Golder Associates
CONSULTING GEOTECHNICAL AND MINING ENGINEERS

June 30, 1987 Our ref: 863-1094

The Mueller Group
19540 Pacific Highway South
Suite 201
Seattle WA 98188

ATTENTION: Mr. Pat Hendley

RE: LORA LAKES APARTMENT DEVELOPMENT SITE INVESTIGATION AND CLEAN-UP

Dear Pat:

As per the Mueller Group request, Golder Associates, Inc., (GAI) performed a site investigation of potentially contaminated soil at the Lora Lakes Apartment Development Site. The site is located in unincorporated King County, Washington at the southwest intersection of South 149th Street and DesMoines Way South. A vicinity map is included as Figure 1. As part of the site investigation, Golder Associates provided third party observation and documentation of the site clean-up activities performed by Chemical Waste Management - ENRAC Division.

The site investigation and clean-up activities were performed in two phases. This report will present a brief history of the Lora Lakes Site, and summarize the results of each phase of field activities.

1. SITE HISTORY

Novak Barrel Cleaning Company began operation in approximately 1940 on the property, currently known as the Lora Lakes Site. Washington State Archive photographs, taken at the site in the 1940's, indicate a building with several barrels located adjacent to the structure. Prior to the barrel cleaning operation, an orchard and a private residence was maintained. A title search of the property has never been completed, however, several people were known to own the property.

In July of 1986, Golder Associates was retained by the Mueller Group to perform a geotechnical investigation of the Lora Lakes Site. During this investigation, on-site visually contaminated soils were encountered while digging exploratory test pits. Upon review of the laboratory analysis performed on samples collected during this investigation, GAI recommended removal of the contaminated soils to a regulated storage facility. In March of 1987, GAI was retained by the Mueller Group to provide third-party observation and documentation of the clean-up activities performed by CWM-ENRAC. Follow-up soil sampling and laboratory analysis was performed by GAI to confirm the results of the clean-up operation

EXHIBIT D

2. FIELD INVESTIGATION AND CLEAN-UP

As previously described, the Lora Lakes Site investigation and clean-up operation was performed in two phases, as described below.

2.1 Phase I Site Investigation and Clean-up

On March 16, 1987, the Phase I excavation of contaminated soils was performed. These soils were found primarily in and around a partially enclosed sludge pit located in the central portion of the site. The excavation and clean-up was performed by Chemical Waste Management under contract to the Mueller Group.

Approximately 140 cubic yards of contaminated soil was removed from the sludge pit area. The contaminated soil was temporarily stockpiled and covered on the northwest portion of the site. See Figure 2, for the areal extent of the excavation. As the excavation was being performed, the GAI field engineer took measurements of the soil with an organic vapor analyzer (OVA). This field portable instrument measures organic vapor concentrations in air emanating from the soil. Excavation activities continued until no visual evidence of contaminated soil existed, and no indications of soil organic vapors was measured with the OVA.

The GAI field engineer collected soil samples to confirm the clean-up of contaminated soils. Each of these samples were composited, as shown on Figure 2, and analyzed for target compounds (8010/8020/8080/Lead/Zinc/Percent Solids).

Laboratory analysis of the composite soil samples, collected in the area of the abandoned sludge pit, showed no indications of contamination. However, soil samples collected in an approximate 400 square foot area located adjacent and due west of the sludge pit area (samples LB1-001 through LB1-004, as shown on Figure 2) indicated contaminated soil. The results of the Phase I Chemical Analyses are presented in Appendix A. Subsequent to this phase of soil sampling activities, the excavation was backfilled.

2.2 Phase II Site Investigation and Clean-Up

Upon review of the laboratory analysis of soil samples collected during the Phase I investigation, additional soil sampling and analysis was recommended by GAI to further define the vertical extent of contaminated soil in the sludge pit area.

On April 3, 1987, the Phase II investigation was performed. The ground surface elevation in the 400 square foot area of contamination had been lowered approximately four-and-one-half feet for the purposes of construction grading. Also, formwork for the placement of stemwall footings for the recreation hall had been constructed in the area of contamination, delineated in the Phase I investigation. Golder Associates personnel were not present during these grading and construction activities. It was indicated by the site manager that excavated materials were moved to the on-site temporary waste-soil stockpile.

To evaluate the vertical extent of soil contamination in the newly exposed subgrade, five exploratory test pits were dug in the approximate 400 square foot area of contaminated soil. See Figure 3, for the test pit locations. A rubber-tired backhoe, operated by the site construction company, was used to dig the test pits. See the exploratory test pits logs in Appendix B.

No visual indication of contaminated soils or measureable volatile organic vapors were found in the test pits, with the exception of TP-35 (See Figure 3). An old concrete sump containing visually contaminated soil and residual materials was excavated from TP-35, and moved to the temporary stockpile. Soil samples for laboratory analysis were collected from the bottom of each excavation except TP-33. All samples were analyzed for target chemical compounds (8010/8020/Lead/Zinc/Percent Solids/Ep Tox-Lead and Zinc). Sample JAP-S02-004 from TP-35 indicated slightly elevated Lead and Zinc values. The remainder of soil samples indicated no detection of the targeted chemical compounds. (See Appendix A for Phase II Chemical Analysis).

In conclusion, the slightly elevated Lead and Zinc values measured during the Phase II investigation do not exceed the Extremely Hazardous Waste (EHW) or Dangerous Waste (DW) regulations set forth in WAC 173-303-090. The lateral and vertical extent of contaminated soil found in each phase of this investigation was removed to the temporary storage site and eventually to a regulated hazardous waste disposal facility.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

GOLDER ASSOCIATES

Jerry Rowe
Associate

John Roberts
Project Hydrogeologist

JR/JR/jlh

enclosures

cc: Charles W. Lockhart

WASHINGTON DEPARTMENT OF ECOLOGY, 1987

LETTER RE: LORA LAKES APARTMENT SITE INVESTIGATION AND CLEAN-UP

BEA BEATTY KINKER
Director

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
4350 - 150th Ave. N.E. • Redmond, Washington 98052-5301 • (206) 885-1900

December 10, 1987

The Mueller Group
19550 Pacific Highway South, Suite 300
Seattle, Washington 98118

Attention: Mr. Douglas J. Barnes

Re: Lora Lakes Apartments - Site Investigation and Clean-up

Dear Mr. Barnes:

The Department of Ecology (Ecology) representatives have reviewed two documents by Golder Associates concerning the Lora Lakes site, 1) Geotechnical Site Investigation, Lora Lake Apartments and 2) Lora Lake Apartments Development - Site Investigation and Clean-up.

This letter confirms that the waste pit investigation and clean-up activities described in the reports followed standard engineering procedures used on sites of this type. Work appears to have been done in a professional manner using environmentally sound criteria which will protect the public. At this time, no additional investigation is required.

Ecology representatives were not on-site during excavation or sampling and cannot verify that procedures achieved clean-up levels. Therefore, our review is based on the written reports provided by the consultant. Ecology cannot waive current or future liability for any damage to the environment or property.

If you have questions, please feel free to contact John Conroy at 867-7026 or Lynn Cashion at 867-7062.

Sincerely,

John Conroy
Hazardous Waste Supervisor

Lynn Cashion
District Engineer

JC:LC:dw

DAMES & MOORE, 1991

PRELIMINARY SITE ASSESSMENT: LORA LAKE AND HOLLY RIDGE APARTMENT COMPLEXES

REPORT
PRELIMINARY SITE ASSESSMENT
LORA LAKE AND HOLLY RIDGE
APARTMENT COMPLEXES
15001 AND 15405 DES MOINES WAY S.
BURIEN, WASHINGTON

Submitted to:

SANTA ANITA REALTY ENTERPRISES
Job No. 22671-001-005
June 25, 1991

DAMES & MOORE

3.3 HYDROGEOLOGIC SETTING

Vashon Drift recessional outwash is an important source of ground water for domestic wells in most areas where it occurs. Large yields can be obtained from the more permeable deposits if the saturated thickness is great enough (Luzier, 1969).

Regional ground water was encountered in wells located within a mile of the site with the Pre-Vashon drift at depths ranging from 30 to 334 feet (averaging 121 feet) below the ground surface. Regional ground-water movement is in a west-southwesterly direction (Luzier, 1969). The depth to regional ground water at the sites is unknown.

Shallow ground water was encountered in on-site test pits at depths of 7.8 to 10.2 feet below the surface (Lora Lake) and 9 to 11 feet below the surface (Holly Ridge) (Golder Associates, 1986 a and b). Based on topography and the relative location of the site, in addition to on-site ground-water occurrence, shallow ground-water movement across the sites appear to be in a easterly direction, towards Miller Creek.

4.0 PRESENT SITE CONDITIONS

4.1 SITE RECONNAISSANCE

A site reconnaissance was conducted by Dames & Moore on May 14, 1991, to make visual observations of the existing site conditions, types of land use, and nature of businesses in the surrounding properties. Maintenance supervisors Nick Roberson (Lora Lake) and Greg Mitchell (Holly Ridge) guided the reconnaissance. Dames & Moore did not enter and visually inspect the individual apartment units.

Lora Lake comprises 22 buildings and Holly Ridge comprises 14 buildings. Each apartment complex includes associated asphalt parking stalls and driveways. Less than ten percent of the total property area at each complex consists of landscaped or grassed terrain. According to Messrs. Roberson and Mitchell, maintenance of the terrain is contracted to an outside vendor. Both of the asphalt and terrain areas contained storm-water drainages.

A drainage ditch is located adjacent to Holly Ridge to next to the eastern edge of the site. At the time of the reconnaissance, water was flowing in a southerly direction within the ditch. Sheens or discolorations in the water were not observed.

Both complexes contain an indoor swimming pool located within a main office building. Lora Lake also contains an outdoor pool.

4.1.1 Stored Chemicals

Minor amounts of pool chemicals and cleaners are stored in closets in close proximity to the pools at both complexes. Minor amounts of paints, solvents, adhesives, oil and all-purpose cleansers are stored in maintenance shops at each complex. Most flammable chemicals are stored in decommissioned refrigerators as advised by the local fire department. Evidence of significant spill or stains was not noted.

4.1.2 Residual Oil

Residual oil was observed within a drainage grate located on the western and southwestern portions of Lora Lake. According to Dianna Graham, Manager of Lora Lake, tenants are not permitted to perform vehicle maintenance on the premises.

Minor amounts of motor-oil staining was noted in several parking stalls at both complexes.

4.1.3 Storage Tanks

According to Messrs. Roberson and Mitchell, neither aboveground nor underground storage tanks are located on the sites. Fill lines or vent pipes were not noted.

4.1.4 Transformers

Transformers servicing the sites are all located underground. See Agency Contacts section for PCB information.

4.1.5 Surrounding Properties

The sites are located in a predominately residential neighborhood. A few commercial businesses are located off Des Moines Way South, and 1st Avenue South is bordered by commercial properties. A small electrical substation (Seattle City Light) and a service station are located adjacent to Lora Lake to the south. See Agency Contacts section for information pertaining to the substation. Nick Raffo Garbage Company is located approximately 200 feet southeast of Holly Ridge.

A Texaco service station (Burien Fuel Co.) is located approximately 1/4 mile north of Lora Lake at South 144th Street and Des Moines Way South. A Chevron service station is located approximately 1/4 mile south of Holly Ridge at South 157th Street and Des Moines Way South.

5.0 PREVIOUS SITE ACTIVITY

Dames & Moore reviewed reports and correspondences supplied by Santa Anita pertaining to former soil contamination believed to be a result of activities at a former barrel cleaning facility at the Lora Lake site. Copies of these reports and correspondences are contained in Appendix B. The following is a summary from Lora Lake Apartment Development Site - Investigation and Clean-up by Golder Associates (1987a):

> Golder Associates (Golder) was retained to perform a geotechnical investigation of the Lora Lake site. During this investigation, a waste pit with visually contaminated soils was encountered while digging exploratory test pits. The test pits were located within a fenced-in area on the site which was an abandoned automobile wrecking yard (Burien Auto Wrecking). Golder was informed by the owner of the abandoned wrecking yard that the contaminated soils may have resulted from the activities of a former barrel cleaning facility (Novak Barrel Cleaning Company) which began operation on the site in approximately 1940. On March 16, 1987, "Phase I" excavation of the contaminated soils was performed by Chemical Waste Management under Golder's supervision. Approximately 140 cubic yards of contaminated soil were removed and temporarily stockpiled on the northwest portion of the site. Subsequent to the excavation, four composite samples were analyzed for lead, zinc, percent solids,chlorinated halocarbans, BTEX and PCB. The excavation was then backfilled. Laboratory results of the composite samples revealed that soil contamination remained in an approximate 400 square foot area located adjacent and west of the waste-pit area.
>
> On April 3, 1987, a "Phase II" investigation was performed by Golder. Prior to this investigation, the elevation in the 400 square foot area was lowered approximately 4½ feet by site construction personnel for the purpose of construction grading. Formwork for the placement of stemwall footings for a recreation hall had been constructed in this 400 square foot area. Golder was not present during these grading and construction activities. According to the construction site manager, excavated materials were moved to the on-site temporary waste-soil stockpile.
>
> Five exploratory test pits were dug to depths of 4½ and six feet below the subgrade surface to evaluate the vertical extent of contamination. An old concrete sump containing visually contaminated soils and residual materials was encountered in one of the test pits and subsequently stockpiled. Soil samples were then taken from the bottom of each test pit and tested for lead, zinc, percent solids, EP tox-lead and zinc, chlorinated hydrocarbons and BTEX.
>
> The results from the test pit which had encountered the old concrete sump indicated slightly elevated levels of lead (265 mg/kg) (slightly above the current draft of the Model Toxics Clean-up Levels for lead clean-up levels in soils of 250 mg/kg) and for zinc

(419 mg/kg). The remainder soil sample results indicated no detection or low levels of the tested constituents.

The slightly elevated lead and zinc lead values encountered during the Phase II investigations did not exceed the Extremely Hazardous Waste (HHW) or Dangerous Waste (DLU) regulations set forth in WAC 173-303-090 at the time of the investigation. According to Golder, the lateral and vertical extent of contaminated soil was removed to the temporary storage site and eventually to a regulated hazardous waste disposal facility (Golder, 1987a). Furthermore, it was Golder's opinion that the potential for ground-water contamination resulting from the waste pit was "quite low" and therefore did not warrant ground-water monitoring wells (Golder, 1987e).

Earth Consultants, Inc. evaluated the contamination clean-up at the Lora Lake site. It was Earth Consultants' opinion that "the clean-up and monitoring operation has been conducted in a well-organized and well-documented manner" and that "the result has been the removal of dangerous or toxic substances from the suspect areas such that the remaining residual concentrations would not exceed the maximum allowable levels" prescribed under state regulations at the time of the clean-up for designation as dangerous waste (Earth Consultants, 1987a and b).

Ecology also reviewed Golder's site investigation and clean-up report following the clean-up of the Lora Lakes site and stated that no additional investigation was required at that time (Conroy, 1987).

6.0 PAST LAND USE OF SITE

Information regarding past site land use was obtained by reviewing historical aerial photographs, archival topographic maps and relevant documents obtained from the University of Washington Suzzallo Library, the Seattle Public Library and the Dames & Moore Seattle library.

6.1 AERIAL PHOTOGRAPHS

Dames & Moore reviewed and interpreted selected historical aerial photographs of the site vicinities for the years 1942, 1966, 1970, 1979, 1981, 1985, and 1989 for indications of past site land use and/or site activities which may have involved the manufacture, generation, use, storage, and/or disposal of hazardous materials:

1942 - The southeastern portion of the Lora Lake site is undeveloped. The northern and western portions appear to be residentially developed. A large, rectangular building is noted along the southern-central edge of this site. A square building is noted in the central portion of the site. Surficial scratches on the photograph hinder the interpretations of features or structures around this square building.

The Holly Ridge site consists of residences and undeveloped land.

1966 - The northern portion and majority of the Lora Lake site consists of residences. A hexagonal-shaped parcel located in the southern portion of the site contains many automobiles and at least two buildings (Burien Auto Wrecking).

1970 - Construction for Highway 518 is underway. Several automobiles are noted to the north and west of the hexagonal-shaped parcel on the Lora Lake site.

1979 - The majority of the Lora Lake site is blanketed with automobiles. Residences are located on a narrow zone along the northern edge of the property.

1981 - No significant changes are noted on the sites or in the site vicinities.

1985 - Several trailers and unidentifiable objects are observed on property (Nick Raffo Garbage Company) located adjacent to the Holly Ridge site to the southeast. Few vehicles remain on the southern portion of the Lora Lake site.

1989 - Apartment complexes are located on the sites (Lora Lake and Holly Ridge).

6.2 ARCHIVAL TOPOGRAPHIC MAPS

Archival topographic maps for the years 1949, 1973, and 1983 were reviewed and interpreted for indications of topographic and land-use changes which may have had a negative environmental impact on the sites and their surroundings:

1949 - The sites are located near the southeastern base of a small hill which reaches an elevation of approximately 450 feet above the Mean Sea Level. Streams originate northwest and southeast of the hill, converge and flow to the southwest within 1/4 mile southeast of the sites (Miller Creek). Swamp or marshlands near a small pond are indicated approximately 1/2 mile to the northeast. Several dwellings are shown on the sites.

1973 - Increased urban development is indicated in the site vicinities. SeaTac International Airport has apparently expanded in size. A small lake (Lora Lake) is shown approximately 200 feet southeast of the Lora Lake site.

1983 - A pumping station is indicated approximately 600 feet north of the Lora Lake site.

6.3 KROLL ATLASES

A review of available archival land use maps was conducted. Kroll Atlases for the years 1950, 1972 and 1987 were reviewed for pertinent information regarding pre-existing structures and ownership at the sites and properties in the site vicinities:

1950 - Both sites are owned by private individuals. A large rectangular building is located on a parcel owned by Ben Arnold on the southern portion of the Lora Lake site. The remaining parcels, as well as the majority of property in the site vicinities, appear to be residential. The following facilities are located within the site vicinities (double starred facilities (**) are believed to be located hydraulically up-gradient from the site):

Facility	Relative Location*
Sunnydale Oil Tanks	1/4 mile north
construction company	2,400 feet west
service stations	2,200 feet south 2,200 feet west (2) at 2,400 feet west 1/2 mile west

*Relative to nearest site

1972 - Highway 518 is indicated north of the Lora Lake site. A substation and Charley's Shell Service Station are located south of this site. The following facilities are additional facilities located within the site vicinities (double starred facilities (**) are believed to be located hydraulically up-gradient from the sites):

Facilities	Relative Location*
pumping station	600 feet north
automobile repair shops	(4) at 2,400 feet west 1/2 mile southwest
service stations	(4) at 2,400 feet west (3) at 1/2 mile southwest
automobile dealership	2,400 feet west

*Relative to nearest site

1987 - The following facilities are additional facilities located within the site vicinities (double starred facilities (**) are believed to be located hydraulically up-gradient from the sites):

Facility	Relative Locations
service stations	1/4 mile south 2,400 feet south 2,400 feet southwest 1/2 mile southwest

*Relative to nearest site.

6.4 SANBORN FIRE INSURANCE MAPS

Available Sanborn Fire Insurance Maps were reviewed for information regarding structures and/or ownership at the site and properties in the site vicinities. Neither the sites nor properties in the site vicinities were included on these maps.

6.5 POLK'S CITY DIRECTORIES

Polk's City Directories for the years 1960, 1965, 1970, 1976, 1981 and 1987 were reviewed to obtain information concerning the tenants of the site.

Residents are listed for both sites throughout all reviewed directories. In addition to residents, Burien Auto Wrecking is listed in the 1960 through 1981 editions at 15001 Des Moines Way S (Lora Lake).

6.6 50-YEAR CHAIN OF TITLE CERTIFICATE

Dames & Moore ordered a 50-year Chain of Title Certificate from Transamerica Title Insurance Company. A copy of the certificate is included in Appendix C.

Beginning in 1924, portions of the Holly Ridge site were deeded to private parties. The northern portion of this site (Parcels A and B) were deeded to the Mueller Development Company in 1986 followed by the southern portions (Parcels C and D) in 1987. The Holly Ridge site was deeded to The Equitable Life Insurance Company of the United States in 1988.

Beginning in 1937, various portions of the Lora Lake site were deeded to private parties. Of note, in 1940 and 1942 the southern portion of this site were deeded to Jerome Novak. As noted in Section 5.0, Novak was the name of the barrel cleaning company which had reportedly operated in the southern portion of this site. In 1951 and 1952, the land owned by Jerome Novak was deeded to Ben A. Arnold. Arnold appears to have been the owner of the portions of this site which had operated the Burien Wrecking Yard. Three additional portions of the Lora Lake site were deeded to Ben A. Arnold in 1956, 1959 and 1966.

The majority of Lora Lake site was deeded to the Mueller Development Company in 1896 followed by the remaining portions (northwestern corner) in 1987. In 1988 the Lora Lake site was deeded to The Equitable Life Insurance Company of the United States.

7.0 AGENCY DOCUMENT REVIEW

Dames & Moore conducted a review of applicable regulatory agency documents and lists of known or potential hazardous waste sites or landfills, and properties or facilities currently under investigation for potential environmental violations. The following documents and lists were reviewed to identify properties or facilities located in the site vicinities that may have the potential to adversely impact environmental conditions at the sites:

- **U.S. EPA FINDS List** (Run Date 04/02/91)
  The Facility Index System (FINDS) is a compilation of any property or facility which the EPA has investigated, reviewed or been made aware of in connection with its various regulatory programs. Each record indicates the EPA Program Office that may have files on the property or facility.

  The Lora Lake site is listed. The following facilities are listed and are located within the site vicinities (double starred facilities (**) are believed to be located hydraulically up-gradient from the sites):

Facility/Address	Relative Location*	Program
Federal Way Disposal[1] 15242 Des Moines Way S	200 feet southeast	HWDMS, CERCLIS
Growing Green Gardens 14420 Des Moines Way S	1/4 mile north	HWDMS, STATE
Malinak, Grace S 149th & Des Moines Way S	Lora Lake	HWDMS, STATE
Rossoe Inc. S 144th & Des Moines Way S	1/4 mile north	HWDMS
USWCOM Seattle Cherry Co. 14605 8th Ave S	600 feet north	HWDMS
BBC Dodge 14650 1st Ave S	1/2 mile west-northwest	HWDMS
Burien SDA School 14237 Des Moines Memorial	2200 feet northeast	FATES

Facility/Address	Relative Location*	Program
Larry's Auto Rebuilders 14836 1st Ave S	2400 feet west	HWDMS, STATE
Southgate Ford 14500 1st Ave S	1/2 mile northwest	HWDMS, STATE
Viking Freight Inc. 2006 S 146th St	1/2 mile northeast	HWDMS
ABC Radiator 15855 1st Ave S	1/2 mile southwest	HWDMS
Burien Honda 15026 1st Ave S	2400 feet west	HWDMS, STATE
Burien Toyota 15025 1st Ave S	2400 feet west	HWDMS, STATE
Southgate Press Inc. 15040 1st Ave S	2400 feet west	HWDMS

* Relative to the nearest site.

1 According to EPA's records, Federal Way Disposal is located in Federal Way, Washington, and has no relation to 15242 Des Moines Way South. The facility at this address is not listed as a CERCLIS site.

CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System; Superfund.

FATES - FIFRA (Federal Insecticide, Fungicide and Rodenticide Act) and TSCA (Toxic Substance Control Act) Enforcement System; Office of Pesticides and Toxic Substances.

HWDMS - Hazardous Waste Data Management System; Office of Solid Waste

STATE - State System; State Program Offices

- **U.S. EPA RCRA LIST** (Run Date: 03/18/91)
  The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities list is a compilation by EPA of reporting facilities that generate, store, transport, treat or dispose of hazardous waste.

  The Lora Lake site is listed. The following facilities are listed and are located within the site vicinities (double starred facilities (**) are believed to be located hydraulically up-gradient from the site):

Facility/Address	Relative Location*	Program
Malinak, Grace S 149th & Des Moines Way S	Lora Lake	Gen-1, NR-9
Nick Raffo Garbage 15424 Des Moines Way S	200 feet southeast	Tran
Growing Green Gardens 14420 Des Moines Way S	1/4 mile north	Gen-1, NR-7
Rossoe Inc. S 144th & Des Moines Way S	1/4 mile north	Gen-1, NR-7
USWCOM Seattle Cherry Co. 14605 8th Ave S	600 feet north	Gen-2, NR-7
Southgate Ford 14500 1st Ave S	1/2 mile northwest	Gen-1, NR-7
BBC Dodge 14650 1st Ave S	1/2 mile west-northwest	Gen-2
Larry's Auto Rebuilders 14836 1st Ave S	2400 feet west	Gen-2
Viking Freight Inc. 2006 S 146th St	1/2 mile northeast	Gen-3
Burien Toyota 15025 1st Ave S	2400 feet west	Gen-2
Burien Honda 15026 1st Ave S	2400 feet west	Gen-2
Firestone 15324 1st Ave S	2200 feet west	Gen-2, NR-1
ABC Radiator 15855 1st Ave S	1/2 mile southwest	Gen-2, Tran

* Relative to the nearest site.

Gen-1 - Generates more than 1,000 kilograms per month of hazardous wastes.
Gen-2 - Generates between 100 and 1,000 kilograms per month of hazardous wastes.
Gen-3 - Generates less than 100 kilograms per month of hazardous wastes.
NR-1 - Non Regulated, non-handler.
NR-7 - Non-Regulated, withdrawn.
NR-9 - Non-Regulated, closed non-hazardous waste treatment storage disposal facility.
Tran - Hazardous Waste transporter.

- **U.S. EPA CERCLIS List** (Run Date 01/28/91)
  The CERCLIS List is a compilation by EPA of the properties or facilities which EPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (Superfund Act).

  Neither the sites nor properties or facilities in the site vicinities are included on this list.

- **U.S. EPA National Priorities List** (02/08/91)
  The NPL includes those sites determined by the EPA to require priority remedial action, and those sites for which Superfund monies are used.

  Neither the sites nor properties or facilities in the site vicinities are included on this list.

- **U.S. EPA Inventory of Open Dumps** (05/83)
  The inventory of Open Dumps, provided by RCRA, is an inventory of facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

  Neither the sites nor properties or facilities in the site vicinities are included on this list.

- **Ecology's Northwest Regional Office Leaking Underground Storage Tank (LUST) List Sites Reported from January (1989)** (02/28/91)
  The LUST list is a compilation of sites with confirmed leaking underground storage tanks that have been reported to Ecology.

  The sites are not included on this list. The following facilities or properties are listed and are located in the site vicinities (double starred facilities (**) are believed to be located hydraulically up-gradient from the sites):

Facility/Address Relative Location*	Tank Status	Clean-up Status
Circle K Sta. # 1467 15058 1st Ave S 2400 feet west	removed	completed
Shell Station[1] 14848 1st Ave S 2400 feet west		assessing
Unocal Station #4704[2] 15623 1st Ave S 2400 feet southwest	removed	on-going

Unocal Station #5149[3] 15973 Des Moines Way S 1/4 mile south	removed	completed

* Relative to nearest site.

1 Comments on the list indicate that contamination was in the soil.

2 Comments on the list indicate that TPH levels were as high as 8420 ppm in the soil. Ground water was not affected.

3 Comments on the list indicate that the contamination was minor and that the contaminated soil was removed.

- **Ecology's Hazardous Waste Investigation and Cleanup Program - Affected Media and Contaminants** (03/15/91)
The Affected Media and Contaminants List is a compilation of sites with confirmed or suspected contamination that have been reported to Ecology.

The sites are not included on this list. The following facility is listed and is located in the site vicinities (double starred facilities (**) are believed to be located hydraulically up-gradient from the sites):

Facility/Address Relative Location*	Affected Media	Contaminates Suspected	 Confirmed	 Cause
AFP Partners[1] 1900 S 146th 1/2 mile northeast	Surface water soil sediment	HAL N-HS PPM	PP	tank spill

* Relative to nearest site.

1 This site has been designated by Ecology as a Confirmed Hazardous Substance Site. These are sites where the presence of hazardous substances has been confirmed by laboratory or field determinations and may require further investigation, clean-up and monitoring. The state is responsible for assuring clean-up of these sites if necessary.

HAL - Halogenated Organic Compounds
N-HS - Non-Halogenated Solvents
PP - Petroleum Products
PPM - Priority Pollutant Metals

- **Ecology's Listing of Underground Storage Tanks (USTs) Reported in Washington State** (01/01/91)
This listing is a compilation of site names and addresses and tank information who have registered USTs with Ecology.

The sites are not included on this list. The following facilities or properties are listed and are located in the site vicinities (double starred facilities (**) are believed to be located hydraulically up-gradient from the site):

Site: Name/Address/Relative Distance*	Tank: Current Age	Substance	Gallons x 1,000	Status***
Rossoe Inc.	35	other	10-20	removed
1423 S 144th St	30	diesel fuel	10-20	removed
1/4 mile north	30	diesel fuel	10-20	removed
Burien Fuel Co.	13	unleaded gas	5-10	in use
14260 Des Moines Way S				
1/4 mile north	9	leaded gas	1-5	in use
	9	unleaded gas	5-10	in use
	30	# 1-4 fuel	1-5	in use
	30	leaded gas	5-10	in use
	30	# 1-4 fuel	10-20	in use
	30	# 1-4 fuel	10-20	in use
	9	other	.5-1	in use
	9	# 1-4 fuel	.5-1	in use
	9	# 1-4 fuel	.5-1	in use
	9	# 1-4 fuel	.5-1	in use
Des Moines Soc 70827	34	unknown	1-5	unresolved
14420 Des Moines Way S	34	unknown	1-5	unresolved
1/4 mile north	34	unknown	<.5	removed
	18	leaded gas	10-20	removed
Cherry Co. 70305	44	diesel fuel	1-5	in use
14605 8th Ave S	44	other (heating)	<.5	exempt
600 feet north	22	kerosene	5-10	in use
Charley's Shell	18	leaded gas	1-5	in use
15041 Des Moines Way S	18	leaded gas	1-5	in use
adjacent to south	18	unleaded gas	5-10	in use
	13	unleaded gas	5-10	in use
Nick Raffo Garbage Co.	30	leaded gas	1-5	in use
15424 Des Moines Way S				
200 feet southeast				

Site: Name/Address/Relative Distance*	Tank: Current Age	Substance	Gallons x 1,000	Status***
94312	30	unleaded gas	1-5	removed
15804 Des Moines Way S				
1/4 mile south	13	leaded gas	5-10	removed
	30	unleaded gas	5-10	removed
	30	diesel fuel	.5-1	removed
	30	used oil	.5-1	removed
Circle K # 1478	13	leaded gas	5-10	in use
14605 1st Ave S	23	unleaded gas	5-10	in use
1/2 mile northwest	23	unleaded gas	1-5	in use
	23	diesel fuel	1-5	in use
BBC Dodge	13	unleaded gas	1-5	removed
14650 1st Ave S				
1/2 mile northwest	13	used oil	<.5	removed
7-6969	9	unleaded gas	10-20	in use
14807 1st Ave S				
2400 feet west	9	unleaded gas	5-10	in use
	9	leaded gas	5-10	in use
	9	diesel fuel	5-10	in use
	9	used oil	1-5	in use
F. "Jim" O'Francia	35	used oil	.5-1	in use
14848 1st Ave S	35	unleaded gas	1-5	in use
2400 feet west	35	unleaded gas	1-5	in use
	30	unleaded gas	5-10	in use
	22	leaded gas	10-20	in use
Burien Toyota	18	used oil	<.5	in use
15025 1st Ave S	18	unleaded gas	.5-1	in use
2400 feet west	18	unleaded gas	.5-1	in use

Site: Name/Address/Relative Distance*	Tank: Current Age	Substance	Gallons x 1,000	Status***
J & J Motor Inc.	13	unleaded gas	<.5	in use
15027 1st Ave S				
2400 feet west	13	used oil	1-5	in use
Circle K #1467	18	leaded gas	10-20	removed
15059 1st Ave S	18	unleaded gas	10-20	removed
2400 feet west	18	unleaded gas	10-20	removed
BP Site #11048	8	unleaded gas	5-10	in use
15846 1st Ave S				
1/2 mile southwest	8	leaded gas	10-20	in use
	8	unleaded gas	10-20	in use
ABC Radiator Co	23	leaded gas	1-5	removed
15855 1st Ave S	23	unleaded gas	1-5	removed
1/2 mile southwest	23	empty	<.5	removed
Noel Gibb	5	unleaded gas	10-20	in use
105 S 156th St				
2200 feet southwest	5	unleaded gas	10-20	in use
	5	leaded gas	10-20	in use
	5	diesel fuel	5-10	in use
	5	used oil	.5-1	in use

* Relative to nearest site.

***According to Sheri Dotson of Ecology, tanks flagged "perm-out" or "temp-out" may be permanently or temporarily out of commission and remain in place, or permanently or temporarily out of commission and have been removed.

- **Seattle-King County Department of Public Health Abandoned Landfill Study in the City of Seattle** (07/30/84)
  The Abandoned Landfill Study was conducted from October through December, 1984 by the Health Department's Environmental Health Division at the request of the King County Council. The primary objective of the study was to determine if public health problems exist at predetermined sites.

  Neither the sites nor properties or facilities in the site vicinities are included on this list.

8.0 AGENCY CONTACTS

Dames & Moore conducted telephone and personal inquiries to applicable municipal, county, and state offices and regulatory agencies for information regarding environmental or building permits, underground storage tanks, environmental violations or incidents and/or the status of enforcement actions at the site. Presented below is a listing of the various public agencies contacted and a summary of relevant findings:

- **Seattle City Light**
  Dames & Moore contacted Tracy Dieckhoner of Seattle City Light regarding information on the potential presence of PCB oils contained in on-site transformers.

  According to Seattle City Light's records, a total of 17 transformers are located on the sites of which 15 are name plate certified to contain less than one percent parts per million (ppm) PCBs. The remaining transformers have not been tested and therefore are assumed to be PCB contaminated (50 to 500 ppm) in accordance with 40 CFR 761.3.

  Ms. Dieckhoner stated that a possibility exists that the transformers located within the substation located adjacent to Lora Lake contain PCB oils. However, she found no records of spills or reported leaks from this substation.

- **Burien Fire Department**
  Dames & Moore contacted Inspector Hayes of the Burien Fire Department regarding the events of past chemical spills or incidences at the sites or at the surrounding properties. The Inspector recalled no such events.

9.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon information reviewed to date during this assessment, there is little evidence to indicate that the sites may have been environmentally impaired by the presence, use, storage, handling or disposal practices involving hazardous substances.

Our on-site reconnaissance did not reveal evidence of former or current practices or events which are commonly associated with environmental contamination. Known confirmed or suspected contaminated sites are believed to be located both downgradient from the sites and at distances too far to impact the sites. Facilities typically associated with hazardous substances (such as service stations, facilities with underground storage tanks and facilities which appear on EPA's FINDS and RCRA lists) are believed to be located hydraulically down-gradient from the sites.

Previous reports and correspondences relating the clean-up of contaminated soils at Lora Lake indicate that the contamination has been adequately mitigated. Although an interval of soils at approximately 4-1/2 to 8-1/2 feet below the original ground surface remains untested for contamination, the likelihood of the possible contamination migrating to the ground water appears low due to the low leachable qualities of detected lead (as defined in the low EP toxicity sample results), the absence of detectable volatiles in the final sampling event soils beneath the interval, and the capping of the soil resulting from the development of the land. It should be noted, that although Ecology has reviewed clean-up of this site in 1987 and recommended no further investigations; however, Ecology reserves the right under the Model Toxics Control Act (MTCA) to re-evaluate the site and demand further action.

It is Dames & Moore's opinion that no further environmental investigations are warranted at this time.

10.0 LIMITATIONS

This Preliminary Site Assessment (Phase I) Report has been prepared for the exclusive use of Santa Anita. It is intended to provide Santa Anita with an understanding of the potential environmental impairment that the property evaluated in this report may pose due to chemical contamination.

This report is based upon data and information obtained during a single visit by Dames & Moore personnel to the property identified herein and is based solely upon the condition of the property on the date of such inspection, supplemented by information and data obtained by Dames & Moore and described herein. The evaluation and conclusions contained in this report have been prepared in light of the expertise and experience of Dames & Moore. However, in evaluating the property, Dames & Moore has relied in good faith upon representations and information furnished by individuals noted in the report with respect to operations and existing property conditions, and the historic uses of the property to the extent that they have not been contradicted by data obtained from other sources. Accordingly, Dames & Moore accepts no responsibility for any deficiency, misstatements, or inaccuracy contained in this report as a result of misstatements, omissions, misrepresentations, or fraudulent acts of person interviewed or data obtained from public agencies.

It should be recognized that this study was not intended to be a definitive assessment of contamination at the subject property. Given that the scope of services for this assessment was limited and that exploratory borings, soil or ground-water sampling or analytical testing were not undertaken, it is possible that currently unrecognized contamination may exist at the site.

Opinions and recommendations presented herein apply to site conditions existing at the time of our assessment and those conditions reasonably foreseeable. Opinions and recommendations

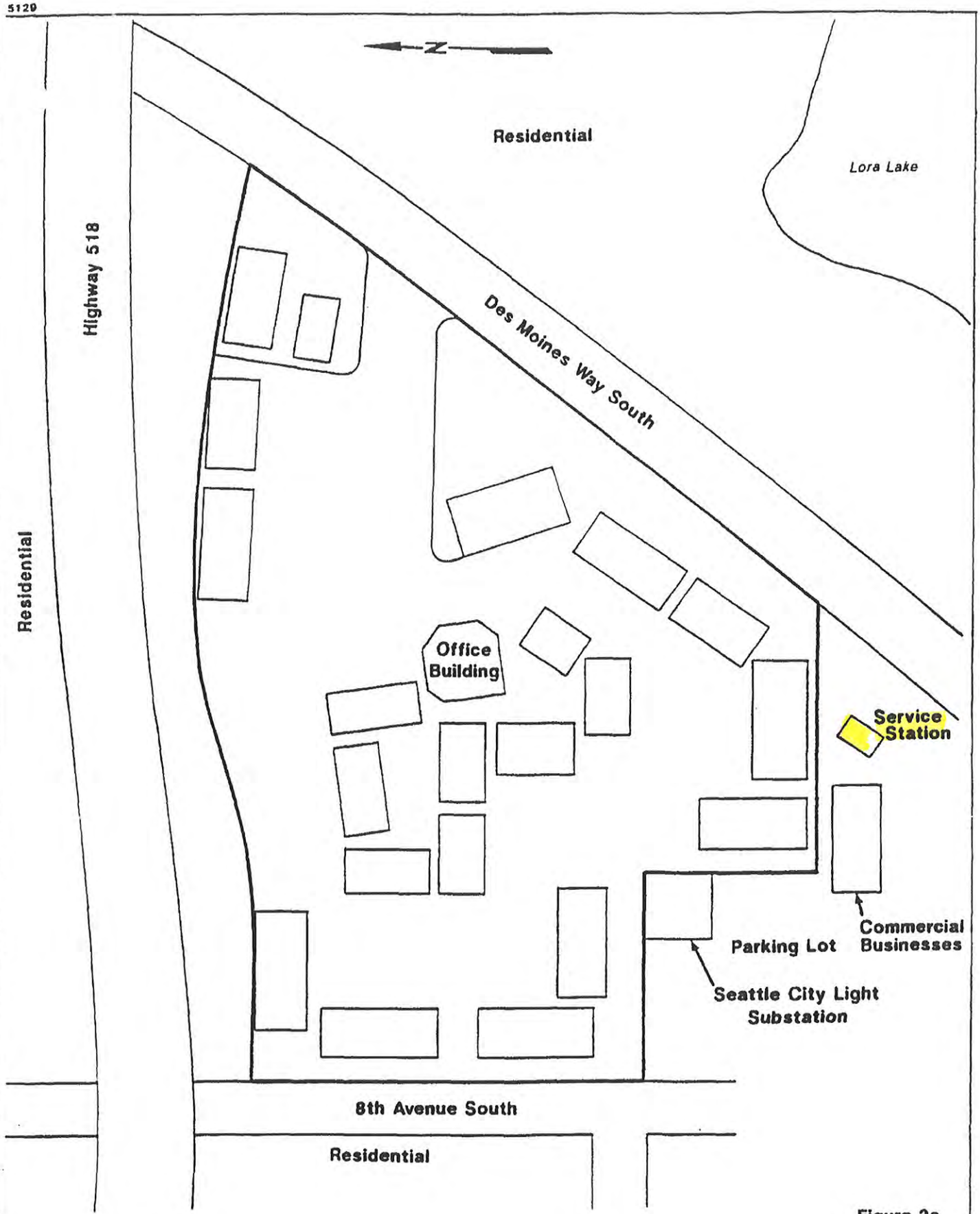


Figure 2a
Site Plan
Lora Lake Apartment Complex
Dames & Moore

(Not to Scale)

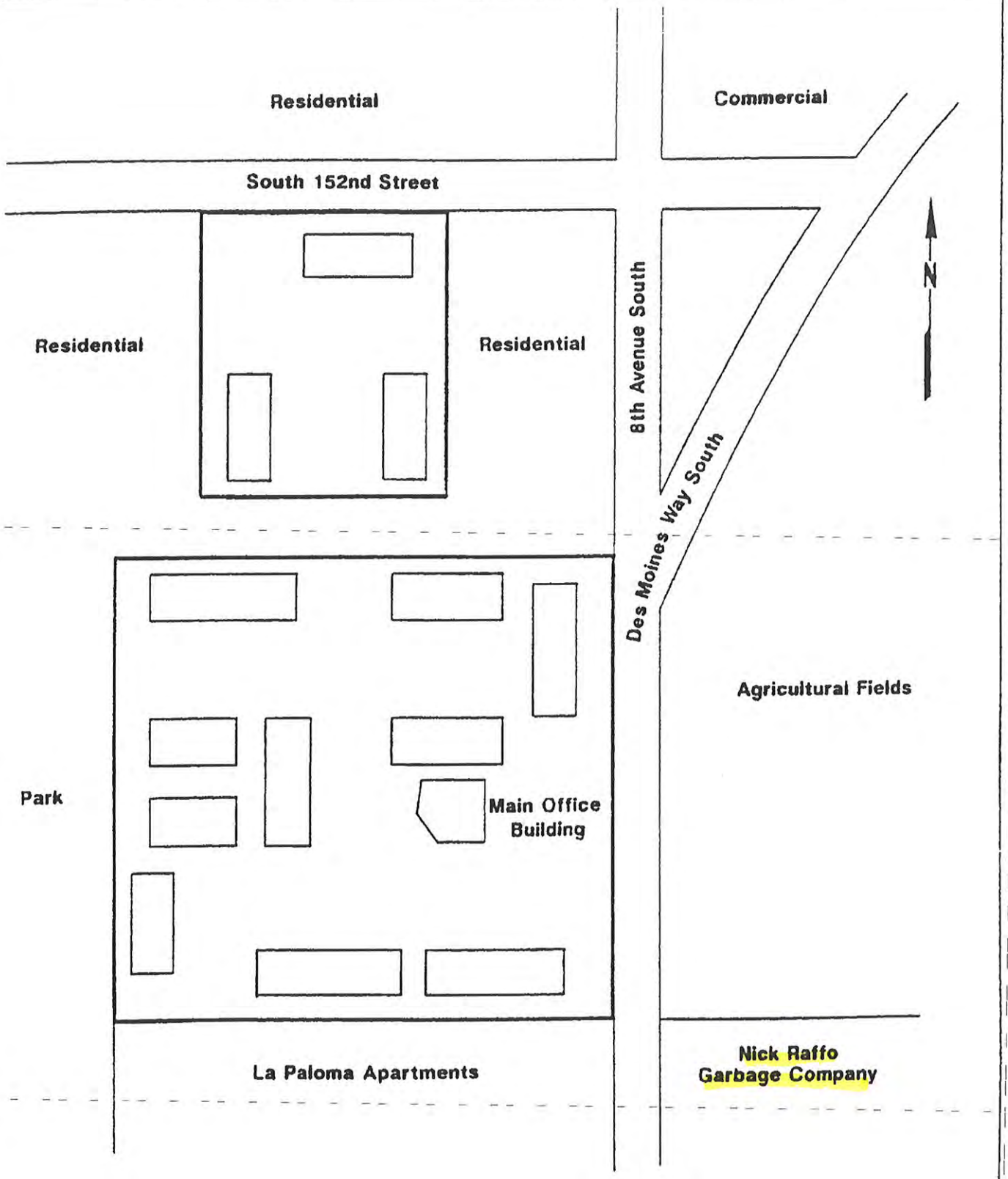


Figure 2b
Site Plan
Holly Ridge Apartment Complex
Dames & Moore

(Not to Scale)

PARAMETRIX, 1998

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT: LORA LAKE APARTMENT COMPLEX

DRAFT

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
LORA LAKE APARTMENT COMPLEX
15001 DES MOINES MEMORIAL DRIVE
BURIEN, WASHINGTON

Prepared for

THE PORT OF SEATTLE
P.O. BOX 68727
SEATTLE, WA 98168

Prepared by

PARAMETRIX, INC.
5808 Lake Washington Blvd NE
Kirkland, Washington 98033

May 26, 1998

TABLE OF CONTENTS

LIST OF FIGURES

LIST OF TABLES

APPENDICES

EXECUTIVE SUMMARY

This report presents the results of the Phase I Environmental Site Assessment prepared for the Port of Seattle on the Lora Lake Apartment Complex located at the intersection of Des Moines Memorial Drive and State Route 518 in Burien, Washington. The Port of Seattle is considering purchasing the project site as part of their third runway expansion project. The expansion involves acquiring properties for construction of the runway and as buffer zones.

The purpose of the Phase I Environmental Site Assessment is to evaluate potential environmental concerns associated with past and current use of the project site and adjacent properties. The scope of work for this Phase I Environmental Site Assessment followed guidelines described in the American Society for Testing and Materials Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process (ASTM E 1527).

Phase I Environmental Site Assessment Conclusions and Recommendations

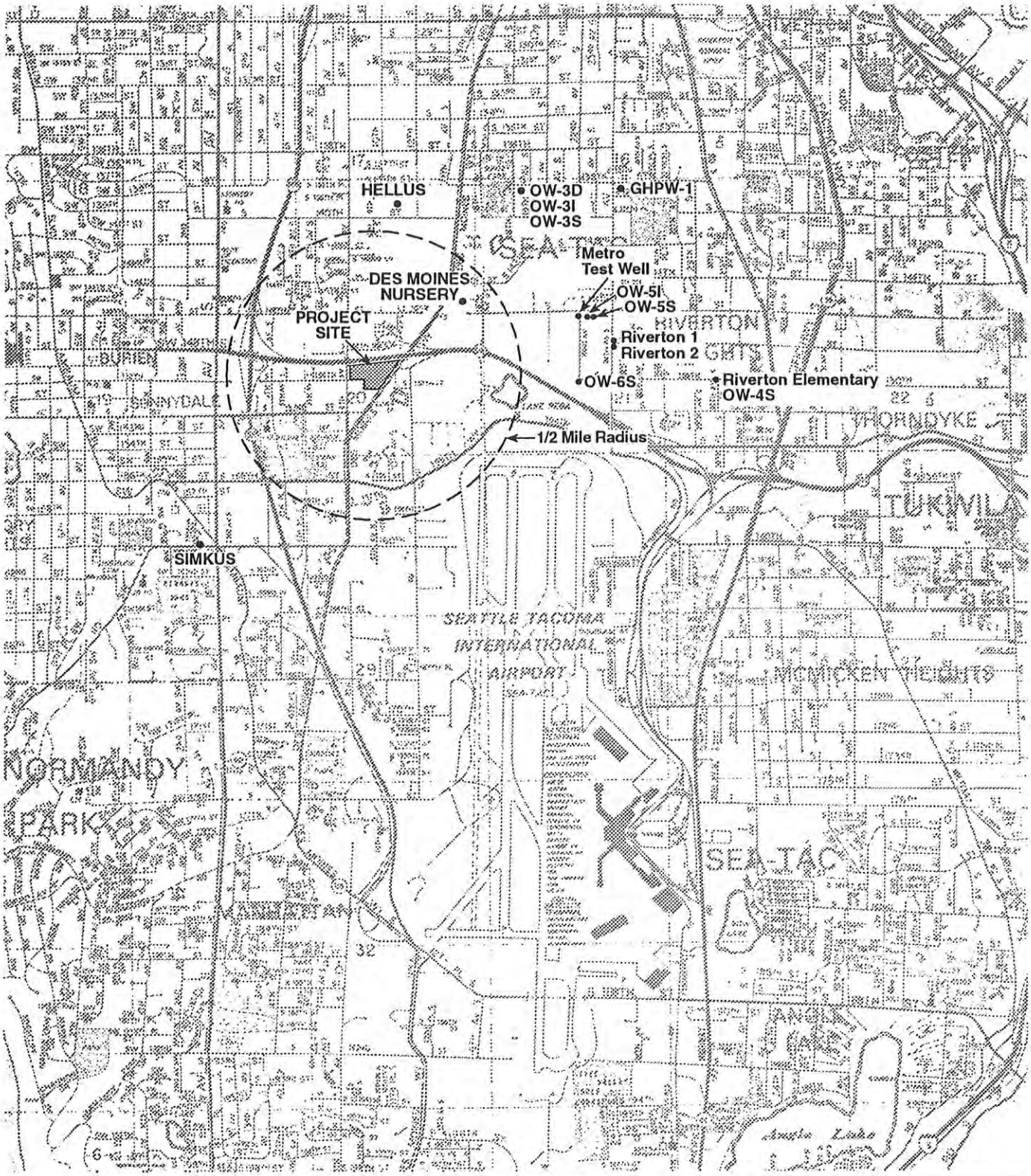
On the basis of information presented in this report, the following environmental concern has been identified:

- The aerial photograph review and one of the interviews indicates that the project site appears to have been an automobile wrecking yard. The photographs show the wrecking yard from at least 1956 to 1980. This long history of automotive activities presents a potential for contamination at the project site.

In consideration of this conclusion, Parametrix recommends a Phase II Environmental Site Assessment.

- Contact the current property owner (Pacific Gulf Properties) and determine how to obtain a copy of the previous Phase I Environmental Site Assessment report on the project site. In addition, determine if any Phase II Environmental Site Assessment work has been completed at the project site.

- Conduct a Phase II Environmental Site Assessment on the vicinity of the project site that was used for the wrecking yard. This effort would involve mobilizing a Geoprobe and collecting soil and groundwater samples for analysis of petroleum hydrocarbon compounds and other compounds related to automobile activities.



Port of Seattle/Lora Lake/Phase 1 ESA/55-2912-01(51) 5/98

N

NOT TO SCALE • Well Location

DRAFT

Figure 1.
Site Location Map

2. SITE LOCATION AND DESCRIPTION

2.1 SITE DESCRIPTION AND CURRENT SITE USES

The project site is located at the corner of Des Moines Memorial Drive and SR 518 in Burien, Washington. Features of the project site are shown on Figure 2. A legal description of the property is provided in Appendix A, and was acquired from the property appraisal report completed by Bruce C. Allen and Associates, Inc. (BAAI). Due to the size and configuration of the site, more than one address is associated with the site. The addresses are: 930 South 150th Place and 15001 Des Moines Memorial Drive.

2.2 DESCRIPTION AND USES OF ADJACENT PROPERTIES

The project site is an irregularly shaped 8.22 acres which slopes towards the southeast. The site is bounded by the following (see Figure 2):

- **West:** Single family residences.
- **South:** A former Seattle City Light transformer station; a parking lot for a bowling alley and cafe; and a strip of shops including a barber shop, a beauty salon, a pet grooming facility and a gas station.
- **East:** Single family residences and Lora Lake.
- **North:** SR 518 and residences beyond.

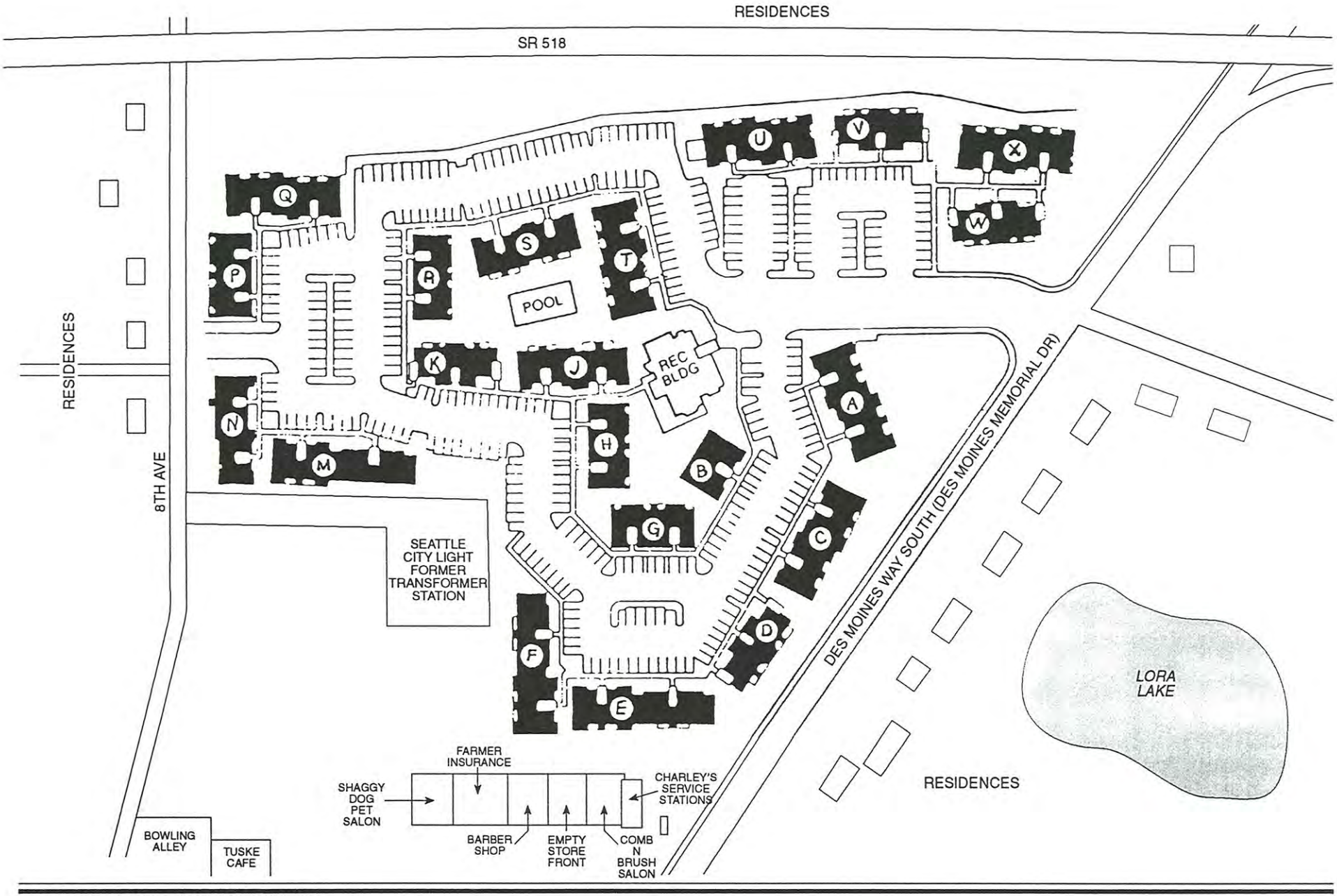
2.3 ENVIRONMENTAL SETTING

The site is located within the Puget Sound Lowland subprovince of the north-south trending Pacific Border province (Luzier 1969). It lies on the Des Moines Drift Plain on the western side of the Duwamish River Valley, approximately 325 ft above mean sea level. Surface water runoff flows east-southeast toward Lora Lake, then to a small tributary that joins Miller Creek and discharges into Puget Sound.

2.3.1 Site Geology

A review of published geologic information (Luzier 1969; AGI 1996) indicate that the project site is underlain by unconsolidated Pleistocene glacial sand and gravel interbedded with glacial, fluvial, and lacustrine sand, silt, and clay.

Five geologic units have been identified beneath the project site (AGI 1996). These are briefly described in order of depth below ground surface as follows:



Port of Seattle/Lora Lake/Phase 1 ESA/55-2912-01(51) 5/98

N

NOT TO SCALE

Apartment Building

DRAFT

Figure 2.
Site Map
Lora Lake Apartment Complex and Adjacent Properties

- Vashon Till (Qvt) - Dense, unstratified, poorly sorted mixture of clay, silt, sand, and gravel with sparse cobbles and boulders; varies from 10 to 50 ft in thickness.

- Vashon Advance Outwash (Qva) - The Advance Outwash is a fine to medium sand with minor gravel; thickness ranges from 50 to 150 ft; also referred to as the Esperance Sand.

- Lawton Clay (Qvl) - Finely laminated to massive lacustrine clay and silt; varies from 50 to 100 ft thick.

- Third Coarse-Grained Deposit (Qc[3]) - Diverse mixture of gravel, sandy gravel, and gravelly sand with variable proportions of silt and cobbles; ranges from 50 to 250 ft in thickness; also called the Salmon Springs Drift.

- Third Fine Grained Deposit (Qf[3]) - Fine to medium sand, silty sand, and silt deposit; varies in thickness from 50 to 100 ft; correlative with the Puyallup Formation.

2.3.2 Site Hydrogeology

Two distinct aquifer systems have been identified within these geologic units in the project site area (AGI 1996):

- Shallow (Qva) Aquifer - Groundwater in the Vashon Advance Outwash comprises the uppermost aquifer. Depth to water in this unconfined aquifer typically ranges from approximately 10 to 50 ft below ground surface. Groundwater flow direction in the immediate vicinity of the Lora Lake Apartments appears to be to the south and southeast, towards the valley of Miller Creek.

- Intermediate (Qc[3]) Aquifer - This aquifer is extensively used for water supply. The City of Seattle Riverton Heights well field is completed in this aquifer. Groundwater flow direction in the vicinity of the Lora Lake Apartments is approximately to the southwest. There is a fourth aquifer in the Sea-Tac Airport area called the Deep Aquifer (Qc[4]), but does not appear to be present directly beneath the project site (AGI 1996).

2.3.3 Water Well Locations

Information for water wells within 0.5 mile of the site were compiled from Ecology well log files (1998). The well logs are attached in Appendix B. One well was inventoried within 0.5 mile of the site (see Figure 1). The closest well indicated by the well log files is the Des Moines Nursery well, approximately 0.5 miles northeast of the Lora Lake Apartments. The Riverton Heights well field is located approximately 0.9 miles to the east-northeast of the site. These supply wells are screened in the Intermediate (Qc[3]) Aquifer at a depth of approximately 280 ft. Other wells within 1 mile of the site include the Simkus well to the southwest and the Hellus well to the north.

3. SITE HISTORY

3.1 PROPERTY OWNERSHIP

The property was developed by the Mueller Development Corporation in 1987. Pacific Gulf Properties acquired the property in July of 1991 from the Equitable Life Assurance Company, under its then-name of Santa Anita Realty Enterprises. A property appraisal was completed by BAAI in December 1997. BAAI provided a partial copy of that report to Parametrix (see Appendix C). Information regarding the physical description, current ownership, and present use of the site was acquired from the information provided.

A chain-of-title review was completed by Vista Environmental Solutions, Inc. (VISTA). Property ownership was transferred 12 times in the past 58 years. A summary of these transfers is provided on Table 1. A copy of the chain-of-title review is included in Appendix D. No environmental liens were present in the record.

Table 1. Summary of chain-of-title reports for Lora Lake Apartments.

Seller	Buyer	Deed Type	Date
Santa Anita Realty Enterprises, Inc.	Pacific Gulf Properties, Inc.	Special Warranty Deed	11/15/93
The Equitable Life Assurance	Santa Anita Realty Enterprises, Inc.	Special Warranty Deed	7/2/91
Mueller Development Company	The Equitable Life Assurance Society of US	Statutory Warranty Deed	9/1/88
Harold Malinak and Grace G. Malinak (Grace G. Arnold)	Mueller Development Company	Statutory Warranty Deed	9/9/86
Benjamin A. Arnold	Grace Arnold	Quit Claim Deed	9/17/81
Jerome J. Novak	Benjamin A. Arnold and Grace Arnold	Warranty Deed	5/14/52
Joseph T. and Lottie D. Novak	Jerome J. Novak	Warranty Deed	5/19/52
John A. and Edith P. Johnson	Joseph T. and Lottie D. Novak	Warranty Deed	12/11/48
Joseph T. and Lottie D. Novak	John A. and Edith P. Johnson	Warranty Deed	8/23/43
Joseph T. Novak	Lottie D. Novak	Quit Claim Deed	11/21/41
Beulah Burrows Padden	Lottie Novak	Warranty Deed	4/5/40
Martha J. Burrows	Beulah Burrows Padden	Warranty Deed	11/16/26

3.2 AERIAL PHOTOGRAPHS

Historical aerial photographs (1936, 1946, 1956, 1960, 1969, 1974, 1980, 1985, 1990, 1995) were reviewed at Walker and Associates on April 29,1998.

In 1936, the area was sparsely populated with farms and a few houses. A long rectangular building was in the middle of the area in the 1946 photograph. A few small houses were to the north of the rectangular building. In the 1956 photograph, the area south and southeast of the rectangular building was fenced and cars were parked within the fence. There was a farm to the south, and a small housing development to the north with approximately 14 houses. The area surrounding the project site was sparely developed.

The areal photographs from 1960, 1969 and 1974 basically show the same features within the site, with a number of automobiles within the fenced area. The area surrounding the site became more developed over time. A large square building appeared within the fence south of the long building in the 1974 photograph. The 1980 photograph shows a larger fenced area around the rectangular building to the north, east and west. Automobiles were parked densely within and around the fenced area. The project site included the fenced area and a strip of property north of the fence and south of State Route 518. That strip had about seven houses in 1980. The area south of the site appeared to be of a commercial use with a large parking lot. In the 1985 photograph, the houses north of the fenced area and the fenced area itself were apparent; however, there were no automobiles in the area.

The apartment complex appeared on the project site in the 1990 photograph. The area remained unchanged in the 1995 photograph.

3.3 MAPS AND DATA

United States Geological Survey (USGS) topographic maps were reviewed for the following dates: 1894, 1943, 1968, 1973, 1983. An historical King County Planning map (1967) was also reviewed. There were no obvious environmental concerns identified during the map review.

A Sanborn Fire Insurance Map search was conducted by VISTA. No maps were available for the project site (see Appendix E).

3.4 INTERVIEWS

A telephone interview was conducted on May 5,1998 with Ms. Pat Proulx, Senior Acquisitions Specialist of the Port of Seattle. According to Ms. Proulx, the project site was Burien Auto Wrecking, an automobile junk yard, prior to development as an apartment complex. She recalled walking through the yard and observing puddles of oil and grease.

During the site visit on May 8, 1998, an interview was conducted with Ms. Rhonda Everson, manager of the Lora Lake Apartments, and a site questionnaire was completed (Appendix F).

Ms. Everson had no information about the property prior to its existence as the apartment complex. The site is serviced by the following utilities:

Seattle Water District 20
Southwest Suburban Sewer
Seattle City Light
GST (telephone service)
Nick Raffo Waste Disposal

Parametrix contacted Pacific Gulf Enterprises, the current property owners, on May 19, 1998 to determine if any previous phase I ESA reports had been completed for the project site. Parametrix received a message on May 20, 1998 that there was a Phase I ESA report completed prior to the 1991 transaction (Brown 1998). However, a copy of this document was not available for review due to the absence of a signed sales agreement between the Port of Seattle and Pacific Gulf Properties.

4. REGULATORY REVIEW

4.1 REGULATORY DATABASE SEARCH

A search of the following regulatory databases was conducted by VISTA:

Agency	Database	Radius from Parcels
EPA	NPL sites	1 mile
EPA	RCRA TSD facilities	1 mile
Ecology	State priority list (SPL)	1 mile
Ecology	State CERCLIS list (SCL)	1 mile
EPA	CERCLIS list	½ mile
Ecology	LUST list	½ mile
Ecology	Permitted solid waste facilities	½ mile
Ecology	Site register (Toxics)	½ mile
Ecology	UST list	¼ mile
EPA	ERNS	⅛ mile
EPA	RCRA large and small quantity generators (RCRA-lg, RCRA-sm)	⅛ mile

The results of this database search are summarized in Table 2, and the VISTA report is provided in Appendix G. VISTA located eight sites with environmental records within 1 mile of the project site. Four of these sites have had a reported release to the environment. They are located 0.23 to 0.95 miles from the project site. Due to the distance of these sites from the project site, it is considered unlikely that the constituents originating from these sites would impact the project site.

Table 2. Summary of regulatory agency database review.

Site Name and Address	Agency Database	Distance and Direction from Site	Comments
1 Charley's Shell 15041 Des Moines Way S. Seattle, WA 98148	UST	0.01 mi southeast	Four USTs in service. One contained leaded gasoline. Other USTs contain unleaded gas.
2 Pacific Oil Products Co. 8th Ave. Des Moines Way Burien, WA 98148	UST	0.15 mile southwest	Six USTS registered, three in active service containing unleaded gas. The other three are listed as "status, other."
3 Burien 8th Ave. Des Moines Way Burien, WA 98148	UST	0.17 mile southwest	Three USTs in active service, two containing unleaded gas and one UST contents unknown.

Table 2. Summary of regulatory agency database review (continued).

	Site Name and Address	Agency Database	Distance and Direction from Site	Comments
4	Cherry Co 070305 14605 8th Ave So Seattle, WA 98168	UST	0.18 mile northwest	Five USTs, four removed. One with unknown contents
5	Joes Incorporated 14260 Des Moines Memorial Dr Seattle, WA 98168	LUST	0.23 mile northeast	Preliminary assessment/RCRA Facility Assessment conducted, conclusions not reported.
6	Nick Raffo Garbage Co 15424 Des Moines Way Seattle, WA 98168	UST	0.24 mile south	One UST with unleaded gas removed.
7	SeaTac Chevron 15804 Des Moines Way S SeaTac, WA 98148	LUST, UST	0.45 mile south	UST release reported 10/13/94. Soil affected. Cleanup in progress.
8	Safeco Solvent Treatment Inc 2212 S 144th St. Seattle, WA 98168	NFRAP, CORRACTS	0.87 mile northeast	Releases to soil reported 7/26/91 and 6/30/95. Cleanup in progress
9	Sunset Park Tub Lake Dump S 136th ST 18th Ave S Seattle, WA 98168	SPL	0.95 mile northwest	Contaminants consist of metals, cyanide, petroleum products, non-halogenated solvents and PAHs. Independent remedial action.

UST = Underground Storage Tank
LUST = Leaking Underground Storage Tank
RCRA SMGen = RCRA small quantity generator
SCL = Washington State Confirmed and Suspected Contaminated Sites List.
TOXICS = Washington State Toxics Cleanup Program site register.
CERCLIS-NFRAP = Sites currently or formerly under review by USEPA.
CORRACTS = RCRA Corrective Action Site List
SPL = Washington State Confirmed Contaminated Sites List.

4.2 SEATTLE KING COUNTY DEPARTMENT OF PUBLIC HEALTH

The Seattle King County Department of Public Health (SKCDPH) was contacted by Parametrix on September 1997. The following information was provided by telephone:

- SKCDPH does not keep hazardous waste records.
- According to SKCDPH, there are no landfills in the area. The nearest landfill on record with SKCDPH is located in South Park, Seattle, at West Marginal Way and 5th Avenue. This landfill is 4.5 miles north-northwest of the project site. Parametrix reviewed the Sea-

Tac Airport Master Plan Update EIS (Shapiro 1995) and that report identified two abandoned landfills in the general area. The first is the Bow Lake Landfill, located at the current Bow Lake transfer station, approximately 2.5 miles south-southeast from the project site. The second is the McMicken Heights Landfill, located approximately 5 miles south-southeast from the project site.

4.3 CITY OF BURIEN FIRE DEPARTMENT

Parametrix contacted the Burien Fire Department on May 11, 1998. The following information was provided by telephone (Luedemann 1998):

- There have been no responses to fires or hazardous waste spills at the project site or in the area.

- The fire department has not responded to any major fires on the project site in more than 10 years.

5. SITE VISIT

A site visit was conducted by Parametrix on May 8, 1998. Site features observed during the visit are shown on Figure 2. The Lora Lake apartment complex occupies the project site. The northern boundary of the property is State Route 518. On the east side of Des Moines Memorial Drive are single family residences and Lora Lake. Single family residences are also present on the west of the site. South of the site is commercial area with a beauty salon, barber shop, pet grooming shop, insurance office, a gas station, bowling alley and cafe. Seattle City Light had a former transformer station adjacent to the southwest side of the site. During the visit, a site checklist was completed (see Appendix H).

The results of the site visit are summarized as follows:

- The site occupies 8.22 acres. It is zoned residential (R-48).
- The site includes 21 apartment buildings (18 3-story buildings, three 2-story buildings), and a single story clubhouse building which houses the administrative offices and exercise facilities. There are two pools and spas on site, one of each in the clubhouse and the others outside.
- The site slopes to the southeast
- A transformer station was formerly present adjacent to the property
- An asphalt-paved parking lot is present between the buildings.
- No evidence of storage tanks or spills were observed during the site visit.
- The site is professionally landscaped and maintained. There are no bare spots or signs of stressed vegetation.

Photographs of the site are included in Appendix I.

6. CONCLUSIONS AND RECOMMENDATIONS

Parametrix performed a Phase I ESA at the project site in accordance with ASTM E-1527 procedures, to assist the Port in evaluating environmental concerns associated with past and current usage of the project site and vicinity. The assessment provided information on area history, current conditions, and regulatory status of the project site area.

6.1 CONCLUSIONS

On the basis of information presented in this report, the following environmental concern has been identified:

- The aerial photograph review and one of the interviews indicates that the project site appears to have been an automobile wrecking yard. The photographs show the wrecking yard from at least 1956 to 1980. This long history of automotive activities presents a potential for contamination at the project site.

6.2 RECOMMENDATIONS

In consideration of this conclusion, Parametrix recommends a Phase II ESA.

- Contact the current property owner (Pacific Gulf Properties) and determine how to obtain a copy of the previous Phase I ESA report on the project site. In addition, determine if any Phase II ESA work has been completed at the project site.

- Conduct a Phase II ESA on the vicinity of the project site that was used for the wrecking yard. This effort would involve mobilizing a Geoprobe and collecting soil and groundwater samples for analysis of petroleum hydrocarbon compounds and other compounds related to automobile activities.

9. REFERENCES

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United States Geological Survey. 1983. Topographic-Bathymetric map, Burien, Washington.

APPENDIX C

COPY OF APPRAISAL INFORMATION

PART I - INTRODUCTION

Identification of the Subject Property

The subject consists of Lora Lake Apartments, a 234-unit complex built in 1987 and located at the southwest corner of the interchange of SR-518 and Des Moines Memorial Drive South in Burien, Washington. Lora Lake is typical of its time, a complex of 21 wood-frame buildings containing stacked flat units in 2- and 3-story buildings. The complex includes indoor and outdoor recreation amenities, a recreation and office building, and steel-frame carports.

Legal Description

A lengthy legal description of the subject property is contained in the copy of a recent title report which is reproduced in the Addenda to this report.

The subject property is also known as King County Assessor's Tax Account 202304-9105.

History and Ownership

The subject was developed by Mueller Development Corporation in 1987. The current owner, Pacific Gulf Properties, Inc., a REIT (real estate investment trust), acquired the property July 2, 1991, along with the nearby 146-unit Holly Ridge Apartments, under its then-name of Santa Anita Realty Enterprises. The price was $17,014,644. The seller was the Equitable Life Assurance Company.

No other significant sale transactions involving the subject property have occurred during the past five years.

Date of Inspection/Valuation

The subject property was inspected on November 10, 1997, and subsequent dates. The effective date of this appraisal is December 1, 1997.

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple interest in the subject property as of December 1, 1997. Market value is defined as:[1]

> *The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*
>
> 1. *buyer and seller are typically motivated;*
> 2. *both parties are well-informed or well-advised and acting in what they consider their best interests;*
> 3. *a reasonable time is allowed for exposure in the open market;*
> 4. *payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and*
> 5. *the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

Property Rights Appraised

This appraisal sets forth the estimated value of the fee simple interest. Fee simple interest is defined as:[2]

> *The maximum possible estate one can possess in real property. A fee simple estate is the least limited interest and the most complete and absolute ownership in land; it is of indefinite duration, freely transferable, and inheritable. Fee simple title is sometimes referred to as "the fee." All other estates may be created from it, which means that all other estates must be something less than fee simple (such as life estates, leaseholds, etc.). Any limitations that exist on the control and use of the land held in fee do not result from the nature of the estate itself but are the result of the limitations of Eminent Domain, escheat, police power, and taxation.*

Scope of the Appraisal

The scope of this appraisal consists of all three approaches to value: the Cost Approach, the Income Approach, and the Sales Comparison Approach. Data was collected on comparable rentals, comparable sales of land, and comparable sales of improved properties.

---

[1]Source: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions [f].

[2]From *The Appraisal of Real Estate*, Tenth Edition, 1992, Appraisal Institute, page 122.

In appraising the subject property, the appraisers did the following:

- Researched Metroscan, Inc. and COMPS, Inc. databases.
- Researched Bruce C. Allen & Associate's existing database.
- Confirmed all land and building sales with buyers, selling agents, and/or public records.
- Confirmed all rentals with leasing agents, tenants, or lease documents.
- Inspected all comparable sales and rentals.
- Reviewed all documents as cited throughout this report.

Bruce C. Allen and John M. Hopkins of our firm, inspected the property on November 10, 1997, under the guidance of the owner's regional manager, Mr. Scott Brey. We were accompanied by Mr. Keith Dang, MAI, of CIC Valuation Group, Bellevue, and Mr. Greer Allen, MAI, review appraiser.

Ms. Kimberly Brown, Pacific Gulf Properties' vice president for apartment operations, provided income and expenses data for the years 1995 and 1996 and a rent roll dated November 12, 1997.

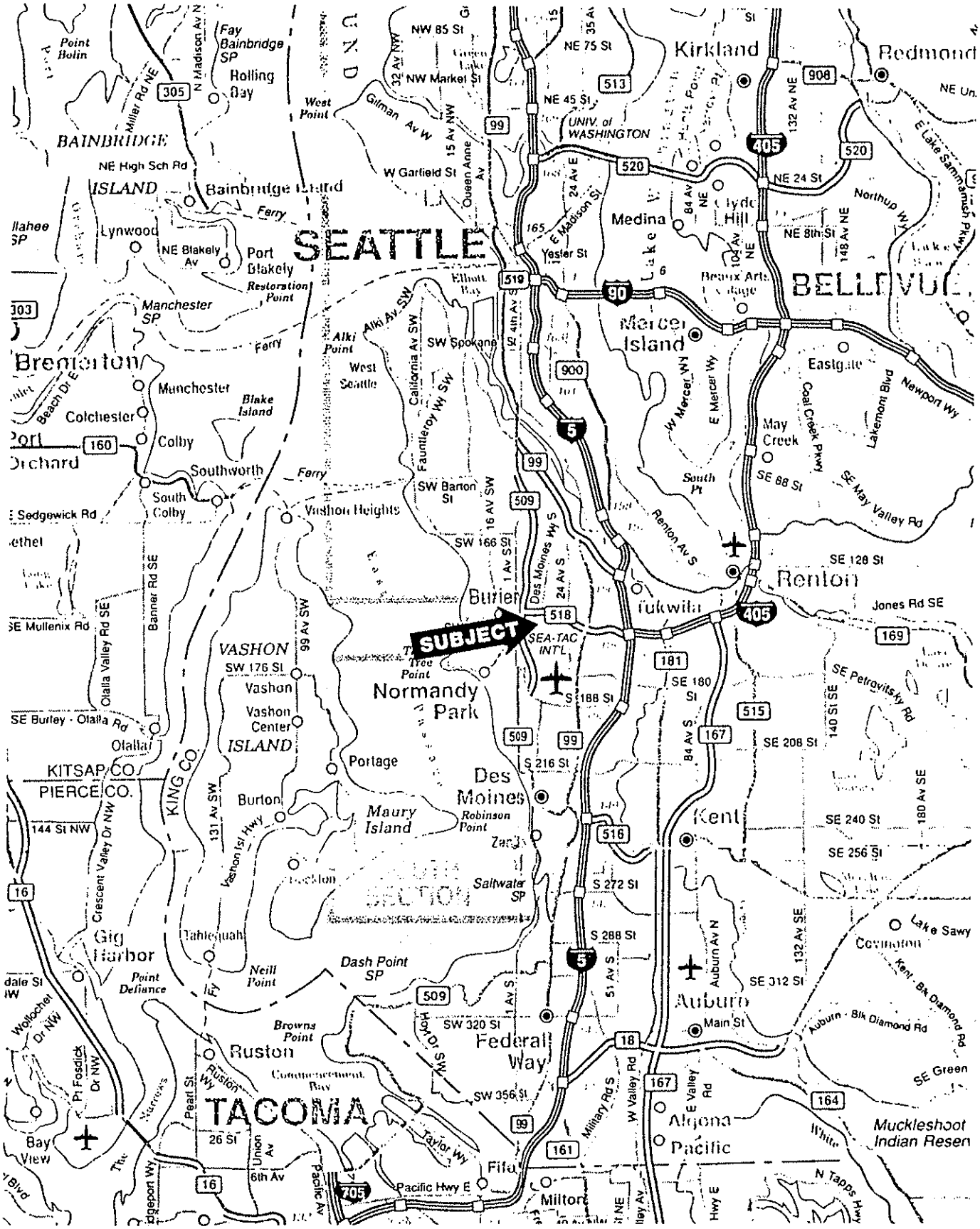
O.R. Colan Associates, Inc., the client for this report, provided a title report dated May 30, 1997. A copy is reproduced in the Addenda to this report.

Special Assumptions/Hazardous Waste

We have been provided no information regarding the presence or absence of hazardous waste on the subject property. This appraisal assumes the absence of any and all hazardous waste on the subject property. If hazardous waste is found to be present on the subject property, we reserve the right to change the valuation contained in this report.

Personal Property

Removable fixtures such as kitchen appliances, recreational equipment, drapes, blinds, etc., are essential for the operation of the subject property. They are considered to be real estate fixtures and their contributory value has been included within our final value estimate. There is no personal property included within the appraised value.



Neighborhood Map

N

PART II - FACTUAL DATA

Description of the Subject Property

Site

The subject site has an irregular shape and contains 358,227 square feet, or 8.22 acres, according to a copy of the architect's building plans. The county Assessor's records indicate an area of 361,500, or 8.30 acres. We accept the former figure as correct.

Topography

Mostly level except for some minor slope. The site is at grade with Des Moines Memorial Drive, 8th Avenue South, and the abutting property to the south.

Access

The complex's main entrance is from Des Moines Memorial Drive (also known as Des Moines Way S.). A rear entrance provides access from 8th Avenue S.

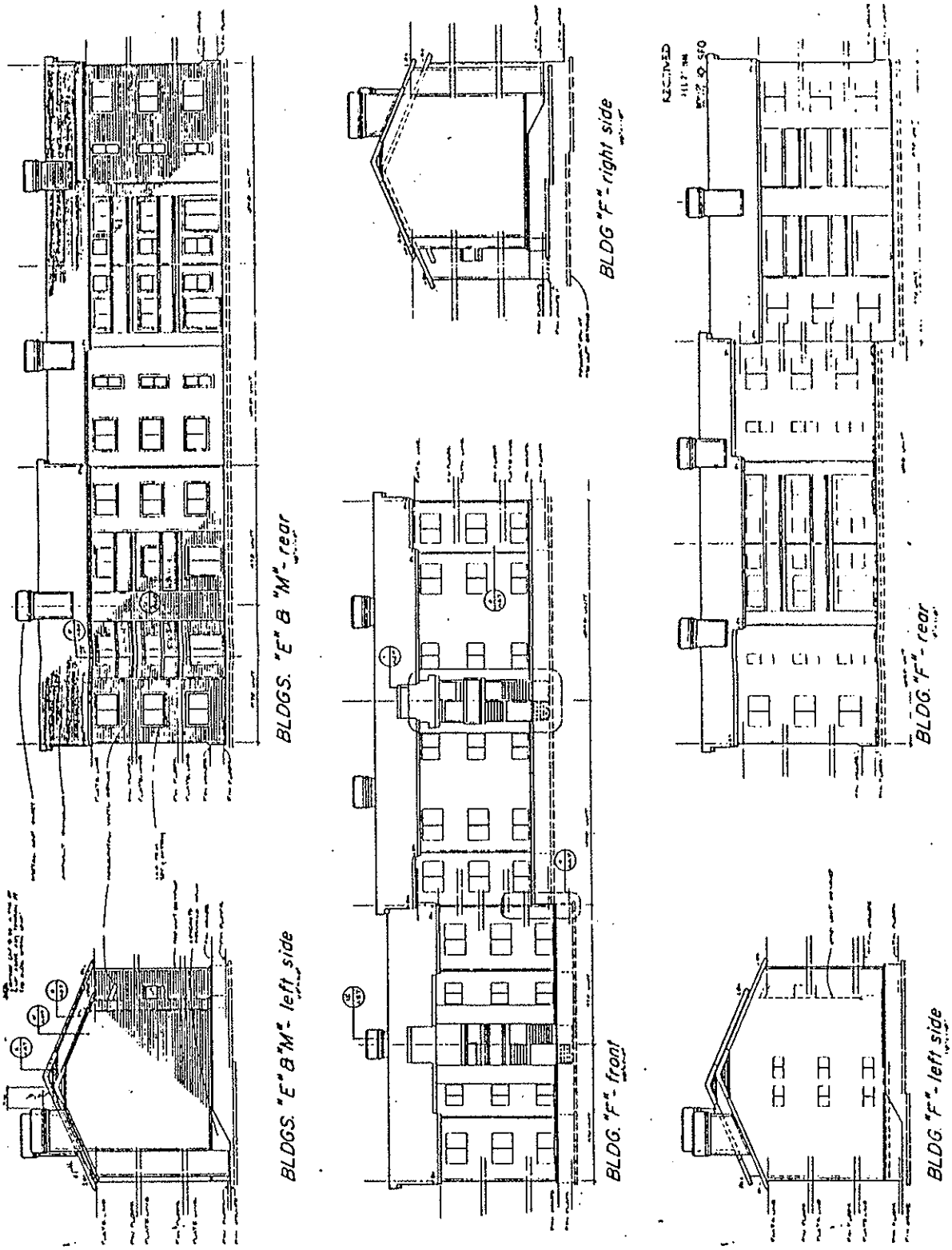
Soils

No soils test report was provided for our review; however, judging from the presence of the subject improvements on the site since their construction in 1987, as well as from residential and commercial improvements on nearby parcels, we assume that the soils making up the subject site have sufficient load-bearing capacity to support the subject improvements indefinitely.

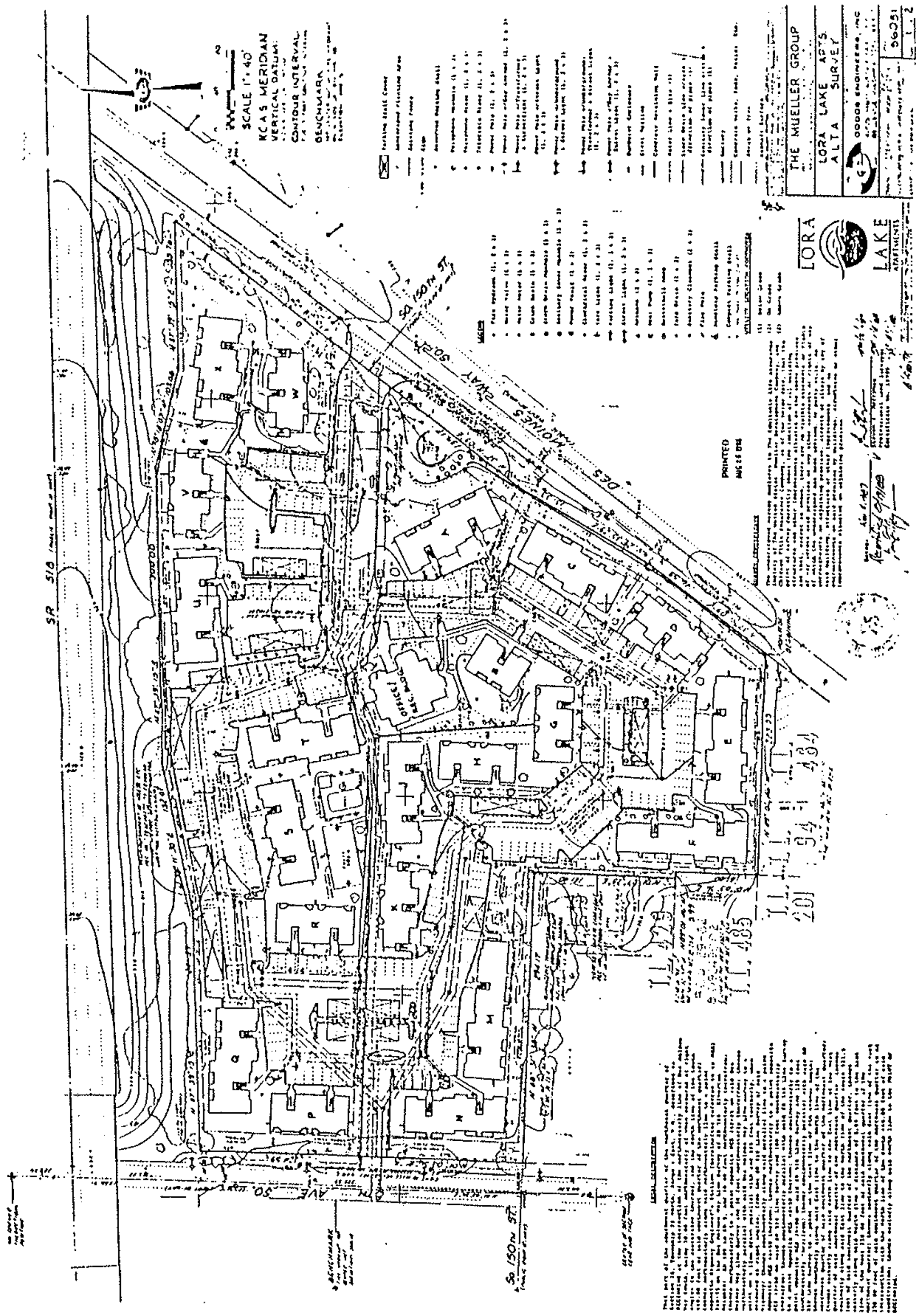
We have no knowledge of the presence of hazardous materials in subject soils. This report assumes no hazardous materials are present. Should hazardous substances be found on the property, we reserve the right to amend our opinion of value.

Utilities

All are available, including public water, sanitary sewer service, electricity, natural gas, and telephone service.



Building Elevations


SCALE 1"=40'
KCAS MERIDIAN
VERTICAL DATUM:
CONTOUR INTERVAL
BENCHMARK
THE MUELLER GROUP
LORA LAKE APTS.
ALTA SURVEY
LORA LAKE APARTMENTS
SR 518
DES MOINES WAY SO.
SO. 150TH ST.
OFFICE / REC. BLDG.
PRINTED

Site Plan

Zoning

The subject is zoned R-48, the City of Burien's densest multifamily residential designation. Permitted outright are attached and detached housing, group homes, parks, such cultural uses as libraries and museums, day care centers, churches, schools, and other uses.

Some development conditions are:

Base Density:	48 units per acre
Maximum Density:	72 units per acre (achievable only through the application of residential density incentives or transfers of density credits, neither of which is provided at this time in the City of Burien Zoning Code).
Minimum Density:	65 percent of base density, or 31.2 units per acre
Base Height:	60 feet
Max. Building Coverage:	70 percent of site area.
Max. Impervious Surface Coverage:	90 percent

With 234 units on 8.22 acres, the subject has a density of 28.5 units per acre, somewhat short of the minimum 31.2 units required by zoning. However, the code allows a less-than-minimum density in cases, among others, in which undeveloped site area would permit future development of units.

Assessed Value and Real Estate Taxes

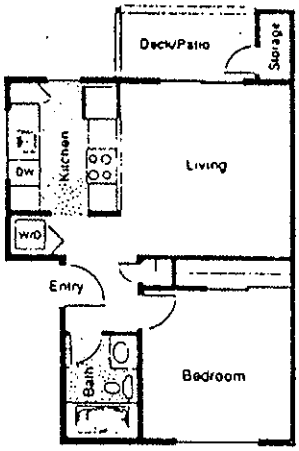
The subject property is assessed and taxed as follows:

	1997 Assessed Values			
Tax Account	Land	Improvements	Total	Taxes
202304-9105	$1,087,500	$8,390,200	$9,477,700	$145,379.19

A1

ONE BEDROOM, ONE BATH

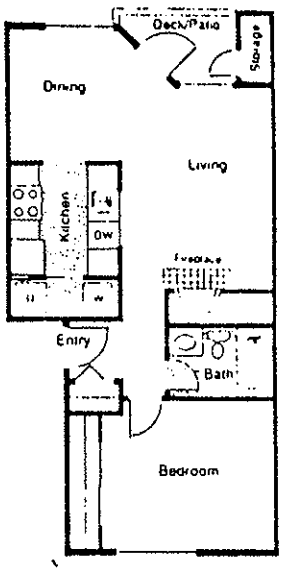
577 Sq. Ft.



A2

ONE BEDROOM, ONE BATH

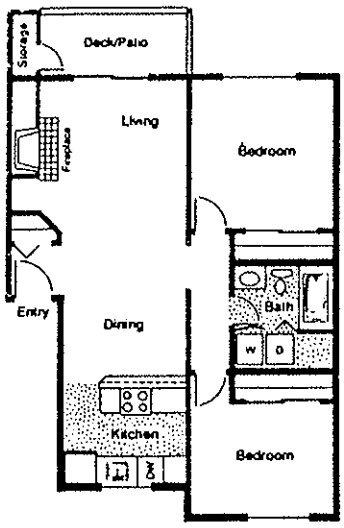
736 Sq. Ft.



B1

TWO BEDROOM, ONE BATH

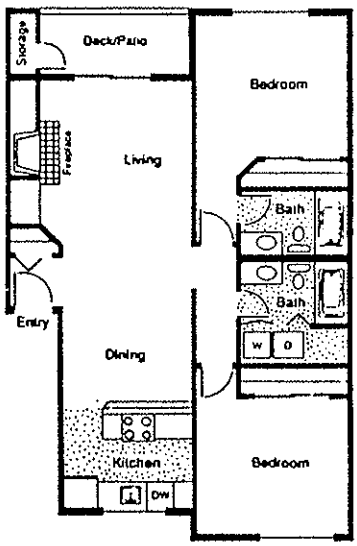
920 Sq. Ft.



B2

TWO BEDROOM, TWO BATH

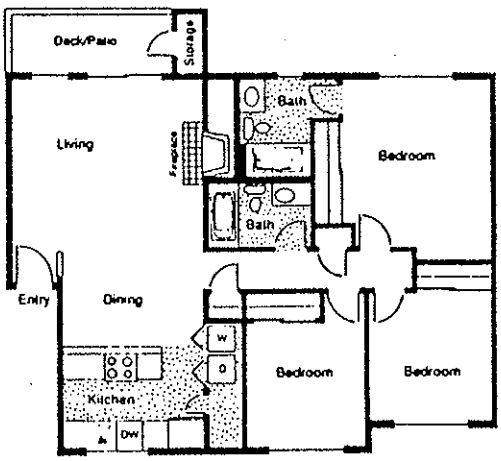
1,042 Sq. Ft.



C1

THREE BEDROOM, TWO BATH

1,178 Sq. Ft.



Floor Plans

Description of Improvements

Improvements consist of 234 apartments contained in 18 three-story and 3 two-story wood-frame buildings, plus a clubhouse building with two complex offices, an indoor swimming pool, a lounge, and other recreation amenities.

Construction type: Apartments are housed in 2- and 3-story, wood-frame buildings. Ground floor units have patios with sliders, except man-doors in the smallest one-bedroom/1-bath floor plan, and each upper story unit has a deck with slider.

Siding: Horizontally mounted beveled cedar siding.

Roofs: Gabled, covered with composition shingles.

Foundations: Concrete.

Design: Typical configurations of stacked flat units with entries adjoining an inset entry stairwell. All buildings have three stories except G, H, and R, which have two stories.

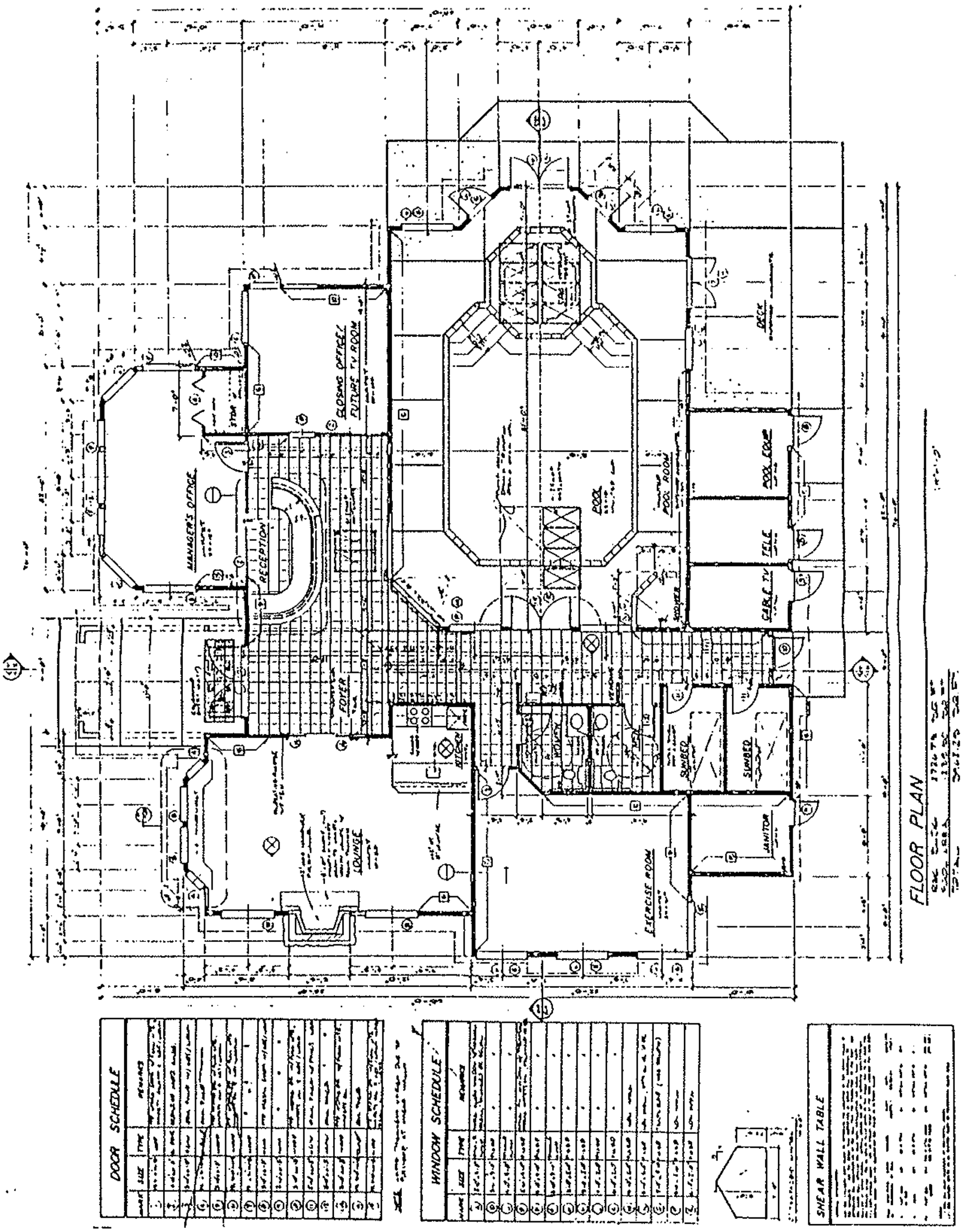
Unit Mix:

No. of DU	Unit Type	Size (sf)	GARA*
24	1/1	577	13,848
60	1/1	736	44,160
36	2/1	920	33,120
96	2/2	1,042	100,032
18	3/2	1,178	21,204
234		908	212,364

* *gross apartment rentable area*

Interiors: Standard apartment finish of gypsum wallboard walls and ceilings, painted white, single-pane windows and sliders in white aluminum frames, carpets in living areas, sheet vinyl flooring in kitchens and bathrooms, vinyl countertops in kitchens and bathrooms, and vinyl tub surrounds. "European"-style kitchen and bathroom cabinets, with white sheet vinyl covering cabinet doors and edge trim and face frame of natural wood and including a single stainless steel sink and a ceramic tile splashboard. Interior doors, and door trim have an oak veneer. Each unit contains a premanufactured steel fireplace with red brick surround and hearth.

HVAC: Electric baseboard heaters and wall-mounted forced-air electric heaters.


FLOOR PLAN
MANAGER'S OFFICE
RECEPTION
CLOSING OFFICE / FUTURE TV ROOM
POOL
POOL ROOM
DECK
POOL EQUIP
TELE
CABLE TV
FOYER
LOUNGE
EXERCISE ROOM
SUNBED
SUNBED
JANITOR
DOOR SCHEDULE
WINDOW SCHEDULE
SHEAR WALL TABLE

Floor Plans

Appliances:	Standard apartment array of refrigerator with freezing compartment, range with oven and cooktop, range hood with exhaust fan and light above ranges, under-counter dishwasher, garbage disposal, and 60-gallon water heaters. Each unit contains a full-size washer and dryer, except the smaller 1-bedroom/1-bath, which contains stacked washer/dryer units.
Parking:	A total of 376 spaces on asphalt lots, with striping, curbs, and lighting. The total breaks down into 298 open spaces and 78 spaces sheltered by steel-frame, flat-roofed carports. The resulting parking ratio is 1.6 spaces per unit. In addition, the project rents 18 spaces along the north end of the adjoining commercial property for $200 per month; the lease allows either party to terminate the agreement with a 30-day notice. The leased spaces bring the parking ratio to 1.7 spaces/unit.
Amenities:	Within the office/recreation building, or "clubhouse," are a lounge with kitchen and fireplace, an indoor swimming pool and spa, a fitness room with weight training equipment, tanning beds, a sauna, and two restrooms. Outdoor amenities include a swimming pool with spa, a basketball court, and a children's play area, or "tot lot."
Clubhouse:	Single-story, 3,962-square-foot, wood-frame structure with interior and exterior finish resembling the rest of the complex but slightly nicer for "eye appeal." Entry is multi-colored pattern carpet and ceramic floor tile; lounge interior also nicely carpeted; high walls and large windows in most rooms.
Offices:	Two rooms fronting entry lobby of clubhouse, with interior finish resembling the rest of the complex.
Landscaping:	Consists of a typical mix of grass lawn, shrubs and flowers, and trees of varying sizes. Concrete sidewalks connect courtyard spaces surrounded by buildings, and lighting is available to virtually all exterior areas.
Condition:	Project appears properly maintained both inside and outside, with only typical wear and tear noted.

APPENDIX H

SITE CHECKLIST

Date: 4/8/98 Arrival Time: 925 Departure Time: 1030
Weather Conditions: Grey
Inspector (name, title): Sandra Matthews Hydrogeologist
Site Contact (name, title): Rhonda Everson Property Manager

The source (name, agency, publication) of all data should be provided with the data.

I. Physical Site Description

Facility/Project Names: Lora Lake Apartment

Address: 930 S 150th St 15001 Des Moines Memorial Dr

City, State, Zip: Burien

County: King

Property Boundaries (street names, development, woods, lakes, etc.)

north SR 518 & Residental

south Charley's gas Station & Convenience Store, Comb & Brush Salon, Farmers Insurance, [illegible] Pet Grooming, [illegible] [illegible]

east Residential Lora Lake @ 200 ft

west Residential

Methods of Investigation (walk, drive, perimeter, etc..): walk (circled)

Accessed/Did Not Access: Accessed (circled)

II. General Physical Conditions

Size of Site (acres/sq. ft.): 8.30 (8.22) 361,500 sq ft (359,227)

Shape of Site: irregular half of an arrow point

Number of Parcels: 1, now (5?),

Land Use

- Present Use (agriculture, residential, commercial, industrial): Residental
- Zoned: R48
- %Occupancy: 76%
- Tenant Life (use): Apartment
- Land Cover: Asphalt & Buildings some shrubs
- Number of Buildings: 22
- Number of Stories: 18-2 story, 2-1 story, 1-1 story
- Age of Buildings: 11
- Size of Buildings: approx 40x110', 40'x80'
- Materials Building Constructed of: Wood
- Condition and Cleanliness of Buildings and Surrounding Area (debris, dumps, equipment clutter): Clean, well kept
- Warnings, Notices and Permits Displayed (type): NO
- Evidence of Past Use (disturbed areas/patched pavement/demolition remains): None

Odors

- Description (gasoline, paint, chemical): NO
- Location: NA

Spills

- Location: None observed
- Description (size, composition): NA

Staining (on walls, ceilings, floors, ground, soil, etc.)

- Location: None Observed
- Color: NA
- Description (size, composition): NA

Vegetation

- Ground Cover (trees, grass, crops, bare): Small landscaped area w/ Trees, grass and flowers
- Discoloration (description/location/probable cause): No
- Bare Spots (location/probable cause): Yes near gate opening from high traffic
- Stunted Vegetation Growth (location/description): None observed

- Increased Vegetation Growth (location/description): NO

Topography

- Relief (flat, gently rolling, sloping, hilly, karst): sloping to E SE
- Regional and Local Slope: East
- Elevation: @ 325 AMSL
- Depression/pits/lagoons (description/location): NO
- Evidence of Fill (changed topography, immature vegetation, mining activities-description/location): NO
- Source of Fill (source of information): NA

Hydrology

- Ponds, Streams, Ditches, etc.. (Location, direction, distance): small pond at entrance of complex (manmade) Lora Lake 1500' East
- Wetlands (detailed study required?): unknown
- Source of Water (where water in streams, rivers, ditches is flowing from): from North Miller Ck intersects lake.
- Discharge Points of Water: Puget Sound

- Site Receives /surface Water Run-off from (direction): NA

- Run-off from Site Flows to (direction into inlets, street, adjacent land): Storm drain system to east

- Wastewater Discharge: Sewer

- Flood Plain:

Geology and Hydrogeology (Record Review)

- Soil Type (clay, sand, loam): Not observed at Site
- Drainage: (good, fair, poor): Type good
- Dept of Bedrock: See Study
- Groundwater Depth/Flow Direction: See Study

III. Storage

USTs

- Evidence of On-Site/Adjacent Site USTS's (pipes, vents, pump islands, fill caps ,patching): NO

- Monitor Systems (location): NA
- Contents: NA

- Tank ID #:_____
- Size:_____
- Age:_____
- Tank Type (steel, fiberglass, composite):_____
- Records (tightness, testing, inventory):_____

ASTs

- Location: ND
- Contents: NA
- Age/Condition of Tank/Type of Tank/Size:_____
- Evidence of Spills/Leaks/Containment:_____

IV. PCBs (Transformers, florescent light ballasts, hydraulic lifts)

Type/Number of Equipment: UNKNOWN unlikely post 1987 bm

ID#:_____

Labeled:_____

Location:_____

Condition of Units:_____

Condition of Surroundings:_____

Owner of Units:_____

PCB Content:_____

V. Equipment Used On Site

Type of Equipment (processing, maintenance): Landscape contracted NO

Location:

Chemicals Used by Equipment (process): NA

Chemicals Used in Cleaning Equipment (maintenance): NA

Cleanliness/Upkeep of Equipment: N/A

VI. Utilities (include name of public utility)

City/Well Water (age/test results): Water District 20 (Seattle)

Sewer Water (leach field, dry wells, age): SW Suburban Sewer District

Septic System (tiles or leach field/age/records): NO

On-Site Treatment Facility (lagoons, ponds, age/records): NO

Power (company name/age): Seattle City Light

Natural Gas (age): NO

VII. Waste and Chemical Handling

Size/numbers/Type of Storage Containers: NA

Location:

Contents:

Condition of Containers (covered, labeled, corroded):

Disposal Methods (who/frequency):

Spills/Leaks:

On-Site Chemicals (MSDS) (get copies):

Purpose of Chemicals (process, cleaning):

Use of Herbicides or Pesticides:

VIII. ACMs

NONE observed

ACM Inspector :

Suspect ACMs Observed:

Condition:

Classification:

Location:_____

_____

Quantity:_____

_____

IX. Lead/Lead in Paint NO

Lead in Paint Inspector:_____

Maps Checked:_____

Agency Personnel, Records, Surveys:_____

_____

Samples (number, location, date, method):_____

_____

Maps Checked:_____

Agency Sources, etc..:_____

Maps Checked:_____

Agency Sources, etc..:_____

X. Wetlands/Seismic/Oil and Gas/Hydro geologic/Transmission Tower N/A

Maps, Agency Personnel, Records, Surveys Checked:_____

_____

Description (reported/observed):_____

_____

XI. Adjacent Land Use

Property Use (north): Residential 518

Property Use (south): Comercial, Charlies gas Station, Comp A Brush Salon Barber Shop, Farmers insurance, Shaggy dog Pet Salon, Tuskos cafe, Bowling

Property Use (east): Residential, Lora Lake @ 200ft

Property Use (west): Residential

Potential Concerns (USTs, ASTs, spills, operations, age): UST to south @ ?

XII. Past Use of Property and Surrounding Area

Topography: unknown by present owner

USTs (for on-site USTs include all information):

ASTs (include all information):

Solid/Hazardous Waste:

Spills and Leaks:

XIII. Interviews

Property Owner/Tenant (name): Property Manager Rhonda Evans

Adjacent Properties:

Local Regulatory:

XIV. Miscellaneous Information

APPENDIX I

PHOTOGRAPHS

Lora Lake Apartments typical 2-story building.


Lora Lake Apartments typical 3-story building.

Looking north at the west end of the former transformer station south of the project site.

Looking north at the east end of the former transformer station.

GEOSCIENCE MANAGEMENT, 2008

REPORT OF FOCUSED SUBSURFACE INVESTIGATION OF LORA LAKE APARTMENTS IN VICINITY OF PREVIOUS ENVIRONMENTAL CLEANUP IN 1987 BY GOLDER ASSOCIATES

GeoScience Management, Inc. *Environmental Consulting Services*

809 156th Street NE, Arlington, WA 98223 Telephone (360) 654-0677 Fax (360) 654-0678

April 7, 2008

Paul Agid
Don Robbins
Aviation Environmental Programs
P.O. Box 68727
Seattle, WA 98168

Re: Report of Focused Subsurface Investigation at Lora Lake Apartments in Vicinity of Previous Environmental Cleanup in 1987 by Golder Associates
Tax Lot Number 2023049105, Port of Seattle Parcel Number 029R
15001 Des Moines Memorial Way South, WA

Dear Paul and Don:

GeoScience Management, Inc. (GSM), is pleased to present this report documenting the subsurface investigation activities at the above-referenced site. We understand that the property was scheduled for redevelopment. Consequently, the Port of Seattle (Port) wished to further evaluate an area which formerly housed a barrel cleaning operation prior to the 1980s. The area in question underwent investigation and cleanup by Golder Associates, Inc. (Golder) in 1986 and 1987, and received an approval letter from the Washington State Department of Ecology (Ecology) at that time. However, documentation of the cleanup in Golder's reports is fairly brief, and groundwater was not investigated at part of the cleanup action. The purpose of GSM's investigation was to assess the area to determine whether residual soil and/or groundwater contamination remained in the area remediated by Golder in 1987. This work was performed in general accordance with the our existing contract P-00311941, with the Port, and with the Model Toxics Control Act (MTCA), Chapter 173-340 Washington Administrative Code (WAC).

SITE DESCRIPTION AND ENVIRONMENTAL BACKGROUND

The site is currently a residential apartment complex situated on approximately 7 acres, and contained 21 individual residence buildings, associated clubhouse and recreation area, pool, garages and carports. Since this investigation, 6 of the residential buildings in the eastern portion of the property have been demolished. The property is bounded on the north by a vegetative buffer and SR518, to the southeast by Des Moines Memorial Drive, to the south by vacant properties owned by the Port, and to the west by 8th Avenue South. The site topography slopes generally to the east. The apartment complex was built in the late 1980's.

Historical information indicates that the property was originally farmland or orchard prior to about 1940. A metal building was constructed at about that time, which reportedly was used as some sort of drum or barrel-washing facility (Novak Barrel Cleaning Company). About 1950, the site became an Auto Wrecking Yard, which operated until approximately the mid-1980s. At the time of Golder's investigations in 1986 and 1987, the wrecking yard was abandoned, and site structures (former houses) had been removed, with the exception of one occupied residence located on the northern portion of the property.

In July and September 1986, Golder conducted a site-wide investigation of the property, consisting of the excavation of 30 exploratory test pits, prior to the construction of the apartment complex. Golder encountered an apparently waste pit located east of the former metal building. The pit was composed of three concrete sides, and contained an oily residue. The concrete sides apparently extended to a depth of approximately 8 feet below ground. So concrete bottom of east wall were encountered. Samples of the contaminated material were

evaluated by Am Test, Inc. for total arsenic, cadmium, chromium, copper, lead, zinc, selenium, silver, mercury, nickel, antimony, beryllium, thallium, cyanide, phenols, and PCBs. Am Test's report indicated that the PCB results were not obtainable due to matrix interferences. Analysis also included volatile organic compounds by GC/MS.

Results indicated the presence of lead (3,200 mg/kg), Chromium (total) 330 mg/kg (not speciated), Cadmium (28.2 mg/kg), benzene (0.47 mg/kg), ethylbenzene (9.67 mg/kg) methylene chloride (0.23 mg/kg), 1,1,2,2-tetrachloroethene 14.3 mg/kg, trichloroethylene (0.61 mg/kg), and xylenes (98.3 mg/kg). These data are all above the MTCA Method A Cleanup levels promulgated under the WAC 173-340.

In March 1987, Chemical Waste Management, under the direction of Golder, removed 140 cubic yards of soil from the vicinity of, and including the concrete pit for off-site disposal. Composite confirmation samples indicated that, while most of the excavated area did not show elevated concentrations of target analytes, an approximately 400-square-foot area west of the pit still showed elevated levels of tetrachloroethylene (20.4 mg/kg) and toluene (17.5 mg/kg). In addition, 1.8 mg/kg of the PCB aroclor 1260 was detected in the composite sample to the east.

This area was further excavated on April 3, 1987. Golder's report indicates that the on-site contractor had started construction of the recreational building in this area, and that concrete footings for the walls had already been poured. The contractor had removed several feet of fill from the area and placed it into the contaminated stockpile area. Golder excavated several exploratory pits in the 400-foot square area and encountered a small concrete sump with visibly stained soil, which was removed. All four soil samples collected at the limits of the excavation on April 3, 1987, from the 400-square-foot area from the new subgrade exposed by the contractor, were analyzed by Enesco, Inc. a California laboratory, and were below current MTCA Method A cleanup levels, with the exception of one sample which contained 265 mg/kg lead.

FIELD INVESTIGATION ACTIVITIES

To further assess environmental conditions, GSM conducted a subsurface investigation in the vicinity of the existing recreation building. The field work include advancing 9 Geoprobe soil borings in front of (east) of the recreational building, and collecting soil and groundwater samples. As a follow-up to the initial investigation, GSM also installed one permanent 2-inch diameter monitoring well at the location of one of the geoprobe borings to gather additional subsurface information. These activities are described in more detail in the following sections.

Determining Location of Golder 1987 Cleanup Area

GSM examined existing site drawings provided by the Port, including aerial photographs, and maps included inn the previous environmental investigation and cleanup report, to determine the approximate location of the cleanup conducted in 1987. Unfortunately, no clear landmarks exist which can be easily related to the maps contained in the old reports. In addition, construction of the apartment complex required that a significant volume of soil be either removed or relocated and used as fill on other portions of the site. GSM used compass bearings and measurements from the property boundaries, as near as could be determined in the field without surveying, to locate the approximate area of the 1987 environmental work. The results of these measurements are presented in Figure 2. The result indicated that the 1987 cleanup area was located on the west side of the Recreation Building, and partially beneath the building.

Geoprobe Soil Borings and Groundwater Sampling

A total of 9 Geoprobe soil borings were completed outside the recreation building on July 24 and 25, 2007, at the approximate locations shown on Figure 3.

Drilling. The borings were sited to evaluate the potential extent of soil and groundwater impacts in the eastern portion of the area previously identified and cleaned up by Golder in 1987. The western portion of the 1987 cleanup area is apparently situation beneath the Recreation Building, and was therefore not accessible for drilling. Soil samples were collected continuously from the ground surface to the bottom of each boring at approximately 20 feet, using acrylic sampling tubes. The tubes were then split open to allow examination of the soil and collection of samples for laboratory analyses. Field observations describing soil in general accordance with the Unified Soil Classification System, were recorded on boring logs. Boring logs documenting observations during drilling are contained in Attachment A.

Sampling. Samples were collected at the discretion of the field geologist, based on odor or elevated photoionization detector (PID) measurements, discoloration, fill and debris, or proximity to observed groundwater, and submitted for chemical analyses. Groundwater samples were also collected from each boring, if sufficient water was present, using a peristaltic pump and stainless steel screen at the bottom of the borehole. The temporary wells were purged, using clean, polyethylene down-hole tubing, until much of the fine-grained material was removed from the water. Following purging, a grab groundwater sample will be collected from each temporary well. Each borehole was then backfilled with hydrated bentonite chips from the hole bottom to the ground surface. Groundwater samples were placed directly into laboratory-prepared glass jars and placed in a cooler with ice to await transport to the analytical laboratory.

Subsurfacc Conditions. Soil encountered in the borings consisted of a dark brown, damp, slightly silty, gravelly, medium to fine sand, which extended to a depth of between 4 and 7 feet below ground. Boring location LLP-1 showed wood and brick fragments scattered through this zone. We interpret this unit as native site soils excavated and used as site fill during construction of the apartments in 1987. Below the fill, we generally encountered a dark gray to black zone, up to 1-foot thick, which contained abundant roots, substantial organic matter and occasional debris. We interpret this layer as the old land surface prior to building construction. This layer had an oil-like odor in borings LLP-2, LLP-3, LLP-4, and LLP-7. Beneath the old topsoil zone, we generally encountered brown to gray-brown, damp, trace to slightly silty, gravelly, medium to fine sand, which we interpret as native soil. Groundwater was encountered at depths ranging from 13 feet to 18 feet below ground during drilling. At the LLP-2, LLP-4, and MW-1 boring locations, we encountered a zone of predominantly gravel, which was several inches thick, at a approximately 14.5 feet below ground surface in LLP-4 and MW-1 and 18 feet in LLP-2. The gravel was dark gray to black, wet, and stained with an oil-like substance, and had moderate to strong petroleum-like odor. Sheen was visible on the sampler. A gray, wet trace to slightly silty, gravelly medium to fine sand was encountered, extending to the maximum depth explored of 20 feet. At several locations, we encountered a zone of interbedded silty sands and silts below approximately 16 feet, extending to 20 feet below ground.

Installation and Sampling of New Monitoring Well at Boring LLP-4 Location

Drilling and Well Installation. Based on the analytical results obtained from the groundwater sample collected at soil boring LLP-4 (described in the Analytical Results section below), the Port requested that GSM install a permanent groundwater monitoring well at the LLP-4 boring location. On October 25, 2007, Cascade Drilling, Inc., a state-licensed well driller under contract to GSM, drilled and installed one 2-inch diameter groundwater monitoring well to a depth of 20 feet below ground surface at the LLP-4 location. The well, drilled with a hollow-stem auger and designated MW-1, consisted of 2-inch diameter, schedule 40, flush-threaded PVC, a 10-foot long, 10-slot screen and Colorado 2/12 silica sand pack, with a hydrated bentonite seal above the sand pack, and a flush-mounted, traffic rated steel monuments at the ground surface (see well construction diagram,

Attachment A). The well conforms to the requirements described in Chapter 173-160, "Minimum Standards for the Construction and Maintenance of Wells".

Sampling. Drill cuttings and soil samples from the boring were monitored for VOCs using a photoionization detector (PID). Four soil samples were collected near an apparent "old topsoil horizon" at approximately 6 to 7 feet below ground, and from the vicinity of groundwater at approximately 15 feet below ground. Samples were obtained using a 3-inch outside diameter split spoon sampler and a 300-pound downhole hammer. Blow counts were recorded for each 6-inch sampling interval, and are recorded on the boring logs in Attachment A.

GSM developed the well to remove fine-grained material from the filter pack on November 7, 2007. Development was performed using a poly bailer and a peristaltic pump fitted with new, polyethylene tubing. Approximately 5 gallons of water were removed from MW-1 during development. The well was bailed or pumped dry 5 times, and allowed to recover during the development process. Development water was placed into a 55-gallon drum and stored temporarily at the drill site.

On November 7, 2007, well MW-1 was sampled using a peristaltic pump. Prior to sampling, the depth to water was measured in the monitoring well using an electronic well probe, and was determined to be 15.07 feet below the top of the PVC well casing (btoc). Water were purged at a rate of approximately ¼ to ½-liter per minute, but well went dry after only 1 ½ gallons pumped. The well was allowed to recharge for 20 minutes, and pumped again until dry. The well was allowed to recharge for 45 minutes, and the water level was measured at 17.37 feet btoc. Sample bottles were then filled using the pump, but the well again went dry before all bottles could be filled. The well was allowed to stand for an additional 30 minutes, and then the remainder of the sample jars were then filled.

LABORATORY ANALYSIS

Table 1 presents a summary of the analyses performed on the various soil and groundwater samples for this investigation. The results of these analyses are summarized in Tables 2 through 7. Laboratory reports containing the results, but no QA /QC information, due to it's size, are contained in Attachment B. A Compact Disk has been included as Attachment Quality assurance / quality control measures for the laboratory analyses are deemed appropriate, and the data is acceptable for use as reported. Please refer to the individual laboratory reports for specific QA/QC issues and remedies.

Geoprobe Borings

A total of 8 soil and 7 water samples, collected from the geoprobe soil borings, were taken, under chain of custody protocols, to OnSite Laboratories, a state-certified laboratory, for analysis for one or more of the following target analytes: gasoline-range petroleum hydrocarbons (GRO, Method NWTPH-Gx); diesel- and residual-range petroleum hydrocarbons (DRO/RRO) using method NWTPH-Dx; volatile organic compounds (VOCs, EPA Method 8260); semi-volatile organic compounds (SVOCs, EPA Method 8270); polychlorinated biphenyl's (PCBs (Method 8082); RCRA 8 metals; and arsenic only (EPA 6000/7000 Series Methods).

Hollow-stem Auger Boring and Monitoring Well MW-1

In addition, two soil samples were collected on October 25, 2007 during drilling monitoring well MW-1, and one groundwater sample from MW-1 was collected on November 7, 2007. These samples were transferred to Columbia Analytical Services, Inc. (CAS) in Kelso Washington for analysis. However, the sample holding time for VOC analysis for the November 7, 2007 MW-1 groundwater sample was inadvertently exceeded. Well MW-1 was re-sampled on December 5, 2007, and the samples forwarded to CAS. CAS performed analysis of the soil samples and November 7, and December 5 groundwater samples for SVOCs, chlorinated dibenzo-p-dioxins (PCDDs) and chlorinated dibenzofurans (PCDFs) using EPA analytical Method 8290/PCDD/PCDF. In addition, the December 5 groundwater sample was analyzed for VOCs.

DISCUSSION OF RESULTS

Petroleum Hydrocarbons Data and Cleanup Levels

Analytical Results. Results of analyses for petroleum hydrocarbon compounds are presented in Table 2. Two of the 8 soil samples submitted to OnSite were analyzed for benzene, toluene ethylbenzene and xylenes (BTEX). All 8 soil samples were analyzed for diesel and oil. In addition, two soil and two groundwater samples (November 7 and December 5, 2007) collected from well MW-1 were analyzed for gasoline, diesel and oil. These samples, with the exception of the November 7 groundwater sample, were also analyzed for BTEX compounds.

Comparison with Cleanup Levels. Results were compared to the MTCA [1] Method A Tables for soil (740-1) and groundwater (720-1) cleanup levels. Cleanup levels are also presented in Table 2. Soil sample LLP-4-14.5 exceeded the cleanup level of 9 mg/kg xylenes. Soil samples from borings LLP-2 at 6.5 feet, LLP-4 at 14.5 feet, and MW-1-14 exceeded the soil cleanup levels for gasoline of 100 mg/kg, and diesel and oil of 2,000 mg/kg. All other samples were below the applicable cleanup levels.

Volatile Organic Compounds Data and Cleanup Levels

Analytical Results. Results of analyses for VOCs, and the associated cleanup levels, are presented in Table 3. While a number of VOCs were detected in both soil and groundwater samples, almost all concentrations were relatively low.

Comparison with Cleanup Levels. Concentrations were compared to either MTCA Method A cleanup levels from Tables 740-1 or 720-1, or to values presented in the Washington State Department of Ecology's (Ecology) CLARC tables for Method B cleanup values. With the exceptions of xylenes (12.5 mg/kg) and naphthalene (7.9 mg/kg), which slightly exceeded the Method A cleanup values of 9 mg/kg and 5 mg/kg, respectively, in soil sample LLP-4-14.5, all VOC concentrations in soil and groundwater were below the respective cleanup levels.

SemiVolatile Organic Compounds and Polychloriuated Biphenols Data and Cleanup Levels

Analytical Results. Results of analyses for semivolatile organic compounds, and the associated cleanup levels, are presented in Table 4. While a number of SVOCs were detected in both soil and groundwater samples, almost all concentrations were relatively low. PCBs were not detected at or above the analytical method reporting limits. Pentachlorophenol was detected at a concentration of 120 ug/L in the water ample from boring LLP-4, and at a concentration of 150 ug/L in the November 7, 2007 groundwater sample from MW-1. Bis(2-ethylhexl) phthalate was reported at a concentration of 14 ug/L in the November 7, 2007 groundwater sample from MW-1.

Comparison with Cleanup Levels. Concentrations were compared to either MTCA Method A cleanup levels from Tables 740-1 or 720-1, or to values presented in the Ecology's CLARC tables for Method B cleanup values. All SVOC concentrations in soil and groundwater were below the respective cleanup levels, with the exceptions of pentachlorophenol in groundwater from boring LLP-4 and well MW-1, which exceeded the cleanup level of 0.73 ug/L. MW-1 groundwater exceeded the bis(2-ethylhexl) phthalate Method B cleanup level of 6.3 ug/L.

Carcinogenic Polyaromatie Hydrocarbon Compounds Data and Cleanup Levels

Analytical Results. Results of analyses for carcinogenic polyaromatic hydrocarbon compounds (cPAHs), and the associated cleanup levels, are presented in Table 5. All 7 cPAH compounds were reported detected in the soil sample from boring LLP-4 at 14.5 feet below ground. Six of the 7 cPAH compounds were detected in the soil sample from boring MW-1 at 14 feet below ground. The other two soil samples, LLP-5-15.5 and MW-1-7 contained detections of only three or less of the cPAH compounds. The water samples analyzed from probe

[1] Chapter 173-340 WAC, Model Toxics Control Act Regulation, Amended October 12, 2007

borings LLP-4, -5, -8 and -9, and monitoring well MW-1 contained between zero and four cPAH compounds each.

Comparison with Cleanup Levels. MTCA and related documents state that mixtures containing multiple cPAHs must be evaluated using a Toxicity Equivalency Factor (TEF), where all cPAH concentrations are adjusted equivalent to the toxicity of benzo(a)pyrene. These TEF's are listed in Table 708-2 of MTCA. The TEF's for the cPAHs are listed in Table 5, along with the adjusted concentrations. cPAH adjusted concentrations exceeded the MTCA Method A cleanup level of 0.1 mg/kg for the soil sample collected from LLP-4 at 14.5 feet below ground. cPAH adjusted concentrations exceeded the MTCA Method A cleanup level of 0.1 ug/L for water in samples collected from LLP-4, and MW-1 on November 7, 2007. All cPAH concentrations in soil and groundwater in the other samples analyzed for this study were below the respective cleanup levels.

PCDDs and PCDFs Data and Cleanup Levels

Analytical Results. Results of analyses for PCDDs and PCDFs, and the associated cleanup levels, are presented in Table 6. With a single exception, all target PCDDs and PCDF congeners were detected in both soil samples analyzed (MW-1-7, MW-1-14), and the one groundwater sample analyzed (MW-1, November 7, 2007).

Comparison with Cleanup Levels. MTCA and related documents state that dioxins and furans are generally present in the environment as a complex mixture of chemical "congeners" that differ in terms of the number and location of chlorine atoms. 2,3,7,8-Tetrachlorodibenzo-p-dioxin (TCDD) is the most toxic and best-studied of the 210 polychlorinated dibenzo-p-dioxin and polychlorinated dibenzofuran congeners. Because of the need to evaluate the risks associated with the whole mixture, the "Toxicity Equivalency Factor" or "TEF" methodology has been developed. Under this approach, each congener is assigned a TEF, which is some fraction of the toxicity of TCDD. The total toxic equivalency (TEQ) of a mixture is the sum of the products of the concentration of each congener in the contaminated medium and its TEF. These TEF's are listed in Table 708-1 of MTCA. The TEF's for each congener are listed in Table 6, along with the adjusted PCDD and PCDF concentrations.

The CLARC Method B tables list the cleanup levels for dibenzofurans as 160 mg/kg for soil, and 160 ug/L for groundwater. However, it is not clear that these numbers have been adjusted using the TEF methodology. Ecology's evaluation of the economic impacts resulting from adopting the TEF methodology (Ecology Publication 07-09-045) state that:

> "The rule revisions will result in changes to dioxin and furan mixture soil-cleanup levels based on human cancer risks. The rule revisions will result in Method B soil cleanup levels for dioxin mixtures that are 40 percent higher (less stringent) than cleanup levels established using the approach specified in the CLARC guidance document. The rule revisions will result in Method B soil cleanup levels that are 30 to 50 percent lower (more stringent) than cleanup levels that would be established under the baseline (based on median cleanup level at dioxin/furan sites in Washington state)."

Metals Data and Cleanup Levels

Analytical Results. Results of analyses for metals, and the associated cleanup levels, are presented in Table 6. While a number of metals were detected in both soil and groundwater samples, almost all concentrations were relatively low.

Comparison with Cleanup Levels. Concentrations were compared to either MTCA Method A cleanup levels from Tables 740-1 or 720-1, or to values presented in the Washington State Department of Ecology's(Ecology) CLARC tables for Method B cleanup values. All metals concentrations were below the respective cleanup levels with a possible exception; the total chromium concentration for soil samples LLP-4 at 14.5 feet (40 mg/kg) and LLP-5at 15.5 feet (25 mg/kg) exceeded the chromium VI cleanup value of 19 mg/kg. It is unlikely that the chromium detected in these two samples is composed primarily of chromium VI. However, additional analysis

for chromium speciation needs to occur to answer this question. With the exception of arsenic (65 ug/L), which exceeded the Method A cleanup value of 5 ug/L in groundwater samples LLP-4 Water and LLP-9 Water, all metals concentrations in groundwater were below the respective cleanup levels.

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Washington State Department of Ecology, Undated. *Evaluating the Toxicity and Assessing the Carcinogenic Risk of Environmental Mixtures Using Toxicity Equivalency Factors.*

LIMITATIONS

The services described in this report were performed consistent with generally accepted professional consulting principles and practices at the time the work was performed. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or

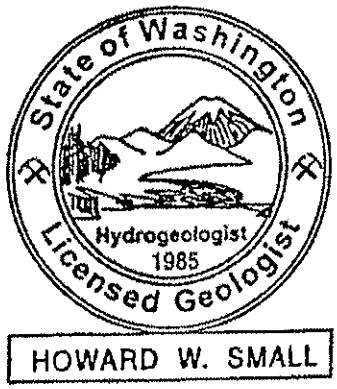
regulations subsequent to performance of services. We do not warrant the accuracy of information supplied by others, nor the use of segregated portions of this report.

We appreciate the opportunity to provide this information to the Port of Seattle. If have any questions or wish to discuss the information presented here, please call.

Sincerely,
GeoScience Management, Inc.

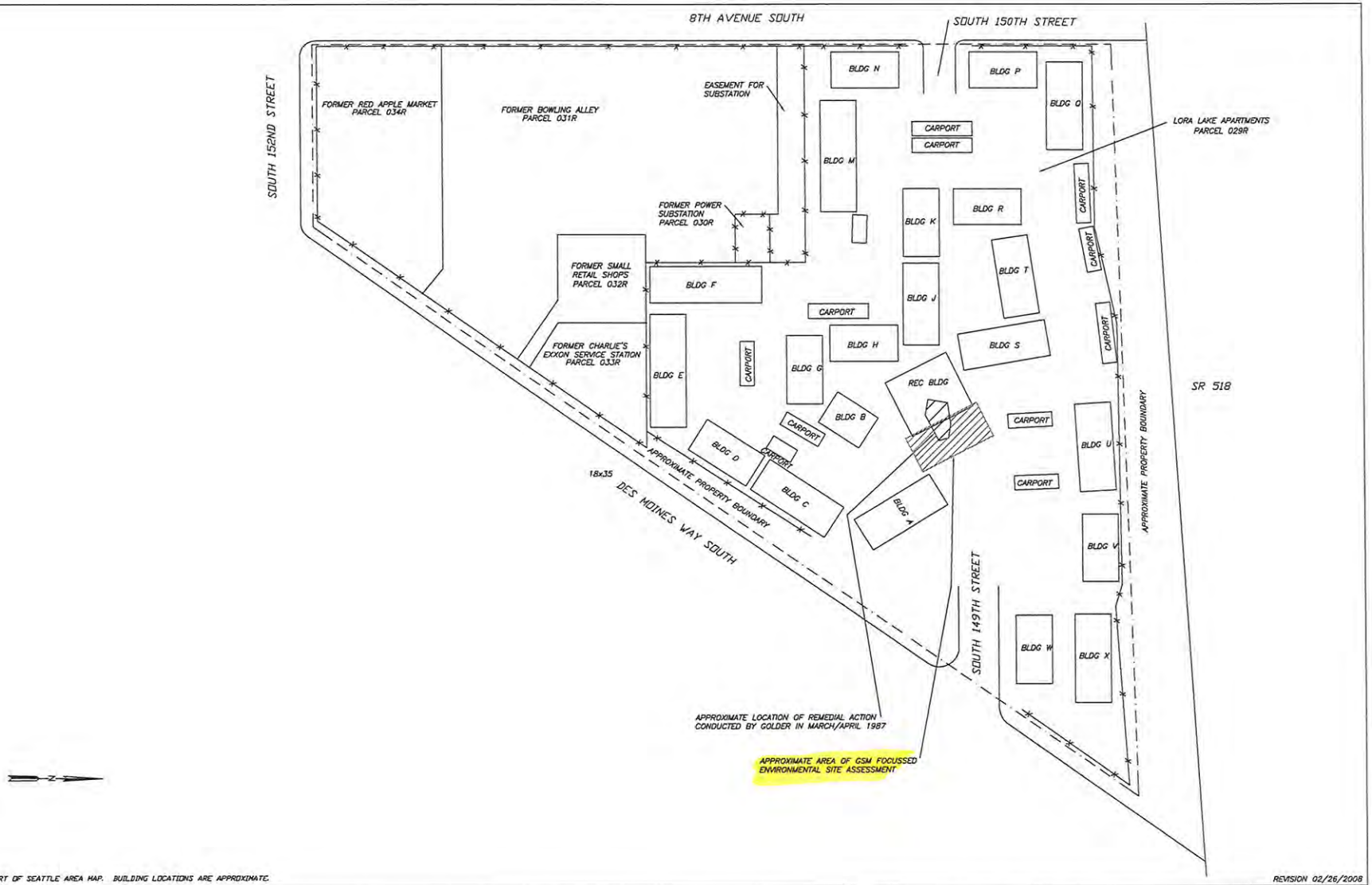
Howard W. Small

Howard W. Small,
L.HG., C.P.G.
Principal Geologist



Attachments: Table 1 – Summary of Chemical Analyses
Table 2 - Summary of Hydrocarbon Data
Table 3 – Summary of Volatile Organics Analysis Data
Table 4 – Summary of SemiVolatile Organics Analysis Data
Table 5 – Summary of Carcinogenic Polyaromatic Hydrocarbons (cPAH) Analysis Data
Table 6 – Summary of PCDD / PCDF Analysis Data
Table 7 – Summary of Metals Analysis Data
Figure 1 – Site Vicinity Map
Figure 2 – General Site Plan
Figure 3 – Site and Exploration Plan
Attachment A – Boring and Monitoring Well Construction Logs
Attachment B – Laboratory Reports by OnSite Environmental, Inc. and Columbia Analytical Services
Attachment C – Compact Disk with Complete Laboratory Reports and QA /QC Documentation

cc: Project File



BASE MAP WAS PREPARED FROM PORT OF SEATTLE AREA MAP. BUILDING LOCATIONS ARE APPROXIMATE.

REVISION 02/26/2008

0 30 60 120 240

APPROXIMATE SCALE (FEET)

GEOSCIENCE MANAGEMENT, INC.
ENVIRONMENTAL CONSULTING SERVICES
809 156TH STREET NE
ARLINGTON, WA 98223

DESIGN HWS
DRAWN HWS
DATE FEBRUARY 2008
JOB No. LORA LAKE PARCELS

GENERAL SITE PLAN, SHOWING APPROXIMATE AREA OF 1987 CLEANUP, AND GSM INVESTIGATION AREA

LORA LAKE APARTMENTS
DES MOINES WAY SOUTH, DES MOINES, WA

FIGURE 2

ENSR CORPORATION, 2008

SOIL, GROUNDWATER, AND SUB-SLAB AIR INVESTIGATION, LORA LAKE APARTMENTS

Prepared for:
Port of Seattle
Seattle, Washington

Soil, Groundwater, and Sub-slab Air Investigation
Lora Lakes Apartments

ENSR Corporation
June 2008
Document No.: 05482025

ENSR | AECOM

1.0 Introduction

ENSR Corporation (ENSR) was retained by The Port of Seattle (Port), the current property owner, in consultation with King County Housing Authority, as most recent past property owner and possessor through condemnation, to complete an environmental site investigation at the Lora Lake Apartments (Site) located at 15001 Des Moines Memorial Drive in Burien, Washington (Figure 1-1). The primary purpose of the site investigation was to collect information sufficient to characterize potential risks to human health from exposure to chemicals in soil, groundwater and soil vapor. Further, the investigation was intended to provide a foundation for evaluating potential cleanup options under MTCA. This document reports on the planning, implementation, results and findings of the site investigation.

1.1 Background

1.1.1 Site location, surrounding land use and site history

The site is located at 15001 Des Moines Memorial Drive in Burien, Washington, King County Assessor's Parcel No. 2023049105. The site is 8.29 acres in size and contains an unoccupied residential apartment complex. Directly adjacent to and north of the property is State Highway 518. Land use north of the highway is residential. Des Moines Memorial Drive flanks the eastern boundary of the site. Further east is land owned by the Port and designated in the Natural Resource Mitigation Plan for Seattle Tacoma International Airport (Airport) as Miller Creek/Lora Lake Upland Buffer and Flood Plain Zones. Immediately south of the site are open lots which were recently cleared of commercial development (Auto Service Station, Seattle City Light Substation and a commercial shopping center). Eighth Avenue South and more residential development exist just to the west.

Prior to 1940, the site was both an orchard and private residence. During the 1940s and 1950s, the Novak Barrel Cleaning Company operated at the site. From approximately 1960 to 1981, Burien Auto Wrecking operated at the site. Two aerial photographs of the site are in Appendix A. One photograph is dated 1946 and shows a building and possible sludge pond present when the Novak Barrel Cleaning Company occupied the property. The other aerial photograph was taken in 1980 when the property was occupied by Burien Auto Wrecking. The photograph shows the same building surrounded by numerous vehicles and areas of darkened soil.

In the mid 1980s, the Mueller Group purchased the property. The Lora Lake Apartments were constructed in 1987. The initial complex was comprised of 22 buildings, each three stories in height.

In 1998, the Port acquired the apartment complex from Pacific Gulf Properties, Inc., for conversion to airport support (industrial) use. Due to litigation-driven delays in Third Runway construction, in May 2000, the City of Burien (City), the Port and the King County Housing Authority (KCHA) entered into a Housing Cooperation Agreement transferring ownership of the apartment complex to KCHA. The agreement called for the complex to be returned to the Port by mid-2005. In July 2004, the agreement with KCHA was extended for another two years.

On July 20, 2007, the vacated Lora Lake Apartments were transferred back to the Port of Seattle. At the same time, KCHA initiated a condemnation action against the Port to secure ownership of the portion of the property not required for Federal Aviation Administration (FAA) flight path requirements. KCHA's plans were to return the latter portion of the property to residential use. The condemnation action resulted in a settlement under which KCHA (a) obtained the interim right to use and possession of the non-FAA required portion of the property upon payment of $1 million and (b) was required at the end of a 60-day period to pay the remaining $12.75 million and enter the final decree of appropriation of title. The parties agreed to extend the 60-day period to facilitate the environmental investigation reported here. Under the agreement and extension, the Port

6.0 Summary

The investigation work reported herein demonstrates that soil and shallow groundwater at the LLA site contain hazardous chemicals at concentrations exceeding protective levels in the context of residential site use. Sub-slab soil vapor test results suggest that indoor air quality is unlikely to be impacted by the soil and groundwater contamination at levels that would pose risks to potential future occupants of the buildings.

Based on the available data, the highest chemical concentrations in near-surface soil (0-2 feet) are near the Recreation Building and in the vicinity of Buildings A, C and D. The chemicals detected above MTCA residential CULs in near-surface soil were lead, arsenic, PAH, pentachlorophenol, dioxins and furans. VOCs were not detected in near-surface soil above protective levels. Arsenic was present at concentrations consistent with area background values for the central Puget Sound region (~5 – 10 mg/kg). Lead was detected slightly in excess of the MTCA Method A CUL of 250 mg/kg (there is no published value for a MTCA Method B level) on the eastern side of the site near Buildings A, C and D. Pentachlorophenol and cPAH were detected in the same area at a concentration above the MTCA Method B CUL. Dioxins and furans exist above MTCA Method B CULs more broadly across the site than the aforementioned chemicals. However, the highest concentrations of dioxins and furans are, again, located near Buildings A, C, and D.

Data for deeper soil contamination (i.e., > 2 feet bgs) are generally consistent with the near-surface soil data in that the highest concentrations are located near Buildings A, C, and D. The only chemicals that exceeded Method B CULs in this area were cPAH, dioxins and furans. Dioxins and Furans were also detected in excess of the Method B CUL in the play area (near Building M). No deep soil samples were collected near the Recreation Building during this investigation. That area was previously characterized (Geosciences Management, 2008) and shown to contain the same array of constituents. The area near the Recreation Building is understood to be approximately collocated with the source of contamination originally investigated and subjected to a clean-up action before the apartment complex was constructed.

The groundwater data show that shallow groundwater contains at least one chemical above Method B CULs in all wells installed at the site (including upgradient well MW-2). Further, contamination exceeding Method B potentially extends off-site to the east based on findings for downgradient wells MW-4, MW-5 and MW-6. The highest chemical concentrations were observed in MW-1 which is located within or very close to the source area previously investigated and subjected to clean-up. The chemicals detected above Method B CULs in site groundwater were arsenic, TPH-Dx, pentachlorophenol, cPAH, dioxins and furans.

Dioxin and Furan TEQ concentrations in groundwater were calculated in two ways. If ½ the MRL was assumed for non-detects, all samples (including upgradient well MW-2) collected during the investigation exceeded Method B. If non-detects were set to zero in the TEQ calculation, the only sample exceeding Method B was from MW-1.

Petroleum hydrocarbons in the diesel and oil range were present in monitoring well MW-1 in the center of the site and in monitoring well MW-6 in the northeast corner of the site above the MTCA Method A CUL. The chromatographs from the two samples depict different signatures (Figure 5-3) suggesting the possibility of independent hydrocarbon sources.

Sub-slab vapor samples were collected within the entryways of the 13 buildings on-site to screen for indoor air-quality impacts caused by subsurface contamination. All analytical results were below EPA screening levels for sub-slab vapor. This information suggests that the vapor pathway from impacted site soil and ground water does not result in indoor air quality impacts that would pose a risk to potential future occupants.

7.0 Conclusions

Results of the field investigation presented in this document combined with findings of the earlier investigations (Golder, 1986: Geosciences, 2008) demonstrate that both soil and shallow groundwater located on property occupied by the Lora Lakes Apartment complex are contaminated at levels that exceed MTCA Method B cleanup concentrations for unrestricted (i.e., residential) land use. Previous uses of the land (barrel cleaning, auto wrecking) and the investigation/cleanup actions taken before construction of the apartment complex make a strong case for the source(s) of existing site contamination being tied to the aforementioned activities.

Decisions regarding any forthcoming investigative and cleanup work are linked to plans for future use of the property. These plans are in flux as of this writing. Therefore, no specific recommendations are made herein.

ENSR CORPORATION, 2008

SUPPLEMENTAL GROUNDWATER INVESTIGATION, LORA LAKE APARTMENTS

Prepared for:
Port of Seattle
Seattle, Washington

Supplemental Groundwater Investigation
Lora Lakes Apartments

ENSR Corporation
November 17, 2008
Document No.: 05482025

ENSR | AECOM

1.0 Introduction

ENSR Corporation (ENSR) was retained by the Port of Seattle (Port) to complete a supplemental environmental site investigation at the Lora Lake Apartments (LLA) site, located at 15001 Des Moines Memorial Drive in Burien, Washington (Figure 1-1) in March of 2008. The initial investigation was completed in February 2008 by GeoScience Management, Inc. (Geoscience Management 2008). ENSR's supplemental investigation was conducted in May 2008 and reported in *Soil, Groundwater, and Sub-slab Air Investigation, Lora Lake Apartments,* ENSR, June 2008. Data collected during the May 2008 site investigation revealed that groundwater exceeding MTCA cleanup levels may extend down-gradient, to the east, beyond the LLA property line. ENSR then conducted a third investigation designed to resolve whether groundwater contamination was present offsite and if so, to determine the approximate location of the down-gradient edge of the plume. This document reports on the implementation, results and findings of the third investigation.

2.0 Work Scope

ENSR installed four groundwater monitoring wells (MW-8 through MW-11; Figure 2-1) down gradient and outside the LLA property boundary. These wells were positioned to determine if impacted groundwater from the LLA site migrated beyond site boundaries. MW-8 through MW-11 were located on a 10-foot strip of Port of Seattle owned property east of Des Moines Memorial Drive and outside of the Port's Lora Lake mitigation property's fence line down gradient and east of the LLA property fence line. An additional monitoring well (MW-7) will be installed to the north of MW-8 and down gradient of MW-6 within the Washington Department of Transportation (WADOT) Right-of-Way (ROW) east of Des Moines Memorial Drive in the near future. The permit is currently being processed by WADOT.

Following installation of the wells, a groundwater sampling event was conducted that included three existing wells located on the Lora Lake Apartment property (MW-3, MW-4, MW-5) and the four newly installed wells (MW-8, MW-9, MW-10, and MW-11). All groundwater samples were analyzed for those analytes detected at concentration exceeding MTCA Method B clean up levels (CUL) during the previous investigation (ENSR:2008) and consisted of TPH-Dx, priority pollutant metals, pentachlorophenol (PCP), carcinogenic polycyclic aromatic hydrocarbons (cPAH) and dioxin/furans. Two analytical methods, more sensitive than those used in the previous investigation, were used to detect semi-volatile organics (PCP and cPAH) during this investigation. The method used to detect semi-volatile organics during the previous investigation was SW-846 method 8270C. The methods used in this investigation were SW-846 method 8270 SIM for cPAHs, which has a method reporting limit of 0.02 µg/L, and SW-846 Method 8151 modified for PCP, which has a method reporting limit of 0.5 µg/L. In addition, each sample was analyzed for concentrations of pH and hardness in order to compare metals concentrations found in the groundwater samples to surface water criteria. All analytical methods used during this investigation are in Table 2-1. The sampling and analyses plan for this project is in Appendix A.

The following sections describe well install and groundwater sampling in more detail.

2.1 Soil borings and monitoring well installation

On August 12, 2008 monitoring wells MW-8 through MW-11 were installed by Cascade Drilling, Inc of Woodinville, WA using a hollow stem auger (HSA). Each monitoring well location is shown on Figure 2-1. Soil samples were collected from each boring at five-foot intervals starting at 5 feet bgs and continuing to the total depth of the boring in order to log soil characteristics. The samples were collected using SPT methods (ASTM D 1586). In addition each sample was field-screened using a photoionization detector (PID) and visually inspected to determine if contamination was present in any of the samples. There were no obvious signs of contamination in any of the samples collected from the well borings. One additional soil sample was collected from the groundwater interface in each well for archiving purposes and possible future analyses. These samples were archived at Columbia Analytical Services in Kelso, WA at -18 degrees Celsius and will be help for a period of one year.

Monitoring well installation activities were conducted in accordance with the standards for monitoring well construction (WAC chapter 173-160) and installation procedures described in the Work Plan. Material specifications and completion depths were recorded during well construction and documented in well completion logs. The boring logs and well completion diagrams are located in Appendix B. Each well was developed in accordance with the Work Plan. Field notes of the well development are included in Appendix C. During purging operations MW-8 went dry and had a slower recovery rate then the other wells, however adequate well volumes were removed to develop the well properly. Purge water, decontamination water, and soil cuttings were placed in 55-gallon drums, labeled and staged at the LLA site.

After installation, the top of each PVC casing was surveyed by a Port of Seattle licensed surveyor. The horizontal survey datum used by the surveyor was from the Seattle-Tacoma International Airport (STIA) grid and the vertical datum was NGVD-29.

2.2 Groundwater Sampling

Groundwater sampling was conducted on August 19-20, 2008. Samples were collected from the seven wells; MW-3, MW-4, and MW-5 on the LLA property and MW-8, MW-9, MW-10 and MW-11 across Des Moines Memorial Drive. MW-6 located on the LLA property had been scheduled for sampling but because insufficient groundwater was present in the well (0.19-inches of water) it could not be sampled.

ENSR used a low-flow sampling method to collect the groundwater samples. This was done by placing PVC tubing down into the screened interval of the well and then slowly purging the groundwater using a peristaltic pump at a rate not exceeding 0.5-liters per minute until groundwater parameters equalized. The information was recorded on a ground-water sampling form (Appendix C). The pump was decontaminated between each well using dilute Simple Green and a water rinse. All purge and decontamination water generated during sampling was placed in a DOT-approved, properly labeled 55-gallon metal drum and staged on the LLA site.

All groundwater samples were labeled, placed on ice, and submitted along with appropriate chain-of-custody documentation to Columbia Analytical in Kelso, Washington for analysis. All analytical procedures and parameters are listed in Table 2-1.

5.0 Summary

The new groundwater monitoring wells (MW-8 through MW-11) were installed on August 12, 2008. Impacted soils were not encountered during installation. One soil sample was collected from the soil/water interface in each well and archived at -18 degrees Celsius in the event that analysis is desired in the near future. An additional monitoring well is scheduled for installation north of MW-8 once a permit is issued by WADOT. This well (MW-7) will be located down gradient of MW-6 and will help to determine if impacted groundwater observed in the northern portion of the LLA property extends off-site.

The groundwater monitoring was conducted five days after the wells were installed on August 19, 2008. Care was taken to purge the wells until all parameters stabilized and turbidity was as low as possible. MW-6 could not be sampled due to insufficient ground water. Analytical results indicate that all detected priority pollutant metals are below applicable MTCA Method A and B CULs with the exception of arsenic. However, due to naturally occurring elevated arsenic levels in Washington State, Method A is the applicable CUL for arsenic and all samples results were well below this standard. Due to the close proximity of Lora Lake all detected metals concentrations were also compared to protective surface water standards. The results of the comparison indicate that surface water would not be impacted by metals concentrations in the groundwater flowing from the LLA site.

Diesel- and oil-range TPH and cPAHs concentrations were also below MTCA Method A CULs. Dioxin and Furan TEQ concentrations did exceed Method B CULs. The TEQs were presented and calculated in two ways; first by setting the ERL to ½ for non-detected congeners and the second by setting non-detected congeners to zero. When the non-detects were set at ½ the ERL in all samples except well MW-11 exceed the Method B CUL of 5.8 pg/L. However, many of the detected congeners were flagged U (undetected) during data validation based on method blank contamination thus final TEQ calculations, though conservative, are suspect. When non-detects were set to zero in the TEQ calculation, only the sample collected from the off site well MW-10 exceeded the Method B CUL.

The presence of dioxins in the groundwater is likely related to the presence of total suspended solids. The samples were not analyzed for TSS during the last two sampling events thus we are unable to directly link the presence of dioxins to the concentration of TSS in each sample. However, published research states that dioxins are highly immobile due to their very low water solubility and very strong sorption capacity. In other words, dioxins are hydrophobic and have a strong tendency to adhere to sediments and suspended solids; they are not likely to leach to groundwater. The following excerpts are direct quotes from published literature supporting these assertions:

Environmental Protection Agency (EPA), 1995

> *Dioxin is one of the most environmentally stable tricyclic aromatic compounds of its structural class. Due to its very low water solubility, most of the dioxin occurring in water will adhere to sediments and suspended silts. Similarly, it tends to adhere to soil if released to land, and is not likely to leach to ground water.*

Agency for Toxic Substances and Disease Registry (ATSDR), 2008

> *CDDs [dioxins] deposited on soils will strongly adsorb to organic matter. CDDs are unlikely to leach to underlying groundwater but may enter the atmosphere on soil dust particles or enter surface waters on soil particles in surface runoff.*
>
> *Generally, CDDs are characterized by low vapor pressure, low aqueous solubility, and high hydrophobicity, suggesting that these compounds strongly adsorb to soil and that their vertical mobility in the terrestrial environment is low (Eduljee 1987b).*

Because CDDs (particularly the more highly chlorinated PCDD, HxCDD, HpCDD, and OCDD) strongly adhere to soil and exhibit low solubility in water, leaching of CDDs would be unlikely if water were the only transporting medium.

Adsorption/desorption of 2,3,7,8-TCDD in contaminated soils was studied by Des Rosiers (1986). Mean log organic carbon partition coefficient (K_{oc}) values ranged from 7.39 to 7.58 (Des Rosiers 1986). This K_{oc} range indicates that 2,3,7,8-TCDD is immobile in soil (Swann et al. 1983).

An additional characteristic of dioxins that supports immobility is retardation factor. The retardation factor (R) is the ratio of the average groundwater velocity to contaminant migration velocity. Higher retardation factors indicate lower contaminant mobility, i.e., higher sorption of the contaminant to the soil slows its movement with respect to groundwater (e.g., retardation factor of 1 indicates that the solute migrates at the same rate as the groundwater; a retardation factor of 100 indicates that the solute migrates 100 times slower than the groundwater). Retardation factors are calculated using the following equation:

$$R = 1 + \left(\frac{\rho_b}{\eta}\right)\left(K_{oc} \times f_{oc}\right)$$

Where ρ_b = soil bulk density = 1.37 g/cm3 (typical value for a medium sand), η = porosity = 0.25 (typical value for a sand), K_{oc} = organic carbon partitioning coefficient = 2.45E+07**Error! Bookmark not defined.** (the most conservative assumption because it assumes less sorption and, therefore, higher mobility), and f_{oc} = organic carbon fraction = 0.001 (conservatively low value; assumes less sorption and therefore, higher contaminant mobility).

$$R = 1 + \left(\frac{1.37 g/cm^3}{0.25}\right)\left(2.45x10^7 L/kg \times 0.001\right) = 1.34x10^5$$

The retardation factor of 134,000 indicates that the migration of dioxin in groundwater is expected to be 134,000 times slower than the average velocity of groundwater. This indicates that dioxin is effectively immobile.

6.0 Conclusions and Recommendations

The results of groundwater investigative work presented in this document combined with findings of the earlier investigation (ENSR, 2008) suggest that the site is not contributing metals, SVOCs and TPH to shallow groundwater down-gradient of the at levels of regulatory concern. Further, with the exception of the sample from MW-10, the DF concentrations measured in groundwater are consistent with levels measured in the up-gradient well (MW-2). When the TEQ calculation assumes a value of zero for non-detect congeners, only the MW-10 sample value exceeds the Method B CUL.

The dioxin and furan (D/F) results were somewhat compromised by method blank contamination. Many of the detected congeners were U flagged during data validation in most of the samples, denoting the reported concentrations may be affected by background/laboratory contamination and considered not detected at the reporting limit. However, to be conservative, each of the flagged congeners was included in both of the TEQ calculations (ND = 0 and ND =1/2 ERL) at ½ the reported value for each sample. Due to the extremely low detection limits for this method and the blank contamination there remains suspicion that the resulting TEQ, though conservative, may not be representative of the sample.

The groundwater sample with the highest D/F concentration (14 TEQ) was reported in monitoring well MW-10, one of the wells located across Des Moines Memorial Drive from LLA. This TEQ of 14 is higher then any D/F TEQs in any of the wells from this sampling event or the previous sample event. The D/F TEQs for the well directly up-gradient and the wells cross gradient were calculated at 1.26 TEQ and below. AECOM recommends resampling this well to improve our understanding of the localized groundwater chemistry.

Additional groundwater sampling is recommended once monitoring well MW-7 is installed and groundwater elevations rise sufficiently to sample MW-6. This sampling event should also include analysis of Total Suspended Solids (TSS) in all groundwater samples and analysis of total organic carbon (TOC) in archived soil samples collected during the installation of monitoring wells MW-8 through MW-11. AECOM recommends the following sampling and analyses for the next event:

Table 2-1: Proposed Analytical Strategy

Sample ID	PCP	Dioxins/ Furans	TOC	TPH-Dx	Metals	TSS
Groundwater Locations						
MW-2	√	√	√			√
MW-6	√	√	√	√	√	√
MW-7	√	√	√	√	√	√
MW-10*		√	√			√
Soil Locations						
MW-7			√			
MW-8			√			
MW-10			√			

Notes:
* = duplicate samples
√ = analyze

AECOM, 2009

SUMMARY REPORT—2008 INVESTIGATIONS AND DATA GAP EVALUATION, LORA LAKE APARTMENTS

Prepared for:
Port of Seattle
Seattle, Washington

Summary Report – 2008 Investigations and Data Gap Evaluation Lora Lakes Apartments

AECOM, Inc.
September 2009
Document No.: 054820256000

AECOM

1.0 Introduction

AECOM Environment[1] (AECOM) performed environmental site investigation work at the Lora Lake Apartments (Site) for the Port of Seattle (Port) from March to December 2008. The site is owned by the Port and is located at 15001 Des Moines Memorial Drive in Burien, Washington (Figure 1-1). The site investigation work yielded information sufficient to make a preliminary characterization of potential risks to human health and the environment from exposure to chemicals in soil, groundwater and soil vapor. Further, the work provides the foundation for a remedial investigation and feasibility study (RI/FS) under the Model Toxics Control Act (MTCA) in accordance with Agreed Order DE 6703 between the Port and the Washington State Department of Ecology (Ecology).

This document summarizes available information on historical land use, removal actions, and investigations conducted at the site and presents the results of 2008 sampling events. This information is used to develop a preliminary Conceptual Site Model (CSM) describing potential source areas, the nature and extent of chemicals of potential concern, their fate and transport in the environment, potential exposure pathways, and receptors. Finally, the document discusses data gaps and a generalized scope of work to address those data gaps.

1.1 Background

1.1.1 Site Location, Surrounding Land Use and Site History

The Site is located at 15001 Des Moines Memorial Drive in Burien, Washington, King County Assessor's Parcel No. 2023049105. The Site is 8.29 acres in size and contains an unoccupied residential apartment complex. Directly adjacent to and north of the property is State Highway 518. Land use north of the highway is residential and limited commercial. Des Moines Memorial Drive flanks the eastern boundary of the site. Further east is land owned by the Port and designated in the Natural Resource Mitigation Plan for Seattle Tacoma International Airport (Airport) as Miller Creek/Lora Lake Upland Buffer and Flood Plain Zones. Immediately south of the site are open lots which were recently cleared of commercial development (Auto Service Station, Seattle City Light Substation and a commercial shopping center). West of the site is Eighth Avenue South and an area of residential land use.

Prior to 1940, the site was both an orchard and private residence (1936 photo; Appendix A). From approximately 1940 to the mid-1980s, the site was used for industrial purposes. Operators at the site included Novak Barrel Cleaning Company during the 1940s and 1950s and Burien Auto Wrecking from the 1960s until the 1980s. A series of aerial photographs spanning the years from 1936 – 2004 are provided in Appendix A. The photograph dated 1946 shows a building and possible waste pond present when the Novak Barrel Cleaning Company occupied the property. The 1985 aerial photograph shows numerous vehicles and areas of darkened soil when the property was occupied by Burien Auto Wrecking. The later photographs show the site's transition to the LLA complex and changes to surrounding properties.

It is important to note the changes in property use adjacent to and within the LLA current property line. The aerial photographic history shows that from the 1940s to 1985, there were homes present along the northern boundary of both the Novak and Burien Auto Wrecking property line. In approximately 1987, these homes

[1] AECOM Environment is the new environmental business line of AECOM Technology Corporation. ENSR changed its name to AECOM Environment on November 10, 2008. AECOM Environment leverages the full environmental resources of ENSR, Earth Tech, STS, and Metcalf & Eddy.

were removed and this land incorporated into what is now the LLA property boundary. East across Des Moines Memorial Drive the 1936 photo shows that Lora Lake is not present. Sometime between 1936 and 1946 peat mining began in the future footprint of Lora Lake[2] and by 1946 a small lake is visible. In the 1985 aerial photo the current-day Lora Lake is present and is surrounded by residential buildings. The 1992 photo shows the completed LLA complex; across Des Moines Memorial Drive, Lora Lake is still surrounded by residential buildings. Then, in the 2004 aerial photo, the residential buildings are no longer present around Lora Lake and the area has been re-graded.

In the mid-1980s, the Mueller Group purchased the property. The LLA buildings were constructed in 1987. The initial complex was comprised of 22 buildings, each three stories in height.

In 1998, the Port acquired the apartment complex from Pacific Gulf Properties, Inc., for conversion to airport support (industrial) use. Due to litigation-driven delays in Third Runway construction, in May 2000, the City of Burien (City), the Port and the King County Housing Authority (KCHA) entered into a Housing Cooperation Agreement transferring ownership of the apartment complex to KCHA. The agreement called for the complex to be returned to the Port by mid-2005. In July 2004, the agreement with KCHA was extended for another two years.

The Port reacquired the property on July 20, 2007 after the apartments were vacated. Later that year, to comply with Federal Aviation Administration (FAA) flight path requirements for the Third Runway, six of the apartment buildings were demolished. At the same time, KCHA initiated a condemnation action against the Port to secure ownership of the portion of the property not required for FAA flight path requirements. KCHA's planed to return the latter portion of the property to residential use. The Port agreed to transfer the property to KCHA. However, in July 2008 after further site investigations KCHA and the Port entered into a final settlement agreement, dismissing the condemnation action and reconveying the property to the Port.

1.1.2 Investigative, Regulatory and Cleanup History

In 1986, Golder Associates (Golder) conducted a geotechnical investigation at the site on behalf of the Mueller Group (Golder, 1986). The intent of the investigation was to determine soil conditions prior to the development of the multi-building LLA complex. During the investigation a waste pit containing visually contaminated soils was discovered. Metals, volatile organic compounds (VOCs), and semi-volatile organic compounds (sVOCs) were detected in a composite sample of contaminated soil.

In March 1987, Chemical Waste Management, on behalf of the Mueller Group, performed a targeted excavation of impacted soil and removed approximately 140 cubic yards of soil as well as a concrete sump discovered during excavation activities. Confirmation samples indicated the excavation had removed the impacted soils but impacted soils were identified in another area adjacent to the excavation, approximately 400 feet square. In April 1987, Golder returned to conduct additional characterization and found that the on-site contractor had graded and removed an additional 4.5 feet of soil from the 400 feet square area and constructed formwork for placement of stemwall footings for the LLA Recreation Building in the area. The excavated soil had been moved to an on-site stockpile. Golder excavated several exploratory test pits in the 400-square-foot area and encountered a small concrete sump with visibly stained soil, which they removed. They collected four confirmation soil samples from the test pits. Golder reported that the analytical results indicated slightly elevated levels of zinc and lead in samples but all other analytes were not detected. The Mueller Group submitted Golder's 1987 *Investigation and Clean-Up Report* to Ecology summarizing the cleanup action (Golder, 1987). In December 1987, Ecology responded with a letter to the Mueller Group

---

[2] Peat mining was conducted by Hi-Line Leaf Mold Products during the 1940s and 1950s (Rigg, 1958).

6.0 Identification of Data Gaps

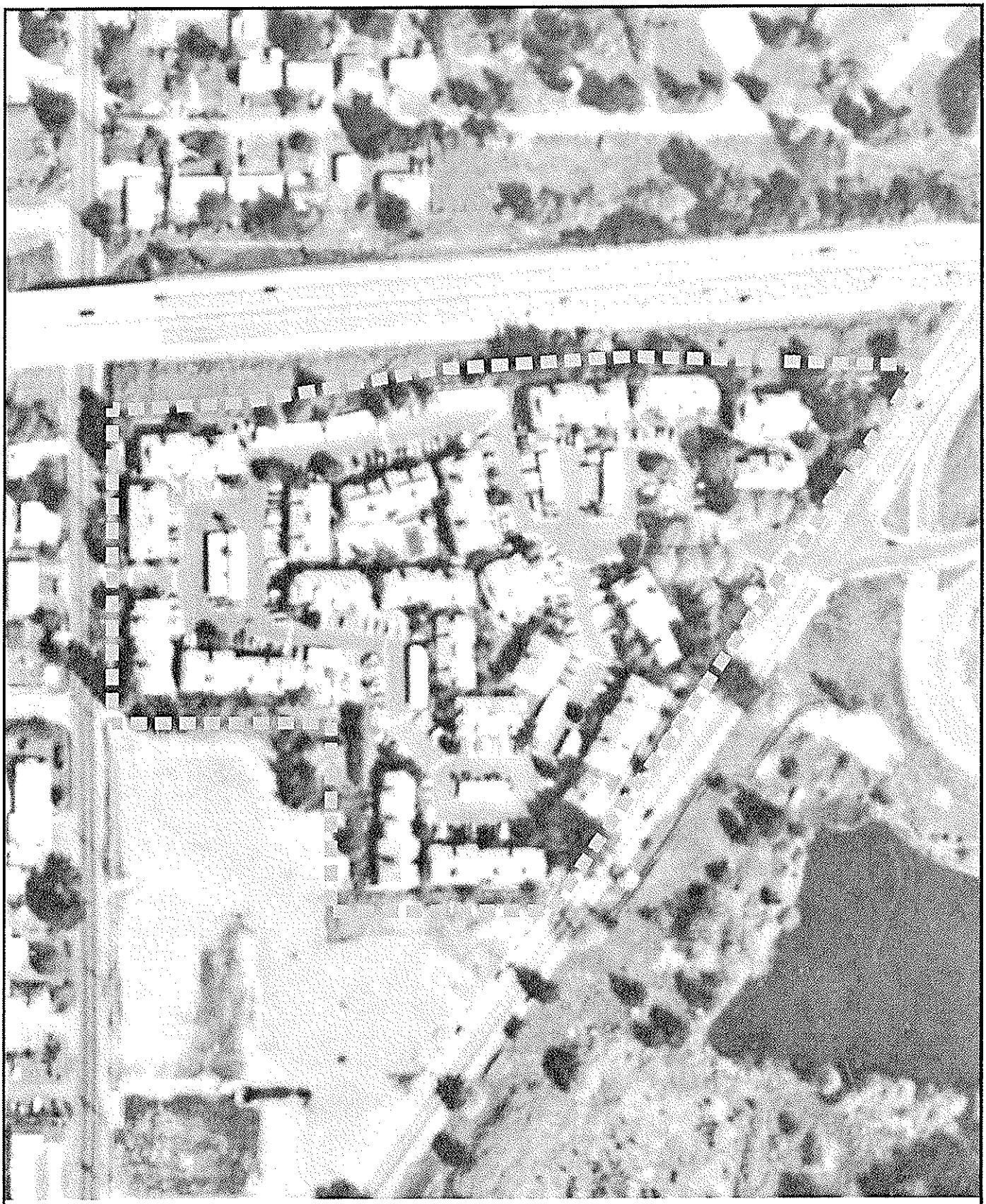
Based on the preceding review of the existing site data and in consideration of the CSM, there are four data gaps to be filled to adequately define the nature and extent of impacted media and enable completion of the RI.

- *Subsurface soil impacts in the central portion of the site:* Based on existing data, subsurface soil impacts are primarily located in the central (former source area) and eastern portions of the site (Figures 5-1 and 5-2). The vertical and horizontal extent of contamination in these areas is known only in a general sense and additional soil borings concentrated in the vicinity of the Recreation Building, Buildings A, B, and C and the property line are needed to delineate subsurface soil contamination in this area. Analytical methods should be used in order to screen site contaminants against MTCA Method B protection of groundwater values in addition to the direct contact values; specifically, pentachlorophenol due to its high solubility in water.
- *Petroleum-impacted soil and groundwater on northeastern portion of the site:* Impacted groundwater has been encountered in the northeast corner of the site. The source of this petroleum is unknown at this time. Additional groundwater and soil investigation in the northeastern corner of the property will help identify this source. Investigation into locations of historical septic tanks, drain fields, or subsurface heating oil tanks is warranted in this area, specifically upgradient and along the northern property boundary.
- *Dioxin and furan contamination in surface soil:* Dioxin and furans are common in urban soil and are known to occur in the urban landscape of Washington State in concentrations ranging from 0.13 parts per trillion (pptr) to 19.0 pptr (Ecology, 1999).Onsite concentrations are elevated above these levels, and associated with historic industrial land use. The distribution of dioxins and furans in surface soil may be associated with construction grading undertaken for development of the LLA complex. Additional on-site shallow soil sampling is appropriate at selected locations within and along the site property lines to better understand the distribution of surface soil impacts.
- *Hydraulic properties of the perched ground water zone in the vicinity of the Lora Lake Apartments:* Testing to date indicates that shallow groundwater migrates south eastward and that contaminant concentrations attenuate prior to reaching the property boundary. Evaluation of hydraulic conductivities of site soils will improve the understanding of groundwater migration and attenuation processes. Information of sufficient quality can be collected by conducting slug tests in selected site wells.
- *Additional groundwater quality information:* Several groundwater wells have been sampled three or fewer times. Additional groundwater monitoring data from existing site monitoring wells is needed to confirm sampling results to date that indicate that groundwater contamination above screening levels does not extend offsite and to capture any seasonal variability, and confirm natural attenuation processes.

Collection of data to address these data gaps will strengthen the CSM and provide a strong foundation for evaluating potential cleanup options under MTCA.

Appendix A

Historical Aerial Photographs



APPROXIMATE PROPERTY BOUNDARY

AECOM

LORA LAKES APARTMENTS 15001 DES MOINES MEMORIAL DRIVE BURIEN, WASHINGTON	AERIAL PHOTOGRAPH 2004
DATE: 02/16/09 | DRWN: E.M./SEA	FIGURE

File: L:\Lora Lake\AERIAL_PHOTOS\bj.dwg Layout: 2004 User: MarshallE Plotted: Feb 17, 2009 - 3:31pm Krel's:

APPROXIMATE PROPERTY BOUNDARY

AECOM

LORA LAKES APARTMENTS
15001 DES MOINES MEMORIAL DRIVE
BURIEN, WASHINGTON

AERIAL PHOTOGRAPH 1992

DATE: 02/16/09 | DRWN: E.M./SEA | FIGURE

File: L:\Lora Lake\AERIAL_PHOTOS(b).dwg Layout: 1992 User: MarshallE Plotted: Feb 17, 2009 - 3:31pm Xref's:

APPROXIMATE PROPERTY BOUNDARY

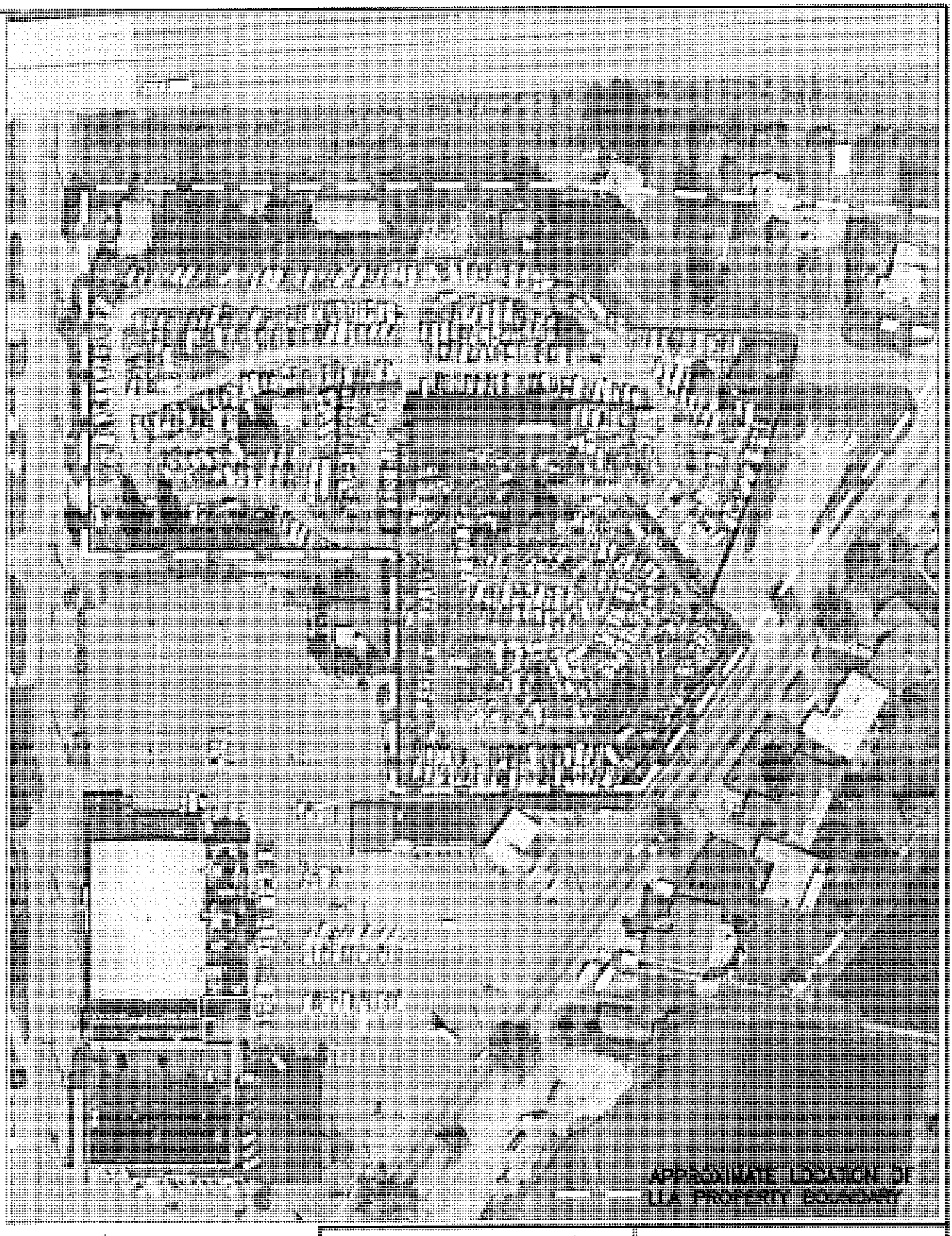
AECOM

LORA LAKES APARTMENTS
15801 DES MOINES MEMORIAL DRIVE
BURIEN, WASHINGTON

AERIAL PHOTOGRAPH 1985

FIGURE

File: L:\Lora Lake\AERIAL_PHOTOS(b).dwg Layout: 1985 User: MarshallE Plotted: Feb 17, 2009 - 3:31pm Xref's:



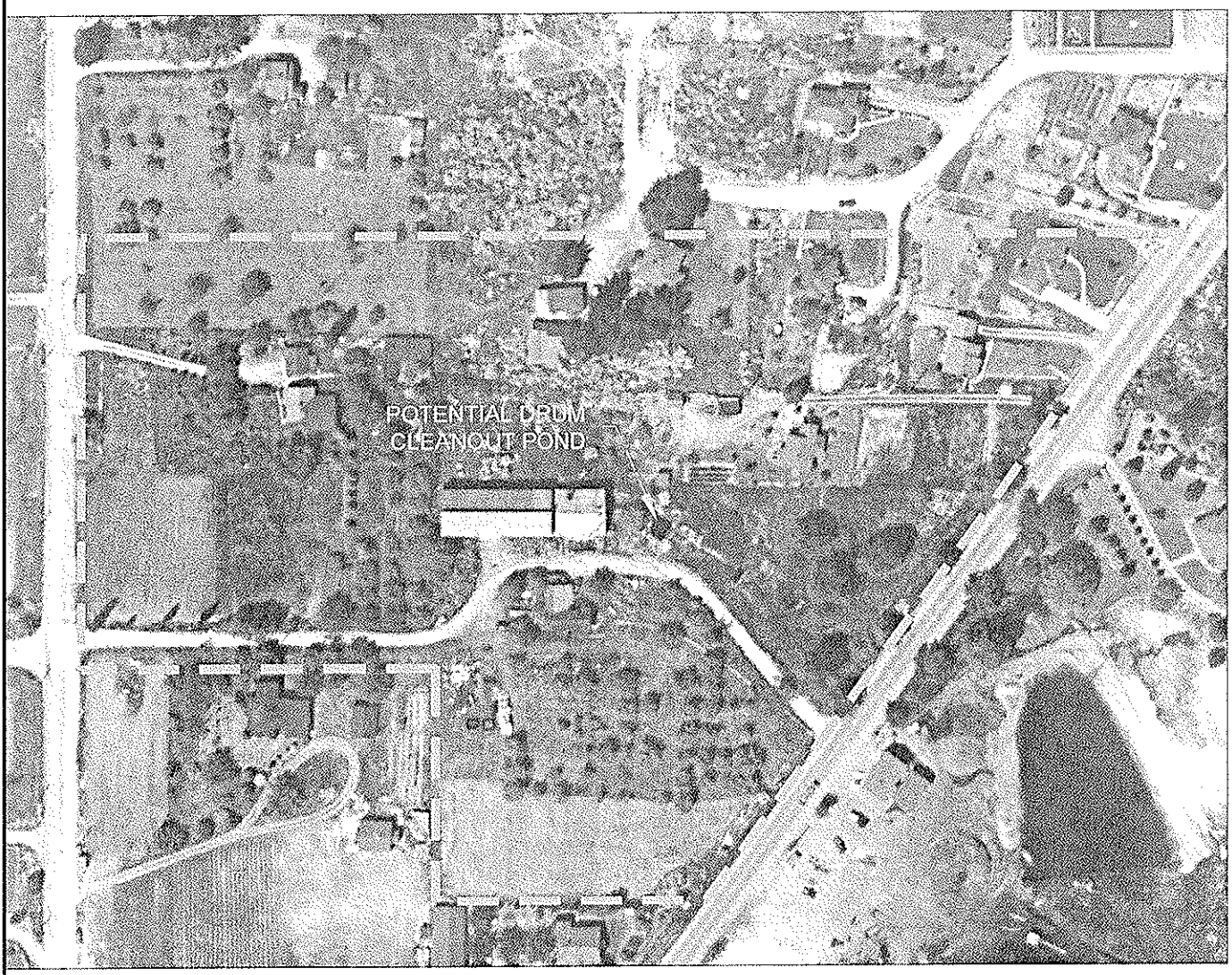
ENSR | AECOM

LORA LAKES APARTMENTS
19001 DES MOINES MEMORIAL DRIVE
BURIEN, WASHINGTON

AERIAL PHOTOGRAPH 1980
BURIEN AUTO WRECKING

FIGURE

File: L:\Lora Lake\AERIAL_PHOTOS.dwg Layout: 1980 User: emarshall Plotted: Jun 23, 2008 - 2:23pm Xref's:

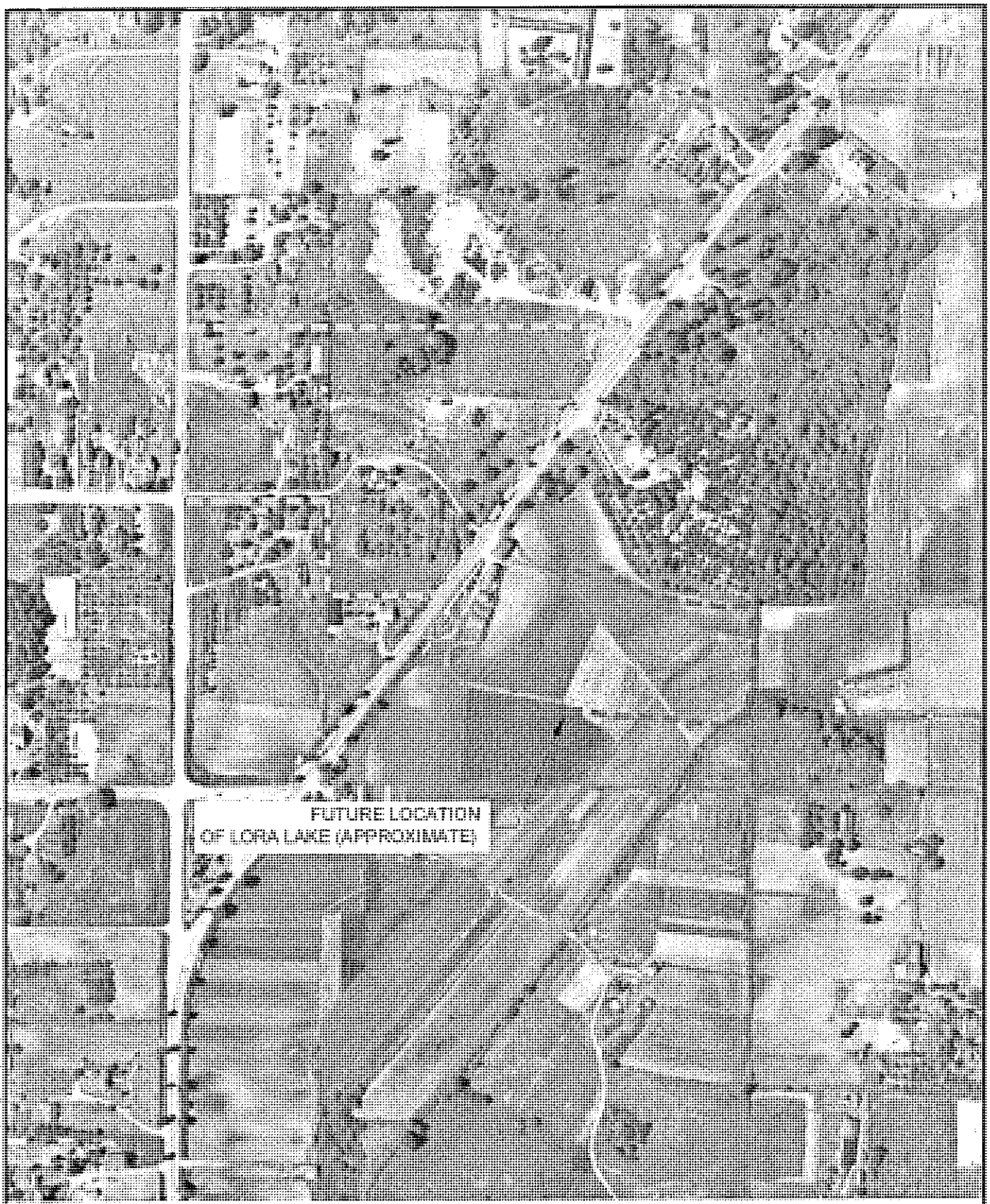


APPROXIMATE PROPERTY BOUNDARY

AECOM

LORA LAKES APARTMENTS 15001 DES MOINES MEMORIAL DRIVE BURIEN, WASHINGTON			AERIAL PHOTOGRAPH 1946
DATE: 3/24/09	DRWN: E.M./SEA		FIGURE

File: L:\Lora Lake\AERIAL_PHOTOS(b).dwg Layout: 1946 User: MarshallE Plotted: Mar 24, 2009 - 8:25am Xref's:

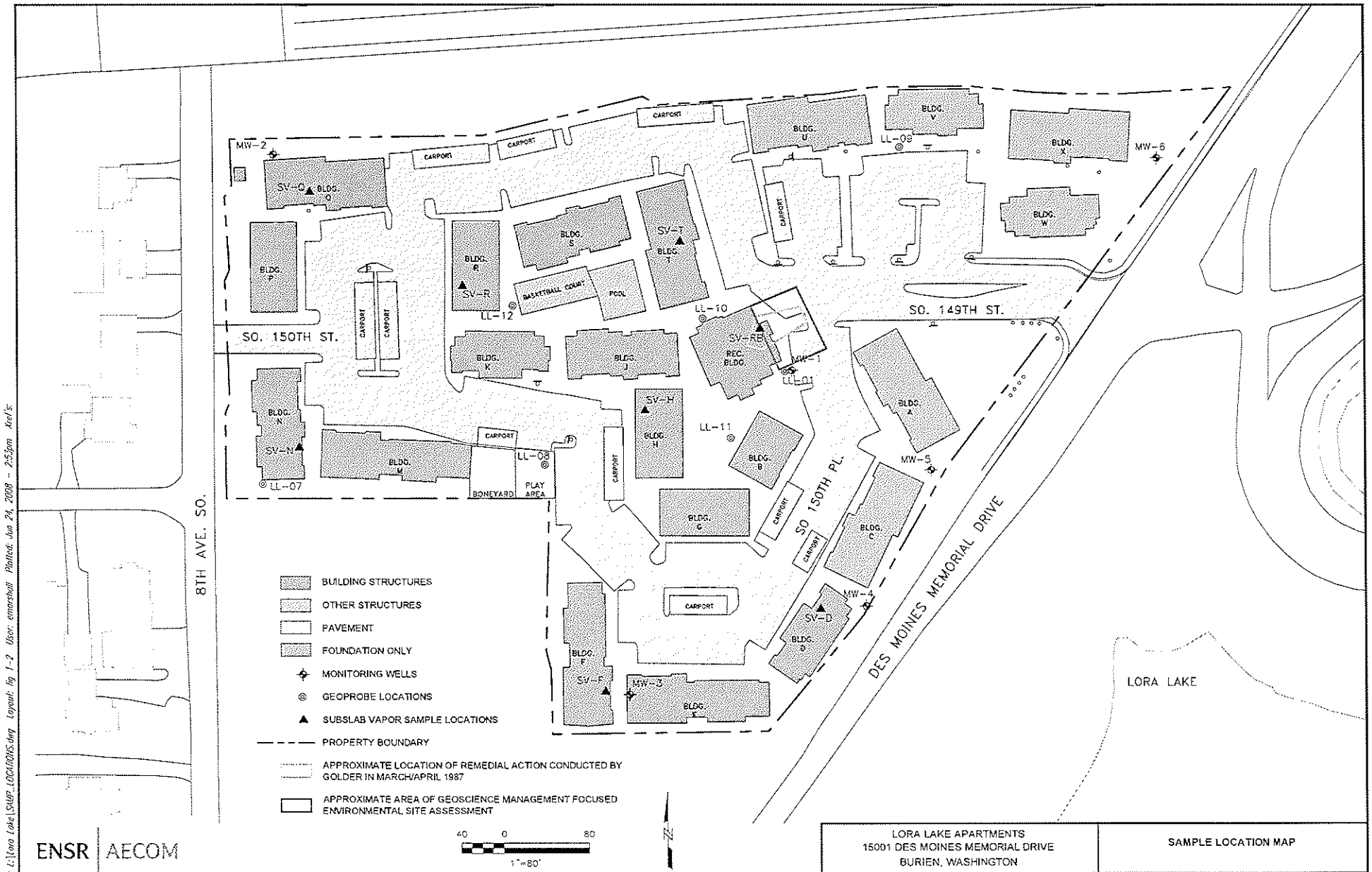


AECOM

LORA LAKES APARTMENTS
19001 DES MOINES MEMORIAL DRIVE
BURIEN, WASHINGTON

AERIAL PHOTOGRAPH 1936

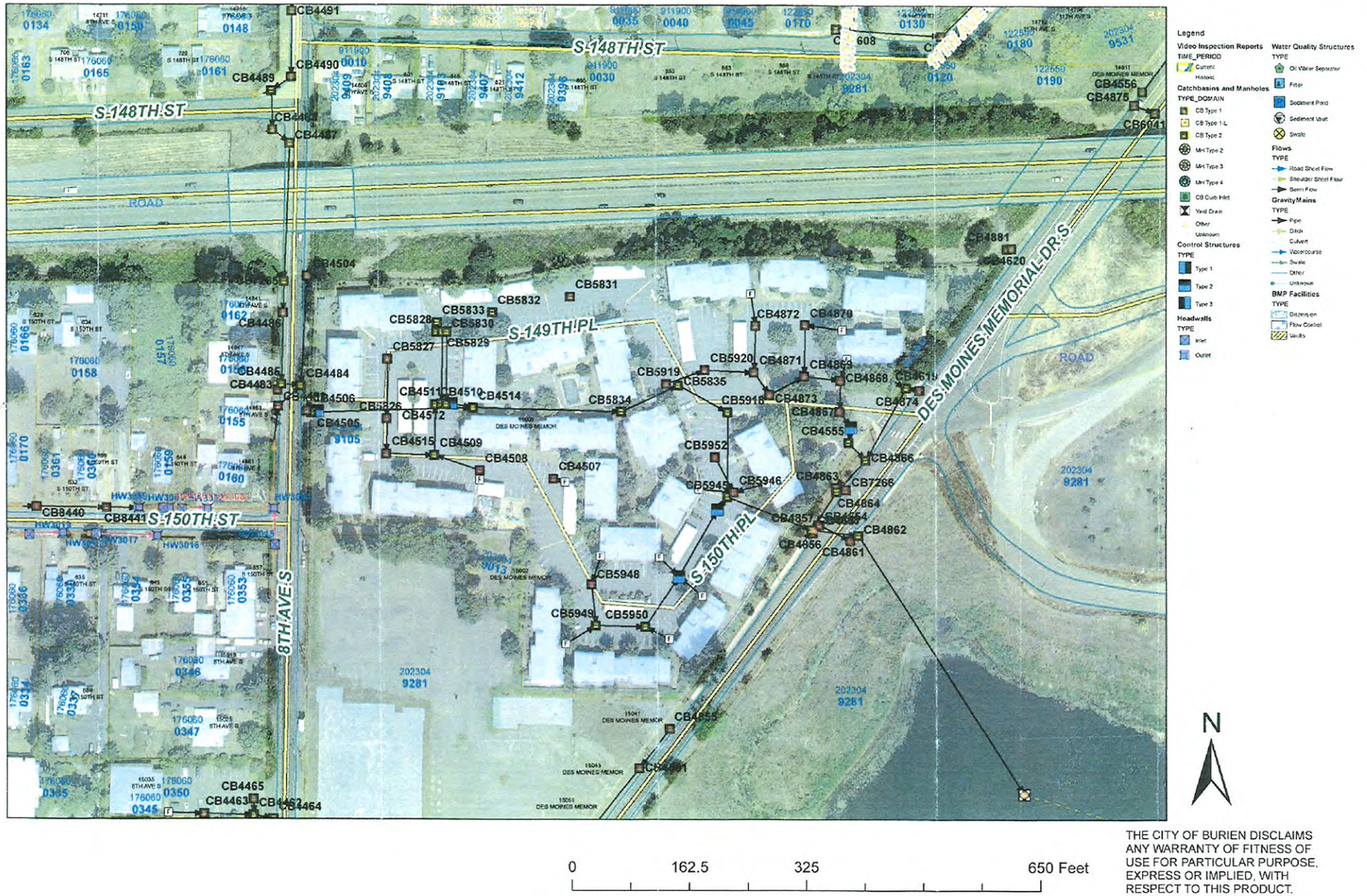
FIGURE



ENSR | AECOM

LORA LAKE APARTMENTS 15001 DES MOINES MEMORIAL DRIVE BURIEN, WASHINGTON	SAMPLE LOCATION MAP
DATE: 5/1/08 DRWN: E.M./SEA	FIGURE B-1

File: L:\Lora Lake\SMP_LOCATIONS.dwg Layout: fig 1-2 User: emarshall Plotted: Jun 24, 2008 - 2:53pm Kelly



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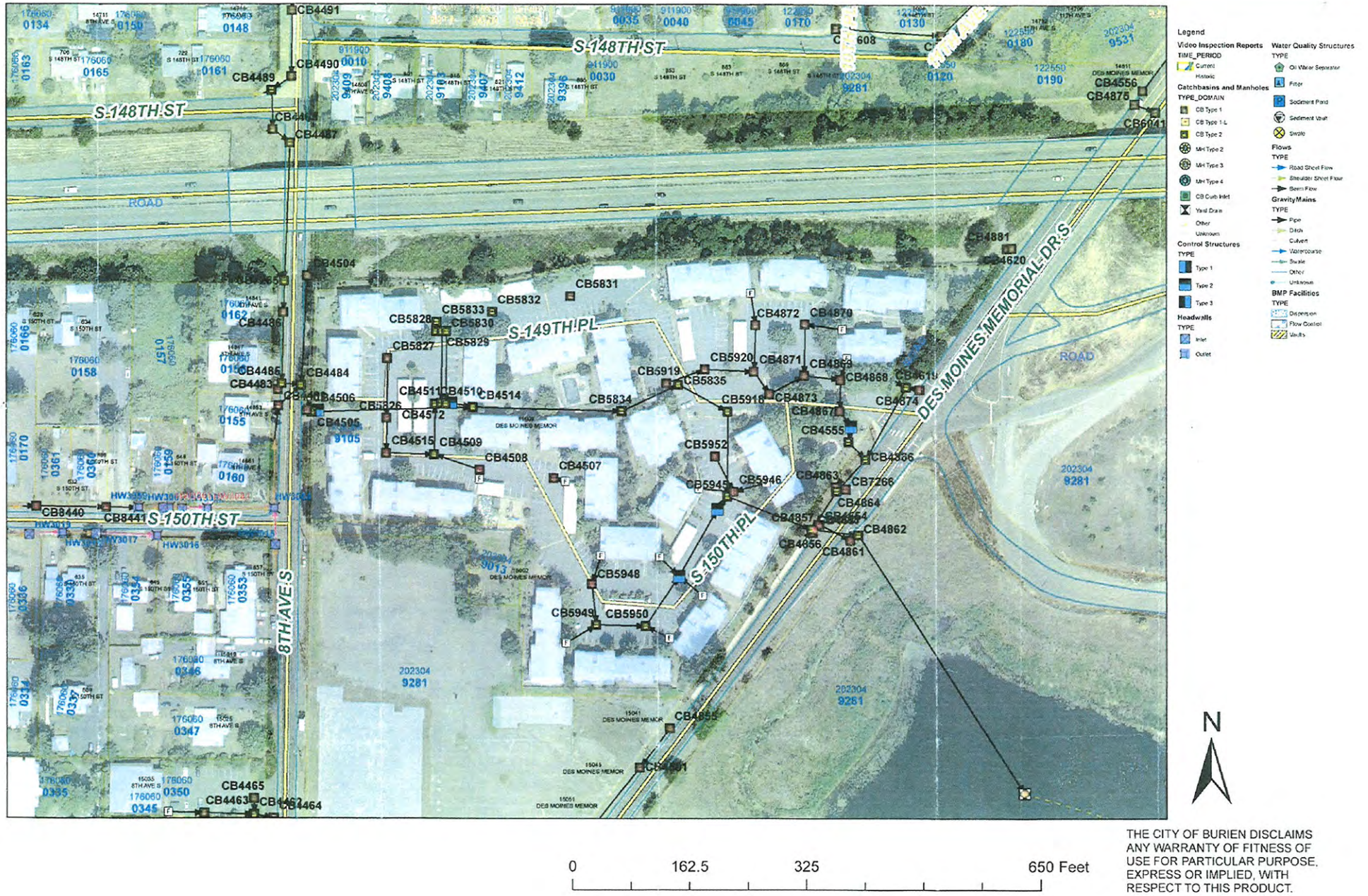

Legend

Video Inspection Reports
TIME_PERIOD
Current
Historic

Catchbasins and Manholes
TYPE_DOMAIN
CB Type 1
CB Type 1-L
CB Type 2
MH Type 2
MH Type 3
MH Type 4
CB Curb Inlet
Yard Drain
Other
Unknown

Control Structures
TYPE
Type 1
Type 2
Type 3

Headwalls
TYPE
Inlet
Outlet

Water Quality Structures
TYPE
Oil Water Separator
Filter
Sediment Pond
Sediment Vault
Swale

Flows
TYPE
Road Sheet Flow
Shoulder Sheet Flow
Storm Flow

Gravity Mains
TYPE
Pipe
Ditch
Culvert
Watercourse
Swale
Other
Unknown

BMP Facilities
TYPE
Dispersion
Flow Control
Vaults

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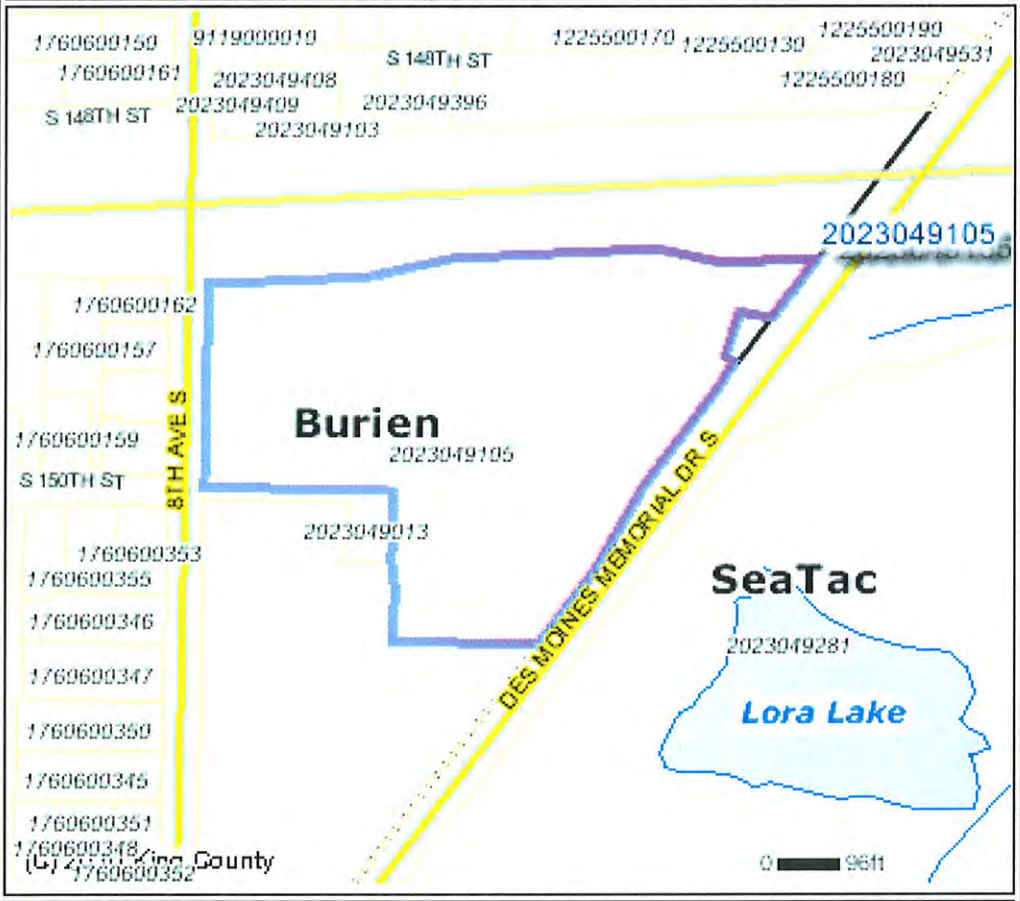
Parcel Map and Data



Parcel Number	2023049105
Site Address	
Zip code	
Taxpayer	SEATTLE PORT OF

New Search | Property Tax Bill | Map This Property | Glossary of Terms | Area Report | Print Property Detail

PARCEL DATA

Parcel	202304-9105	Jurisdiction	BURIEN
Name	SEATTLE PORT OF	Levy Code	0932
Site Address		Propert Type	C
Geo Area	50-45	Plat Block / Building Number	
Spec Area	100-245	Plat Lot / Unit Number	
		Quarter-Section-Township-Range	[redacted]

Legal Description

PORTION OF SW 1/4 OF NE 1/4 - LY SLY OF SR 518 & WLY OF DES MOINES MEMORIAL DR TGW VAC POR S 149TH PL PER VAC ORD 8541

LAND DATA

Click the camera to see more pictures.

Highest & Best Use As If Vacant	MULTI-FAMILY DWELLING	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Apartment	Restrictive Size Shape	NO
Base Land Value SqFt	8	Zoning	RM-24
Base Land Value	2,888,000	Water	WATER DISTRICT
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	3/16/2010	Road Access	PUBLIC
Base Land Value Tax Year	2011	Parking	ADEQUATE
Land SqFt	361,012	Street Surface	PAVED
Acres	8.29		

Views

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

Waterfront

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

Designations

Historic Site	
Current Use	

Nuisances

Topography	NO
Traffic Noise	
Airport Noise	

Reference Links:

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

  Scanned images of surveys and other map documents

Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO

BUILDING

TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value	Appraised Imps Value	Appraised Total Value	New Dollars	Taxable Land Value	Taxable Imps Value	Taxable Total Value	Tax Value Reason
202304910500	2010	2011		0932	$2,888,000	$0	$2,888,000	$0	$0	$0	$0	EX
202304910500	2009	2010		0932	$2,888,000	$0	$2,888,000	$0	$0	$0	$0	EX
202304910500	2008	2009		0932	$2,888,000	$16,089,000	$18,977,000	$0	$0	$0	$0	EX
202304910500	2007	2008		0932	$2,166,000	$14,261,000	$16,427,000	$0	$0	$0	$0	EX
202304910500	2006	2007		0932	$2,166,000	$14,261,000	$16,427,000	$0	$0	$0	$0	EX
202304910500	2005	2006		0932	$2,166,000	$12,007,000	$14,173,000	$0	$0	$0	$0	EX
202304910500	2004	2005		0932	$2,166,000	$12,007,000	$14,173,000	$0	$0	$0	$0	EX
202304910500	2003	2004		0932	$2,166,000	$12,007,000	$14,173,000	$0	$0	$0	$0	EX
202304910500	2002	2003		0932	$1,805,000	$9,912,000	$11,717,000	$0	$0	$0	$0	EX
202304910500	2001	2002		0932	$1,805,000	$9,912,000	$11,717,000	$0	$0	$0	$0	EX
202304910500	2000	2001		0932	$1,807,500	$9,909,500	$11,717,000	$0	$0	$0	$0	EX
202304910500	1999	2000		0932	$1,807,500	$8,289,400	$10,096,900	$0	$0	$0	$0	EX
202304910500	1998	1999		0932	$1,807,500	$6,592,500	$8,400,000	$0	$1,807,500	$6,592,500	$8,400,000	
202304910500	1997	1998		0932	$0	$0	$0	$0	$1,807,500	$6,592,500	$8,400,000	
202304910500	1996	1997		0932	$0	$0	$0	$0	$1,807,500	$6,592,500	$8,400,000	
202304910500	1995	1996		0932	$0	$0	$0	$0	$1,807,500	$6,592,500	$8,400,000	
202304910500	1994	1995		0932	$0	$0	$0	$0	$1,807,500	$8,512,700	$10,320,200	
202304910500	1992	1993		3692	$0	$0	$0	$0	$1,807,500	$8,512,700	$10,320,200	
202304910500	1991	1992		3692	$0	$0	$0	$0	$1,640,300	$8,051,100	$9,691,400	
202304910500	1990	1991		3692	$0	$0	$0	$0	$1,640,300	$8,051,100	$9,691,400	
202304910500	1989	1990		3692	$0	$0	$0	$0	$607,600	$7,275,800	$7,883,400	
202304910500	1988	1989		3692	$0	$0	$0	$0	$565,300	$7,275,800	$7,841,100	
202304910500	1987	1988		3692	$0	$0	$0	$0	$58,300	$5,700	$64,000	
202304910500	1986	1987		3692	$0	$0	$0	$0	$58,300	$5,700	$64,000	
202304910500	1984	1985		3692	$0	$0	$0	$0	$58,300	$5,700	$64,000	
202304910500	1982	1983		3692	$0	$0	$0	$0	$27,200	$7,100	$34,300	

SALES HISTORY

Excise Number	Recording Number	Sale Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
2299850	20071723001026	7/19/2007	$0.00	KING COUNTY HOUSING AUTHORITY	PORT OF SEATTLE	Quit Claim Deed	Other
2072557	20040527002281	9/14/2003	$0.00	PORT OF SEATTLE	KING-COUNTY HOUSING AUTHORITY	Statutory Warranty Deed	None
1765588	20000720001151	7/19/2000	$0.00	PORT OF SEATTLE	HOUSING AUTHORITY OF KING COUNTY	Statutory Warranty Deed	Other
1598879	19981019001742	9/14/1998	$13,525,000.00	PACIFIC GULF PROPERTIES INC	PORT OF SEATTLE	Statutory Warranty Deed	Other
1349415	19931122001298	11/15/1993	$0.00	SANTA ANITA REALTY ENTERPIRSES	PACIFIC GULF PROPERTIES	Warranty Deed	Other

REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
1997	9602724	Local Appeal	$8,400,000	9/29/1997	$8,400,000	SUSTAIN	Completed

1996	9501276	Local Appeal	$10,320,200	8/27/1996	$10,197,700	REVISE	Completed
1996	50295	State Appeal	$10,320,200	6/4/1997	$8,400,000	REVISE	Completed

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Permit Status	Issuing Jurisdiction	Reviewed Date
DMO07-1326	Demolition of Lora Lake apartments - 22 units.	Demolition	7/20/2007	$0	Complete	BURIEN	8/4/2009

HOME IMPROVEMENT EXEMPTION

NOTES

Note	Note Date
Spoke with Jude Berik (206-431-5915) project manager at the Port of Seattle 5 blgs has demolished and the rest will be demolished this spring. Per Kent Walter removed imp value and select land.	4/6/2009 12:07:00 PM
Selected reconciled value after considering all approaches to value. Comparable sales (E#'s 2201362, 2187742, 2172021, 2226422) were considered.	7/21/2008 2:34:00 PM
Per article in 3/1/08 Sea PI "the sale from the the Port to KC is delayed pending more environmental testing...ground testing showed dioxin & petroleum hydrocarbons...Port was going to demolish but KC purchased to maintain as affordable housing....Dept of ecology has yet to determine extent of the underground contamination."	3/6/2008 7:07:00 AM
Equal liand with nearby RM-24 zoned land.	2/14/2008 3:59:00 PM
Valued using previous year's parameters.	6/28/2007 10:13:00 AM
Selected reconciled value after considering all approaches to value. Comparable sales (E#'s 2093452, 2085574, 1987957, 2064603) were considered.	7/24/2006 2:58:00 PM
Income approach from prior year used to set value	7/13/2005 10:37:00 AM
Used 2003 income approach for 2004 value	6/22/2004 10:30:00 AM
income Approach	5/7/2003 4:19:00 PM
Seg/Merge Change Order #D00702 - - - Parcel size adjusted for right of way. Parcel characteristics corrected & site value adjusted.	5/30/2001 2:14:00 PM
Selected value adjusted +6%	8/30/2000 4:15:00 PM
Stat update. Weighted value	7/17/2000 4:15:00 PM
Income estimate from apartment valuation model	6/28/1999 3:34:00 PM
Roll '00 Inspection - 6/21/99 - Lora Lake is a 234 unit apartment complex, wood frame, average quality in average condition. Close by north end SeaTac Airport & within apparent 3rd runway impact area. Sold to Port of Seattle 9/98 $13,525,000 - AR = 0.754.	6/22/1999 9:47:00 AM

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

Office Hours:
Mon., Tue., Wed., Fri.
8:30 AM to 4:30 PM

Thu. 9:30 AM to 4:30 PM

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

Send us mail

PARCEL

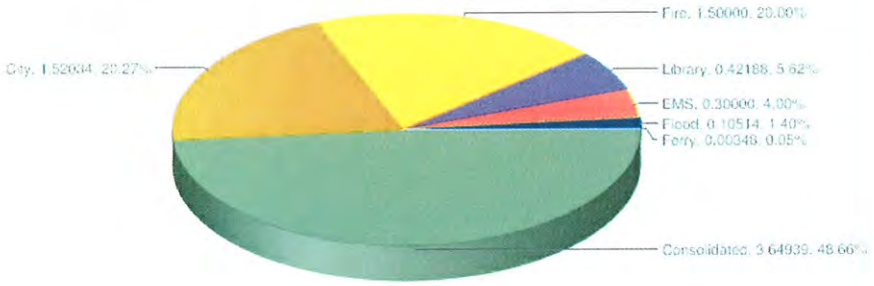
Parcel Number	202304-9105
Name	SEATTLE PORT OF
Site Address	
Legal	PORTION OF SW 1/4 OF NE 1/4 - LY SLY OF SR 518 & WLY OF DES MOINES MEMORIAL DR TGW VAC POR S 149TH PL PER VAC ORD 8541

BUILDING 1

Year Built	
Building Net Square Footage	
Construction Class	
Building Quality	
Lot Size	361012
Present Use	Apartment
Views	N
Waterfront	

TOTAL LEVY RATE DISTRIBUTION

Tax Year: 2010 **Levy Code:** 0932 **Total Levy Rate:** $12.40548 **Total Senior Rate:** $7.50023



39.54% Voter Approved

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value	Appraised Imps Value	Appraised Total	Taxable Land Value	Taxable Imps Value	Taxable Total
2010	2011	$2,888,000	$0	$2,888,000	$0	$0	$0
2009	2010	$2,888,000	$0	$2,888,000	$0	$0	$0
2008	2009	$2,888,000	$16,089,000	$18,977,000	$0	$0	$0
2007	2008	$2,166,000	$14,261,000	$16,427,000	$0	$0	$0
2006	2007	$2,166,000	$14,261,000	$16,427,000	$0	$0	$0
2005	2006	$2,166,000	$12,007,000	$14,173,000	$0	$0	$0
2004	2005	$2,166,000	$12,007,000	$14,173,000	$0	$0	$0
2003	2004	$2,166,000	$12,007,000	$14,173,000	$0	$0	$0
2002	2003	$1,805,000	$9,912,000	$11,717,000	$0	$0	$0
2001	2002	$1,805,000	$9,912,000	$11,717,000	$0	$0	$0

Reference Links:

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

  Scanned images of surveys and other map documents

2000	2001	$1,807,500	$9,909,500	$11,717,000	$0	$0	$0
1999	2000	$1,807,500	$8,289,400	$10,096,900	$0	$0	$0
1998	1999	$1,807,500	$6,592,500	$8,400,000	$1,807,500	$6,592,500	$8,400,000
1997	1998	$0	$0	$0	$1,807,500	$6,592,500	$8,400,000
1996	1997	$0	$0	$0	$1,807,500	$6,592,500	$8,400,000
1995	1996	$0	$0	$0	$1,807,500	$6,592,500	$8,400,000
1994	1995	$0	$0	$0	$1,807,500	$8,512,700	$10,320,200
1992	1993	$0	$0	$0	$1,807,500	$8,512,700	$10,320,200
1991	1992	$0	$0	$0	$1,640,300	$8,051,100	$9,691,400
1990	1991	$0	$0	$0	$1,640,300	$8,051,100	$9,691,400
1989	1990	$0	$0	$0	$607,600	$7,275,800	$7,883,400
1988	1989	$0	$0	$0	$565,300	$7,275,800	$7,841,100
1987	1988	$0	$0	$0	$58,300	$5,700	$64,000
1986	1987	$0	$0	$0	$58,300	$5,700	$64,000
1984	1985	$0	$0	$0	$58,300	$5,700	$64,000
1982	1983	$0	$0	$0	$27,200	$7,100	$34,300

Updated: July 9, 2010

Burien
Washington, USA
400 SW 152nd St., Suite 300, Burien, WA 98166
Phone: (206) 241-4647 • FAX (206) 248-5539
www.burienwa.gov

November 4, 2010

Dale Stirling
Stirling Consulting
48 Alexis Lane
Coupeville, WA 98239

Re: Public Records Request – Lora Lake Apartments, Parcel No. 2023049105

Dear Mr. Stirling:

It was great talking with you yesterday regarding the outcome of the City's records search for information pertaining to the Lora Lake Apartments, Parcel No. 2023049105. Attached are demolition permits, correspondence, a hand drawn plan, an inspection record, and a building permit for deck repair. Per our conversation, not provided are: a 2010 right-of-way permit for bore soil test holes; complaints regarding graffiti, parking striping and a banner; a notice of correction for a banner; and an electrical permit to replace an amp meter for the pool area. This completes your public records request.

As conveyed in my voice mail of October 22, information on underground storage tanks can be obtained by contacting King County Fire District #2 at (206) 242-2040 or at http://www.burienfire.org/contact/index.html.

Should you have any questions, feel free to contact me at (206) 248-5517 or monical@burienwa.gov.

Sincerely,

Monica Lusk
City Clerk

cc: Craig Knutson, City Attorney
Susan Coles, Community Development Department Assistant
Bill Harm, Fire Marshall, Fire District #2
City Clerk File

King County

CERTIFICATE OF OCCUPANCY

PERMIT ADDRESS: 15001 Des Moines Memorial Drive
FIRE DISTRICT: 3
OCC GROUP A-3
TENANT: Lora Lake Apartments
USE ZONE RM-900
OWNER Mueller Group
TYPE OF CONST VN
OWNER ADDRESS 10819 Fir Grove Lane E.
Puyallup, WA 98374
BUILDING PERMIT NO. 106490
PLAN NO. C87-0569

HAS BEEN INSPECTED AND THE FOLLOWING OCCUPANCY THEREOF IS HEREBY AUTHORIZED:

FLOOR	OCCUPANCIES	OCCUPANCY GROUP	AREA UNDER THIS CERTIF. SQUARE FT.	OCCUPANT LOAD	MAX. ALLOWABLE FLOOR LOADS LBS. PER SQ. FT.
1	Swimming Pool	A-3	1150	54	100
		TOTALS:	1150	54	

LOCATION DESCRIPTION:

REMARKS AND/OR CONDITIONS:

BUILDING INSPECTOR: Douglas J Brayer DATE 2-25 19 92
FIRE INSPECTOR: [illegible] DATE 2-25 19 92
Michael D. Dykeman DATE Feb 25 1992

Manager, Building & Land Development Division
3600 - 136th Place Southeast, Bellevue, WA 98006-1400
Commercial Inspections Section Telephone: (206) 296-6815 FAX # 296-6698

POSTING: The Certificate of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

RESPONSIBILITY: The building's compliance with the provisions of the applicable King County codes and maintenance of the building rests exclusively with the permit applicants and their agents and the building's owners; King County's inspections of the building and real property were spot checks designed to foster and encourage compliance with the applicable codes; and, issuance of this Certificate of Occupancy does not guarantee or assure compliance.

REVOCATION: The Certificate of Occupancy may be suspended or revoked by the Building Official for change of use and/or alteration from the approved plan without prior approval of the Building and Land Development Division.

F-129
1/89

BUILDING PERMIT APPLICATION

City of Burien
13838 First Avenue South, Second Floor
Burien WA 98168
Phone (206)241-4647 FAX (206)243-2070

Plan Review Number: BP93078
Application Date : 6/3/93
Date of Issue :

Permit Number: BP93078
Permit Type : Build
Standard Plan:

ALL ITEMS MUST BE COMPLETED FOR ACCEPTANCE AND PROCESSING

ADDRESS OF PROJECT : 15001 Des Moines Mem Dr. PROJECT PHONE NUMBER: 244-8241
CONTACT FOR PROJECT: Ken Cade Const CONTACT PHONE NUMBER: 343-0167
CONTACT ADDRESS : 301 west Main
: Auburn, Wa. 98001
PROPERTY OWNER : OWNERS PHONE NUMBER :

CONTRACTORS BUSINESS NAME: KenCade Construction Inc.
CONTRACTORS LICENSE NUMBER: KENCACC 121LT
EXPIRATION OF LICENSE: 6-11-93 Renewal 5-25-93 PHONE: 343-0167
RCW 18.27.110

LENDER NAME : PHONE:
LENDER ADDRESS :
RCW 19.27.095

PROPERTY INFORMATION

SUBDIVISION : 2023049105 BLOCK NUMBER: LOT NUMBER/S:
ASSESSOR'S TAX I.D. NUMBER: 604111 002 ZONING CLASSIFICATION:
SETBACKS: (FRONT) (REAR) (SIDE A) (SIDE B)
BUILDING HEIGHT: Ft

STRUCTURE INFORMATION

PROPOSED USE OF BUILDING OCCUPANCY GROUP AND DIVISION
NUMBER OF STORIES TYPE OF CONST. OCCUPANT LOAD
BUILDING AREA: BASEMENT LEVEL sq/ft FIRST STORY sq/ft
SECOND STORY sq/ft OTHER STORIES sq/ft
GARAGE/CARPORT sq/ft COMMON AREA sq/ft
TOTAL EXISTING BUILDING AREA sq/ft TOTAL NEW AREA sq/ft

BRIEF DESCRIPTION OF WORK BEING PERFORMED UNDER THIS PERMIT
Fire repair work

OWNERS VALUATION (Labor and material must be included) $ 18,000

I HAVE READ THIS APPLICATION AND CERTIFY THAT THE INFORMATION FURNISHED BY ME IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION IN THE CITY BURIEN WASHINGTON.

OWNER / AGENTS SIGNATURE: KenCade Const. Co.

DATE OF APPLICATION: 6/3/93 MUST BE SIGNED IN INK

BUILDING PERMIT

CITY OF BURIEN
13838 First Avenue South, Second Floor
Burien, WA 98168

Phone (206) 248-5523
Fax (206) 248-5539

PLAN REVIEW NUMBER: 93078
APPLICATION DATE : 06/03/93
DATE OF ISSUE : 06/06/93

PERMIT NUMBER: 93078
PERMIT TYPE : BUILDING
STANDARD PLAN: _____

PROJECT ADDRESS: 15001 DES MOINES MEMORIAL DR
PROJECT CONTACT: KENCADE CONSTRUCTION
CONTACT ADDRESS: 301 WEST MAIN
AUBURN, WA 98001
PROPERTY OWNER : UNKNOWN

PROJECT PHONE: 244-8241
CONTACT PHONE: _____
OWNERS PHONE : _____

CONTRACTOR : KENCADE CONSTRUCTION
LICENSE NUMBER: KENCACC121LT

EXPIRATION DATE OF LICENSE : 06/11/93
CONTRACTOR PHONE : 343-0167

LENDER INFORMATION
_____
_____
_____
PHONE : _____

PROPERTY INFORMATION

SUBDIVISION: _____ BLOCK #: ___ LOT #(s): _____
ASSESSOR'S TAX ID NUMBER: 2023049105 ZONING CLASSIFICATION: R-12
SETBACKS: (Front) _____ (Rear) _____ (Side A) _____ (Side B) _____
BUILDING HEIGHT: _____ SOUND TRANSMISSION CONTROL AREA: N/A

STRUCTURE INFORMATION

BUILDING USE: MFR REPAIR CENSUS NUMBER: ____ OCCUPANCY GROUP: R-DIV-1
NUMBER OF STORIES: 2 UNITS: 1 TYPE OF CONST: V-N OCC. LOAD: _____
TYPE OF HEATING SYSTEM: N/A INDOOR AIR SYSTEM: N/A

BUILDING AREA:
Basement : _____ sq/ft
2nd Story: _____ sq/ft
Garage : _____ sq/ft
Misc. : _____ sq/ft
1st Story: _____ sq/ft
Other Stories: _____ sq/ft
TOTAL NEW AREA: 0 sq/ft

BRIEF DESCRIPTION OF WORK BEING PERFORMED UNDER THIS PERMIT

FIRE DAMAGE REPAIR

SPECIAL INSTRUCTIONS : AS PER APPROVED PLANS AND UBC REQUIREMENTS

BUILDING DEPARTMENT VALUATION : $18,000.00

[Fees]

PLAN REVIEW FEE	$122.85
BUILDING PERMIT FEE	$189.00
STATE BUILDING CODE FEE	$4.50
RADON KIT FEE	
TOTAL FEES:	$316.35

[BONDS REQUIRED]

STREET BOND	
SIDEWALK BOND	
LANDSCAPING BOND	
GRADING BOND	
STREET CLEANING	
SENSITIVE AREA BOND	
TOTAL BONDING:	$0.00

APPLICANTS SIGNATURE _____ DATE: _____

APPROVED BY: _____ DATE: 7/6/93

DEPOSIT PAID: $316.35 DATE: _____ RECIEPT: 5665 AMOUNT DUE: $0.00

SPECIAL INSTRUCTIONS: _____

BUILDING DEPARTMENT VALUATION $_____

[FEES]		[BONDS REQUIRED]	
BUILDING PERMIT FEE	$ 189.00	STREET BOND	$_____
PLAN REVIEW FEE	$ 122.85	SIDEWALK BOND	$_____
STATE BUILDING CODE FEE	$ 4.50	LANDSCAPING BOND	$_____
STREET CLEANING DEPOSIT	$_____	LAND CLEARING BOND	$_____
PROPERTY PROTECTION DEPOSIT	$_____	GRADING BOND	$_____
TOTAL FEES	$ 316.35	TOTAL BONDING	$_____

APPROVED BY: _____ DATE _____

PERMIT CHECKLIST

[] WATER AVAILABILITY [] HYDRANT AVAILABILITY [] SEWER AVAILABILITY

[] BRIEF MEETING WITH PLANNING DEPARTMENT SUGGESTED

[] DESIGN REVIEW REQUIRED [] ENVIRONMENTAL REVIEW REQUIRED

[] LANDSCAPE REVIEW REQUIRED

[] ALL ITEMS HAVE BEEN COMPLETED ON THE PERMIT APPLICATION

[] TWO COMPLETE SETS OF BLUEPRINTS ARE ATTACHED TO THE PERMIT

[] ENERGY CALCULATIONS ARE ATTACHED TO THE PERMIT

[] ENGINEERED TRUSS CALCULATIONS ARE INCLUDED

[] LAND CLEARING AND GRADING APPLICATION IS ATTACHED

[[] ZONING REQUIREMENTS HAVE BEEN SATISFIED
- [] a) Height restrictions
- [] b) Zoning Classification
- [] c) Setbacks
- [] d) Land clearing and grading requirements stated

[] STREET REQUIREMENTS ESTABLISHED

[] SIDEWALK REQUIREMENTS ESTABLISHED

[] WATER WAYS ESTABLISHED
- [] a) Open ditch [] b) Buried drainage system

[] BUILDING PLANS EXAMINED AND CORRECTIONS NOTED

[] PERMIT ISSUED

[] CIRTIFICATE OF OCCUPANCY ISSUED [] BONDS RELEASED

CITY OF BURIEN

13838 · 1st Avenue South
Burien, Washington 98168-3438

Phone: (206) 241-4647
Fax: (206) 248-5539

BUILDING DEPARTMENT - COMMERCIAL INSPECTION RECORD

PERMIT NO. BP93078 ADDRESS 15001 Des Moines Mem Drive

SETBACKS: FRONT_____ SIDE 1._____ SIDE 2._____ REAR_____

BP 93-078

FOUNDATION:
FOOTINGS- REBAR_____ KEYED_____ WALL REBAR:_____
FOUNDATION WALL REBAR - _____ BOLTS_____ WATERPROOFED_____

DO NOT POUR CONCRETE UNTIL THE ABOVE IS APPROVED

PLUMBING GROUNDWORK - SEWER_____ RAIN_____ UNDER FLOOR_____
WATER LINES_____ TESTED_____ FINAL_____
SLAB ON GRADE FLOOR- REBAR_____ TEMP STEEL___ INSULATION 24" MIN. R-10____
GRAVEL 4 1/2" MINIMUM_____

DO NOT POUR SLAB UNTIL THE ABOVE IS APPROVED

ROUGH PLUMBING- WATER_____ SEWER_____ AIR_____
FIRE STOPS SEALED_____ FINAL_____
ROUGH HEATING - DUCTS_____ SUPPORTS_____ FIRE DAMPERS & DOORS_____
FIRE STOPS SEALED_____ FINAL_____
GAS PIPING- TESTED_____ SHUT-OFF VALVE_____ FINAL_____

THE ABOVE AND AN APPROVAL BY THE DEPARTMENT OF LABOR AND INDUSTRY, ELECTRICAL INSPECTION DIVISION MUST BE GRANTED PRIOR TO THE FRAMING INSPECTION AND MUST HAVE FIRE STOPS SEALED

FRAMING - UNDER FLOOR_____ FLOOR SHEETING_____ WALLS FRAMING 6-8-97 WALL SHEETING_____
- SEAR WALLS_____ ROOF FRAMING_____ ROOF SHEETING_____ ROOFING A.B.C._____

DO NOT COVER ANY WORK UNTIL THE ABOVE IS APPROVED

INSULATION 6-10-93
WALLBOARD NAILING 6-14-97 GREEN BOARD_____
FIRE RATING DOORS_____ WINDOWS_____ LIGHTS_____

APPLY NO TAPING MATERIALS UNTIL THE ABOVE IS APPROVED

SUSPENDED CEILINGS _____ 1.HR_____ 2.HR_____ 3.HR_____
HALLWAY_____ ROOMS_____ HALLWAY_____ ROOMS_____ FINAL_____
TEST OF FIRE ALARMS_____ SMOKE DETECTOR TEST_____
ELECTRICAL_____

SPECIAL REQUIREMENTS - SCHOOLS_____ FOOD PROCESSING_____
HOOD_____ TESTED_____ FINAL_____ Must Have King County Health Inspection 296-4932
FIRE DEPARTMENT - FINAL_____

Final 7-7-97

INSPECTION APPOINTMENTS ARE MADE WITH THE CITY BUILDING INSPECTOR 24 HOURS IN ADVANCE AT 248-5523.

DO NOT OCCUPY THIS BUILDING UNTIL FINAL APPROVAL

RECEIVED

NOV 19 2001

CITY OF BURIEN

CITY OF BURIEN

415 SW 150th
Burien WA 98166
(206)248-5520
FAX (206)248-5539

APPLICATION FOR BUILDING PERMIT

PLEASE PRINT

APPLICATION # 01-0810 BLD A

SITE LOCATION Site address 15001 Des Moines Memorial Drive

Tenant name Cove Lake Apts.		Lot #	Assessor=s Tax # 202304-9105
Building Owner's Name Port of Seattle		Address	P.O.
City Burien	State WA.	Zip 98148	Phone 244-8241
Description of Work Deck Repair			

APPLICANT

Name (F.M.L)			
Address Same as Building Contact			
City		State	Zip
Contact Person	Day Phone	Other Phone	Fax

BUILDING CONTRACTOR Burien Business License #

Company Name Suncoast Contractors			
Address 13501 100th Ave NE Ste #5193			
City Kirkland		State WA.	Zip 98034
Contact Person Ron		Phone 206 799 3578	Fax 206 232-7440
Contractor's # *(card must be presented)* SUNCOC**595NB		Expiration Date 8/7/2002	Verified Yes No

ARCHITECT

Name Healey Alliance AS. INC.			
Address 10620 NE 8th St.			
City Bellevue		State WA.	Zip 98004
Contact Person Ronald Healey 425		Phone 454-3096	Fax

LEGAL DESCRIPTION 91-6000978

Please Complete Reverse Side

PLUMBING FIXTURE COUNT		PLUMBING EVALUATION ONLY $	
Water Closets	Sinks	Urinals	Lawn Sprinklers
Bathtubs	Dish Washers	Drinking Fountains	Other
Showers	Electric Water Heaters	Sumps	
Lavatories	Washing Machine	Drains	Total Fixture Count

MECHANICAL UNIT COUNT		MECHANICAL EVALUATION ONLY $	
Fuel Type (gas/electric/other)	Gas Dryer	Air Handling <=10,000 CFM	15-30 Tons
Length of Gas Piping	Range	Air Handling >=10,000 CFM	30-50 Tons
Furn<100K BTU's	Gas Log	Unit Heater	50+ Tons
Furn>100 BTU's	Fans	Miscellaneous	**Fuel Tanks**
Gas Hwt	Hood	**Boilers**	Above Ground
Conv Burner	Duct Work	0-3 Tons	Underground
BBQ's	Wood Stoves	3-15 Tons	**Total Unit Count**

STRUCTURE — Existing Use: multi family — Proposed Use: —

Permit Includes:		Building	Plumbing	Mechanical	Other
Type of Work:	Residential / Commercial	New / Addition	Remodel / Repair	# of bedrooms / Garage	Deck / Shed

Enter 1st Floor 32 sq ft	2nd Floor ____ sq ft	3rd Floor ____ sq ft	Existing Floor Area (64) ____ sq ft
Area Basement ____ sq ft	Decks 32 sq ft	Garage ____ sq ft	Proposed Total Area ____ sq ft

Water Availability	Sewer Availability	On-Site Septic System Availability	Project Valuation $ 3200 ec
Zoning	Lot Size		Existing Bldg Valuation $

UILDING DIVISION VALUE PER UBC: _____

BUILDING DIVISION FEES

BUILDING PERMIT FEE: 125.25
BUILDING PLAN REVIEW FEE: 81.41
STATE BUILDING FEE: 4.50
FIRE DEPARTMENT SURCHARGE: 211.16
TOTAL BUILDING DIVISION FEES:

PLANNING DIVISION FEES

PLANNING DIVISION FEES: _____

BONDING

ENIVRONMENTAL CONFORMANCE BOND: _____
SENSITIVE AREAS CONFORMANCE BOND: _____
TOTAL BONDING REQUIRED: _____
TOTAL BONDING PAID: _____
TOTAL BONDING DUE: _____

TOTAL FEES AND BALANCES

TOTAL PLANNING FEES: _____
TOTAL ENGINEERING FEES: _____
TOTAL FEES: 211.16
APPLICATION DEPOSIT: 211.16
DEPOSIT RECEIPT NUMBER: 01-10582
TOTAL FEES DUE: _____
FINAL FEE RECEIPT NUMBER: _____

ENGINEERING DIVISION FEES

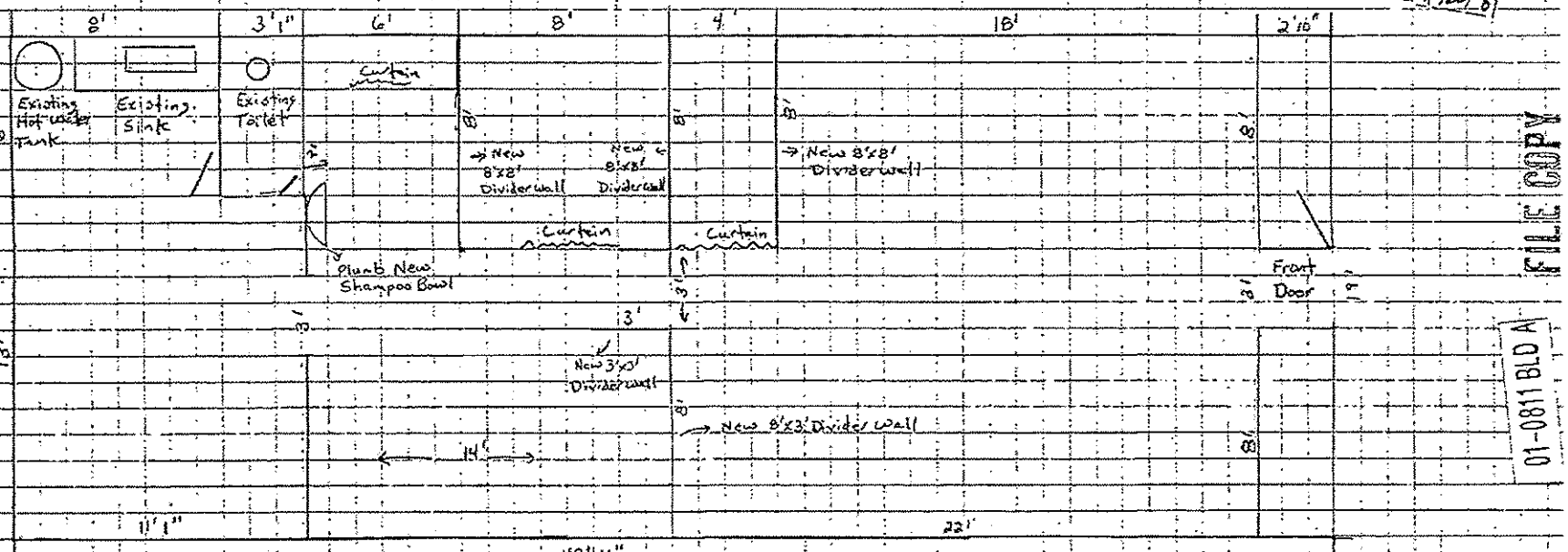
CITY ENGINEERING FEES: _____
ENGINEERING DEPOSIT: _____
CONTRACT CONSULTANT FEES: _____

DISCLAIMER: I certify under penalty of perjury that the information furnished by me is true and correct to the best of my knowledge, and further, that I am authorized by the owner of the above premises to perform the work for which permit application is made. I further agree to save harmless the City of Burien as to any claim (including costs, expenses, and attorneys' fees incurred in investigation and defense of such claim), which may be made by any person, including the undersigned, and filed against the City of Burien, but only where such claim arises out of the reliance of the city, including its officers and employees, upon the accuracy of the information supplied to the city as a part of this application.

Owner/Agent: X _____ Date: 11/19/04

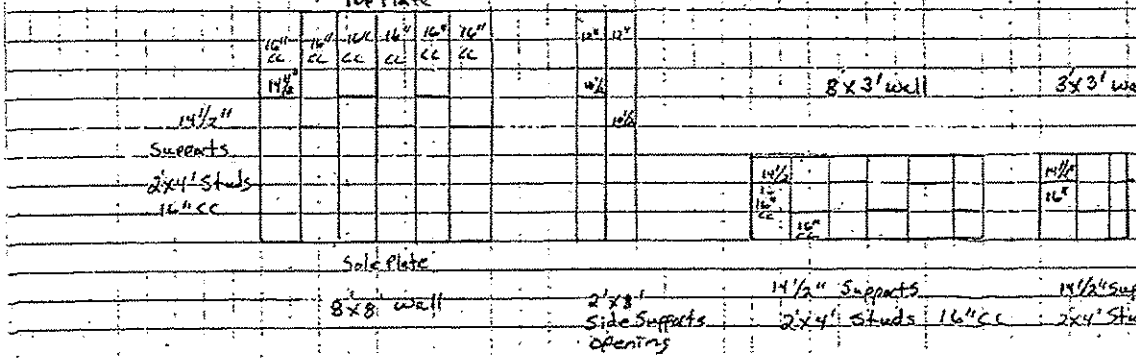
Remodel 9035 S 152nd St.
Burien WA

APPROVED
CITY OF BURIEN-WA
COMMUNITY DEVELOPMENT
BUILDING OFFICIAL REVIEW
BY: [signature]
DATE: 11-20-01



01-0811 BLD A

Interior Proposed Divider wall Plans



RECEIVED
NOV 19 2001
CITY OF BURIEN

Signed & Dated: [signature] 11-19-01

City of Burien

Building Permit

BUR 01-0810-BLD-A Date Issued.....:11/19/01 Issued By cheryl

Date Expires....:11/19/02

Project Info

Description: Repair decks. Parcel Number 202304 9105

Site Address: 15001 Des Moines Memorial Dr

Applicant Name : Suncoast Contractors

Building Info

Proj. Type	Com Repair	Project Valuation	$5,200.00	Setbacks:	
Cons. Type	V-N	Total Square Feet		Front	
Occ. Group	R-1	Number Stories		Side	
Occ. Load		Number Units		Side	
Zoning	RM-24	Comp. Plan Density Res.	Medium	Rear	

Lender Info

Fee Info

Fee Name	Date Recd	Fee Amount	Entered by
Building Permit Fee	11/19/01	$125.25	cac
Plan Review Fee	11/19/01	$81.41	cac
SBCC Fee	11/19/01	$4.50	cac
RECEIPT # 01-1022	11/19/01		cac
	Total Fees	**$211.16**	

Names Assocated with this Project

Type	Company	Phone Number	Lisc Number	Exp Date
General Cont.	Suncoast Contractors	206-799-3578	SUNCOC*995NB	8/7/03

Project Valuations

Location	Construction Type	SqFt	Cost Per SqFt	Valuation

Pursuant to the 1997 Uniform Building Code section 106.4.4, Building Permits expire 180 days after issuance if no work has begun.
I certify that the information furnished by me in this application is true and correct to the best of my knowledge and that all applicable codes will be met. I further certify that I am the owner of the above forementioned property or I am authorized to act in the owner's behalf with regard to the application of this permit.

Print Name Ron Barthrop

Signature _____ **Date** 11/19/01

Issued by Cheryl A Woodfield **Date** 11-19-01

INSPECTION RECORD

UNDERGROUND	PASSED	☐	FAILED	☐	DATE:		BY:	
SERVICE	PASSED	☐	FAILED	☐	DATE:		BY:	
WALLS	PASSED	☐	FAILED	☐	DATE:		BY:	
CEILINGS	PASSED	☐	FAILED	☐	DATE:		BY:	
LOW VOLTAGE	PASSED	☐	FAILED	☐	DATE:		BY:	
FINAL	PASSED	☐	FAILED	☐	DATE:		BY:	
TEMP. POWER POLE	PASSED	☐	FAILED	☐	DATE:		BY:	
UNDERSLAB	PASSED	☐	FAILED	☐	DATE:		BY:	
GAS PIPE	PASSED	☐	FAILED	☐	DATE:		BY:	
ROUGH MECHANICAL	PASSED	☐	FAILED	☐	DATE:		BY:	
ROUGH PLUMPING	PASSED	☐	FAILED	☐	DATE:		BY:	
FINAL	PASSED	☒	FAILED	☐	DATE:	1/15/02	BY:	JK

CITY OF BURIEN
PROJECT INSPECTION RECORD

DATE	COMMENTS
12/12/01	Framing o/i ✓ NPa

INSPECTION REQUEST LINE (206) 248-5525
CALL BY 3:30 P.M. FOR NEXT DAY INSPECTION
Please speak clearly, slowly and provide the following

1. Complete permit number.
2. Type of Inspection
3. Date you would like the inspection.
4. Specify if you would like an A.M. or P.M. inspection.
5. Address of job site.
6. Contact name and phone number.

(PLEASE NOTE: We prefer that all inspection requests be made from a phone other than a cellular phone. We can not guarantee inspections will be done when inspection requests are made from a cellular phone. Due to the unstable nature of cellular calls, requests are sometimes static on the inspection voice mail line and therefore we are not always able to understand the nature of your request. We appreciate your cooperation in this matter.)

Scott Greenberg

From: McCraney, David [McCraney.D@portseattle.org]
Sent: Thursday, July 19, 2007 9:48 AM
To: Scott Greenberg; Griffin, Mark; Milanese, Marco
Subject: Lora Lake Environmental Review

Scott,

As we discussed yesterday the demolition of the Lora Lake Apartments was covered in the State and National Environmental Policy Acts environmental review of the Port of Seattle's Master Plan Update for the Seattle-Tacoma International Airport. The attached memo provides additional details ewith regard to that review.

Thanks

DMc

David L. McCraney
Manager, Environmental Review & Permitting
206/728-3193
206/612-4805 Cell
mccraney.d@portseattle.org

Synergy Consultants, Inc.
[illegible]

Memo

To: David McCraney, Port of Seattle

From: Mary Vigilante

cc:

Date: July 18, 2007

Re: Consideration of Lora Lake Apartment Complex in the Master Plan Update FEIS/FSEIS

The following bullets identify the location and context for considering the Lora Lake Apartment Complex in the 1996 Master Plan Update FEIS and 1997 FSEIS. The bolded items specifically name the Lora Lake Apartments while the non-bolded references refer to acquisition necessary for the projects, that included the apartment complex:

1996 Final EIS

- Project definition -- noting that completion of the third runway requires the acquisition of land -- See Chapter 2 (Page II-39 [project elements] and Page II-43 [funding and timing])
- Chapter IV Section 1 *Noise* (IV.1): The noise analysis for the Lora Lake apartment complex was modeled as Grid E-30. Table IV.1-2 (page IV.1-14B) shows that noise that location was predicted to increase 2.5 DNL to 65.9 DNL with the Master Plan Update preferred alternative (Alternative 3) relative to the No Action condition in 2020. This is noted as grid #229 (E-30 acquisition area). Residential uses are not compatible with 65 DNL or greater noise levels unless appropriately sound insulated.
- Chapter IV, Section 6 *Social Impacts* (IV.6): this section discusses the impacts associated with acquisition and relocation of properties due to the project.
    - Page IV.6-1 (inset table) notes that 260 condos/apartments would be acquired by any of the primary alternatives.
    - The acquisition analysis was based on three factors: 1) direct construction, 2) RPZ, and 3) mitigation
    - Page IV.6-3 notes **"The 648 residential units include 388 single family residential units and 260 apartment or condominium units, including the 234 unit Lake Lora Apartments"**. This text is noted for Alternative 2, but further down the column it notes that the impacts of Alternative 3 are the same as Alternative 2.

- Page IV.6-4 discusses the planned acquisition process, the review of vacancy rates, and disruption of community character
- Page IV.6-5 discusses "Affordable Housing in West SeaTac Acquisition Area"
- Page IV.6-6 states "...it is estimated that approximately 77% of the houses in the acquisition area would be considered affordable, and 91% of the apartments in the acquisition area would be considered affordable. This translates to between 270 and 300 acquired affordable houses and 24-237 acquired affordable apartments or condominiums under the 'With Project' alternatives."
- Page IV.6-6 and IV.6-7 repeat the impacts of the preferred alternative, as noted on pages IV.6-3 through IV.6-6
- Table IV.6-4 lists all of the properties (and then owners) that would be acquired. **Page 11 of that 12 page table (Page IV.6-7O) lists "Pacific Gulf Properties - Lora Lake Apartments, 15001 Des Moines Way S, Apartment, 234 units".** This acquisition is listed as part of the **"New Runway RPZ - North"**

- Chapter IV, Section 8 (IV.8) *Induced Socio-Economic Impacts*: Page IV.8-6 through Page IV.8-10 discusses the property and sales tax consequences associated with the acquisition.
  - Page IV.8-7 notes "In the north and south RPZs plan for the new runway, as well as for the Runway 34 R extension, additional acquisition would be required. This would include 38 residences, one apartment with 234 units, and 89 businesses." The combined assessed valuation of these properties was then listed in Table IV.8-4. This information is repeated on page IV.8-11 (right column for the Preferred Alternative).
- Chapter IV, Section 12 *Floodplains* - refers to the Lake Lora area, due to the presence of floodplains, but does not specifically reference the apartments.
- Chapter IV, Section 16 *Biotic Communities* -- refers to the Lake Lora area.
- Chapter IV, Section 18 *Public Services and Utilities* - refers to utilities in the Lake Lora area.
- Chapter V *Probable, Unavoidable, Adverse Environmental Impacts and Mitigation Measures*: Page IV-14 states:

"3. SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

Long term unavoidable adverse impacts in the form of displaced residences and businesses would occur under each "With Project" alternative. Between 350 and 390 single-family residences, 26 and 260 apartment and condominium units, and 96 to 117 businesses would be acquired and displaced under Alternatives 2, 3, and 4 depending upon specific runway length and terminal options. All acquisitions would comply with the Uniform Relocation Assistance Act, and would be coordinated by the Port of Seattle.

- Appendix R - *Response to Public Comments*:
  - Pages R-93 through R-95 (Comment R-7-31). Regarding a question about the relationship of the Master Plan to Vision 2020, a response indicates

    RH-4.4 "Preserve existing low-income, moderate-income and special needs housing and where appropriate serve it with transit. Promote development of

institutional and financial mechanisms to provide for affordable housing, particularly housing located in and near urban centers and transportation corridors."

As discussed in the Social Impacts section of the Final EIS (page IV.6-6), the Master Plan Update would displace affordable housing units (both rental apartments and single-family houses) in the West SeaTac area, primarily due to the construction of the proposed new parallel runway. All acquisitions associated with the Master Plan Update would comply with the Uniform Relocation and Assistance Act.

- Pages R-102 through R-103 (Comment R-8-20): Responds to a question about affordable housing.

1997 FSEIS - the FSEIS was prepared to respond to a large increase by the FAA in air travel demand at Sea-Tac. The consequences of higher demand were to possibly accelerate the needed improvements. That higher level of activity also resulted in revised noise, land use, air quality, surface transportation, construction impacts, and biotic communities, wetlands and floodplain analysis.

- Section 5-3 *Noise*: Page 5-3-9 (Table 5-3-2) notes that grid E-30 (#229) would experience a 4.7 DNL increase from 63.3 DNL with the No Action (Alt1) to 68.0 DNL with Alternative 3.
- Section 5-5 *Biotic Communities,* Wetlands, and Floodplains discusses the area near Lora Lake (e.g., page 5-5-19 through 5-5-22)
- Section 5-6 *Other Impacts*: Pages 5-7-1 through 5-7-2 restate the social impacts from the FEIS, noting acquisition of 260 Condos/Apartments.
- Appendix F - *Response to Comments*: Comment 7-AH concerned the quantity of homes to be acquired. The response noted: "As is noted in Chapter IV, Section 6, the Master Plan Update improvements will require the acquisition and relocation of 388 single family homes, 260 condos/apartments and 105 businesses. (footnote) Included in this acquisition area are properties in the Runway Protection Zone (RPZ), contrary to the understanding of one commentor."

  The footnote stated "As is noted in the Supplemental EIS, the Port is coordinating with the FAA concerning the acquisition of businesses in the southern Runway Protection Zone of the new runway. Based on interviews with property owners, most businesses do not wish to relocate and most would not be incompatible with the RPZ"

City of Burien

415 Southwest 150th Street • Burien, Washington 98166-1957
Phone: (206) 241-4647 • Fax: (206) 248-5539
www.ci.burien.wa.us

July 20, 2007

Janene Irish-Axt
Port of Seattle
17900 International Blvd. Suite 301
Seattle, WA 98188

Subject:
Demolition Permit DMO-07-1326: Lora Lake Apartments
Request for modification to 15.10.200 ¶3 and ¶5 BMC

Janene,

I have reviewed the Port of Seattle's request for modification to 15.10.200 ¶3 and ¶5 BMC. In accordance with Section 104.1 of the 2006 International Building Code, as adopted by the City of the Burien, wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of the code impractical and the modification is in compliance with the intent and purpose of the code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements.

Section 15.10.200 ¶3 BMC requires all demolition work to be completed within 30 days from commencement of demolition activity. The Port of Seattle has requested the City of Burien grant an extension for completion of demolition activity to December 31, 2007 for this permit.

Section 15.10.200 ¶5 BMC requires all foundations and/or related materials to be removed from the site, including all man made or processed surfaces. The Port of Seattle has requested the City of Burien grant an extension for completion of foundation removal activity to January 1, 2009.

The demolition permit for this site grants authority to demolish 22 apartment buildings and other miscellaneous structures. If permitted individually, and staged such that one building were to be demolished per 30 day period, the total project length for the site could extend a total of 22 months or more. The request by the Port of Seattle to allow the demolition activity and associated site restoration for the entire site to be extended for a total of less than 18 months is reasonable given the scope of the work covered by the individual permit. The site will remain secured by fencing until all work is complete, and as such, will not lessen the health, accessibility, life and fire safety, or structural requirements of the code.

For these reasons, the Building Official for the City of Burien finds the extension requests by the Port of the Seattle to be in compliance with the intent and purpose of the code, and hereby find the requests for modification to be in conformance with the general intent of the International Building Code Section 104.10.

This document shall remain as part of the permanent record.

Jan Vogee, C.B.O.
Building Official

Burien
Washington, USA

Demolition Permit Application

15811 Ambaum Blvd SW , Suite C. Burien, WA 98166
Phone: (206) 248-5520 • FAX: (206) 248-5539
www.burienwa.gov

Permit Number DMO 07-1326

PROJECT DESCRIPTION

Type of structure(s) to be demolished:

- ☐ Single Family Residence _____ square feet
- ☒ Multi-Family Building 22 # of units / _____ square feet
- ☐ Commercial / Industrial / Non-residential Building _____ square feet
- ☐ Interior Demo Only
- ☐ Other: Type of Building _____ / _____ square feet

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JUL 20 2007
CITY OF BURIEN

PROPERTY INFORMATION

Site Address:	Parcel Number:
15001 Des Moines Mem Dr. S	202304-9105

PROPERTY OWNER INFORMATION

Property Owner Name:	Daytime Phone:	Cell Phone:
Port of Seattle	(206) 444-6745	
Mailing Address:	**E-Mail Address:**	**Fax Number:**
PO Box 1209, Seattle WA 98111		

APPLICANT INFORMATION

Name:	Daytime Phone:	Cell Phone:
R.W. Rhine, Inc.	(253) 537-5852	(253) 606-4805
Mailing Address:	**E-Mail Address:**	**Fax Number:**
1124 112th St E, Tacoma WA 98445	joel@rwrhine.com	(253) 531-9548

CONTRACTOR

Name:	Company:	Daytime Phone:	Cell Phone:
Joel Simmonds	R.W. Rhine, Inc	(253) 537-5852	(253) 606-4805
Mailing Address:	**E-Mail Address:**	**Fax Number:**	
1124 112th St E Tacoma WA 98445	joel@rwrhine.com	(253) 531-9548	

Contact person (if different):	Phone Number:

Burien Business License Number:	Contractor's License # (Card must be presented):	Expiration Date:	Verified:
6313	RHINERW346C1	08/13/08	Yes ☒ No ☐

ZONING & VALUATION

Zoning:	Lot Size:	Building Division Valuation: $	Applicant's Valuation: $
RM-24	301,012		479,732.00

Tree Removal Proposed: ☐ Yes ☒ No (If yes, Show location, type and size on site plan)

SEPA REQUIRED ☐ Yes ☒ No Initials: SG (To be initialed by a City of Burien Planner)

(Note: If SEPA review would normally be required to build the structure, the SEPA review is normally required to demo the structure. Also, if the project will disturb an acre or more of land, a SEPA checklist is normally required.)

(OVER)

DEMOLITION CHECK LIST

Note: The contractor is responsible for obtaining approval from all applicable agencies and utility companies prior to the start of any demolition work approved by this permit.

Water Supply:

Scattle Public Utilities	206 684-5800
Highline Water District	206-592-8930
Water District # 49	206-242-8535
Water District # 20	206-243-3990

- ☒ Yes ☐ No — A. Meter to be removed (Contact local water district)
- ☐ Yes ☒ No — B. Meter to remain and be protected.
- ☐ Yes ☒ No — C. Private Well (contact King County Health Dept 206-296-4932)
  - _____ To be filled and capped.
  - _____ To be used for other purposes (specify) _____
- ☒ Yes ☐ No — Is water available to keep the dust at a minimum?

Sanitary Sewer:

Valley View	206-242-3236
SW Suburban	206-244-9575
Midway	206-824-4960

- ☒ Yes ☐ No — A. Sewer to be capped (Contact local sewer district)
- ☐ Yes ☒ No — B. Existing line to remain and be used by new structure

Septic System:

- ☐ Yes ☒ No — A. Tank to be removed (Contact K.C. Health Dept. 206-296-4932)
- ☐ Yes ☒ No — B. Tank to be drained and filled (Contact K.C. Health Dept. 206-296-4932)

Electrical Supply:

PSE	1-888-321-7779
Seattle City Light	206-386-4274

- ☒ Yes ☐ No — Electricity to be shut-off and meter removed. (Contact Electric Co.)

Gas:

- ☒ Yes ☐ No — Gas to be shut-off and meter removed. (Contact PSE 1-888-321-7779)

Existing Foundation:

- ☐ Yes ☒ No — A. Foundations to be destroyed and removed
- ☐ Yes ☒ No — B. Basement to be destroyed or filled
- ☒ Yes ☐ No — C. All debris removed from site – lot to be restored to original condition.

Underground Flammable Liquid Storage Tank:

- ☐ Yes ☒ No — Will any underground storage tanks be removed? (Removal of any underground flammable liquid storage tanks must be reported to the Dept. of Ecology, PV-11, Olympia, WA 98504-8711 with a copy of this application and set of plans)

ASBESTOS ABATEMENT:

- ☒ Yes ☐ No — Is there any asbestos that needs removal?

You must contact the Puget Sound Clean Air Organization regarding Asbestos requirements.
For full details and to obtain asbestos forms, instructions and regulations go online to:
Contractors: http://www.pscleanair.org/asbestos/asbe-cont-info.shtml
Homeowners: http://www.pscleanair.org/asbestos/asbe-home-form.shtml
or to ask other questions, by phone 1-800-552-3565.
Failure to comply with asbestos requirements may result in penalties.

By signing this application, I acknowledge that I know and I am complying with the Puget Sound Clean Air Organization's requirements regarding Asbestos Abatement.

I certify under penalty of perjury that the information furnished by me is true and correct to the best of my knowledge, and further, that I am authorized by the owner above to perform the work for which permit application is made. I further agree to save harmless the City of Burien as to any claim (including costs, expenses, and attorney incurred in investigation and defense of such claim), which maybe be made by any person, including the undersigned, and filed against the City of Burien, but only where such claim is out of the reliance of the City, including its officers and employees, upon the accuracy of the information supplied to the City as part of this application.

Owner/Agent: _____ Vice President Date: 7-20-07

R. W. Rhine, Inc.

July 20, 2007

Request for modification to the City of Burien Demolition Permit;

1. Burien Municipal Code 15.10.200 paragraph 3: Permit Required. A demolition permit is required for all structures to be removed. The demolition permit may be conditioned as necessary to mitigate adverse impacts associated with demolition activities and the aesthetic condition of the vacant site following demolition. All demolition work shall be completed within 30 days from commencement of demolition activity.

Demolition to be completed by December 31, 2007 or as approved by City of Burien.

2. Burien Municiple Code 15.10.200 paragraph 5: Foundation Removal and Surface Restoration. All foundations and/or related materials shall be removed from the site. Unless otherwise approved by the City, all man made or processed surfaces including but not limited to driveways, asphalt, patios or sidewalks shall be removed, except in the public right-of-way.

Foundations to be removed by January 1, 2009 or as approved by City of Burien.

Janene Irish-Axt
Port of Seattle
206-444-6745
Project Manager

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JUL 20 2007

CITY OF BURIEN

Port of Seattle

Janene Irish-Axt
Project Manager
Aviation Project Management Group

Seattle-Tacoma International Airport
17900 International Blvd., Suite 301
Seattle, WA 98188-4238 U.S.A.
Direct: (206) 444-6745
Cellular: (206) 255-4834
Fax: (206) 431-4900
e-mail: irish-axt.j@portseattle.org

Burien
Washington, USA

Demolition Permit Application

400 SW 152nd Street, Suite 300 Burien, WA 98166
Phone: (206) 248-5520 • FAX: (206) 248-5539
www.burienwa.gov

DMO 09-1181

PROJECT DESCRIPTION

Type of structure(s) to be demolished:

- ☐ Single Family Residence _____ square feet
- ☒ Multi-Family Building 16 Bldgs # units / _____ square feet
- ☐ Commercial / Industrial / Non-residential Building _____ square feet
- ☐ Interior Demo Only
- ☐ Other: Type of Building _____ / _____ square feet

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AUG 18 2009
CITY OF BURIEN

PROPERTY INFORMATION Lora Lake Apts

Site Address: 15001 Des Moines Mem. Dr S	Parcel Number:	
PROPERTY OWNER INFORMATION		
Property Owner Name: Port of Seattle	Daytime Phone:	Cell Phone:
Mailing Address: PO BX 1209 Seattle 98109	E-Mail Address:	Fax Number:

APPLICANT INFORMATION

Name: RW Rhine Inc	Daytime Phone: 2535375852	Cell Phone: 2536064804
Mailing Address: 1124 112th st E Tacoma 98445	E-Mail Address: deanna@rwrhine.com	Fax Number: 2535319540

CONTRACTOR

Name: Deanna Peters	Company: RW Rhine	Daytime Phone:	Cell Phone:
Mailing Address:		E-Mail Address:	Fax Number:

Contact person (if different):	Phone Number:

Burien Business License Number:	Contractor's License # (Card must be presented):	Expiration Date:	Verified:
6313	RHINERW346CI	8-13-10	Yes ☑ No ☐

ZONING & VALUATION

Zoning:	Lot Size:	Building Division Valuation: $	Applicant's Valuation: $

Tree Removal Proposed: ☐ Yes ☑ No (If yes, Show location, type and size on site plan)

SEPA REQUIRED ☐ Yes ☐ No Initials: _____ (To be initialed by a City of Burien Planner)

(Note: If SEPA review would normally be required to build the structure, the SEPA review is normally required to demo the structure. Also, if the project will disturb an acre or more of land, a SEPA checklist is normally required.)

(OVER)

DEMOLITION CHECK LIST

Note: The contractor is responsible for obtaining approval from all applicable agencies and utility companies prior to the start of any demolition work approved by this permit.

Seattle Public Utilities	206 684-5800
Highline Water District	206-592-8930
Water District # 49	206-242-8535
Water District # 20	206-243-3990

Water Supply:

- ☑ Yes ☐ No — A. Meter to be removed (Contact local water district)
- ☐ Yes ☑ No — B. Meter to remain and be protected.
- ☐ Yes ☑ No — C. Private Well (contact King County Health Dept 206-296-4932)
  - ____ To be filled and capped.
  - ____ To be used for other purposes (specify) ____
- ☑ Yes ☐ No — Is water available to keep the dust at a minimum?

Valley View	206-242-3236
SW Suburban	206-244-9575
Midway	206-824-4960

Sanitary Sewer:

- ☑ Yes ☐ No — A. Sewer to be capped (Contact local sewer district)
- ☐ Yes ☑ No — B. Existing line to remain and be used by new structure

Septic System: N/A

- ☐ Yes ☑ No — A. Tank to be removed (Contact K.C. Health Dept. 206-296-4932)
- ☐ Yes ☑ No — B. Tank to be drained and filled (Contact K.C. Health Dept. 206-296-4932)

PSE	1-888-321-7779
Seattle City Light	206-386-4274

Electrical Supply:

- ☑ Yes ☐ No — Electricity to be shut-off and meter removed. (Contact Electric Co.) Done

Gas: N/A

- ☐ Yes ☑ No — Gas to be shut-off and meter removed. (Contact PSE 1-888-321-7779)

Existing Foundation:

- ☐ Yes ☑ No — A. Foundations to be destroyed and removed
- ☐ Yes ☑ No — B. Basement to be destroyed or filled
- ☑ Yes ☐ No — C. All debris removed from site – lot to be restored to original condition. All demolition

Underground Flammable Liquid Storage Tank:

- ☐ Yes ☑ No — Will any underground storage tanks be removed? (Removal of any underground flammable liquid storage tanks must be reported to the Dept. of Ecology, PV-11, Olympia, WA 98504-8711 with a copy of this application and set of plans) (Fire Permit must be obtained from Fire District 2 for tank removal.)

ASBESTOS ABATEMENT:

- ☐ Yes ☑ No — Is there any asbestos that needs removal?

You must contact the Puget Sound Clean Air Organization regarding Asbestos requirements.
For full details and to obtain asbestos forms, instructions and regulations go online to:
Contractors: http://www.pscleanair.org/asbestos/asbe-cont-info.shtml
Homeowners: http://www.pscleanair.org/asbestos/asbe-home-form.shtml
or to ask other questions, by phone 1-800-552-3565.
Failure to comply with asbestos requirements may result in penalties.

By signing this application, I acknowledge that I know and I am complying with the Puget Sound Clean Air Organization's requirements regarding Asbestos Abatement.

I certify under penalty of perjury that the information furnished by me is true and correct to the best of my knowledge, and further, that I am authorized by the owner above to perform the work for which permit application is made. I further agree to save harmless the City of Burien as to any claim (including costs, expenses, and attorney incurred in investigation and defense of such claim), which maybe made by any person, including the undersigned, and filed against the City of Burien, but only where such claim is out of the reliance of the City, including its officers and employees, upon the accuracy of the information supplied to the City as part of this application.

Owner/Agent: Deanna Peters Date: 8-18-09

Burien
Washington, USA

Demolition Permit

Department of Community Development
400 SW 152nd St Ste 300, Burien, WA 98166
Phone: (206) 241-4647 Fax: (206) 248-5539
www.burienwa.gov
~ For inspection request see reverse side ~

FILE COPY

Permit #: DMO-09-1181
Date Issued: 08/18/2009
Date Expired: 02/14/2010
Issued By: Front Counter
Approved By: Mary Gianelli

Project Information

Description: DEMO OF 16 BUILDINGS
Site Address: 15001 DES MOINES MEMORIAL DR S
Parcel Number: 2023049105
Applicant Name:
Company: R.W. RHINE INC.
Address: 1124 112TH ST E
City / State / Zip: TACOMA, WA 98445

FINALED
DATE 9 / 30 / 09

Fee / Payment Information

Item		Date Received	Amount
Fee	Demolition Permit Fee	08/18/2009	$100.00
Fee	State Surcharge	08/18/2009	$4.50
Fee	State Surcharge Multi-Family	08/18/2009	$30.00

Amount Due: $134.50
Total Payment: $134.50
Account Balance: $0.00

Contractor Information

Company	Phone	Ext.	License Number	Expiration

DISCLAIMER: I certify that the information furnished by me in this application is true and correct to the best of my knowledge and that all applicable codes will be met. I further certify that I am the owner of the above mentioned property or I am authorized to act in the owner's behalf with regard to the application of this permit.

Print Applicant Name: R.W. Rhine, Inc.
Applicant Signature: Joanna Peters Date: 8-18-09
Issued By: Mary Gianelli Date: 8.18.09

NOTE: ANY ATTACHED CONDITIONS OF APPROVAL MUST BE MET PRIOR TO FINAL INSPECTION.

RECEIVED
AUG 18 2009
CITY OF BURIEN

POST THIS CARD CONSPICUOUSLY ON BUILDING

CITY of BURIEN

400 SW 152ND
Suite # 300
Burien, WA 98166

BUILDING DEPARTMENT INSPECTION RECORD

INSPECTION REQUEST 206-248-5525
Request must be received by 7AM for same day inspection

PERMIT No.: SETBACKS-FRONT: SIDE: REAR:
OWNERS NAME:
SITE ADDRESS:

( ) FOOTINGS/SETBACKS_____ ( ) FOUNDATION WALL_____

DO NOT PLACE CONCRETE UNTIL THE ABOVE IS APPROVED

( ) DRAINAGE LINE_____ ( ) CONNECTION_____
( ) PLUMBING GROUNDWORK_____ ( ) SLAB INSULATION_____

DO NOT POUR SLAB UNTIL THE ABOVE IS APPROVED

( ) UNDERFLOOR FRAMING_____
( ) ROUGH PLUMBING: DWV_____ Water Pipe_____
( ) ROUGH MECHANICAL_____ Gas Pipe_____
( ) SHEATHING_____ Floor_____ Roof_____
( ) ELECTRICAL ROUGH-IN_____
( ) FIRE/DRAFTSTOPS_____
( ) SPRINKLER HYDRO_____

THE ABOVE MUST BE APPROVED PRIOR TO FRAMING INSPECTION

( ) FRAMING_____

DO NOT COVER ANY WORK UNTIL ABOVE IS APPROVED

( ) INSULATION Floors_____ Walls_____ Attic_____

DO NOT APPLY WALLBOARD UNTIL THE ABOVE IS PPROVED

( ) WALLBOARD NAILING_____ ( ) SUSPENDED CEILING_____
( ) SWSSD_____
( ) ELECTRICAL FINAL_____
( ) PLANNING DEPARTMENT_____
( ) PUBLIC WORKS DEPARTMENT_____ (except Foundations & Slabs)
( ) FIRE DEPARTMENT_____
( ) FINAL INSPECTION (Building Department) 9/30/09 All buildings & structures removed, pool filled-in & erosion control measures installed & ok at this time. RH

DO NOT OCCUPY THIS BUILDING UNTIL FINAL APPROVAL

Burien
Washington, USA

Department of Community Development
400 SW 152nd St Ste 300, Burien, WA 98166
Phone: (206) 241-4647 Fax: (206) 248-5539
www.burienwa.gov
~ For inspection request see reverse side ~

Permit Conditions

Permit #:	**DMO-09-1181**
Date Issued:	08/18/2009
Date Expired:	02/14/2010
Issued By:	Front Counter
Approved By:	Mary Gianelli

Conditions

Agency	Condition
Building	A. Site must be provided with adequate water supply to keep dust to a minimum.
Building	B. Asbestos removal and disposal shall be performed in accordance with Puget Sound Clean Air Agency requirements and State Law.
Building	C. Burning of Combustible Waste is prohibited.
Building	D. Access for Fire Department apparatus shall be provided and maintained. Where a required fire protection system (fire sprinklers, alarms, etc.) is placed out of service, the Fire Marshall must be notified immediately. The Fire Marshall is authorized to require a fire watch where deemed necessary.
Building	E. At least one approved portable fire extinguisher shall be provided at each stairway on all floor levels where combustible materials have accumulated and in every storage and construction shed.
Building	F. Water and Sewer Lines are to be identified and capped prior to start of demolition and the appropriate Utility District is to be notified.
Building	G. All public roads are to be kept clean from dirt and other debris from this site at all times. The applicant and contractor(s) are considered responsible for determining the necessary methods for keeping dirt and debris from entering onto a public road and then implementing those methods immediately.
Building	H. All temporary erosion control measures are to comply with King County Surface Water Design Manual and be in place prior to the start of any demolition.
Building	I. Temporary erosion control measures are to be maintained throughout this project.

ANDREA BEATTY RINIKER
Director

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
4350 - 150th Ave. N.E. • Redmond, Washington 98052-5301 • (206) 885-4900

February 27, 1987

Mr. Steve Sandelius, General Manager
Southwest Suburban Sewer District
431 SW Ambaum Boulevard
Seattle, WA 98166

Lora Lake Apartments - 234 Units
Sanitary Sewer Plans and Profiles
WDOE Project No. NW 86-325

Dear Mr. Sandelius:

This submittal was reviewed for compliance with the Department of Ecology design criteria and applicable state regulations and found to be acceptable. To expedite the project schedule I gave verbal approval to proceed with construction to Tom Tucker, by telephone, on February 25, 1987. The formal approval letter and one set of stamped plans will be sent under separate cover.

If you have any questions or wish to discuss any aspects of this project in more detail, please telephone me at (206) 885-1900.

Sincerely,

Robert J. Sylvester
Technical Operations Supervisor
Environmental Quality

RJS:sc

cc: Steve Borneman - Dodds Engineers, Inc.

DODDS ENGINEERS, INC.
BELLEVUE, WA 98007

Lora Lake Apartments
DEI Project No. 86081
August 6, 1987
Revised Aug. 25, 1987
Revised Sept. 24, 1987

SANITARY SEWER EASEMENT

A strip of land 10.00 feet in width over a portion of the southwest quarter of the northeast quarter of Section 20, Township 23 North, Range 4 East, W.M., in King County, Washington, said strip of land having 5.00 feet on each side of the following described centerline:

Commencing at the center of said Section 20, from which point the north quarter corner of said section bears N01°03'56"E 2674.21 feet distant; thence S89°01'46"E, along the east-west center of section line, 269.12 feet to the centerline of Des Moines Way South; thence N37°11'09"E, along said centerline, 667.89 feet to a point hereinafter referred to as Point "B"; thence N55°03'54"W 30.02 feet to the westerly margin of said Des Moines Way South and the TRUE POINT OF BEGINNING of the herein described centerline; thence continuing N55°03'54"W 98.28 feet to a point hereinafter referred to as "Point A"; thence N31°16'23"E 128.00 feet;

AND BEGINNING at aforesaid "Point A"; thence S31°28'00"W 88.00 feet;

AND commencing at aforesaid Point "B"; thence N37°11'09"E, along the centerline of aforesaid Des Moines Way South 428.61 feet; thence N89°42'57"W 193.71 feet to the TRUE POINT OF BEGINNING; thence continuing N89°42'57"W 134.00 feet;

AND commencing at the north quarter corner of said Section 20; thence S01°03'56"W, along the north-south center of section line of said Section 20, a distance of 1864.91 feet; thence S89°50'19"E 30.00 feet to the easterly margin of 8th Avenue South and the TRUE POINT OF BEGINNING; thence continuing S89°50'19"E 50.57 feet to a point hereinafter referred to as Point "D"; thence S59°37'39"E 132.96 feet; thence S83°36'58"E 144.00 feet;

AND BEGINNING at aforesaid Point "D"; thence N41°30'13"E 176.78 feet; thence N82°12'40"E 93.00 feet to the terminus of the herein described centerline.

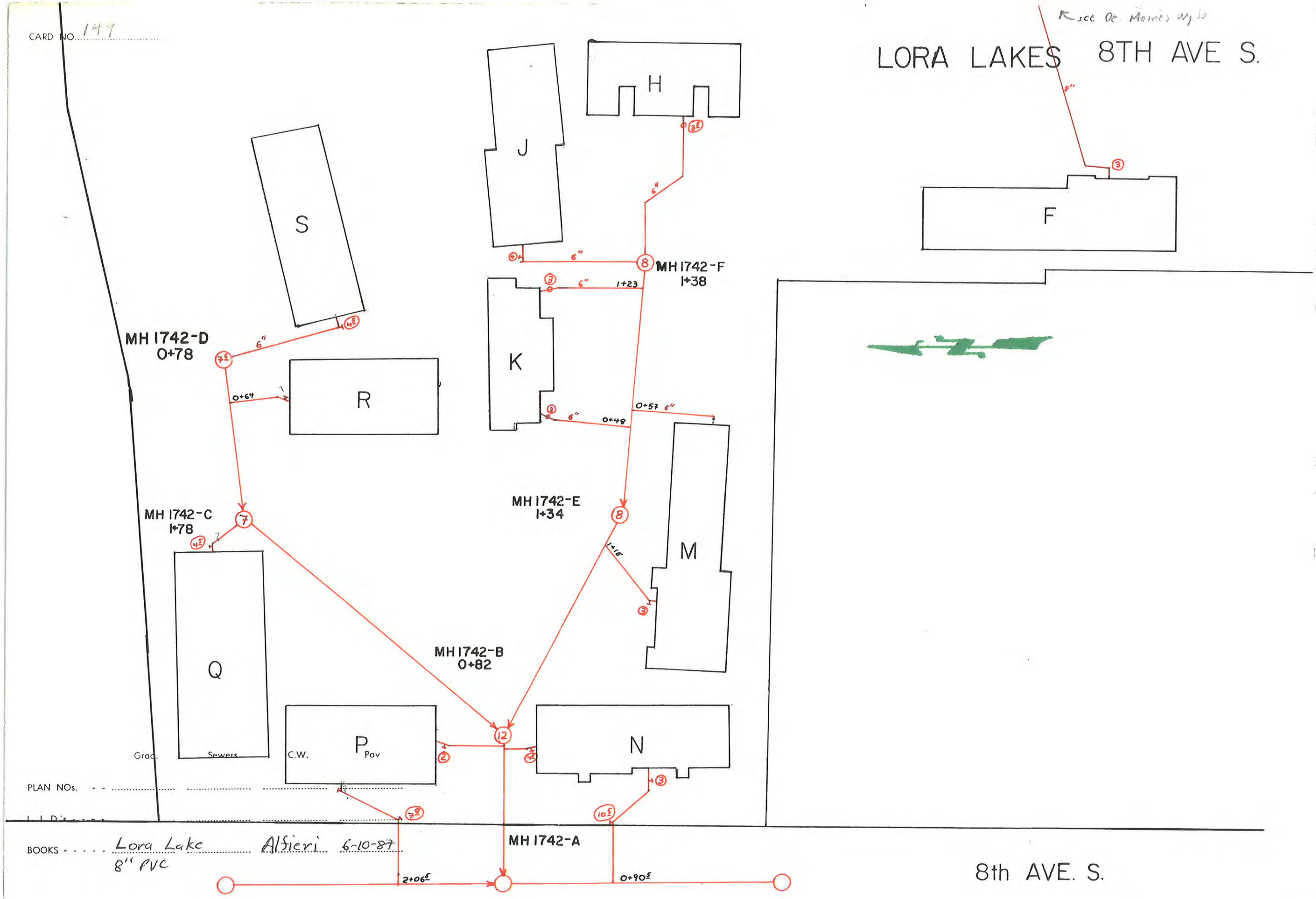
EXCEPT those portions, if any, lying within South 149th Place.

STEVEN A. MERRIMAN
STATE OF WASHINGTON
18909
REGISTERED
PROFESSIONAL LAND SURVEYOR

9/24/87

86081LEG-3

CARD NO. 147



Grad. Sewers C.W. Pav

PLAN NOs.

L.I.D.'s

BOOKS Lora Lake Alfieri 6-10-87

8" PVC

CARD NO.

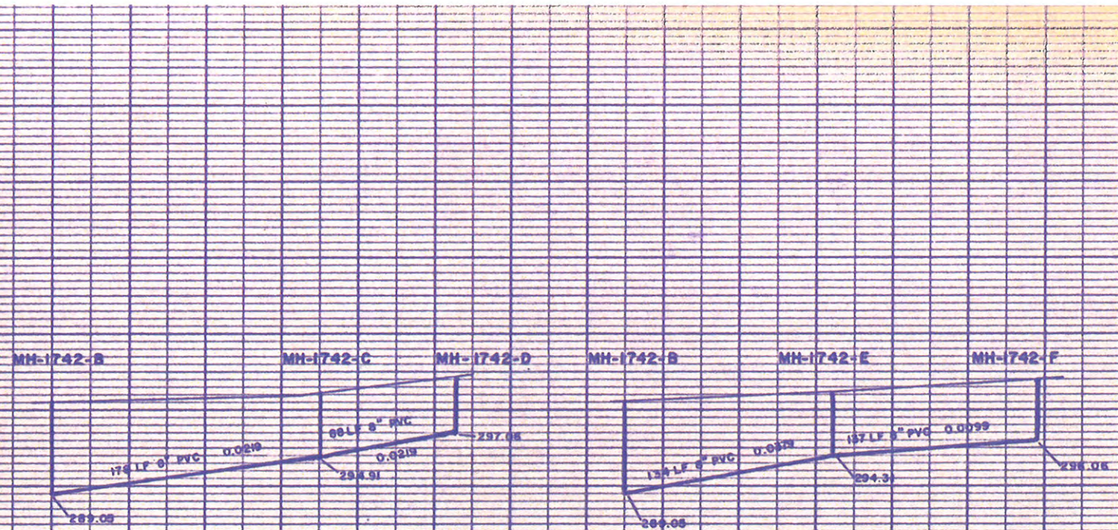
DES MOINES WAY S.

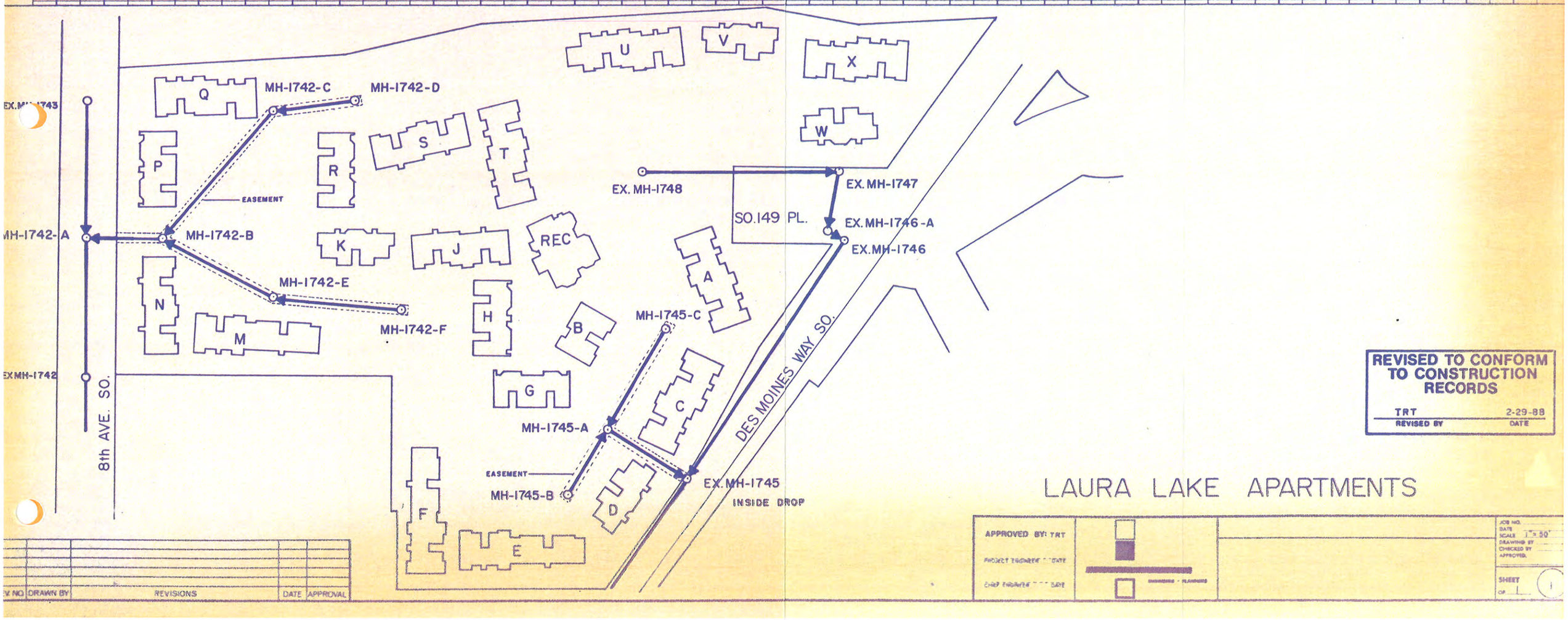
	Grad.	Sewers	C.W.	Pav
PLAN NOs.				
L. I. D.'s				
BOOKS	Lora Lake 6-10-87	Alfieri		K-34

S/S CONCRETE PIPE 8" PVC LUNDBERG O-RING T

70

LORA LAKE ADD.





REVISED TO CONFORM TO CONSTRUCTION RECORDS

TRT 2-29-88

REVISED BY DATE

LAURA LAKE APARTMENTS

NO.	DRAWN BY	REVISIONS	DATE	APPROVAL

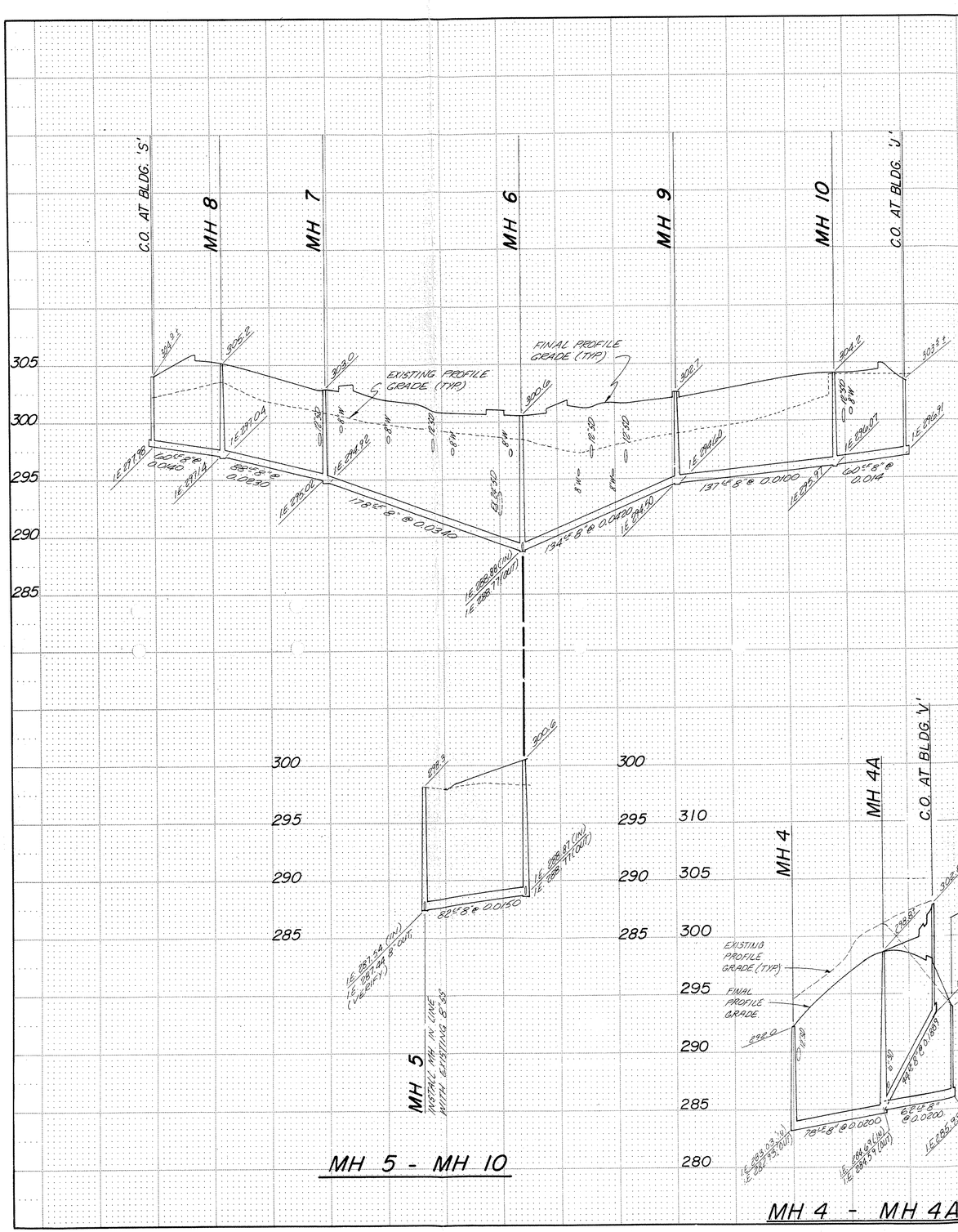
APPROVED BY: TRT

PROJECT ENGINEER DATE

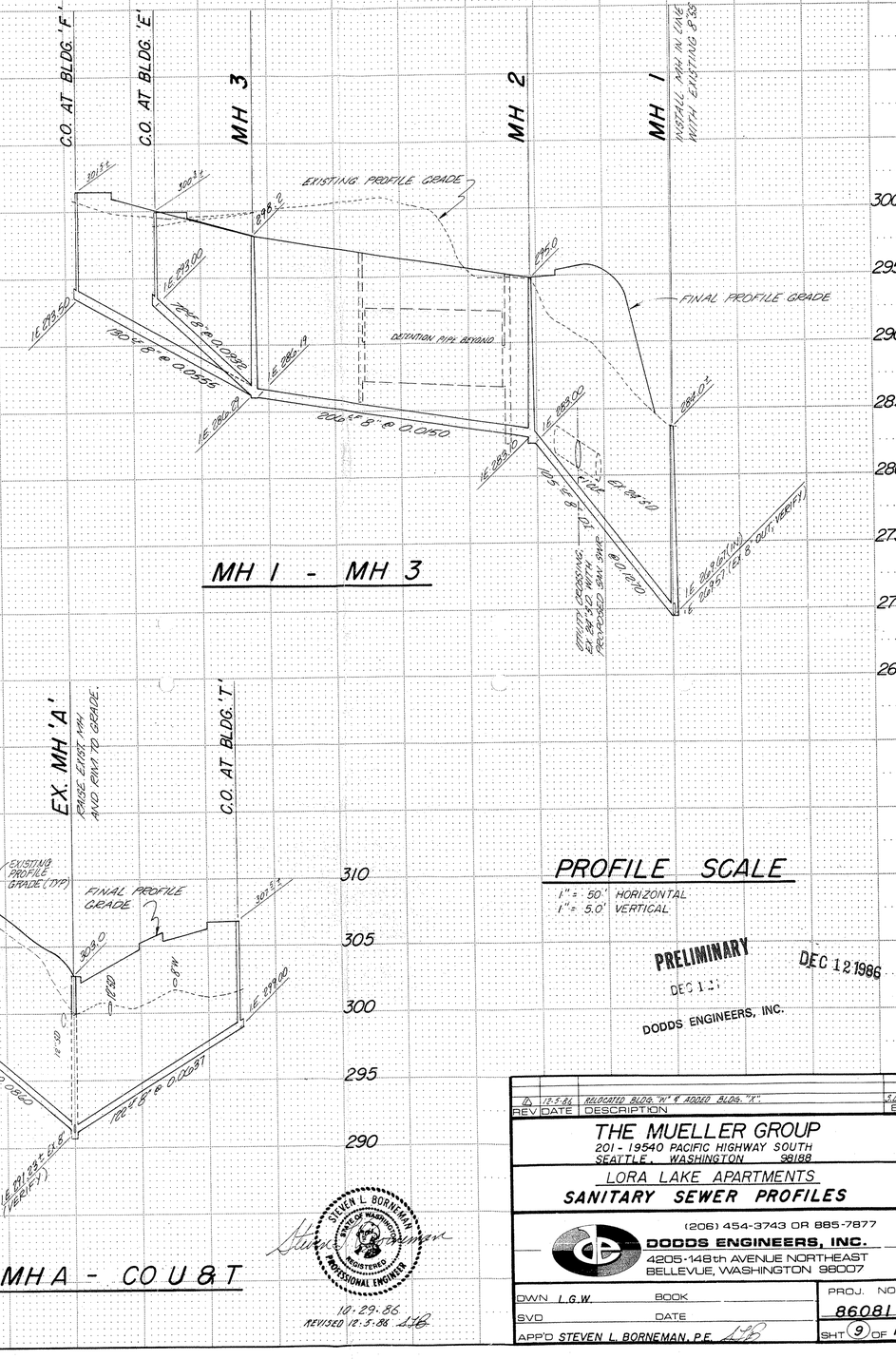
CHIEF ENGINEER DATE

JOB NO.
DATE
SCALE 1" = 50'
DRAWING BY
CHECKED BY
APPROVED

SHEET 1 OF

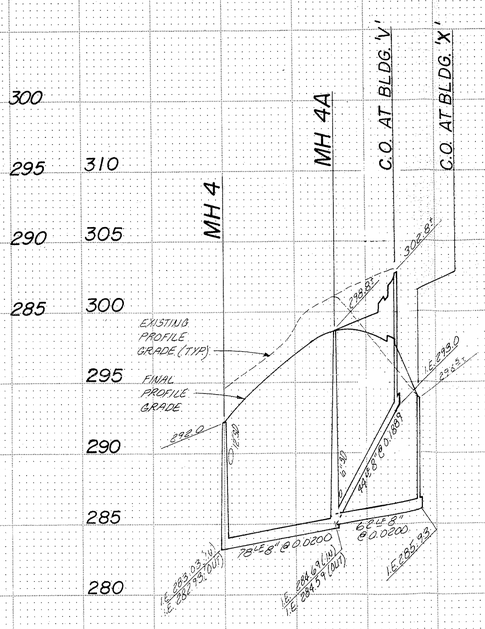


MH 1 - MH 3

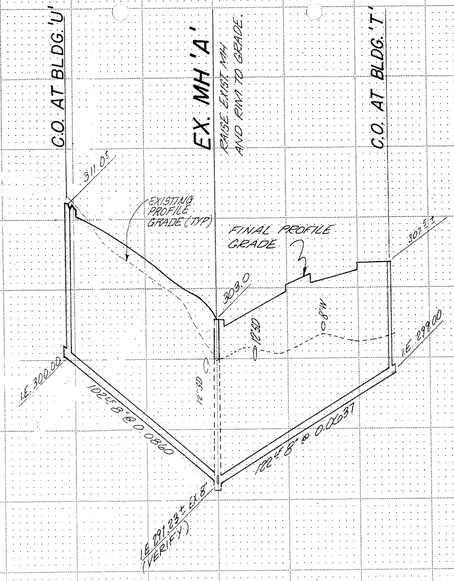


MH 5 - MH 10

MH 4 - MH 4A



EXIST. MH A - CO U & T



STEVEN L. BORNEMAN STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

10-29-86
REVISED 12-5-86

PROFILE SCALE

1" = 50' HORIZONTAL
1" = 5.0' VERTICAL

PRELIMINARY

DEC 12 1986

DEC 12

DODDS ENGINEERS, INC.

REV	DATE	DESCRIPTION	BY
1	12-5-86	RELOCATED BLDG. "N" & ADDED BLDG. "K".	S.L.B.

THE MUELLER GROUP
201 - 19540 PACIFIC HIGHWAY SOUTH
SEATTLE, WASHINGTON 98188

LORA LAKE APARTMENTS
SANITARY SEWER PROFILES

(206) 454-3743 OR 885-7877
DODDS ENGINEERS, INC.
4205-148th AVENUE NORTHEAST
BELLEVUE, WASHINGTON 98007

DWN L.G.W.	BOOK	PROJ. NO. 86081
SVD	DATE	
APP'D STEVEN L. BORNEMAN, P.E.		SHT 9 OF 10

OUTSIDE _____
INSIDE _____
REPAIRS _____
FEE $ Receipt #9194

SIDE SEWER PERMIT
SOUTHWEST SUBURBAN SEWER DISTRICT

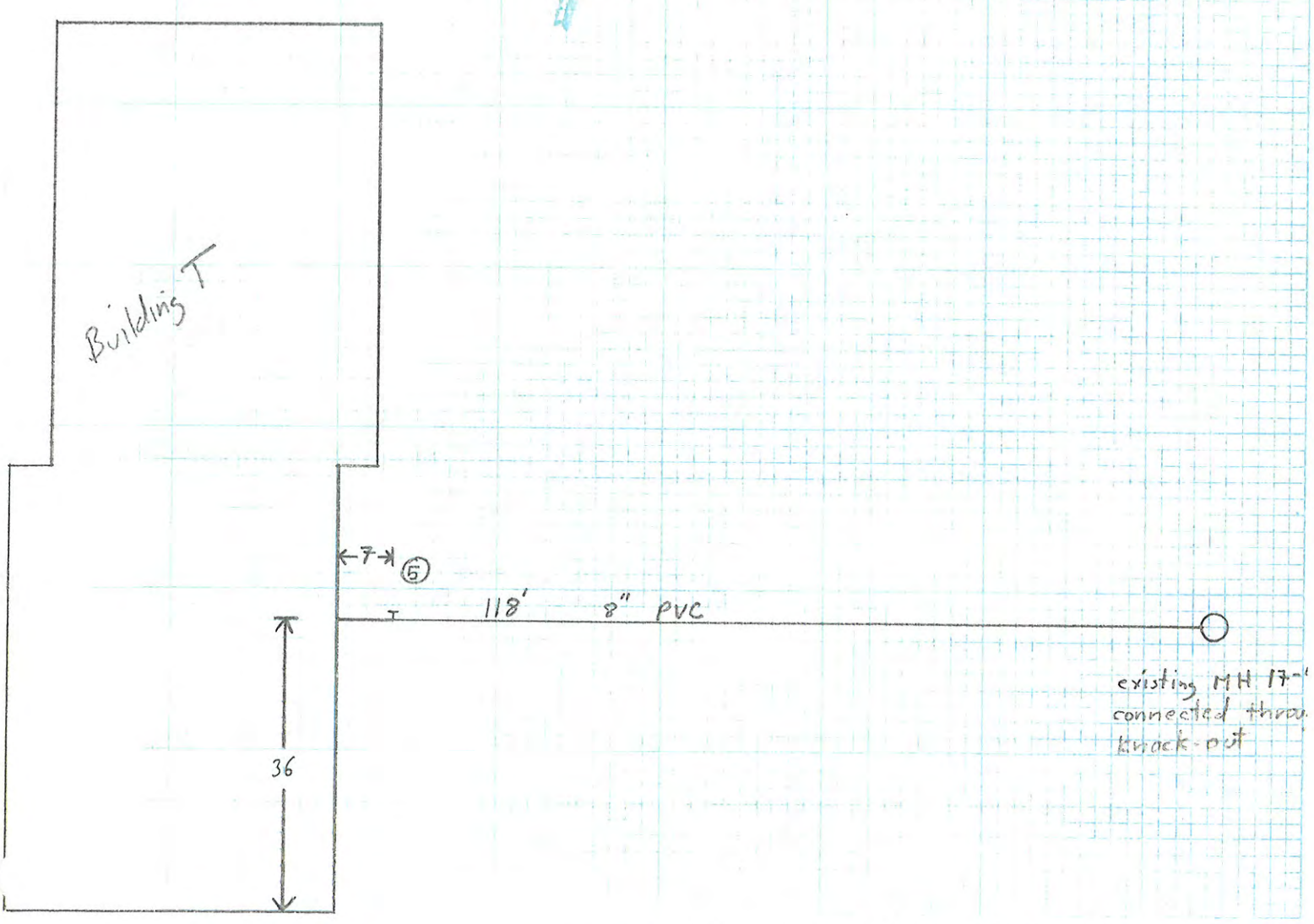
431 S.W. Ambaum Blvd.
Seattle, WA. 98166

PERMIT № 13612
EASEMENT No. _____
CARD No. _____
DATE 5-22-87

OWNER Mueller
HOUSE ADDRESS Lora Lakes Bldg T
NAME SUB-DIVISION 15001 DWay So

CONTRACTOR Alferi MRA
BASEMENT: YES _____ NO _____
LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY DT DATE 5-22-87

ENTERED ON CARD BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

BY Dara Finch DATE 5-21-87

OUTSIDE _____

INSIDE _____

REPAIRS _____

FEE $ Receipt # 9174

SIDE SEWER PERMIT

SOUTHWEST SUBURBAN SEWER DISTRICT

431 S.W. Ambaum Blvd.
Seattle, WA. 98166

PERMIT No. 13612

EASEMENT No. _____

CARD No. _____

DATE 5-22-87

OWNER Mueller

CONTRACTOR Alferi MRA

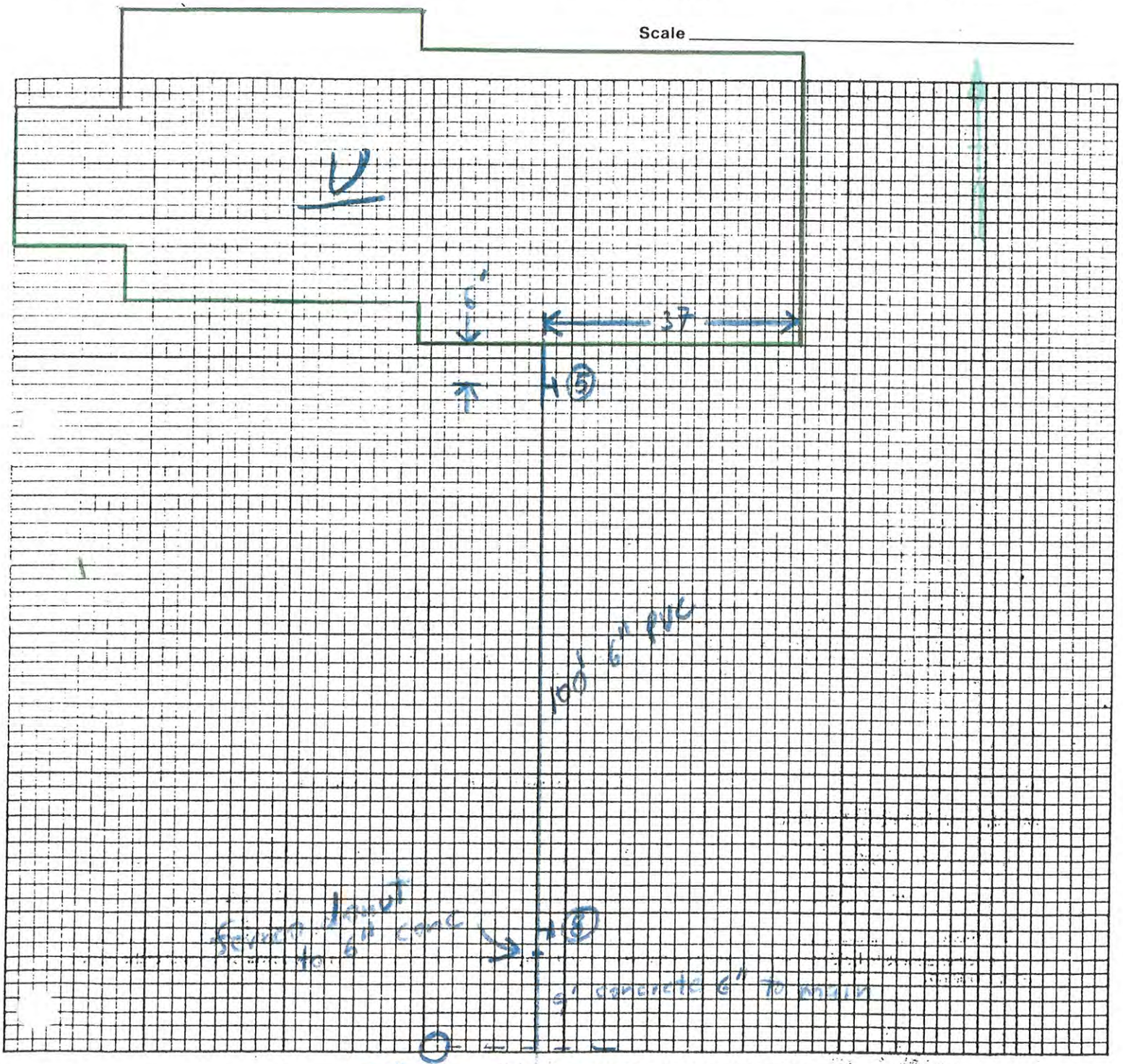
HOUSE ADDRESS Lora Lakes Building U

BASEMENT: YES _____ NO _____

NAME SUB-DIVISION _____

LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

ENTERED ON CARD BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

BY _____ DATE 6-5-87

OUTSIDE _____
INSIDE _____
REPAIRS _____
FEE $ Receipt # 7174

SIDE SEWER PERMIT

SOUTHWEST SUBURBAN SEWER DISTRICT

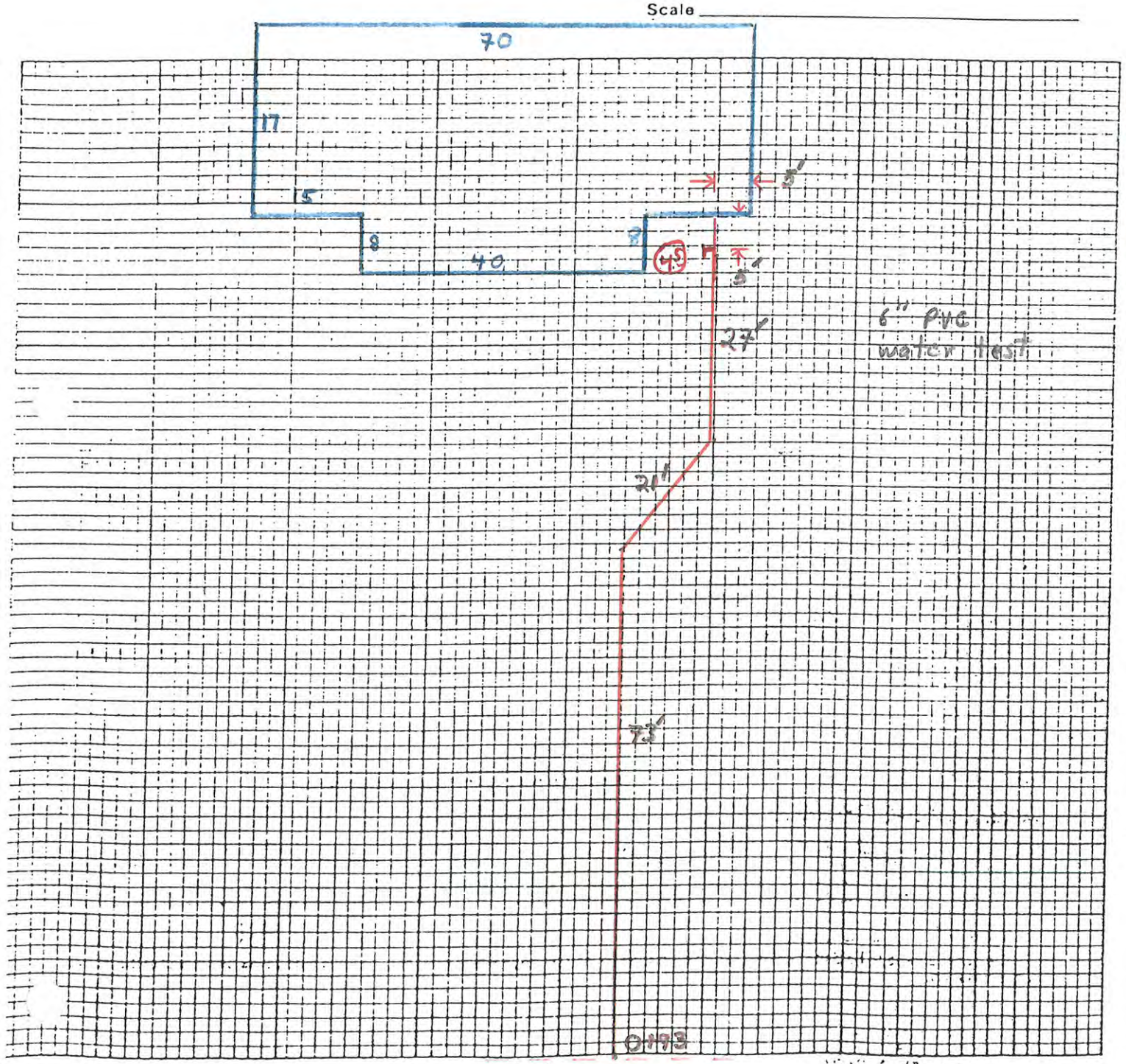
431 S.W. Ambaum Blvd.
Seattle, WA. 98166

PERMIT No. 13612
EASEMENT No. _____
CARD No. _____
DATE 5-22-87

OWNER Mueller _____
HOUSE ADDRESS Lora Lakes Building V
NAME SUB-DIVISION _____

CONTRACTOR Alseri MRA
BASEMENT: YES _____ NO _____
LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

ENTERED ON CARD BY _____ DATE _____ BY FRT DATE 6-5-87

OUTSIDE _____
INSIDE _____
REPAIRS _____
FEES Receipt # 7174

SIDE SEWER PERMIT
SOUTHWEST SUBURBAN SEWER DISTRICT

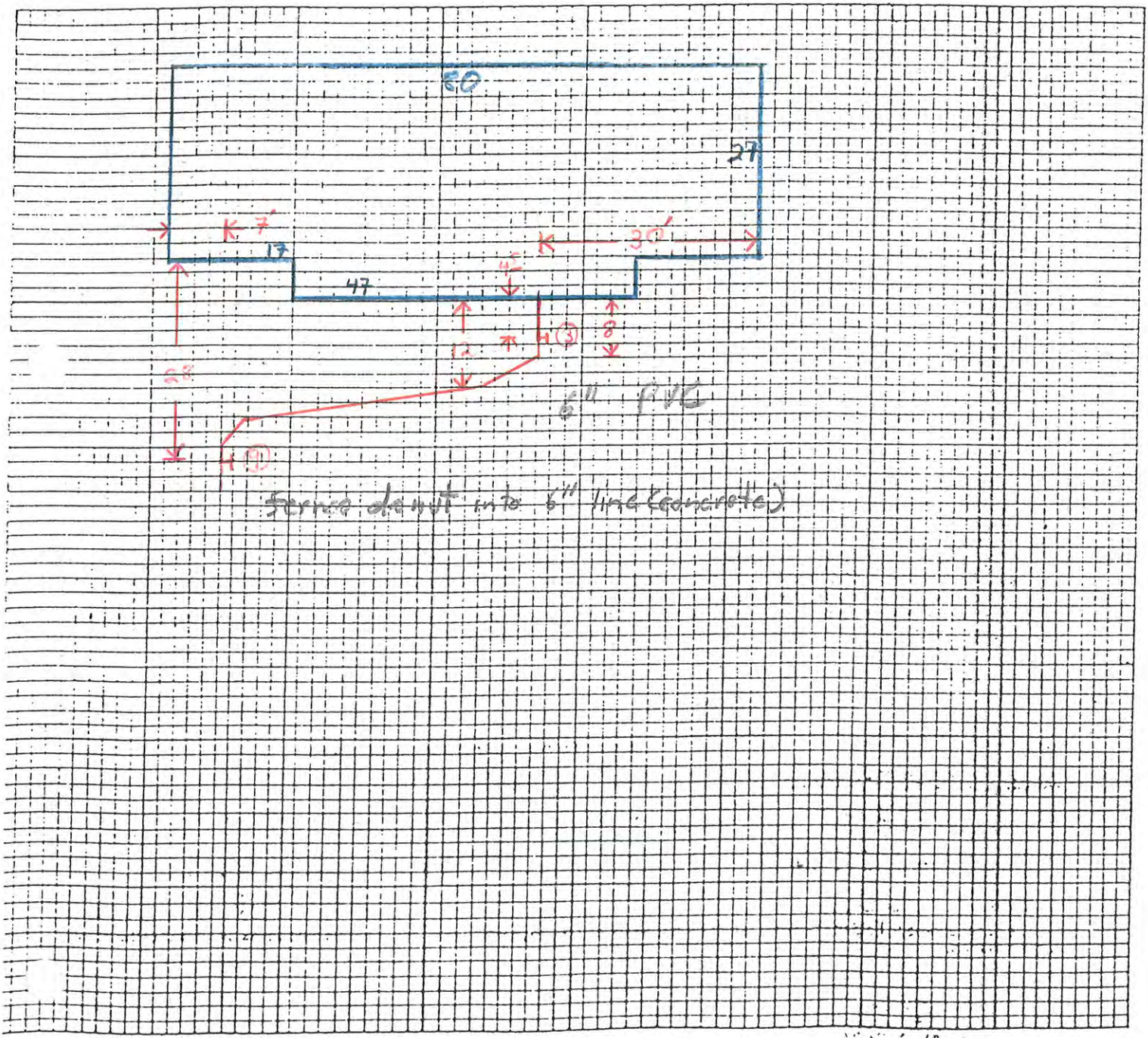
431 S.W. Ambaum Blvd.
Seattle, WA. 98166

PERMIT No. 13612
EASEMENT No. _____
CARD No. _____
DATE 5-22-87

OWNER Mueller _____
HOUSE ADDRESS Lora Lakes Building W
NAME SUB-DIVISION _____

CONTRACTOR Alseri MRA
BASEMENT: YES _____ NO _____
LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

ENTERED ON CARD BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

BY _____ DATE 6-8-87

OUTSIDE _____
INSIDE _____
REPAIRS _____
FEE $ Receipt # 7174

SIDE SEWER PERMIT
SOUTHWEST SUBURBAN SEWER DISTRICT

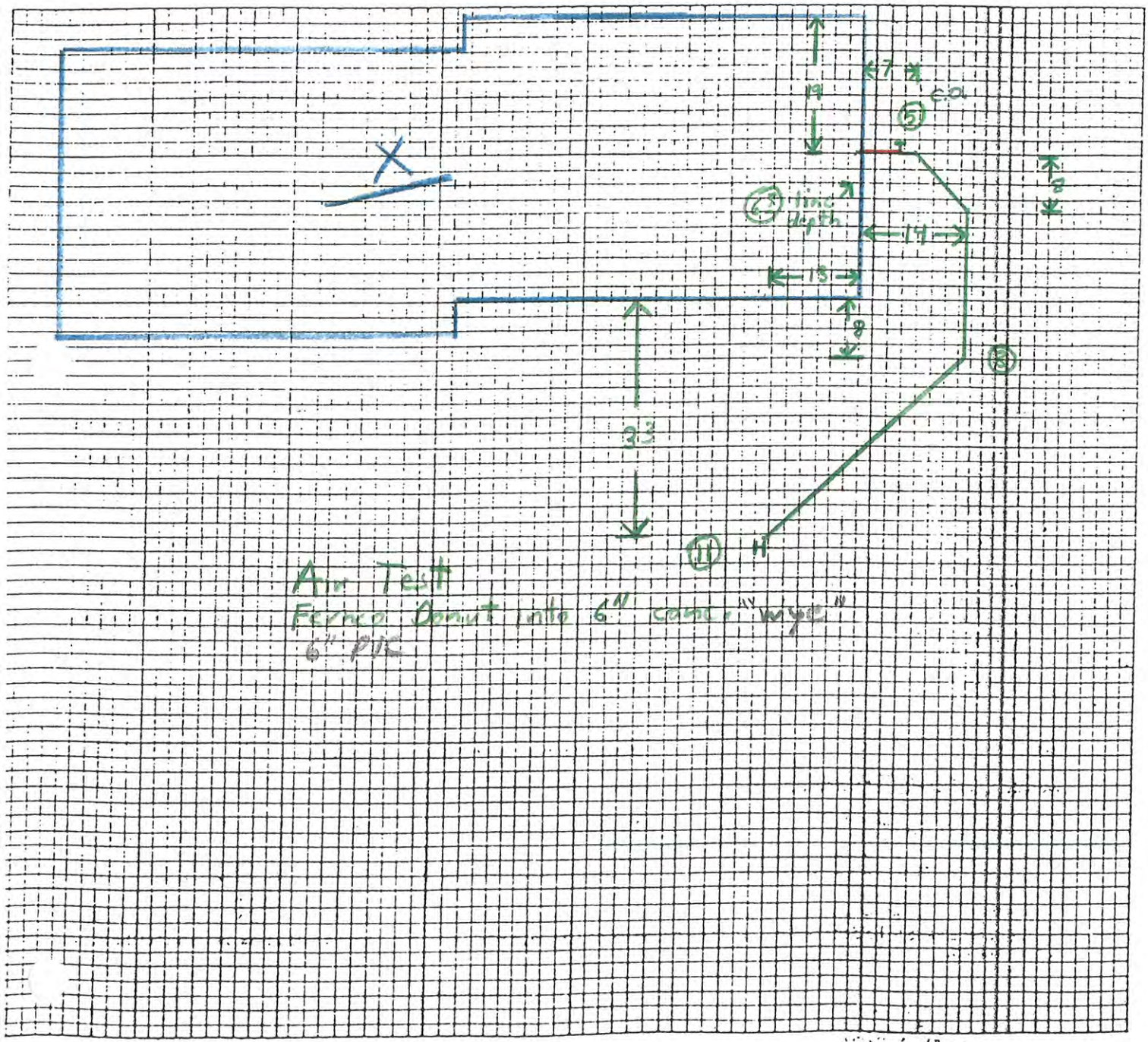
431 S.W. Ambaum Blvd.
Seattle, WA 98166

PERMIT No. 13612
EASEMENT No. _____
CARD No. _____
DATE 5-22-87

OWNER Mueller _____
HOUSE ADDRESS Lora Lakes Bldg X
NAME SUB-DIVISION _____

CONTRACTOR Alteri MRA
BASEMENT: YES _____ NO _____
LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

ENTERED ON CARD BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

BY Lora Dietz DATE 6-12-87

OUTSIDE _____

INSIDE _____

REPAIRS _____

FEE $ Receipt # 7174

SIDE SEWER PERMIT

SOUTHWEST SUBURBAN SEWER DISTRICT

431 S.W. Ambaum Blvd.
Seattle, WA 98166

PERMIT No. 13612

EASEMENT No. _____

CARD No. _____

DATE 5-22-87

OWNER Mueller

HOUSE ADDRESS Lora Lakes Rec Bldg

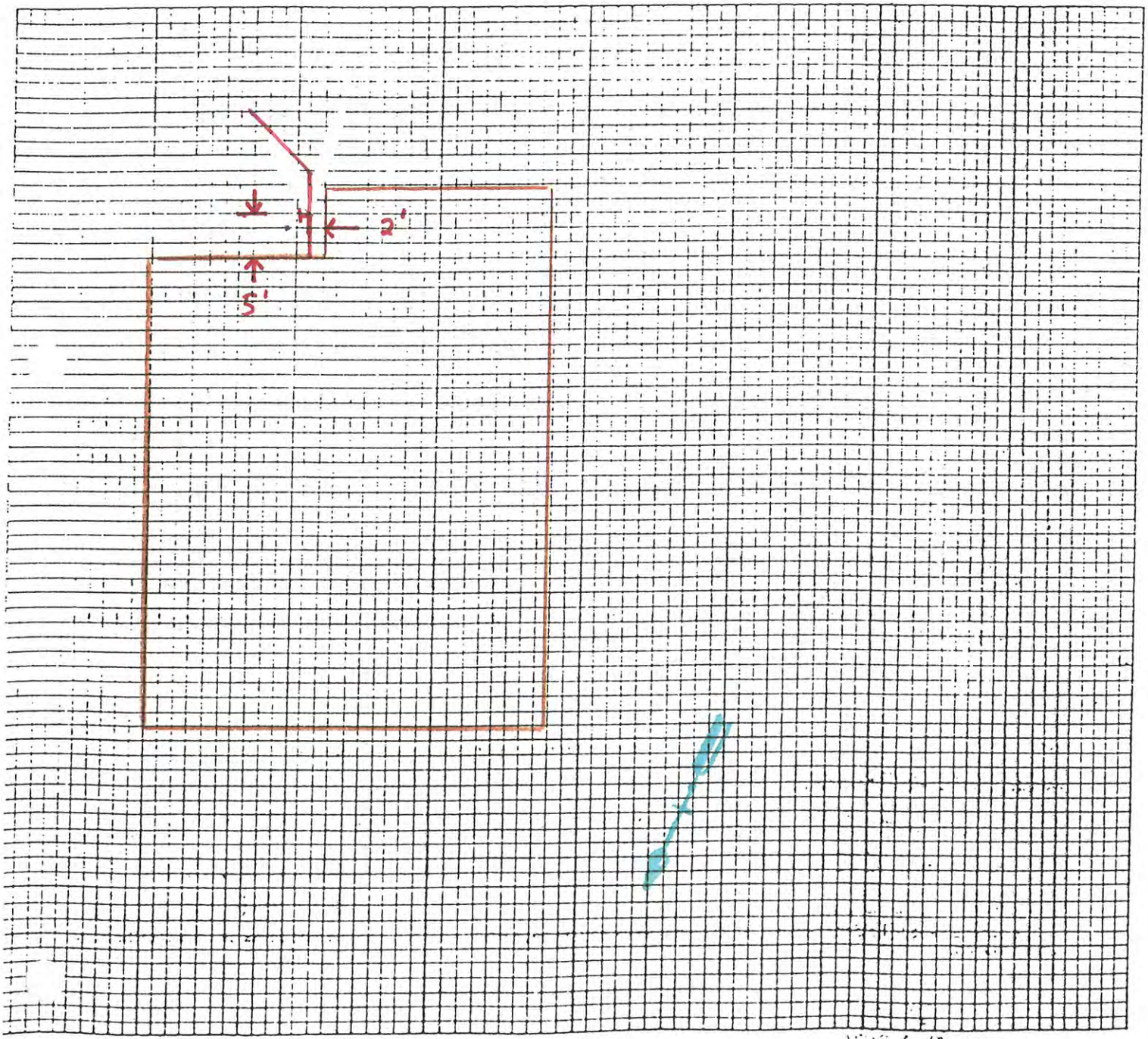
NAME SUB-DIVISION _____

CONTRACTOR Alseri MRA

BASEMENT: YES _____ NO _____

LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

ENTERED ON CARD BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

BY _____ DATE _____

OUTSIDE _____
INSIDE _____
REPAIRS _____
FEES Receipt # 7174

SIDE SEWER PERMIT
SOUTHWEST SUBURBAN SEWER DISTRICT

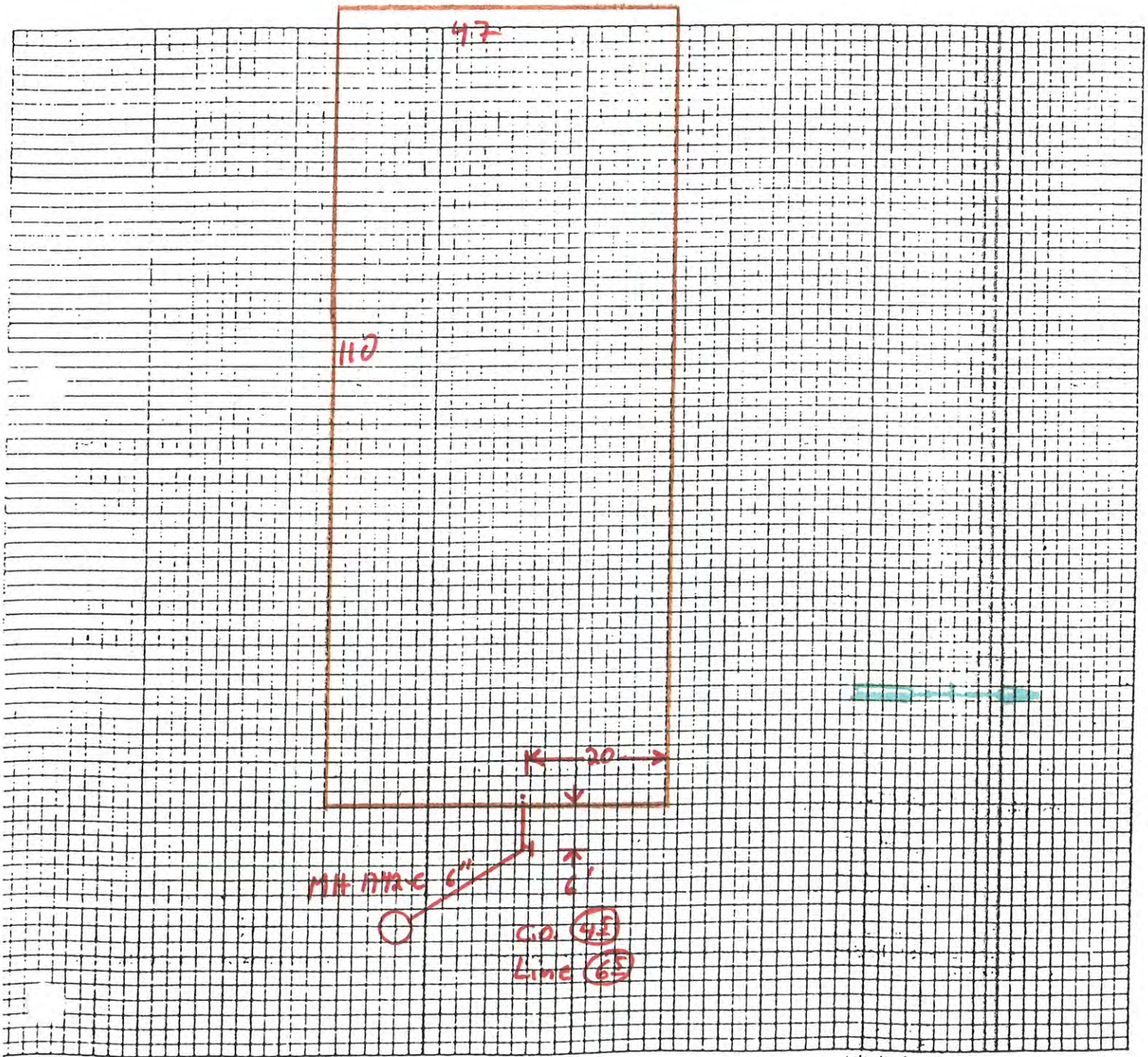
431 S.W. Ambaum Blvd.
Seattle, WA. 98166

PERMIT No. 13612
EASEMENT No. _____
CARD No. _____
DATE 5-22-87

OWNER Mueller
HOUSE ADDRESS Lora Lakes
NAME SUB-DIVISION _____

CONTRACTOR Alseri
BASEMENT: YES _____ NO _____
LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

ENTERED ON CARD BY _____ DATE _____ BY _____ DATE _____

OUTSIDE _____

INSIDE _____

REPAIRS _____

FEES Receipt # 7174

SIDE SEWER PERMIT

SOUTHWEST SUBURBAN SEWER DISTRICT

431 S.W. Ambaum Blvd.
Seattle, WA 98166

PERMIT No. 13612

EASEMENT No. _____

CARD No. _____

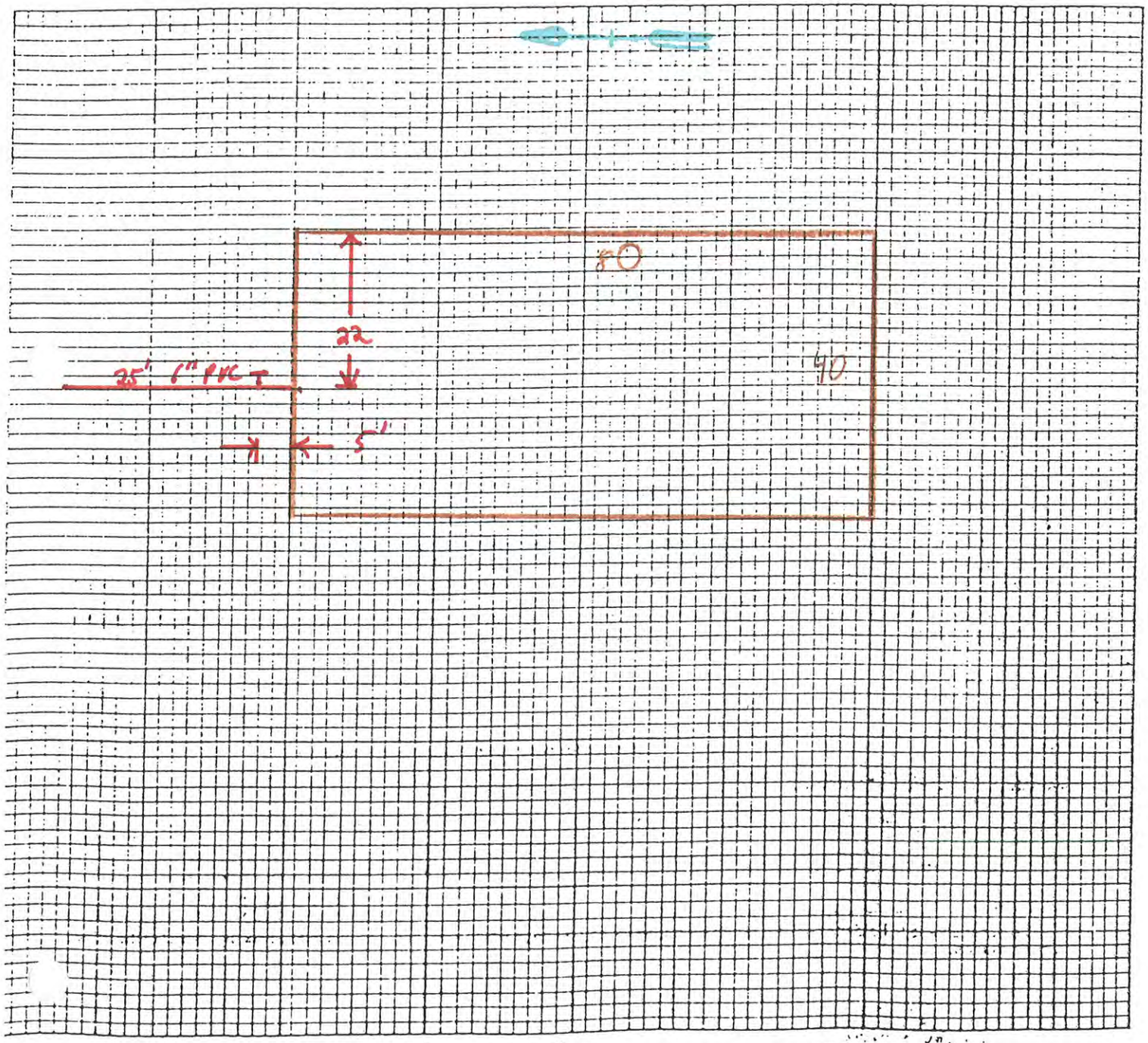
DATE 5-22-84

OWNER Mueller _____ CONTRACTOR Alteri

HOUSE ADDRESS Lora Lakes R BASEMENT: YES _____ NO _____

NAME SUB-DIVISION _____ LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

ENTERED ON CARD BY _____ DATE _____ BY _____ DATE _____

OUTSIDE _____

INSIDE _____

REPAIRS _____

EE $ Receipt # 7174

SIDE SEWER PERMIT

SOUTHWEST SUBURBAN SEWER DISTRICT

431 S.W. Ambaum Blvd.
Seattle, WA 98166

PERMIT No. 13612

EASEMENT No. _____

CARD No. _____

DATE 5-22-87

OWNER Mueller

CONTRACTOR Alteri

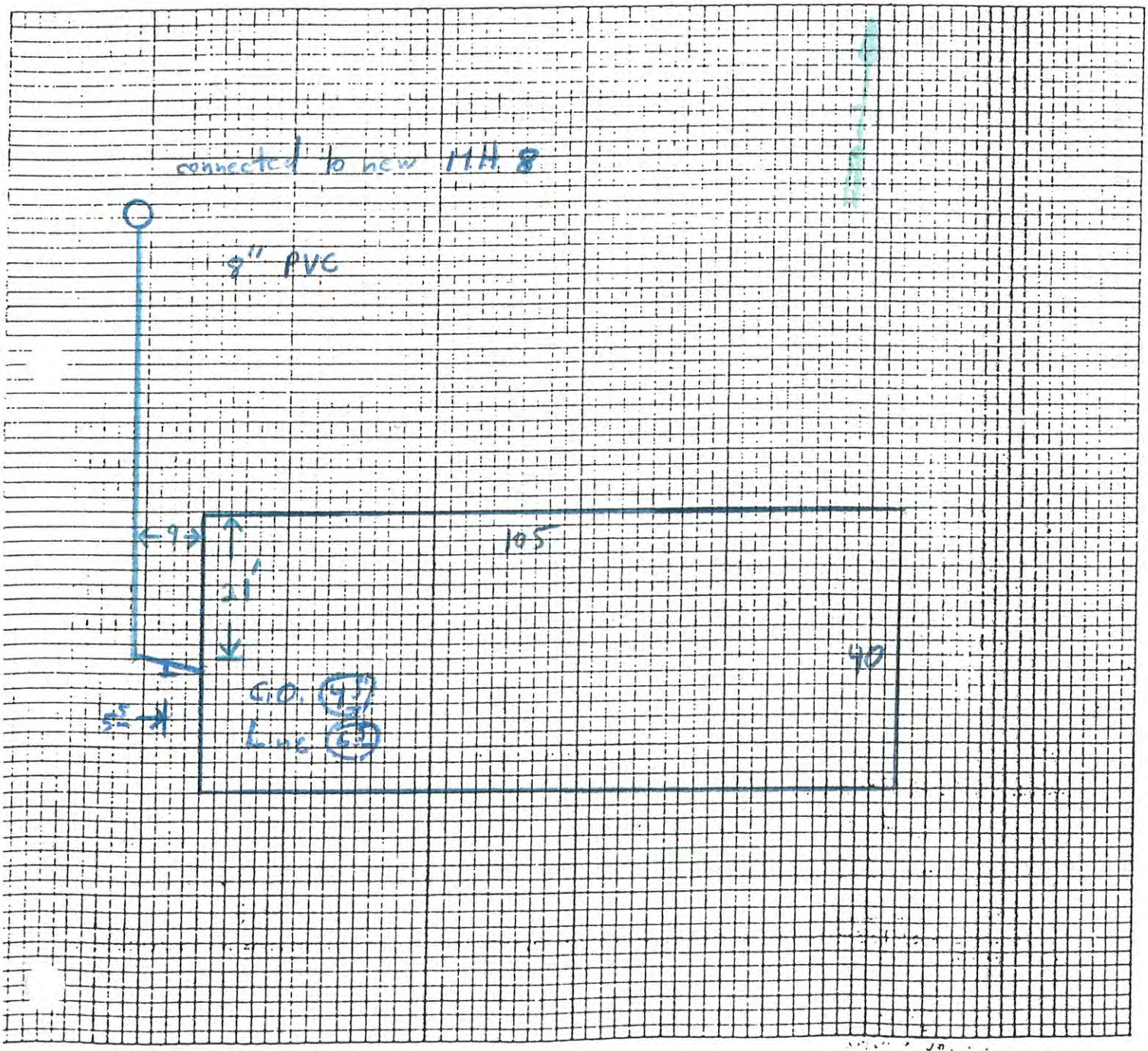
HOUSE ADDRESS Lora Lakes Building 5

BASEMENT: YES _____ NO _____

NAME SUB-DIVISION _____

LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

ENTERED ON CARD BY _____ DATE _____ BY _____ DATE _____

OUTSIDE _____

INSIDE _____

REPAIRS _____

FEE $ Receipt # 7174

SIDE SEWER PERMIT

SOUTHWEST SUBURBAN SEWER DISTRICT

431 S.W. Ambaum Blvd.
Seattle, WA 98166

PERMIT No. 13612

EASEMENT No. _____

CARD No. _____

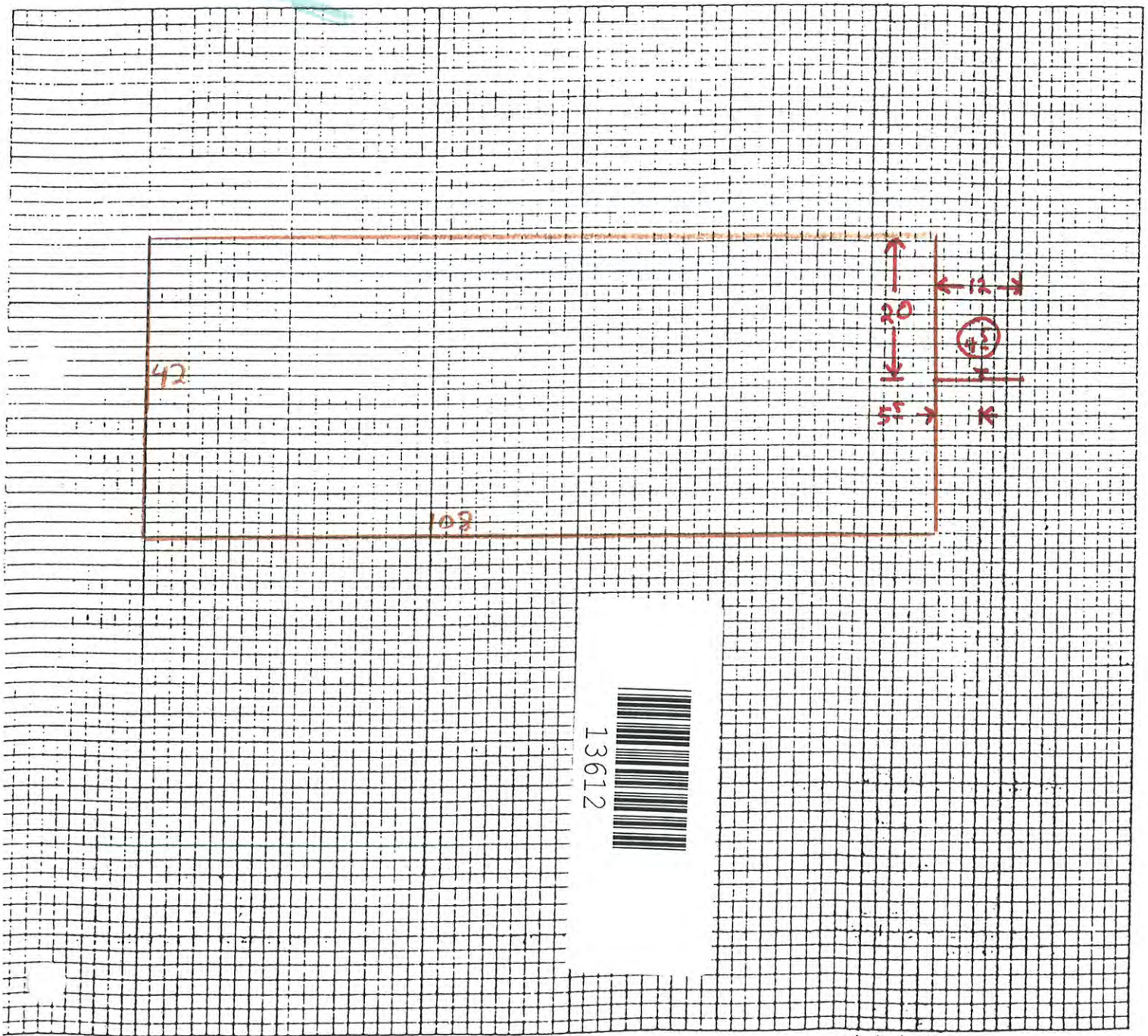
DATE 5-22-87

OWNER Mueller _____ CONTRACTOR Alseri MRA

HOUSE ADDRESS Lora Lakes A _____ BASEMENT: YES _____ NO _____

NAME SUB-DIVISION _____ LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

ENTERED ON CARD BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

BY _____ DATE _____

OUTSIDE _____
INSIDE _____
REPAIRS _____
FEE $ Receipt # 7174

SIDE SEWER PERMIT
SOUTHWEST SUBURBAN SEWER DISTRICT

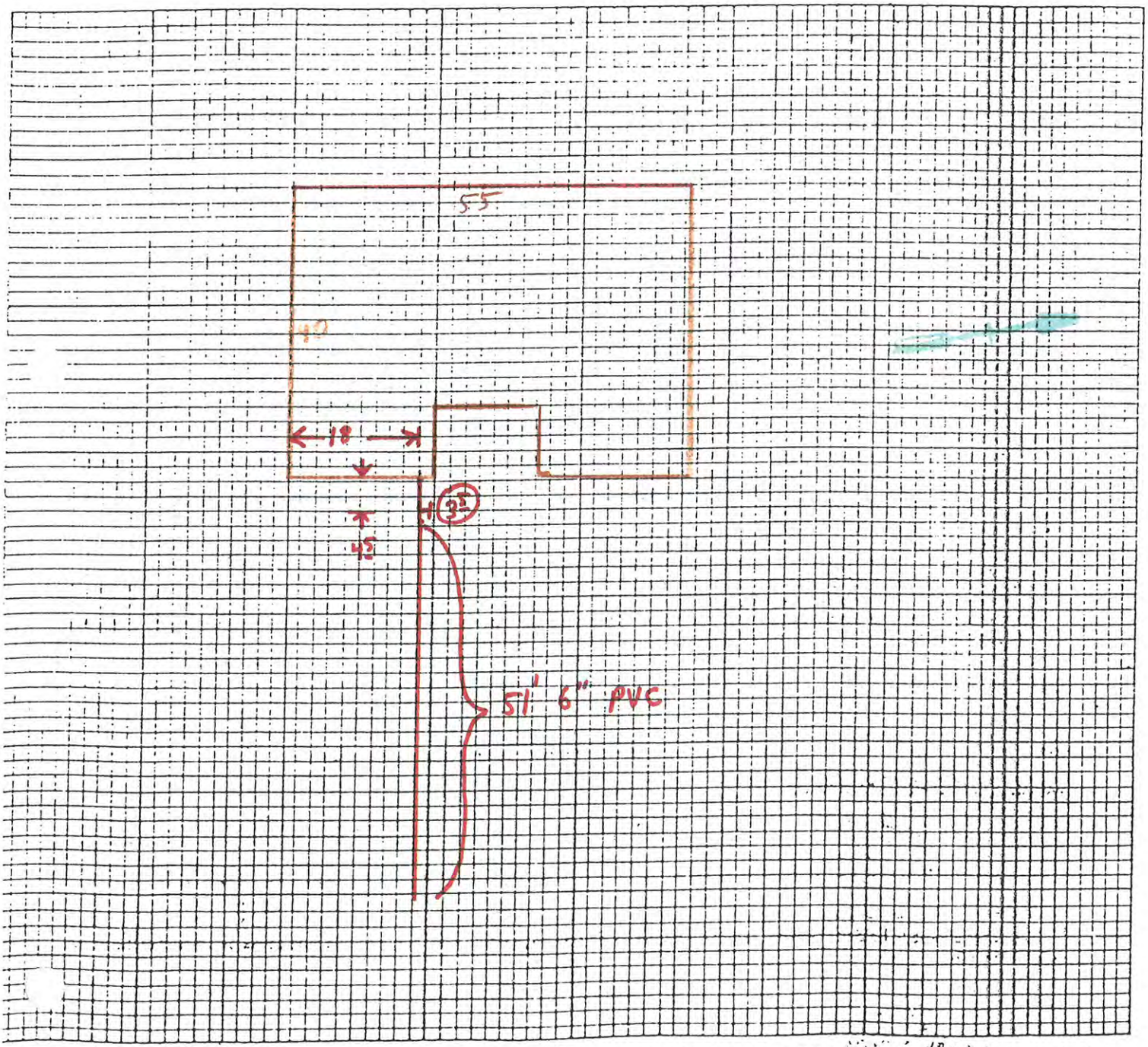
431 S.W. Ambaum Blvd.
Seattle, WA 98166

PERMIT No. 13612
EASEMENT No. _____
CARD No. _____
DATE 5-22-87

OWNER Mueller _____
HOUSE ADDRESS Lora Lakes B
NAME SUB-DIVISION _____

CONTRACTOR Alteri MRA
BASEMENT: YES _____ NO _____
LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

ENTERED ON CARD BY _____ DATE _____ BY _____ DATE _____

OUTSIDE _____

INSIDE _____

REPAIRS _____

EE $ Receipt # 7174

SIDE SEWER PERMIT

SOUTHWEST SUBURBAN SEWER DISTRICT

431 S.W. Ambaum Blvd.
Seattle, WA 98166

PERMIT No. 13612

EASEMENT No. _____

CARD No. _____

DATE 5-22-87

OWNER Mueller

CONTRACTOR Alseri MRA

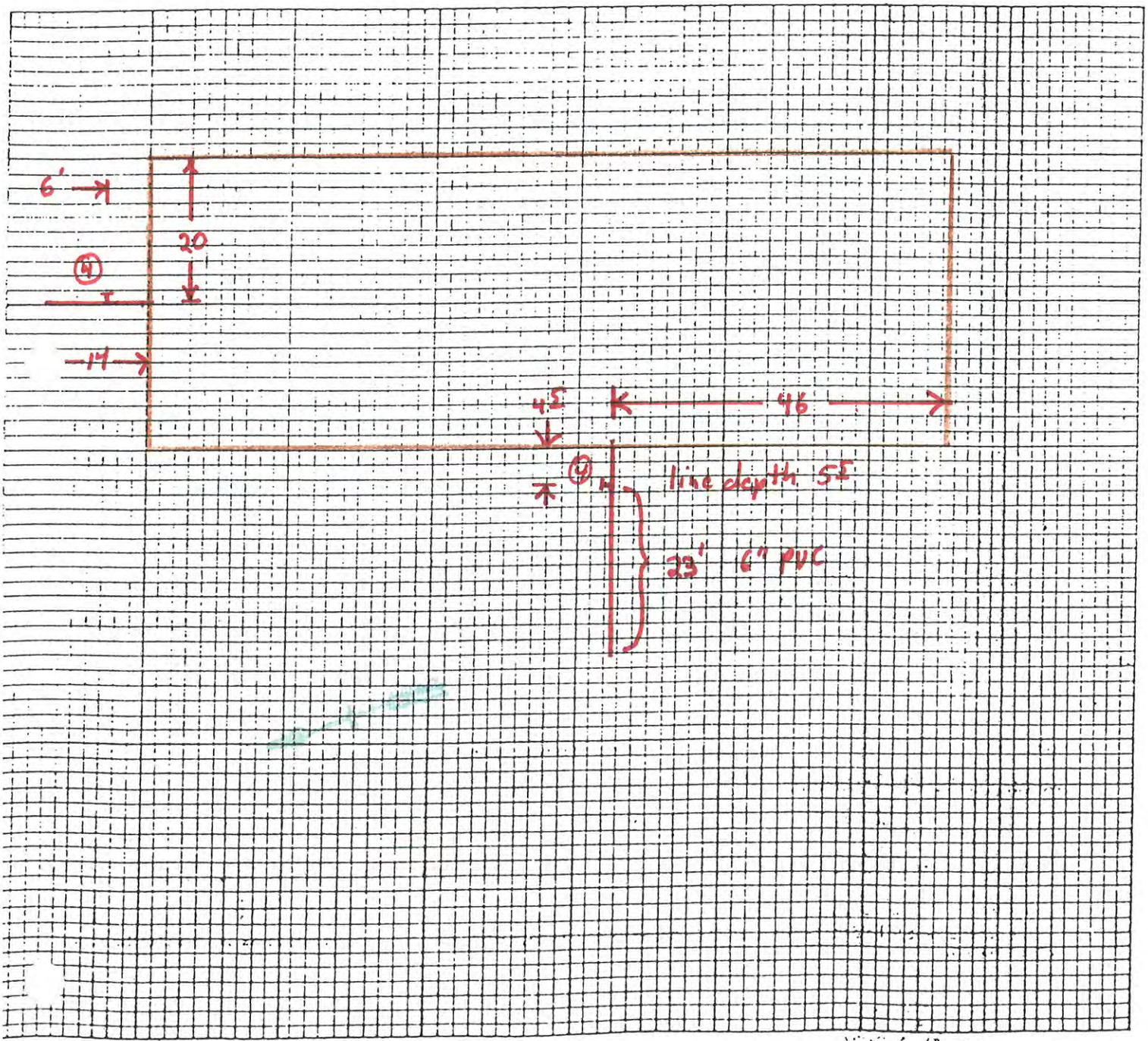
HOUSE ADDRESS Lora Lakes C

BASEMENT: YES _____ NO _____

NAME SUB-DIVISION _____

LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

ENTERED ON CARD BY _____ DATE _____

BY _____ DATE _____

OUTSIDE _____

INSIDE _____

REPAIRS _____

EE $ Receipt # 7174

SIDE SEWER PERMIT

SOUTHWEST SUBURBAN SEWER DISTRICT

431 S.W. Ambaum Blvd.
Seattle, WA 98166

PERMIT No. 13612

EASEMENT No. _____

CARD No. _____

DATE 5-22-87

OWNER Mueller _____

HOUSE ADDRESS Lora Lakes D

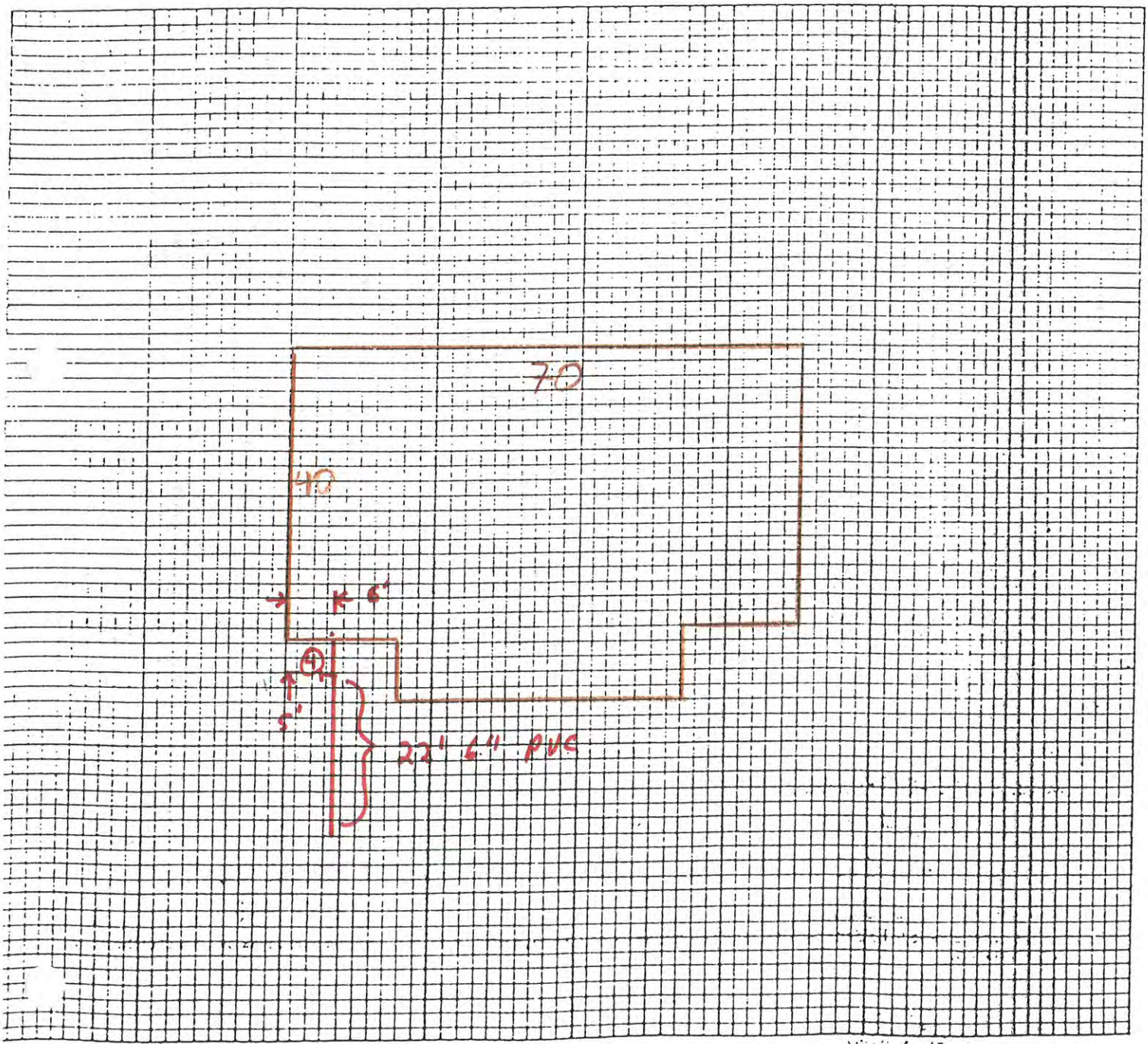
NAME SUB-DIVISION _____

CONTRACTOR Alseri MRA

BASEMENT: YES _____ NO _____

LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

ENTERED ON CARD BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

BY _____ DATE _____

OUTSIDE _____

INSIDE _____

REPAIRS _____

EE $ Receipt # 7174

SIDE SEWER PERMIT

SOUTHWEST SUBURBAN SEWER DISTRICT

431 S.W. Ambaum Blvd.
Seattle, WA 98166

PERMIT No. 13612

EASEMENT No. _____

CARD No. _____

DATE 5-22-87

OWNER Mueller _____

CONTRACTOR Alseri MRA

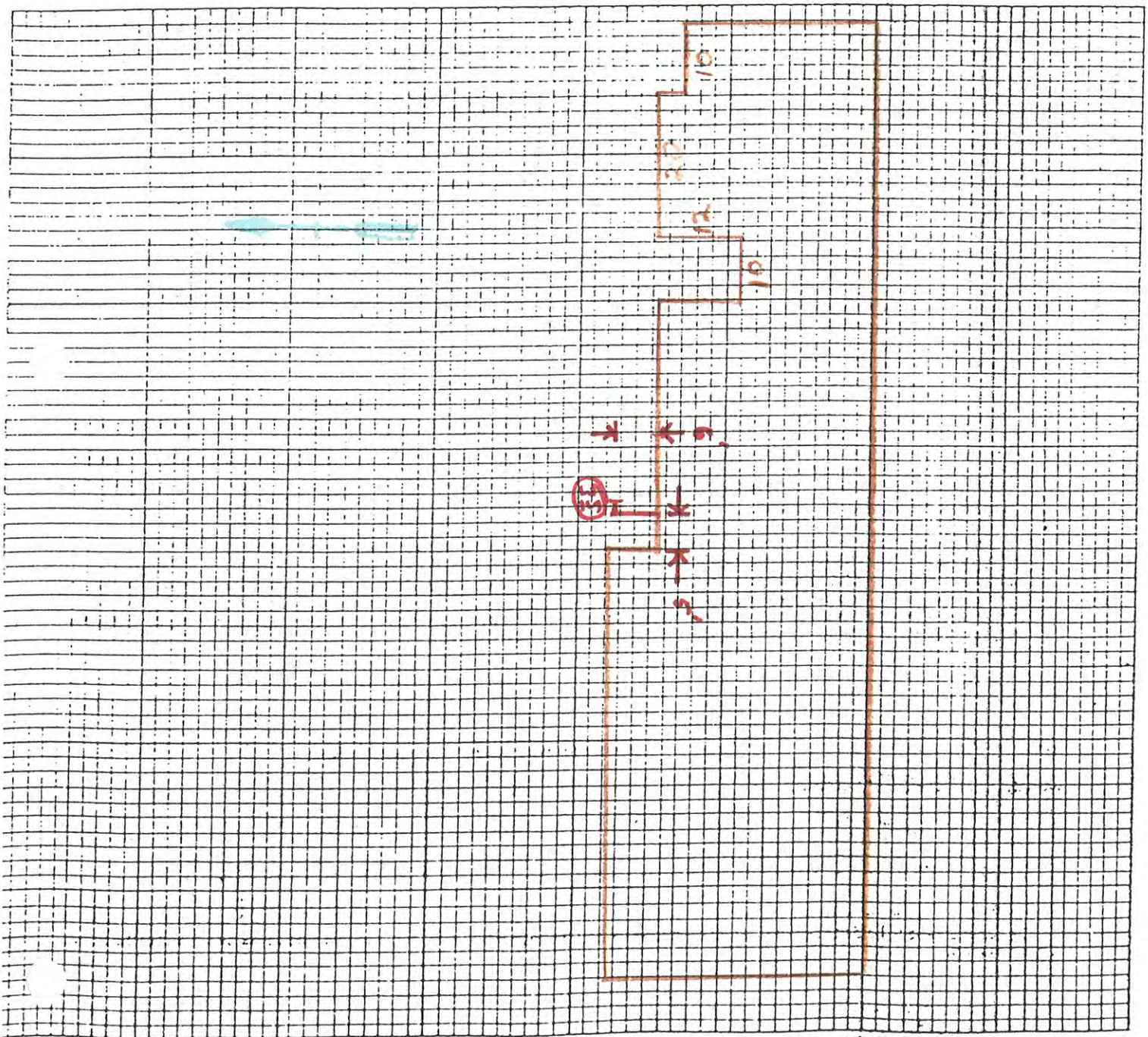
HOUSE ADDRESS Lora Lakes E, _____

BASEMENT: YES _____ NO _____

NAME SUB-DIVISION _____

LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

ENTERED ON CARD BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

BY _____ DATE _____

OUTSIDE _____

INSIDE _____

REPAIRS _____

FEE $ Receipt # 7174

SIDE SEWER PERMIT

SOUTHWEST SUBURBAN SEWER DISTRICT

431 S.W. Ambaum Blvd.
Seattle, WA. 98166

PERMIT No. 13612

EASEMENT No. _____

CARD No. _____

DATE 5-22-87

OWNER Mueller _____

HOUSE ADDRESS Lora Lakes F

NAME SUB-DIVISION _____

CONTRACTOR Alseri MRA

BASEMENT: YES _____ NO _____

LOT No. _____ BLK. No. _____

Scale _____

DISTRICT APPROVAL BY _____ DATE _____

ENTERED ON CARD BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

BY _____ DATE _____

OUTSIDE _____
INSIDE _____
REPAIRS _____
EE $ Receipt # 7174

SIDE SEWER PERMIT
SOUTHWEST SUBURBAN SEWER DISTRICT

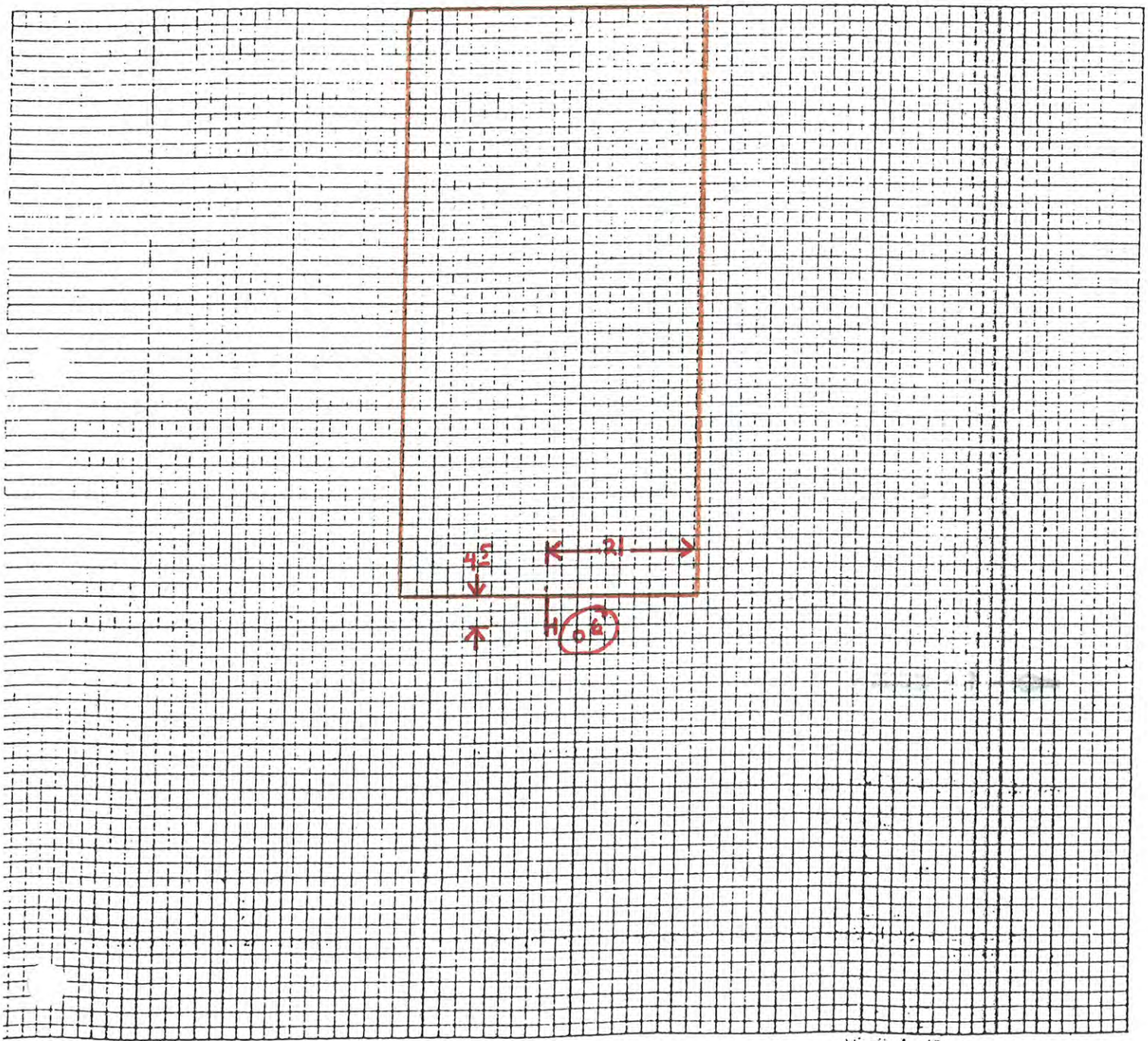
431 S.W. Ambaum Blvd.
Seattle, WA 98166

PERMIT NO. 13612
EASEMENT No. _____
CARD No. _____
DATE 5-22-87

OWNER Mueller _____
HOUSE ADDRESS Lora Lakes G
NAME SUB-DIVISION _____

CONTRACTOR Alteri MRA
BASEMENT: YES _____ NO _____
LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

ENTERED ON CARD BY _____ DATE _____

BY _____ DATE _____

OUTSIDE _____

INSIDE _____

REPAIRS _____

E S Right of 7174

S.DE SEWER PERMIT

SOUTHWEST SUBURBAN SEWER DISTRICT

431 S.W. Ambaum Blvd.
Seattle, WA 98166

PERMIT No. 13612

EASEMENT No. _____

CARD No. _____

DATE 5-22-84

OWNER Mueller _____

HOUSE ADDRESS Lora Lakes H

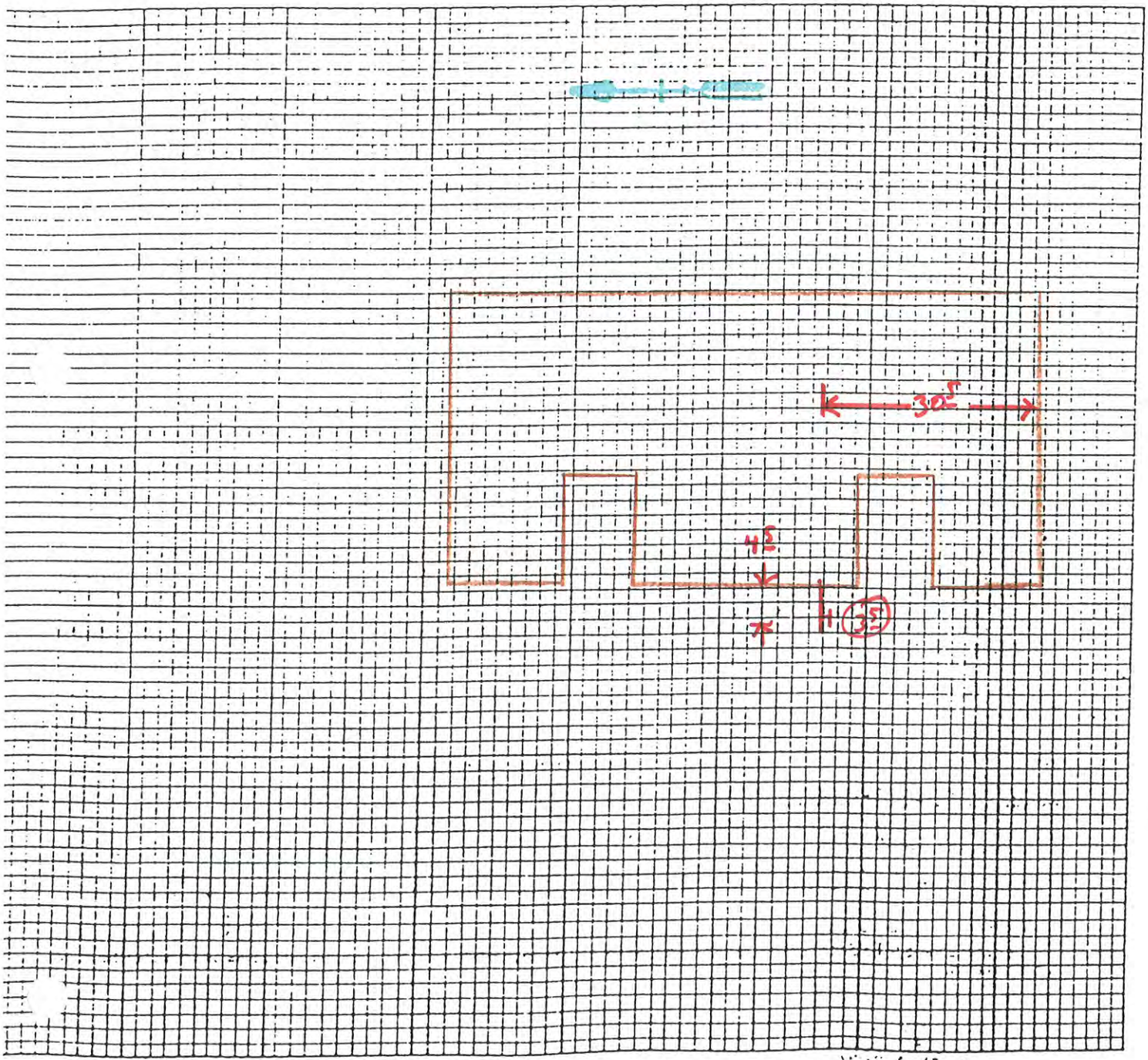
NAME SUB-DIVISION _____

CONTRACTOR Alseri

BASEMENT: YES _____ NO _____

LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

ENTERED ON CARD BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

BY _____ DATE _____

OUTSIDE _____

INSIDE _____

REPAIRS _____

ES Repair #7174

SIDE SEWER PERMIT

SOUTHWEST SUBURBAN SEWER DISTRICT

431 S.W. Ambaum Blvd.
Seattle, WA 98166

PERMIT No. 13612

EASEMENT No. _____

CARD No. _____

DATE 5-22-87

OWNER Mueller _____

CONTRACTOR Alteri

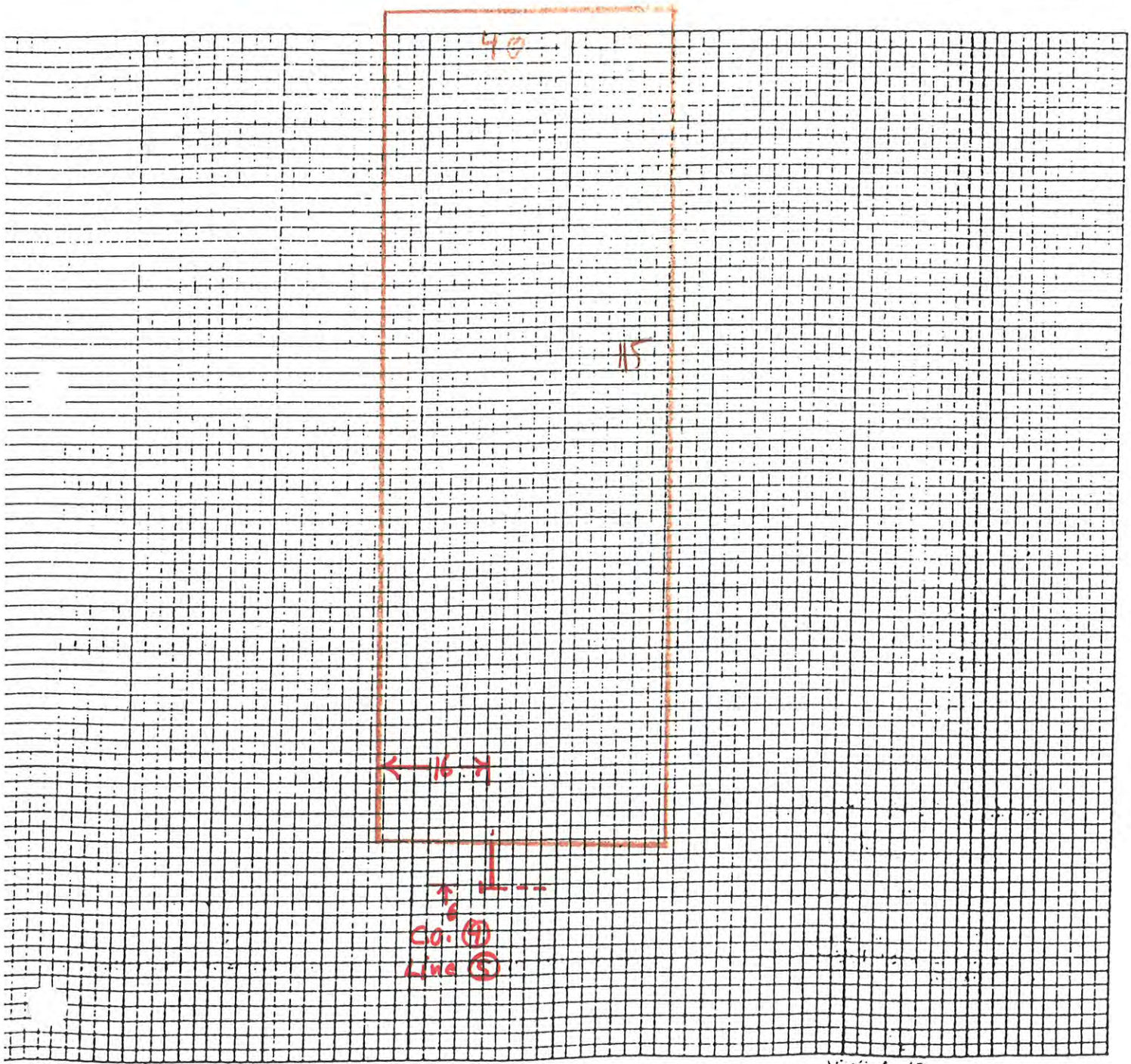
HOUSE ADDRESS Lora Lakes J

BASEMENT: YES _____ NO _____

NAME SUB-DIVISION _____

LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

ENTERED ON CARD BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

BY _____ DATE _____

OUTSIDE _____

INSIDE _____

REPAIRS _____

FEE $ Receipt # 7174

SIDE SEWER PERMIT

SOUTHWEST SUBURBAN SEWER DISTRICT

431 S.W. Ambaum Blvd.
Seattle, WA 98166

PERMIT No. 13612

EASEMENT No. _____

CARD No. _____

DATE 5-22-87

OWNER Mueller _____

HOUSE ADDRESS Lora Lakes K

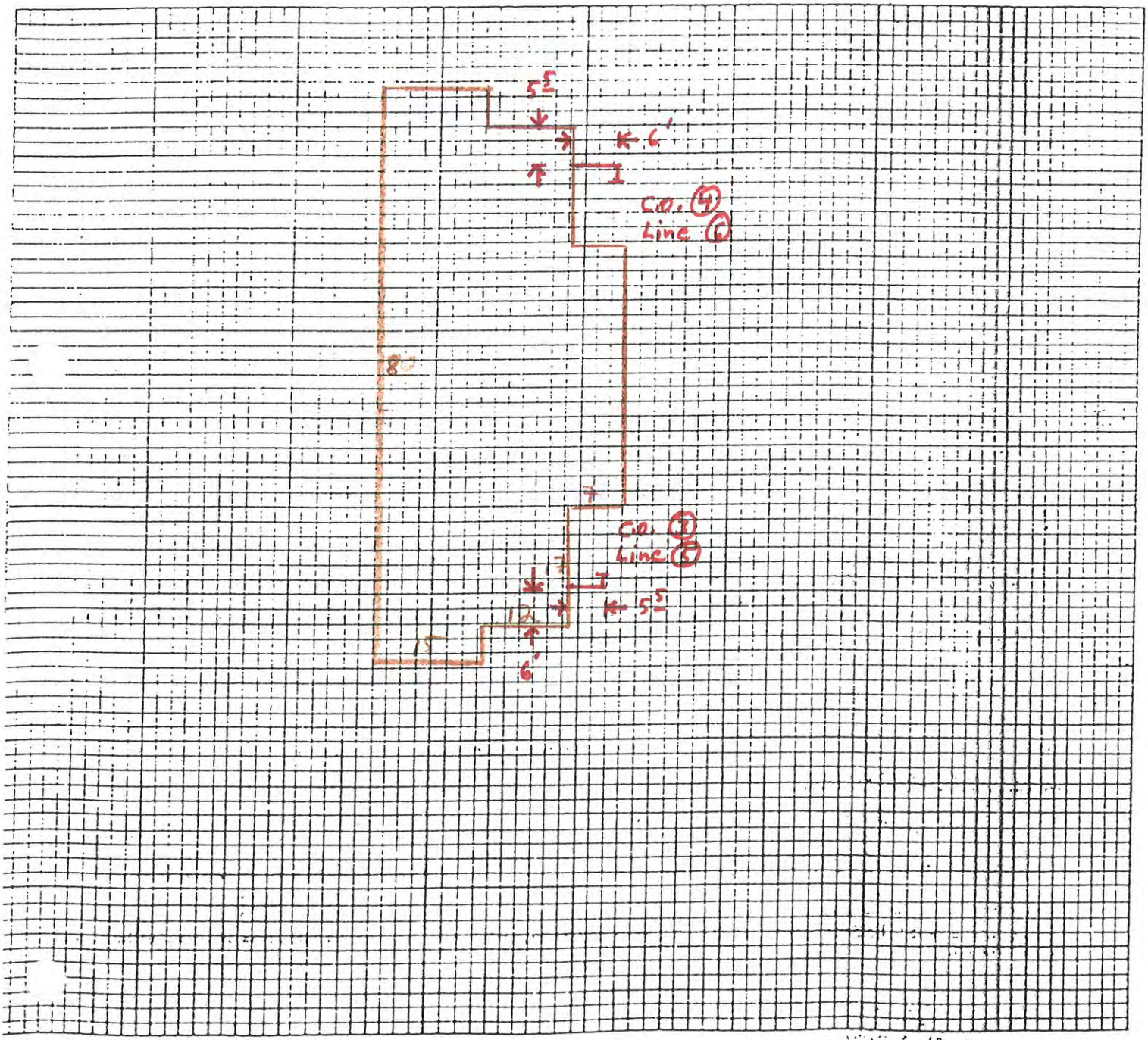
NAME SUB-DIVISION _____

CONTRACTOR Alteri

BASEMENT: YES _____ NO _____

LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

ENTERED ON CARD BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

BY _____ DATE _____

OUTSIDE _____

INSIDE _____

REPAIRS _____

E S Right of Way

SIDE SEWER PERMIT

SOUTHWEST SUBURBAN SEWER DISTRICT

431 S.W. Ambaum Blvd.
Seattle, WA 98166

PERMIT No. 13612

EASEMENT No. _____

CARD No. _____

DATE 5-22-87

OWNER Mueller _____ _____

HOUSE ADDRESS Lora Lakes M

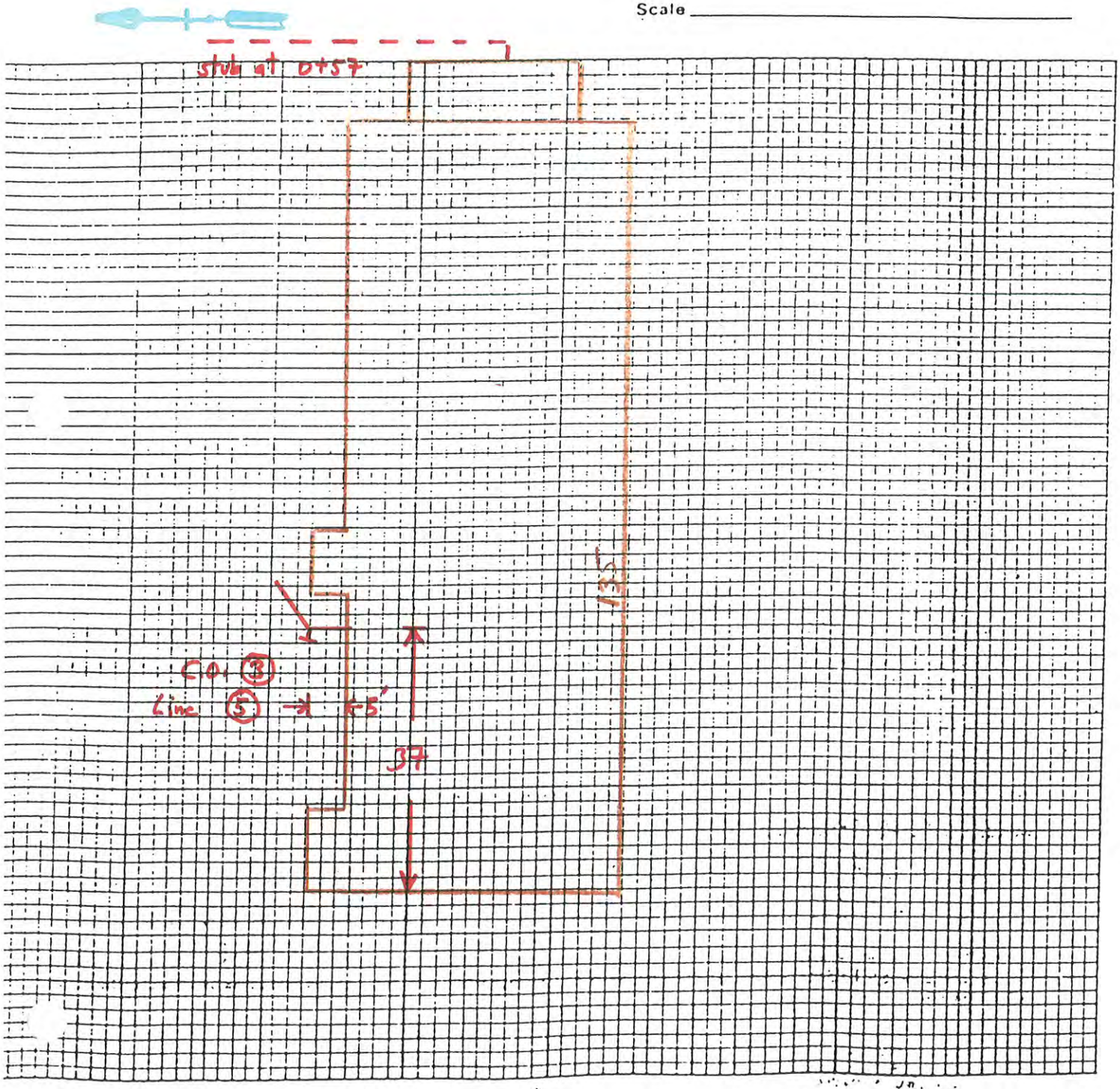
NAME SUB-DIVISION _____

CONTRACTOR Alteri

BASEMENT: YES _____ NO _____

LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

ENTERED ON CARD BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

BY _____ DATE _____

OUTSIDE _____

INSIDE _____

REPAIRS _____

E S Report # 7174

S.DE SEWER PERMIT

SOUTHWEST SUBURBAN SEWER DISTRICT

431 S.W. Ambaum Blvd.
Seattle, WA 98166

PERMIT No. 13612

EASEMENT No. _____

CARD No. _____

DATE 5-22-87

OWNER Mueller

CONTRACTOR Alteri

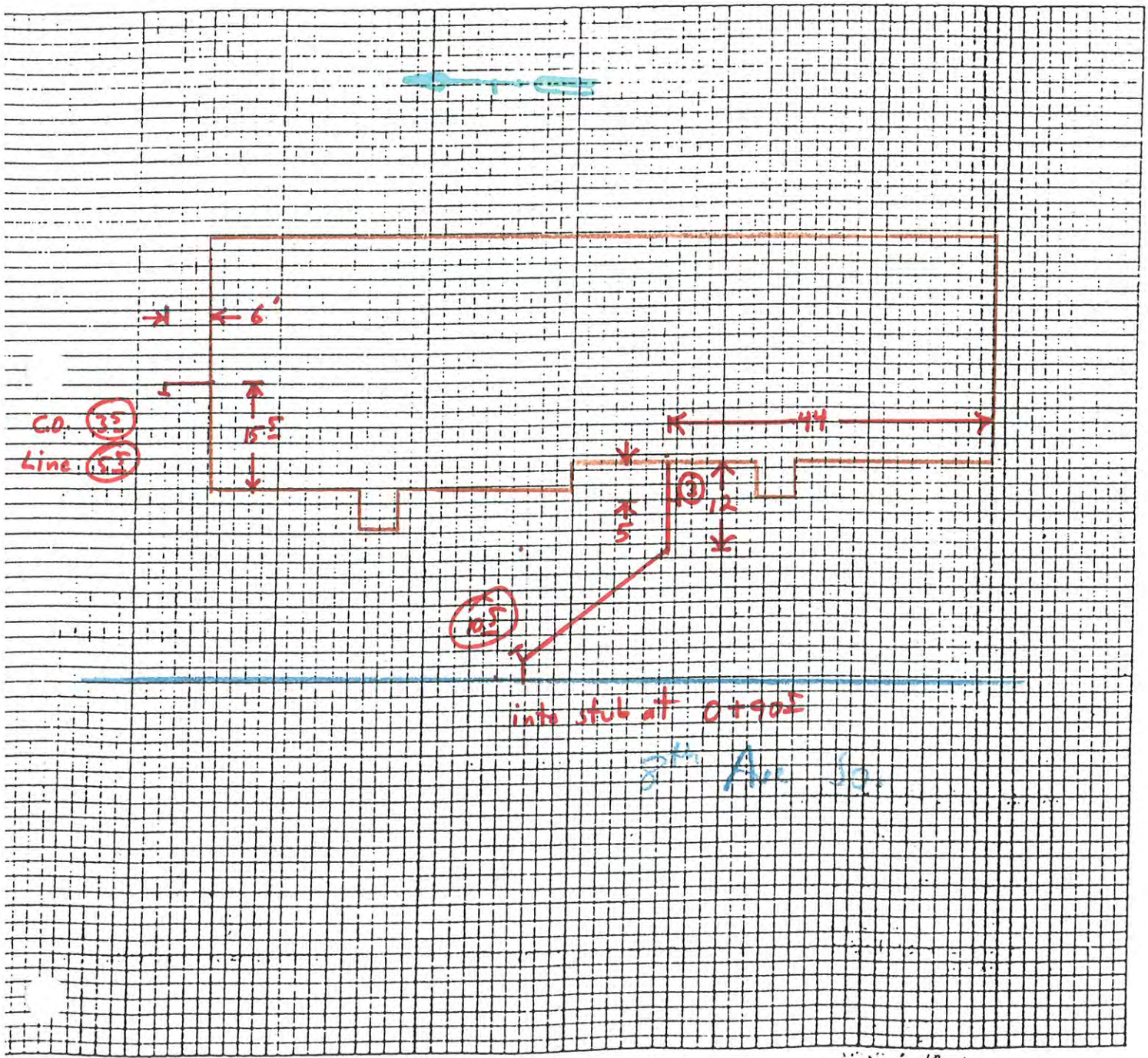
HOUSE ADDRESS Lora Lakes N

BASEMENT: YES _____ NO _____

NAME SUB-DIVISION _____

LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

ENTERED ON CARD BY _____ DATE _____ BY _____ DATE _____

OUTSIDE _____

INSIDE _____

REPAIRS _____

FEE $ Receipt # 7174

SIDE SEWER PERMIT

SOUTHWEST SUBURBAN SEWER DISTRICT

431 S.W. Ambaum Blvd.
Seattle, WA. 98166

PERMIT No. 13612

EASEMENT No. _____

CARD No. _____

DATE 5-22-87

OWNER Mueller _____ P _____

HOUSE ADDRESS Lora Lakes _____

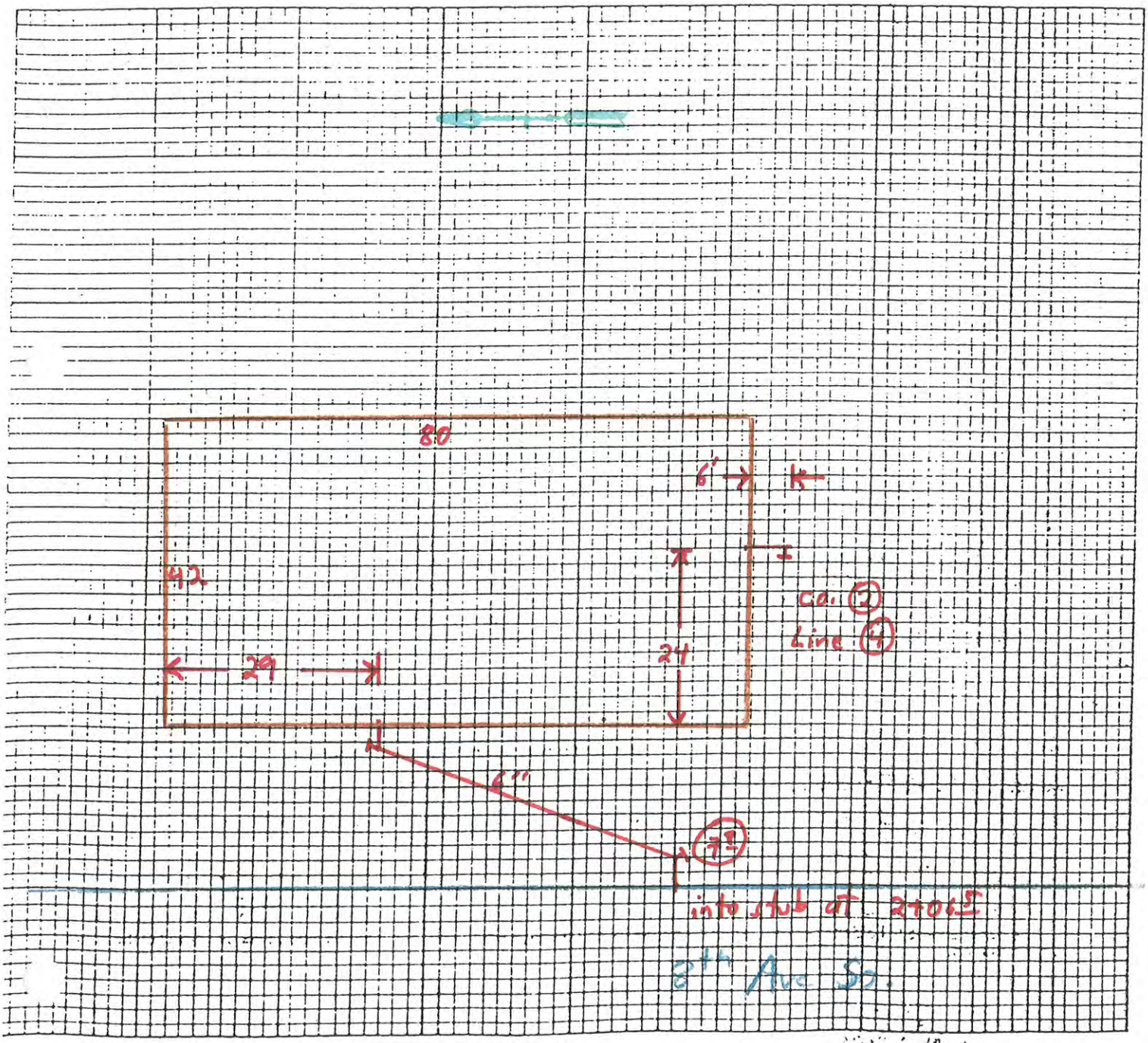
NAME SUB-DIVISION _____

CONTRACTOR Alteri

BASEMENT: YES _____ NO _____

LOT No. _____ BLK. No. _____

Scale _____



DISTRICT APPROVAL BY _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE CONNECTION HAS BEEN MADE AS SHOWN, PRIOR TO BACKFILL

ENTERED ON CARD BY _____ DATE _____ BY _____ DATE _____

SOUTHWES SUBURBAN SEWER DISTRICT

T.V. INSPECTION & GROUTING LOG

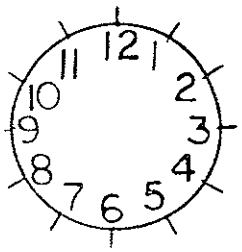
DATE 8/51 1 NEW

AREA K

STREET 921 So. 150TH PL.

JOB LORA LAKE APT

TAPE NO. 61



QUADRANT

M.H.# 17-45A

FLOW DIRECTION

CENTER TO CENTER 122.7

INSPECTION DIRECTION

M.H.# 17-45C

M.H. INV. 11'3"

M.H. INV. 9'6"

OTAGE	TAPE COUNTER	QUADRANT	CODE	REMARKS
0.0	0.0			M.H# 17-45C THIS CHANNEL IS ROUGH AND NARROW
2.6	2.4	3		SERVICE
14.0	3.1	9		SERVICE
12.0	4.0	3		SERVICE
20.7	5.1			M.H. # 17-45A

PE SIZE 8" JOINT TYPE _____ M.H. CONDITION _____

PE TYPE PVC SECTION LENGTH 20'

NAME PS/KL

SOUTHWES SUBURBAN SEWER DISTRICT

T.V. INSPECTION & GROUTING LOG

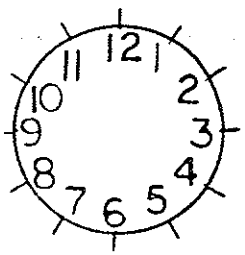
DATE 8/5 87

AREA K

STREET 907 SO 150TH PL

JOB LORA LAKE APT.

TAPE NO. 61



QUADRANT

M.H.# 17-45A ← FLOW DIRECTION → M.H.# 17-45B

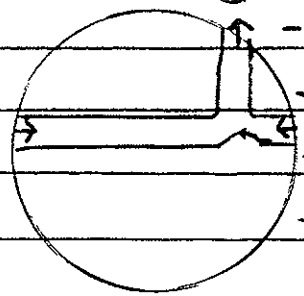
CENTER TO CENTER 83.3

INSPECTION DIRECTION →

M.H. INV. 11'3"

M.H. INV. 11'2"

OTAGE	TAPE COUNTER	QUADRANT	CODE	REMARKS
0.0	0.0			M.H.# 17-45B THE LADDER RUNG IS 22" BELOW THE GRADE.
				IT HAS A ROUGH CHANNEL AND THE CHANNEL IS LOW ON THE
				OUT FLOW SIDE.
83.1	2.3	3		SERVICE
81.3	3.2			M.H.# 17-45A LINE IS OFFSET AS YOU INTER
				M.H.# 17-45A COMING FROM M.H.# 17-45B



IPE SIZE 8" JOINT TYPE _____ M.H. CONDITION _____

PE TYPE PVC SECTION LENGTH 20'

NAME PS/KL

SOUTHWES SUBURBAN SEWER DISTRICT

T.V. INSPECTION & GROUTING LOG

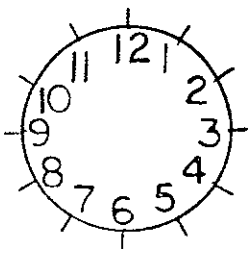
DATE 8/5, 7 NEW

AREA K

STREET 913 So. 150TH PL.

JOB LORA LAKE APT.

TAPE NO. 61



QUADRANT

M.H.# DROP 17-45

FLOW DIRECTION

CENTER TO CENTER 101.3

INSPECTION DIRECTION

M.H.# 17-45A

M.H. INV. 17' 0"

5'0" TO DROP P.PE

M.H. INV. 11' 3"

OOTAGE	TAPE COUNTER	QUADRANT	CODE	REMARKS
0.0	0.0			M.H# 17-45A THIS LINE IS OFFSET LEAVING M.H.# 17-45A
				TO M.H. 17-45
				- LADDER RUNG 2" BELOW GRADE
				- ROUGH CHANNEL
				- LOW CHANNEL
				- NO BOLTS
99.3	4.0			DROP M.H.# 17-45
				DROP PIPE NOT BOLTED TO WALL. NO M.H. BOLTS

IPE SIZE 8" JOINT TYPE _____ M.H. CONDITION _____

IPE TYPE PVC SECTION LENGTH 12'

NAME PS/RD

SOUTHWES SUBURBAN SEWER DISTRICT

T.V. INSPECTION & GROUTING LOG

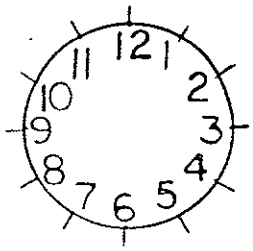
DATE 8/5 & 6/73

AREA K-34

STREET So. 149 PL & DES MOINES SO

JOB LORA LAKE APT.

TAPE NO. 61



QUADRANT

M.H.# 17-46A

FLOW DIRECTION →

CENTER TO CENTER 64.8

INSPECTION DIRECTION →

M.H.# 17-47

M.H. INV. 12' 10"

M.H. INV. 11' 6"

OOTAGE	TAPE COUNTER	QUADRANT	CODE	REMARKS
0.0	0.0			M.H.# 17-47 LADDER RUNG IS 20" BELOW GRADE
				THERE IS 27" FROM FRAME TO THE CONE
0.5	0.0	All		BREAK - FIXED BY S.W.S.S.D. - NOT OUT OF ALINEMENT
				AND NO INFILTRATION
10.1	0.5	9		SERVICE RECESSED ABOUT 1"
62.8	2.5			M.H.# 17-46A LADDER RUNG 22" BELOW GRADE

IPE SIZE 8" JOINT TYPE _____ M.H. CONDITION _____

IPE TYPE CONCRETE SECTION LENGTH 4'

NAME PS/KL

SOUTHWES SUBURBAN SEWER DISTRICT

T.V. INSPECTION & GROUTING LOG

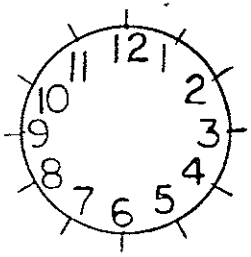
DATE 8/3 7 6/73

AREA K-34

STREET So. 149TH PL. E DES MOINES

JOB LORA LAKE APT.

TAPE NO. 61



QUADRANT

M.H.# 17-47

FLOW DIRECTION →

CENTER TO CENTER 203.1

INSPECTION DIRECTION →

M.H.# 17-48

M.H. INV. 11' 6"

M.H. INV. 10' 9"

OOTAGE	TAPE COUNTER	QUADRANT	CODE	REMARKS
6.0	0.3	10		SERVICE RECESSED ABOUT 1" ?
8..9	3.2	3		SERVICE RECESSED ABOUT 1"
09.8	4.2	9		SERVICE RECESSED ABOUT 1"
76.9	6.3	9		SERVICE RECESSED ABOUT 1"
201.1	7.2			M.H.# 17-47 LADDER RUNG 20" BELOW GRADE.
				THERE IS 27" FROM FRAME TO THE CONE

IPE SIZE 8" JOINT TYPE _____ M.H. CONDITION _____

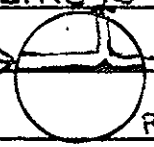
IPE TYPE CONCRETE SECTION LENGTH 4'

NAME PS/KL

ontractor _____ Final Inspection Check List

Inspector _____ ULID or Developer LORA LAKE APT. Contract No. _____

So. 149TH PL. AND DES MOINES WAY So.

H to	Inspected MH No.	Line & Grade	Pipe	Channel	MH Sections	Lift Rings	Steps	Neck & Casting	Restoration	Remarks	Date Corrections Made
	17-48									OK	
	17-47						X	X		LADDER RUNG IS 20" BELOW GRADE.	
										THERE IS 27" FROM FRAME TO THE CONE.	
	17-46A						X			LADDER RUNG 22" BELOW GRADE	
DROP	17-45		X							DROP PIPE NOT BOLTED TOWALL & NO M.H. BOLTS	
	17-45A			X			X			LINE IS OFFSET LEAVING M.H.	
										 LADDER RUNG 21" BELOW GRADE	
										ROUGH CHANNEL - LOW CHANNEL - NO BOLTS	
	17-45B			X			X			LADDER RUNG 22" BELOW THE GRADE. IT HAS	
										A ROUGH CHANNEL AND THE CHANNEL IS LOW ON THE	
										OUT FLOW SIDE	
	17-45C			X						THIS CHANNEL IS ROUGH AND NARROW	

Keith Lundin / PETE SANCHEZ — Final Inspection By

8/5/87 — Date

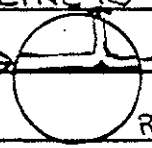
_____ — One Year Inspection By

_____ — Date

ntractor Alfieri 763-4880 Final Inspec on Check List

spector _____ ULID or Developer LORA LAKE APT. Contract No. _____

So. 149TH PL. AND DES MOINES WAY So.

to	Inspected MH No.	Line & Grade	Pipe	Channel	MH Sections	Lift Rings	Steps	Neck & Casting	Restoration	NOTE: X = PROBLEM NOTED Remarks	Date Corrections Made
	17-48									OK	
	17-47						X	X		-LADDER RUNG IS 20" BELOW GRADE.	
										-THERE IS 27" FROM FRAME TO THE CONE.	
	17-46A						X			LADDER RUNG 22" BELOW GRADE	
DROP	17-45		X							DROP PIPE NOT BOLTED TO WALL & NO M.H. BOLTS	
	17-45A			X			X			LINE IS OFFSET LEAVING M.H.	
										 LADDER RUNG 21" BELOW GRADE	
										ROUGH CHANNEL - LOW CHANNEL - NO BOLTS	
	17-45B			X			X			LADDER RUNG 22" BELOW THE GRADE. IT HAS	
										A ROUGH CHANNEL AND THE CHANNEL IS LOW ON THE	
										OUT FLOW SIDE	
	17-45C			X						THIS CHANNEL IS ROUGH AND NARROW	

Keith Lundin / PETE SANCHEZ
Final Inspection By

8/5/87
Date

One Year Inspection By

Date

Southwest Suburban Sewer District

Contractor _____

Final Inspection Check List

Inspector _____ ~~Utility~~ or Developer LORA LAKE APTS Contract No. _____

DES MOINES AND SO. 150TH

MH to	Inspected MH No.	Line & Grade	Pipe	Channel	MH Sections	Lift Rings	Steps	Neck & Casting	Restoration	Remarks	Date Corrections Made
MH 17-48										OK	
MH17-47					X		X			20" TO FIRST LADDER RUNG. 27" FROM THE TOP OF	
—										THE CONE TO THE BOTTOM OF THE FRAME	
MH17-46A							X			20" TO FIRST LADDER RUNG	
MH17-45			X					X		SADDLES ON DROP PIPE NOT GALVANIZED OR	
—										STAIN LESS STEEL AND NOT PROPERLY GROUTED TO WALL	
—										DROP PIPE DUMPS INTO MAIN LINE AT ALMOST A	
—										90° ANGLE, WHICH CAUSES THE WATER TO SWIRL	
—										AND BACK UP, ALLOWING GREASE TO BUILD UP.	
—										NO MH BOLTS 17'0" INVERT 5'0" DROP PIPE	
MH17-45A				X			X			21" TO FIRST LADDER RUNG. CHANNEL IS ROUGH AND LOW	
MH17-45B				X			X			22" TO FIRST LADDER RUNG. CHANNEL IS ROUGH AND LOW	
MH17-45C				X						CHANNEL IS ROUGH AND NARROW	

NOTE: X = UNACCEPTABLE

_____ _____ Peter Kinsley / DH 9-6-88

Final Inspection By Date One Year Inspection By Date

Southwest Suburban Sewer District

Contractor _____

Final Inspection Check List

Inspector _____ ~~ULID~~ or Developer LORA LAKE APTS 8TH AVE SO AND SO. 150TH Contract No. _____

MH to	Inspected MH No.	Line & Grade	Pipe	Channel	MH Sections	Lift Rings	Steps	Neck & Casting	Restoration	Remarks	Date Corrections Made
										NOTE: X = UNACCEPTABLE	
4 17-42A				X						CHANNEL COMES INTO MAIN LINE AT A 90° ANGLE,	
——→										WHICH CAUSES THE WATER TO SWIRL AND BACK	
——										UP, ALLOWING GREASE TO BUILD UP	
17-42B				X						CHANNEL IS ROUGH AND DIPS	
17-42C										OK	
17-42D							X			24" TO FIRST LADDER RUNG	
17-42E							X			21" TO FIRST LADDER RUNG	
17-42F				X			X			20½" TO FIRST LADDER RUNG CHANNEL IS ROUGH	

_____ Final Inspection By

_____ Date

Peter Sinclair / DH One Year Inspection By

9-6-88 Date

Port of Seattle

July 2, 2009

JUL - 6 2009

Southwest Suburban Sewer District
Main District Office
431 SW Ambaum Boulevard
Burien, WA 98166-2462

Dear Ms Jody Baker;

This letter provides background information regarding the Lora Lake Apartment complex which the Port of Seattle (Port) will begin demolition work on in the near future. Various options for discharge of construction stormwater are being considered, one of which would be discharge to the Southwest Suburban Sewer District. The Port of Seattle anticipates that our contractor, Ceccanti Incorporated, will be applying for a sewer discharge permit from your agency in the near future for the purpose of providing an option for disposal of construction stormwater.

The Lora Lake Apartments are located at 15001 Des Moines Memorial Drive in Burien, WA. The complex is 8.29 acres in size and was built in 1987. The complex was originally comprised of 22 wood frame, three and two story, slab on grade, buildings. Six of the original apartment building structures were demolished previously to comply with Federal Aviation Agency flight path requirements for the SeaTac Airport Third Runway expansion. The remaining 16 units are unoccupied and currently boarded up. The Port will be conducting demolition activities of the above ground structures only to eliminate security issues associated with vacated buildings. All concrete slabs and foundations will be left in place. This work is scheduled to begin in July 2009

The Port has determined that soil and ground water contamination are present at the site, and is currently working with the Department of Ecology to further investigate the site and determine cleanup options. Contaminants indentified in the soil include polycyclic aromatic hydrocarbons (PAHs), hydrocarbons (gasoline, diesel, and oil), and dioxins. An Interim Action Demolition Work Plan (enclosed) describes in detail the measures that will be implemented to protect impacted soil from disturbance during demolition activities, contain storm water runoff, ensure site security, and protect demolition workers from site contaminants.

The primary element of this plan is the creation of soil protection zones constructed of geo-membrane, and crushed rock located between the buildings and the impervious parking lot. This structure is designed to allow demolition equipment to travel from the parking lot to the building footprint without disturbing potentially contaminated soil. Access by all personnel and equipment will be limited to these soil protection zones, building footprints, and impervious parking lots for the duration of the project to ensure they do not disturb or come in contact with site contaminants.

Building demolition will be managed in phases. All construction/storm water will be contained within each phased work area. All storm drain catch basins within the work area will be blocked and storm and construction water will be captured and managed on-site by the contractor. The collected storm and construction water will be collected primarily from the parking lots, and possibly from the soil protection zones, and building slabs. The Washington State Department

of Ecology has indicated that the stormwater from the site must be discharged to a permitted wastewater treatment facility and comply with local requirements.

Your facility has been identified as a potential site for disposal of this construction/storm water. Please advise us if your facility will receive this water, and of any testing or other requirements that may be needed.

If you have any question, or would like to discuss this topic further, please call me at 206-988-5528, or Don Robbins at 206-431-4918.

Sincerely,

Bob Duffner
Environmental Program Supervisor
Port of Seattle, Aviation Environmental Programs

Cc: Steve King, POS
Janene Axt, POS

Prepared for:
Port of Seattle
Seattle, WA

Interim Action Work Plan – Demolition

Lora Lake Apartments Building

Stacy R Patterson
Prepared by Stacy Patterson

Merv Coover
Reviewed by Merv Coover

AECOM, Inc.
April 2009
Document No.: 05482-145-6000

AECOM

Contents

List of Appendices

1.0 Introduction

The Port of Seattle (Port) is conducting demolition activities at the vacated Lora Lake Apartments to eliminate security issues associated with vacated buildings.

The Port has determined that soil and ground water contamination are present at the site. Prior to conducting demolition activities the Port will conduct an interim action pursuant to Washington Administrative Code (WAC) 173-340-430(1)(a). The interim action will reduce threats to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to hazardous substances at the site. This Interim Action Demolition Work Plan describes measures that will be implemented to protect impacted soil from disturbance during demolition activities, ensure site security, and protect demolition workers from site contaminants.

2.0 Interim Action

2.1 Purpose

The Lora Lake Apartments are located at 15001 Des Moines Memorial Drive in Burien, WA. The complex is 8.29 acres in size and was built in 1987. The complex was originally comprised of 22 wood frame, three and two story, slab on grade, buildings. Six of the original apartment building structures were demolished previously to comply with Federal Aviation Agency flight path requirements for the SeaTac Airport Third Runway expansion. The remaining 16 units are unoccupied and currently boarded up. The future use for the site is anticipated to be light industrial/commercial in nature.

Environmental site investigations conducted by the Port in 2008 identified impacted soil and groundwater. The Port is currently working with the Washington State Department of Ecology to develop a draft clean up action plan to address the impacted soil and groundwater. This process is ongoing and cleanup actions have yet to be developed. The apartment building structures are not part of the impacted media present on site. The vacant apartment buildings pose a serious security problem for the Port and surrounding community. The property must be continually monitored to discourage vagrants, illicit activities, and the threat of arson. The Port is initiating the demolition of the above ground building structures to eliminate these threats and ensure public safety.

Impacted soil and groundwater will not be disturbed during the demolition activities. Protective measures will be put in place, as outlined in this plan, to ensure demolition equipment and personnel do not disturb or come in contact with site contaminants.

The demolition activities are anticipated to occur in late spring or early summer of 2009. The Port of Seattle will begin the bid process in May 2009.

2.2 Work Plan

All above-ground structures at the unoccupied Lora Lake Apartment complex will be demolished. No in-ground structures will be removed or disturbed. All foundations will remain in place and be secured by construction fencing upon completion of building demolition. In-ground pools will be filled with gravel. A small amount of soil will be excavated in order to access and cut utility lines.

The Port of Seattle is instituting a number of procedures to protect workers and the public, as well as ensure minimal disturbance of impacted soils during the demolition activities. These procedures are incorporated into the demolition design drawings. The design drawings are provided in Appendix A. The protective measures are described in the following sections and references to the specific design drawings details are provided.

2.2.1 Security Measures

The current chain link fence surrounding the complex will be maintained during and after demolition. During demolition, the entrance and exits will be monitored by site personnel and only authorized individuals will be permitted entrance. The site will be secured and the entrance gates will be locked when demolition work is not occurring.

2.2.2 Site Soil Protection Measures

Building demolition will be managed in phases. All construction/storm water will be contained within each phased work area using methods described on Sheet C10.01 General Notes 2 and 4 in Appendix A. All storm drain catch basins within the work area will be blocked and storm and construction water will be captured and managed on-site by the contractor in storage tanks. Upon completion of the project or as needed to accommodate storage capacity, the water will be sampled, analyzed and disposed at a permitted facility in accordance with applicable state and federal regulations. Ecology approval of the facility for disposal of the collected construction storm water is required.

The site is located on a slope. The low side of the property borders Des Moines Memorial Drive. A modified silt fence will be installed along the property line in this down slope area as described on Sheet C10.01.

Utility cutoff excavations are required for disconnecting the domestic water services and sanitary sewer services to building. The locations and detail are illustrated on Sheet C12.01. The utility excavations will be approximately 2' wide x 4' long x 4' deep. Excavated soils will be temporarily stored adjacent to the excavation site on plastic and returned immediately to the excavation as backfill upon completion of disconnection of the utility services. The disturbed area will be covered with jute mat to eliminate soil erosion. Utility cutoff excavations required in existing paved surfaces will be patched with asphalt pavement upon completion of the disconnection activity.

Beyond the utility cutoff excavations no other disturbances of existing soils are planned during the demolition of buildings. All disturbed soils will be stabilized with appropriate Best Management Practices (BMPs) to prevent mobilization of soils by storm water runoff or wind.

Dust suppression will be conducted as needed during building demolition. Light water mist will be utilized to knock down fugitive dust generated when building structures are dismantled. Water misting will be managed to avoid water runoff from the individual demolition locations.

2.2.3 Air Monitoring

Perimeter air monitoring will be conducted to ensure water misting measures, as described above, are effective at the property boundary perimeter. Air monitoring will be conducted during operations with the potential for dust generation (actual structure demolition). Airborne contaminants of concern are respirable dust generated during building demolition.

Respirable dust consists of aerosol particles with a mean aerodynamic diameter of less than 10 µm. This criterion is also referred to as Particulate Matter 10, or PM-10 in environmental air emission measurements.

Real-time instruments have been selected for perimeter monitoring instead of time-integrated sampling because Action Level exceedances can be more quickly identified and appropriate control actions can be implemented on a timely basis. In addition, real-time dust monitoring is a proven technology with a high degree of precision and reliability.

The monitoring program will utilize MIE DataRam 4000 portable Real-time Monitors. The MIE DataRam 4000 is a light-scattering aerosol monitor (also called a nephelometer or aerosol photometer) and operates by illuminating aerosol passing through a defined volume and detecting the total light scattered by all the particles in that volume. The instrument will be equipped with a size-selective inlet head calibrated to PM-10 particles. Additionally, the omni-directional sampling inlet compensates for interference from wind flow. The instrument has a detection limit of 0.0001 mg/m^3 and an accuracy of plus or minus two percent. The particulate data and alarm status are visible on an LCD screen and also stored in the unit's internal data logger, which can be downloaded to an external computer. The monitors are portable and powered by rechargeable batteries.

The instruments will be equipped with high level alarms calculated to alarm at one half the Washington State Division of Occupational Safety and Health (DOSH) permissible exposure limit (PEL) for respirable dust. The PEL for respirable dust is 5 mg/m^3 (WAC 296-841-200). The site action level will be 2.5 mg/m^3.

A weather station measuring wind speed and wind direction will be constructed and monitored during demolition activities. The real time dust monitors will be located along the property boundaries, up and down wind of daily site operations. The location of the dust monitors will be dependent on the prevailing wind direction and demolition operation location. Background air monitoring will be conducted downwind of the project site for one day prior to the start of any demolition work on the property to determine background dust concentrations. At the beginning of demolition, daily air monitoring will be conducted downwind and upwind of the active demolition area and continue until site work is complete or until there is no longer a potential for release of fugitive dusts.

To appropriately respond to alarm situations, predetermined stepwise modifications will be implemented to reduce dust generation to within site boundaries and below health and safety action levels. The modification will include, but will not be limited to, the following actions:

- Increase misting during material movement to prevent dust generation.
- Increase misting prior to material movement to prevent dust generation;
- Slow or limit equipment movement to decrease dust generation; and
- Stop work and evaluate source of dust generation;

The Port will manage all air monitoring activities and work with the demolition contractor to ensure dust generation is maintained below health and safety action levels.

2.2.4 Worker Protection and Contaminated Soil Isolation and Protection

Port contractors are required to comply with applicable DOSH and Federal Occupational Safety and Health (OSHA) standards. A site health and safety plan will be developed to cover all site activities. Construction activities that pose an exposure to contaminated soil will be conducted by personnel that have received health and safety training and medical monitoring as required in Chapter 296-62 WAC and General Occupational Health Standards. The only construction activity anticipated to pose an exposure to contaminated soil is excavation to access and cut utility lines.

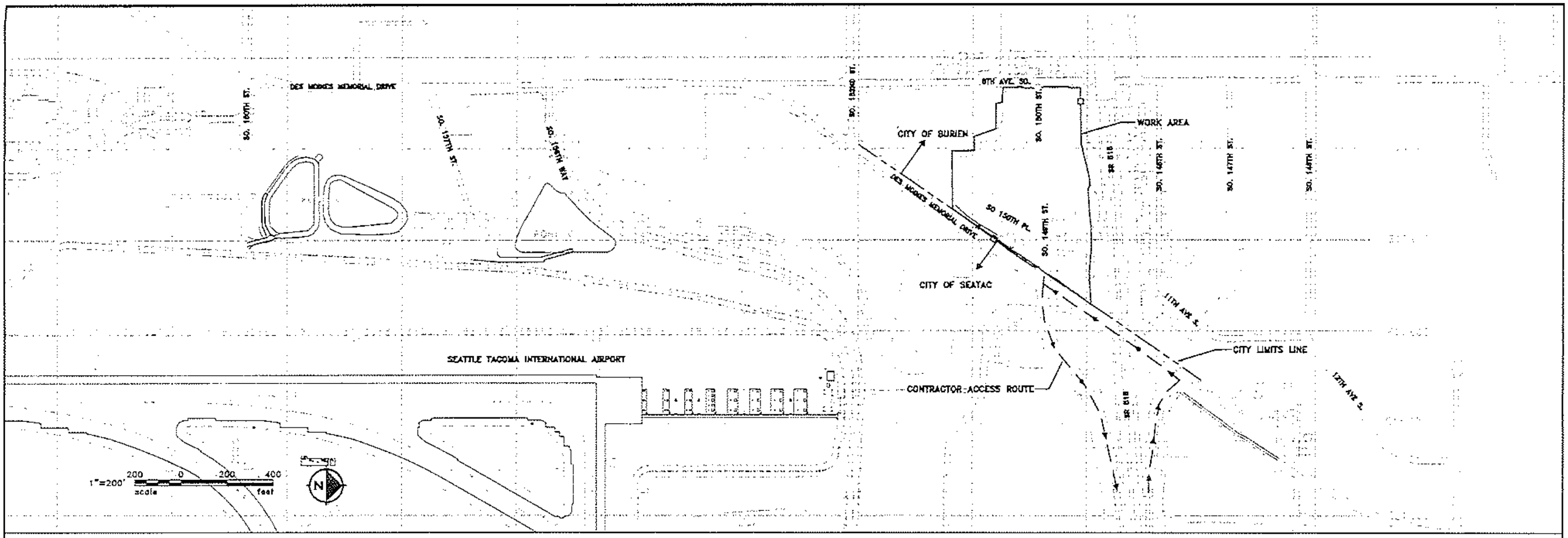
All site activities will be restricted to use of protected areas only. Protection will be in the form of existing pavement, concrete floor slabs or constructed barriers isolating contaminants to prevent contact by contractor personnel or site visitors. Protected areas are described and detailed in the demolition design drawing in Appendix A. The specific protection and detail locations are listed below:

- Constructed barriers to isolate contaminants are depicted as "Site Protection Areas" on Sheet C10.01. The constructed barriers are Geotextile Fabric (Mirafi 600X or approved equal), covered by 6 inches of crushed rock base course, and placed over existing ground. These constructed barriers will be installed to prevent workers and equipment from disturbing or coming in contact with potentially contaminated soils during demolition activities.
- Contractor personnel and construction equipment will be limited to existing pavement and constructed barriers described above. Temporary construction fencing will be installed in locations shown on Sheet C10.01 between "Site Protection Areas" and landscaping or lawn. The temporary construction fence detail is shown on sheet SD1.01A, Detail 11. Portable temporary construction panels may also be used to limit contractor personnel and construction equipment to existing pavement and constructed barriers. The portable temporary construction panels must provide protection equivalent to or better than the temporary construction fence.
- The restricted areas will be marked with temporary/construction barrier or orange fencing to visually delineate the restricted areas from work zones. Only individuals with appropriate training and under the direction of the Port Engineer will be allowed access in restricted zones as described under Project Coordination on Sheet C10.01.
- All buildings for demolition shall be accessed from existing pavement, concrete floor slabs or constructed barriers only.
- To ensure demolition transport trucks do not track dirt and debris onto public roadways all trucks will remain on paved areas while onsite and during loading operations. All truck tires will be inspected and dirt and debris will be removed prior to exit from the site.
- No construction demolition debris shall be allowed beyond building footprints or established protection areas. Random demolition debris unintentionally falling into the restricted/off-limits areas of the site will be retrieved by workers that are subject to requirements for heightened Personal Protective Equipment (PPE) requirements. No existing soils will be disturbed by such debris retrieval activity.

Additional generic protective measures associated with demolition activities are described in the design drawings. The Port of Seattle will provide oversight during demolition activities to ensure all requirements are met.

Appendix A

Design Drawings



GENERAL REQUIREMENTS

1. THE ROAD DESIGNATED AS CONTRACTOR ACCESS ROUTE WILL ALSO BE USED BY THE GENERAL PUBLIC. THE CONTRACTOR SHALL NOT INTERFERE WITH OTHER VEHICLE TRAFFIC AND SHALL YEILD TO EMERGENCY VEHICLES. THE CONTRACTOR SHALL PROVIDE ALL FLAGGING, SIGNING, LIGHTING, ETC. REQUIRED BY THE CITY OF SEATAC, CITY OF BURIEN OR THE PORT OF SEATTLE AND ALL OTHER REASONABLE SAFETY MEASURES TO PROTECT ALL PERSONS UTILIZING THE CONTRACTOR ACCESS ROUTE. THE CONTRACTOR SHALL OBEY ALL VEHICULAR WEIGHT AND SPEED LIMITS AS POSTED ON ROUTE.

   THE CONTRACTOR SHALL CONTINUOUSLY SWEEP AND WASH DOWN ALL ACCESS ROUTES TO THE CONSTRUCTION AREA AND EXISTING ADJACENT PAVED AREAS. THESE AREAS SHALL BE KEPT FREE OF DEBRIS AT ALL TIMES.

   ANY DAMAGE ALONG THE CONTRACTOR ACCESS DUE TO THE CONTRACTOR'S USE SHALL BE REPAIRED IMMEDIATELY. THIS INCLUDES ANY REQUIRED REPAIRS TO DES MOINES MEMORIAL DRIVE AND 8TH AVE. SOUTH. WHICH MUST BE COORDINATED WITH THE CITIES OF BURIEN AND SEATAC AT THE COMPLETION OF PROJECT, ALL PAVEMENT AND SURFACES ALONG THE ACCESS ROUTES AND ADJACENT STREETS SHALL BE RESTORED TO THE ORIGINAL CONDITIONS.

2. THE CONTRACTOR SHALL PROVIDE WHATEVER MEANS NECESSARY TO ALLEVIATE OR PREVENT DUST NUISANCE AT ALL TIMES.

3. ALL WORK SHALL BE COMPLETED WITHIN 45 CONSECUTIVE CALENDAR DAYS.

4. WORK INCLUDES:

   - INSTALLATION OF TESC AND SITE PROTECTION MEASURES
   - INSTALLATION OF CONSTRUCTION FENCE AROUND DEMOLISHED BUILDING FOOTINGS
   - DEMOLITION OF BUILDINGS, STRUCTURES, POLES, AND MISCELLANEOUS ITEMS
   - UTILITY DISCONNECTION/SALVAGE

PROJECT COORDINATION

THE CONTRACTOR SHALL COORDINATE WITH AND ALLOW ACCESS FOR THE FOLLOWING ACTIVITIES DURING THE COURSE OF THE PROJECT.

A. UTILITY COMPANIES/AGENCIES FOR SHUTDOWNS, DISCONNECTIONS, AND THE SALVAGE OF EQUIPMENT.

B. ECOLOGY PERSONNEL TO INSPECT THE CONDITION OF ENGINEERING MEASURES TO PREVENT CONTACT WITH AND MIGRATION OF CONTAMINATED SOIL.

C. THE PORT OF SEATTLE HAS IDENTIFIED AREAS OF IMPACTED SOIL AND NO CONTRACTOR WORK OR STORAGE OF EQUIPMENT WILL BE ALLOWED IN THESE AREAS. THE SITE PROTECTION PLAN C10.01 DESIGNATES WORK AREAS. NO WORK WILL BE CONDUCTED OUTSIDE THESE AREAS WITHOUT DIRECTION FROM THE PORT ENGINEER AND ECOLOGY APPROVAL.

D. THE CONTRACTOR SHALL COORDINATE AS REQUIRED WITH THE CITY OF BURIEN AND THE CITY OF SEATAC FOR DEMOLITION, HAUL, STREET USE OR ANY OTHER PERMIT REQUIRED TO COMPLETE THE WORK.

E. THE CONTRACTOR SHALL COORDINATE WITH THE U.S. POST OFFICE, BURIEN BRANCH FOR THE REMOVAL AND SALVAGE OF POSTAL SERVICE LOCKS ON THE EXISTING MAIL BOXES.

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

REVISIONS

NO.	DATE	BY	DESCRIPTION	APP'D

PROJECT MANAGER: JANENE AXT
PROJECT ENGINEER: JOHN O. KUFORIJI
DESIGN ENGINEER: JOHN O. KUFORIJI
DRAFTER: MAC
SCALE: AS NOTED
DATE: 06/04/09
CHECKED/APPROVED BY: DON AXT

Port of Seattle
SEA-TAC INTERNATIONAL AIRPORT

PROJECT: 2009 AIRFIELD IMPROVEMENT PROJECTS - CONTRACT 1
LORA LAKE APARTMENT DEMOLITION - PHASE 2

SHEET TITLE: VICINITY MAP/GENERAL NOTES

WORK ORDER NO. 102005
CONSULTANT'S NO. G10.01
PORT OF SEATTLE NO. STIA-0902-G10.01

mdk
Date : 04-25-2009 Time : 10:34
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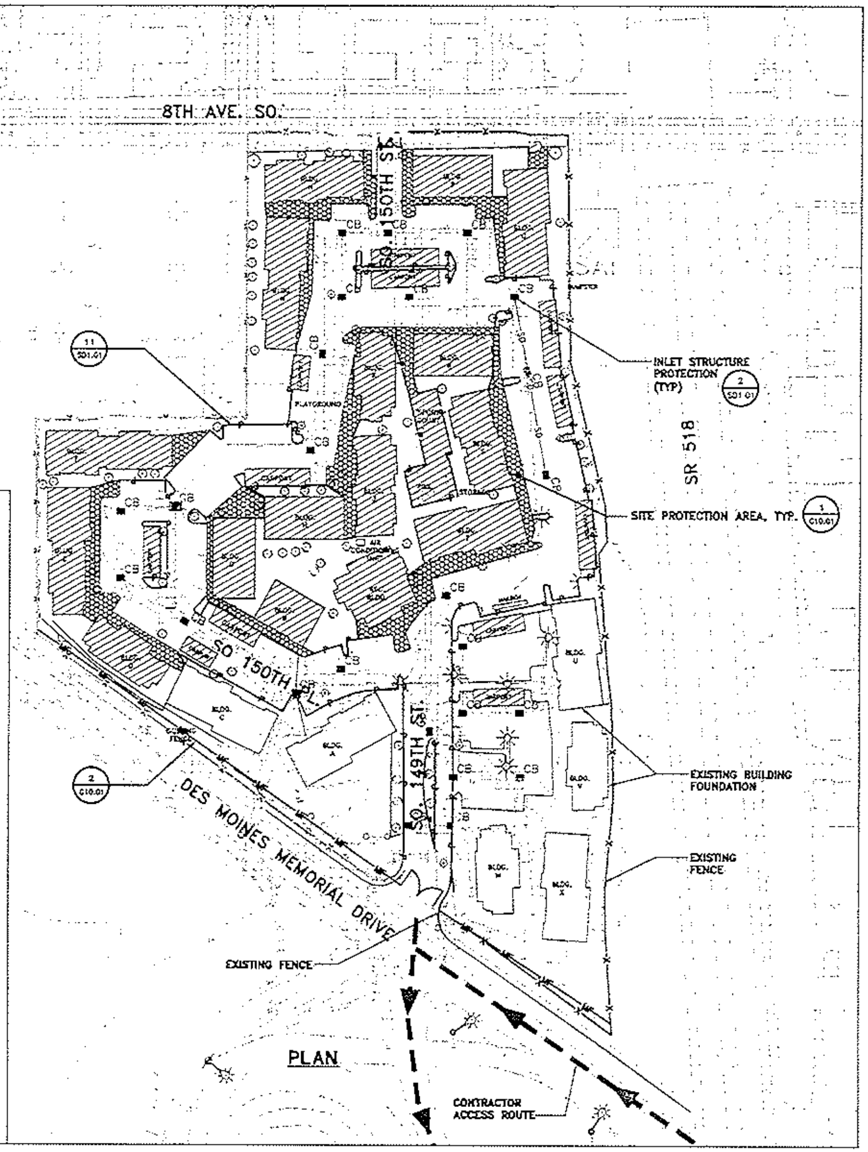
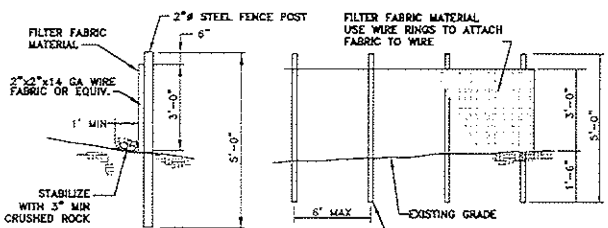


PLAN

MODIFIED SILT FENCE NOTES:

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL, CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
2. THE SILT FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS OF THE GROUND. THE FENCE POSTS SHALL BE A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MIN. OF 18 INCHES).
3. A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY TIE WIRES OR HOG RINGS. THE WIRE SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
4. THE FILTER FABRIC SHALL BE WIRED TO THE FENCE AND 12" OF THE FABRIC SHALL BE EXTENDED ALONG THE SURFACE AND SECURED WITH MINIMUM 3" CRUSHED ROCK. FILTER FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.



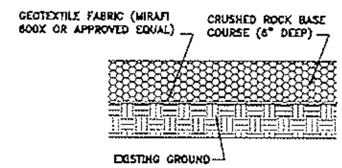
DETAIL (2 / C10.01)
MODIFIED SILT FENCE
SCALE: NTS

LEGEND:

- MODIFIED SILT FENCE (2 / C10.01)
- INLET STRUCTURE PROTECTION (1 / SD1.01)
- EXISTING FENCE
- GRASS/DIRT AREA
- LIGHT POLE
- TEMPORARY CONSTRUCTION FENCE OR PORTABLE TEMPORARY CONSTRUCTION PANELS (11 / SD1.01)

GENERAL NOTES:

1. THE CONTRACTOR SHALL FIELD LOCATE UTILITIES PRIOR TO DEMOLITION.
2. ALL CONSTRUCTION/STORMWATER SHALL BE CONTAINED WITHIN EACH PHASED WORK AREA. CONTRACTOR SHALL INSTALL TESC TEMPORARY AC CURB AND TESC TEMPORARY BERM AS DIRECTED BY THE ENGINEER. SEE SHEET SD1.01, DETAILS 4 AND 9. ALL CAPTURED CONSTRUCTION WATER SHALL BE DISPOSED OF AT PROPERLY LICENSED FACILITY.
3. SEE SHEETS C11.01 AND C11.02 FOR EXISTING CONDITIONS -SITE/INTERIOR PHOTOS.
4. CONTRACTOR SHALL REMOVE ALL EXISTING INLET STRUCTURE PROTECTION AND INSTALL NEW INLET STRUCTURE PROTECTION BEFORE THE START OF WORK. SEE DETAIL 2 SHEET SD1.01. ALL INLET PROTECTION SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
5. THE CONTRACTOR SHALL CONFINE ALL ACTIVITIES, MATERIALS AND EQUIPMENTS WITHIN THE DEMOLITION LIMITS. ALL MATERIALS FROM DEMOLITION SHALL BE IMMEDIATELY REMOVED FROM THE WORK AREA AND DISPOSED OF BY THE CONTRACTOR OFF PORT PROPERTY.
6. SPECIFIC "SITE PROTECTION AREAS" ARE THE ONLY PERMITTED ACCESS TO DEMOLITION SITES. ANY WORK WITHIN UNPROTECTED AREAS REQUIRES SPECIFIC 40 HOUR HAZARDOUS WASTE CERTIFICATION. SEE SPEC 02110
7. SEE SHEET C10.02 FOR DEMOLITION PLAN.



DETAIL (1 / C10.01)
SITE PROTECTION AREA
SCALE: NTS

1"=100' — 100 0 100 200 scale feet

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

REVISIONS

PROJECT MANAGER: JANENE AXT; PROJECT ENGINEER: JOHN O. KUFORIJI; DESIGN ENGINEER: JOHN O. KUFORIJI; DRAWN: MAC; SCALE: AS NOTED; DATE: 03/04/09; CHECKED/APPROVED BY: DON AXT

Port of Seattle
SEA-TAC INTERNATIONAL AIRPORT

PROJECT: 2009 AIRFIELD IMPROVEMENT PROJECTS - CONTRACT 1
LORA LAKE APARTMENT DEMOLITION - PHASE 2

SHEET TITLE: EXISTING CONDITIONS/TESC/SITE PROTECTION PLAN

WORK ORDER NO. 102005
CONSULTANT'S NO. C10.01
PORT OF SEATTLE NO. STIA-0902-C10.01

Date : 04-27-2009 Time : 15:56
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mfk
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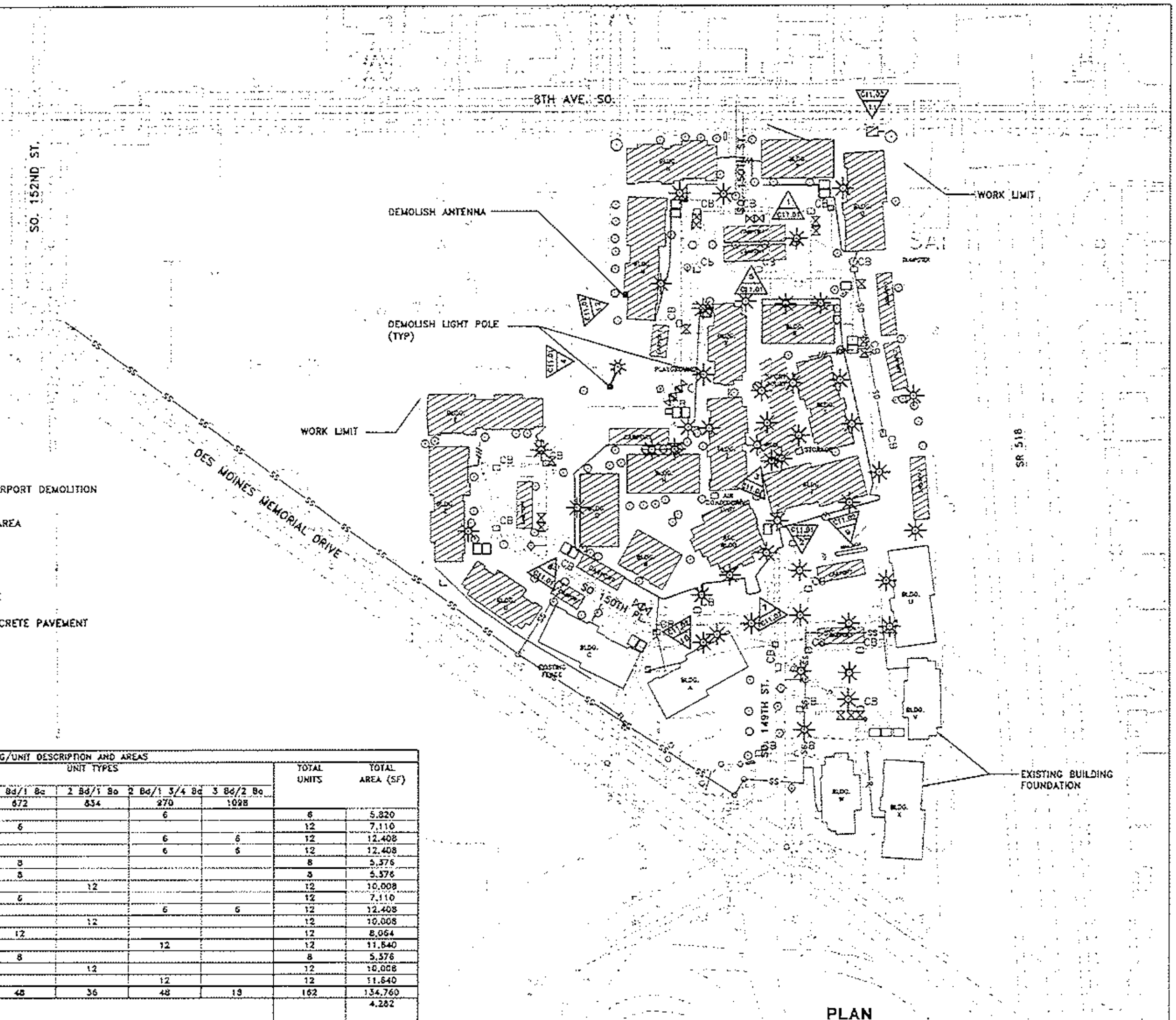


LEGEND:

- BUILDING/ CARPORT DEMOLITION
- GRASS/DIRT AREA
- WATER VALVE
- WATER METER
- EXISTING TREE
- ASPHALT CONCRETE PAVEMENT
- LIGHT POLE

BUILDING/UNIT DESCRIPTION AND AREAS

BUILDING #	UNIT TYPES: 1 Bd/1 Ba 513	1 Bd/1 Ba 672	2 Bd/1 Ba 834	2 Bd/1 3/4 Ba 970	3 Bd/2 Ba 1098	TOTAL UNITS	TOTAL AREA (SF)
B				6		6	5,820
D	6	6				12	7,110
E				6	6	12	12,408
F				6	6	12	12,408
G		8				8	5,376
H		8				8	5,376
J			12			12	10,008
K	6	6				12	7,110
M				6	6	12	12,408
N			12			12	10,008
P		12				12	8,064
Q				12		12	11,840
R		8				8	5,376
S			12			12	10,008
T				12		12	11,840
SUBTOTAL	12	48	36	48	18	162	134,760
M-RECREATION AND STORAGE AREA							4,282
TOTAL							139,042

NOTES:

1. COORDINATE ALL UTILITY DISCONNECTION, SALVAGE AND DEMOLITION WITH THE APPROPRIATE AGENCY:
   - WATER DISTRICT #20
   - SOUTHWEST SUBURBAN SEWER DISTRICT.
   - POWER – SEATTLE CITY LIGHT.
2. DEMOLISH 162 UNITS OF 15 WOOD FRAME BUILDINGS CONTAINING STACKED FLAT UNITS IN TWO AND THREE STORY BUILDINGS. THE COMPLEX INCLUDES INDOOR AND OUTDOOR RECREATION AMENITIES, A RECREATION AND OFFICE BUILDING, AND STEEL FRAME CARPORTS. SEE PHOTOS. DEMOLISH ALL BUILDINGS TO GROUND LEVEL. CONCRETE SLABS AND FOUNDATIONS TO REMAIN. ALL BOLTS, REBAR, CONDUIT, WIRING, ETC. TO BE REMOVED TO GROUND LEVEL.
3. DESCRIPTIVE DATA:
   - USE: APARTMENTS
   - STORIES: TWELVE 3-STORY, THREE 2-STORY AND RECREATIONAL OFFICE BUILDING
   - AVERAGE APARTMENT SIZE:
     ONE BEDROOM, ONE BATH 513 SF
     TWO BEDROOM, ONE BATH 834 SF
     TWO BEDROOM, TWO BATH 970 SF
     THREE BEDROOM, TWO BATH 1098 SF
     THERE ARE 12 HANDICAP ACCESSIBLE UNITS
   - SITE SIZE: 361,500 SF; 8.30 AC
   - THE RECREATIONAL BLDG CONTAINS SAUNA, TANNING ROOMS, EXERCISE/ WEIGHT ROOM, AND INDOOR POOL AND SPA. AN OUTDOOR POOL FACILITY AND TOT LOT ALSO PROVIDED.
   - BUILDINGS: THE TWO AND THREE STORY BUILDING STRUCTURES CONSIST OF CONVENTIONAL SPREAD CONCRETE FOUNDATIONS WITH CONCRETE SLAB-ON-GRADE. BUILDING SUPERSTRUCTURES HAVE WOOD-FRAMED EXTERIOR AND INTERIOR WALLS, WOOD-FRAMED ELEVATED FLOORS, AND WOOD PRE-ENGINEERED ROOF TRUSSES WITH OSB SHEATHING. ELEVATED BALCONIES ARE WOOD-FRAMED RAILINGS WITH PAINTED SIDING ON THE EXTERIOR FACE. EXTERIOR ENTRY STAIRS TO ELEVATED UNITS CONSIST WOOD TRIGGERS WITH PRECAST CONCRETE TREADS AND PAINTED METAL RAILINGS.
   - EXTERIOR DESCRIPTION – WOOD FRAME APARTMENT BUILDINGS WITH VINYL SIDING; COMPOSITION ROOF SHINGLES; AND WHITE ALUMINUM-FRAME WINDOWS WITH DOUBLE PANELS.
4. ALL UTILITIES; POWER AND TELEPHONE SHALL BE CUT OFF AT THE PROPERTY LINE. SEWER LINE SHALL BE CUT OFF AND PLUGGED AT THE BUILDING. SEE SHEET C12.01. CUT AND CAP WATER LINES AT WATER VALVE LOCATIONS SEE SHEET C12.01. CUT OFF LIGHT POLES AT GROUND LEVEL. FOOTINGS TO REMAIN.
5. DURING DEMOLITION WORK, THERE MAY BE REASONS TO REMOVE SOME TREES FOR EASIER ACCESS TO WORK AREA. ANY TREE REMOVED SHALL BE SAWCUT AND REMOVED LEAVING THE STUMP AND ROOT BALL INTACT AT THE DIRECTION OF THE ENGINEER.
6. SEE SHEETS C11.01 AND C11.02 FOR EXISTING CONDITIONS BUILDING PHOTOS. REMOVE PLAYGROUND EQUIPMENT DEBRIS. AT NO TIME SHOULD ANY SOIL BE DISTURBED.
7. ANY AND ALL WORK THAT IS BEYOND BUILDING FOOTPRINT OR ESTABLISHED SOIL PROTECTION AREAS INCLUDING BUT NOT LIMITED TO RANDOM DEBRIS REMOVAL, PLAYGROUND DEMOLITION, AND TREE REMOVAL ARE SUBJECT TO HEIGHTENED PERSONAL PROTECTIVE EQUIPMENT (PPE) REQUIREMENTS. NO EXISTING SOILS WILL BE DISTURBED BY SUCH ACTIVITY. (SEE REFERENCE DOCUMENTS).
8. REFER TO SPECIFICATIONS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
9. SEE SHEET C10.01 FOR TESC/SITE PROTECTION PLAN.
10. FILL BOTH SWIMMING POOLS WITH GRAVEL BORROW.

1"=60' 60 0 60 120 scale feet

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

REVISIONS

JOHN O. KUFORIJI

JANENE AXT
JOHN O. KUFORIJI
JOHN O. KUFORIJI
MAC
AS NOTED
05/04/09
DON AXT

Port of Seattle
SEA-TAC INTERNATIONAL AIRPORT

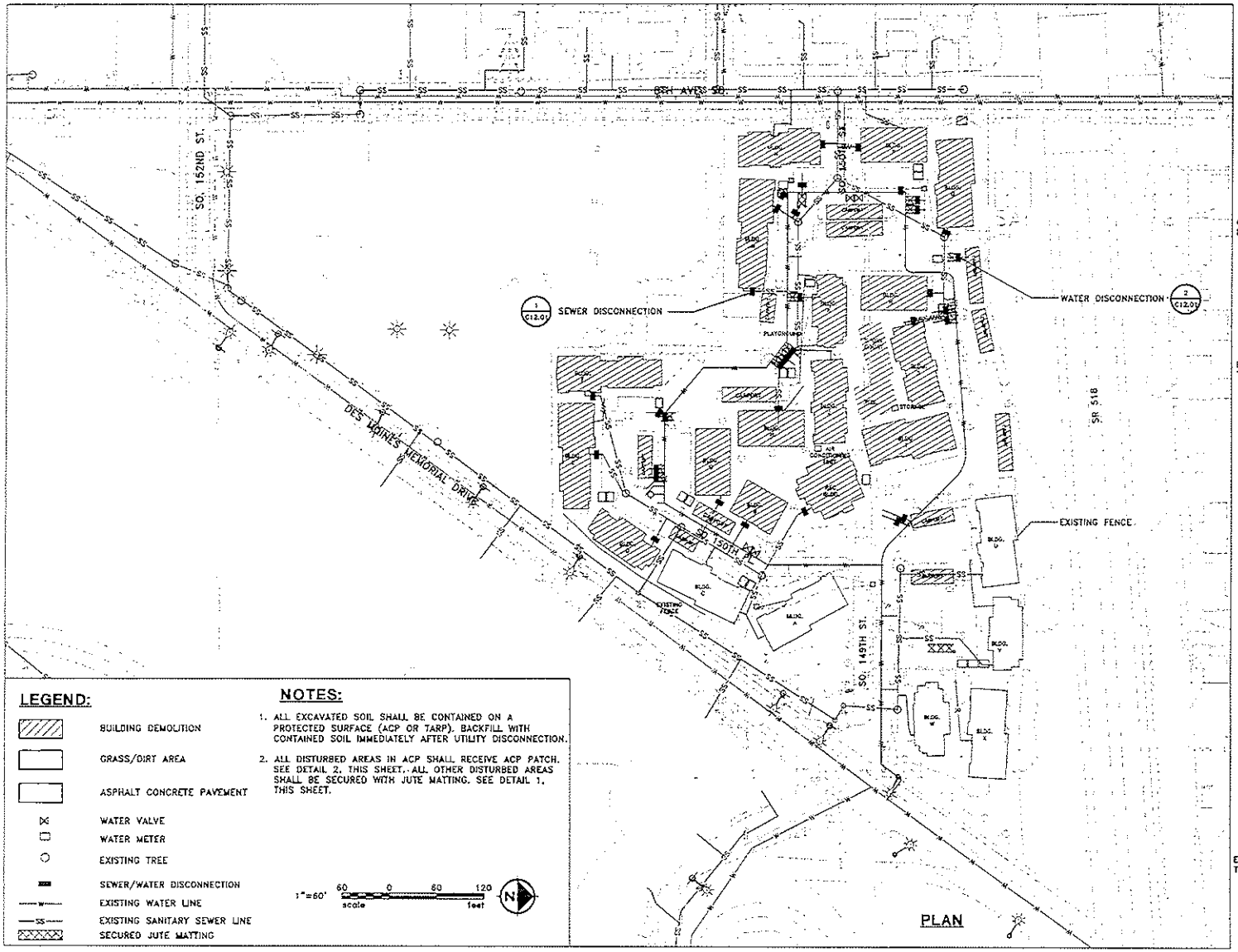
PROJECT: 2009 AIRFIELD IMPROVEMENT PROJECTS - CONTRACT 1
LORA LAKE APARTMENT DEMOLITION - PHASE 2

SHEET TITLE: DEMOLITION PLAN

102005

C10.02

STIA-0902-C10.02



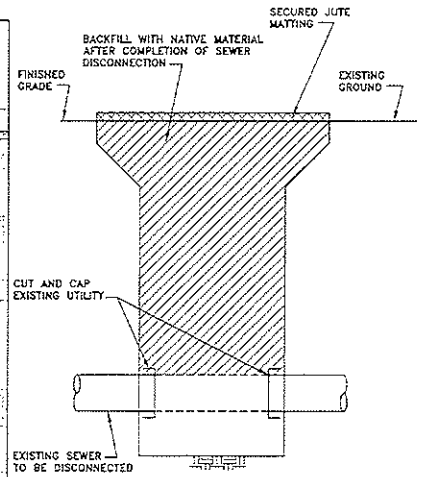
LEGEND:

- BUILDING DEMOLITION
- GRASS/DIRT AREA
- ASPHALT CONCRETE PAVEMENT
- WATER VALVE
- WATER METER
- EXISTING TREE
- SEWER/WATER DISCONNECTION
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- SECURED JUTE MATTING

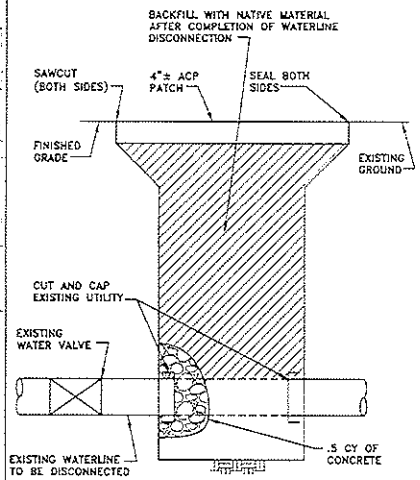
1"=60' scale: 60 0 60 120 feet

NOTES:

1. ALL EXCAVATED SOIL SHALL BE CONTAINED ON A PROTECTED SURFACE (ACP OR TARP). BACKFILL WITH CONTAINED SOIL IMMEDIATELY AFTER UTILITY DISCONNECTION.
2. ALL DISTURBED AREAS IN ACP SHALL RECEIVE ACP PATCH. SEE DETAIL 2, THIS SHEET. ALL OTHER DISTURBED AREAS SHALL BE SECURED WITH JUTE MATTING. SEE DETAIL 1, THIS SHEET.



DETAIL 1/-
TYPICAL SEWER DISCONNECTION
2' WIDE, 4' LONG, 4' DEEP
SCALE: NTS



DETAIL 2/-
TYPICAL WATERLINE DISCONNECTION
2' WIDE, 4' LONG, 4' DEEP
SCALE: NTS

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

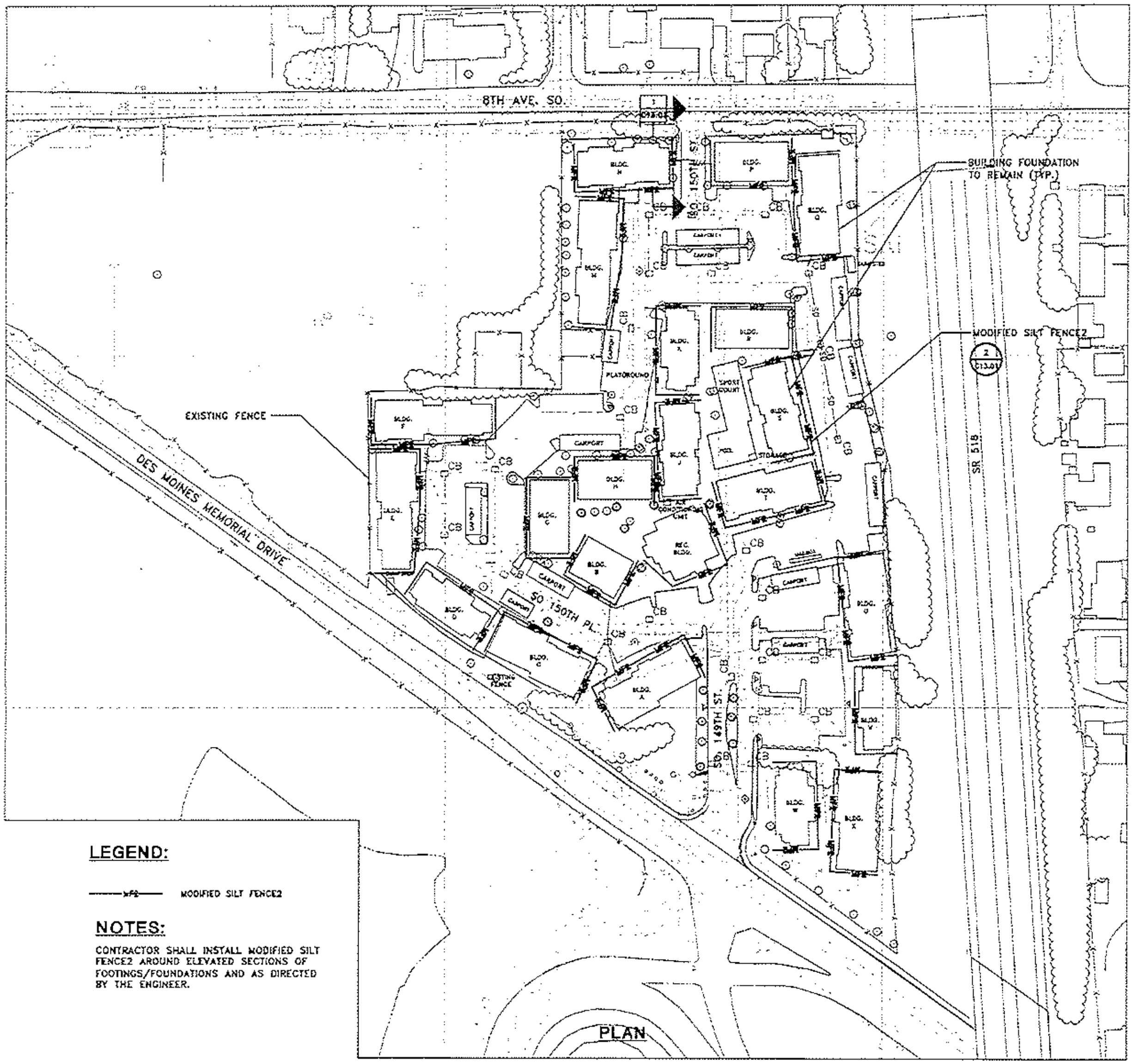
REVISIONS

NO.	DATE	BY	DESCRIPTION	APP'D

PROJECT MANAGER: JANENE AXT
PROJECT ENGINEER: JOHN D. KUFORDJI
DESIGNED: JOHN D. KUFORDJI
DRAWN: MAC
SCALE: AS NOTED
DATE: 05/04/09
CHECKED/APPROVED BY: DON AXT

Port of Seattle
SEA-TAC INTERNATIONAL AIRPORT
PROJECT: 2009 AIRFIELD IMPROVEMENT PROJECTS - CONTRACT 1
LORA LAKE APARTMENT DEMOLITION - PHASE 2
SHEET TITLE: EXCAVATION PLAN

WORK ORDER NO. 102005
CONSULTANT'S NO. C12.01
PORT OF SEATTLE NO. STIA-0902-C12.01

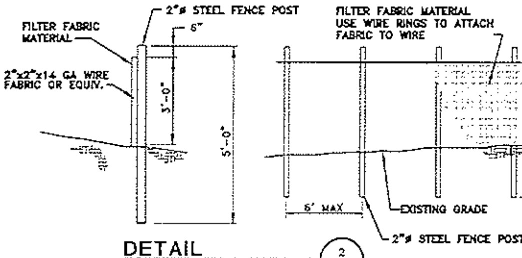


LEGEND:

—— xF2 —— MODIFIED SILT FENCE2

NOTES:

CONTRACTOR SHALL INSTALL MODIFIED SILT FENCE2 AROUND ELEVATED SECTIONS OF FOOTINGS/FOUNDATIONS AND AS DIRECTED BY THE ENGINEER.

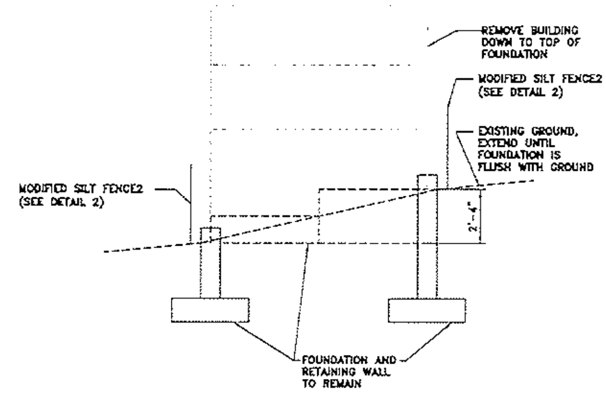


DETAIL 2 / C13.01

MODIFIED SILT FENCE2
SCALE: NTS

MODIFIED SILT FENCE2 NOTES:

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL, CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
2. THE SILT FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS OF THE GROUND. THE FENCE POSTS SHALL BE A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MIN. OF 18 INCHES).
3. A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY TIE WIRES OR HOG RINGS. THE WIRE SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
4. THE FILTER FABRIC SHALL BE WIRED TO THE FENCE AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.



SECTION 1 / -

TYPICAL THREE STORY BUILDING AND FOUNDATION
SCALE: NONE

1"=60' — 60 0 60 120 — scale feet

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

REVISIONS

NO.	DATE	BY	DESCRIPTION	APP'D

PROJECT MANAGER: JANENE AXT
PROJECT ENGINEER: JOHN O. KUFORIJI
DESIGN ENGINEER: JOHN O. KUFORIJI
DRAFTER: MAC
SCALE: AS NOTED
DATE: 05/04/09
CHECKED/APPROVED BY: DON AXT

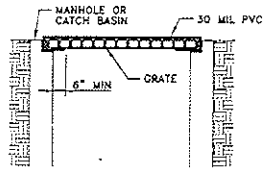
Port of Seattle
SEA-TAC INTERNATIONAL AIRPORT

PROJECT: 2009 AIRFIELD IMPROVEMENT PROJECTS - CONTRACT 1
LORA LAKE APARTMENT DEMOLITION - PHASE 2

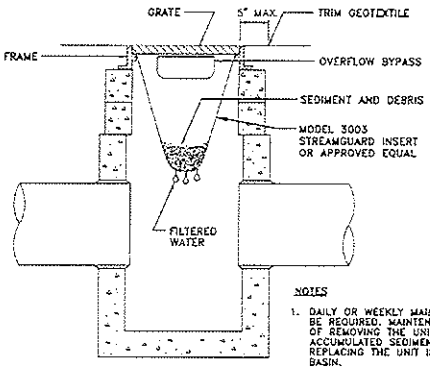
SHEET TITLE: FENCING/ POST DEMOLITION PLAN

WORK ORDER NO. 102005
C13.01
STIA-0902-C13.01

mlk
Date : 04-21-2009 Time : 15:56
Dwg : J:\2009\CONTRACT 1\(3) Lora Lake\C13.01.DWG Xref : VIEWS-HOR, JT03, EX_TOPO, TB_24x36-GEN, AOA-BKGD, LLA-DEMO



DETAIL 1
INLET STRUCTURE PROTECTION
SCALE: NTS
REFER TO TESC PLAN SHEETS

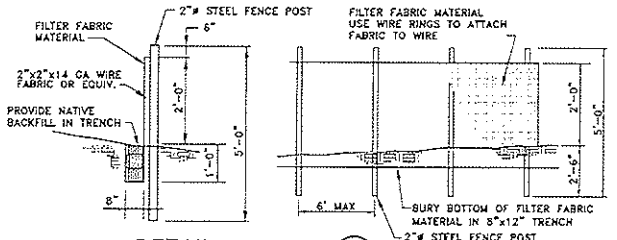


NOTES

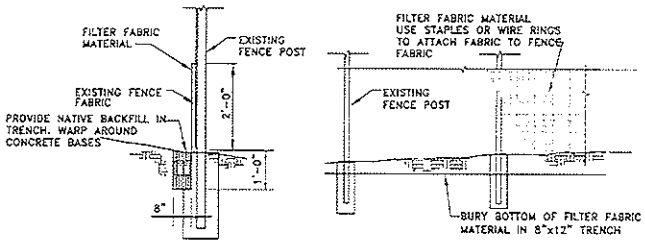
1. DAILY OR WEEKLY MAINTENANCE MAY BE REQUIRED. MAINTENANCE CONSISTS OF REMOVING THE UNIT, EMPTYING THE ACCUMULATED SEDIMENT AND REPLACING THE UNIT IN THE CATCH BASIN.
2. THE UNIT SHALL BE INSPECTED AFTER EACH SIGNIFICANT STORM EVENT.

NOT TO SCALE

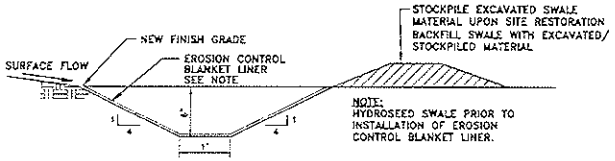
DETAIL 2
INLET PROTECTION
SCALE: NONE



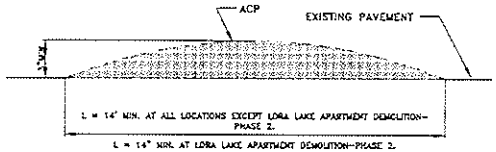
DETAIL 5
SILT FENCE
SCALE: NTS
REFER TO TESC PLAN SHEETS



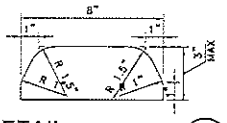
DETAIL 8
SILT FENCE ON CHAIN LINK FENCE
SCALE: NTS
REFER TO TESC PLAN SHEETS



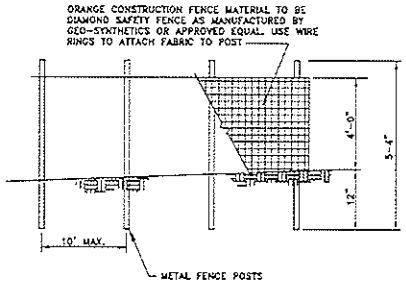
DETAIL 10
TESC - GRASS LINED SWALE
SCALE: NTS
REFER TO TESC PLAN SHEETS



DETAIL 9
TESC TEMPORARY AC BERM
N.T.S.



DETAIL 4
TESC TEMPORARY AC CURB
SCALE: NTS
REFER TO TESC PLAN SHEETS



DETAIL 11
TEMPORARY CONSTRUCTION FENCE
N.T.S.

SILT FENCE NOTES:

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL, CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
2. THE SILT FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS (WHERE FEASIBLE). THE FENCE POSTS SHALL BE A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MIN. OF 30 INCHES).
3. A TRENCH SHALL BE EXCAVATED, ROUGHLY 8 INCHES WIDE AND 12 INCHES DEEP, UPSLOPE AND ADJACENT TO THE POST TO ALLOW THE FILTER FABRIC TO BE BURIED.
4. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
5. THE STANDARD STRENGTH FILTER FABRIC SHALL BE WIRED TO THE FENCE AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. SILT FENCES SHALL BE REMOVED WHEN DIRECTED BY THE ENGINEER.

SEDIMENTATION CONTROL NOTES

1. THE CONTRACTOR/TESC SUPERVISOR SHALL ENSURE POSITIVE DRAINAGE TO THE CONSTRUCTION STORMWATER TANKS AT ALL TIMES. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY PIPING, DITCHING, TEMPORARY PUMPING FACILITES AS REQUIRED TO CONVEY THE CONSTRUCTION STORMWATER TO THE STORMWATER TANKS.
2. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR CHANGING SITE CONDITIONS. (E.G. GROUNDWATER, INCREASED SITE AREA, ETC)
3. THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR/TESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING.
4. TESC GRASS LINED SWALE AND STORM DRAIN STRUCTURE PROTECTION SHALL BE REMOVED WHEN DIRECTED BY THE ENGINEER.
5. PROTECTION OF EXISTING CATCH BASIN AND MANHOLES SHOWN. PROVIDE PROTECTION OR FILTERS ON NEW AND EXISTING STRUCTURES AS SHOWN ON THE DRAWINGS AS THEY ARE ADJUSTED OR INSTALLED. SEE SPECIFICATIONS FOR REMOVAL REQUIREMENTS.

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

REVISIONS

NO.	DATE	BY	DESCRIPTION	APP'D

DESIGNED: CHRIS J. COULTER
DRAWN: DENISE A. ALMOJUELA
CHECKED: DENISE A. ALMOJUELA
APPROVED: MAC
SCALE: AS NOTED
DATE: 05/04/09
CHECKED/APPROVED BY: DON AXT

Port of Seattle
SEA-TAC INTERNATIONAL AIRPORT
PROJECT: 2009 AIRFIELD IMPROVEMENT PROJECTS - CONTRACT 1

SHEET TITLE: STANDARD DETAIL - TEMP. EROSION AND SEDIMENTATION CONTROL

WORK ORDER NO. 102005
CONTRACT NO. SD1.01
PORT OF SEATTLE NO. STIA-0902-SD1.01

Jodie Baker

From: Jodie Baker [Jodi@swssd.com]
Sent: Tuesday, July 14, 2009 9:03 AM
To: 'Chris Padin'
Subject: RE: 2009 Airfield Improvements - Construction Water Discharge Permit
Attachments: Construction Water Discharge Permit (clean version).doc; Contractor Letter.doc; Contractor Registration Form.doc; side sewer regulations (2).DOC

Good Morning Chris,

Please review and complete all of the attached documents. Mail the originals plus the $500.00 deposit to my attention to:

Southwest Suburban Sewer District
431 SW Ambaum Blvd.
Burien, WA 91866

Thanks.

-----Original Message-----
From: Chris Padin [mailto:chris@ceccantiinc.com]
Sent: Monday, July 13, 2009 4:09 PM
To: jodie@swssd.com
Cc: Leonard Spadoni
Subject: 2009 Airfield Improvements - Construction Water Discharge Permit

Jodie,

Per our phone conversation, I am formally requesting a construction water discharge permit for our contract with the Port of Seattle.
Attached is a plan sheet circling the sewer structure we would like to use for this purpose.

Said stormwater will be treated in baker tanks and discharged through a
2 inch hose as required. Included will be pH and turbidity monitoring anytime a discharge enters this structure.

Please forward any required paperwork we need in order to obtain the permit. Thank you for the help.

Chris Padin
Project Engineer
Ceccanti, Inc.
Direct: 253.537.2990 ex. 34
Mobile: 253.377.2109
Fax: 253.537.6943

Jodie Baker

From: Chris Padin [chris@ceccantiinc.com]
Sent: Monday, July 13, 2009 4:09 PM
To: jodie@swssd.com
Cc: Leonard Spadoni
Subject: 2009 Airfield Improvements - Construction Water Discharge Permit
Attachments: 20090713162536347.pdf

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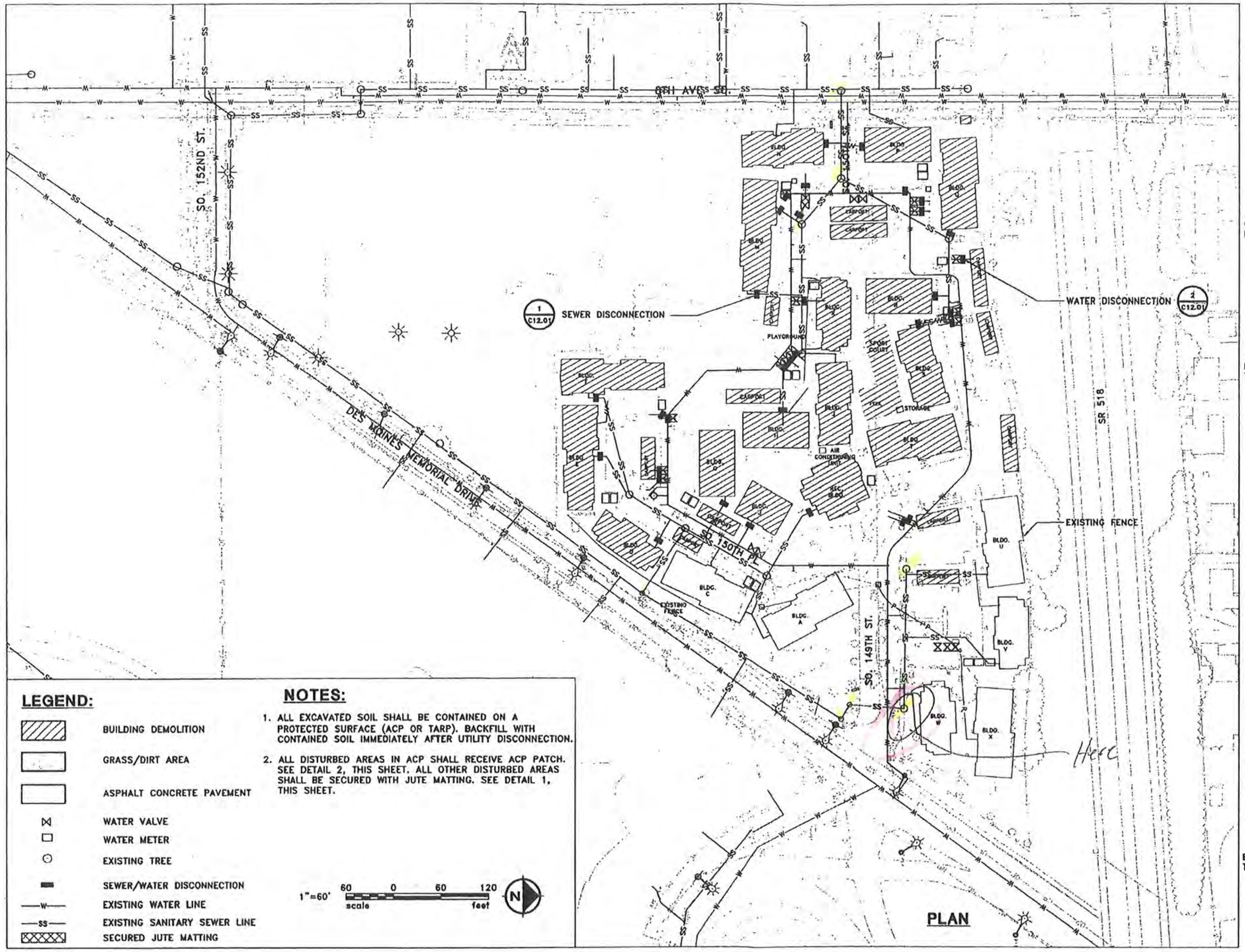
Chris Padin
Project Engineer
Ceccanti, Inc.
Direct: 253.537.2990 ex. 34
Mobile: 253.377.2109
Fax: 253.537.6943



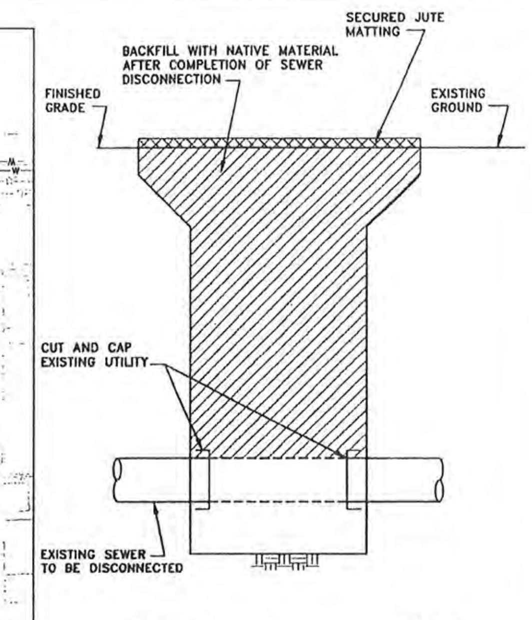
LEGEND:

[hatched]	BUILDING DEMOLITION
[box]	GRASS/DIRT AREA
[box]	ASPHALT CONCRETE PAVEMENT
⋈	WATER VALVE
□	WATER METER
○	EXISTING TREE
▬	SEWER/WATER DISCONNECTION
—W—	EXISTING WATER LINE
—SS—	EXISTING SANITARY SEWER LINE
[crosshatched]	SECURED JUTE MATTING

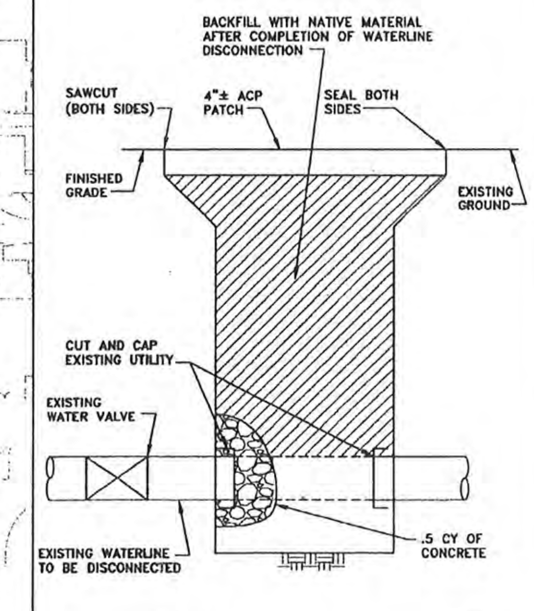
NOTES:

1. ALL EXCAVATED SOIL SHALL BE CONTAINED ON A PROTECTED SURFACE (ACP OR TARP). BACKFILL WITH CONTAINED SOIL IMMEDIATELY AFTER UTILITY DISCONNECTION.
2. ALL DISTURBED AREAS IN ACP SHALL RECEIVE ACP PATCH. SEE DETAIL 2, THIS SHEET. ALL OTHER DISTURBED AREAS SHALL BE SECURED WITH JUTE MATTING. SEE DETAIL 1, THIS SHEET.

1"=60' — scale: 60 0 60 120 feet



DETAIL (1)
TYPICAL SEWER DISCONNECTION
2' WIDE, 4' LONG, 4' DEEP
SCALE: NTS



DETAIL (2)
TYPICAL WATERLINE DISCONNECTION
2' WIDE, 4' LONG, 4' DEEP
SCALE: NTS

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

REVISIONS: NO. | DATE | BY | DESCRIPTION | APP'D

PROJECT MANAGER: JANENE AXT
PROJECT ENGINEER: JOHN O. KUFORIJI
DESIGN ENGINEER: JOHN O. KUFORIJI
DRAFTER: MAC
SCALE: AS NOTED
DATE: 05/04/09
CHECKED/APPROVED BY: DON AXT

Port of Seattle
SEA-TAC INTERNATIONAL AIRPORT
PROJECT: 2009 AIRFIELD IMPROVEMENT PROJECTS - CONTRACT 1
LORA LAKE APARTMENT DEMOLITION - PHASE 2
SHEET TITLE: EXCAVATION PLAN

WORK ORDER NO. 102005
CONSULTANT'S NO. C12.01
PORT OF SEATTLE NO. STIA-0902-C12.01

Date : 04-27-2009 Time : 14:57
Dwg : z:\2009\CONTRACT 1\(3) Lora Lake\C12.01.DWG Xref : YIEWS-NORTHEND, ADA-BKGD, EX_UTLT03, LLA-DEMO, EX_TOPO, TB_24x36-GEN

PERMIT Closed 2-16-10 AR

SOUTHWEST SUBURBAN SEWER DISTRICT

Construction Water Discharge Permit

DISCHARGER INFORMATION:

Person/Company Name:	**Port of Seattle, Seattle-Tacoma International Airport**
Address:	**17801 International Blvd. Seattle, WA**
Zip Code:	**98158**
Contact Person:	**Stacy Fox, Environmental Program Manager**
Phone Number:	**206-787-6182**
Emergency Phone Number:	**206-465-2446**
Reason for Discharge:	**Catch Basin Cleaning**
Location of Proposed Discharge Point:	
	Lora Lake Apartments
	15001 Des Moines Memorial Drive, Burien, WA 98148
Estimated Volume to be Discharged:	**20,000 Gallons**
Type of Pollutants:	**See Attached Waste Designation Summary**

Proposed Dates and Times of Discharge:

1|19|10 - 1|20|10

Estimated Rate of Discharge: (Gallons per Minute):

Discharge through 2 inch line: ~ 70 gpm

The undersigned agrees to indemnify, defend and hold harmless the District and its officials, employees and agents from any and all claims, actions, lawsuits, loss or damages resulting from the discharge of construction water to the District's sanitary sewer system. The undersigned further agrees to comply with the terms of this Agreement and District policy with regard to the discharge of construction water.

Signed: Bob Duffner

Print Name: Bob Duffner

Date: January 7, 2010

APPROVED

1-14-10

SOUTHWEST SUBURBAN SEWER DISTRICT

Construction Water Discharge Agreement

Any person or company requesting to discharge construction water into the District's sanitary sewer system shall provide a minimum of 48 hours advance written notice of intent to discharge. No discharge into the District's sanitary sewer system shall occur until a Construction Water Discharge Permit has been issued by the District.

The following information shall be provided prior to discharge:

a. Location of the proposed discharge.

b. Date and time of proposed discharge.

c. Amount of construction water or chlorinated water to be discharged.

d. Information on the type and concentration of pollutants in the water to be discharged.

e. Name of on-site personnel in charge of discharging water.

The construction water to be discharged must be tested for appropriate pollutants prior to discharge and the results submitted to the Inspection Department at Southwest Suburban Sewer District for approval prior to the commencement of discharge. These tests may include but are not limited to the following: fats, oils and grease (FOG), heavy metals, pH, volatile organics, phosphorous, chlorine residual and turbidity.

Prior to issuance of the Construction Water Discharge Permit, the District's Inspection Department must approve the following:

a. Point of discharge.

b. Maximum rate of discharge.

c. Dates and times proposed for discharging.

Acceptable Discharge:

a. Groundwater encountered during the construction of a sewer or waterline.

b. Water to flush a new sewer or waterline.

Prohibited Discharge:

a. Any storm water.

b. Any groundwater not directly encountered in a ditch excavated for the construction of a sewer or waterline.

A representative for Southwest Suburban Sewer District shall be on site at the beginning of the discharge. All construction water discharged to the sanitary sewer system shall be metered for accuracy. Construction water shall be pre-treated by way of Baker tanks, retention ponds, filtration ditches, or other pre-treatment systems approved by the District. Direct pumping to the sewer system shall be at the sole discretion of Southwest Suburban Sewer District and shall only be under the direct supervision of District personnel. Failure to notify the District and obtain a permit prior to discharging construction water or discharging storm water into the District's sanitary sewer system shall be considered an act of Illegal dumping and the violator will be subject to fines, civil damages and criminal penalties.

Construction Water Discharge Permit Fee Schedule:

Permit Fee	$400.00
Initial Treatment Charge	$100.00 (plus $5.00 for each 100cf over 2,600.)
Penalty for Illegal Dumping	
First Offense	$2,500.00
Additional Offenses	$5,000.00

Memorandum

Date: 26 May 2009

To: Paul Agid, Port of Seattle Environmental Program Supervisor
Bob Duffner, Port of Seattle Environmental Program Supervisor

Cc: Don Robbins, Port of Seattle Environmental Program Manager
Stacy Fox, Port of Seattle Surface Water Manager

From: David Hill, Hazardous Materials Specialist
DH Environmental, Inc.

Subject: Lora Lake Apartments Waste Designation and Disposal Options

This memorandum discusses the waste designation and disposal options for potential remediation waste and construction stormwater at the Lora Lake Apartments Site. At the time of this memorandum, no remediation waste has been generated at the site other than investigation borings and well development water. In addition, stormwater runoff has not been subjected to exposed soils. However, based on data[1] from soil and groundwater investigations conducted by AECOM, Inc. (AECOM), an in situ waste designation has been conducted on the sampled subsurface materials in accordance with WAC 173-303-070. This waste designation applies to both soil and groundwater that has been sampled and analyzed at a WA State Department of Ecology accredited laboratory.

Characteristic Waste

Based on the twenty times rule for total concentration analysis of contaminants in the Toxicity Characteristic List, only lead exceeded the threshold. The twenty times rule is applied if the total concentration of a chemical is less than 20 times the TCLP regulatory limit. Because of the 20:1 dilution ratio in the extraction fluid required for the TCLP analysis, the sample cannot possibly leach enough of that constituent to fail the TCLP limit if the total concentration is less than 20 times the TCLP limit even if the chemical completely dissolved into the extraction fluid. A total concentration of 100 mg/kg lead could possibly leach enough lead to designate as a characteristic waste for lead (D008). Of the soil samples collected, one had a total lead concentration of 265 mg/kg and two others had lead concentrations of 106 and 108 mg/kg. While these concentrations do exceed the twenty times rule, the soil is unlikely to "fail" the TCLP for lead and carry a Dangerous Waste designation of D008 at these concentrations.

TCLP was performed on soil borings associated with the elevated lead concentrations in order to dispose of drummed waste containing soil borings and well development water. Lead was not detected in the TCLP extract and the drums were not given a characteristic code for lead or any other toxic characteristic. In addition, it is reasonable to assume that the soil and groundwater at the Lora Lake Site does not to exhibit a Resource Conservation and Recovery Act (RCRA) characteristic of ignitibility, corrosivity or reactivity.

[1] AECOM, Inc., *Summary Report, Investigations and Data Gap Evaluation, Lora Lake Apartments*, March, 2008

Non-Specific Sources (RCRA F Series)
Analysis has identified trace constituents listed in 40 CFR 261.31, *Wastes from Non-Specific Sources*. Of all of the constituents potentially leading to an F-Listing, pentachlorophenol had the highest concentration (but still only 1.9 mg/kg as the highest concentration in soil and 16 µg/L as the highest concentration in groundwater). Elevated concentrations of pentachlorophenol are consistent with reported historic land use as an orchard as pentachlorophenol was widely used as a pesticide, herbicide and fungicide prior to 1984[2]. If pentachlorophenol was applied to the land as a pesticide, herbicide or fungicide for agricultural purposes, then RCRA F Series is not applicable. Furthermore, the original processes generating any of the trace constituents in question are unknown and any previously applicable waste codes are unknown. RCRA F Series is therefore not applicable.

Specific Sources (RCRA K Series)
Similar to application of RCRA F series, the original processes generating any of the trace constituents in question are unknown and any previously applicable waste codes are unknown. RCRA K Series therefore is not applicable.

Discarded Chemical Products List (U, P Series)
Similar to application of RCRA F and K series, the original processes generating any of the trace constituents in question are unknown and any previously applicable waste codes are unknown. RCRA U and P Series therefore are not applicable.

Dioxin
Dioxin is regulated for disposal through the listing process under RCRA. If the dioxin present does meet the listing criteria of F020, F021, F022, F023, F026, F027, F028, F032 or any other listing criteria, then the dioxin is not regulated for disposal under RCRA. As discussed previously, no F, K, U or P listing applies to this material and therefore it is not regulated for disposal under RCRA. However, regardless of listing under RCRA, dioxin may be regulated in WA State under the Dangerous Waste Regulations (WAC-173-303) as a criteria waste due to toxicity. See below discussion under WA State Criteria Waste, toxic dangerous waste.

WA State Criteria Waste
Persistent Dangerous Waste, halogenated organic compound(HOC): In accordance with WAC-173-303-100, a waste will designate as a persistent dangerous waste and carry a WA State Dangerous Waste code of WP02 if it contains a halogenated organic compound (HOC) HOC's total concentration of 0.01% - 1.0 % (100 – 10,000 ppm) and a WA State Dangerous Waste code of WP01 if HOC's exceed 1.0% (10,000 ppm). The WA State Department of Ecology (Ecology) recommends[3] screening for HOCs by testing waste using EPA Method 8260B (volatile organics) and EPA Method 8270C (semivolatile organics). From the results of these tests, the sum of HOCs can be calculated. Based on the HOCs reported in the AECOM report, the total sum of HOCs for each sample are well below 0.01% (or 100 ppm).

Persistent Dangerous Waste, Polycyclic Aromatic Hydrocarbon (PAHs): In accordance with WAC-173-303-100, a waste will designate as a persistent dangerous waste and carry a WA State Dangerous Waste

[2] Agency for Toxic Substances and Disease Registry, "Toxicological Profile for Pentachlorophenol", http://www.atsdr.cdc.gov/toxprofiles/tp51.html, retrieved 05 May 2009

[3] Washington State Department of Ecology, *Chemical Testing for Designating Dangerous Waste*, Publication #97-407, 1998

code of WP03 if it contains a total PAH concentration of greater than 1.0% (10,000 ppm). Similar to screening for HOCs, Ecology recommends screening for PAH by testing the waste using EPA method 8270C and summing the total of the fifteen PAHs listed in WAC 173-303-040 (PAH definition). Based on the PAHs reported in the AECOM report, the sum of PAHs for each sample are well below 1.0% (or 10,000 ppm).

Toxic Dangerous Waste: In accordance with WAC 173-303-100, a waste will designate as a toxic dangerous waste and carry a WA State Dangerous Waste code of WT02, if the waste has an equivalent concentration equal to 0.001% and less than 1.0%. Equivalent concentration calculations are based on toxicity data obtained by direct bioassay testing or by data available from an approved source such as the Registry of Toxic Effects of Chemical Substances (RTECS). If literature data is used for waste designation, the process is known as book designation.

A book designation was performed on the subsurface materials at the Lora Lake Apartments based on the AECOM report. Instead of designating each sample point individually, a screening approach was used where the highest concentration reported for each analyte was used to calculate a worst case equivalent concentration.

Limited toxicity data exists for dioxin and furan that is compatible with the book designation procedures of WAC 173-303-100. Therefore, if compatible data was not available, the dioxin and furan analyte in question was placed in the toxic category X for book designation (the most toxic category). Toxic category X indicates an LD50 oral rat dose of <0.01 mg/kg.

Similar to dioxin and furan, limited toxicity data that is compatible with the book designation procedures of WAC 173-303-100 exists for many of the PAHs analyzed by 8270C. Where no data was available, PAHs were assigned toxicity values as coal tar pitch volatiles with an LD50 oral rat dose of 1700 mg/kg.

This worst case book designation generated an equivalent concentration of 0.000833 %. This value indicates the material is not a toxic criteria waste under the Dangerous Waste Regulations. The worksheet used to calculate this value is included as an attachment to this memorandum.

PCBs

The highest total PCB concentration reported for any sample point in the AECOM report was 104 µg/kg (0.104 mg/kg). This concentration of an unknown source of PCBs discovered in soil is not regulated by the Toxic Substances Control Act (TSCA), RCRA or the WA State Dangerous Waste Regulations.

Waste Designation Summary

Based on all available data, remediation waste generated as soil or groundwater at the Lora Lake Apartments site will not be regulated as a federal hazardous waste under RCRA, a Dangerous Waste under the WA State Dangerous Waste Regulations or regulated PCB waste under TSCA. However, this designation should be reevaluated if, during the course of remediation or further investigation, the chemical profile of either the soil or groundwater is found to significantly diverge from the AECOM report.

Stormwater

The soil at the Lora Lake Apartments site contains the highest concentration of contaminants. Therefore storm water runoff containing suspended solids from erosion processes at the site could possibly contain dilute concentrations of the contaminants previously discussed. Because the original source of

contaminants (soil) has been designated and determined not to contain contaminants in regulated concentrations for waste disposal, storm water containing diluted concentrations of the original source will likely not be regulated as a federal hazardous waste under RCRA, a Dangerous Waste under the WA state Dangerous Waste Regulations or regulated PCB waste under TSCA. Extrapolation of this designation to storm water runoff is reasonable unless during the course of remediation or further investigation the chemical profile of either the soil or groundwater is found to significantly diverge from the AECOM report.

Disposal Options

Soil excavated and determined to require off-site disposal at the Lora Lake Apartments Site should be considered solid waste, but not regulated as a federal hazardous waste under RCRA, a Dangerous Waste under the WA State Dangerous Waste Regulations or regulated PCB waste under TSCA. Soil should be disposed of or recycled at permitted solid waste handling facility or a RCRA Subtitle D landfill (municipal solid waste landfill). Water generated at the site either from groundwater extraction, storm water capture or decontamination processes should be disposed of off-site at a permitted wastewater treatment facility by either pumping and trucking water off site or through an approved onsite sanitary sewer connection. Additional sampling and testing of soil or water generated at the Lora Lake Apartments site may be required to meet specific disposal facility testing requirements.

DW Book Designation
Lora Lake Soil/Water- Worst Case Book Designation
Performed by: David Hill, DH Environmental, Inc

Conversions: 1 mg/kg = 1*10^-3 %; 1 ug/kg = 1*10^-6 %; 1 mg/kg = 1*10^-4 %

Analyte	CAS	Toxicity[Sources]	Toxic Category	Concentration (mass %) X	A	B	C	D
DIOXIN								
1,2,3,4,6,7,8,9-Octachlorodibenzo-p-dioxin (OCDD)	3268-87-9	1 mg/kg Oral Rat LD50[1]	A		2.350E-04			
1,2,3,4,6,7,8,9-Octachlorodibenzofuran (OCDF)	39001-02-0	Not Available	X	3.710E-05				
1,2,3,4,6,7,8-Heptachlorodibenzo-p-dioxin (HpCDD)	35822-39-4	0.375 mg/kg Oral Rat LD50[1]	B			1.130E-05		
1,2,3,4,6,7,8-Heptachlorodibenzofuran (HpCDF)	67562-39-4	Not Available	X	2.260E-06				
1,2,3,4,7,8,9-Heptachlorodibenzofuran (HpCDF)	55673-89-7	Not Available	X	5.860E-08				
1,2,3,4,7,8-Hexachlorodibenzo-p-dioxin (HxCDD)	39227-28-6	0.625 mg/kg Oral Rat LD50[1]	A		1.370E-06			
1,2,3,4,7,8-Hexachlorodibenzofuran (HxCDF)	70648-26-9	Not Available	X		4.410E-08			
1,2,3,6,7,8-Hexachlorodibenzo-p-dioxin (HxCDD)	57653-85-7	0.25 mg/kg Oral Rat LD50[1]	X	1.490E-07				
1,2,3,6,7,8-Hexachlorodibenzofuran (HxCDF)	57117-44-9	Not Available	X	1.560E-08				
1,2,3,7,8,9-Hexachlorodibenzo-p-dioxin (HxCDD)	19408-74-3	Not Available	X	5.830E-08				
1,2,3,7,8,9-Hexachlorodibenzofuran (HxCDF)	72918-21-9	Not Available	X	4.940E-10				
1,2,3,7,8-Pentachlorodibenzo-p-dioxin (PeCDD)	40321-76-4	0.205 mg/kg Oral Rat LD50[1]	X	9.320E-09				
1,2,3,7,8-Pentachlorodibenzofuran (PeCDF)	57117-41-6	Not Available	X	8.690E-10				
2,3,4,6,7,8-Hexachlorodibenzofuran (HxCDF)	60851-34-5	Not Available	X	1.370E-08				
2,3,4,7,8-Pentachlorodibenzofuran (PeCDF)	57117-31-4	0.916 mg/kg Oral Rat LD50[1]	A		6.510E-09			
2,3,7,8-Tetrachlorodibenzo-p-dioxin (TCDD)	1746-01-6	0.276 mg/kg Dermal Rabbit LD50[1]	X	1.450E-09				
2,3,7,8-Tetrachlorodibenzofuran (TCDF)	51207-31-9	1.0 mg/kg Oral Rat LD50[1]	A		2.370E-10			
METALS								
Antimony	7440-36-0	100 mg/kg Oral Rat LD50[1]	C				0.000E+00	
Arsenic	7440-38-2	763 mg/kg Oral Rat LD50[1]	D					1.110E-06
Beryllium	7440-41-7	51 mg/kg Oral Rat LD50[1]	C				2.750E-05	
Cadmium	7440-43-9	2330 mg/kg Oral Rat LD50[1]	D					6.219E-03
Chromium	7440-43-9	2330 mg/kg Oral Rat LD50[1]	D					4.100E-03
Copper	7440-50-8	LC50 Oncorhynchus kisutch (coho salmon) 286 ug/L 96 hr[1]	B			7.260E-03		
Lead	7439-92-1	LC50 Oncorhynchus mykiss (Rainbow trout) 1170 ug/L 96hr[1]	C				3.700E-02	
Nickel	7440-02-0	5000 mg/kg Oral Rat LD50[1]	D					4.460E-03
Selenium	7782-49-2	6700 mg/kg Oral Rat LD50[1]	Not Applicable					
Silver	7440-22-4	LC50 Oncorhynchus mykiss (Rainbow trout) 54.1 ug/L 96hr[1]	A		1.800E-05			
Thallium	7440-28-0	LC50 Oncorhynchus mykiss (Rainbow trout) 170 ug/L 96hr[1]	B			9.600E-06		
Zinc	7440-66-6	LC50 Oncorhynchus mykiss (Rainbow trout) 263 ug/L 96hr[1]	B			6.410E-02		
Mercury	7439-97-6	LC50 Oncorhynchus mykiss (Rainbow trout) 256 ug/L 96hr[1]	B			8.800E-06		
VOLATILES								
1,1,1-Trichloroethylene	71-55-6	LC50 Oncorhynchus mykiss (Rainbow trout) 46000 ug/L 96hr[1]	Not Applicable					
1,2,4-Trimethylbenzene	95-63-6	LC50 Pimephales promelas (fathead minnow) 7720 ug/L 96hr[1]	Not Applicable					
2-Butanone	78-93-3	6480 mg/kg Dermal Rabbit LD50[1]	D					1.600E-06
Acetone	67-64-1	5800 mg/kg Oral Rat LD50[1]	Not Applicable					
Carbon Disulfide	75-15-0	1200 mg/kg Oral Rat LD50[1]	D					4.300E-08
Dichlorodifluoromethane	75-71-8	5,600 mg/kg Oral Rat LD50[1]	B			2.400E-07		
Ethylbenzene	100-41-4	3500 mg/kg Oral Rat LD50[1]	D					4.600E-08
m-xylene	108-38-3	4985 mg/kg Oral Rat LD50[1]	D					5.400E-08
p-xylene	106-42-3	3910 mg/kg Oral Rat LD50[1]	D					5.400E-08
Toluene	108-88-3	636 mg/kg Oral Rat LD50[1]	D					2.600E-07
SEMIVOLATILES								
2-methylnaphthalene	91-57-6	1630 mg/kg Oral Rat LD50[1]	D					1.900E-05
4-Methylphenol	106-44-5	270 mg/kg Oral Rat LD50[1]	C					3.900E-06
Acenaphthene	83-32-9	LC50 Oncorhynchus mykiss (Rainbow trout) 1570 ug/L 96hr[1]	Not Applicable					
Acenaphthylene	208-96-8	Not Available	C (est.)				1.600E-06	
Anthracene	120-12-7	LC50 Lepomis macrochirus (bluegill) 5.10 ug/L 96hr[1]	C				8.700E-05	
Benzo(a)anthracene	56-55-3	Not Available	C				1.200E-05	
Benzo(a)pyrene	50-32-8	LC50 Poecilopsis lucida (Clearfin lyrebearer) 1.2-3.7 mg/L 24-hr[1]	C				9.900E-05	
Benzo(b)fluoranthene	205-99-2	TAKEN AS COAL TAR PITCH VOLATILES 1700 mg/kg Oral Rat LD50[1]	D					8.000E-06
Benzo(g,h,i)perylene	191-55-0	TAKEN AS COAL TAR PITCH VOLATILES 1700 mg/kg Oral Rat LD50[1]	D					1.100E-05
Benzo(k)fluoranthene	207-08-9	TAKEN AS COAL TAR PITCH VOLATILES 1700 mg/kg Oral Rat LD50[1]	D					8.000E-06
Benzoic Acid	65-85-0	1700 mg/kg Oral Rat LD50[1]	D					2.700E-05
Benzyl Alcohol	100-51-6	1230 mg/kg Oral Rat LD50[1]	D					5.100E-06
bis(2-Ethylhexyl)phthalate	117-81-7	30,000 mg/kg Oral Rat LD50[1]	Not Applicable					
Butylbenzylphthalate	85-68-7	2330 mg/kg Oral Rat LD50[1]	D					1.100E-05
Chrysene	218-01-9	TAKEN AS COAL TAR PITCH VOLATILES 1700 mg/kg Oral Rat LD50[1]	D					4.600E-05
Dibenz(a,h)anthracene	53-70-3	TAKEN AS COAL TAR PITCH VOLATILES 1700 mg/kg Oral Rat LD50[1]	D					
Dibenzofuran	132-64-9	LC50 Pimephales promelas (fathead minnow)11140 ug/L 24-hr[1]	C				1.700E-05	
Diethylphthalate	84-66-2	LC50 Oncorhynchus mykiss (Rainbow trout) 12000 ug/L 96hr[1]	D					1.400E-07
Di-n-Butylphthalate	84-74-2	LC50 Oncorhynchus mykiss (Rainbow trout) 1240 ug/L 96hr[1]	C				1.900E-06	
Fluoranthene	206-44-0	2000 mg/kg Oral Rat LD50[1]	D					7.400E-05
Fluorene	86-73-7	LC50 Oncorhynchus mykiss (Rainbow trout) 2000 ug/L 96hr[1]	C				2.100E-05	
Hexachlorobenzene	118-74-1	3500 mg/kg Oral Rat LD50[1]	D					1.700E-07
Indeno(1,2,3-cd)pyrene	193-39-5	TAKEN AS COAL TAR PITCH VOLATILES 1700 mg/kg Oral Rat LD50[1]	D					7.400E-06
Naphthalene	91-20-3	490 mg/kg Oral Rat LD50[1]	C				5.900E-05	
Pentachlorophenol	87-86-5	27 mg/kg Oral Rat LD50[1]	B			1.500E-03		
Phenanthrene	85-01-8	1800 mg/kg Oral Rat LD50[1]	D					6.700E-05
Pyrene	129-00-0	2700 mg/kg Oral Rat LD50[1]	D					5.900E-05
PCBs								
Aroclor 1242	53469-21-9	4250 mg/kg Oral Rat LD50[1]	D					1.400E-05
Aroclor 1254	11097-69-1	1010 mg/kg Oral Rat LD50[1]	D					3.900E-05
Aroclor 1260	11096-82-5	1010 mg/kg Oral Rat LD50[1]	D					5.100E-06
Petroleum Hydrocarbons								
Diesel Range	68334-30-5	TAKEN AS DIESEL 7500 mg/kg Oral Rat LD50[1]	Not Applicable					
Gasoline Range	n/a	TAKEN AS GASOLINE 13600 mg/kg Oral Rat LD50[1]	Not Applicable					

Total (SUM)				0.0000397	0.000253	0.0729	0.0372	0.0151

Enter Cat % Here →	∑X% / 1	∑A% / 10	∑B% / 100	∑C% / 1000	∑D% / 10000	EC	Designation
	0.0000397	0.000253	0.0729	0.0372	0.0151		
	3.96873E-05	2.53065E-05	0.000728669	3.71566E-05	1.51352E-06	0.000833	Non-Dangerous Waste

Sources:
1 RTECS Registry of Toxic Effects of Chemical Substances
2 HSDB, Hazardous Substances Data Bank, National Library of Medicine
3 ECOTOX Database United States Environmental Protection Agency
4 ASTDR Agency for Toxic Substances and Disease Registry

DISCHARGER INFORMATION:

Person/Company Name: Ceccanti, Inc.

Address: 4116 Brookdale Road E

Zip Code: Tacoma, WA 98446

Contact Person: Leonard Spadoni

Phone Number: 253-537-2990 Emergency Phone Number: 253-377-2733

Reason for Discharge: Contaminated Stormwater from Construction Activities

Location of Proposed Discharge Point: See Attached

Estimated Volume to be Discharged: Unknown – From Rainfall

Type of Pollutants: (Provide concentration documentation)

Petroleum contaminated Stormwater

Proposed Dates and Times of Discharge: Requesting Usage Between 7/20/2009 to 9/15/2009

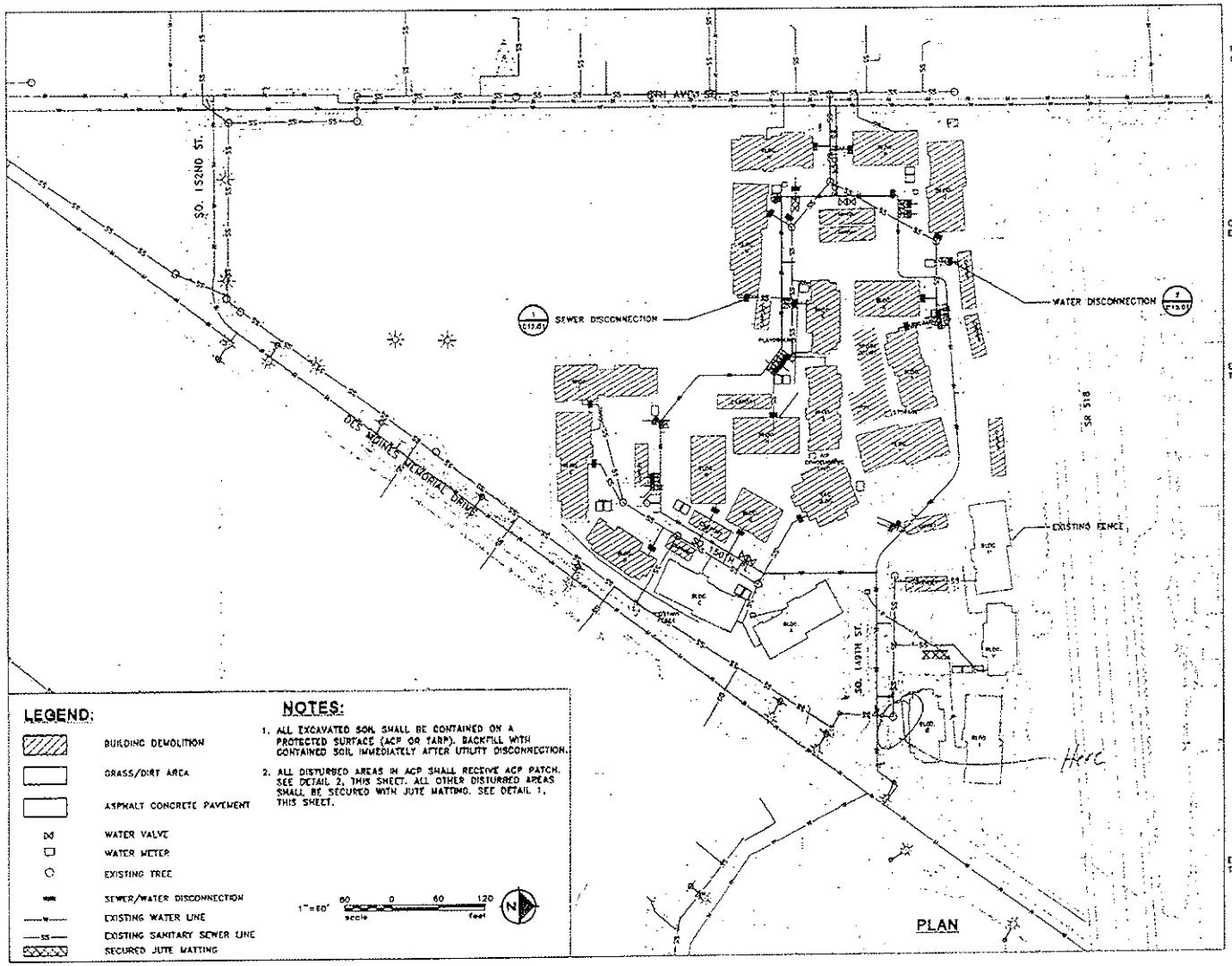
Estimated Rate of Discharge: (Gallons per Minute): 4 gpm

The undersigned agrees to indemnify, defend and hold harmless the District and its officials, employees and agents from any and all claims, actions, lawsuits, loss or damages resulting from the discharge of construction water to the District's sanitary sewer system. The undersigned further agrees to comply with the terms of this Agreement and District policy with regard to the discharge of construction water.

Signed: Leonard Spadoni

Print Name: Leonard Spadoni

Date: 7-17-2009



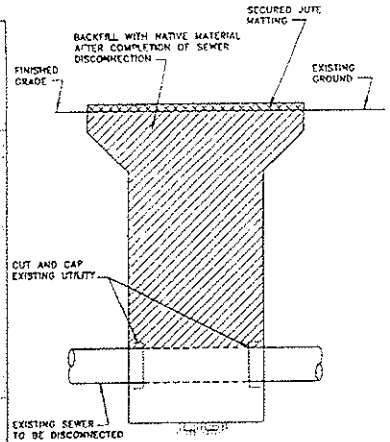
LEGEND:

- BUILDING DEMOLITION
- GRASS/DIRT AREA
- ASPHALT CONCRETE PAVEMENT
- WATER VALVE
- WATER METER
- EXISTING TREE
- SEWER/WATER DISCONNECTION
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- SECURED JUTE MATTING

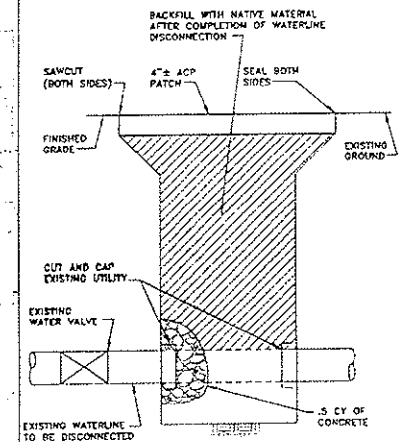
1"=60' (60 0 60 120 scale feet)

NOTES:

1. ALL EXCAVATED SOIL SHALL BE CONTAINED ON A PROTECTED SURFACE (ACP OR TARP). BACKFILL WITH CONTAINED SOIL IMMEDIATELY AFTER UTILITY DISCONNECTION.
2. ALL DISTURBED AREAS IN ACP SHALL RECEIVE ACP PATCH. SEE DETAIL 2, THIS SHEET. ALL OTHER DISTURBED AREAS SHALL BE SECURED WITH JUTE MATTING. SEE DETAIL 1, THIS SHEET.



DETAIL 1/-
TYPICAL SEWER DISCONNECTION
2' WIDE, 4' LONG, 4' DEEP
SCALE: NTS



DETAIL 2/-
TYPICAL WATERLINE DISCONNECTION
2' WIDE, 4' LONG, 4' DEEP
SCALE: NTS

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

Port of Seattle
SEA-TAC INTERNATIONAL AIRPORT
2009 AIRFIELD IMPROVEMENT PROJECTS - CONTRACT 1
LORA LAKE APARTMENT DEMOLITION - PHASE 2
EXCAVATION PLAN

102005
C12.01
STIA-0902-C12.01

Southwest Suburban Sewer District
431 SW Ambaum Blvd.
Burien, WA 98166
(206) 244-9575
www.swssd.com

RECEIPT

Date 7-20 , 2009

No 2373 B

Received From CECCANTI

Address LAURA LAKE APARTMENTS

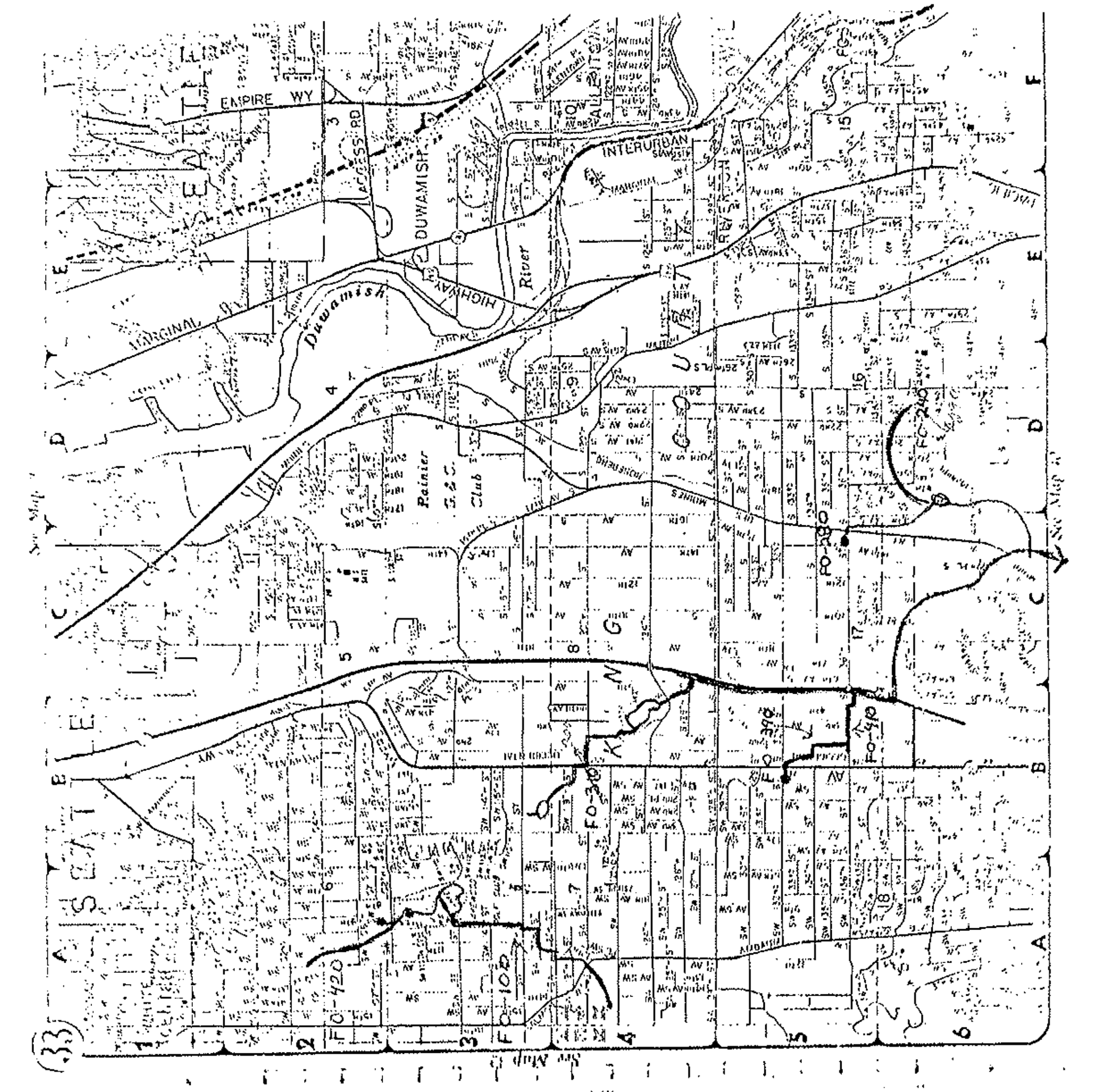
Dollars $ 500.00

For CONSTRUCTION WATER Discharge Permit

By JASON R

ACCOUNT		
AMT. PAID		
HOW PAID		
CASH		
CHECK	10311	3
PERMIT #		

	SYSTEM NUMBER	OUTLET	DESCRIPTION	MAINT.	SIZE	ACRES DRAINE.	R 'W	DRAWIN
	300	010	continues to the north side of S. 120th					
			Street, turns west to the west side					
			of 1st Avenue S., then north to S.W.	H	48			
			119th and 1st Avenue S. At this					
			point water is picked up from the					
			ditch. This ditch is outletted into					
			by a pipe coming down from a ponding					
			area north of 1st Place S.W. and					
			S.W. 119th. From this pond, a small					
			ditch extends to north of S.W. 116th.					
	310	010	Outlets into a small lake behind	H	24			
			1009 S. 154th. The line crosses					
			Des Moines Way S. at 15006, goes up					
			to Burien Auto Wrecking and crosses					
			to the west on the north side of the	H	24			
			yard. Line continues to 8th Avenue S.					
			and crosses in front of 14853 8th					
			Avenue S. This system picks up					
			street drainage, runoff and some					
			water from the state highway.					


33
EMPIRE WY
DUWAMISH
INTERURBAN
Duwamish
River
HIGHWAY
MARGINAL WY
Rainier G.&C. Club
FO-420
FO-100
FO-300
FO-390
FO-410
FO-380
FC-240

KING COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

To: Paul Barden, County Councilman Date: December 2, 19 75

From: Jean DeSpain

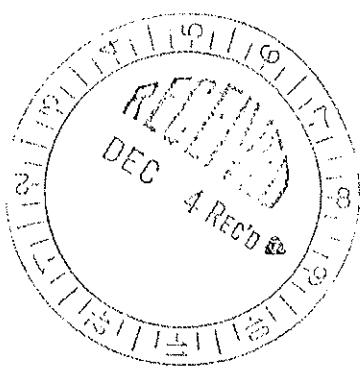
Subject: Lora Lake Drainage

A drainage system has existed for some time from 8th Avenue South, through the wrecking yard to Des Moines Way, across Des Moines Way and down to Lora Lake. The system through the wrecking yard was private and not maintained by the County. Due to the way the pipe was laid at this location and because the pipe was undersized, it became plugged causing drainage back up and flooding the area around SR518 and 8th Avenue South. Since it is a main drainage course the County obtained an easement from the owner of the wrecking yard and relayed the storm drain from 8th Avenue South to a manhole just above the lake.

A delta existed at the outlet to the lake before any construction in this area was done. While we were working in the area a length of eight-inch pipe installed at the outlet by the sewer district, that was full of silt, was removed at the property owners request. He also asked if we could help in any way in removing silt from the delta. We then removed as much as we could by hand. When the new line was constructed, catch basins were added to help any silt or debris that might be carried into the line. These catch basins are cleaned on a regular basis. Also the ditch along 8th Avenue South was tiled and catch basins were installed to prevent erosion from that area. There is now only about 15' or 20' of open ditch along this system on 8th Avenue South.

The delta at the pipe outlet does not seem to have changed a great deal since before the new storm drain was installed. Also no silt or debris is created by the storm drain as it eliminates erosion, kepping debris out of the system and providing catch basins to trap any silt that may be carried down from further upstream. Because of this, and the fact that we have never assumed maintenance of other lakes in the County, we do not feel we can provide assistance in the cleaning of Lora Lake.

JLD/JHM:cs



INSPECTOR'S DAILY REPORT

For Larry Gibbons KCDPW - Div of Hydraulics Date 3 March 1976

C.R.P.No. _____ Contract No. _____ Project Lora Lake and Storm Line Thru "Burien Auto Wreckers"

pector(s) G. Robert Schroeder Contractor _____

Weather _____ Hours: Workable _____ Nonworkable _____ Temp: High _____ Low _____

Work Done: During the last week in February, I walked through most of the Burien Auto Wreckers yard addition containing our storm line.

I found no oil, silts or water in the yard able to get into the line. Our tight line can not contribute to sedimentation, as a source. It may conduct off-site flows, containing pollutants from non-point sources.

Contractor Equipment on Project: _____

Personnel On Project: _____

Material Used and Location: _____

Remarks: _____

1 - Contract File
2 - Project Engineer
3 - Inspector's Diary

Inspector(s) Time _____

Inspector's Signature G Robert Schroeder

5 M - 6/70

S 149th Place

8541

King County Council
Gary Grant, Chair

Dorothy M. Owens, *Clerk of the Council*
Room 403, King County Courthouse
Seattle, Washington 98104
(206) 344-7445

April 23, 1987

Donald J. LaBelle, Director
Department of Public Works
900 Administration Building
Seattle, WA 98104

Re: Application for vacation of portion of South 149th Place S.

Petitioner The Mueller Group

Dear Sir:

The attached petition and a check for $100.00 has been filed with the Clerk of the Council's office. The vacation is referred to your office for investigation and for your recommendation to the King County Council.

After we receive your recommendation, the file will be forwarded to the Real Property Division for action.

Very truly yours,

Dorothy M. Owens
Clerk of the Council

ja

Attachments

cc: The Mueller Group

PRESERVATION PHOTOCOPY

V-1958

Petition for Vacation of a County Road

RECEIVED
1997 APR 22 PM 3:42
CLERK
KING COUNTY COUNCIL

IN THE MATTER OF THE PETITION OF
Mueller Developement Company
19550 Pacific Hwy. So. Suite #300
Seattle, Wa. 98188
and others for the Vacation of
South 149th Pl. So.
(Road Name or Number)

} PETITION

8541

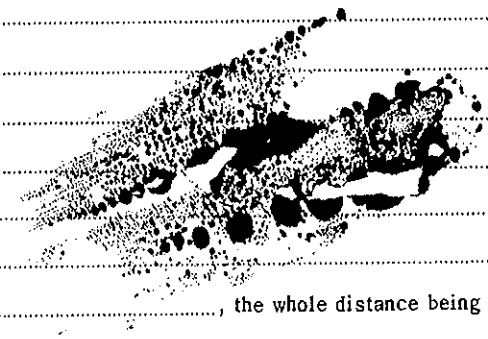
TO THE KING COUNTY COUNCIL OF KING COUNTY, WASHINGTON

We, the undersigned freeholders of King County, State of Washington do petition that the following described County Road be vacated:

(FILL IN EXACT LEGAL DESCRIPTION OF PORTION OF ROAD TO BE VACATED)

PROPOSED SOUTH 149th PLACE VACATION

All that portion of the South 149th Place Frontage Road as conveyed to the State of Washington by Warranty Deed Recorded under Auditor's File No. 6514093, records of King County, Washington, lying westerly and northwesterly of a line which is 50.00 feet northwesterly of, when measured at right angles to, the centerline of Des Moines Way South as shown on those certain maps and plans for SR 518, SSH 1 -K to Jct. PSH 1 Freeway on file with the Washington State Department of Highways.



, the whole distance being about 109 lineal Feet ~~miles~~

Your petitioners respectfully represent and allege that the road is useless as a part of the general road system and the public will be benefited by its vacation, and that all of your petitioners are freeholders residing in said County in the vicinity of said road; wherefore your petitioners pray for the vacation of said road, as provided by law.

Petition must be signed by at least Ten Freeholders residing in the vicinity of said road.

V-1958

King County policy requires approval of all adjacent or abutting owners whose property may be affected by this proposed road vacation.

PETITIONERS' SIGNATURES	LEGAL DESCRIPTION OF PETITIONERS' PROPERTY* (Not Street Address) Legal description may be obtained from tax statement, deed, or title policy.
1) Charles W. Winton Paula W. Winton	14830-24th Ave So Seattle, Wash 98168
2) Donna Larson Donna Larson	15640 [illegible]
3) Dennis R Lockett Donna Lockett	[illegible] Seattle Wash 98168
4) Donna Lockett Donna Lockett	15640 - 21st S.W Seattle, Wash. 98166
5) James M. Crumbie JAMES M. CRUMBIE	15804 Des Moines [illegible] Seattle Wash 98148
6) Frank William Jr FRANK WILLIAM SR	15052 4th Ave [illegible]
7) G.L. McGonagill G.L. McGonagill	15010 Des Moines [illegible] Seattle Wa 98148
8) D.V. McFadden D.V. McFADDIN	15019-8th So SEATTLE WA 98148
9) William Pellecchio HELEN PELLECHIO	14853-8th Ave. So. Seattle, Wa 98164
10) Angelo Vaca ANGELO VACA	525-S-152nd [illegible] Seattle, Wash
11) Charles Tucker CHARLES TUCKER	914 So 206 Seattle Wash
12) Jackie L Thomas JACKIE L. THOMAS	719-No 152 Seattle Wa 98133
13) Jeanne Blessing JEANNE BLESSING	14861-8th Ave. So. Seattle, Wa 98168

* USE MORE THAT ONE LINE IF IT IS NECESSARY,
IF ADDITIONAL SPACE IS REQUIRED FOR DESCRIPTIONS, USE SUPPLEMENTARY SHEET.

Vacation of Road No._____

PETITION

In the Matter of the Petition of

_____

P. O. _____

and others for the vacation of a

COUNTY ROAD

Section 1. When a county road or part thereof is considered useless, and ten freeholders residing in the vicinity of said road may petition the King County Council to vacate the same, such petition shall show the land owned by each petitioner, and shall also set forth that such road will be useless as a part of the general road system and that the public will be benefited by its vacation. Such petition shall be accompanied by a bond in the penal sum of one hundred dollars, payable to the County, executed by one or more of such petitioners as principal or principals with two or more sureties, and conditioned that the petitioners will pay into the County Treasury the amount of all costs and expenses incurred in the examination, report, and all other proceedings pertaining to such petition or vacation.

Notice of

Petition for Vacation of a County Road 8541

FILE NO. V-1958

Road Name or Number: South 149th Place

Vacation requested by: Mueller Developement Co. 19550 Pacific Hwy So. Suite #300, Seattle, WA 98188

Council District: 8 Date of Letter from Council: April 23, 1987

Road Classification: Open and used for access

Reason for Vacation: Entrance to private development

Section NE20 Twp. 23 N., R. 4 E., W.M. Area of Vac. 11,500 sq. ft.

Description of property to be vacated:

See back of this sheet

AGENCY REVIEW REQUESTED OF

X WSDOT - LARRY FERGUSON - MERCER ISLAND ~~PUGET SOUND POWER & LIGHT COMPANY~~

X SEATTLE CITY LIGHT

X WASHINGTON NATURAL GAS COMPANY

X TELEPHONE COMPANY PNB

X WATER DISTRICT 20

X SEWER DISTRICT SW SUBURBAN

X METRO

X BUILDING & LAND DEVELOPMENT DIVISION

X COUNTY REAL PROPERTY DIVISION

X COUNTY PUBLIC WORKS TRAFFIC SECTION

X Trans. Planning Section

X MAINTENANCE DIVISION

X Nat'l Resources & Open Sp.

We request a statement within fourteen (14) days of receipt of this notice furnishing the following pertinent information:

1. No easement is desired.
2. Easement has been secured.
3. Easement is in process.

Call Jim Bergsma at 344-4134 if additional information is required.

Please address reply to:

Louis J. Haff, P.E.
County Road Engineer
500 - 4th Avenue, Room 900
Seattle, WA 98104

OPERATIONS DIVISION REPORT

Nature of public utilities, if any, on right-of-way ______

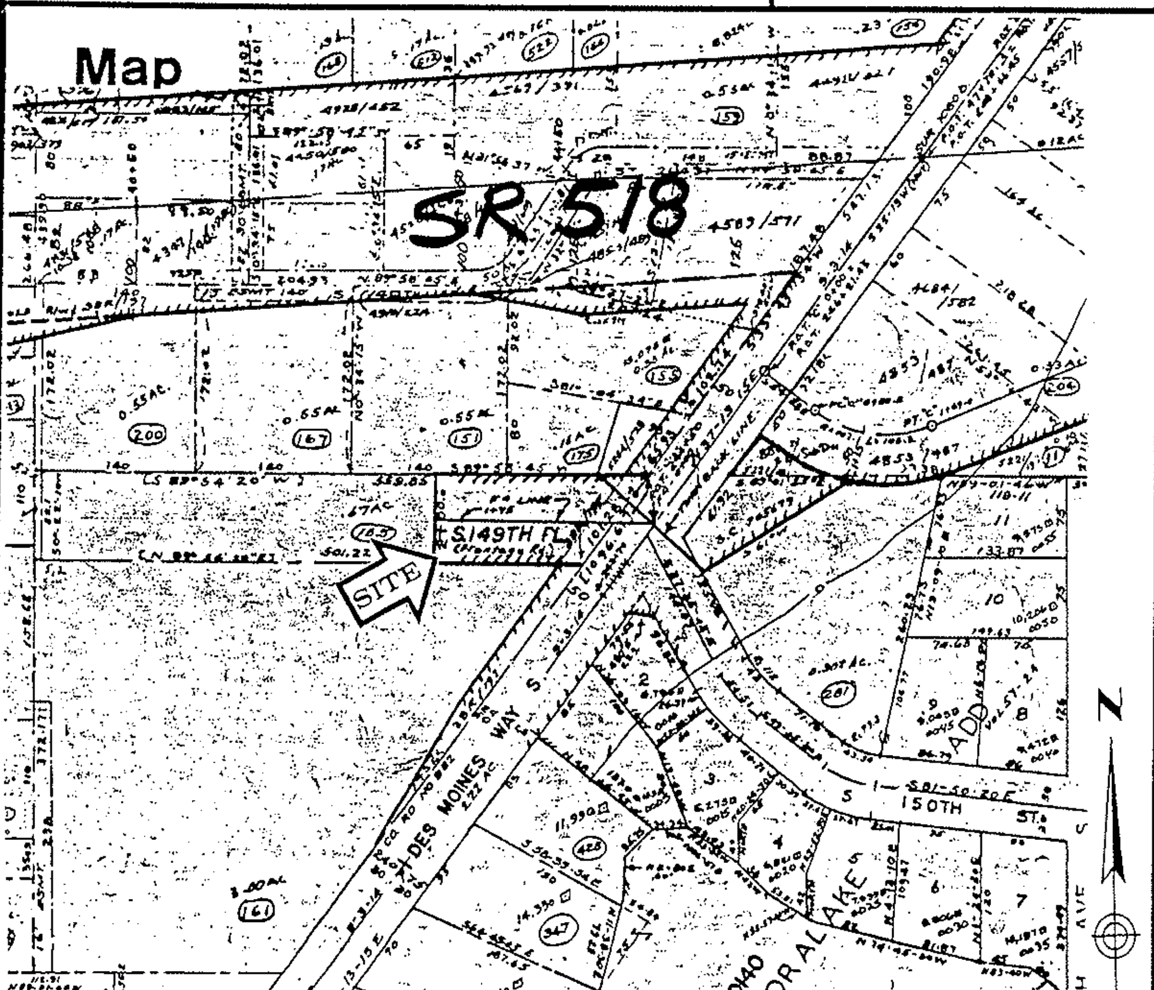
Is right-of-way improved for travel? (Surfacing, etc.) ______

Is right-of-way necessary for present or future road system, either for travel or public utilities? ______

Is right of way maintained? ______ Has it been maintained or County funds expended? ______ And for how long? ______

RECOMMENDED VACATION: YES ______ NO ______

______ DIVISION ENGINEER (Date)



King County
Department of Public Works

KING COUNTY

8541

King County
Department of Public Works
Donald J. LaBelle, *Director*
900 King County Administration Bldg.
500 Fourth Avenue
Seattle, Washington 98104
(206) 344-2517

October 13, 1987

King County Council
C O U R T H O U S E

RE: Vacation of a Portion of South 149th Place
Petitioner: Mueller Development Company and others
V-1958

Dear Members:

In compliance with the Council's letter dated April 23, 1987 we have investigated the above-named petition. The petition appears to meet the criteria set forth in RCW Chapter 36.87 and the results of the County Engineer's examination and his opinions are contained in this letter.

The various utilities serving the area have been notified and we were advised that easements were granted to Southwest Suburban Sewer District and Seattle City Light.

The Building and Land Development Division has studied the subject proposed road vacation and finds that it would not be in conflict with the principles and purposes of the King County Comprehensive Plan and the specific plans in the vicinity of this proposed vacation.

The Washington State Department of Transportation wants assurances that the limited access control along South 149th Place from Des Moines Way South is preserved and all existing utility services be maintained.

South 149th Place was constructed by the Washington State Department of Transportation in conjunction with SR-518. The subject roadway was turned back to King County December, 1986 . We consider the subject right of way useless as part of the County road system and believe the public would be benefited by the return of this unused area to the public tax rolls. In accordance with County Ordinance No. 2759, the vacation area is classified "B Class."

The legal description of the vacation area is as follows:

> All that portion of the South 149th Place Frontage Road as conveyed to the State of Washington by Warranty Deed recorded under Auditor's File No. 6514093, records of King County, Washington, lying westerly and northwesterly of a line which is 50.00 feet northwesterly of, when

Vacation of a Portion of South 149th Place
V-1958

measured at right angles to, the centerline of Des Moines Way South as shown on those certain maps and plans for SR 518, SSH 1-K to Jct. PSH 1 Freeway on file with the Washington State Department of Highways. All being located in the Southwest 1/4 of the Northeast 1/4 Section 20, Township 23 North, Range 4 East, W.M., King County, Washington.

The vacation area contains approximately 11,500 square feet.

By a copy of this letter we are advising the Real Property Division of our recommendation and request that they forward a vacation ordinance to your office when financial requirements are satisfied.

Sincerely,

Louis J. Haff

Louis J. Haff, P.E.
County Road Engineer

Donald J. LaBelle

Donald J. LaBelle
Director

LJH:DJL:JRB:pm

Enclosures: Original Petition and 3 Maps

cc: Jerry Saulter, Director, Department of Executive Administration
ATTN: C. J. Loutsis, Manager, Real Property Division (w/Map)
Joe Nagel, Director, Parks, Planning and Resources Department
ATTN: Bryan Glynn, Manager, Building and Land Development Division
Lois Schwennesen, Manager, Planning and Community Development Division
Craig Larsen, Acting Chief, Community Planning Section
Bill Hoffman, Manager, Transportation Planning Section

V-1958

King County Council
Gary Grant, Chair

Dorothy M. Owens, *Clerk of the Council*
Room 403, King County Courthouse
Seattle, Washington 98104
(206) 344-7445

8541

October 21, 1987

Chris J. Loutsis, Manager
Real Property Division
500 A Administration Bldg.
Seattle, WA 98104

Re: Vacation of Portion of South 149th Place

Petitioner Mueller Development Company & Others

V- 1958

Dear Sir:

The Department of Public Works recommends that the attached vacation be granted. Financial considerations /have not been satisfied.

Please return your report and the vacation ordinance to the King County Council after investigating.

Very truly yours,

Dorothy M. Owens
Clerk of the Council

Attachments

cc: Dept. of Public Works

8541

INTRODUCTION SLIP

DATE: 4/26/88

RECEIVED
1988 APR 26 PM 12:10
KING COUNTY CLERK
COUNCIL

TO: Clerk of the Council

The attached Ordinance/~~Motion~~ is for introduction.

88-330

Greg Nickels
County Councilmember

R/W 373 ; Parcel 380 - (V-1958)

8541

WARRANTY DEED

The grantor herein Mueller Development Co

for the consideration of one dollar and other valuable consideration Dollars and other valuable consideration, convey and warrant to the County of King, State of Washington, all interest in the following described real estate:

All that portion of the following described Tract "X", lying Easterly of a line 50 feet Westerly of and parallel to the centerline of Des Moines Way South.

Contains an area of 4,310 Sq. Ft., or 0.09 Acres, M/L.

TRACT "X":

That portion of the North 440 feet of the South 880 feet of the East 990 feet of the Southwest 1/4 of the Northeast 1/4 of Section 20, Township 23 North, Range 4 East, W.M., King County, Washington, lying Westerly of County Road;
EXCEPT that portion thereof described as follows:

Beginning at a point on the Westerly marginal line of the Seattle-Des Moines Highway, which point bears North 35°44'40" East, along the said Westerly marginal line, 1,096.61 feet from the South boundary line of said Southwest 1/4;
Thence South 89°54'20" West 559.85 feet to a post;
Thence South 00°22'10" West 82.1 feet to a post;
Thence North 89°54'20" East 501.22 feet to a post on the said Westerly marginal line:
Thence North 35°44'40" East, along the said Westerly marginal line 101.28 feet to the Point of Beginning;
AND EXCEPT that portion conveyed to the State of Washington by deed recorded under Recording No. 6514093.

R/W DES MOINES WAY SOUTH

together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes, and to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain statutes of the State of Washington.

situated in the County of King, State of Washington.

Dated this 11th day of April, A. D. 19 88

WITNESS:

Mueller Development Co.
By: Harry J. Mueller

King County Executive
TIM HILL

400 King County Courthouse
516 Third Avenue
Seattle, Washington 98104

(206) 344-4040

8541

April 19, 1988

McFadden - Nickels - TPU

The Honorable Gary Grant, Chair
King County Council
Room 402
C O U R T H O U S E

RE: Vacation of a portion of South 149th Place
Petitioner: Mueller Development Co. and Others V-1958

Dear Councilmember Grant:

Enclosed is an Ordinance (7 copies) for the above referenced road vacation located in Council District No. 8. Also enclosed is the Clerk of the Council File.

The Real Property Division has advised me of the following:

The Division of Building and Land Development has reviewed the subject proposed road vacation and finds that it would not be in conflict with the principles and purposes of the King County Comprehensive Plan and the specific plans in the vicinity of this proposed vacation.

The Department of Public Works has notified the various utilities serving the area and has been advised that easements have been granted to Southwest Suburban Sewer District and Seattle City Light.

The Washington State Department of Transportation wants assurance that the limited access control along South 149th Place from Des Moines Way South is preserved and all existing utility service be maintained. King County is now in receipt of a Warranty Deed from the petitioners for the limited access control along South 149th Place from Des Moines Way South.

South 149th Place was constructed by the Washington State Department of Transportation in conjunction with SR-518. The subject roadway was turned back to King County in December, 1986. The Department of Public Works considers the subject right of way useless as part of the County road system and believes that the public would be benefited by the return of this unused area to the public tax rolls.

8541

In accordance with King County Ordinance No. 2759, the vacation area is classified "B Class." King County is now in receipt of a check in the amount of $23,500.00 from the petitioners. This amount was determined by multiplying the area by the assessed value per square foot of the adjoining land. The properties that are adjoining the roadway to be vacated are currently assessed at an average of $2.00 per square foot (11,755 Sq. Ft., X $2.00 Sq. Ft., = $23,510.00).

The legal description of the vacation area is contained in the enclosed Ordinance.

No fiscal impacts are anticipated from this legislature. It is recommended that a date of hearing be set.

Sincerely,

Tim Hill
King County Executive

TH:CJL:lc

Enclosures: Ordinance (7 copies)
Summary Sheet and Maps
Fiscal Note
Clerk of the Council File

DATE INTRODUCED 5/2/88 PROPOSED ORDINANCE NO. 88-330

INTRODUCED BY Nickels REFERRED TO COMMITTEE

TITLE: relating to the vacation of a portion of South 14[illegible] Place. Petitioner: Moller Development Co. [illegible] others. V-1[illegible].

8541

RECEIVED
JUN 14 1988
KING COUNTY EXECUTIVE

NEEDS ADVERTISING [illegible] COMMENTS

CARD FILE TITLE

(2)

RECEIVED
1988 MAY -5 PM 4:19
CLERK
KING COUNTY COUNCIL

KING COUNTY COUNCIL
TRANSPORTATION AND PUBLIC UTILITIES COMMITTEE

8541

C O M M I T T E E R E C O M M E N D A T I O N

DATE: May 5, 1988

PROPOSED NO: 88-330

Vacation - Portion of South 149th Place - File No. V-1958

COMMITTEE RECOMMENDATION:

X DO PASS

____ DO PASS SUBSTITUTE DATED _____

____ DO NOT PASS

____ POSTPONE INDEFINITELY

____ PASS OUT OF COMMITTEE WITH NO RECOMMENDATION

GREG NICKELS, CHAIR

BRUCE LAING, VICE CHAIR

BILL REAMS, MEMBER

PAUL BARDEN, MEMBER

GARY GRANT, MEMBER

0201C-2/hdm

v-1958
88-330

AFFIDAVIT OF POSTING

8541

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

I, Dean R. Paul, Eng. Tec. of the King County Department of Public Works, being first duly sworn, on oath says that on the 10th day of May, 19 88, he posted the attached Notice of Hearing in the matter of the vacation of a road located at: South 149th Place

Petitioned for by Mueller Development Co. & Others, V- 1958, at each termini of such road proposed to be vacated by the King County Council.

Dean R Paul

SUBSCRIBED AND SWORN to before me this 16th day of May, 1988.

ROBERT A. BROSTROM NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES MAY 12, 1989

Robert A. Brostrom
Notary Public in and for the State of Washington, residing at Seattle

8541

RECEIVED
1988 MAY 23 AM 10:59
CLERK
KING COUNTY COUNCIL

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

I, Dean R. Paul Eng. Tec. of the King County Department of Public Works, being first duly sworn, on oath says that on the 19th day of May, 19 88, he posted the attached Notice of Hearing in the matter of the vacation of a road located at: S. 149th Pl.

Petitioned for by Mueller Development Co., V- 1958, at each termini of such road proposed to be vacated by the King County Council.

Dean R Paul

SUBSCRIBED AND SWORN to before me this 20th day of May, 1988.

ROBERT A. BROSTROM NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES MAY 12, 1989

Robert A Brostrom
Notary Public in and for the State of Washington, residing at Seattle

88-550

Seattle Times 5/24 + 31/88

COUNTY COUNCIL NOTICE OF HEARING

IN THE MATTER OF THE VACATION OF A PORTION OF SOUTH 149th) V-1958

NOTICE IS HEREBY GIVEN that a proposed ordinance for the vacation of a portion of South 149th Place, has been filed with the Clerk of the King County Council.

A public hearing will be held before the King County Council, Room 402, King County Courthouse, Seattle, Washington, on the ~~6th~~ 13th day of June, 1988, at 9:30 A.M.

The area to be vacated is described as follows:

All that portion of the South 149th Place Frontage Road as conveyed to the State of Washington by Warranty Deed recorded under Auditor's File No. 6514093, records of King County, Washington, lying westerly and northwesterly of a line which is 50.00 feet northwesterly of, when measured at right angles to, the centerline of Des Moines Way South as shown on those certain maps and plans for SR 518, SSH 1-K to Jct. Psh 1 Freeway on file with the Washington State Department of Highways.

All being located in the Southwest 1/4 of the Northeast 1/4 Section 20, Township 23 North, Range 4 East, W.M., King County, Washington.

Contains an area of 11,755 Sq. Ft., or 0.26 Acres, M/L

RESERVING unto King County the rights to limit access to Des Moines Way South and SR-518.

DATED at Seattle, Washington, this ~~10th~~ 24th day of May, 1988

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

DOROTHY M. OWENS
CLERK

cc: Public Works (4)
BALD
Real Property
Dept. of Natural Resources

5/17 - Advised all of change of hearing date

4/14/88
CJL:lc

INTRODUCED BY GREG NICKELS

PROPOSED NO. 88-330

ORDINANCE NO. 8541

AN ORDINANCE relating to the vacation of a portion of South 149th Place
Petitioner: Mueller Development Company and Others V-1958

STATEMENT OF FACTS

1. A petition has been filed requesting vacation of a portion of South 149th Place, hereinafter described.

2. The department of public works has notified the various utilities serving the area and has been advised that easements were granted to Southwest Suburban Sewer District and Seattle City Light.

3. The building and land development division has studied the proposed road vacation and finds that it would not be in conflict with the principles and purposes of the King County Comprehensive Plan and the specific plans in the vicinity of this proposed vacation.

4. The Washington State Department of Transportation wants assurance that the limited access control along South 149th Place from Des Moines Way South is preserved and all existing utility service be maintained. King County is now in receipt of a Warranty Deed from the petitioners for the limited access control along South 149th Place from Des Moines Way South.

5. South 149th Place was constructed by the Washington State Department of Transportation in conjunction with SR-518. The subject roadway was turned back to King County in December, 1986. The department of public works considers the subject right of way useless as part of the county road system and believes that the public would be benefited by the return of this unused area to the public tax rolls.

6. In accordance with King County Ordinance No. 2759, the vacation area is classified "B Class." King County is now in receipt of a check in the amount of $23,500.00 from the petitioners. This amount was determined by multiplying the area by the assessed value per square foot of the adjoining land. The properties that are adjoining the roadway to be vacated are currently assessed at an average of $2.00 per square foot (11,755 Sq. Ft. X $2.00 Sq. Ft. = $23,510.00).

Due notice was given in the manner provided by law and a hearing was held by the King County council on the 13th day of June 1988.

In consideration of the benefits to be derived from the subject vacation, the council has determined that it is in the best interest of the citizens of King County to grant said petition.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The council, on the 13th day of

8541

June, 1988, hereby vacates and abandons the following described portion of South 149th Place:

All that portion of the South 149th Place Frontage Road as conveyed to the State of Washington by Warranty Deed recorded under Auditor's File No. 6514093, records of King County, Washington, lying westerly and northwesterly of a line which is 50.00 feet northwesterly of, when measured at right angles to, the centerline of Des Moines Way South as shown on those certain maps and plans for SR 518, SSH 1-K to Jct. Psh 1 Freeway on file with the Washington State Department of Highways.

All being located in the Southwest 1/4 of the Northeast 1/4 Section 20, Township 23 North, Range 4 East, W.M., King County, Washington.

Contains an area of 11,755 Sq. Ft., or 0.26 Acres, M/L

RESERVING unto King County the rights to limit access to Des Moines Way South and SR-518.

INTRODUCED AND READ for the first time this 2nd day of May, 1988.

PASSED this 13th day of June 1988.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Gary Grant
Chair

ATTEST:

Beverly M. Owens
Clerk of the Council

APPROVED this 23rd day of June 1988.

King County Executive

King County Council
Gary Grant, Chair

Dorothy M. Owens, *Clerk of the Council*
Room 403, King County Courthouse
Seattle, Washington 98104
(206) 296-1010

June 30, 1988

Tim Hill
King County Executive
400 Courthouse

Dear Mr. Hill:

ORDINANCE 8541 was passed by the King County Council on June 13, 1988. Attached please find a copy for your file. The ordinance has been sent to the following:

Prosecuting Attorney

Municipal Library

Law Library

King County Library System

BALD

Public Works

Assessor

Real Property

Mueller
c/o Harold Coe

Dorothy M. Owens
Clerk of the Council

Attachment

pc

King County Council Ordinances
8532-8591, 1988
Series 305
Box 021
Folder 8541

WASHINGTON STATE ARCHIVES: PUGET SOUND REGIONAL BRANCH

King County Tax Assessor Real Property Record Cards
Parcel No. 2023049105/Tax Lot No. 161
15001 Des Moines Way
Novak Barrel Company

DISTRICT 29 ADDITION 20445

Section 20 Twp. 23 Range 4 Ewm. Block TAX LOT 161

PERMIT No. 5-D

DATE

15001 - Des Moines Way.

Foo Owner Address of Property Architect

Condition of Exterior Good Interior FAIR Foundation Good Floor Plan: Good Accept Poor

USE WHSE.

- 1 No. Stories
- No. Stores
- No. Rooms
- Basement
- No. Offices
- No. Apartments
- 1 rm. 2 rm. 3 rm.
- 4 rm. 5 rm. 6 rm.

ROOF CONSTRUCTION

- ✓ Frame Lam
- Mill Construction
- Rein. Concrete
- No. Trusses
- Wood Steel

ROOFING MATERIAL

- Tar and Gravel
- Or. ✓ GAL. IRON

FLOOR FINISHES

	Fir	Maple	
	Oak	2" x 6" T&G	
	Lino.	3" x 6" T&G	
✓	Cement		
	Terrazzo		
	Raccolith		
✓	Tile	PLANK	

Tile Lino.

Tile Total: Baths Fl. Walls; Sq. Ft. Floors; Sq. Ft. Walls; Lin. Ft. Dr. Bds.

Lino. Total: Sq. Ft. Floors; Sq. Ft. Walls; Lin. Ft. Dr. Bds.; Kit's. Fl. Walls

PLUMBING

- No. Fixtures
- Toilets
- Tubs, Leg or Pem.
- Basins, Ped.
- Sinks
- Urinals
- Showers (Tub) (Stall)
- Laundry Trays
- H. W. Tank Fl. Drains
- Sprink. Sys. No. Hds.

TYPE OF CONSTRUCTION

- ✓ Frame
- ✓ Single Double
- Ordinary Masonry
- Mill Construction
- Class A Rein. Con.
- Stru. Steel and Con.
- Tile Brick
- Con. Rein. Con.

Good Med. Cheap ✓

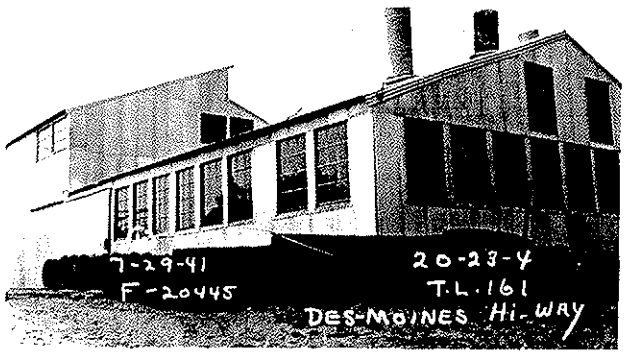
Date Built 1940 ✓ Finished Unfinished Remodeled

Effective Age Years Future Life Years

Dep. For Cond. Dep. For Ob. Dep. For Es. Total

REPRODUCTION COST Factor Make Up

Factor	Plus or Minus	Dimensions	S. F. Area	Factor	Cost



Assessed Value 50% $2 00

Sup. Building A. V. $

Total $

HEATING

- ✓ Stove
- Pipeless Furnace
- Gravity H. A.
- Air Cond., Fan
- Arcola
- 1-Pipe Steam
- 2-Pipe St. or Vapor
- Hot Water
- Oil Burner
- Coal Stoker

WIRING

- ✓ Knobe & Tube
- Flex Cable
- Conduit
- Power Wiring
- Range Wiring
- No. Outlets 71-94

ELEVATORS

- N Pass. Freight
- O Auto. Elec. 4250
- N Man. Hyd.
- E Man.

2500 3250

FOUNDATION

- Mud Sills
- ✓ Post and Pier
- Brick
- ✓ Concrete
- Pile

BASEMENT

- Full Cr
- N Sub-Basement
- O Size x
- N Garage No. Cars
- E Floors
- Plastered
- Living Rooms
- Service Rooms

EXTERIOR WALL CONSTR.

- Single Double
- 2" x 4" Stud Walls
- 2" x 6" Stud Walls
- Brick Walls
- Brick With Pilasters
- Concrete Walls
- Con. With Pilasters
- Tile Walls
- Rein. Con. Skel.
- ✓ GAL. IRON Walls
- Laminated Walls

EXTERIOR FACING

- Siding Shingles
- Shakes Stucco
- Brick Veneer
- ✓ GAL. IRON Kind
- Stone Cast S.
- Terra Cotta
- Struct. Glass
- Trim

FLOOR CONSTRUCTION

Joist Con. Size x

O. C. In Bridg.

- Mill Construction
- Rein. Con.

INTERIOR WALLS

- Stud and Plaster
- Lam. Plastered
- Ply Wood
- Ceiled
- Plaster Board
- Painted
- Stain Varnish
- Kalsomine
- Whitewashed
- Unfinished
- ✓ OPEN

INTERIOR TRIM

- Fir
- Mah. Oak
- Metal
- Doors
- Windows
- Stained
- Varnished
- Painted
- Unfinished

GAS STATIONS

- Frame
- Metal
- Masonry
- Plastered or Ceiled
- Floors

SERVICE BUILDING

- Frame
- Metal
- Masonry
- Plastered or Ceiled
- Floors

TANKS, ETC., LIST

Hoists: Elect. Hyd.

DOCKS AND PIERS

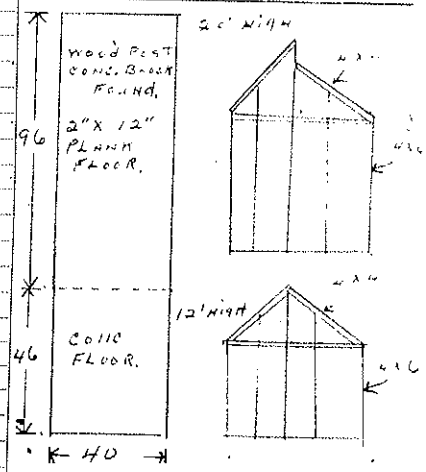
- Treated Piles and Timbers
- Untreated
- Treated Piles only
- Average Length
- Paved

C. H.

S. H. B 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

GROUND FLOOR AREA

TOTAL FLOOR AREA



	Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S. F. Area	Factor	Value	% Dep.	Depree.	Net Value
	Garage Rbl	C				x			$		$	$
	FENCE	STEEL Pt cedar (see folio)				x	987'		$		$	$
						x			$		$	$
						x			$		$	$

12729

LIMITS	ROAD	SCHOOL	WATER	FIRE	TOTAL ACREAGE	TIMBER	IMPROVED	UNIMPROVED
CO	2	401	20	2				

YEAR	AC.	LAND	BLDGS.	TOTAL	BY	DATE	REASON	FEE OWNER	DATE
1942		~~420~~	~~2660~~ (2)	~~3080~~			Error in posting	Home Owners Loan Corp	
19									
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LAND CLASSIFICATION AND SEGREGATION

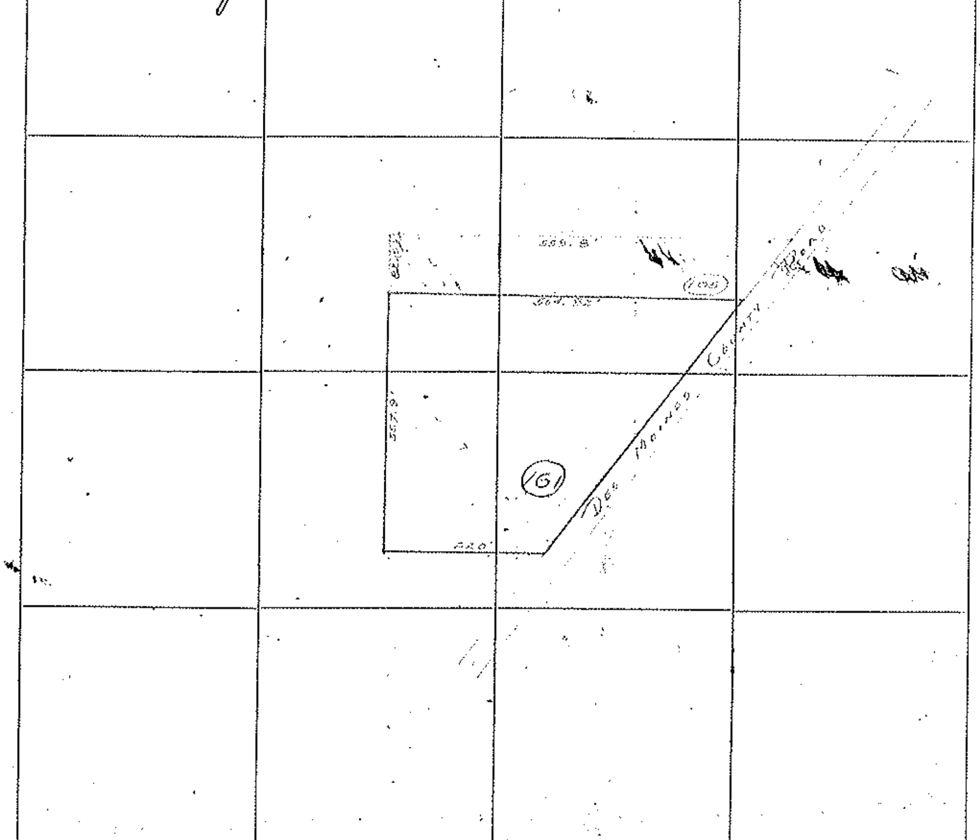
THIS SQUARE INDICATES __________ ACRES

INDICATE BY AREAS, USE OF LAND BY MARKS AND TYPE BY LETTERS

SECTION NE¼ 20
TWP. 23 N
RANGE 4 E

TAX LOT NO. 161
PARCEL NO. ______

Por of E 3/4 of SW ¼ of NE ¼ ly W of Des Moines rd less N 522.1' Less S 440' W. 16' of S 238' m/l for rd Less St Hwy



AERIAL PHOTO ______
QUARTER MAP ______
PLAT MAP ______

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

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

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

DISTRICT	ROAD	SCHOOL	WATER	FIRE
	2	~~UR 209~~ 401	20	2

SWS-1 LIB 202304-161 9450 4700 ~~1330~~ ~~3686~~ 3692 UATION

YEAR	AC.	LAND	BLDG'S.	TOTAL	DATE	BY	REASON	LAND DECREASE	LAND INCREASE	BUILDING DECREASE	BUILDING INCREASE
1939	3.16	400	160	560	12-39	M.G.	New Seg.				
1940		420	160	580							
1942		420	2660	3080			New Bld				2500
1946		600	2660	3260	5-8-44	VL	RV				
1949		1400	3600	5000	1-12-48	HK	RV				
1953	3.12	2400	3600	6000	6-17-53	NB	R.V				
1958		2400	4600	7000	10-31-56	JH					
1958	"	4520	4600	9120	1-3-57	JM	RV				
1964		9450	4600	14050	8-27-64	JBB	Rev				
1966		9450	4700	14150	9-22-64	JB	Rev				
1969		9400	4700	14.100	7-3-69	PH	Chg Legal + AV 38R/197 4-30-69		T5092	N11871	
71 L 18800 B 9400 T 28200*202304-9161-3 8/9											
1973		26350	7300	33650	3-1-72	JMP	RV-1				
19											
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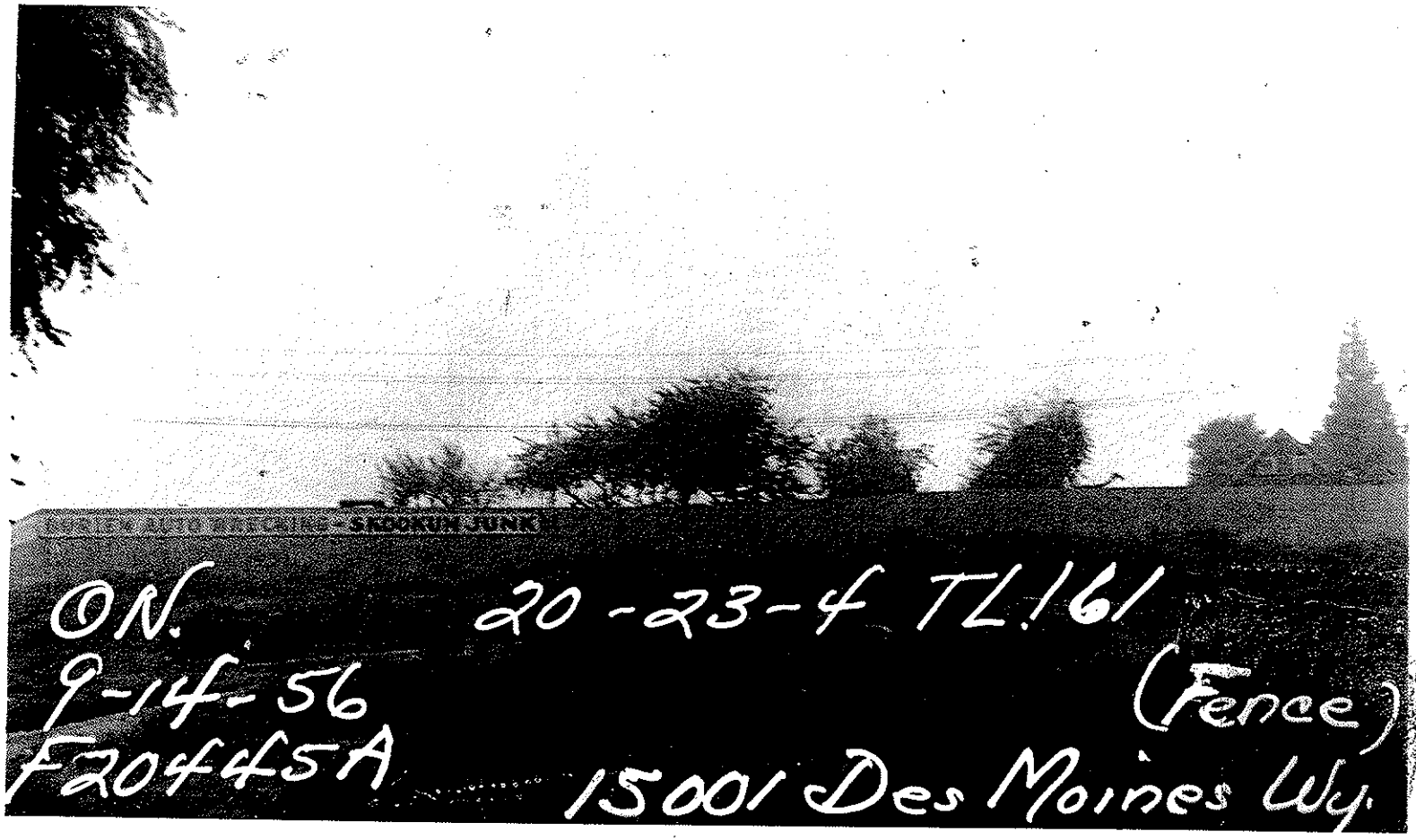
WASHINGTON STATE ARCHIVES: PUGET SOUND REGIONAL BRANCH

King County Tax Assessor Real Property Record Cards
Parcel No. 2023049105/Tax Lot No. 161
15001 Des Moines Way
Burien Auto Wrecking


SPOKUN JUNK
ON.
9-14-56
F20f45A
20-23-4 TL 161
(Fence)
15001 Des Moines Wy.

1. DISTRICT

S D
LIMITS

CO
CODE NO.

PERMIT NO.

DATE

2. SECTION 20 TWP. 23 N. RANGE 4 TAX LOT NO. TL 161
DESCRIPTION Por of E 3/4 of S W 1/4 of NE1/4 ly W of Des Moines rd less N 522.1' less S 440'
W 16' of S 238' M/L for rd.

Bdg "A"

3. ADDRESS OF PROPERTY Rt. 3 CONTRACT PURCHASER
4. FEE OWNER
5. ARCHITECT CONTRACTOR
6. ORIG. BUILDING COST $ OCCUPIED BY RENTAL PER MONTH $ ESTIMATED RENTAL PER MONTH $
7. CONDITION OF EXTERIOR poor INTERIOR poor FOUNDATION poor FLOOR PLAN accept

8. BUILDING
1 fmly dwl.
1 story attic
8 rooms
6 1st flr
2 attic

INTERIOR WALLS
8 ceiled-beaver bd.

FLOORS
8 fir

FIRE PLACE
1 stone

INTERIOR TRIM
8 fir

PLUMBING
1 fixture
1 sink
cheap

TILE WORK
none

ATTIC
2 beaver bd.
2 ceiled
stairway

HEATING
stove

BASEMENT
none

FOUNDATION
wd. p. conc. blk.
porch conc.

ROOF
shgl.

EXTERIOR WALLS
fir siding

PORCHES
1-1 story
1 con.

EXTRA FEATURES
1-16' dormer
1-8' "

BUILT-INS
none

CONSTRUCTION (4)
double-cheap

CEILING HEIGHT
1st flr 7'
attic 6' 6"

9. CORNER JOINTS mitered DOWN SPOUTS SEWER CONNECTED none
10. FIRST FLOOR JOIST SIZE 2 x 8 AND 16 INCH CENTERS BRIDGED yes
11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE 6 x 6 1-6x8 beam
12. CLASS OR GRADE NO. 1-good SHAPE NO.
13. BUILDING FINISHED OR UNFINISHED finished
14. DEPRECIATION: CONDITION 23 20 % OBSLSE. % ECON. SUIT % TOTAL 74 %
YEAR BUILT 1887 REMODELED EFFECTIVE AGE 25 35 54 YRS. FUTURE LIFE 8 YRS.

LAND INFORMATION

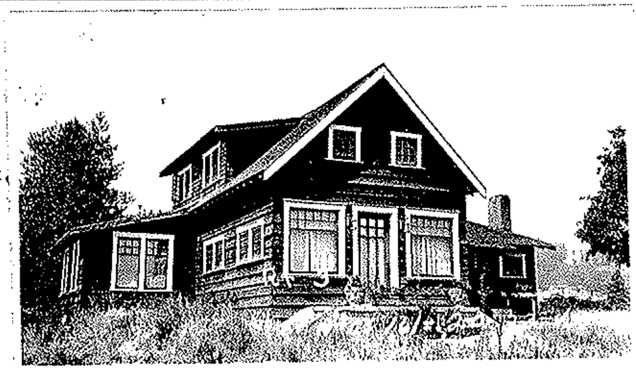
1. SIZE 2. ROAD
3. SEWAGE DRAINAGE WATER PUMP
4. TREND 5. DISTRICT 6. USE

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

LAND SIZE x TOTAL NUMBER OF ACRES VALUE $

ASSESSED VALUE $

REMARKS



MAIN BUILDING

DIMENSION	SQ. FT. AREA
16 x 48	1440
10 x 19	
10 x 24	
11 x 22	
Pch 5 x 10	50

IMPROVEMENT VALUE

MAIN BUILDING $ 320
OTHER BUILDINGS $
TOTAL $ 320 700
ASSESSED VALUE 50% $ 160 350
DATE 1-1-38

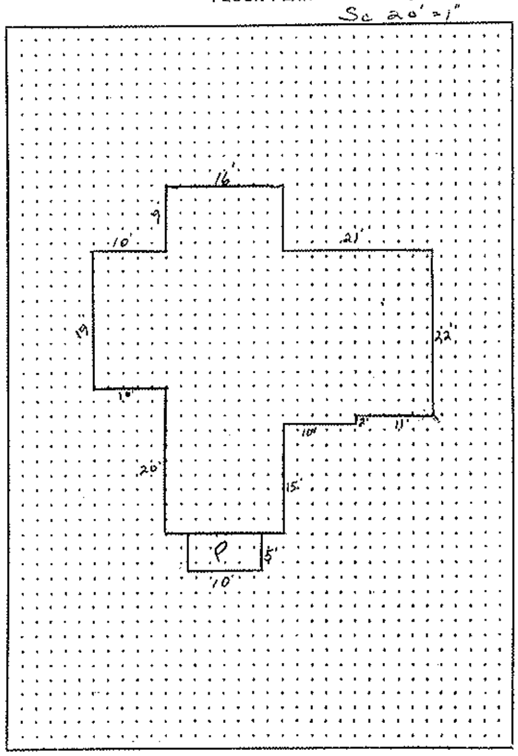
450
H.E. 1/64

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
GARAGE	B & B	dirt	B & B	1	13 x 14	182	$ no A.V.
					x		
					x		
					x		
					x		

OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
Home Owners Loan Corp					

REMARKS

FLOOR PLAN Sc 20'=1"



FRONT

WASHINGTON STATE ARCHIVES: PUGET SOUND REGIONAL BRANCH

King County Tax Assessor Real Property Record Cards
Various Parcels/Various Tax Lots

Home Historically Located On or Immediately Adjacent to Lora Lake Apartments Parcel