co	878-4800
	★St Johns Motor Exp	824-5890
	★Western Pile	878-3800
	★Widing Transprt	824-5890
	★Willamette Western	878-3800
24325	★Commercial Driver	824-3970
24401	★Amer Tire&Eqpt Inc	878-2980
24403		
24404	★Dutchman Fiberglass	839-8782
24405		
24408	★B J Clark Mfgs	839-8792
24415	T Earnest	4 839-3802
24425	★Ron Turner Realty	839-8000
24426	Leonard Baker	8 839-6699
	H J Cannon	5 941-1631
	Harold L Carpenter	8 839-5519
	L Clem	4 941-1973
	Ralph K Cline	4 839-1268
	Grace Crooks	5 839-7508
	Mrs T E Deshenes	4 839-8255
	Floyd Flippin	8 839-5398
	N S Ford	4 839-4582
	Mrs E G Goemmel	1 941-1437
	Paul E Hardwick	3 941-2445
	Chas E Henderson	2 839-7918
	Robert A Hughes	2 839-3575
	Leonard Ingle	9 839-5656
	John R Irwin	8 941-3337
	H A Kerr	4 839-1237
	Carl D Koch	8 941-1157
	Chester W Larson	5 839-6975
	Vernon J Larson	9 839-6356
	G R Lietz	6 941-1537
	Marrion McDaniel	9 839-7269
	★Mobile Mansions Pk	839-7860
	V Pastula	2 839-2852
	Clifford W Qualls	4 941-2125
	George A Quist	5 839-1297
	Michl L Richardson	6 839-0170
	L G Rix	8 941-1372
	Clarence E Ross	8 941-3616
	J M Rush	5 941-2695
	Ara L Sheeks	3 839-3483
	G H Sjostrom	2 941-0668
	A M Swallow	4 941-0381
	T L Thomas	8 941-3340
	Ken Vannice	8 839-8526
	Robert M Volpe	8 941-1486
	Laura Weller	8 941-3494
	G O Widell	8 941-2089
	Donald R Wilcox	839-5045
24432	★Midway Oil	839-2180
	★Midway Rental Inc	839-2160
24441	★Skips Auto Rebuild	839-5183
24443	★S&L Radio	878-4470
	★Sues Poodle Salon	878-4470
24448	★Federal Way Lumber	839-5111
24453	★Paramount Plastics	839-5611
24602	★Dyna-Bak Co	839-4650

S 244TH ST

1977

1901	Maurice L Hoag	3	824-0427
1902	Ernest E Bottom	3	824-5351
1904		NP	
1905		NP	
1909	Ronnel M Edmiston	3	878-7217
1910	Charles L Judd	3	824-1535
1911		NP	
1915		NP	
1917	Lou Petterson	3	824-3049
1918	Grace Boyanton	□	824-2316
1925	Robert C Marshall	2	824-6734
1926	Isaiah Keiffer	4	878-3159
1932		NP	
1933	Joseph D Edwards		824-5083
1940	Donald J Wayland		824-1986
1941		NP	
2307	Henry C Treftz	3	824-3714
2859	M C Maples	□	824-7093
2907	Donald M Barnes		878-4293
3506	Mane E Dunstan	0	824-0587
3507	Charles McFarland		878-8012
3535		NP	
3536	Robert R Turner	□	824-7894
3545	Herbert M Burtis	0	839-7540
3546	Earl S Brown	8	824-6587

PACIFIC HWY S 1972

..... 9803
 23655*MUTUAL MRTGE&ESCRW TR8435
 23826*FIRESIDE INN TAVRN TR8303
 23839*KENTUCKY FRD CHCKN TR8740
 23840 NANCY JO BARKER TR8742
 NICK BEAVER TR8210
 CYNDI JO BERGE TR8742
 BETTY BISCHOFF TR8210
 ALVIN S HOLLENBECK
 1 TA4454
 23845*SHANNONS MIDWAY UN TA4076
 23858 R E BRATTSTROM 0 TR8737
 ROY CLARK TA4451
 ALFRED GARTHE SR 8 TA4391
 JOHN S MATTESON 8 TA4579
 J B PIPITONE TR8273
 BILL SCHEUFELE JR TA4689
 *TIP TOP MTL&TRLR TR8737
 J VANDERMEER TR8249
 FRANK B WILCOX -TA4218
 23898*JOHNS PRODUCE TR8866
 240 E*HIGHLINE CMNTY CLG TR8371
 *HIGHLN CLG REGSTRN TR8385
 *HCC CONTINUING EDU TR8431
 24000 JACK L DALLAS TR8703
 24001*CLINES ARCO SERV TR8882
 *MDWY TROPICAL FISH TR8882
 *RENT-A-WAY VEHICLE TA4608
 *RENT-A-WAY REC VHC TA4608
 24101*T-BIRD INN TR8400
 24141 JERRY BISHOP TA4698
 24215*MIDWAY MANOR TA4149
 24300*H RITCHIE TIRE CO TR8480
 *LEASE RITE INC TA4589
 *H RITCHIE TIRE CO TR8480
 *ST JOHNS MOTOR EXP TA4589
 *WESTERN PILE TR8380
 *WIDING TRANSPORTN TA4589
 *WILLAMETTE CORP TR8380
 24403 NP
 24404*PLASTICS UNLIMITED VE9878
 24405 NP
 24408*B J CLARK MFGS VE9879
 24415 NP
 24425*CAPP HOMES VE9079
 *LAURIE REALTY VE9800
 24426 ROBERT W BELTO VE9411
 TERRY L BOHN 1 941185
 PORTER E COGGINS -941021
 ROGER CONANT 8 VE9424
 DOROTHY DESCHENES 9 VE9337
 MRS E G GOEMMEL 1 941143
 GEORGE D GREGORY 0 VE9917
 CHAS E HENDERSON VE9791
 ROBERT A HUGHES -VE9357
 LEONARD INGLE 9 VE9565
 JOHN R IRWIN 1 VE9024
 WAYNE D JOHNSTON 7 VE9613
 DONALD L LARSON 1 VE9886
 VERNON J LARSON 9 VE9635
 RUDOLPH LIETZ 9 VE9786
 STEVEN MANDERVILLE VE9217
 MARRION MCDANIEL 9 VE9726
 *MOBILE MANSNS TRLR VE9786
 PAUL NESS 0 VE9817
 V PASTULA -VE9285
 RAY POLSON 9 VE9365
 J L ROBERTS VE9856
 G H SJOSTROM VE9410
 WILLIAM I UPTON 9 VE9105
 DONALD R WILCOX VE9504
 OGDEN A YOUNG 0 VE9861
 24432*MIDWAY RENTAL INC VE9216
 24433*SEA TAC TRANSMISSN VE9486
 24441*FUKIS AUTO REBUILD VE9434
 24453*PARAMOUNT PLASTICS VE9561
 24600*DE MOLD INC VE9769
 24602*DYNA BAK CO VE9465
 *PRODUCTIONS PLASTC VE9465
 24605*WASH ELKS THERAPY VE9505
 *WASH STA ELKS ASSC VE9505
 24607*HILL INGMAN&ASSOC VE9735
 24609*MULTI CRAFT SYSTMS VE9153
 24611*SO SEATTLE FLOORNG VE9655
 *SO SEATTLE SAW SV VE9655

S 244TH ST 1972

1727	WINFRED SCHMIDT	0	TA43947
1730	JAMES PANTANO	0	TR82298
1733	MAURICE D ELDRIDGE-		TA42984
1805	ROBT L FILIATREAU8		TA42796
1806	NICK NICHOLAS	□	TR84383
1810	JOHN H PUTYRAE	□	TA44765
1818	MICHAEL WILLIAMSON	□	TA45274
1819	B M BACON	-	TR83778
1825	WAYNE H WATLING	7	TA41014
1828	JAMES N DAHL	6	TR83769
1832	ERNEST E BOTTOM	□	TA45351
1851	MAURICE L HOAG	0	TA40427
1859	STEVEN M FARBER	9	TA42878
1862	CHARLES L JUDD	5	TA41535
1865	LOU PETTERSON	4	TA43049
1870	ALLEN L STARR	1	TA45879
1876	CHARLES F ZOZOSKY	□	TA43190
1882	ROBERT L LUNGBERG	0	TA44624
1904	DONALD J WAYLAND	5	TA41986
1905	ROBERT C MARSHALL	-	TA46734
1911	JOSEPH D EDWARDS	6	TA45083
1915	GREGORY T BERG	-	TA42941
2854		NP	
2907	DONALD M BARNES	7	TR84293
3506	MARIE E DUNSTAN	0	TA40587
3507	CHARLES MCFARLAND	3	TR88012
3535	T C KLEM		VE98683
3536	C ROBERT DRAGER	□	TA43099
3545	HERBERT M BURTIS	0	VE97540
3546	EARL S BROWN	8	TA46587

PACIFIC HWY S 1969

ALEXANDER J SCOTT ▫TR83310
 23655*MUTUAL MRTGEEESCR ▫TR84350
 23840 RICHARD L JEFFERS ▫TA41501
 E H LOWRY ▫TR88665
 23858*TIP TOP MTL&TRLR ▫TR87377
 LAWRENCE E BENSON ▫TA43687
 JAMES OILLION ▫TA41487
 ALFRED GARTHE SR 8 TA43916
 JOHN S MATTESON 8 TA45791
 WM R SCHEUEFELE JR8 TA46894
 CHARLES E NEEDHAM ▫TA46998
 DALLAS A GUNDER ▫TR82457
 LAMOYNE KENT ▫TR83983
 RAYMOND P STINE -TA40210
 TOM WILLIAMSON ▫TR83960
 23898 STANLEY MAJEWski 4 TA44549
 24000 JACK L DALLAS ▫TR87030
 MELVIN M TUCKER ▫TA41808
 24001 RALPH K CLINE 8 TR83377
 24101* MONTYS DRIVE IN ▫TR83030
 24141 RUSSELL HAVERBERG6 TA46984
 24300*ST JOHNS MOTOR EXP ▫TA45890
 *LEASE RITE INC ▫TA45890
 *H RITCHIE TIRE CO ▫TR84800
 *WIDING TRNSPRTN ▫TA45890
 24403 E L PITTMAN SR VE97139
 24405 GARY M PITTMAN ▫VE95889
 24408*KINNEAR ENGNRG CO VE93806
 24425*WESTERN CLOTHIERS VE97560
 24426*MOBILE MANSNS TRLR VE97860
 JAMES E SULLENGER ▫VE91335
 DOROTHY DESCHENES ▫VE93372
 RAY POLSON ▫VE93657
 ROGER CONANT 8 VE94241
 VIOLET DOEPNER ▫VE95252
 LEONARD INGLE ▫VE95656
 JAMES E ARMSTRONG7 VE95846
 WAYNE D JOHNSTON 7 VE96131
 VERNON J LARSON ▫VE96356
 MARRION MCDANIEL ▫VE97269
 WILLIAM A MILLER ▫VE97423
 FRED SCOTT ▫VE97588
 REUBEN WALILA ▫VE97613
 S R FINLEY 8 VE97614
 RUDOLPH LIETZ ▫VE97861
 CHAS E HENDERSON 8 VE99048
 VERA C ROBERTS ▫VE99051
 LARRY E BEAGLEY ▫VE99311
 WILLIAM I UPTON ▫VE91057
 DONALD R WILCOX ▫VE95045
 24433*SEA TAC TRANSVISSN VE94862
 24443*T A PETERSON RLTR VE95500
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 24600*DIE MOLD INC VE97690
 24602*PRODUCTIONS PLASTC VE94650
 24605*WASH ELKS THERAPY VE95050
 *WASH STA ELKS ASSC VE95050
 24607*HILL INGMAN&ASSOC VE97353
 24609*MULTI CRAFT SYSTM ▫VE91531
 24611*SO SEATTLE FLOORNG VE96551
 *SO SEATTLE SA SRV ▫VE96551
 24617*MACHINE PRODUCT CO VE96056
 24645*INDEPENDENT COLLEG VE91970
 *PAT LINVELLE ▫VE93160
 *M WATKINS FRMRS GP VE93160
 *M S&S CONSTR INC ▫VE95300
 *FOURNIER BERTH DES VE95579
 *L D ANDERSON LTD VE95951
 *BIGSTONE CORP ▫VE95951
 *PACKAGE MACHINERY VE96936
 *J LOUCKS&ASSOCIATES VE96485
 *SPOUT ENGINEERS VE96510
 *VALUE REALTY VE96800
 *WASH FRIENDS OF ED ▫VE97146
 *WESTCO PUBLISHING ▫VE97677
 *LOONAYS HAIR DESGN ▫VE97780
 *M J SERVEN&ASSOC VE97863
 *G WELCH CONSTRCTN VE91120
 24800*RAYMOND CONCRETE VE96600
 24808 ARTH F HARTLAUB SR VE96912
 25006*SUNSET MOTEL ▫VE99886
 THOMAS W TRIBE 3 VE96659
 25040* COUNTRY BROILER VE90960
 MAX L BALBERDE 7 VE95981
 MRS JEAN GREENER ▫VE96099
 LINDA ISAACSON ▫VE92208
 *R RICHARDSON 7 VE95542
 ESTELLA M ROBERTS ▫VE92007
 252 &*BINGERS NUMBER 15 ▫VE99872
 25218*SEAVIEW MOTEL VE95929
 25250*MIDWAY SALES VE96722
 *MIDWAY SAV-ON FOOD VE96460
 *VALU-MART RESTRNT VE95081
 *VALU-MT BEAUTY SLN VE95886
 *VALU-MART CLEANERS VE96950
 *VALU-MART INS AGCY VE96150
 *VALU-MART AUTO DPT VE96560
 *VALU-MT DISC SHOP -VE96560
 *VALU-MART PHARMACY VE96560
 *VALU-MART AUTO DPT VE96711
 *VALU-MART PHARMACY VE96830
 25447*SLEEP AIRE MATTRES ▫VE96003
 25619 ROBERT A DUNCAN VE97209
 25802*RANGER BOAT CO VE95213
 HOWARD A SMITH VE95213
 25819 MRS EDW CAMPBELL VE97438
 25820 WALTER A SCHOFIELD
 7 VE97854
26000-28699 T T 300 SC..U 4
 26005*NELLIES CRNR KTCHN VE99822
 BDAILY MART&GROCERY VE97830
 BTURPINS DAIRY MART VE97830
 26010*MIDWAY SHELL VE99897
 26225 WILSON SIDES 5 VE95992
 26412 GLENN BRAY ▫VE95124
 26417 DAVID V BROWN VE97061
 26421*D S LUMBER CO VE96200
 *NORTHWEST PLSTRBRD VE97123
 26430 H C KUHN VE97068
 26460*FEDERAL WAY MACHN VE96611
 GEORGE C MORRIS 7 VE96611

S 244TH ST

1969

S 244TH

98031

..... 600- 3399 T T 290 \$C..T 4
 1504 WILLIAM BAICH □TA40642
 1518 STEPHEN W LOOMIS TR88084
 1617 NALIN PATEL -TR82979
 1701 DONALD D VARNEY 8 TA40897
 1704 MEL A ANDERSON 4 TR84908
 1712 RONALD R SLEIGHT 8 TA42264
 1717 GLEN E MORRIS 7 TA42565
 1718 PAUL L DAGOBERG 8 TR82969
 1733 GAYLE C NORTH 6 TA42082
 ROBERT J NORTH TA42082
 1805 ROBT L FILIATREAU 8 TA42796
 1806 LUTHER C WILLIAMS 8 TR84557
 1818 ROBERT J BENZE 8 TR84426
 1819 A C DAMBORG 5 TR83778
 1825 M L WATLING TA41014
 WAYNE H WATLING 7 TA41014
 1828 JAMES N DAHL 6 TR83769
 1832 LOUIS S JONES 7 TA42065
 1851 MATTHEW NUZZO 6 TA42104
 1859 STEVEN M FARBER □TA42878
 1862 CHARLES L JUDD 5 TA41535
 1865 LOU PETTERSON 4 TA43049
 1870 A E GENE ROBERTS 5 TR83025
 1876 O PAUL DUNHAM 8 TA41299
 1904 DONALD J WAYLAND 5 TA41986
 1911 JOSEPH D EDWARDS 6 TA45083
 1915 DONALD P WOJTAL □TA40317
 2907 DONALD M BARNES 7 TR84293
 3400- 4599 T T 291 \$D..T 5
 3506 MARIE E DUNSTAN 5 TA40587
 3507 CHARLES MCFARLAND 3 TR88012
 3536 TED JOB 8 TA44698
 3545 ROGER L CUMMINGS 3 VE96051
 3546 EARL S BROWN 8 TA46587
 9200- 9399 T T 294 \$C..S 7
 9229 EDD JOHNSON 8 UL43136
 K DONALD SOLVANG -UL43313
 GEORGE P THEEL □UL43449
 JAMES E WALTERS □UL43790
 R R ERWIN 8 UL44269
 P D HILL □UL45247
 R ROSS □UL49167
 *TERRACE VIEW APTS □UL40617
 JOEL YACKLEY □UL41602
 GARY C MILLSAP -UL42553
 ROBERT E GOAD 8 UL42565
 LONNIE MELSON -UL25965
 CAROLE EXLEY □UL26139
 PAT DAHL □UL26139
 THOS F EDWARDS JR □UL26755
 RONALD D JOHNSTON □UL26893
 DEWAIN LIEN □UL27382
 RICHARD HODGES □UL20055
 OLIVER STAHL □UL21576
 TOM PAYNE □UL21907
 A W CLOUTIER 8 UL21949
 JERRY A BANGART □UL24545
 9304 VERNON F REINHART -UL20877
 55 RESIDENCE 1 BUSINESS

Appendix D

Environmental Data Resources Inc. Historical Topographic Map Report

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XTRA Lease Kent
24300 Pacific Highway S
Kent, WA 98032

Inquiry Number: 7802092.4
October 24, 2024

EDR Historical Topo Map Report

with QuadMatch™



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

EDR Historical Topo Map Report

10/24/24

Site Name:

XTRA Lease Kent
24300 Pacific Highway S
Kent, WA 98032
EDR Inquiry # 7802092.4

Client Name:

Shannon & Wilson, Inc.
5325 Wall St #2355
Madison, WI 53718
Contact: Mark A. Rutkowski



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Shannon & Wilson, Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	112995 XTRA Kent	Latitude:	47.383332 47° 23' 0" North
Project:	XTRA Lease Kent	Longitude:	-122.294466 -122° 17' 40" West
		UTM Zone:	Zone 10 North
		UTM X Meters:	553253.68
		UTM Y Meters:	5248005.13
		Elevation:	375.23' above sea level

Maps Provided:

2020	1968
2017	1961
2014	1949
1997	1900
1994, 1995	1897
1983	
1978, 1981	
1973	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2020 Source Sheets



Des Moines
2020
7.5-minute, 24000



Poverty Bay
2020
7.5-minute, 24000

2017 Source Sheets



Des Moines
2017
7.5-minute, 24000



Poverty Bay
2017
7.5-minute, 24000

2014 Source Sheets



Des Moines
2014
7.5-minute, 24000



Poverty Bay
2014
7.5-minute, 24000

1997 Source Sheets



Poverty Bay
1997
7.5-minute, 24000
Aerial Photo Revised 1990

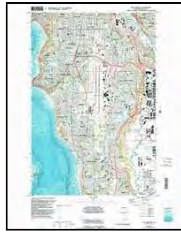
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1994, 1995 Source Sheets



Poverty Bay
1994
7.5-minute, 24000
Aerial Photo Revised 1990



Des Moines
1995
7.5-minute, 24000
Aerial Photo Revised 1990

1983 Source Sheets



Burien
1983
7.5-minute, 25000
Aerial Photo Revised 1977

1978, 1981 Source Sheets



Des Moines
1978
7.5-minute, 24000
Aerial Photo Revised 1978



Poverty Bay
1981
7.5-minute, 24000
Aerial Photo Revised 1978

1973 Source Sheets



Des Moines
1973
7.5-minute, 24000
Aerial Photo Revised 1973

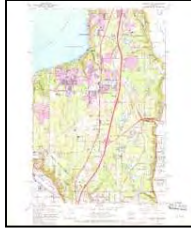


Poverty Bay
1973
7.5-minute, 24000
Aerial Photo Revised 1973

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1968 Source Sheets



Poverty Bay
1968
7.5-minute, 24000
Aerial Photo Revised 1968



Des Moines
1968
7.5-minute, 24000
Aerial Photo Revised 1968

1961 Source Sheets



Poverty Bay
1961
7.5-minute, 24000
Aerial Photo Revised 1957

1949 Source Sheets



Poverty Bay
1949
7.5-minute, 24000
Aerial Photo Revised 1943



Des Moines
1949
7.5-minute, 24000
Aerial Photo Revised 1943

1900 Source Sheets



Tacoma
1900
30-minute, 125000

Topo Sheet Key

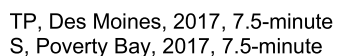
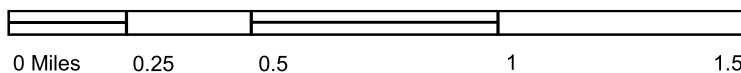
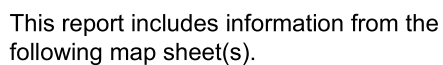
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1897 Source Sheets

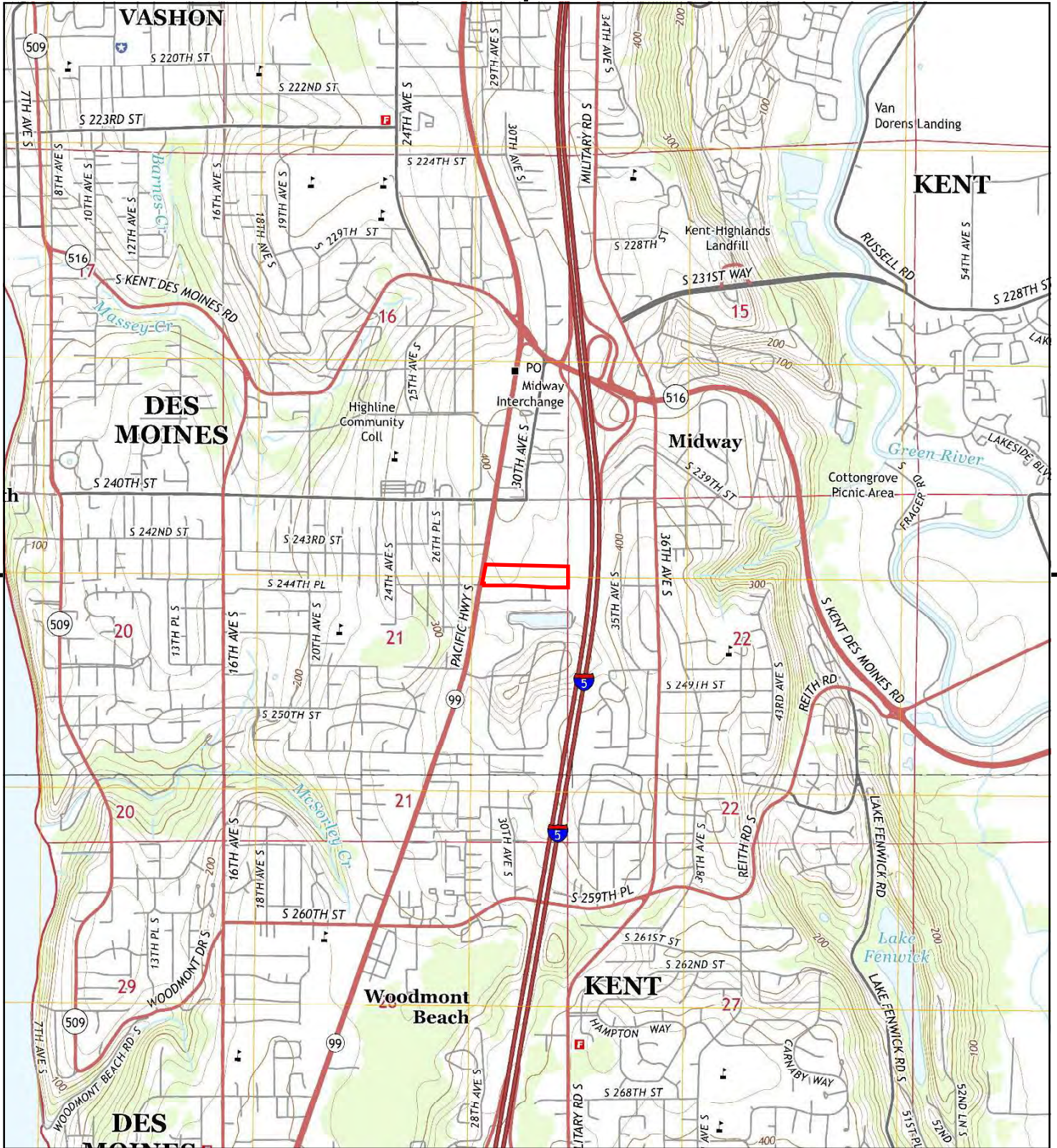


Tacoma
1897
30-minute, 125000

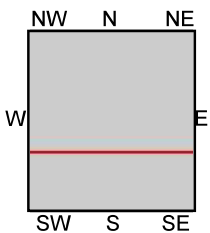




SITE NAME: XTRA Lease Kent
ADDRESS: 24300 Pacific Highway S
Kent, WA 98032
CLIENT: Shannon & Wilson, Inc.



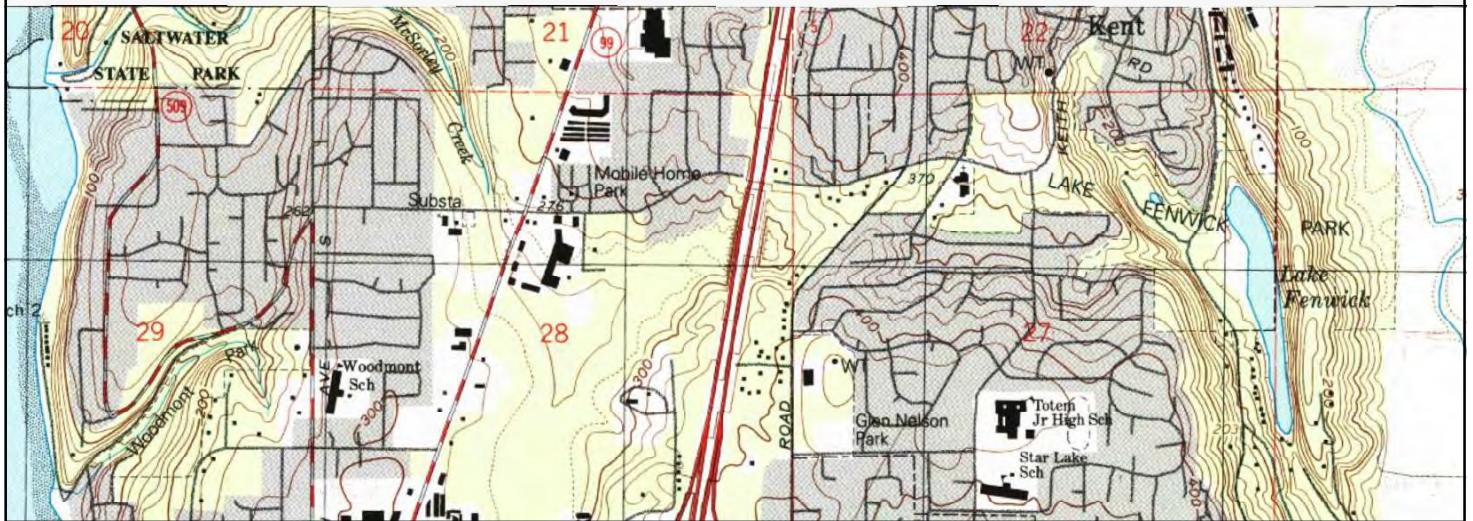
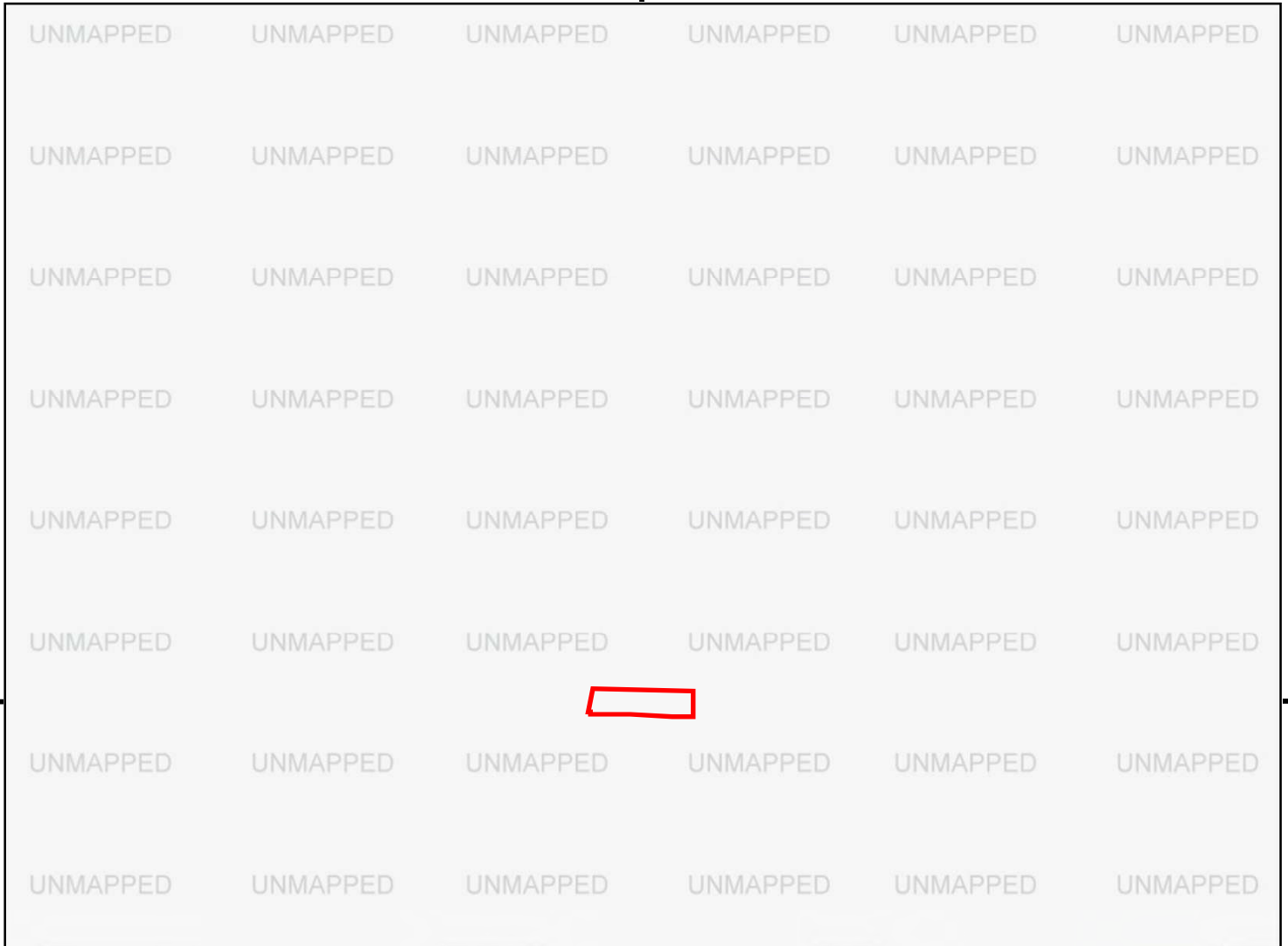
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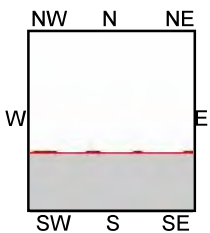
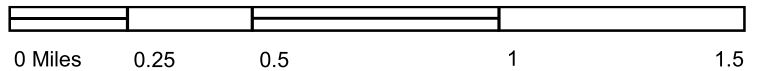
TP, Des Moines, 2014, 7.5-minute
S, Poverty Bay, 2014, 7.5-minute

SITE NAME: XTRA Lease Kent
ADDRESS: 24300 Pacific Highway S
Kent, WA 98032
CLIENT: Shannon & Wilson, Inc.





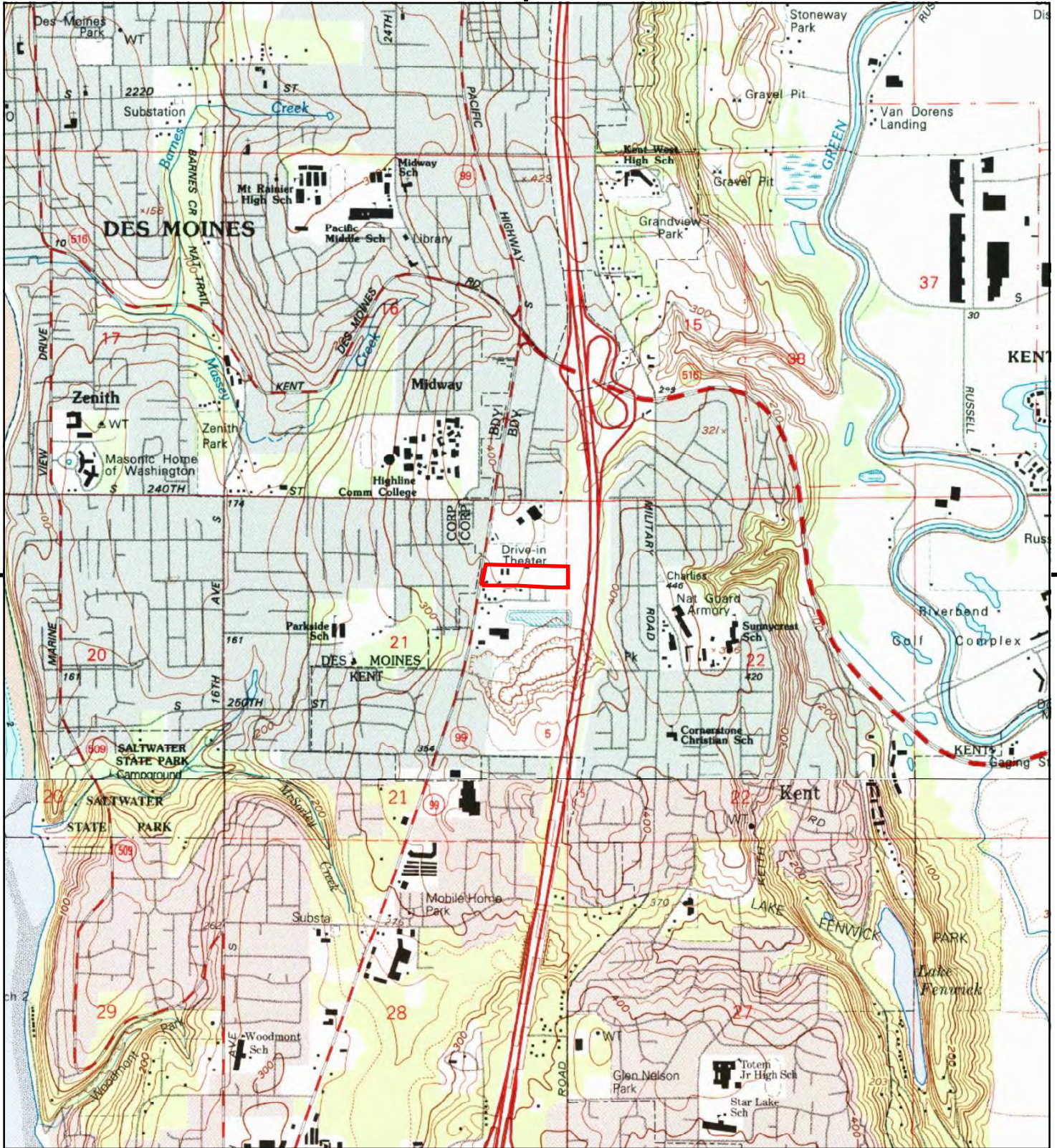
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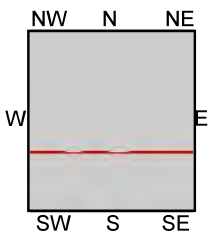
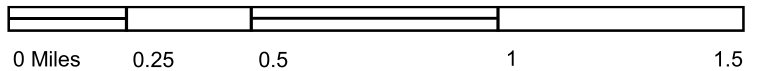
S, Poverty Bay, 1997, 7.5-minute

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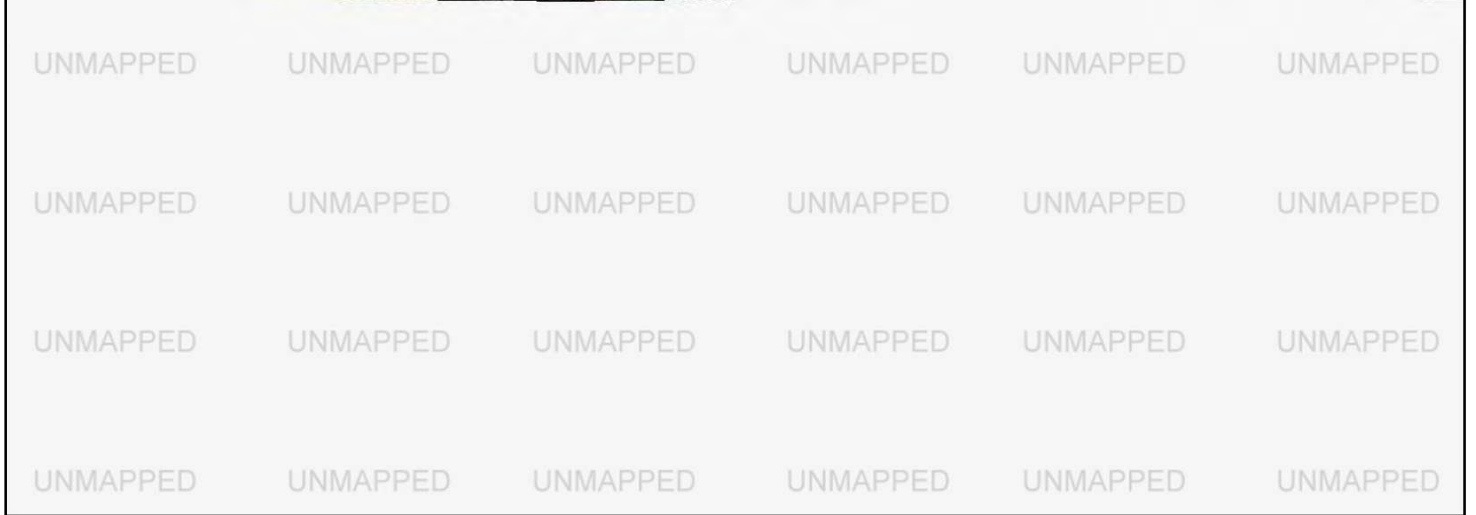
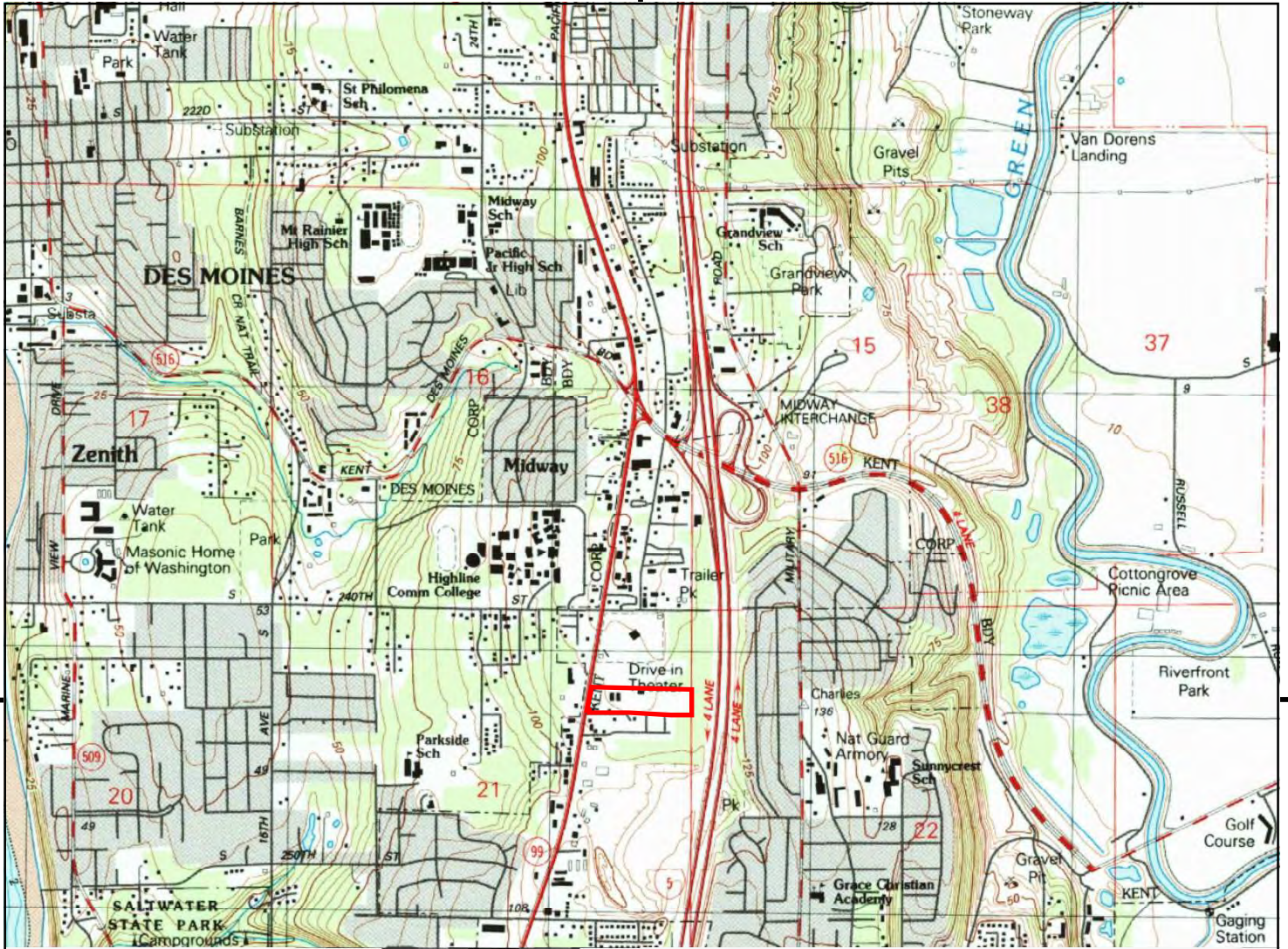
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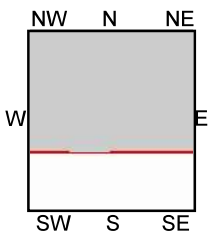
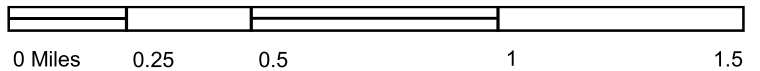
TP, Des Moines, 1995, 7.5-minute
S, Poverty Bay, 1994, 7.5-minute

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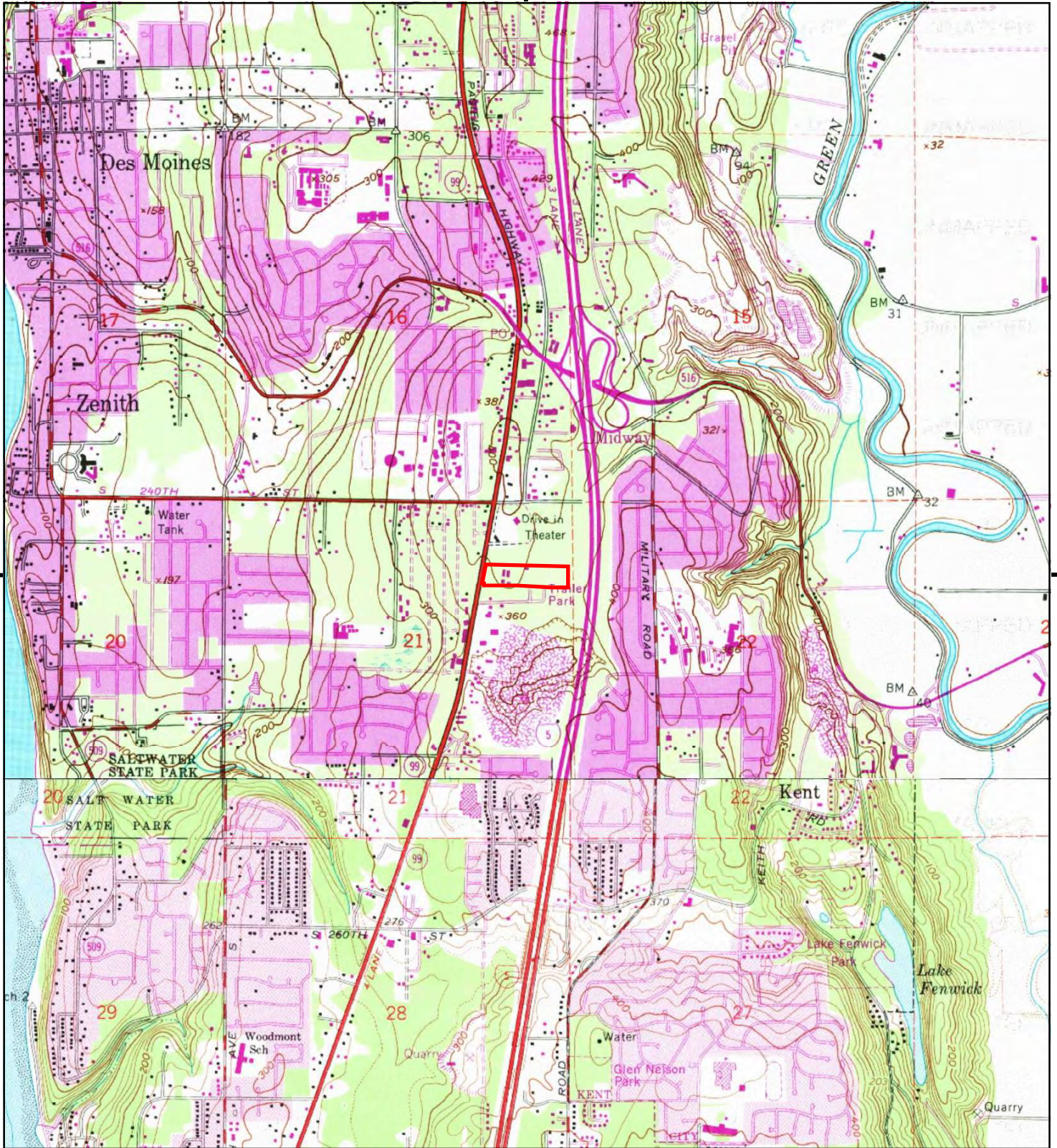
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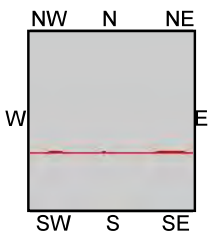
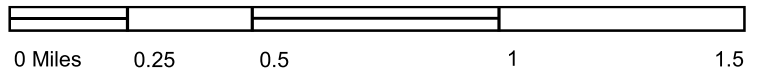
TP, Burien, 1983, 7.5-minute

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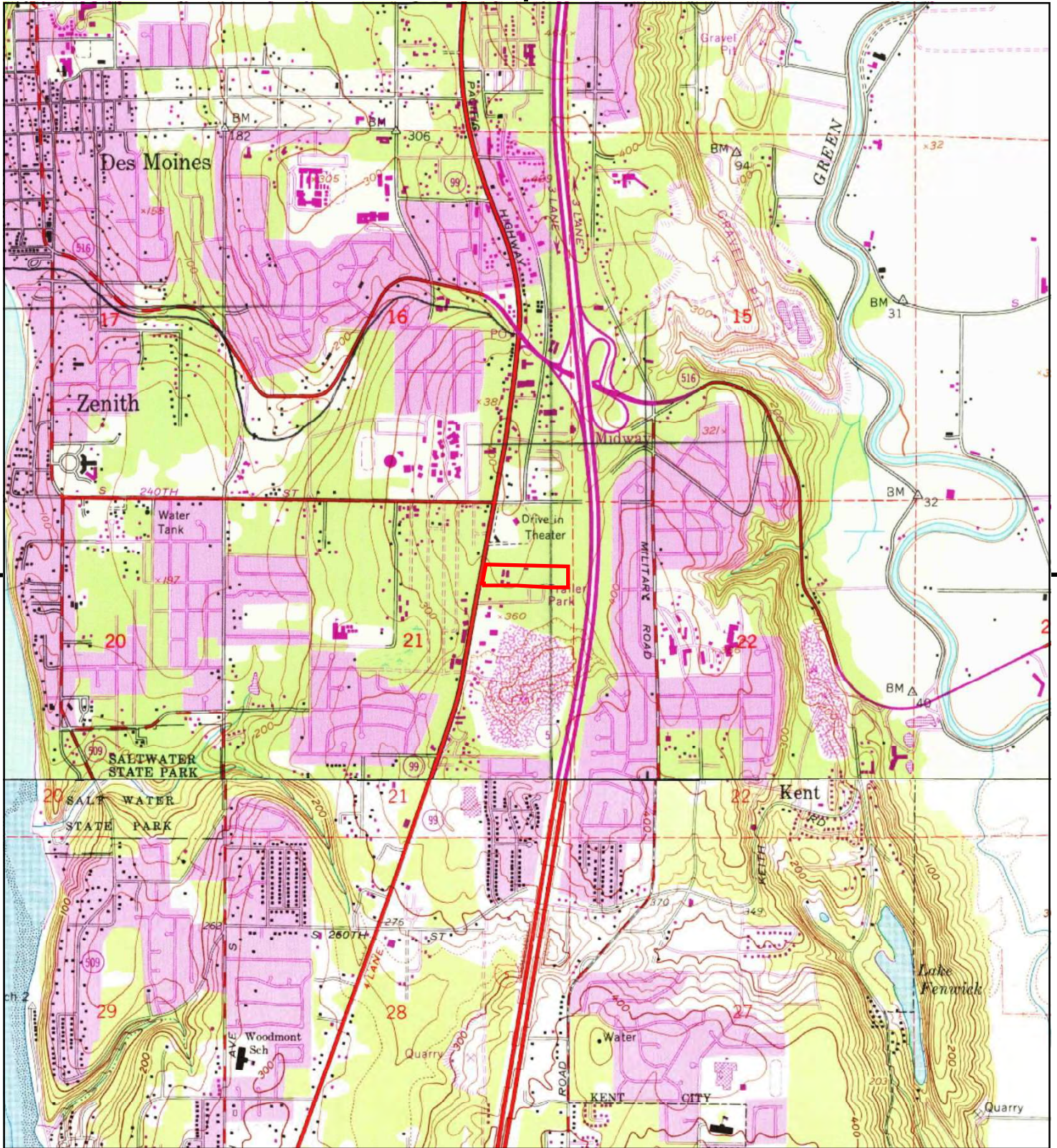
This report includes information from the following map sheet(s).



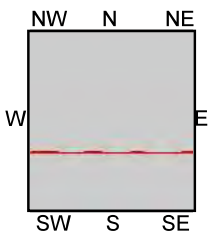
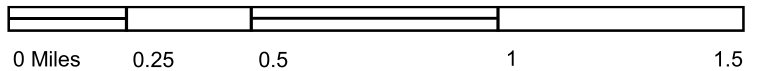
TP, Des Moines, 1978, 7.5-minute
S, Poverty Bay, 1981, 7.5-minute

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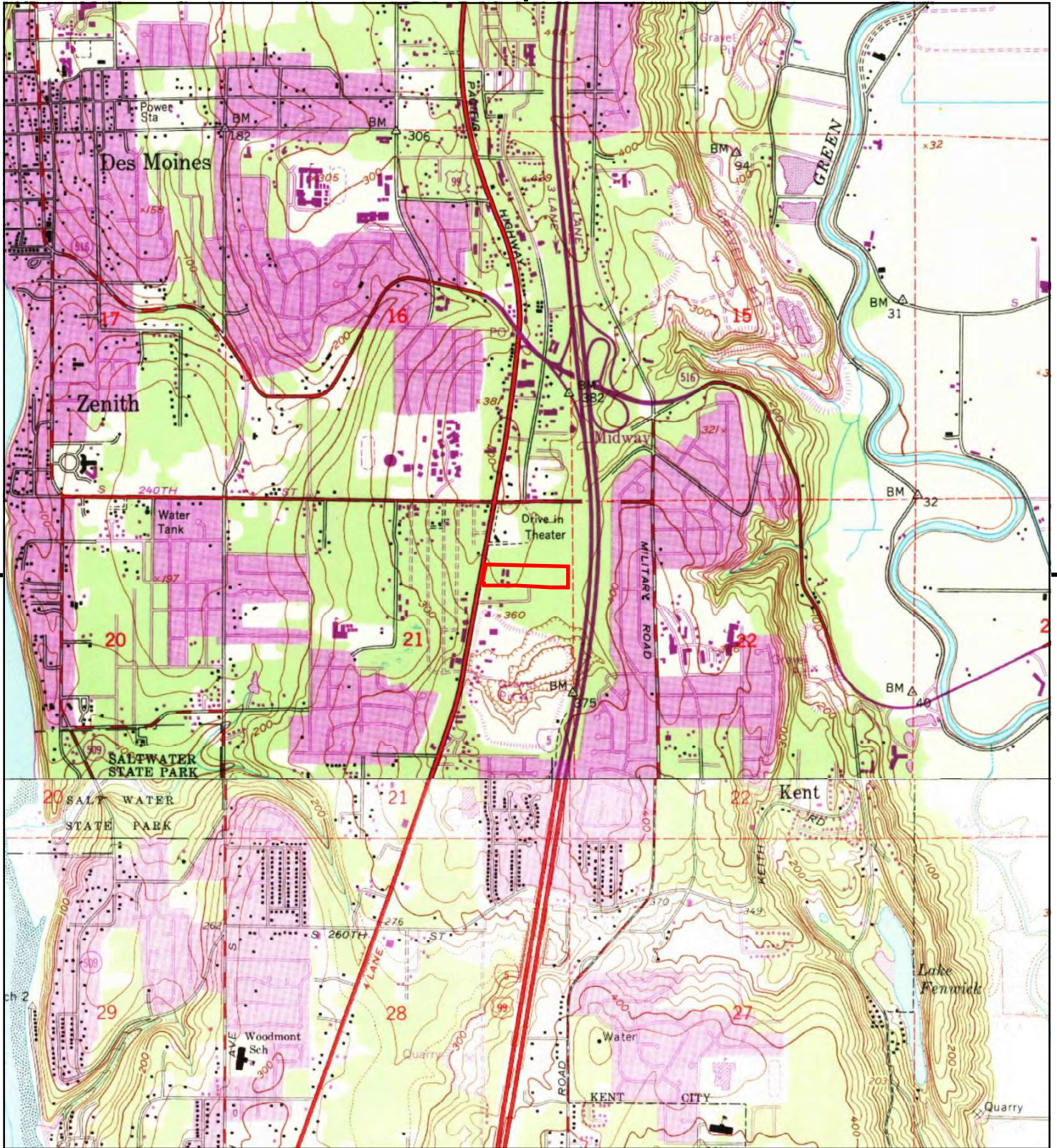
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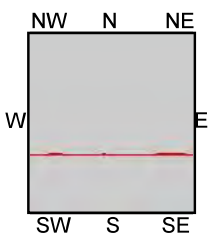
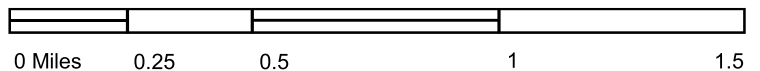
TP, Des Moines, 1973, 7.5-minute
S, Poverty Bay, 1973, 7.5-minute

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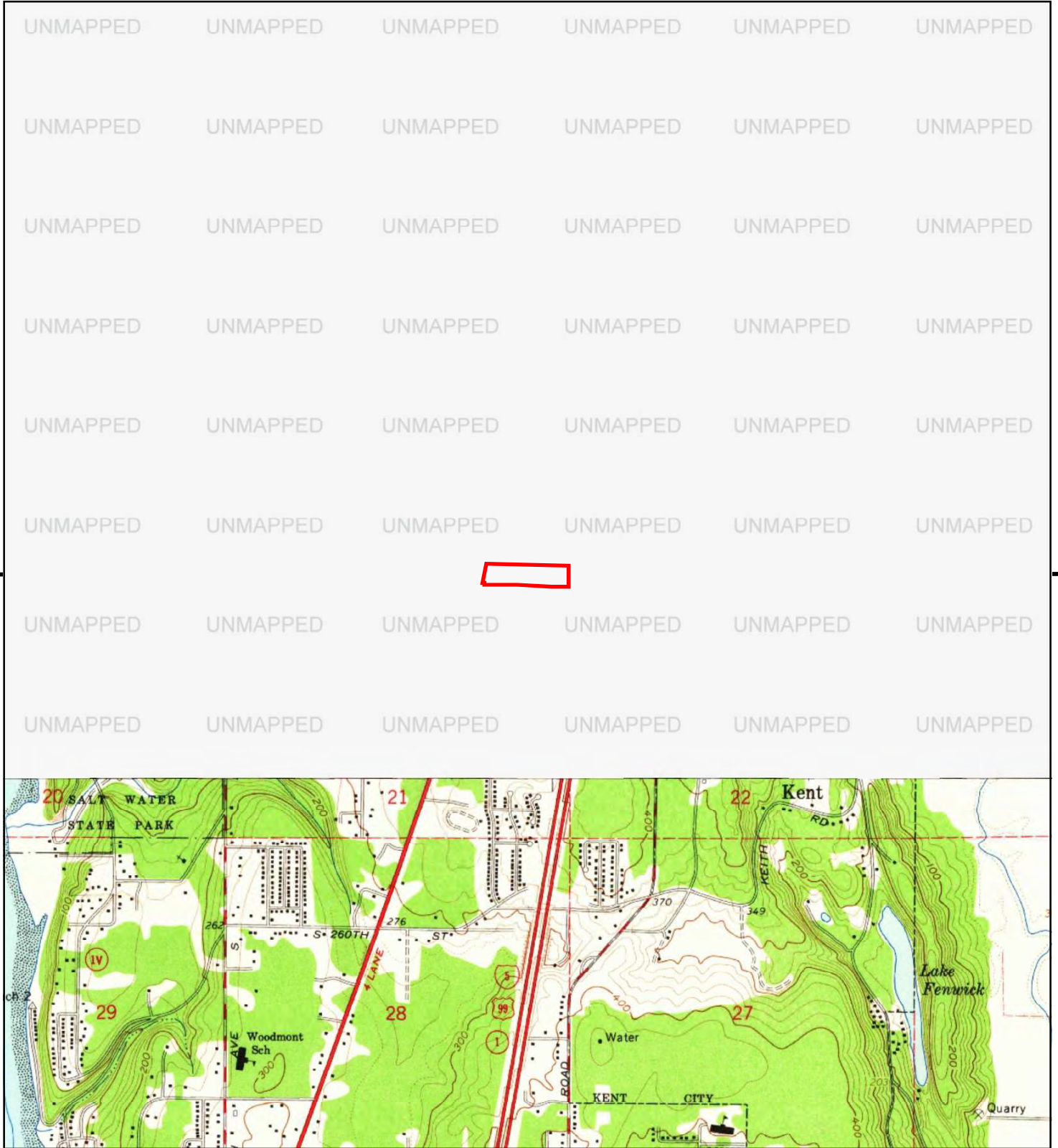
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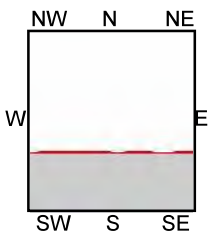
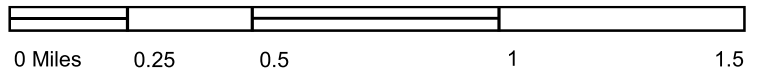
TP, Des Moines, 1968, 7.5-minute
S, Poverty Bay, 1968, 7.5-minute

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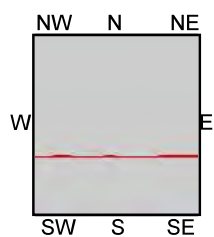
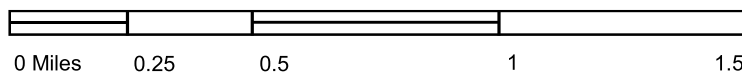
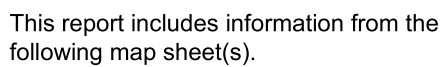
This report includes information from the following map sheet(s).



S, Poverty Bay, 1961, 7.5-minute

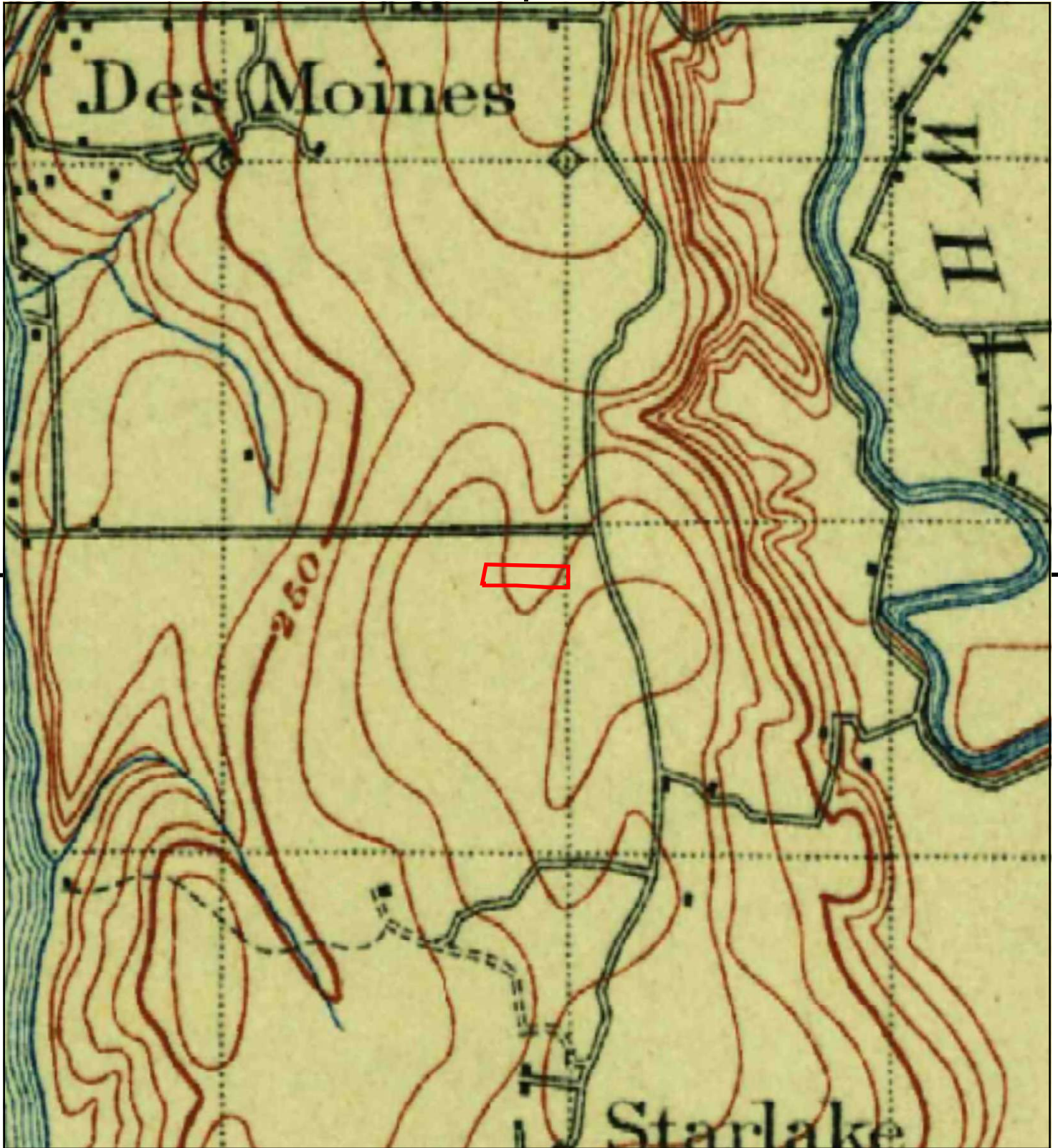
SITE NAME: XTRA Lease Kent
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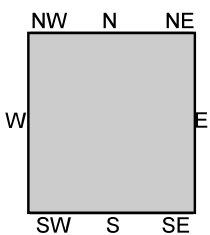


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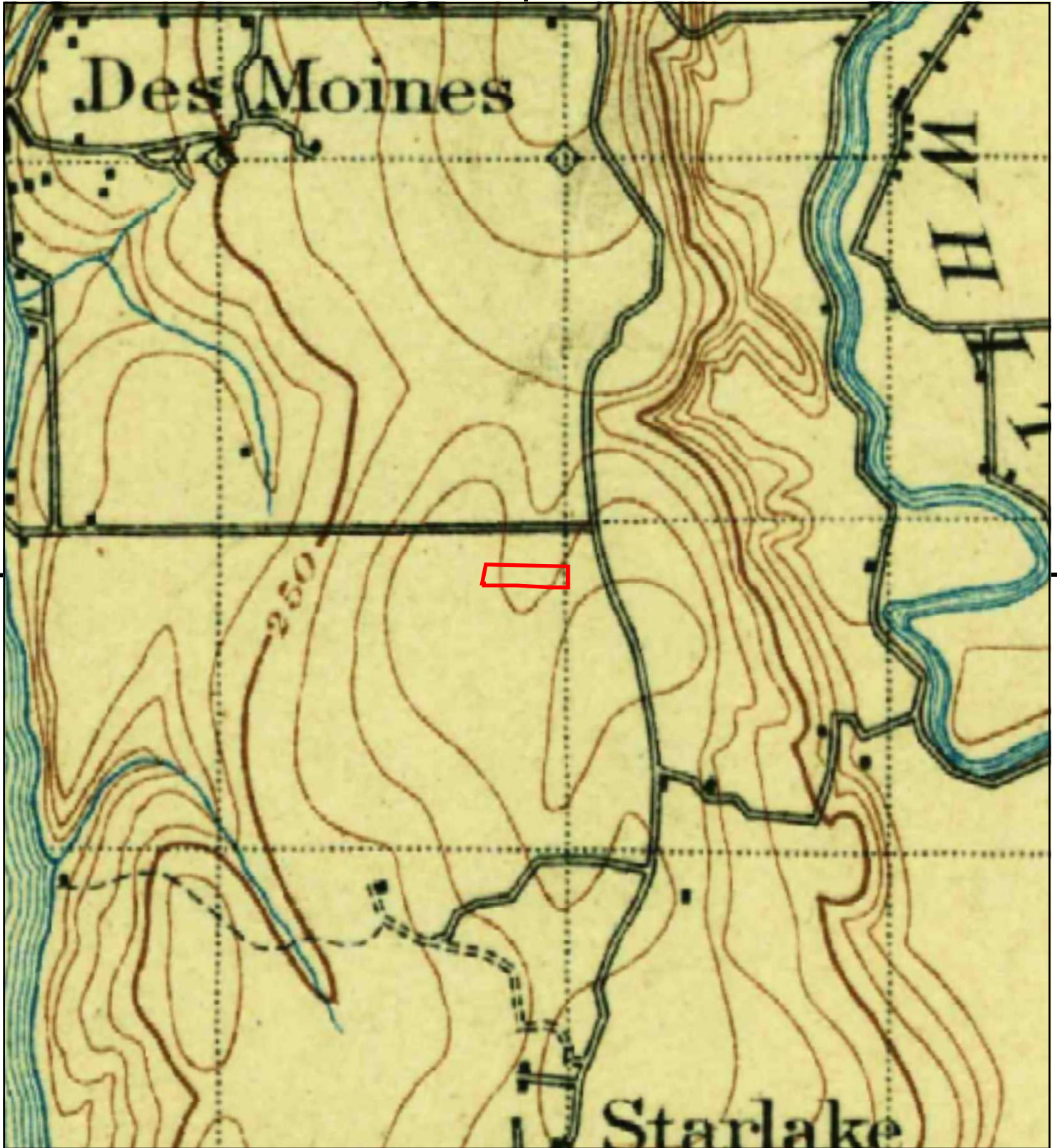
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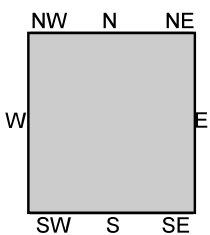
TP, Tacoma, 1900, 30-minute

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This report includes information from the following map sheet(s).



TP, Tacoma, 1897, 30-minute

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