



Earth and Environmental Technologies

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J-7118

April 5, 1999

City Investors VII LLC
c/o Mr. Joe Delaney
Foster Pepper & Shefelman
1111 Third Avenue, Suite 3400
Seattle, Washington 98101

Re: Preliminary Environmental Assessment Update
Westlake Avenue Property (428, 500, 510, and 520 Westlake Avenue North)
Seattle, Washington

Dear Mr. Delaney:

This letter report presents the results of our preliminary environmental assessment update at the referenced property located in Seattle, Washington. The project work scope was completed in accordance with our proposal (99-11-1165), dated February 3, 1999.

We understand that City Investors is interested in purchasing the property from Leavitt Shay Real Estate Services, Inc. The property includes a parking lot at 428 Westlake Avenue, and three retail buildings at 500, 510, and 520 Westlake Avenue North (Photo 1 and Figure 1). Previous environmental work at the property includes Phase I Environmental Assessments by Dames & Moore in February and March 1989 and April 1994, and a Phase II soil investigation on the south side of the 500 Westlake Avenue building by Dames & Moore in September 1994.

This preliminary environmental assessment update provides information on the current conditions as well as past practices at the property to assess the potential for adverse environmental conditions.



Our report begins with a **SUMMARY OF FINDINGS** section which is followed by our:

- ▶ **SCOPE OF WORK;**
- ▶ **SUBJECT PROPERTY DESCRIPTION;**
- ▶ **SITE GEOLOGY AND HYDROGEOLOGY;**
- ▶ **HISTORICAL CHARACTERIZATION;**
- ▶ **REGULATORY AGENCY DATABASE LIST AND FILE REVIEW;**
- ▶ **SITE RECONNAISSANCE;**
- ▶ **POTENTIAL FOR CONTAMINATION, and**
- ▶ **LIMITATIONS.**

Figure 1 is a Vicinity Map showing the location of the subject property. A Site Plan showing prominent property features and photograph locations is presented on Figure 2. Appendix A contains site reconnaissance photos. A copy of the 1994 Phase II Soil Investigations (Dames & Moore) is presented in Appendix B. Appendix C presents the Environmental Data Resources, Inc. (EDR) site assessment report.

SUMMARY OF FINDINGS

Subject Property

Based on our historical review, regulatory agency list and file review, and site reconnaissance observations, a moderate potential for subsurface contamination exists at the subject property. The following summarizes our findings regarding potential environmental issues:

- ▶ **Upgradient Firestone Tire Center.** During the 1950s and 1960s, a gas station was located at the Firestone Tire Center facility immediately to the south of the U-Park parking lot. Constructed in the 1940s, the site has been primarily used for tire mounting and vehicle repair. The Firestone building contains six closed in-place gasoline underground storage tanks (USTs) and several underground vehicle hoists. This site is directly upgradient to the subject property and presents a potential for migratory petroleum hydrocarbon contamination.
- ▶ **Former Blacksmith Shops.** Two separate blacksmith shops were present on the subject property in the early 1900s. Historical records indicate the shops were located at 500 Westlake Avenue from at least 1905 until 1919, and at 524 Westlake Avenue from at least 1917 to 1936. The shops were built on pilings above a hillside that sloped downhill to the east from Westlake Avenue to the subject property alley. Some potential exists for petroleum hydrocarbon, solvent,



and metals contamination resulting from the blacksmith operations. However, much of the potential contamination may have been excavated for foundations and basements.

- ▶ **Underground Storage Tanks (USTs).** A 1,500-gallon heating oil UST was removed from the sidewalk south of the 500 Westlake Avenue building in 1989 (Figure 2). The results of a Dames & Moore 1994 subsurface investigation indicated that petroleum-affected soils were not present (Appendix B). The U-Park parking lot's (428 Westlake Avenue) prior use was as a used car lot; however, no historical data concerning USTs was found, and no suspect piping was observed in this area during our site visit. The potential for contamination resulting from on-site USTs is low.
- ▶ **Asbestos.** The three buildings contained several materials that were identified as suspect asbestos-containing material (ACM). The suspect ACM include mastic residue remaining from a floor tile abatement (Photo 2), linoleum flooring in restrooms and showrooms, terrazzo flooring, ceiling tiles, fibrous carpet undercoating, roofing materials, and fire doors. All of the asbestos steam pipe wrap that was originally identified in the 500 and 510 Westlake buildings appears to have been properly abated.
- ▶ **Lead-Based Paint (LBP).** Several renovations and re-paintings have occurred throughout the buildings which might have covered up older paint which contained lead. Sampling or testing was not conducted for LBP. No paint chipping or excessive peeling was observed during our site reconnaissance.
- ▶ **Polychlorinated Biphenols (PCBs).** Older fluorescent lamps were present throughout the buildings. The ballasts may contain PCB and present a potential disposal issue. Two pole-mounted electric transformers are present to the west of the Guitar Center. The transformers were labeled as non-PCB containing.

SCOPE OF WORK

Our preliminary environmental assessment update included:

- ▶ Conducting a historical review of the subject property and surrounding area;
- ▶ Reviewing regulatory agency database lists and files for the subject property and adjacent sites;
- ▶ Reviewing previous Dames & Moore environmental reports for the property;



- ▶ Conducting a site reconnaissance to observe the subject property and a walk-by reconnaissance to observe surrounding properties; and
- ▶ Preparing this letter report presenting the findings of our work.

SUBJECT PROPERTY DESCRIPTION

The subject property is comprised of three buildings (at 500, 510, and 520 Westlake Avenue North) and a parking lot operated by U-Park Systems (at 428 Westlake Ave.). The buildings are constructed of concrete and wood, are heated by natural gas or electric fans, and are served by the municipal sewer system.

The buildings at 500 and 510 Westlake Avenue (three stories and four stories, respectively) are occupied by clothing retailers. The basements of the two buildings are connected and are currently vacant. The basement is unfinished concrete and was recently occupied by Nordstrom for antique furniture storage and repair. The 520 Westlake Avenue building is occupied by Guitar Center (top floor), a floral supply company (basement), and has a parking lot located on the roof of the building.

The subject property is bounded by Westlake Avenue to the west; Firestone Tire Center to the south, parking lots, a rail line spur and warehouse to the east; and a three-story office building to the north. Republican Street separates the parking lot parcel to the south from the three subject property buildings to the north (Figure 2).

SITE GEOLOGY AND HYDROGEOLOGY

The property is located in the south Lake Union area. The neighborhood received up to 15 feet of fill material derived from the nearby regrades in about 1911. Borings conducted by Dames & Moore near the former UST in 1994 identified a brown silty sand that graded to a gray sandy silt at a depth of approximately 13 feet below grade (the Republican Street grade). Borings conducted on the adjacent Rosen property parking lot to the east (approximately 10 feet below the Republican Street grade) in the early 1990s encountered fill material composed of sand, silt, and debris to a depth varying from 1.0 to 12 feet below grade. In some locations up to 12 feet of wood fragments and consolidated sawdust were encountered beneath the sandy fill. The sand fill was generally underlain by a layer of fine sand and silt above a gray clay.



The subject property buildings are constructed on a slope paralleling Westlake Avenue. The first floor of the buildings are level with Westlake Avenue on the west side, and the basements are level with the adjacent property parking lot on the east side. The subject property parking lot is level. The neighborhood is generally flat with a gentle slope to the north toward Lake Union. Based on surrounding topography, and Hart Crowser project experience in the area, groundwater flow is generally to the north and northeast. Depth to groundwater at the Rosen parking lot was 3 to 7 feet below grade

HISTORICAL CHARACTERIZATION UPDATE

Our review of the site history prior to 1989 is based partly on the Dames & Moore site assessments for the property. Information was collected by Dames & Moore from the following resources: Sanborn fire insurance maps, aerial photographs, real estate atlases, and business directories. The dates of the resources were not specified in the Dames & Moore reports.

Hart Crowser conducted an additional historical characterization (and update) developed from the following sources:

- ▶ Aerial photographs (Walker & Associates, 1936, 1946, and 1956; Pacific Aerial Surveys, 1953; Puget Sound Regional Transportation Study, 1965; Washington Department of Natural Resources, 1970, 1985, and 1995);
- ▶ Topographic maps (US Coast and Geodetic Survey, 1909);
- ▶ Fire Insurance Maps (Sanborn, 1893, 1905, 1917, 1950, and 1969);
- ▶ King County Tax Records (Puget Sound Regional Archives);
- ▶ Building Plans and Permits (City of Seattle DCLU); and
- ▶ City of Seattle Street Directories (Polk, 1994 and 1996).

A Chain of Title was not available for review. County tax records for the subject property block were not on file at the Puget Sound Regional Archives. Dates in the text refer to historical records and provide an approximate indication of the period of operation for each business or activity identified, except where explicitly stated.



Subject Property

428 Westlake Avenue North. Sanborn maps, aerial photographs, and street directories indicate the property remained vacant (or absent of buildings) from at least 1893 until the early 1960s. The property appears as a grassy lot containing a billboard in the 1946 aerial photograph, and as a paved parking lot in the 1956 aerial. A small used car dealership office was constructed on the property in 1962. There were no plans available for the building at the Seattle DCLU. The property was first identified in the 1965 Polk directory as the Studebaker Center (a car sales lot). Aerial photographs indicate the car dealership continued to operate until the 1970s. By 1981, the office building was removed. The lot has operated as a commercial parking lot since the 1980s.

500 and 510 Westlake Avenue North. The property was undeveloped in 1893, and was part of lumber storage lot for a large sawmill located on the north side of Mercer Street. The 1905 Sanborn map indicates that a small building at the corner of Westlake Avenue and Republican Street contained a blacksmith shop. By 1917, the blacksmith shop had expanded into two larger buildings fronting Republican Street. The existing building at 510 Westlake (also known as 512 Westlake) was constructed in 1919. Tax records indicate that a Newton (auto parts) occupied the building in the 1930s. The lot to the south remained vacant until the existing building (at 500 Westlake) was constructed as an addition in 1947. The buildings were originally heated by an oil-fired boiler and were occupied by Radio Television & Appliance during the 1950s. Occupants in the 1960s include a school/office supply store and an appliance store. Learning World (educational supplies) and Nordstrom's (antique furniture storage) occupied the buildings in the 1980s and 1990s.

Recent tenants include retail clothing stores. Faction, the current retailing tenant at 500 Westlake, recently remodeled the interior of the building. Outdoor & More, is an outdoor equipment retailer located in the 510 Westlake Avenue building.

A 1,500-gallon heating oil UST was removed in November 1989. The tank was located under the sidewalk along Republican Street, and there was no evidence of leakage observed during the removal process. Dames & Moore conducted a Phase II soils investigation in the vicinity of the UST removal in 1994, and no petroleum hydrocarbons were detected (Appendix B).

520 Westlake Avenue North. During the 1890s, the property was part of a lumber storage yard. Three buildings were constructed on the site between 1905 and 1917. A stable and wagon house occupied the buildings at 516 and 518 Westlake. The northernmost building (524 Westlake) contained a "blacksmith wagon shop and auto repair" on the first floor and a veterinary hospital on the second. These three buildings were constructed on pilings above the east side of the property. Three buildings also appear on the property in the 1936 aerial photograph. By 1946, the buildings



were gone and the property remained vacant until the early 1960s. The 1956 aerial photograph indicates the property was below the Westlake Avenue grade and was used as a parking lot for the 510 Westlake building. The property at that time was accessed from the alley and also contained a billboard and shrub growth on the north end. The existing building was constructed in 1964 and was occupied by Jafco (a discount retailer) until the mid-1980s. The Best Company operated a similar retail store until about 1994. The building later contained Boat US (boat supplies and sales) in 1994, and has been occupied by Guitar Center since 1996.

Surrounding Property

In the 1890s and early 1900s, the neighborhood was a generally characterized by residential development, though the Western Saw Mill (also known as the Brace and Hergert Mill Company) located across Mercer Street to the north was a dominant feature. The original Lake Union shoreline was located approximately on the current Mercer Street right of way. After filling occurred throughout the South Lake Union neighborhood in 1911, commercial development of the surrounding properties advanced as residential use slowly declined.

Area developments by the 1940s included many manufacturing businesses as well as several gasoline stations located on Mercer Street and Westlake Avenue. Surrounding properties included the Firestone Tire building (which originally included a gasoline station) adjacent to the south of the subject property parking lot, rail yards to the east paralleling Terry Avenue, a department store warehouse adjacent to the east of the 500 Westlake building, a gasoline station at 965 Mercer Street (adjacent to the northeast of the 520 Westlake building), an office building adjacent to the north, and a car lot and transmission shop across Westlake Avenue to the west. Since the 1940s, the neighborhood has contained a variety of car dealers, service stations, print shops, freight companies, manufacturing businesses, and warehouses. The Firestone continues to operate in the building south of the subject property parking lot.

Jenks gasoline station at 965 Mercer Street (Figure 2) operated from 1935 until about 1962. The 1946 aerial photograph indicates the property immediately south of gasoline station (the current parking lot adjacent to the 520 Westlake building) was occupied by uncovered storage bins. Continental fuel was listed as the tenant at 961 Mercer Street in 1949. Approximately 1,600 cubic yards of petroleum-contaminated soil were excavated from the former gasoline station site in 1993. Further discussion of this site (also known as the Rosen Site) is presented in the following section.



REGULATORY AGENCY DATABASE LIST AND FILE REVIEW

This section describes the regulatory agency database lists reviewed for sites of concern by Environmental Data Resources, Inc. (EDR) and the results of our regulatory agency file review. EDR is a firm that acquires data from government agencies on various media such as magnetic tape, disk, and hard copy. The purpose of the regulatory agency database list review was to screen for potential sources of contamination or activities of environmental concern for the subject property and adjacent properties. The agency-published databases were screened for sites of potential concern in general accordance with current American Society for Testing and Materials (ASTM) standards. Because our regulatory agency database search was based on current agency records, our results are only as accurate as the records provided.

Regulatory agency database lists reviewed and approximate search distances from the subject property are detailed below:

- ▶ Environmental Protection Agency (EPA) National Priorities List (NPL) (October 1998) - List of "Superfund" sites; search radius of 1 mile;
- ▶ EPA Region 10 Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List (November 1998) - List of sites which are either proposed to or are on the NPL and sites currently being reviewed for possible inclusion on the NPL; search radius of 1/2 mile;
- ▶ EPA Emergency Response Notification System (ERNS) List (December 1998) - List of reported CERCLA oil or hazardous substance releases or spills; search for subject property;
- ▶ EPA Region 10 Resource Conservation and Recovery Information System (RCRIS) List (October 1998)
 - Treatment/Storage/Disposal (TSD) - List of generators and transporters of hazardous waste, and TSD facilities; search radius of 1 mile;
 - Large Quantity Generator (LQG), Small Quantity Generator (SQG) - List of facilities that qualify as large or small quantity generators of hazardous wastes under RCRA; search radius of 1/4 mile;
- ▶ EPA Region 10 RCRA Corrective Action Sites (CORRACTS) List (December 1998) - List of RCRA facilities which are undergoing corrective action; search radius of 1 mile;



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- ▶ EPA Region 10 Superfund (CERCLA) Consent Decrees (CONSENT) List (Variable) - List of major legal settlements establishing responsibility and standards for cleanup at NPL sites; search radius of 1 mile;
- ▶ EPA Region 10 Facility Index System (FINDS) List (September 1997) - Lists both facility information and "pointers" to other sources that contain more detail; search for subject property;
- ▶ EPA Federal Superfund Liens (NPL Liens) List (October 1991) - List of filed Superfund liens; search for subject property;
- ▶ EPA PCB Activity Database System (PADS) List (September 1997) - Lists generators, transporters, commercial storers, and/or brokers and disposers of PCBs who are required to notify the EPA of such activities; search for subject property;
- ▶ EPA Region 10 RCRA Administrative Action Tracking System (RAATS) List (April 1995) - List of sites under RCRA pertaining to major violators undergoing enforcement actions, search for subject property;
- ▶ EPA Region 10 Toxic Release Inventory System (TRIS) List (December 1995) - Inventory of toxic chemicals emissions from certain facilities; search for subject property;
- ▶ EPA Toxic Substances Control Act (TSCA) List December 1994) - Identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list; search for subject property;
- ▶ EPA Delisted NPL Sites (Delisted NPL) (Variable) - Sites identified for deletion from the NPL where no further response is appropriate; search for subject property;
- ▶ EPA No Further Remedial Action Planned (NFRAP) List (Variable) - Identifies sites that have been removed from CERCLIS; search for subject property;
- ▶ Federal Records of Decision (ROD) List (March 1995) - List of Superfund Sites where ROD property has been developed; search radius of 1 mile;
- ▶ US Department of Transportation (HMIRS) List (December 1997) - List of hazardous material spill incidents reported to DOT; search for subject property;



- ▶ Nuclear Regulatory Commission (MLTS) List (December 1998) - List of sites which possess or use radioactive materials and are subject to NRC licensing requirements; search for subject property;
- ▶ Washington Confirmed and Suspected Contaminated Sites List (CSCSL) (November 1998) - List of sites currently being investigated by the Washington State Department of Ecology (Ecology) under the Model Toxic Control Act (MTCA); search radius of 1 mile;
- ▶ Ecology Hazardous Sites List (HSL) (August 1998) - List of sites assessed and ranked using the Washington Ranking Method (WARM); search radius of 1 mile;
- ▶ Ecology Leaking Underground Storage Tank (LUST) Site List (September 1998) - List of registered leaking USTs in Washington; search radius of 1/2 mile;
- ▶ Ecology Underground Storage Tank (UST) Registration List (September 1998) - List of registered USTs in Washington; search radius of 1/4 mile;
- ▶ Ecology Solid Waste Facilities/Landfill Sites (SWF/LF) (July 1998) - List of permitted solid waste landfills operating in Washington; search radius of 1/2 mile; and
- ▶ Ecology Independent Remedial Action Cleanup Reports (IRAP/ICR) (November 1998) - List of sites undergoing cleanup for which reports have been received by Ecology from either the owner or operator; search radius of 1/2 mile.

EDR conducted a review of the regulatory agency database lists indicated above. The report of the database search provided by EDR includes a list of databases searched, a statistical profile indicating the number of properties within 1 mile of the subject property, selected detailed information from federal and state lists, and an overview map illustrating the identifiable and mappable sites within 1 mile of the subject property. The EDR report is presented in Appendix C of this report. Refer to the EDR report for more detailed information and additional local database lists reviewed.

The purpose of the file review is to acquire regulatory agency file information for the subject property and adjacent sites of potential concern based on their database-type listing and to identify potential sources of contamination or activities of environmental concern. The review is limited to current files and does not include a review of archived information.



On February 16, 1999, we made Freedom of Information Act (FOIA) requests to Ecology and EPA Region 10 to inquire about the availability of regulatory file information for the subject property and nearby properties identified from the EDR database search regarding potential sources of contamination or activities of environmental concern to the subject property. Our request to EPA is pending, and any pertinent information received will be presented as an addendum to this report.

The following summarizes the results of the database search and our file review at Ecology's Northwest Regional Office in Bellevue on February 22, 1999.

Subject Property

The subject property was not identified on the agency lists reviewed. Ecology and EPA had no available files for the subject property.

Nearby Site Information

Several nearby properties were identified on the agency lists. Three LUST or ICR sites were identified within one block of the property. One adjacent topographically upgradient site was also identified. The following summarizes our review of files for those properties.

Rosen Property at 960 Republican Street (ICR List). This site is adjacent to the subject property between Republican and Mercer Street. It is currently a parking lot and a warehouse. A gasoline station was located at the north end of the Rosen property. In October 1993, approximately 1,600 cubic yards of petroleum contaminated soil were removed from the site. Samples from the base of the excavation contained up to 5,400 mg/kg gasoline-range hydrocarbons and 3,700 mg/kg diesel-range hydrocarbons. A subsurface investigation including four groundwater monitoring wells was conducted by Science & Engineering Analysis Corporation (SEACOR) in 1994. Soil samples collected at 5.0 feet below ground surface were submitted from two of the borings, and contained diesel- and oil-range hydrocarbons below Method A cleanup levels.

Groundwater was measured by SEACOR to be at depths of between 3 to 7 feet below ground surface. The results of bi-monthly groundwater monitoring between July 1994 and December 1995 indicated a consistent presence of elevated diesel- and oil-range hydrocarbons from groundwater sampled at the north end of the site (adjacent to Mercer Street). Groundwater concentrations of up to 4,580 ug/L diesel-range and 14,800 ug/L oil-range hydrocarbons were identified. Groundwater sampled to the south of the former service station building generally contained low (or non detectable) concentrations of diesel- and oil-range hydrocarbons, though the oil-range hydrocarbons were detected at 1,000 ug/L and 3,010 ug/L on two occasions. This was reportedly



the former site of a heating oil UST. Groundwater flow was determined by SEACOR to be to the northeast, away from the subject property.

Ivars Commissary at 500 Terry Avenue North (LUST and ICR Lists). This site is located ½ block to the east of the subject property. Following removal of several gasoline and diesel oil USTs in 1993, diesel-affected soil was identified in the excavations. Groundwater monitoring wells identified the presence of free phase gasoline and diesel in wells located in or near the parking lot near Terry Avenue, approximately 100 feet north of Republican Street. One of the wells containing free phase product was located on Terry Avenue. Passive product skimmer were installed in two of the wells. This site is located cross-gradient to the subject property.

Unocal at 600 Westlake Avenue North (ICR List). This site is located ½ block to the north of the subject property. Unocal employees detected a gasoline leak in a product line in May 1980. Unocal estimated that as much as 80,000 gallons of leaded gasoline had been released during a four-month period prior to discovery. Approximately 41,900 gallons were recovered by 1982. Several dozen monitoring wells were installed in the surrounding neighborhood. Two wells were located near the subject property: MW-41 located on Westlake Avenue near the 510 Westlake building, and MW-40, located on Mercer Street at the north end of the Rosen site. The most recent sampling of the two wells (in 1996) indicated that no detectable gasoline constituents were identified in MW-41, and 9,860 ug/L oil-range hydrocarbons were detected in MW-40. The groundwater flow direction surrounding the Unocal site was determined by GeoEngineers Inc. to be to the northeast, away from the subject property.

Firestone at 400 Westlake Avenue (UST List). The Firestone site is located adjacent to the subject property parking lot at 428 Westlake Avenue. The site contains six gasoline USTs that were closed in-place in the early 1990s.

Based on distance or cross-gradient position, other area properties identified on the database lists do not appear to present a likely potential for contamination to the subject property. Several neighboring businesses to south were identified as RCRA small quantity generators and UST sites. RCRA and UST site indicate use of petroleum/chemicals, and do not imply environmental releases.

SITE RECONNAISSANCE

On February 26, 1999, D. Joseph Grojean and Rob Roberts of Hart Crowser conducted a site reconnaissance with Jim Edris (the property manager for Leavitt Shay Real Estate) to observe the



subject property and current business/land use. Photographs taken of the property during the site visit are presented in Appendix A. The following observations were recorded.

Subject Property (428, 500-520 Westlake Avenue North)

Asbestos-Containing Materials (ACM). ACM located in the basement boiler insulation, pipe insulation, linoleum, and floor tiles identified in earlier reports (Dames & Moore, 1989 and 1994) were observed, however, suspect ACMs are potentially still present in some of these areas. Boiler and pipe insulation were abated from the basement area per Dames & Moore; however, pipes with insulation could still be present behind walls and under flooring. Mastic residues remain after the nine-by-nine-inch floor tile abatement from the Guitar Center's stock room floor (Photograph 2). The small room joining the stock room contains linoleum. These two suspect materials have not been sampled or analyzed for asbestos.

Other materials not tested and suspected to contain asbestos include: Guitar Center's "Terrazzo" poured floor (Photograph 3) in the storage room and under carpet in main show room; second floor bathroom ceiling tile to Faction retail store; floor tile located under carpeting in Outdoor & More on the first floor, fiber backing under the carpet flooring in Outdoor & More on second floor; roofing material, and tire doors throughout the building (22 identified).

Lead-Based Paint. Mr. Edris stated several of the stores and common areas had been renovated, and he was uncertain if LBP had been used. If LBP was used, most likely it was painted over. No paint chipping and peeling were noticed; and no samples were collected for analysis.

Polychlorinated Biphenol-Containing Ballasts. Inaccessible, fluorescent lamps were present on the property which appeared to be older. Older lamp fixtures may contain PCB ballasts and it is uncertain if the ballasts or fixtures were changed out during renovations. Two pole-mounted transformers are located west of the Guitar Center and contents are unknown. No staining was observed around the pole or transformers.

Underground Storage Tanks. We did not observe any indications (vent pipes or fill ports) of USTs at the subject property.

Additional observations were noted around the property:

- ▶ A small amount of mineral staining was present around the floor drain located next to the boiler in the basement. No staining was noticed in or around the floor drains or catch basin located in the loading dock area.



- ▶ Hazardous materials (varnishes and paint thinner) were located on a table with no containment in the basement. No spills or leaks were identified (Photograph 4).
- ▶ A small stain on the floor in the vicinity of the prior hazardous material storage shelves was present, however, no floor drains are in this area.
- ▶ The sewage tank with pump was installed in the basement about six years ago, according to Mr. Edris. The main sewer line is located beneath Westlake Avenue.
- ▶ Two cable and motor-operated elevators were present on the property. No hydraulics were present and the elevators were still operable.
- ▶ Several asphalt patches of various sizes were noticed throughout the U-Park System parking lot. The patches appeared to be related to surface repairs.

Site Vicinity

Hart Crowser conducted a one- to two-block survey of the area surrounding the subject property. Commercial, retail businesses comprise most of the surrounding properties. Firestone is located on the same block as the U-Park System (subject property) to the south. Retail stores are located south of Firestone, across Harrison Street, and along the west side of Westlake Avenue.

Retail stores and businesses located to the west of the subject property include (listed from south to north): Napa Auto Parts, Mini-Tankers, Westlake Electronics, Boise Office Furniture, Antique Liquidators, another antique furniture store, Hugh Loewy Company, Inc., and the used car lot belonging to Pacific Lincoln Mercury Nissan. American Mortgage Center is located north of the subject property on the same block. Along the west side of Terry Avenue, east of the subject property (listed from south to north) lies: a fenced parking lot to the east of Firestone, a building under construction, another parking lot, and Denny's Restaurant located north of Mercer Avenue.

Piping associated with a UST was present at the property to the east which was being reconstructed. However, the UST was removed prior to reconstruction, as reported by Mr. Edris. No further information concerning the UST was available. No USTs or piping were readily identified at other surrounding properties.



POTENTIAL FOR CONTAMINATION

Subject Property

The subject property contains a moderate potential for contamination based on the data reviewed and the site reconnaissance. Several areas contain suspect asbestos and suspect LBP (identified above). The materials appear to be in good condition, and should pose little to no risk to personnel at the work site as long as the materials are properly maintained. Facilities built in the 1970s and prior have the potential to contain ACM and LBP. If ACM or LBP is allowed to become degraded, damaged by water, pulverized, and allowed to become airborne, the risk of asbestos or lead contamination to personnel increases.

PCB-containing material are not a concern if they are in good condition. Replacement of PCB-containing light ballasts should continue with appropriate disposal of the removed ballasts.

One UST was removed from the subject property prior to 1994 (Dames & Moore) and no other USTs were identified however, USTs could be present at the U-Park parking lot considering the prior history of the property as a car dealership.

Presence of blacksmith shops on the property in the early 1900s presents some potential for contamination.

Surrounding Properties

Surrounding properties pose a moderate risk for contamination to the subject property. The Firestone property to the south of the U-Park (upgradient) contains at least six closed gasoline USTs. The Firestone has also been used for vehicle repair and includes underground hydraulic vehicle hoists. This presents a potential for migratory contamination at the U-Park parcel. The former UST located at the warehouse neighboring the 500 Westlake Avenue building presents limited potential for contamination. No other USTs were identified during the site reconnaissance of the surrounding area.

Area sites listed on the agency database lists (such as LUSTs and ICR sites) present a low potential for contamination based on presumed groundwater flow direction.



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LIMITATIONS

Work for this project was performed, and this letter report prepared, in accordance with generally accepted professional practices for the nature and conditions of the work completed in the same or similar localities, at the time the work was performed. It is intended for the exclusive use of City Investors, and their client(s), for specific application to the subject property. This report is not meant to represent a legal opinion. No other warranty, express or implied, is made.

It should be noted that Hart Crowser relied on information provided by the individuals representing the property owner as indicated in the report. Hart Crowser can only relay this information as it has been presented and cannot be responsible for its accuracy nor completeness.

Our work did not include sampling or testing of drinking water for lead content, sampling for indoor air quality, assessment of sewer systems, sampling for radon vapor, a good faith survey for lead, and asbestos, and other items which are not the present standard of practice, unless otherwise noted herein.

Any questions regarding our work and this letter report, the presentation of the information and the interpretation of the data are welcome and should be referred the undersigned.



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We trust that this report meets your needs.

Sincerely,

HART CROWSER, INC.

ROB ROBERTS
Senior Staff Chemist
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for **JULIE K.W. WUKELIC**
Principal
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7118/Westlake.doc

Attachments:

Figure 1 - Vicinity Map

Figure 2 - Site Plan

Appendix A - Site Reconnaissance Photographs

Appendix B - Phase II Soil Investigation

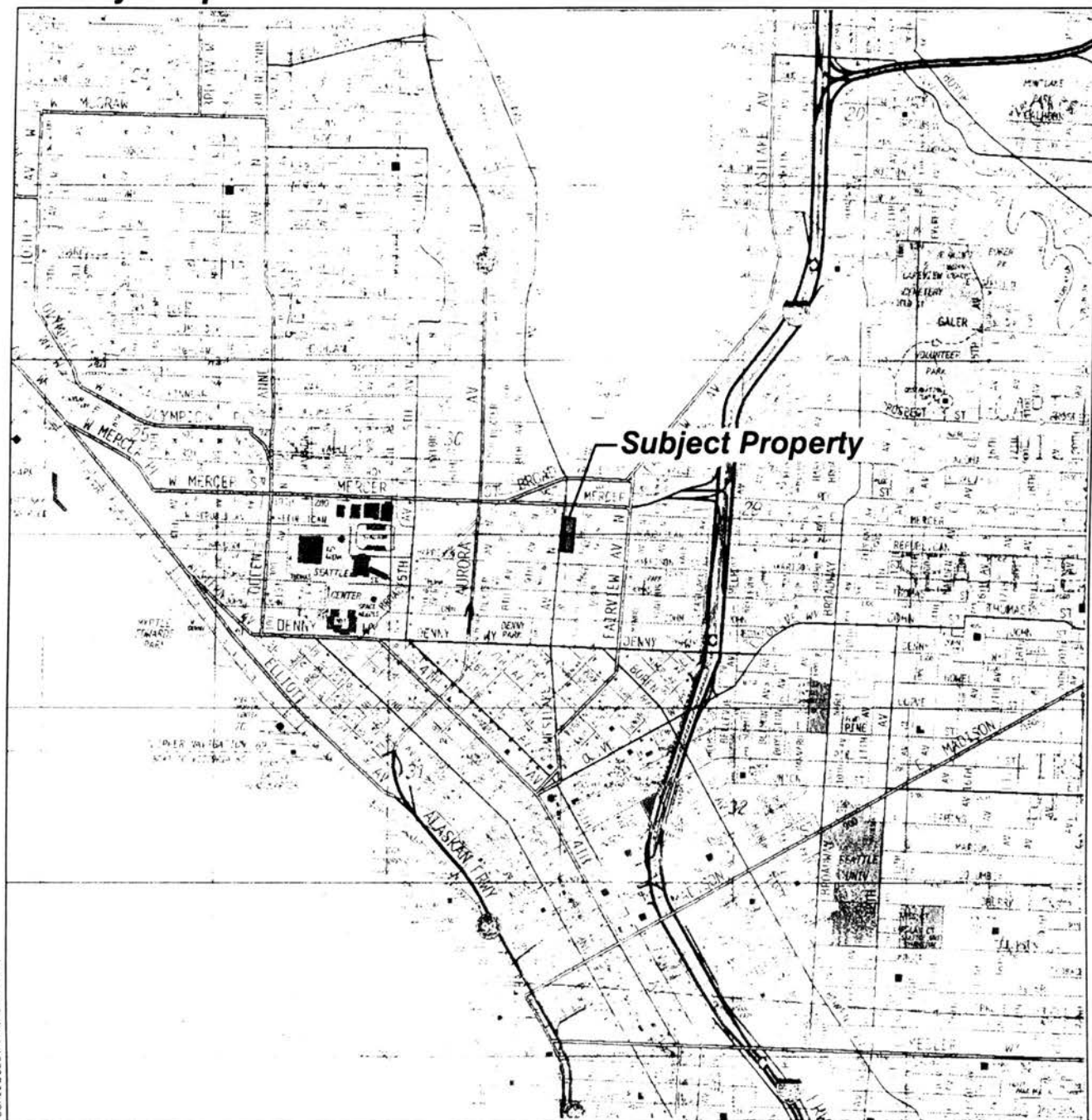
Dames & Moore, September 28, 1994

Appendix C - Site Assessment Report

EDR, Inc.

Vicinity Map

CORELJOBS\11R\VICINITY\11R



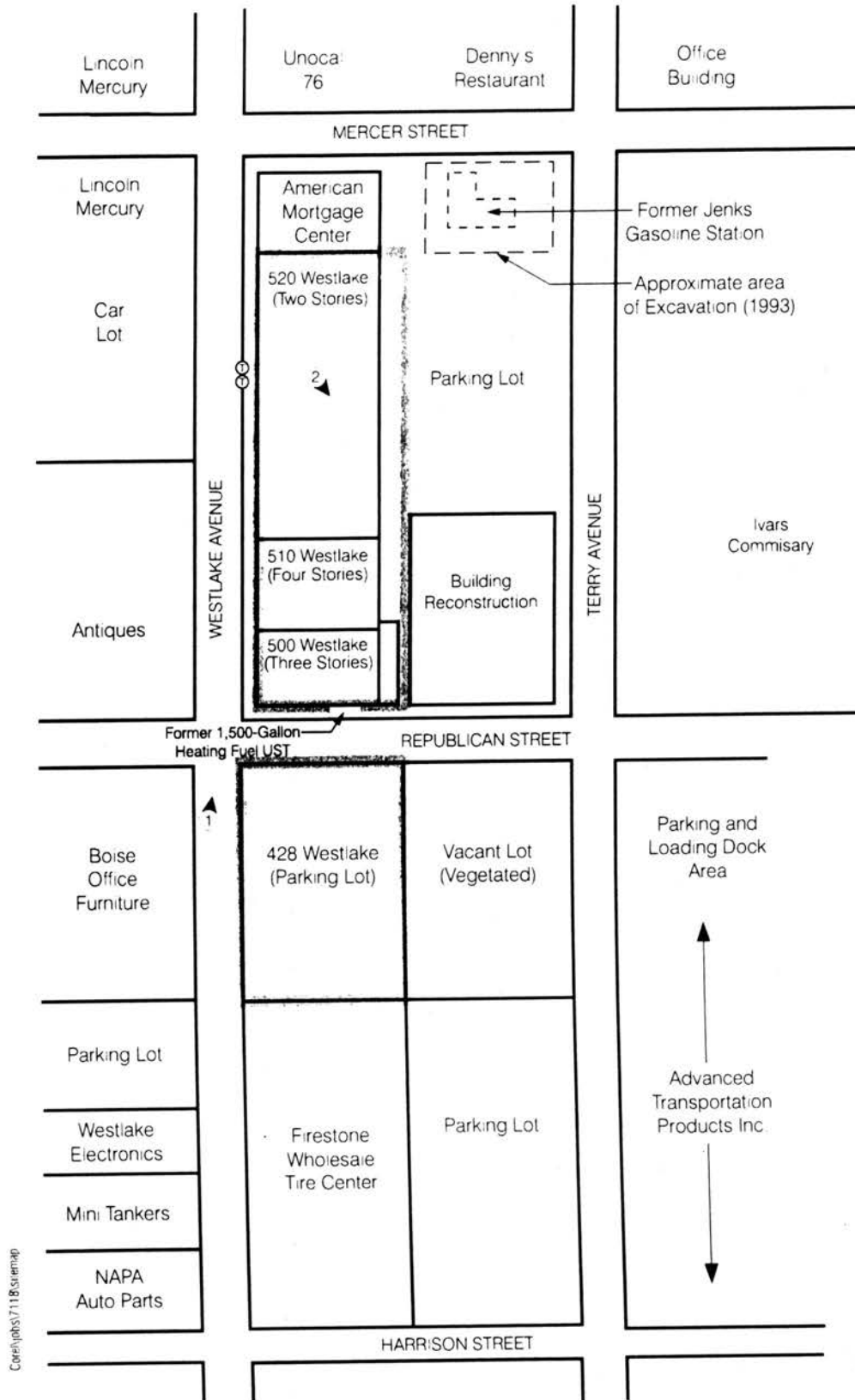
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Figure 1

Site Map



Core/Jobs/7118/site-map

- Subject Property
- 1 Photograph Location, Number, and Direction
- ⊙ Pole-mounted Transformer Location