
REMEDIAL INVESTIGATION REPORT



Property:

700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Prepared for:

Frontier Environmental Management LLC
1821 Blake Street, Suite 3C
Denver, Colorado

Report Date:

July 15, 2013

DRAFT – Issued for Ecology Review

Remedial Investigation Report

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ACRONYMS AND ABBREVIATIONS

°F	degrees Fahrenheit
1,1-DCE	1,2-dichloroethene
µg/L	micrograms per liter
µg/m ³	micrograms per cubic meter
Affected ROWs	Valley, Roy, and Broad Streets and 8 th , 9 th , and Westlake Avenues North
B&V	Black & Veach
bgs	below ground surface
BRH	Bush, Roed, & Hitchings
BTEX	benzene, toluene, ethylbenzene, and total xylenes
CFR	Code of Federal Regulations
cis-1,2-DCE	cis-1,2-dichloroethylene
CLARC	cleanup levels and risk calculations
COC	chemical of concern
cPAH	carcinogenic polycyclic aromatic hydrocarbon
CSM	conceptual site model
CSO	combined sewer overflow
CVOC	chlorinated volatile organic compound
DOF	Dalton, Olmsted & Fuglevand, Inc.
DRPH	diesel-range petroleum hydrocarbons
Ecology	Washington State Department of Ecology
EDB	1,2-dibromoethane
EDC	1,2-dichloroethane
EPA	U.S. Environmental Protection Agency

ACRONYMS AND ABBREVIATIONS (CONTINUED)

EPJ	E.P. Johnson
ft/day	feet per day
ft/ft	feet per foot
ESA	Environmental Site Assessment
GeoEngineers	GeoEngineers, Inc.
GRPH	gasoline-range petroleum hydrocarbons
HCID	hydrocarbon identification
LNAPL	light-non-aqueous phase liquid
mg/kg	milligrams per kilogram
mg/L	milligrams per liter
MTCA	Washington State Model Toxics Control Act
NAVD88	above sea level
NWTPH	Northwest Total Petroleum Hydrocarbon
ORPH	oil-range petroleum hydrocarbons
PAH	polycyclic aromatic hydrocarbons
PCB	polychlorinated biphenyl
PCE	tetrachloroethylene
PCS	petroleum-contaminated soil
PID	photoionization detector
the Property	700 Dexter Avenue North, Seattle Washington
PVC	polyvinyl chloride
QA/QC	quality assurance/quality control
RCRA	Resource Conservation and Recovery Act
REC	recognized environmental condition

ACRONYMS AND ABBREVIATIONS (CONTINUED)

RI	remedial investigation
RI Report	Remedial Investigation Report
Roux	Roux Associates
ROW	right-of-way
Sanborn Maps	Sanborn Fire Insurance Maps
SDOT	Seattle Department of Transportation
SI	subsurface investigation
the Site	soil, soil vapor, and/or groundwater contaminated with gasoline-, diesel-, and oil-range petroleum hydrocarbons; tetrachloroethylene; trichloroethylene; cis-1,2-dichloroethylene; and/or vinyl chloride beneath the Property and portions of the south- and east-adjoining properties, as well as beneath the 8 th , 9 th , and Westlake Avenues North and Valley, Roy, and Broad Streets rights-of-way.
SoundEarth	SoundEarth Strategies, Inc.
SPU	Seattle Public Utilities
TCE	trichloroethylene
TCLP	Toxicity Characteristic Leaching Procedure
TEE	Terrestrial Ecological Evaluation
trans-1,2-DCE	trans-1,2-dichloroethylene
Urban	Urban Redevelopment LLC
USGS	U.S. Geological Survey
UST	underground storage tank
UTS	Universal Treatment Standard
VOC	volatile organic compound
WAC	Washington Administrative Code
Windward	Windward Environmental LLC

EXECUTIVE SUMMARY

SoundEarth Strategies, Inc. has prepared this Remedial Investigation Report for the 700 Dexter Property located at 700 Dexter Avenue North in Seattle, Washington (the Property), on behalf of Frontier Environmental Management LLC.

This Remedial Investigation Report was prepared as part of an independent remedial action and was developed to meet the general requirements of a remedial investigation as defined by the Washington State Model Toxics Control Act Regulation in Part 350 of Chapter 340 of Title 173 of the Washington Administrative Code.

Based upon the findings of the investigations summarized herein, the Site includes soil, soil vapor, and/or groundwater contaminated with gasoline-, diesel-, and oil-range petroleum hydrocarbons; tetrachloroethylene; trichloroethylene; vinyl chloride, and/or cis-1,2-dichloroethylene beneath the Property and portions of the south- and east-adjointing properties, as well as beneath the 8th, 9th and Westlake Avenues North and Valley, Roy, and Broad Streets rights-of-way. The impacts beneath the Site likely are associated with the following: (1) a release of chlorinated solvents from the industrial laundry and dry cleaning facility that operated on the Property between 1925 and 1995 and (2) the operation of at least two refueling facilities on the northern portion of the Property and on the east-adjointing properties. The highest concentrations of chlorinated solvents are located in the west-central portion of the Property.

The Site is located on a topographically low-lying area within the South Lake Union neighborhood of Seattle, Washington. Elevations range from 80 feet (northwest corner of the Property) to 60 feet (southeast corner of the Property) above sea level, and slope east-northeast toward Lake Union. Residences exclusively occupied the Property from at least 1893 until 1925, when Building A was constructed on the southern half of the Property. In 1930, a refueling facility was constructed on the northwest corner of the Property and was reportedly equipped with several underground storage tanks and two dispenser islands. Building additions were constructed to the north between 1947 and 1966. Building B was constructed in the northeast portion of the Property as an addition to Building A in 1947 and operated initially as a parking garage and automotive repair facility. Four 6,000-gallon underground storage tanks containing heating oil in association with the boiler system were installed beneath Building A in 1947. Building C was constructed on the northwest portion of the Property in 1966. The 1930-vintage gasoline service station was demolished the same year. Building C housed laundry operations, a garage, and offices. A fuel dispenser with as many as three underground storage tanks was constructed on the northeast portion of the Property between 1947 and 1966.

Building plans indicate that dry cleaning was conducted on the Property as early as 1966. According to reports by others, dry cleaning machines operated on the western portion of Building A in 1978 and reportedly leaked solvents into the subsurface. The dry cleaning machines were no longer present on the Property by 1990. In 1986, Building B was redeveloped as a wastewater treatment facility for the commercial laundry operations, and several aboveground storage tanks containing acids, caustics, polymers, sludge, and water were installed. Waste material derived from the wastewater treatment facility was either directly discharged through the sewer system or conveyed into a disposal container to the north of Building B. In the mid-1990s, commercial laundry operations ceased, the wastewater

EXECUTIVE SUMMARY (CONTINUED)

treatment system was removed, and the buildings were leased to various tenants, including several automotive repair shops, a bakery, and a car rental office.

The results of previous subsurface investigations and the remedial investigation conducted at the Site suggest that the chlorinated solvent impacts confirmed in soil and groundwater beneath the Site are the result of a release from the laundry and dry cleaning facility that operated on the Property from 1925 through 1995. Historical building plans indicated that the bulk of the dry cleaning operations were conducted in Building A, with piping leading from the dry cleaning machines to the sumps in the boiler room on the western portion of Building A. Consistent with this information, the highest concentrations of chlorinated solvents are located near Building A in the west-central portion of the Property.

The high concentrations of tetrachloroethylene in soil and groundwater are inferred to be evidence of a release from the former dry cleaning facility that operated on the Property. Concentrations of tetrachloroethylene and associated chemicals of concern in the soil decrease rapidly upgradient of the source area and are carried through advective transport downgradient of the source area. Vertical distribution of solvent-contaminated soil is limited in large part by the presence of a layer of hard silt that underlies the Property at elevations between -5 and 5 feet above sea level (i.e., 35 to 45 feet below ground surface). Approximately 70 percent of the solvent mass is held up by the silt layer; the remaining soil contamination extends up to 80 feet below ground surface.

As with solvent-contaminated soil, the bulk of the solvent contamination in groundwater remains above the hard silt layer underlying the Property. The highest concentrations of chlorinated solvents have been detected within the shallow and intermediate water-bearing zones, with relatively low levels detected in the deep water-bearing zone. The elevated concentrations of chlorinated solvents detected in groundwater collected from the deep water-bearing zone consistently drop during subsequent sampling events.

The lateral distribution of tetrachloroethylene is consistent with groundwater flow direction. Tetrachloroethylene in groundwater extends from the Property downgradient to 9th Avenue North. The easternmost well exhibiting chlorinated solvent concentrations in excess of the Washington State Model Toxics Control Act Method A cleanup level is BB-13, which contained a concentration of vinyl chloride at 1.1 micrograms per liter in 1998 and is located on the western edge of Westlake Avenue North. The concentration dropped to below the laboratory reporting limit during a subsequent sampling event conducted by SoundEarth in 2010, indicating that the eastern, downgradient extent of the plume is defined.

Concentrations of petroleum hydrocarbons exceed their respective cleanup levels in soil and groundwater samples collected on the northern portion of the Property and within the 8th Avenue North right-of-way. The petroleum contamination is attributed to the historical operation of refueling facilities on the Property and on the east-adjointing properties. The petroleum hydrocarbon contamination appears vertically limited to the shallow and intermediate water-bearing zones.

This executive summary is presented solely for introductory purposes, and the information contained in this section should be used only in conjunction with the full text of this report. A complete description of

EXECUTIVE SUMMARY (CONTINUED)

the project, Site conditions, investigative methods, and investigation results is contained within this report.

1.0 INTRODUCTION

SoundEarth Strategies, Inc. (SoundEarth) has prepared this Remedial Investigation Report (RI Report) for the 700 Dexter Property located at 700 Dexter Avenue North in Seattle, Washington (the Property). The location of the Property is shown on Figure 1. The RI Report was developed to meet the requirements of a remedial investigation (RI) as defined by the Washington State Model Toxics Control Act (MTCA) Regulation in Part 350 of Chapter 340 of Title 173 of the Washington Administrative Code (WAC 173-340-350).

The Site is defined by the full lateral and vertical extent of contamination that has resulted from the former operation of a commercial laundry, dry cleaning facility, and gasoline service stations on the Property. Based on the information gathered to date, the Site includes soil, soil vapor, and/or groundwater contaminated with gasoline-, diesel-, and oil-range petroleum hydrocarbons (GRPH, DRPH, and ORPH, respectively); tetrachloroethylene (PCE); trichloroethylene (TCE); vinyl chloride; and/or cis-1,2-dichloroethylene (cis-1,2-DCE) beneath the Property and portions of the south- and east-adjointing properties, as well as beneath the 8th, 9th, and Westlake Avenues North and Valley, Roy, and Broad Streets right-of-ways (ROWS; Figure 2).

1.1 DOCUMENT PURPOSE AND OBJECTIVES

The purpose of the RI Report is to summarize data necessary to adequately characterize the Site for the purposes of developing and evaluating cleanup action alternatives. This report presents historical information regarding the former use of the Property and surrounding parcels, summarizes the scope and findings of each subsurface investigation (SI) that has been conducted on the Site, and presents a conceptual site model (CSM).

This RI Report is organized into the following sections:

- **Section 2.0, Background.** This section provides a description of the Site features and location; a summary of the current and historical uses of the Site and adjoining properties; and a description of the Site's environmental setting, including the local meteorology, geology, and hydrology.
- **Section 3.0, Previous Environmental Investigations.** This section provides a description of the sampling conducted at the Site between 1989 and 2012. Included is an outline of the field work performed, as well as a discussion of the findings, conclusions, and data gaps remaining after the completion of each phase of investigation.
- **Section 4.0, Interim Action.** This section provides a summary of the interim action conducted at the Site in March 2013.
- **Section 5.0, Remedial Investigation.** This section provides a description of the RI field work program conducted at the Site in 2013, including a summary of the pre-field activities, scope of work, results, a data validation review, and a discussion of data gaps based on the findings of the RI.
- **Section 6.0, Conceptual Site Model.** This section provides a summary of the CSM derived primarily from the results of the historical research and SIs performed at the Site. Included is a discussion of the confirmed and suspected source areas, the chemicals and media of concern,

the fate and transport characteristics of the release of hazardous substances, and the potential exposure pathways.

- **Section 7.0, Bibliography.** This section lists sources used to create this RI Report.
- **Section 8.0, Limitations.** This section discusses document limitations.

2.0 BACKGROUND

This section provides a description of the Site features and location; a summary of historical Site use; and a description of the local geology, hydrology, and meteorology pertaining to the Site. Historical documentation referenced in this section is provided in Appendix A and B.

2.1 SITE LOCATION AND DESCRIPTION

The Site is defined by the extent of contamination caused by the releases of hazardous substances at the Property, as summarized in Section 1.0, above. The Property and adjoining properties, including the ROWs, affected by the release(s) from the Property are described in the following subsections and presented on Figure 2.

2.1.1 The Property

The Property is comprised of a single tax parcel (King County parcel number 224900-0285) that covers approximately 61,440 square feet (1.4 acres) of land in the South Lake Union neighborhood of Seattle, Washington. The Property is listed at 700 Dexter Avenue North. American Linen Supply Company currently owns the Property (King County iMAP 2013a).

The on-Property buildings were demolished in February and March 2013. The Property was formerly improved with a building with four additions, including the following: the original 1925-vintage, single-story building with basement and mezzanine (Building A) in the southeastern portion of the Property; a 1947-vintage, single-story masonry garage (Building B) in the northeast portion of the Property; a 1947-vintage, one-story addition with basement and mezzanine in the southwestern portion of the Property; and a 1966-vintage, one-story concrete building with basement and mezzanine in the northwestern portion of the Property (Building C).

The building was reportedly heated by a natural-gas-fueled hot water furnace located within Building A. Potable water and sewer services are not currently provided to the Property. However, according to the earliest side sewer cards of the Property maintained by the Seattle Engineering Department, the sanitary sewer was connected to the Property in 1925. Seattle City Light provides electricity to the Property. No waste disposal services are currently provided to the Property.

The former Property improvements are presented in plan view on Figure 3.

2.1.2 South-Adjoining Property

The south-adjoining property is located to the south of Roy Street and consists of two tax parcels (King County parcel number 224900-0080 and 224900-0055), which are bisected by the Broad Street ROW underpass. The parcels cover approximately 27,250 square feet (0.63 acres) of land. The property is currently being utilized as a parking and storage lot for the Mercer Corridor Project. The south-adjoining property is owned by Seattle Department of Transportation (SDOT).

2.1.3 East-Adjoining Properties

The east-adjoining properties include the tax parcels bounded by 8th and Westlake Avenues North to the west and east, respectively, and by Aloha and Roy Streets to the north and south, respectively. The descriptions of the parcels located within the east-adjoining properties are summarized below.

2.1.3.1 800 Roy Street Parcel

The parcel listed at 800 Roy Street adjoins the Property to the east, beyond the 8th Avenue North ROW. The 800 Roy Street parcel consists of a single tax parcel (King County parcel number 408880-3530) that covers approximately 67,025 square feet (1.54 acres) of land. A 1926-vintage, one-story warehouse with a basement building occupies the southern half of the property. An asphalt-paved parking lot with storage structures is located on to the north of the building. Seattle City Light currently owns the property and operates it as a maintenance facility for its vehicles and equipment. A self-pay parking lot occupies the northern portion of the parcel.

2.1.3.2 701–753 9th Avenue North Parcels

To the east of 800 Roy Street is an alley, beyond which are four tax parcels listed at 701, 739, and 753 9th Avenue North (King County parcel numbers 408880-3565, 408880-3440, 408880-3485, and 408880-3435). The four parcels collectively cover approximately 65,827 square feet (1.51 acres) of land. From south to north, the tax parcels are currently owned by Buca Inc., 3D Properties, Double M Properties LLC, and 9th & Aloha LLC.

From south to north, the 701–753 9th Avenue North parcels are currently improved with three masonry buildings: one 1922-vintage, one-story building; one 1924-vintage, two-story building; and one 1955-vintage, one-story building. The parcels are occupied by Buca di Beppo restaurant, Ducati motorcycle dealership and service facility, Maaco Auto Body facility, and a landscape architecture office.

2.1.3.3 900 Roy Street and 707–731 Westlake Avenue North Parcels

To the east of the Property across 9th Avenue North are three tax parcels listed at 900 Roy Street, 707 Westlake, and 731 Westlake (King County parcel numbers 408880-3495, 408880-3500, and 408880-2510). The parcels collectively cover approximately 38,911 square feet (0.89 acres) of land. The parcels are currently owned by SDOT, Pacific Properties Northwest LLC, and Kenney Family Properties LLC.

From south to north, the 900 Roy Street and 707 and 731 Westlake Avenue North parcels are currently improved with three masonry buildings: one 1941-vintage, one-story building; one 1914-vintage, two story building; and one 1921-vintage, two-story building. They are currently occupied by Urban City Coffee, Tap Plastics, People’s Bank, Trago restaurant, RoRo’s Barbeque restaurant, and World’s Sports Grill.

2.1.4 Affected Rights-of-Way

The affected ROWs within the Site include portions of Valley, Roy, and Broad Streets and 8th, 9th, and Westlake Avenues North (Affected ROWs), maintained by the City of Seattle. According to City of Seattle’s Arterial Classifications Zoning Map, Roy Street is zoned as a minor arterial from Dexter to 9th Avenue North and as a principal arterial from 9th Avenue North eastward. Broad Street and Westlake Avenues North are also zoned as principal arterials. Valley Street and 8th Avenue North are zoned as access streets. According to SDOT’s traffic flow maps from 2011,

principal arterials within the Site receive an annual average daily traffic of 23,900 and 35,100 vehicles.

2.2 DESCRIPTION OF THE SURROUNDING PROPERTIES

The following subsections describe the current use and ownership of each of the properties and ROWs adjoining to and surrounding the Site.

2.2.1 North-Adjoining Property

Valley Street provides the northern Property boundary. Beyond the ROW is the north-adjoining property, which consists of a single tax parcel (King County parcel number 224900-0330) that covers approximately 62,250 square feet (1.43 acres) of land. The north-adjoining property is bound to the north and south by Aloha and Valley Streets, respectively, and to the west and east by Dexter and 8th Avenues North, respectively. The north-adjoining property is listed at 810 Dexter Avenue North. The west half of the property is improved with a 1920-vintage, two-story office and warehouse building with a basement; the east half of the property is improved with an asphalt-paved parking lot. The property is currently occupied by Elliott Bay Auto Brokers. The current property owner is ARE-SEATTLE No 23 LLC.

2.2.2 Northwest

The northwest-adjoining property consists of a single tax parcel (King county parcel number 224900-0340), that covers approximately 31,936 square feet (0.73 acres) of land. The northwest-adjoining property is listed at 801 Dexter Avenue North and is located on the northwest corner of the intersection of Dexter Avenue North and Valley Street. The property is occupied by a 1985-vintage warehouse with rooftop parking and is currently unoccupied. ARE-SEATTLE No 22 LLC owns the northwest-adjoining property.

2.2.3 Southeast

The southeast-adjoining property consists of two tax parcels (224900-0040 and 224900-0006) bounded by Broad and Mercer Streets, 9th Avenue North, and the south-adjoining property to the north, south, east, and west, respectively. The property is currently being utilized as a parking and storage lot for the Mercer Corridor Project. The southeast-adjoining property is owned by SDOT. A public ROW is currently being constructed on the property.

2.2.4 West

The west-adjoining property includes two tax parcels (King County parcel numbers 224900-0245 and 224900-0255) that cover approximately 41,647 square feet (0.95 acres). The northern parcel is currently under construction. The southern parcel is occupied by a 1984-vintage, six-story office and parking garage. The current owner of the northern parcel is 717 Dexter Investors LLC. The current owner of the southern parcel is 702 Aurora North Joint Venture.

2.2.5 Southwest

The southwest-adjoining property lies beyond the intersection of Dexter Avenue North and Roy Street and consists of a single tax parcel (King County parcel number 224900-0120) that covers approximately 24,192 square feet (0.56 acres) of land. A 1926-vintage, masonry warehouse with a basement is present on the western half of the property. A 1945-vintage warehouse formerly occupied the east half of the property, but it was damaged in a fire and demolished in 2003. The

eastern half of the property now operates as a parking lot. SDOT owns the southwest-adjointing property.

2.2.6 Lake Union Park

Lake Union Park is located to the east of the Site, across Westlake Avenue North. The park consists of waterfront, a boat ramp, wading pool, museum, and approximately 235,000 square feet (5.4 acres) of grass- and path-covered land.

2.3 UNDERGROUND UTILITIES

The following subsections describe underground utilities present beneath the Site based on site reconnaissance, Seattle side sewer cards, county utility and road maps, building plans, private utility locates, and a survey conducted by Bush, Roed & Hitchings, Inc. (BRH) in 2012. The current and historical utilities at the Property are presented in plan view on Figure 4. A more detailed discussion of the referenced historical Site features and land use is provided in Section 2.5.

2.3.1 The Property

Records indicate that several generations of utilities exist beneath the Property. A trench drain that runs north-south is present in the yard in the northern portion of the Property. An oil/water separator is located in the southeast corner of the yard area and is tied to a side sewer line that connects to the 8-inch-diameter combined sewer line located beneath the 8th Avenue North ROW. Three catch basins are also located within the yard area. Two are connected to a storm drain that runs north toward Valley Street, although no connection to a main sewer or storm line was depicted in the BRH survey. A gas line is present immediately west of the storm line, connecting to the 4-inch-diameter main line beneath the southern sidewalk of Valley Street. An underground electrical conduit originating from an electrical vault in the southwest corner of the yard area runs to the northeast, connecting to a power pole within the eastern sidewalk of 8th Avenue North ROW. Four sanitary side sewer lines enter the Property from the east and connect to the 8-inch-diameter combined sewer line that runs beneath 8th Avenue North: two connected to Building A, one connected to the Building B, and one appears to be abandoned at the eastern Property boundary. One water line enters the Property from the east and connects to the 12-inch-diameter cast iron water line that runs beneath 8th Avenue North. Three water lines enter the property from the west: one connects the southern portion of building A; the remaining two connect to Building C.

Several generations of trench and vault networks were observed inside Building A during a site reconnaissance conducted by SoundEarth in 2012 and were associated with the former laundry and dry cleaning operations and heating systems. The existing features were compared to archive building plans and utility maps maintained by the City of Seattle for the Property. The following subsurface features were observed in historical records and during the site reconnaissance (Figures 3 through 6):

- Several floor drains installed in 1925 were depicted in building plans in the north central portion of the basement of Building A.
- A sump installed in 1925 was depicted in the southeastern portion of the building, within an area formerly used as a garage.
- An eastern sanitary sewer line beneath Building A.

- Water treatment draining trenches installed on the first floor of Building A.
- A sump installed between 1925 and 1946 in the northeast corner of Building A that was reportedly connected to the sewer. The sump appears to have been removed or filled in preparation for the construction of Building B in 1947.
- A drainage system associated with the boilers installed in 1947. The drainage features inside the 1947-vintage boiler room included a sump (Sump No. 4), which was reportedly connected to the sewer system and covered with a wood grate, two boiler pits, two floor drains between the boiler pits, three floor drains to the west of the boiler pits, and two sets of trenches to the north and south of the boiler pits. The northern trench was for blow-off. The southern trench reportedly carried oil and steam piping.
- A trench to the south of the 1925-vintage boiler room installed between 1925 and 1946, which was reportedly filled with concrete in 1947.
- A trench drain installed in 1966, located along the southern wall of Building C. The trench drain remains on the Property and may connect to the southern sanitary sewer line, along with Sump No. 4.
- Four 4-inch-diameter polyvinyl chloride (PVC) ducts installed beneath the Property in 1984 near the Roy and Dexter intersection. The purpose of the PVC ducts was not indicated.
- A wastewater treatment plant operated in Building B between 1986 until the mid-1990s. Several pumps, a sump, and drains associated with the system were depicted in building plans, as was a sanitary sewer line, constructed beneath the wastewater treatment plant connected to the flow control valve in the yard area, where wastewater was likely discharged to the sanitary sewer.
- Natural gas lines installed beneath Building C in 1966 connected to the 1947 boiler system.
- A sewer line installed within the yard area in 1966 that was connected to the catch basins adjacent to the east of Building C. The sewer line connected to the combined sewer line located beneath 8th Avenue North.
- Several 5-inch-diameter pipe sleeves were installed on the first floor of Building C in 1966 adjacent to load-bearing columns within the former dry cleaning area. The pipe sleeves were conveyed from the first floor into the basement of Building C. Within the basement of Building C, 4-inch-diameter floor drains were installed and connected to a newly installed northern sanitary sewer line that traveled north under Building C and then east beneath the yard area, connecting to the combined sewer line beneath 8th Avenue North.
- Product delivery lines associated with four 6,000-gallon underground storage tanks (USTs) are present beneath the eastern sidewalk of the Dexter Avenue ROW and run beneath the Property.
- A tank installed before 1966 (Tank 5), which appeared to operate as a wastewater cooling tank associated with the laundering processes.

2.3.2 East-Adjoining Properties

The following utilities were depicted in building plans for the 800 Roy Street Parcel:

- A 6- to 8-foot-deep sump and catch basin likely installed in 1926 were depicted in the courtyard to the east of the existing building. The sump connected to a cast iron sewer line and two concrete sewer lines exited from the basement of the building through the courtyard and connected to a private 8-inch-diameter sewer line in the alley.
- A wash area with drain was depicted in the garage portion of the building, likely installed in 1926.
- Another 6-inch diameter sewer pipe ran south-north adjacent to the eastern property boundary to a catch basin located in the northeast corner of the property. Both sewer lines tied in to the sewer line located beneath Aloha Street.
- Three cast iron pipes were depicted near the western portion of the property connecting to a 9-inch-diameter concrete sewer pipe that tied into the catch basin within the northwestern corner of the property.
- A car wash area with drain installed in the 1950s was depicted to the north of the existing building. An oil sump was depicted in the southeast corner of the car wash area.
- Product delivery and fill lines associated with several USTs located on the property were depicted in the plans.

2.3.3 Roy and Valley Streets and Dexter and 8th Avenue North ROWs

An 84-inch-diameter sewer easement (S.C.C. 61981) is present beneath the Dexter Avenue North ROW. A combined sewer line is present within the easement. Four abandoned sanitary side sewer lines connect to the side sewer line and may have formerly connected to structures on the Property. A 20-inch-diameter cast iron water pipe and a 4-inch-diameter natural gas line are also present beneath Dexter Avenue North. Catch basins are present within the ROWs near the northeast, southeast, and southwest corners of the Property. The catch basin located at the southeast corner does not appear to be connected to any storm or sewer lines. The remaining two catch basins connect to the combined sewer lines located within the Dexter Avenue North and 8th Avenue North ROWs. Fuel lines associated with the Property's 6,000-gallon fuel USTs are present beneath the eastern sidewalk of Dexter Avenue North. One 2- and one 4-inch-diameter gas lines are present beneath Valley Street. One 12-inch-diameter cast iron water pipe, one 8-inch-diameter combined sewer line, and one 4-inch-diameter gas line are present beneath 8th Avenue North. One 2-inch-diameter gas line is present beneath Roy Street. Some truncated underground electrical lines are also located beneath the northern sidewalk of Roy Street. According to SDOT's construction notices, in August 2011, storm drains were installed between 8th and 9th Avenues North along Roy Street. Grading and repaving activities were completed by October 2011.

City of Seattle side sewer cards, Sanborn Fire Insurance Maps (Sanborn Maps), and archived engineering files indicate that deactivated water lines with diameters between 8 and 20 inches also may be present beneath the Dexter and 8th Avenues North ROWs.

2.3.4 9th Avenue North ROW

In 2010, construction activities relating to the replacement of the nearly 100-year-old sewer line beneath 9th Avenue North began. The 12-inch-diameter sewer line was replaced by a 30-inch-diameter sewer line running from Broad to Aloha Streets. Trench box excavations began in January 2011, and side sewers along 9th Avenue North between Aloha and Republican Streets were rerouted. A natural gas line was reportedly removed and all businesses along the project area were converted to underground electrical power and communication lines in concert with the sewer replacement. In January 2011, a temporary stormwater pipe was installed.

2.4 LAND USE DESIGNATION

The current land use of the Site and surrounding area is a mix of industrial, office, and commercial. According to the City of Seattle's zoning map, the affected properties within the Site are located within the South Lake Union Urban Center. The Site and surrounding area is zoned as Seattle Mixed (SM-65). In addition, the City of Seattle has designated an area within 200 feet of the historical shoreline of Lake Union as an Archeological Buffer Area. This Archeological Buffer Area includes the majority of the Property, the north-adjointing property, and portions of the east- and southeast-adjointing properties (Figure 2).

2.5 HISTORICAL LAND USE OF THE SITE

The historical usage of each affected property, which was defined in Section 2.1, is summarized in the following subsections. Selected aerial photographs are attached to this report. Available King County Archived Records, City of Seattle archived building permit files, and files provided by the Property owner are included in Appendices A and B of this report. Relevant historical features of the Property and affected properties and ROWs within the Site are depicted on Figures 3 through 7.

2.5.1 The Property

Residences exclusively occupied the Property from at least 1893 until 1925, when Building A was constructed on the southern half of the Property. In 1930, a refueling facility was constructed on the northwest corner of the Property and was reportedly equipped with several USTs and two dispenser islands. Building additions were constructed to the north between 1947 and 1966. Building B was constructed in the northeast portion of the Property as an addition to Building A in 1947 and operated initially as a parking garage and automotive repair facility. Four 6,000-gallon USTs containing heating oil in association with the boiler system were installed beneath Building A in 1947. Building C was constructed on the northwest portion of the Property in 1966. The 1930-vintage gasoline service station was demolished the same year. Building C housed laundry operations, a garage, and offices. A fuel dispenser with as many as three USTs was constructed on the northeast portion of the Property between 1947 and 1966. Building plans indicate that dry cleaning was conducted on the Property as early as 1966. According to reports by others, dry cleaning machines operated on the western portion of Building A in the 1978 and reportedly leaked solvents into the subsurface. The dry cleaning machines were no longer present on the Property by 1990. In 1986, Building B was redeveloped as a wastewater treatment facility for the commercial laundry operations, and several aboveground storage tanks containing acids, caustics, polymers, sludge, and water were installed. Waste material derived from the wastewater treatment facility was either directly discharged through the sewer system or conveyed into a disposal container to the north of Building B. In the mid-1990s,

commercial laundry operations ceased, the wastewater treatment system was removed, and the buildings were leased to various tenants, including several automotive repair shops, a bakery, and a car rental office. Historical property features discussed below are also presented on Figures 3 through 6.

CHRONOLOGICAL DEVELOPMENT AND USE HISTORY FOR THE PROPERTY

Date(s)	Source(s)	Description
1893–1912	Sanborn Maps Kroll Maps	The earliest available records indicate that the Property was occupied by residences. In an 1893 Sanborn Map, two residences, listed at 722 Dexter Avenue North and 758 Roy Street, a shed, a stable and a smaller structure were depicted on the western half of the Property. The Property was below the grade of Dexter Avenue North.
1905–1912	Sanborn Maps	The stable and shed were removed from the Property. Lake Union's shoreline was approximately 70 feet east of the eastern Property boundary.
1917	Sanborn Maps	The southeast corner of the Property was occupied by the newly constructed Broad Street. Infilling activities in Lake Union shifted its shoreline to approximately 540 feet east of the eastern Property boundary.
1924–1925	Kroll Map Property Abstract Files Archived Tax Records Building Plans Newspaper Articles	American Linen Supply bought a portion of the Property from Edna Eells. A one-story, masonry-framed building with a basement and mezzanine was constructed on the southeastern portion of the Property (Building A) and operated as a laundry facility. An article in <i>The Seattle Times</i> reported that the building was owned and operated by Roy and Charles Maryatt. The building was equipped with a freight elevator in the east-central portion of the Property. According to archived tax records, the boiler room of Building A was located in the basement along the central portion of the northern wall. The south-central portion of the basement was used as a garage, according to building plans. The garage area had a 2-cubic-foot sump in the center. The smokestack in the center of the building was connected to an incinerator, which was adjacent to the west of the boiler room. A building plan indicated that hog fuel was stored in the boiler room. A 4- by 4- by 10-foot-deep sump was depicted to the east of the boiler room, in the north-central portion of the basement. Signs posted on the exterior read "Merchant's Towel Supply" and "Maryatt Electric Laundry". Kroll Maps also labeled the building as "Merchant's Towel Supply." The building was connected to the sewer line at the time of the 1937 tax assessment.
1928	Archived Tax Records Property Abstract Files	American Linen Supply purchased another portion of the Property. Building A was reportedly remodeled.

Date(s)	Source(s)	Description
1930–1937	Archived Tax Records Kroll Map Aerial Photographs	Tax records state that a one-story, masonry-framed gas station building was constructed in the northwest portion of the Property in 1931, although a Kroll Map depicted a service station in 1930, indicating that the building was built prior to 1931. The gasoline station was equipped with as many as two 5,000-, two 1,400-, four 3,500-, one 550-gallon USTs. A 1937 Tax photograph depicted the building with the sign "Carl Ogden" and one pump island with five fuel dispensers to the west of the building. The building was heated by stove and plumbed to the city sewer line at the time of the 1937 tax assessment. The parcel of land within the Property was owned by C. Ogden. The northern half of the property appeared to be heavily vegetated. The 1937 tax photograph depicted Building A equipped with three smokestacks.
1940–1944	Archived Tax Records	Building A was reportedly remodeled.
1946	Building Plans Aerial Photographs Roux Phase I ESA	A building plan depicted the interior layout of the washing area located within the basement of Building A. To the east of the boiler room were three metal washers, two wood washers, and several work stations. Near the northeast corner of the building were one Vorclone, one Troy Premier, and two Heubsch tumblers. A starch cooker, two extractors, and two tubs were located along the eastern wall of the building. A sump was depicted in the northeast corner of the basement of Building A and connected to the sewer. A 1946 aerial photograph depicted two smaller structures in the center of the property. The staff working on the Property during a site visit conducted in 1992 stated that three USTs—one with a capacity of 500 gallons and two with capacities of 1,000 gallons—were installed in the yard area of the Property in 1946.
1947	Archived Tax Records Building Plans Engineers Records	Building A was remodeled: the western portion of the building was expanded to the north and a three-car concrete brick garage was constructed to the northeast (Building B). Building plans indicated that the existing boiler room had a new concrete floor poured. A new boiler room was depicted in the northwest corner of the addition to the basement of Building A, and two boilers were listed as improvements and shown in pits in the new boiler room. "Mud drums" were shown to the north of the pits. A chemical pump and a tank of unknown capacity and contents were depicted to the west of the boiler pits. Tax records indicated that two 6,000-gallon, one 550-gallon, and one 500 gallon USTs were present beneath the Property at the time the garage was constructed; however, building plans depicted four 6,000-gallon USTs containing fuel beneath the western portion of Building A, between the two boiler rooms. An interior layout plan of the basement indicated that several new pieces of equipment were installed since 1946: one additional wood, six Cascade unloading, and three Prosperity Jr. washers; one Notrux, one Berger, and three unlabeled extractors; and one Valhalla bleach machine. A 30- by 40-foot shed was also listed as

Date(s)	Source(s)	Description
Cont.....		an improvement and is likely one of the structures visible in the 1946 aerial photograph. Four smokestacks were visible in the 1948 tax photograph. According to City of Seattle's Engineer records, four fuel oil pipes were installed beneath the Dexter Avenue North ROW adjacent to the Property, under the management of American Linen Supply Co.
1950	Sanborn Maps Kroll Map	Maps depicted the southwestern portion of Building A as garage and pressing room. The southeastern portion of Building B was used as an auto truck storage room and delivery area. A portion of the 1947-vintage addition to Building A was labeled as an automotive repair shop. Building A was reportedly heated with wood-fueled steam heat. Two storage buildings were present in the center of the property. The gasoline service station was still present in the northwest portion of the Property.
1955	Archived Tax Records	American Linen Supply Co. purchased the northwest portion of the Property, occupied at that time by the gasoline service station.
1961–1962	Aerial Photographs Roux Phase I ESA	The northernmost storage building was no longer present on the Property. A concrete pad was visible in the northeast corner of the Property. An oblique photo from 1962 shows that the concrete pad was a fueling rack with a canopy and two fuel dispensers. This concrete pad was constructed over 1946-vintage USTs, according to a Phase I ESA conducted by Roux Associates. There are also two pump islands associated with the 1930-vintage gasoline station located near the western Property boundary.
1966	Archived Tax Records Seattle Building Plans Sanborn Maps Side Sewer Card Aerial Photographs	In 1966, a two-story concrete building with a basement was constructed on the northwestern portion of the Property (Building C). The gasoline service station was reportedly torn down the same year. Plans for Building C depicted the 1930-vintage gasoline station with two pump islands, instead of the single pump island depicted in earlier tax records. In addition, a natural gas or propane tank was depicted in the northeast corner of the Property with two underground gas lines connecting to Building C. The northwestern portion of the Property was paved with "oil and gravel" prior to the construction of Building C. An elevator was located near the center of the northern wall of Building C. A suspended canopy and an electrical vault room were present adjacent to the east of Building C. A "dry cleaning and laundry work area" was depicted within the first floor of Building C. Inflammable solvents and liquids were stored there. Five pairs of pipe sleeves were installed next to column gaps for future piping into the basement. Three floor drains were installed in the truck loading area of Building C and were connected to a new sanitary sewer line. A storm line and catch basins to the east of Building C were also installed. The balcony portion of the Building A had been transformed into a second story by 1966, and included pinning, supplies, and cloak rooms. The 1947-vintage boiler system was converted to natural gas in 1966. Tax records listed two 550-

Date(s)	Source(s)	Description
Cont...		gallon USTs and a service station accessory as improvements to the Property. A tax photo dated 1966 shows that the central portion of the Property to the east of Building C was used as a delivery truck parking lot. It appears that the fuel dispensers depicted in the 1961 aerial photograph were replaced by 1966. A man is carrying dispenser hoses in the foreground. A building plan from 1975 indicated that the fuel dispensers were equipped with a 1,000-gallon UST. Based on building plans and the side sewer card for the Property, a cooling tank (Tank 5) was installed in or before 1966 and appeared to operate as a wastewater cooling tank associated with the laundering processes.
1966	Building Plans	A building plan for the proposed Building C included boring locations and logs of the soil beneath the Property. A total of six borings were advanced on the Property for the purpose of evaluating lithology beneath the Property. Borings located in the northwestern portion of the Property indicated that from ground surface to depths ranging between 4 and 15 feet below ground surface was underlain by fill. The fill was composed of varying anthropogenic materials mixed with soil, including charred wood and rubble, brick, and furnace slag mixed with gravels, sand, and clay. Boring B-5, located in the north-central portion of the Property was described as having "oil and gravel" soils near surface. As part of the redevelopment of the Property and addition of Building C, much of the fill material, categorized as "waste material" was excavated. The 1966-era excavation reached maximum depths between 15 and 25 feet bgs. Cross-sections of the excavation extent and boring logs indicate that all the fill material encountered beneath Building C was excavated, with exception of black sandy gravel fill encountered in boring B-3, located 5 to 10 feet north of the northwestern corner of Building C.
1969	Sanborn Maps	The two storage buildings were no longer depicted on the Property.
1970	Seattle Building Plans	A conference room was added to the first floor of Building C, north of the 1966-vintage garment sorting area. The heating coils within the walls of the conference room were insulated with asbestos rope.
1975	Seattle Building Plans	Building plans depicted a second proposed 1,000-gallon UST south-adjacent to the existing 1,000-gallon UST and fuel dispensers.
1978	Seattle Building Plans	A permanent shoring plan for the northern portion of the partial basement of Building A shows three 6-foot-diameter fiberglass ASTs and a sump beneath the concrete slab that housed the ASTs. Eight Milnor washer/extractors were proposed to be installed on the first floor above the ASTs. Several new shores and piles were depicted near northernmost wall in the 1966-vintage addition of the building.
1980	Newspaper Article	As many as 10 people were injured after inhaling fumes when mixing incompatible chemicals at the Property, according to an article in <i>The Seattle Times</i> dated 1980. A 55-gallon drum of

Date(s)	Source(s)	Description
Cont.....		acetic acid was mistakenly dropped off at the Property and poured into a dilution tank instead of chlorine. Firefighters flushed the chemical solution.
1985	Aerial Photographs	The storage building formerly located in the center of the Property was no longer present.
1986	Seattle Building Plans Roux Phase I ESA	A wastewater treatment system was constructed in Building B. A raw wastewater line ran through the building's southern wall, through a compressor, and into a self-cleaning rotary screen where solids were separated and conveyed to a solids disposal container that was located outside to the north of the 1966-vintage portion of the building. The disposal method of the waste was not revealed. Liquids were pumped into a sump within the floor and then pumped through a chemical feeder into a chemical mix tank. Dry coagulant was conveyed from a tank located outside to the east of the building and was mixed with the wastewater located in the chemical mix tank. A polymer makeup and an acid tank also connected to the chemical mix tank. The chemical mix tank was equipped with an overflow and drain. The treated water was then pumped into a dissolved-air flotation cell that recycled the treated wastewater and further separated the sludge. The flotation cell was depicted with a heat exchanger and a nozzle labeled "to sludge storage." A sludge storage tank was located in the northeast corner of the building. A caustic tank located in the southwest portion of the building was depicted with a fill line exiting to the east of the building. A purified water tank was depicted near the southeast corner of the building. A propane tank was depicted to the east of the building north of the dry coagulant tank. Soil was excavated from beneath the foundation of the garage and filled with concrete to support the tanks. Roux's Phase I ESA indicated that a wastewater discharge permit for the facility was active from 1989 to at least 1994.
1989	Archived Tax Records	Three pump islands with two dispensers each are listed as improvements to the Property.
1990	Roux Phase I ESA Building Plans	According to Roux's Phase I ESA, three USTs, located in the northeast portion of the Property (one with a capacity of 500 gallons, two with capacities of 1,000 gallons) were removed from the Property on February 28, under the oversight of the Seattle Fire Department, because one of the USTs was damaged during construction activities. Maryatt Industries employees estimated that the USTs were installed in 1946, although building plans indicate that one of the 1,000-gallon USTs was installed in 1975 and the earliest record of fueling in that area was from a 1961 aerial photograph. Petroleum-contaminated soil was excavated and disposed of off the Property during removal activities. Roux also stated in their Phase I ESA that a transformer exploded in 1990. Roux did not give the location of the transformer.
1992–1995	Roux Phase I ESA Aerial Photographs	Boiler Permit 15660 was renewed in 1992. At the time of the Phase I ESA, the boilers used natural gas as fuel; the four 6,000-

Date(s)	Source(s)	Description
Cont.....		gallon USTs remained beneath Building A as backup fuel sources. Wastewater sludge was analyzed for bis (2-ethylexyl) phthalate, which was at concentrations designated as dangerous waste. The fuel dispensers formerly located in the northeast portion of the Property were removed by 1992. Roux indicated that wastewater treatment activities were still being performed at the Property during their site reconnaissance. Various water storage tanks, effluent tanks, and chemicals were present in the basement of the Property. Maryatt Industries employees indicated that a dry cleaning area formerly occupied the west end of the Building A on the main floor.
1994–1997	Seattle Building Plans Archived Tax Records	Tenant improvement building plans in 1996 depicted the Property as occupied by Autohound. The northern portion of the building was remodeled to include two paint booths and a paint mixing room. The paint mixing room was rated to store 30 gallons of Class I-C and 16 gallons of Class III-B liquids. A ventilator system was installed in the paint rooms. The southwest portion of the building addition was depicted with a boiler room and 20-hp compressor. The building plans indicated that the laundry service's wastewater treatment system was to be removed as part of the remodel. A service station accessory was listed as an improvement to the Property. Building plans also indicated that the northern portion of the Property was converted into a bakery and bakery distribution area. A and H Automotive Repair occupied the center tenant space facing Dexter Avenue. The northwest portion of the building was occupied by Merlino Bakery. Building plans depicted a 3- by 6-foot floor opening within the bakery tenant space which was to be filled with concrete. The wastewater treatment components were likely removed from the Property at the time of the redevelopment.
1999	Seattle Building Plans	The Property's northeastern tenant space was occupied by Seattle Tire and Service Inc.
2000	Archived Tax Records	Tax photographs taken in 2000 depicted the 1966-vintage portion of the building occupied by Auto Hound Collision Center and Hertz Car Rental.
2011	Seattle Department of Transportation Records	Dexter Avenue North was repaved beginning from Roy Street toward the north near Fremont Avenue North.

NOTES:

AST = aboveground storage tank
bgs = below ground surface
ESA = Environmental Site Assessment
hp = horsepower
Kroll Map = Kroll Map Company

Roux = Roux Associates
ROW = right-of-way
Sanborn Map = Sanborn Fire Insurance Map
UST = underground storage tank

2.5.2 South-Adjoining Property

Earliest records indicate that the south-adjoining property originally encompassed an entire city block, bounded by Roy and Mercer Streets and Dexter and Vine (currently 8th) Avenues North to the north, south, west, and east, respectively. The property was originally developed with

several residences. Between 1924 and 1930, a diagonal portion of the property was vacated, most of the residences demolished, and Broad Street constructed. Two gasoline service stations and auto repair shops were constructed on the property shortly thereafter. In 1950, a paint manufacturer occupied the southeast portion of the property, and in 1956, additional portions of the south-adjointing property were vacated, most of the aboveground structures were demolished, and the Broad Street Underpass was constructed. A summary of the construction activities are summarized in Section 0. The remaining portions of the property were purchased by the City of Seattle in 1971, and the remaining aboveground structures were demolished the following year.

CHRONOLOGICAL DEVELOPMENT AND USE HISTORY FOR THE SOUTH-ADJOINING PROPERTY

Date(s)	Source(s)	Description
1893	Sanborn Map	Broad Street had not been constructed yet. The south-adjointing property was part of a larger parcel that encompassed an entire city block. A residence, stable, and associated structures were depicted on the western half of the property, which was below the grade of Dexter Avenue.
1900–1905	Archived Tax Records Sanborn Map	The entire city block was developed with residences by 1905. At least 12 residences and several smaller structures were depicted on the parcel, which was divided by an alley running north-south.
1917	Sanborn Map	Two more residences were constructed on the southeast corner of the city block by 1917.
1924–1937	Archived Tax Records Kroll Maps Aerial photos Sanborn Map	Between 1924 and 1930, a portion of the city block bounded by Roy and Mercer Streets to the north and south and Dexter and 8th Avenues North to the west and east, respectively, was vacated. Broad Street was constructed, bisecting the city block diagonally. The residences were demolished and an automotive repair shop and gasoline service station was constructed on the northwest corner of the property in 1929. The wood-framed repair shop was reportedly heated by a stove. A tax photograph depicted the building with the sign "Wood's No. 2 Tire Shop." To the southwest of the repair shop was the gasoline service station, which was equipped with five pump islands under three attached canopies. To the south of the service station were two pits. No USTs were listed in the archived tax records.
1930	Archived Tax Records	A gasoline service station and auto repair shop were constructed at 613 8th Avenue North and operated as White Rose gas station. The gas station was equipped with two fuel dispensers and a single-bay repair shop. The area around the fuel dispensers was unpaved.
1945–1950	Archived Tax Records Sanborn Map	Two single-story retail buildings were constructed at 607 8th Avenue North and 767 Broad Street in 1945 and 1947, respectively. 607 8th Avenue North was heated by an oil-burning furnace and occupied by a paint company. 767 Broad street was reportedly heated by a stove. According to the 1950 Sanborn Map, the buildings were occupied by a paint manufacturer. The White Rose gas station building was remodeled in 1947 as an auto repair facility. A restaurant was constructed in the southwest corner of the property.

Date(s)	Source(s)	Description
1956	Archive Tax Records Aerial Photographs Sanborn Maps	In 1956, all aboveground structures, with exception of the 1929-vintage gasoline service station and repair shop, were demolished to make way for the Broad Street tunnel construction.
1958	Archived Tax Records	An archived tax photograph depicted the 1929-vintage gasoline service station, which operated as a Shell-brand station: the eastern canopy and dispenser were removed and replaced with an addition to the service station. The addition contained a single bay with hoist. The 1929-vintage repair shop to the east of the gasoline station operated as Jim's Auto Electric. Two additional repair bays were installed within the shop.
1965	Aerial Photos	Sanborn Maps and an aerial photograph indicated that an addition was constructed to the east of the 1929-vintage automotive shop between 1965 and 1969. The southern parcel was depicted as a paved parking lot.
1969	Sanborn Map Aerial Photos	The 1929-vintage repair shop and former gas station were occupied by an automotive upholstery business.
1971	Archived Tax Records	City of Seattle purchased the remaining northwest portion of the Property.
1972	Archived Tax Records	The remaining structures were demolished in 1972.
1978	Aerial Photos	The northwest portion of the property was used as a parking lot.

NOTES:

Sanborn Maps = Sanborn Fire Insurance Map

UST = underground storage tank

2.5.3 East-Adjoining Properties

The historical usage of the affected parcels within the east-adjoining properties, as defined in Section 2.1.3, is summarized in the following subsections.

2.5.3.1 800 Roy Street Parcel

The 800 Roy Street parcel was created by filling events conducted along the southern Lake Union shoreline from the late 1800s until the 1920s. Several residences and rustic cabins occupied the 800 Roy Street Parcel until 1926, when the existing warehouse was constructed. The 800 Roy Street parcel operated as maintenance facility for vehicles and equipment by Puget Sound Power and Light Co. (currently Seattle City Light). A garage located in the northern portion of the building's basement was used to repair, refuel, and wash vehicles. Transformer testing was also performed in the basement. The northern half of the property was used as a vehicle, transformer, fuel, and equipment storage area. Between 1944 and 1955, at least two generations of fuel dispensers and associated USTs were installed on the northern portion of the parcel. Two USTs were reportedly removed in 1993. Washington State Department of Ecology (Ecology) records indicate the former operation of the former UST systems on the parcel resulted in impacts to the subsurface. The property is currently undergoing cleanup activities.

CHRONOLOGICAL DEVELOPMENT AND USE HISTORY FOR THE 800 ROY STREET PARCEL

Date(s)	Source(s)	Description
1893	Sanborn Map	The majority of the east-adjointing properties were submerged in Lake Union. A cabin was present on the northwest corner of 800 Roy Street parcel, adjacent to Lake Union's shoreline.
1905–1908	Sanborn Map Baist Atlas	By 1905, a shed and associated structure (located within the 9th Avenue North ROW) were constructed near the existing cabin, located in the northwest corner of 800 Roy Street parcel. A residence was depicted in the southwest corner of 800 Roy Street parcel.
1912	Baist Atlas	The western portion of Lake Union was filled in between 1908 and 1912, moving its shoreline east to its current location. Because of filling activity, the east-adjointing properties were now fully above water. Broad Street bisected 800 Roy Street parcel diagonally. The structures located in the northwest corner of 800 Roy Street parcel were no longer depicted.
1917	Sanborn Map	The residence in the southwestern corner of 800 Roy Street parcel was no longer depicted.
1924	Archived Tax Records	A covered loading rack was constructed on the 800 Roy Street parcel. A 1937 tax photograph depicted the wood structure.
1926	Archived Tax Records Building Plans Sanborn Map	The existing building was constructed on 800 Roy Street parcel and operated as an automotive repair shop and warehouse by Puget Sound Power and Light Co. (currently Seattle City Light). A garage with a wood-plank floor in the northernmost portion of the first floor of the building was equipped with a gasoline pump; the UST associated with the pump was depicted west of it beneath sidewalk of the 8th Avenue North ROW. The garage also contained a wash area with a drain and an air compressor. Heater units were depicted in the center of the garage. The central portion of the first floor of the building was used as a truck space and store room. The southern portion of the first floor was used for offices. Several hose racks were present in the truck storage area and garage. A transformer testing room with a machine room, a boiler room, and a car storage area were depicted in the basement of the building. The courtyard was paved with cinder drive, which is commonly comprised of spent fuel from coal power stations. An incinerator with a brick chimney was depicted in the east-central portion of the existing building. A 6- to 8-foot-deep sump with a cast iron manhole was depicted in the courtyard, along the building's eastern exterior wall. A catch basin was depicted southwest of the sump. The northern portion of 800 Roy Street parcel contained three storage buildings and a parking area. Tax records listed two cranes present on 800 Roy Street parcel.
1931	Archived Tax Records	The Pacific National Bank owned a portion of 800 Roy Street parcel.

Date(s)	Source(s)	Description
1937	Aerial Photographs	The northern half of 800 Roy Street parcel appeared to be unpaved. The loading rack was visible and two sheds were present along the eastern property boundary. An incinerator was reportedly constructed on 800 Roy Street parcel.
1944	Building Plans	Building plans depicted a UST in the southwest corner of the courtyard. The plans indicate that a 2,700-gallon gasoline UST and associated fuel dispensers were to be installed in the southern central portion of the parking/storage area.
1948	Archived Tax Records	4th Avenue Improvement Co. Inc. purchased a portion of 800 Roy Street parcel.
1950s	Seattle Building Plans	A sump was depicted in the courtyard (depicted in a different location than the 1926-vintage sump).
1952	Seattle Building Plans	A car washing area was depicted west-adjacent to the 1944-vintage pump island and was equipped with an oil sump. An oil storage house and a paint shop were present near the center the eastern property boundary. A transformer and blacksmith shop were located near 8th Avenue north of the car washing area.
1955–1969	Archived Tax Records Aerial photographs Ecology Record Sanborn Maps	The northern half of 800 Roy Street parcel was improved in 1955. A new fuel-dispensing pump island was installed on the 800 Roy Street parcel and the area was paved with asphalt. Tax and aerial photographs dated 1956 and 1961, respectively, depicted a canopy to the north of the 1926-vintage building in a different location than the 1944-vintage pump island. Beneath the canopy was one fuel dispenser. The oil storage house was removed, and a new galvanized-steel oil and transformer storage shed was constructed in 1955 along the western property boundary. The 1926-vintage loading rack was demolished by 1961. The Sanborn Map from 1969 depicted the northern portion of the parcel without the former structures, and the 1955-vintage storage shed was labeled “gas and oil.” Ecology records indicate that one steel-walled UST with a capacity of 1,100 to 2,000 gallons and containing unleaded gasoline was installed on the 800 Roy Street parcel in 1964, although the date is commonly used by Ecology as a placeholder if the actual installation date is unknown. According to Ecology records and archived tax records, one 300-gallon UST was installed beneath the 800 Roy Street parcel in 1955 and one 4,000-gallon UST was installed between 1955 and 1968. Tax records also listed a 3,000-gallon UST, but this may have been the same as the 300-gallon UST.
1970	Aerial Photographs	The 1955-vintage canopy and pump island were removed from 800 Roy Street parcel by 1970.
1976	Seattle Building Plans	Building plans depicted a paint room with a spray paint booth and paint storage room on the first floor of the existing building. North-adjacent to it is a bulk storage room, which was formerly labeled as a transformer testing room. The bulk storage room contained a transformer vault. The courtyard in previous eras has been transformed in to a parking lot.

Date(s)	Source(s)	Description
1985–1995	Archived Tax Records Ecology Records Roux Phase I Aerial Photographs	Aerial photos showed that the canopy and fuel dispensers were removed between 1985 and 1995. Roux observed several fuel tanks during their 1992 Phase I ESA site reconnaissance of the 800 Roy Street parcel. The Phase I ESA did not specify whether the tanks were below- or aboveground. Two gasoline USTs were reportedly removed in 1993 from the parking lot/storage yard and were reported as leaking to Ecology. Petroleum impacts were confirmed in groundwater and soil beneath the 800 Roy Street parcel during UST removal activities.
2011	Site Reconnaissance	An aboveground storage tank was observed during site reconnaissance activities in the vicinity of the historical car wash area.

NOTES:

Ecology = Washington State Department of Ecology

ESA = Environmental Site Assessment

Roux = Roux Associates

ROW = right-of-way

Sanborn Map = Sanborn Fire Insurance Map

UST = underground storage tank

2.5.3.2 701–753 9th Avenue North Parcels

The 701–753 9th Avenue North parcels were created by filling events along the southern Lake Union shoreline in the early 1900s. According to historical records, the parcels remained undeveloped until 1922, when an automotive sales showroom, sales, and service shop was constructed on the southern half of the property and was operated by Mack International Motor Truck Corporation. Between 1946 and 1950, three additional buildings were constructed on the property and were occupied by automotive welding factory, automotive repair shops, and general retail. As many as four USTs containing waste oil, heating oil, and gasoline were installed beneath the parcels. Ecology and City of Seattle Engineering records indicate that four USTs were removed from the parcels. By 1980, the buildings on the parcels were primarily occupied by automotive dealerships and retail tenants. Impacts to soil were confirmed in 1992 when three of the USTs, located in the northernmost parcel, were removed. In 1996 Maaco Auto Body facility started operating out of the central portion of the property and installed a flammable liquids storage room and a spray paint booth.

CHRONOLOGICAL DEVELOPMENT AND USE HISTORY FOR THE 701–753 9th AVENUE NORTH PARCELS

Date(s)	Source(s)	Description
1893–1905	Sanborn Map	The 701–753 9th Avenue North parcels were submerged beneath Lake Union.
1908–1912	Baist Atlas	The western portion of Lake Union was filled in, moving its shoreline east to its current location. Because of filling activity, the parcels inclusive of the east-adjointing properties and all ROWs were now fully above water.

Date(s)	Source(s)	Description
1922–1940	Building Plans Archived Tax Records Aerial Photographs	A one-story masonry building was constructed in 1922 on the southern half of the 701–735 9th Avenue North parcels, located at 701 9th Avenue North, adjacent to Roy Street. In 1924, an additional one-story building was constructed to the north, listed at 739 9th Avenue North. Building plans indicate that the 701 9th Avenue North was used as a truck sales and service shop, and 735 9th Avenue North was used as a truck factory, operated by Mack International Motor Truck Corporation. Building plans dated 1934 and 1940 depicted the 701 9th Avenue North building with three truck storage spaces, a parts room, tools room, machine shop, boiler room, a room labeled "oil," a welding area and paint room. Tax records from 1937 depicted a grease pit in the northern portion of the 1922-vintage building. An aerial photograph taken in 1937 depicted the center of the parcel as unpaved and used for parking vehicles. A building was visible in the northeast corner of the 753 9th Avenue North parcel.
1946–1950	Aerial Photographs Sanborn Map Building Plans	Three buildings were constructed to the north of the 701 9th Avenue North building. Archived tax records indicate that an automotive shop, listed at 735 9th Avenue North was constructed in 1946, and a factory and retail sales building and warehouse, listed at 739 and 753 9th Avenue North, respectively, were constructed in 1948. Archived tax records indicated that 735 9th Avenue North was used by the Mack International Motor Truck Corporation; 739 9th Avenue North was occupied by Truckweld, a truck manufacturer; and 753 9th Avenue North was occupied by Hyster Building Materials and Equipment. Archived tax records indicated that a 300-gallon waste oil UST and a 1,000-gallon UST were present beneath the 753 9th Avenue building and that the building was heated by an oil burner. Building plans for the 753 9th Avenue North parcel indicate that the southern portion of the building was used to repair vehicles and a car wash area was constructed to the west of the building. The Sanborn Map also indicated that the boiler in the 701 9th Avenue North building was oil-fueled.
1955	Archived Tax Records	A one-story wood construction addition was built to the north of the 1948 building.
1969	Sanborn Map	The truck manufacturing operations expanded and an addition was constructed between the welding shop and repair facility. The general storage buildings were no longer present.
1974	Archived Tax Records	Tax records indicate that the 701-735 9th Avenue North parcel was occupied by Truckweld Equipment Co. and Multi Craft Plastics Inc.
1981	Building Plans	The 753 9th Avenue North building was occupied by Volvo.
1987	Archived Tax Records	The 953 9th Avenue parcel was occupied by a dental supply company.

Date(s)	Source(s)	Description
1990	Archived Tax Records	The majority of the 701–735 9th Avenue North parcels operated as Bayside Toyota Dealership. Maaco Auto Body operated out of the 739 9th Avenue North building. Building plans drafted between 1987 and 1992 indicate that a 300-gallon waste oil UST was installed behind the 753 9th Avenue building.
1992	Archived Tax Records	Interstate Trustee Ser. Corp sold the 753 9th Avenue North parcel to Frank and Dorothy Kenney.
1992	Ecology Records	Three USTs were removed from the 753 9th Avenue North parcel. The tanks were reportedly single-walled steel, containing gasoline, used oil, and fuel oil, with capacities of 1,000, 300, and 675 gallons, respectively. The USTs were reportedly originally installed in 1948. The USTs were in fair to poor condition upon removal. Impacts to soil were confirmed during the UST removal activities.
1992–1996	Building Plans Online Permit Files	Maaco Auto Body began occupying a portion of the building at 739 9 th Avenue North in 1992 and installed paint booths and flammable storage rooms within it. Portions of the southern two parcels, which formerly housed the Mack showroom and auto repair facility, were remodeled into a restaurant in 1996. Building plans dated 1996 indicated that the center of the southern building was still used as an auto repair and storage area. To the north of the auto repair space was a parking garage.
1999	Archived Tax Records	Fite and Marilyn Bartow sold the 739 9th Avenue North parcel to Double M Properties LLC, the current parcel owner.
1999	Building Plans	Ducati motorcycles occupied a portion of 701 9th Avenue North and used space as a showroom and parking area.
1999	Online Permit Files	A portion of the restaurant's first floor in the southern portion of the 701–735 9th Avenue North parcel was remodeled back into a vehicle sales and minor repair space.
2000	Archived Tax Records	The Kennys sold the southern tax parcel of the 701–735 9th Avenue North parcel to 3D Properties, LLC, the current parcel owner.
2008	Archived Tax Records	Westlake Union Limited Partnership sold the northernmost parcel to 9th & Aloha LLC, the current parcel owner.
2009	Online Permit Files	A portion the building at 739 9 th Avenue North that encroached onto a ROW was removed.
2010	Online Permit Files	The side sewer at 753 9 th Avenue North was repaired.
--	Engineering Plans	Undated engineering plans indicate that a gasoline tank was removed from the 701 9th Avenue North parcel.

NOTES:

Ecology = Washington State Department of Ecology
 ROW = right-of-way

Sanborn Maps = Sanborn Fire Insurance Map
 UST = underground storage tank

2.5.3.3 900 Roy Street and 707–731 Westlake Avenue North Parcels

The 900 Roy Street and 707–731 Westlake Avenue North parcels were created by filling events along the southern Lake Union shoreline in the early 1900s. According to historical records, the parcels remained undeveloped until 1914, when a one-story masonry building was constructed.

A laundry facility operated on the southern parcel in 1917, and by the 1930s it was replaced by a gasoline service station and automotive repair shop. In 1921, a two-story masonry building was constructed in the central parcel and was initially occupied by a lithograph manufacturer and later by a sheet metal fabrication and painting shop. In 1941, the retail gasoline station was replaced and continued operating as an automotive repair shop until at least the 1960s. By 1969, the buildings were occupied by an automotive sales and repair facility. Between 1990 and 2011, all three buildings were remodeled and changed in use from industrial use to food service, retail, and/or residential. Multiple USTs were installed beneath the parcels and were used to store heating oil, waste oil, and fuel.

CHRONOLOGICAL DEVELOPMENT AND USE HISTORY FOR THE 900 ROY STREET AND 707–731 WESTLAKE AVENUE NORTH PARCELS

Date(s)	Source(s)	Description
1893–1905	Sanborn Map	The parcels were submerged beneath Lake Union.
1908–1912	Baist Atlas	The western portion of Lake Union was filled in, moving its shoreline east to its current location. Because of filling activity, the parcels inclusive of the east-adjointing properties and all ROWs were now fully above water.
1914	Archived Tax Records	A one-story, masonry-framed building was constructed at 701 Westlake Avenue North. The building was reportedly heated by an oil boiler.
1915	Building Plans	A boiler room and oil tank were depicted in the foundation plan for the building.
1917	Sanborn Map	900 Roy Street was occupied by Rainier Laundry. Washing operations were conducted in the basement and first floors. The basement was also used as a garage and included a boiler room. A lithograph company occupied 701 Westlake Avenue North. An oil-burning furnace was located in the basement. The northern portion of the parcel was undeveloped.
1921	Archived Tax Records	A two-story masonry building was constructed at the parcel listed at 731 Westlake Avenue North. The building was equipped with a hydraulic elevator and was heated by a stove.
1930s	Building Plans Aerial Photographs	The 1937 aerial photograph depicted all three of the parcels as 90% developed with a structure. A smaller structure was present in the southern parcel. Building plans depicted the southern building with two hoists and a floor drain. A steam-generator was also present within the building.
1933–1937	Archived Tax Records	A tavern and tire shop occupied the southern portion of 701 Westlake Avenue North. A marble factory occupied 731 Westlake Avenue North.
1938	Building Plans	A Texaco service station formerly operated on the 900 Roy Street parcel.
1941	Archived Tax Records Building Plans	An automotive repair building was constructed on the southern parcel at 900 Roy Street, where Rainier Laundry was formerly located.

Date(s)	Source(s)	Description
1949	Archived Tax Records	A portion of the 701 Westlake Avenue North Building was demolished and a 2,000-gallon fuel UST was installed beneath the parcel in 1949.
1950	Sanborn Map	900 Roy Street and 701 Westlake Avenue North were depicted as occupied by William McKay Co. 900 Roy Street operated as a machine shop and 701 Westlake Avenue North operated as an automotive sheet metal and painting shop.
1964	Ecology Records Engineering plans	Ecology records indicate that two USTs containing unleaded gasoline and one UST containing waste oil all with capacities of 111 to 2,000 gallons were installed at the 701–707 Westlake Avenue North parcel. All three USTs were reportedly removed at an unknown date. Engineering plans depicted two gasoline USTs beneath the 9th Avenue North ROW and a waste oil UST in the center of the parcel.
1969	Archived Tax Records	A gasoline dispenser and 2,000-gallon capacity UST were installed beneath the 701 Westlake Avenue North parcel. The locations of the USTs and dispenser were not depicted in any records. 731 Westlake Avenue North was occupied by a Toyota dealership.
1976	Building Plans	A 2,000-gallon fuel UST was installed beneath the 731 Westlake Avenue North.
1982	Archived Tax Records	City of Seattle was listed as the owner of 900 Roy Street.
1989–1990	Archived Tax Records	Video Only occupied 701-707 Westlake Avenue North. 731 Westlake Avenue North was remodeled into a billiards hall and restaurant, operating as Jillian's.
1991	Archived Tax Records	Bayside Volvo occupied 900 Roy Street.
1994	Archived Tax Records	4 Day Carpet occupied 900 Roy Street.
2003	Online Permits	A second story addition was constructed and the building listed at 707 Westlake Avenue North use was changed from retail to restaurant. The boiler within the building was replaced.
2005	Online Permits	The second story addition constructed at 707 Westlake Avenue North changed in use from restaurant to apartments.
2009	Online Permits	The boiler was replaced at 701 Westlake Avenue North.
2011	Online Permits	A portion of the restaurant located on the first floor of the 707 Westlake Avenue North Building was remodeled as a bank loan center and offices.

NOTES:

Ecology = Washington State Department of Ecology
 ROW = right-of-way

Sanborn Maps = Sanborn Fire Insurance Map
 UST = underground storage tank

2.5.4 Affected Rights-of-Way

Valley and Roy Streets and 8th Avenue North ROWs were constructed before 1893, the earliest date of records available for review. Westlake Avenue North was constructed with planks on piles over Lake Union by 1893. Cabins and small structures were present within these ROWs until around 1905. By 1912, filling activities within Lake Union allowed for the expansion of 8th

Avenue North, the conversion of Westlake Avenue North from planks to terrestrial material, and the construction of 9th Avenue North. The affected portion of Broad Street, bisecting the south-adjointing property, was constructed by 1917. The Affected ROWs were all paved by 1937. Between 1953 and 1958, the Broad Street ROW was expanded and the Broad Street Underpass was constructed, which required excavation of soil, abandonment or rerouting of existing utilities, and dewatering. Between 1985 and 2002, major tunneling activities were conducted as part of the Denny Way Combined Sewer Overflow (CSO) and Mercer Street Tunnel project. Large-diameter utilities were installed beneath Broad and Roy Street ROWs. In 2011, the 9th Avenue North sewer line was replaced.

CHRONOLOGICAL DEVELOPMENT AND USE HISTORY FOR THE AFFECTED ROWS

Date(s)	Source(s)	Description
1893	Sanborn Map	Two cabins are depicted within the intersection of Roy Street and 8th Avenue North (formerly Vine Street). Valley Street was not graded. Dexter Avenue North was constructed at a higher elevation than the Property and south-adjointing property. Westlake Avenue North was built over Lake Union with planks on piles. The majority of 9th Avenue North was submerged beneath Lake Union.
1905	Sanborn Map	The cabins were no longer depicted within the intersection of Roy Street and 8th Avenue North. Dexter Avenue North likely was graded by 1905, since the Sanborn Map no longer indicated that surrounding properties were below street grade.
1912	Baist Atlas Tunneling in Seattle, Robert Robinson	The 8th Avenue North ROW was extended north, after Lake Union was filled. 9 th Avenue North was constructed over fill. Five-foot-diameter sewer lines were constructed out of timber ribs, lagging, and brick beneath the Dexter Avenue North and 8 th Avenue North ROWs.
1917	Sanborn Map	Broad Street was constructed by 1917. The 80-foot-wide ROW ran southwest-northeast, bisected the east-adjointing properties, crossed 8th Avenue North, and merged with Roy Street. A single-story structure associated with the mill was depicted in the intersection of Westlake Avenue North and Roy Street.
1925	Engineering Plans Aerial Photographs	Roy Street was paved with asphalt.
1937	Aerial Photographs	All affected ROWs appeared to have been paved with asphalt or concrete by 1937.
1950	Sanborn Map	The mill building was no longer present in the Westlake-Roy intersection.
1953-1958	Aerial Photographs Kroll Maps Engineering Plans (782-92-4) Sanborn Maps Aerial Photographs Seattle Municipal photographs	The Broad Street Underpass was constructed. The project included the expansion of the Broad Street ROW to the south of the Property and east-adjointing properties. Portions of the south-adjointing property were vacated for the expansion of the ROW. Seattle municipal photographs depicted the large excavation that took place. The excavation reached a maximum depth of 27 feet below ground surface. Maximum depths of the excavation between Dexter Avenue North and 8th Avenue North ROWs graded from 22 to 10 feet, respectively. All belowground utilities

Date(s)	Source(s)	Description
Cont...		in the areas were required to be moved, abandoned, realigned, or replaced as part of the construction activities.
1985	Utility Maps	The sewer pipe located in 8th Avenue North underwent repairs.
2001-2002	Tunneling in Seattle, Robert Robinson Aerial Photos	The Denny CSO and Mercer Street Tunnel were completed. Project components within the Affected ROWs included the installation of the East Portal Deep Structure and associated sewer lines beneath Broad Street and the Central Trunk CSO pipeline and South Lake Union CSO pipeline beneath Broad Street.
2010-2011	SDOT Records	The original approximately 100-year old, 12-inch-diameter sewer line beneath the 9th Avenue North ROW was replaced by a 30-inch-diameter sewer line.

NOTES:

CSO = combined sewer overflow
ROW = right-of-way

Sanborn Maps = Sanborn Fire Insurance Map
SDOT = Seattle Department of Transportation

2.6 HISTORICAL LAND USE OF SURROUNDING PROPERTIES

The following sections present a summary of the historical land use on properties surrounding the Site.

2.6.1 North

Earliest available records indicate that the property was undeveloped between 1893 and 1905. In 1920, Seattle School District No. 1 constructed the existing two-story building on the west half of the property and operated it as an office, storage warehouse, and vehicle maintenance facility. Paints and oils were stored in the interior of the building and at least six USTs containing fuel were installed beneath the east portion of the property. The property was sold in 1989 and redeveloped as an automotive repair and sales shop. The USTs were reportedly removed between 1985 and 1989, at which time workers discovered that one or more of the six USTs present beneath the property resulted in a release to the subsurface (Hart Crowser, Inc. 1989). Subsequent investigations revealed that petroleum hydrocarbons exceeding MTCA Method A Cleanup Levels were present in both soil and groundwater beneath the property. Ecology records indicate remedial excavations were conducted on the property in 1989. Ecology's online cleanup facility database lists the north-adjointing property as a leaking underground storage tank site with a status of "cleanup activities started." No activity has been reported to Ecology since 1990.

2.6.2 Northwest

Earliest available records indicate that two residences, listed at 713 Valley Street and 813 Dexter Avenue North, and two smaller structures occupied the northwest-adjointing property in 1893. The property was primarily occupied by residences and remained unpaved and ungraded until 1941, when one of the residences was demolished and a one-story warehouse was constructed on the southwest portion of the property at 710 Valley Street. In 1947, a single-story, wood-framed building was constructed in the southern portion of the property, listed at 801 Dexter Avenue North. The building originally operated as a contractor's storage building and workshop. In 1948, a gasoline service station was constructed to the north of the contractor's building, listed at 825 Dexter Avenue North. Archived photographs of the northwest-adjointing property

indicate that it remained unpaved and exterior areas were used to store refuse. By 1959, the gasoline service station was converted to a real estate and insurance office and the property was graded and paved. By 1978, all aboveground structures were demolished, and the current one-story warehouse with a basement was constructed on the property. Between 1991 and 1994, Korry Electronics redeveloped the 1978-vintage building into an electronics fabrication and testing facility. The first floor contained a machine shop, paint shop, and offices. The machine shop was located in the southern half of the first floor and contained grinding, tooling, punch press, and degreasing areas. The paint shop with five paint rooms occupied a section of the first floor of the building located along the northern interior wall. A flammable storage room was depicted in the southern portion of the first floor of the building adjacent to Dexter Avenue North. Inside the room was a solvent tank. Building plans depicted a compressor in the northeast corner of the building and a flammable/combustible liquid storage area near the southwest interior corner of the building. A 12-inch-diameter sump was installed in the southwest corner of the building within the electrical vault. In 2001, a sandblaster room and an additional compressor were installed near the east-central portion of the 1978-vintage building. In 2007, 801 Dexter LLC sold the property to ARE-SEATTLE No 22 LLC, the current property owner.

2.6.3 Southeast

Earliest records available indicate that the southeast-adjointing property was occupied by two residences, listed at 610 and 616 8th Avenue North (formerly Vine Street), a cabin, and two associated smaller structures. Between 1907 and 1910, three warehouses were constructed on the property, listed at 801, 807, and 821 Roy Street: a two-story, wood-framed warehouse and a one-story, wood-framed warehouse on the northwest corner, and a one-story, wood-framed warehouse on the northeast corner of the property. According to the 1917 Sanborn Maps, the warehouses were occupied by a bakery, a sash and door factory, and a stable for the boarding and sale of livestock. In 1924, a one-story, masonry-framed factory building, located at 600 to 610 8th Avenue North, was constructed in the southwest portion of the property. The building was occupied by a marble and tile factory. By 1937, the warehouse located in the northwest corner of the property was occupied by Riebe Soap and Chemical Co., which according to an archived tax photograph, stored and sold boiler cleaners, rust eliminators, disinfectants, soaps, compounds, and janitorial supplies. The warehouse in the northeast corner of the property was occupied by an automotive wrecking and parts shop. The unimproved portions of the property remained ungraded and unpaved in the 1937 aerial photograph. By 1950, the 1907- and 1910-vintage warehouses were occupied by a paint manufacturer, a sign painting business, a contractor's general storage. The 1924-vintage building was occupied by a garment factory. The southeast portion of the property was occupied by a corral. In 1956, City of Seattle purchased a portion of the property. The 1907- and 1910-vintage warehouses were demolished the same year. An aerial photograph taken in 1961 confirms that the structures were removed, since Broad Street had been expanded and strip of maintained landscaping was present where the northeast corner of the property was formerly located. In 1959, Nifty Costume Co. purchased a portion of the property and occupied the 1924-vintage warehouse. In 1961, the current roundabout structure was constructed in the southern portion of the property, bound to the north by Broad Street, and to the south by Mercer Street. An addition to the 1924-vintage factory was constructed in 1962. City of Seattle purchase the another portion of the Property in 1971. In 2002, the City of Seattle sold the property to City Investors XX LLC. In 2009, City Investors XX LLC sold the property back to City of Seattle, the current property owner. The 1924-

vintage warehouse was demolished in 2010. A public ROW is currently being constructed on the property.

2.6.4 Southwest

Earliest available records indicate that the southwest-adjointing property was initially developed in 1893 with residences, listed at 502 and 502 ½ Farm Street (Aurora Avenue North). In 1905, an iron workshop operated on the property. By 1920, the existing alley was constructed to the south of the property and a gasoline service station was constructed in the northeast corner of the property. Tax photographs from 1937 depicted the gas station with a fuel-dispensing pump island with two dispensers. The residences were demolished by 1926 and a one-story masonry-framed warehouse with unfinished basement was constructed on the western portion of the property, listed at 616 Aurora Avenue North. A hardware floor company occupied the warehouse and installed a paint shop in the southern portion of the building. By 1937, an automotive repair shop was constructed in the central portion of the property, equipped with four repair bays. The property remained unpaved at that time. Between 1945 and 1946, the gasoline service station and automotive repair shop were demolished and two 1-story warehouses were constructed. One was constructed in the central portion of the property, listed at 615 Dexter Avenue North, and the other was constructed in the northwest corner of the property, located along the western property boundary to the north of the 1926-vintage warehouse and listed at 620 Aurora Avenue North. The two warehouses located on the western portion of the property were occupied by Colotyle, a Masonite, coated wallboard, and molding manufacturer. Interior portions of the warehouses included hardwood storage area, plastic mixing and storage area, and Masonite storage area. The basement was used as a repair shop. The other warehouse was occupied by Parker-Henry Glass Company. According to a 1950 Sanborn Map, four 2,000-gallon steel solvent tanks, a transformer, and a paint rack were present within the alley to the south of the property. By 1969, the former plastic mixing and storage area was converted into a woodworking shop and spray paint booth, and the alley was vacated. In 1972, the eastern portion of the property was purchased by City of Seattle. In 1994, Copiers Northwest occupied a portion of the property. In 2003, the warehouse located 615 Dexter Avenue North was damaged in a fire; the building was demolished the same year.

2.6.5 West

The west-adjointing property was initially developed with residences until 1928, at which time a one-story, reinforced concrete office and warehouse was constructed on the northern parcel, listed at 717 Dexter Avenue North. In 1932, a restaurant was constructed on the southern parcel, listed at 702 Aurora Avenue North. By 1937, the 1928-vintage building was occupied by Faegol Automobile manufacturer. USTs with capacities of 285 and 800 gallons were listed as improvements to the property. The majority of the property not covered by buildings remained unpaved until 1946. By 1950, the 1928-vintage building was occupied by an advertising display manufacturer. Improvements included a steel print shop and spray paint booth. In 1958, one of the USTs was removed from the property, and in 1964, an additional UST with a capacity between 111 and 1,100 gallons was installed beneath the property under the ownership of Complete Automotive Inc. In 1969, the 1928-vintage building was occupied by an electronics supply business. In 1983, the 1928-vintage building was remodeled into an automotive repair shop. By 1984, the restaurant was demolished and a five-story office building with belowground parking garage was constructed, listed at 701 Dexter Avenue North. In 1994, the southern parcel was sold to Joint Venture, the current parcel owner. In 1996, Auto Service Europa occupied the

1928-vintage building. In 2011, 717 Dexter Investors LLC, the current northern parcel owner, purchased the property from Twietmeyer Seattle LLC and began redevelopment activities. The parcel is currently under redevelopment as an apartment/retail building.

2.7 FUTURE LAND USE

SoundEarth reviewed available online permit information for the Property and adjoining properties, which did not reveal any permitted future land development projects. SoundEarth also reviewed SDOT's online list of upcoming construction projects, which did not reveal any projects within the Affected ROWs.

2.8 ENVIRONMENTAL SETTING

This section provides a summary of the environmental setting of the Site.

2.8.1 Meteorology

Climate in the Seattle area is generally mild and experiences moderate seasonal fluctuations in temperature. Average temperatures range from 40s in the winter to the 60s in the summer. The coldest month of the year is January, which has an average minimum temperature of 36.00 Fahrenheit (°F), while the warmest month of the year is August, which has an average maximum temperature of 74.90 °F.

The annual average precipitation in the Seattle area is 38.25 inches; the wettest month of the year is December, when the area receives an average precipitation of 6.06 inches (IDcide 2013).

2.8.2 Topography

The Site and vicinity lie within the Puget Trough or Lowland portion of the Pacific Border Physiographic Province (U.S. Geological Survey [USGS] 2011). The Puget Lowland is a broad, low-lying region situated between the Cascade Range to the east and the Olympic Mountains and Willapa Hills to the west. In the north, the San Juan Islands form the division between the Puget Lowland and the Strait of Georgia in British Columbia. The province is characterized by roughly north-south-oriented valleys and ridges, with the ridges that locally form an upland plain at elevations of up to about 500 feet above sea level (NAVD88). The moderately to steeply sloped ridges are separated by swales, which are often occupied by wetlands, streams, and lakes. The physiographic nature of the Puget Lowland was prominently formed by the last retreat of the Vashon Stade of the Fraser Glaciation, which is estimated to have occurred between 14,000 and 18,000 years before present (Waitt Jr. and Thorson 1983).

The Site is located on a topographically low-lying area within the South Lake Union Neighborhood of Seattle. Elevations range from 80 feet (northwest corner of the Property) to 60 feet (southeast corner of the Property) NAVD88 and slopes east-northeast toward Lake Union (King County 2013a). Lake Union is located approximately 0.1 miles to the east of the Property, and Elliot Bay is located approximately 1 mile to the southwest of the Property (USGS 1983).

2.8.3 Groundwater Use

According to the Ecology Water Well Logs database (Ecology 2013), two water supply wells are located at 100 Fourth Avenue North, approximately 0.5 miles southwest of the Site. The two supply wells were installed on the property owned by Fisher Broadcasting in 1999 and 2001. The wells were drilled to depths of 148 and 155 feet below ground surface (bgs). Each well was

fitted with 10 feet of screen from the well bottom. These water supply wells encountered static water levels between 77 and 80 feet bgs, but appear hydrologically upgradient of the water-bearing zones encountered in the monitoring wells installed at the Site. The purpose of the wells is unknown, but it is unlikely that they are used as a potable water source.

Seattle Public Utilities (SPU) provides the potable water supply to the City of Seattle. SPU's main source of water is derived from surface water reservoirs located within the Cedar and South Fork Tolt River watersheds (City of Seattle 2013c). According to King County's Interactive Map for the County's Groundwater Program, there are no designated aquifer recharge or wellhead protection areas within several miles of the Site (King County 2013b).

2.9 GEOLOGIC AND HYDROGEOLOGIC SETTING

The following sections summarize the regional geology and hydrogeology in the Site vicinity, as well as the geologic and hydrogeologic conditions encountered beneath the Site.

2.9.1 Regional Geology and Hydrogeology

According to *The Geologic Map of Seattle—A Progress Report* (Troost et al. 2005), the surficial geology in the vicinity of the Site consists of deposits corresponding to the Vashon Stade of the Fraser Glaciation and pre-Fraser glacial and interglacial periods. In the immediate Site vicinity, surficial deposits have been mapped as anthropogenic fill, Vashon-age recessional sand, glacial till, ice-contact deposits, advance sand deposits, pre-Fraser Olympia beds, and pre-Fraser undifferentiated glacial and nonglacial deposits (Troost et al. 2005).

Near-surface deposits in developed areas with associated regrading and reclamation have been deposited with anthropogenic fill, which may include reworked native near-surface deposits mixed with organic materials and debris. Fill thicknesses in such areas can exceed 30 feet.

The youngest pre-Fraser deposits in the Seattle area, known as the Olympia beds, were deposited during the last interglacial period, approximately 18,000 to 70,000 years ago, and underlie the fill material. The Olympia beds consist of very dense, fine to medium, clean to silty sands and intermittent gravel channel deposits interbedded with hard silts and peats (Troost and Booth 2008; Galster and Laprade 1991). Organic matter and localized iron-oxide horizons are common. The Olympia beds have known thicknesses of up to 80 feet. Beneath the Olympia beds are various older deposits of glacial and nonglacial origin. In general, deposits from older interglacial and glacial periods are similar to deposits from the most recent glacial cycle because of similar topographic and climactic conditions (Troost and Booth 2008).

Often difficult to distinguish from, but frequently found within and below similar depth intervals as the pre-Fraser deposits, Vashon glacial advance sand deposits consist of very dense sand with variable gravel contents and generally little fines, with local interbeds or inclusions of fine-grained deposits, particularly near the upper and lower contacts of the formation. The deposits can be massive or bedded, and are locally at least 200 feet thick (Troost et al. 2005).

The Vashon ice-contact deposits in the vicinity of the Site are generally discontinuous, highly variable in thickness and lateral extent, and consist of loose to very dense, intermixed glacial till and glacial outwash deposits. The till typically consists of sandy silt with gravel. The outwash consists of sand and gravel, with variable amounts of silt (Troost et al. 2005).

The Vashon recessional outwash deposits in the vicinity of the Site are generally discontinuous and consist of loose to very dense layered sand and gravel, which are generally well sorted

(poorly graded). Layers of silty sand and silt are less common. The Vashon recessional lacustrine deposits consist of layered silt and clay, which range in plasticity from low to high and may contain localized intervals of sand or peat. The recessional lacustrine deposits may grade into recessional outwash deposits (Troost et al. 2005).

The glacial and nonglacial deposits beneath the Seattle area comprise the unconsolidated Puget Sound aquifer system, which can extend from ground surface to depths of more than 3,000 feet. Coarse-grained units within this sequence generally function as aquifers and alternate with fine-grained units that function as aquitards (Vaccaro et al. 1998). Above local or regional water table aquifers, discontinuous perched groundwater may be present in coarse-grained intervals seated above fine-grained intervals. Below the regional water table, the alternating pattern of coarse- and fine-grained units results in a series of confined aquifers. Regional groundwater flow is generally from topographic highs toward major surface water bodies such as Puget Sound and Lake Union. Vertical hydraulic gradients are typically upward near the major surface water bodies, and downward inland (Floyd Snider McCarthy Team 2003, Vaccaro et al. 1998).

2.9.2 Site Geology

Based on the results of the investigations summarized in later sections of this report, subsurface soil beneath the Site consists primarily of anthropogenic fill locally mantling recent lacustrine deposits, Vashon-age glacial deposits, and possible pre-Fraser glacial deposits. The locations of the borings and wells advanced at the Site are shown in Figure 8. Cross sections depicting subsurface soil characteristics and geologic units encountered in the explorations are presented as Figures 9, 10, 11, and 12. Detailed boring logs are included as Appendix C.

The subsurface soil beneath the Site is interpreted to consist of the following geologic units, from youngest to oldest: artificial (anthropogenic) fill, post-Vashon lacustrine deposits, Vashon glacial till or Vashon age ice-contact deposits, and advance sand deposits and glacial till or drift of either Vashon age or pre-Fraser age. These units are described in the following sections. Figure 12 shows a conceptual illustration of the different geologic units located beneath the Site.

2.9.2.1 Artificial (Anthropogenic) Fill

Virtually the entire Site is underlain by a variable thickness of artificial fill, consisting primarily of silty sand or sandy silt with variable gravel and cobbles, and localized anthropogenic materials (concrete, asphalt, metal, glass, and dimension lumber) or wood debris. In 1966, six soil borings (designated #1 through #6) were advanced on the Property for the purpose of evaluating lithology beneath the Property. The results of the evaluation indicated that the northwestern portion of the Property was underlain by fill material from ground surface to depths ranging between 4 and 15 feet bgs. The fill was composed of varying anthropogenic materials mixed with soil, including charred wood and rubble, brick, and furnace slag mixed with gravel, sand, and clay. Near-surface soil in the north-central portion of the Property was comprised of "oil and gravel." Prior to the construction of Building C, much of the fill material, which was categorized as "waste material," was excavated to between 15 and 25 feet bgs. Cross sections of the excavation extent and boring logs indicate that all the fill material encountered beneath the footprint of Building C was excavated, with the exception of some black sandy gravel fill encountered in boring #3, located 5 to 10 feet north of the northwestern corner of Building C.

As shown on Figure 11, fill materials generally thicken from west to east, to a thickness of 25 to 30 feet observed in boring B119 adjacent to 9th Avenue North. Work completed by others (HWA Associates 1998) indicates that fill material located to the east of 9th Avenue North generally exhibits a higher content of wood and sawdust related to several lumber mills that previously operated along the shore of Lake Union.

2.9.2.2 Lacustrine Deposits

Previous work by others (SPU 2003, Shannon and Wilson, Inc. 1970) indicates that the anthropogenic fill material near the south end of Lake Union is underlain by recent naturally occurring lacustrine deposits that represent the filling of the southern margin of Lake Union. These deposits consist of soft to medium stiff clay and silt with localized peat and were generally identified to the east of the Property. Clay and silt deposits encountered at elevations of approximately -5 feet to 5 feet NAVD88 in borings B108, B113, and B115 and at elevations of approximately 20 feet to 28 feet NAVD88 in borings B104 and B107 may be representative of these deposits. Though not encountered as a continuous stratum within the areas of the current assessment, these lacustrine deposits locally act as an aquitard between the anthropogenic fill material and underlying formations.

2.9.2.3 Ice-Contact Deposits, Glacial Till, and Subglacial Meltout Till Deposits

Ice-contact deposits, glacial till, and/or subglacial meltout till underlie the fill soil throughout the site located to the west of 9th Avenue North. This sequence of heterogeneous glacial deposits is likely pre-Vashon in age, although the upper portion of the sequence may include Vashon-age till. These combined strata are present at elevations ranging from about -50 feet NAVD88 to approximately 45 feet NAVD88. Beneath the Property, a distinctive, very hard, silt-rich layer was consistently encountered at elevations between -5 and 5 feet NAVD88 (i.e., 35 to 45 feet bgs) and appeared to act as a confining layer (Figure 9).

The thickness of these combined units decreases dramatically toward the east to 9th Avenue North as is depicted on Figure 11. These heterogeneous deposits exhibit similar characteristics and appear to grade laterally and vertically into one another, resulting in some degree of difficulty when differentiating between the units.

The ice-contact deposits consist of medium dense to very dense, predominantly poorly-graded silty fine sand and sandy silt with varying gravel/sand and gravel-rich zones encountered below the eastern portion of the Property and extending to the east. The ice-contact deposits are characterized by slightly to moderately cemented and overly or transitioning to glacial till or subglacial meltout till. The ice-contact deposits were encountered in the borings located on the central portion of the Property and areas to the east.

Glacial till consists of dense to very dense silty fine sand varying to fine sandy silt with variable gravel and cobbles. The till was encountered directly below the fill material on the western portion of the Property and areas to the west, north, and south. The till is also characterized by local, sand-rich water-bearing zones that range in thickness from less than 1 inch to up to 10 feet. The till locally transitions laterally toward the east to subglacial meltout till deposits or ice-contact deposits.

The subglacial meltout till consists of dense to very dense, predominantly poorly-graded silty fine sand and sandy silt with varying gravel contents and sand and gravel-rich zones encountered below the Property and extending to the east.

2.9.2.4 Glacial Outwash Deposits

The glacial outwash deposits generally consist of relatively clean sand and gravelly sand with local silt-rich interbeds. This formation is encountered at an elevation of about -50 feet NAVD88 and extending down to an elevation of -75 feet to -95 feet NAVD88, with an average thickness of about 30 to 40 feet. These deposits are distinguished from sand-rich zones within the overlying ice melt deposits and meltout till deposits by the thickness and nature of the sand-rich deposits, though the contact in some cases is gradual and transitional.

2.9.2.5 Older Glacial Till/Drift Deposits

The deepest formation encountered beneath the site is interpreted to be older pre-Fraser glacial till/drift deposits. These deposits are encountered below the advance sand deposits observed in borings MW101, MW103, MW104, and MW106. The older till/drift deposits consist of very dense, slightly to moderately cemented silty sand to sandy silt with variable gravel content. These deposits are texturally similar to the overlying glacial till deposits and are distinguished by stratigraphic occurrence.

2.9.3 Site Hydrology

Shallow groundwater was encountered at various depth intervals at the Site, with a series of discontinuous water-bearing zones that extend down to the top of the deep glacial outwash deposits. Groundwater flow within the upper glacial deposits varies in response to the lateral and vertical variability within the heterogeneous glacial sediments underlying the fill materials. The conceptual groundwater model developed for the Site is depicted on Figure 12 and consists of the following four units:

- A shallow water-bearing zone comprised of fill, lacustrine deposits, and weathered and unweathered glacial deposits.
- An intermediate water-bearing zone comprised of dense to very dense heterogeneous glacial deposits (i.e., ice-contact deposits, till, and/or subglacial meltout till) that appear to function as a leaky aquitard.
- A deep outwash aquifer comprised of glacial outwash deposits encountered beneath the intermediate water-bearing interval.
- A lower aquitard comprised of very dense, fine-grained glacial drift deposits underlying the deep outwash aquifer.

The depths and thicknesses of the hydrologic units vary throughout the Site. The shallow water-bearing zone is unconfined and consists of perched groundwater and the local water table. The heterogeneous glacial deposits underlying the shallow water-bearing zone form a leaky aquitard that overlies the confined deep outwash aquifer. The intermediate water-bearing zone consists of the multiple coarser-grained saturated intervals exhibiting semi-confined to confined hydraulic conditions within the finer-grained deposits that comprise the leaky aquitard.

Based on data collected to date, groundwater within the shallow water-bearing zone, the intermediate water-bearing intervals, and the deep outwash aquifer flows primarily in a general eastward direction. Water level measurements indicate downward vertical gradients within the intermediate water-bearing zone, as well as between the intermediate water-bearing zone and

the deep outwash aquifer. The vertical gradients between the intermediate water-bearing zone and the deep outwash aquifer decrease from west to east toward Lake Union.

The following subsections summarize the physical and hydraulic characteristics of the hydrostratigraphic units.

2.9.3.1 Shallow Water-Bearing Zone

The shallow water-bearing zone was encountered at depths of about 10 to 20 feet bgs (about 20 to 30 feet NAVD88). The shallow water-bearing zone often consists of localized perched groundwater conditions that appear to grade into a more extensive local water table aquifer that overlies lacustrine sediments and finer-grained dense glacial materials. In some areas, the shallow water-bearing zone appears to be in direct hydraulic continuity with the upper water-bearing interval(s) of the underlying intermediate water-bearing zone.

Beneath most of the Property and in explorations located east of the Property, the shallow water-bearing zone is present within or at the base of anthropogenic fill soils and/or weathered glacial sediments, and it is underlain by unweathered dense fine-grained glacial deposits or recent lacustrine sediments. Beneath the western portion of the Site, an unweathered layer of dense glacial deposits consisting of ice melt deposits, glacial till, or subglacial meltout till underlies the shallow water-bearing zone. The thickness and hydraulic characteristics of the shallow water-bearing zone varies beneath the Site. Based on the limited saturated thickness and varying depths of saturated soil, the shallow water-bearing zone beneath the western portion of the Site is characteristic of perched groundwater conditions, and is typically less than 10 feet thick. East of the Property, the shallow water-bearing zone appears to form a more continuous local water table aquifer ranging in thickness from about 10 to 20 feet, with an elevation that approaches the Lake Union water surface elevation.

Based on water level measurements obtained from the wells completed in this unit, groundwater flow directions vary over relatively short distances, ranging from a northeast to east direction beneath and adjacent to the Property. This variability in flow direction is likely the result of the varying thickness and physical characteristics of the fill material relative to the underlying weathered and unweathered glacial deposits.

2.9.3.2 Intermediate Water-Bearing Zone

Underlying the shallow water-bearing zone is a relatively thick sequence of very dense heterogeneous glacial deposits with multiple layers of saturated, coarse-grained intervals interbedded with fine-grained, very dense layers of silt and sandy silt. This thick sequence of discontinuous to semi-continuous layers and lenses of dense glacial deposits is identified as the intermediate water-bearing zone (Figure 12). The intermediate water-bearing zone appears to function primarily as a leaky aquitard overlying the deep outwash aquifer.

Sand and silty sand intervals within this sequence of ice melt deposits, glacial till and/or subglacial meltout till comprise multiple water-bearing intervals within the intermediate water-bearing zone. The water-bearing intervals within this sequence vary in depth, thickness, and lateral extent, and are often overlain and underlain by damp to moist, fine-grained deposits that function as localized aquitards. Groundwater levels for wells completed in the intermediate water-bearing zone indicate confined hydraulic conditions for the coarser-grained water bearing intervals.

As shown in Figure 12, the intermediate water-bearing zone decreases in thickness from west to east beneath the Site. This water-bearing zone extends from about 25 to 90 feet bgs (-50 to 15 feet NAVD88) beneath and in the vicinity of the Property. Beneath 9th Avenue North, however, the intermediate water-bearing zone appears to be less than about 15 feet thick (Figure 9). The intermediate water-bearing interval also appears to decrease in thickness toward the south.

The intermediate water-bearing zone was divided into two depth intervals designated as Intervals A and B based on the depths of several of the monitoring wells installed prior to the RI field investigation. Interval A corresponds to monitoring wells completed with well screen depths ranging from approximately 35 feet to 45 feet bgs, and Interval B corresponds to monitoring wells completed with deeper well screens to maximum depths of about 80 feet bgs beneath the Property.

Figure 13 presents the groundwater contour map for wells completed within Interval A based on water level measurements obtained on March 29, 2013. Groundwater flows in a general west to east direction towards Lake Union, with a slight shift to an east-southeast direction in the vicinity of 9th Avenue North. The average hydraulic gradient for this intermediate water-bearing interval was 0.024 feet/foot (ft/ft) at the time of the measurements. The hydraulic gradient decreases to about 0.005 ft/ft in the vicinity of 9th Avenue North, which appears to correspond to the decreasing thickness of the intermediate water-bearing zone in this area of the Site. Data obtained during earlier monitoring events indicated similar flow directions and gradients.

Groundwater levels obtained from wells completed in other depth intervals within the intermediate water-bearing zone indicated a general easterly flow direction. However, the resulting data did not indicate a consistent trend in groundwater flow direction or gradients. This is probably the result of the varying lithologies and hydraulic characteristics of the discontinuous saturated intervals intersected by the wells screened at these greater depth intervals.

Water level data collected to date indicates that seasonal fluctuations range from about 2 to 3 feet in individual wells completed in the intermediate water-bearing zone (Table 1).

Data obtained from slug tests conducted at the Property in 2013 indicate a wide range of hydraulic conductivities for the saturated intervals within the intermediate water-bearing zone. Hydraulic conductivities ranging from about 0.021 to 63 feet per day (ft/day) were estimated from slug tests completed in the intermediate water-bearing zone wells. This range of estimated hydraulic conductivities corresponds to the range of saturated sediments (dense sandy silt to sand) intersected by individual well screen intervals. Slug test methods and results are summarized in Appendix D.

Based on the results of the slug test analyses, estimated groundwater seepage velocities average about 0.61 ft/day in wells completed in silty sand and sand intervals between the Property and the alley located adjacent to the east of the Property. The lower hydraulic gradients measured between the alley and 9th Avenue North result in a lower average groundwater seepage velocity of about 0.4 ft/day in this area of the Site. The lowest estimated groundwater seepage velocity of 0.002 ft/day was estimated for well W-MW01, which appears to correspond to the hydraulic characteristics of the sandy silt intervals frequently encountered in the lower 20 to 30 feet of the intermediate water-bearing zone.

2.9.3.3 Deep Outwash Aquifer

The deep outwash aquifer is comprised of the glacial outwash deposits underlying the heterogeneous glacial deposits that form the intermediate water-bearing zone. This aquifer is encountered in explorations throughout the South Lake Union/East Queen Anne Hill area and is often referred to as the outwash aquifer. The deep outwash aquifer is a confined aquifer within the vicinity of the Property, with a thickness ranging from about 25 to 45 feet. It extends from about 90 to 125 feet bgs (-50 to -85 feet NAVD88) beneath the Property. As shown in Figure 12, the deep outwash aquifer is encountered at shallower depths (about 55 feet bgs) and appears to increase in thickness in the eastern portion of the Site towards 9th Avenue North. Available subsurface information for other properties located east of 9th Avenue North indicates that this trend continues, with the top of the outwash aquifer encountered at depths ranging from about 40 to 50 feet bgs.

Figure 14 presents the groundwater contour map for the deep outwash aquifer based on water level measurements obtained on March 29, 2013. Groundwater flows in a general east to southeast direction, with a relatively low average hydraulic gradient of about 0.003 ft/ft. Data obtained since the initial water level measurements were collected in September 2011 indicated a similar groundwater flow direction and gradient during other time periods, with seasonal water level fluctuations in the aquifer ranging from about 1.5 to 2.5 feet.

The hydraulic conductivity of the deep outwash aquifer is estimated to range from about 4 to 54 ft/day based on slug test data obtained from monitoring wells MW104, MW105, and MW115. Groundwater seepage velocities for the deep outwash aquifer are estimated to average about 0.5 ft/day.

2.9.3.4 Lower Aquitard

Older glacial drift and/or glacial till sediments underlying the deep outwash aquifer were encountered in several of the deeper monitoring well borings. These older glacial sediments are comprised of very dense silt and silty sand, and appear to function as an effective aquitard beneath the deep outwash aquifer. The thickness of the lower aquitard is unknown, although samples obtained from the boring for well MW101 indicate that the aquitard is at least 25 feet thick beneath the Property.

3.0 PREVIOUS ENVIRONMENTAL INVESTIGATIONS

The following subsections summarize the results of previous investigations conducted at the Site. Sample locations are presented in plan view on Figure 8. Soil and groundwater analytical results are presented in plan and cross-sectional view on Figures 9 through 11 and Figures 15 through 19, and in Tables 1 through 9. For evaluation purposes, those concentrations that exceed the current MTCA Method A or Method B cleanup levels for soil and groundwater are presented in bold red font in the tables. The remainder of this report includes references to cleanup levels; unless otherwise specified, these refer to the 2001 MTCA Method A or 2012 MTCA Method B Cleanup Levels for Unrestricted Land Use for soil and groundwater.

3.1 1992 ROUX PHASE I ENVIRONMENTAL SITE ASSESSMENT

Roux Associates (Roux), of Concord, California, conducted a Phase I Environmental Site Assessment (ESA) of the Property in 1992 (1992 Roux). The purpose of the Phase I ESA was to identify recognized

environmental conditions (RECs) associated with the use, manufacture, storage, and/or disposal of hazardous or toxic substances at the properties in question. Roux reviewed the following as part of the Phase I ESA research: information provided by the property owners regarding past activities involving hazardous wastes or substances, historical aerial photographs, and state and federal databases that listed registered sites with known or potential releases of toxic substances within a 0.5 mile radius from the Property. In addition, Roux conducted a reconnaissance of the Property and vicinity to observe Property conditions and practices and to search for evidence of possible contamination.

Roux identified the following RECs associated with the Property in 1992:

- The current (at that time) and historical storage of fuel in the yard area. Based on information provided by Maryatt Industries personnel, an extensive fuel release may have occurred before 1992.
- The current (at that time) and historical storage of heating oil in USTs beneath the Property. No integrity testing of the USTs had been performed since their installation in 1947.
- The current (at that time) and historical storage and use of solvents on the Property. Historical volume handling and disposal practices of the solvents were not revealed during the Phase I ESA. Solvent use at the time of the Phase I ESA was limited to approximately 10 gallons per month. Some solvents were disposed of through the wastewater treatment plant, while solvent-containing material was disposed of in a sludge disposal container to the north of the wastewater treatment area.
- The presence of potentially Polychlorinated biphenyl (PCB) -containing transformers on the Property. An explosion occurred at one of the transformers. The Phase I ESA did not describe the location of the transformer nor did it indicate the source of the information.
- The storage of fuel in USTs beneath the 800 Roy Street parcel.
- An unknown volume of chemicals released on the north-adjointing property. The Seattle Fire Department responded to a chemical spill at the Esterline/Korry marine products facility. The type of chemical spilled was not revealed.
- The historical and/or current storage of fuel in the vicinity of the Property.

3.2 1992 ROUX PHASE II ENVIRONMENTAL SITE ASSESSMENT

Roux conducted a Phase II ESA at the Property in October 1992 (Roux 1993). The purpose of the Phase II ESA was to evaluate whether the RECs identified during Roux's Phase I ESA resulted in adverse environmental impacts to soil and groundwater beneath the Site. Excerpted results of the investigation were provided as an attachment to the July 2000 ThermoRetec Consulting Corporation (ThermoRetec) Under-Building Soil and Groundwater Testing Letter Report. Roux reportedly advanced a total of six borings to depths between 15 and 36.5 feet bgs and completed them as monitoring wells R-MW1 through R-MW6. Boring R-MW1 was advanced within the Property's yard area; boring R-MW2 was advanced near the 1960s-vintage fuel dispenser located in the northeastern portion of the Property; R-MW3 and R-MW6 were advanced along the eastern Property boundary; boring R-MW4 was advanced within the sidewalk to the north of the south-adjointing property; R-MW5 was advanced within the Dexter Avenue North ROW. Soil samples collected from the borings were submitted for analysis of chlorinated volatile organic compounds (CVOs) including PCE, TCE, vinyl chloride, and trans-1,2-dichloroethylene (trans-1,2-DCE). The laboratory analytical reports for the soil samples were not

available for review. Dalton, Olmsted & Fuglevand, Inc. (DOF) conducted a groundwater monitoring event in concert with Roux's groundwater sampling activities. Groundwater samples were collected from monitoring wells R-MW1 through R-MW6 by both consultants several days after drilling activities and submitted for analysis of CVOCs including PCE, TCE, vinyl chloride, trans-1,2-DCE, 1,1-dichloroethylene (1,1-DCE), and methylene chloride; GRPH; DRPH; ORPH; and/or benzene, toluene, ethylbenzene, and total xylenes (BTEX).

Soil Results. The soil sample collected from boring R-MW1 at a depth of 5 feet contained concentrations of PCE and TCE exceeding cleanup levels. Soil samples collected from borings R-MW4 and R-MW5 did not contain concentrations of CVOCs exceeding the cleanup levels. It is not known if the soil samples collected from boring R-MW2 and R-MW3 were analyzed, as no documentation or reports regarding the samples were provided (Table 2).

Groundwater Results. Concentrations of PCE and TCE exceeding the cleanup level were detected in the groundwater samples collected from monitoring well R-MW4 and R-MW6. Concentrations of vinyl chloride exceeding the cleanup level were detected in groundwater samples collected from R-MW1 and R-MW6. A concentration of cis-1,2-DCE was also detected in the groundwater sample collected from R-MW6. The groundwater sample collected from R-MW2 contained a concentration of GRPH exceeding the cleanup level. Groundwater samples collected from monitoring wells R-MW1, R-MW2, and R-MW3 contained concentrations of DRPH and ORPH exceeding cleanup levels. Concentrations of benzene exceeding the cleanup level were also detected in groundwater samples collected from R-MW2 (Table 1).

Summary. The results of the Phase II ESA confirmed that the former storage of fuel on the Property and former use of the Property as a dry cleaning facility resulted in a release of solvents and petroleum hydrocarbons to soil and/or groundwater beneath the Property. Elevated concentrations of PCE were confirmed south and southeast of the Property boundaries.

Data Gaps. Because only some analytical data for the soil and groundwater samples collected during the Phase II ESA were available for review, it is not apparent whether any other chemicals were analyzed and, if so, whether the concentrations exceed the current (2001) cleanup levels. Neither soil nor groundwater contamination was bound vertically or horizontally.

3.3 1997 BLACK AND VEATCH PHASE II ENVIRONMENTAL SITE ASSESSMENT

Black & Veatch (B&V) conducted a Phase II ESA under contract with King County in association with the Denny Way/Lake Union CSO project (B&V 1998). The purpose of the Phase II ESA was to provide King County with geotechnical data to facilitate construction efforts and to evaluate if any properties located along the project corridor with documented or suspected contamination had impacted soil and/or groundwater beneath the project area. The project area was bound by Valley and Republican Streets to the north and south, respectively, and Nob Hill and Terry Avenues North to the west and east, respectively. The investigation included the advancement of 56 borings, 53 of which were completed as monitoring wells; the excavation of 15 test pits; and the installation of 5 pumping wells and 3 observation wells. Of these 76 locations, borings BB-5, BB-7, BB-8, BB-10, BB-12, BB-13, BB-14, TB-12, TB-18, and pumping wells PW-1 and PW-4 were located within the vicinity of the Property.

- Borings BB-5, BB-8, and BB-10 were advanced to maximum depths of 60.5 and 78.5 feet bgs, backfilled to depths of 39 to 40 feet bgs and completed as monitoring wells with 10 feet of

screen between 29 and 40 feet bgs in order to monitor groundwater encountered within the glaciomarine drift and outwash/alluvium deposits.

- Boring BB-7 was advanced to a depth of 37.5 feet bgs and completed as a monitoring well with 10 feet of screen between 25 and 35 feet bgs in order to monitor groundwater encountered within the shallow fill material.
- Borings BB-12, BB-13, and BB-14 were drilled to maximum depths between 60.5 and 71.5 bgs, backfilled to maximum depths between 45 and 50 feet bgs, and completed as monitoring wells in order to monitor groundwater encountered within the shallow fill material and outwash/alluvium.
- Borings TB-12 and TB-18 were advanced to maximum depths of 120.8 and 120.5 feet bgs and were completed as monitoring wells installed with 10 and 15 feet of screen, respectively, to monitor groundwater encountered within the confined aquifer located within the glaciomarine drift and glacial outwash deposits.
- Pumping well PW-1 was advanced to a depth of 61.5 feet bgs, backfilled to 60 feet bgs, and completed as a monitoring well with 20 feet of screen. Pumping well PW-4 was advanced to a depths 56.5 feet bgs, backfilled to 50.5 feet bgs, and completed as monitoring well with 10 feet of screen. Boring logs of pumping wells PW-1 and PW-4 were not available for review at the time this report was prepared.

Soil and groundwater samples were collected from all of the borings installed during the investigation and were analyzed for GRPH, DRPH, and ORPH. Select soil and groundwater samples were also analyzed for CVOCs, polycyclic aromatic hydrocarbons (PAHs), and BTEX. However, only data indicating detectable concentrations of CVOCs, PAHs, and BTEX were summarized in the report. These detectable concentrations included groundwater collected from monitoring wells BB-5, BB-8, BB-10, BB-12, BB-13, and TB-18.

Soil Results. Fill was encountered in borings BB-5, BB-7, BB-8, BB-12, BB-13, BB-14, and TB-18 from ground surface to maximum depths between 4 and 35 feet bgs. Concentrations of GRPH, DRPH, ORPH, BTEX, and/or CVOCs remained below applicable laboratory reporting limits in soil samples collected at depths between 5 and 63 feet bgs from borings BB-5, BB-7, BB-8, BB-10, BB-12, BB-13, BB-14, TB-12, TB-18, PW-1, and PW-4 (Table 2).

Groundwater Results. Concentrations of PCE, TCE, cis-1,2-DCE, and vinyl chloride exceeding the applicable cleanup levels were detected in the groundwater sample collected from monitoring well BB-8. Groundwater samples collected from BB-12 and BB-13, also contained concentrations of vinyl chloride exceeding the applicable cleanup level. A concentration of cis-1,2-DCE exceeding the cleanup level was also detected in the groundwater sample collected from the monitoring well BB-12. A concentration of PCE was detected in groundwater collected from pumping well PW-1, the easternmost well sampled for CVOCs in the investigation, but it was below the applicable cleanup level. Concentrations of GRPH, DRPH, ORPH, and/or BTEX constituents were below laboratory reporting limits and/or cleanup levels in the remaining groundwater samples (Table 1).

Summary. PCE and its degradation products were confirmed in groundwater samples collected from wells as far as 360 feet to the east of the Property; however, the source of the impacts was not confirmed.

Data Gaps. Neither soil nor groundwater contamination was bound vertically or horizontally. Analytical methods have since been modified.

3.4 2000 THERMORETEC UNDER-BUILDING SOIL AND GROUNDWATER TESTING

ThermoRetec conducted a subsurface investigation in June 2000 at the Property (ThermoRetec 2000). The purpose of the investigation was to evaluate the lateral extent of solvent-impacted soil and groundwater within the Property boundary. Nine borings were advanced on the Property (B-1 through B-3, B-4A, B-4B, B-4C, and B-5 through B-10). Borings B-1 through B-3 and B-5 through B-10 were advanced to maximum depths between 9 and 20 feet. Borings B-4A, B-4B, and B-4C were abandoned after hitting refusal at approximately 2 to 3.5 bgs; no soil samples were collected from these borings due to the shallow refusal. Groundwater was encountered at depths ranging from 8 to 14.5 feet bgs. Reconnaissance groundwater samples were collected from borings B-2 and B-6 through B-10 using a peristaltic pump. Select soil and reconnaissance groundwater samples were submitted for laboratory analysis of CVOCs, including PCE, TCE, vinyl chloride, cis- and trans-1,2-DCE, and chloroform.

Soil Results. Fill material was encountered in all of the borings advanced during the investigation at depths ranging from 2 to 9 feet bgs. Concentrations of PCE exceeding the cleanup level were detected in soil samples collected from borings B-2, B-5, B-6, B-8, and B-9 at depths between 4 and 18 feet bgs, the maximum depth of soil samples analyzed. The PCE concentration detected in the soil sample collected from boring B-9 at 4 feet bgs also exceeded Washington State's Dangerous Waste criteria (14 milligrams per kilogram [mg/kg], WAC 173-303) and ten times the Universal Treatment Standard (UTS) for PCE (60 mg/kg), defined in Title 40, Chapter 1, Part 268, Subpart D of the Code of Federal Regulations (40 CFR Ch.1 §268.40-48). Soil that contains concentrations of PCE exceeding ten times the UTS is banned from land disposal without first being treated (i.e., it is designated as land ban waste). In addition, TCE concentrations exceeding the cleanup level were detected in soil samples collected from B-2 at 11 feet bgs and boring B-9 at 8 feet bgs. Vinyl chloride, cis-1,2-DCE, and trans-1,2-DCE were not detected at concentrations exceeding applicable cleanup levels in any of the soil samples analyzed (Table 2).

Reconnaissance Groundwater Results. Concentrations of PCE exceeding the cleanup level were detected in groundwater samples collected from borings B-2 and B-6 through B-10. Concentrations of TCE exceeding the cleanup level were detected in groundwater samples collected from borings B-2, B-6, B-7, B-9, and B-10. Groundwater samples collected from borings B-2, B-6, B-7, B-9, and B-10 also contained concentrations of cis-1,2-DCE exceeding the cleanup level. A concentration of vinyl chloride exceeding the cleanup level was detected in the groundwater sample collected from boring B-10. The remaining groundwater samples did not contain concentrations of vinyl chloride or TCE exceeding the cleanup level; however, the laboratory detection limits for these analytes were raised to above the applicable cleanup levels due to the high concentrations of PCE in the samples (Table 1).

Summary. The highest concentrations of solvents in soil were located in borings B-2, B-6, B-8, and B-9, located near the former dry cleaning machines; soil concentrations in this area exceeded the land ban criteria. The highest concentration of PCE in groundwater detected to date was encountered in the groundwater sample collected from boring B-9, at a concentration of 120,000 micrograms per liter (µg/L). The potential source of CVOCs previously detected in soil and groundwater samples collected from beneath the Property appeared to have been discovered.

Data Gaps. Because only some analytical data for the soil and groundwater samples collected during the ThermoRetec investigation were available for review, it is not apparent whether any other chemicals

were analyzed and, if so, whether the concentrations exceed the current (2001) cleanup levels. Neither soil nor groundwater contamination was bound vertically or horizontally.

3.5 2001 GEOENGINEERS SUPPLEMENTAL REMEDIAL INVESTIGATION

GeoEngineers, Inc. (GeoEngineers) conducted a supplemental RI at the Property in July 2001 (GeoEngineers 2002). The purpose of the supplemental RI was to evaluate a potential source area of dry cleaning solvents; David Maryatt, of Maryatt Industries, indicated that one of the three dry cleaning machines in operation on the Property in the 1980s may have leaked dry cleaning solvents into the subsurface. Boring G-MW1 was advanced to an approximate maximum depth of 38 feet bgs in the vicinity of the former dry cleaning machines in order to evaluate the shallow groundwater beneath the Property. Boring G-MW2 was advanced in a relative downgradient location from the former dry cleaning machines to a maximum depth of approximately 18 feet bgs to evaluate a shallow-seated water-bearing zone. Boring G-SB4 was advanced further downgradient from the former dry cleaning machines adjacent to a floor drain, but was abandoned at approximately 18 feet bgs because of difficult drilling conditions. Boring G-MW-3 was advanced in the immediate vicinity of G-SB4 to an approximate depth of 38 feet bgs as a replacement boring location. Groundwater was encountered at two depths during drilling activities: a perched water-bearing zone at approximately 10 feet bgs and a deeper water-bearing zone at approximately 32 feet bgs. GeoEngineers collected groundwater samples from the perched water-bearing zone in all three newly installed monitoring wells using low-flow sampling techniques several days after drilling activities.

Select soil samples collected from borings G-MW1 and G-SB4 and groundwater samples collected from G-MW1, G-MW1, and G-MW3 were submitted for laboratory analysis of CVOCs, including PCE, TCE, vinyl chloride, 1,2-dichloroethane (EDC), cis-1,2-DCE, trans-1,2-DCE, and 1,3,5-trimethylbenzene; naphthalene; and BTEX by U.S. Environmental Protection Agency (EPA) Method 8260B. Soil samples with the highest detected concentrations of PCE were also submitted for analysis of Toxicity Characteristic Leaching Procedure (TCLP) by EPA Method 1311/8260B.

Soil Results. Fill material composed of brick, gravel, and glass was encountered in all four borings from ground surface to a depth of 6 feet bgs. PCE concentrations exceeding the applicable cleanup level were detected in soil samples collected from borings G-MW1 and G-SB4/G-MW3 at depths ranging from 8 feet bgs to the maximum depth explored of 37.5 feet bgs. The PCE concentrations detected in the soil samples collected from G-MW1 at 8, 20, 27.5, and 32.5 feet bgs also exceeded Washington State's Dangerous Waste criteria. The PCE concentrations detected in soil samples collected from boring G-MW1 at a depth 20 feet bgs exceeded land ban criteria. Soil samples collected from borings G-MW1 and G-SB4 also contained concentrations of TCE exceeding the cleanup level at depths of 20 to 32.5 feet bgs (Table 2).

The soil sample collected from boring G-MW1 at 20 feet failed TCLP for PCE, indicating that soil excavated from the vicinity would have to be characterized as dangerous waste. The soil sample collected from boring G-SB4/G-MW3 did not fail TCLP for any of the analytes (Table 6).

Methylene chloride was detected in several of the soil samples at concentrations exceeding the applicable cleanup level; however, the resultant concentrations were flagged by the laboratory because methylene chloride was also detected in the method blank. Therefore, the detected concentrations are considered a result of laboratory contamination. BTEX, vinyl chloride, cis-1,2-DCE, trans-1,2-DCE, EDC,

1,3,5-trimethylbenzene, and naphthalene were not detected at concentrations exceeding applicable cleanup levels and/or laboratory detection limits (Table 2).

Groundwater Results. Perched groundwater was encountered at approximate depths between 10 and 13 feet bgs. Analytical results indicated that concentrations of PCE, TCE, and vinyl chloride exceeding the applicable cleanup levels were detected in groundwater samples collected from monitoring wells G-MW1, G-MW2, and G-MW3. PCE concentrations ranged from 47,700 to 176,000 µg/L. Concentrations of cis-1,2-DCE also exceeded the cleanup level in groundwater samples collected from G-MW1 and G-MW2. All other chemicals of concern (COCs) were below applicable cleanup levels and/or laboratory detection limits (Table 1).

Summary. The results of the supplemental RI confirmed a source of the solvents identified in previous investigations. The highest concentrations of PCE were confirmed near the former dry cleaning machines; soil concentrations in this area exceeded the land ban criteria, and perched groundwater also contained elevated concentrations of PCE.

Data Gaps. Neither soil nor groundwater contamination was bound vertically or horizontally.

3.6 2004 AND 2009 DALTON, OLMSTED & FUGLEVAND, INC. GROUNDWATER SAMPLING

DOF conducted groundwater sampling events at the Property on December 10, 2004 (DOF 2004), and on January 29 and 30, 2009 (DOF 2009), in order to monitor the concentrations of CVOCs and petroleum hydrocarbons beneath the Site. On December 10, 2004, DOF sampled monitoring well G-MW3 (DOF 2004), and on January 29, 2009, DOF sampled on-Property wells G-MW1, G-MW2, R-MW1, R-MW2, R-MW3, R-MW5, and R-MW6 and off-Property monitoring wells BB-8 and BB-8A, which were installed between 1997 and 2009 during the Denny Way/Lake Union CSO project (DOF 2009). Monitoring well R-MW4, which was located to the south of the Property within the southern sidewalk of Roy Street, was decommissioned before the January 2009 groundwater sampling event. Groundwater samples were submitted for laboratory analysis of GRPH, BTEX, and CVOCs, including PCE, TCE, vinyl chloride, cis-1,2-DCE, trans-1,2-DCE, and 1,1-DCE.

Groundwater Results. PCE concentrations exceeding the cleanup level were detected in groundwater samples collected from monitoring wells R-MW1, R-MW2, G-MW1, G-MW2, G-MW3, BB-8, and BB-8A. TCE concentrations exceeding the cleanup level were also detected in groundwater samples collected from monitoring wells G-MW1, G-MW2, G-MW3, BB-8, and BB-8A. Vinyl chloride was detected in groundwater samples collected from monitoring wells R-MW1, R-MW6, BB-8, and BB-8A. Groundwater samples collected from monitoring wells G-MW1, G-MW2, G-MW3, BB-8, and BB-8A also contained concentrations of cis-1,2-DCE exceeding the cleanup level. In addition, groundwater samples collected from monitoring wells G-MW1, G-MW2, G-MW3 contained concentrations of GRPH exceeding the cleanup level. BTEX constituents were not detected at concentrations exceeding the applicable cleanup levels in any of the groundwater samples analyzed during the two sampling events (Table 1).

Summary. The highest concentration of PCE in groundwater to date was encountered in the groundwater sample collected from monitoring well G-MW3 during the 2004 event at a concentration of 220,000 µg/L.

Data Gaps. Groundwater impacts were not bound in any direction.

3.7 1992-2002 EAST-ADJOINING PROPERTIES SUBSURFACE INVESTIGATIONS AND REMEDIAL ACTIONS

Below is a summary of the subsurface investigations and remedial actions conducted on the east-adjointing properties.

3.7.1 800 Roy Street

In early 1992, the 800 Roy Street parcel owner, Seattle parks, notified Ecology of a leaking fuel pump dispenser associated with the 1955-vintage UST system. Fueling operations were suspended in October 1992. SCS Engineers conducted a vapor survey in the vicinity of the known and suspected USTs, as well as along the eastern parcel boundary to investigate if contamination beneath the parcel extended beyond the parcel boundaries (RETEC 1993). The results of the vapor survey indicated that a volatile organic compounds (VOCs) were present in the vicinity of the 550-gallon UST and 1955-vintage pump island and the 2,700-gallon UST. Vapor survey points located near the eastern parcel boundary did not exhibit elevated VOCs.

In March, June, September, and October 1993, E.P. Johnson (EPJ) removed the 2,700- and 550-gallon USTs and their associated product piping and excavated approximately 3,195 tons of petroleum-contaminated soil (PCS) from the parcel (RETEC 1993; RETEC 1995). The excavation reached maximum depths between 7 and 25 feet bgs. Further exploration was inhibited vertically once the groundwater table was encountered within the excavation. Samples collected from stockpiled soil and from groundwater seepage within the excavation confirmed petroleum impacts to soil and groundwater beneath the parcel as a result of the former operation of refueling facilities. Soil samples collected from the sidewalls and bottoms of the final extents of the excavation were submitted for laboratory analysis of Resource Conservation and Recovery Act (RCRA) metals, including arsenic, barium, cadmium, chromium, lead, mercury, selenium and silver; GRPH; DRPH; ORPH; BTEX; TCLP analysis; PCB total Aroclors; and/or CVOCs. The results of these analyses indicated that soil exhibiting concentrations of GRPH, BTEX constituents, and lead above their respective cleanup levels remained beneath the 800 Roy Street parcel and likely extended beneath the building, as well as off the parcel to the east and west. CVOCs were not detected in the soil samples analyzed. The excavated PCS was disposed of off the site for treatment and the excavation was backfilled with clean imported soil (RS-1 through RS-19 and RS-21 through RS-37).

Subsurface investigations were conducted by others in 1993 and 2002. In March 1993, EPJ oversaw the advancement of seven soil borings (SCLB-1 through SCLB-7) to maximum depths ranging from 24 to 39 feet bgs. Borings SCLB-3 through SCLB-7 were completed as monitoring wells MW-1 through MW-5, respectively. RETEC decommissioned these monitoring wells after it was interpreted that they were screened across upper and lower portions of an aquifer, which may contribute to the vertical migration of contaminants (RETEC 1995). In October 1993, RETEC oversaw the advancement of eight borings, five of them completed as replacement monitoring wells (RB-1, RB-2, and RB-3, MW-6 through MW-10). The borings were advanced to maximum depths ranging between 17.5 and 25 feet bgs. Laboratory analytical reports submitted to Ecology indicate that an investigation was conducted by Urban Redevelopment LLC (Urban) at the 800 Roy Street parcel in June 2002 (Urban 2002, lab reports only), which consisted of the advancement of seven borings and the collection of 21 discrete soil samples (borings SCL-B100, SCL-B101, SCL-B102, SCL-MW101, SCL-MW102, SCL-MW103, and SCL-MW105 and soil samples SP-1 through SP-21). The locations and maximum depths of these sample locations, with

exception of SCL-MW101 and SCL-MW105, could not be confirmed. SCL-MW101 and SCL-MW105 were completed as monitoring wells. The borings were advanced during each of these investigations within the parking area of the 800 Roy Street parcel, with exception of borings SCLB-4/MW-2, SCLB-7/MW-5, and MW-9, which were advanced within the 8th Avenue North ROW, and borings SCL-MW101 and SCL-MW105, which were advanced within the alley to the east of the 800 Roy Street parcel. Soil samples were collected from each of the borings and groundwater samples were collected from the monitoring wells after to their development and during subsequent groundwater monitoring events. Soil and groundwater samples collected from each of these borings/monitoring wells were submitted for analysis of GRPH, BTEX. Select soil and groundwater samples were also submitted for analysis of DRPH, PAHs, including carcinogenic PAHs (cPAHs), pentachlorophenol, and/or RCRA 8 metals. Soil samples collected from borings SCL-B100, SCL-B101, and SCL-B102 and groundwater samples collected from MW-2, MW-9, and MW-10 by others were also submitted for analysis of CVOCs.

The results of laboratory analyses of samples collected during these investigations indicated that soil and groundwater beneath the 800 Roy Street Parcel were impacted with petroleum-hydrocarbons, cPAHs, metals, and CVOCs. Soil samples collected from borings throughout the 800 Roy Street parcel, 8th Avenue North ROW, and alley east-adjacent to the parcel, as well as soil samples collected from unknown locations (borings SCLB-1, SCLB-2, and SCLB-3/MW-1, SCLB-5/MW-3 SCL-MW101, SCL-MW102, and SCL-MW105 and soil samples SP-9, SP-10, and SP-12 through SP-14) contained concentrations of GRPH, DRPH, lead, mercury and/or one or more BTEX constituents exceeding the applicable cleanup levels from depths ranging from 2 to 37.5 feet bgs (Table 2). Soil samples SP-1, SP-3, and SP-7 also contained concentrations of benzo(a)pyrene and, therefore, a total toxicity equivalency concentration of cPAHs above the cleanup level (Table 3). CVOCs were not detected at concentrations above their laboratory reporting limits in any of the soil samples analyzed. Groundwater samples collected during these investigations from monitoring wells located in the vicinity of the 800 Roy Street parcel contained concentrations of GRPH and/or one or more BTEX constituents exceeding the applicable cleanup levels (monitoring wells MW-1 through MW-9, SCL-MW101, SCL-MW102, and MW105). PAHs were detected in monitoring well MW-7, but all concentrations were below their respective cleanup levels (Table 7). The groundwater sample collected from monitoring well MW-2 in 1993 contained concentrations of PCE, TCE, cis-1,2-DCE, and vinyl chloride exceeding their respective cleanup levels (Table 1).

Summary. Petroleum hydrocarbon and CVOC impacts originating from the Property were confirmed in groundwater beneath the 8th Avenue North ROW, in the vicinity of the 800 Roy Street parcel.

Data Gaps. Discrete petroleum hydrocarbon soil and groundwater plumes originating from the Property and the 800 Roy Street parcel were not delineated. The extent of PCE and its degradation products in groundwater was not defined to the northeast of the Property. The locations of several soil and groundwater sampling locations could not be confirmed.

3.7.2 1992 753 9th Avenue North Parcel Investigations

Between June and September 1992, subsurface investigations and three UST removals were conducted at the 753 9th Avenue Parcel. In June 1992, Environmental Associates Inc. conducted a subsurface investigation at the parcel, which consisted of advancing borings to the east of the parcel within the Westlake Avenue North ROW and in the vicinity of three 1948-vintage USTs

with capacities of 1,000, 300, and 675 gallons used to store gasoline, used oil, and fuel oil, respectively, located to the west of the building within the asphalt-paved parking lot. A summary of the investigation was provided in a report by GeoTech Consultants Inc. (GeoTech Consultants Inc. 1992). The locations and depths of the borings were not provided in the summary. Soil and groundwater samples were collected from the borings and analyzed for petroleum hydrocarbon identification (HCID). The analytical methods and laboratory reports from this investigation were not available for review. According to Geotech's summary of the June 1992 investigation, none of the soil or groundwater samples collected from the borings contained concentrations of diesel-range petroleum hydrocarbons exceeding the 1989 MTCA Method A cleanup levels. Geotech also indicated in their letter report that an investigation of the property to the north of 753 9th Avenue North parcel was conducted and that the results of the investigation confirmed that groundwater in two wells located downgradient of the parcel and north of the building within the Aloha Street ROW had been impacted by petroleum hydrocarbons; the results of this investigation were not available for review.

In July and September 1992, GeoTech Consultants, Inc. removed the three 1948-vintage USTs (GeoTech Consultants Inc. 1992) and conducted test pit investigations. Upon removal of the tanks, pinholes were observed in the gasoline and fuel USTs. Soils were excavated around each of the tanks at depths between 12 and 14 feet; soil samples collected from the bottoms of each excavation, and from the stockpiled soil, which did not appear to be contaminated, were submitted for laboratory analysis of BTEX and HCID or GRPH. The results of the laboratory analysis confirmed petroleum impacts to soil beneath the parcel as a result of a release from one or more of the USTs containing fuel. Test pits advanced approximately along the western parcel boundary and in the northwest corner of the parcel confirmed petroleum contamination from approximately 4 feet to a depth of 12 to 14 feet bgs, indicating that the area of contamination extended throughout the parking lot behind the building an unknown distance, under the building, and off the parcel. Concentrations of GRPH and one or more BTEX constituents exceeding the cleanup level were detected in samples collected from the excavations from depths of 7 and 14 feet bgs. Composited soil samples collected from the upper 4 feet of the excavations did not contain concentrations of GRPH or BTEX above their respective laboratory reporting limits (Table 3). The excavations were backfilled with the stockpiled soil.

Summary. Soil beneath the 753 9th Avenue North parcel had confirmed petroleum impacts. Groundwater impacts were confirmed downgradient of the parcel. Petroleum impacts encountered in soil within the test pits advanced near the western property boundary were observed at depths above those of the USTs and from an upgradient location, indicating that the contamination was likely coming from a source west to southwest of the parcel.

Data Gaps. Because the laboratory analytical results and locations and depths of the soil and groundwater samples from the June 1992 SI were not available for review, it is not apparent whether additional chemicals, including CVOCs, were analyzed and if so, whether the concentrations exceed the current (2001) cleanup levels. Potential groundwater impacts resulting from the former operation of a dry cleaning facility and gasoline USTs at the Property were not evaluated on the 753 9th Avenue North parcel.

3.8 2008 CH2M HILL 9TH AVENUE SEWER UPGRADE ENVIRONMENTAL INVESTIGATION

CH2M Hill conducted an environmental investigation along the 9th Avenue North corridor between Republican and Aloha Street in April 2008 (CH2M HILL 2008). The purpose of the investigation was to

evaluate if any soil and/or groundwater contamination was present and to manage it within the proposed sewer alignment activity area. Four soil borings were advanced within the 9th Avenue North ROW using hollow-stem auger methods to maximum depths of 7 to 26 feet bgs; boring CHB-07 was advanced northeast of the Property between Ward and Aloha Streets, boring CHB-08 was advanced to the east of the Property between Aloha and Roy Streets, boring CHB-09 was advanced to the southeast of the Property between Roy and Mercer Streets; and CHB-10 was advanced to the south-southeast of the Property between Mercer and Republican Streets. Reconnaissance groundwater samples were collected from borings CHB-07, CHB-08, and CHB-09 using a temporary well screen. Soil and groundwater samples were not collected from boring CHB-10 because the potential for contamination in that boring location was considered low. Soil and reconnaissance groundwater samples collected from borings CHB-07, CHB-08, and CHB-09 were submitted for analysis of GRPH, DRPH, and CVOCs.

Soil Results. GRPH, DRPH, ORPH, BTEX, and CVOC concentrations in soil samples collected from borings CHB-07, CHB-08, and CHB-09 were below the applicable laboratory reporting limits and/or cleanup levels (Table 2).

Reconnaissance Groundwater Results. Concentrations of vinyl chloride and cis-1,2-DCE exceeding the applicable cleanup levels were detected in the reconnaissance groundwater sample collected from boring CHB-07. A concentration of ORPH exceeding the cleanup level was detected in the reconnaissance groundwater sample collected from boring CHB-09; the groundwater sample also contained a detectable concentration of PCE, but below the cleanup level. Concentrations of GRPH, DRPH, BTEX, and remaining CVOCs remained below the applicable laboratory reporting limits and/or cleanup levels (Table 1).

Summary. Groundwater beneath the 9th Avenue ROW was confirmed to have petroleum and CVOC impacts.

Data Gaps. The compliant CVOC concentrations encountered in soil and groundwater samples collected from boring CHB-08 indicated that the eastern boundary of the Site did not extend beyond the 9th Avenue North ROW between Aloha and Roy Streets. However, the exact locations of borings CHB-07, CHB-08 and CHB-09 were not presented in CH2M HILL's summary report, making the eastern Site boundary definition incomplete.

3.9 2010 AND 2011 SOUNDEARTH GROUNDWATER SAMPLING EVENTS

SoundEarth collected groundwater samples from monitoring wells located at the Site on May 3, 2010, and June 2 and 3, 2011, using low flow purging methods. On May 3, 2010, SoundEarth collected groundwater samples from off-Property wells BB-8, BB-8A, BB-12, BB12A, and BB-13 and submitted them for laboratory analysis of PCE, TCE, vinyl chloride, cis- and trans-1,2-DCE, 1,1-DCE, and methylene chloride. On June 2 and 3, 2011, SoundEarth collected groundwater samples from on-Property wells G-MW1, G-MW2, G-MW3, R-MW1, R-MW2, R-MW3, R-MW5, and R-MW6, and off-Property wells BB-8 and BB-8A, as well as monitoring well MW-9, located across the 8th Avenue North ROW, near the 800 Roy Street parcel. The groundwater samples were submitted for analysis of GRPH, DRPH, ORPH, BTEX, and/or VOCs, including PCE, TCE, cis- and trans-1,2-DCE, 1,1-DCE, methylene chloride, 1,2-dibromoethane (EDB), EDC, naphthalene, 1,3,5- and 1,2,4-trimethylbenzene, and acetone.

Groundwater Results. PCE concentrations exceeding the cleanup levels were detected in groundwater samples collected from on-Property monitoring wells R-MW1, G-MW1, G-MW2, and G-MW3 and off-

Property wells BB-8 and BB-8A. The PCE concentration of 33,000 µg/L detected in the groundwater sample collected from monitoring wells G-MW3, was reduced in concentration when compared to the maximum historical concentration of 220,000 µg/L (Table 1).

TCE, cis-1,2-DCE, and vinyl chloride concentrations exceeding the applicable cleanup levels were detected in groundwater samples collected from monitoring wells G-MW1, G-MW3, BB-8 and BB-8A. Concentrations of vinyl chloride were also detected in groundwater samples collected from monitoring wells R-MW1, R-MW6. The TCE, cis-1,2-DCE, and vinyl chloride concentrations in the groundwater sample collected from monitoring well G-MW2 were the below the laboratory reporting limit of 1,000, 1,000, and 200 µg/L, respectively, due to the dilution of the sample, but it is reasonable to infer that the concentrations of TCE, cis-1,2-DCE, and vinyl chloride were above the cleanup level because of the concentration of PCE detected in the same groundwater sample and the historical presence of those analytes in groundwater collected from the well during previous sampling events (Table 1).

Concentrations of DRPH exceeding the cleanup level were detected in groundwater samples collected from monitoring wells R-MW1 and R-MW2. The groundwater sample collected from R-MW1 also contained a concentration of ORPH exceeding the cleanup level (Table 1).

Concentrations of GRPH exceeding the cleanup level were detected in groundwater samples collected from monitoring wells R-MW1, R-MW2, G-MW1, G-MW2, and G-MW3. A benzene concentration exceeding the cleanup level was also detected in the groundwater sample collected from R-MW2. Concentrations of benzene, ethylbenzene, and total xylenes remained below the applicable laboratory reporting limits in groundwater samples collected from monitoring wells G-MW2 and G-MW3; however, these samples were diluted due to the high concentrations of GRPH, therefore raising the detection limits of each of the analytes to a concentration greater than the applicable cleanup level (Table 1).

Concentrations of GRPH, DRPH, ORPH, BTEX, trans-1,2-DCE, 1,1-DCE, methylene chloride, EDB, EDC, naphthalene, 1,3,5- and 1,2,4-trimethylbenzene, and acetone in groundwater samples collected from off-Property wells remained below applicable laboratory reporting limits and/or cleanup levels. Groundwater samples collected from on-Property monitoring wells R-MW2, R-MW3 and R-MW5, and off-Property wells BB-12, BB-12A, and BB-13 did not contain concentrations of COCs exceeding applicable laboratory reporting limits and/or cleanup levels.

Summary. The results of the 2010 and 2011 groundwater sampling events indicated that although PCE and its degradation products were still present in groundwater beneath the Site, concentrations had slightly attenuated beneath portions of the Site since previous investigations.

Data Gaps. Groundwater contamination was not bound vertically or horizontally.

3.10 2012 WINDWARD ENVIRONMENTAL SUBSURFACE SOIL AND GROUNDWATER INVESTIGATIONS

In January and February 2012, Windward Environmental LLC (Windward) conducted a subsurface soil and groundwater investigation at the Site (Windward 2012). The purpose of the SI was to further evaluate the lateral and vertical extent of contamination beneath the Property and to confirm if contaminated soil and groundwater extended off-Property to the east.

A total of four soil borings were advanced during the investigation (borings P-03, P-06, P-07 and P-08) on January 28, 29, and 30, 2012. Borings P-03 and P-06 were advanced using sonic drilling methods without conductor casing near the eastern Property boundary within the sidewalk of 8th Avenue North to evaluate impacts to the east of the Property. Boring P-07 was advanced near monitoring well R-MW1 in order to better evaluate the vertical extent of solvent contamination previously encountered in soil collected from R-MW1. Borings P-03, P-06, and P-07 were advanced to approximate maximum depths of 80 feet bgs. Boring P-08 was advanced within the yard area at an approximate 25 degree angle from the vertical point of penetration to a maximum depth of 81.5 feet of augered length, extending approximately 34.5 feet laterally beneath Building C. The actual maximum depth explored in boring P-08 was approximately 74 feet bgs. Boring P-08 was advanced in order to evaluate the vertical extent of solvent contamination previously identified in soil collected from boring B-6.

Reconnaissance groundwater samples were collected from borings P-06 and P-08 during drilling activities at stratified depths of 20, 40, and 60 feet bgs. After the reconnaissance groundwater samples were collected, borings P-03, P-06, P-07, and P-08 were completed as monitoring wells W-MW-01 through W-MW-04, respectively, installed with approximately 10 feet of screen. The wells were developed using a combination of surging and purging, and groundwater samples were collected from monitoring wells W-MW-01 through W-MW-4 toward the bottom of the well screens (70-80 feet bgs) using bladder pumps on February 2, 2012. On February 7, Windward collected groundwater samples from on-Property monitoring wells G-MW1, G-MW2, G-MW3, R-MW1, R-MW2, R-MW3, R-MW5, R-MW6, and off-Property monitoring wells MW-9, BB-8, and BB-13. Windward collected groundwater level measurements from each these monitoring wells, as well as from monitoring wells SCS-1 through SCS-5, which are located on the 800 Roy Street parcel. No information regarding the installation date or construction details of monitoring wells SCS-1 through SCS-5 was available for review.

The selected soil and reconnaissance and low-flow groundwater samples were submitted for laboratory analysis of VOCs, including PCE, TCE, vinyl chloride, EDC, 1,2-dichloroethane, cis- and trans-1,2-DCE, and 1,3,5- and 1,2,4-trimethylbenzene, as well as BTEX.

Soil Results. Fill was encountered in borings P-03, P-06, P-07, and P-08 from ground surface to maximum depths ranging from 15 to 23 feet bgs. Soil samples collected from all four borings contained concentrations of PCE and TCE exceeding the applicable cleanup levels. PCE and TCE concentrations were detected in soil collected from P-03 at depth intervals between 31.5 and 73.5 feet bgs, the maximum depth explored in boring P-03. PCE and TCE concentrations exceeding the cleanup levels were detected in boring P-06 at depths of 9, 30.5, 38, 40, and 59 feet bgs. PCE exceeding the cleanup level was also detected in the soil sample collected from boring P-06 at a depth of 48.5 feet bgs. Soil samples collected from boring P-07 contained concentrations of PCE and TCE exceeding the cleanup level at depths of 33.5, 43, and 53 feet bgs. PCE exceeding the cleanup level was also detected in the soil sample collected from a depth of 27.5 feet bgs. Soil samples collected from P-08 contained concentrations of PCE and TCE exceeding the cleanup level at depths of 8, 15.5, 59, and 71 feet bgs. PCE was also detected at concentrations exceeding the cleanup level at depths of 26.5 and 38 feet bgs. The PCE concentrations detected in the soil samples collected from borings P-03 at 22.5 to 23 feet bgs, P-06 at 30.5 to 31 feet bgs, and P-7 at depths of 33.5 to 34, 43 to 43.5, and 53 to 53.5 feet bgs also exceeded Washington State Dangerous Waste criteria. A concentration of vinyl chloride exceeding the cleanup level was detected in boring P-08 at a depth of 9 feet bgs. Soil samples collected from borings P-06, P-07, and P-08 at depths greater than 76 feet bgs did not exhibit concentrations of PCE, TCE, or other CVOCs exceeding the applicable cleanup levels. Concentrations of BTEX constituents, cis- and trans-1,2-DCE, and other CVOCs

remained below applicable laboratory reporting limits and or cleanup levels; however, because of high concentrations of PCE, several soil samples required dilution, subsequently raising the laboratory reporting limit for benzene above the cleanup level. These samples included boring P-03 at depths of 31.5 and 55.5 feet bgs; boring P-06 at depths of 30.5, 38, and 59 feet bgs; and boring P-08 at depths of 9, 59, and 71 feet bgs.

Methylene chloride was detected in several of the soil samples at concentrations exceeding the applicable cleanup level; however, the resultant concentrations were flagged by the laboratory because methylene chloride was also detected in the method blank. Therefore, the detected concentrations are considered a result of laboratory contamination.

Reconnaissance Groundwater Results. PCE, TCE, vinyl chloride, and cis-1,2-DCE concentrations exceeding the cleanup levels were detected in reconnaissance groundwater samples collected from P-06/W-MW-02 at stratified depths of 30 to 40 and 50 to 60 feet bgs and from P-08/W-MW-04 at stratified depths of 10 to 20, 30 to 40, and 50 to 60 feet bgs. Trans-1,2-DCE and 1,1-DCE were detected in several of the groundwater samples, but were below the applicable cleanup levels. BTEX concentrations remained below the applicable laboratory detection limits and/or cleanup levels in all of the reconnaissance groundwater samples; however, the laboratory detection limits for benzene were raised to above cleanup levels in the reconnaissance groundwater samples collected from W-MW-02.

Groundwater Results. Concentrations of PCE exceeding the cleanup level were detected in the groundwater samples collected from monitoring wells W-MW-01 through W-MW-04. Concentrations of cis-1,2-DCE and TCE exceeding their respective cleanup levels were detected in groundwater samples collected from monitoring wells W-WM-02, W-WM-03, and W-MW-04. BTEX concentrations remained below the applicable laboratory detection limits and cleanup levels in the groundwater samples; however, the laboratory detection limits for benzene were raised to above cleanup levels in the groundwater samples collected from W-MW-2 and W-MW-4.

Summary. Concentrations of PCE exceeding the cleanup level and dangerous waste criteria were confirmed to extend to the northeast of the suspected source area previously identified near boring G-SB4/G-MW3, indicating a separate probable source area near the vicinity of P-07/W-MW-03. Concentrations of PCE and/or its degradation products were confirmed at depths greater than those explored during previous investigations: from 40 to 82 feet bgs.

Data Gaps. The lateral and vertical extent of impacts in soil and groundwater remained undefined. Additionally, SoundEarth questions the drilling methodology used by Windward with respect to the omission of conductor casing during the drilling event. Given the high concentrations of CVOCs observed approximately 30 to 40 feet bgs, likely present as dense non-aqueous phase liquid, it is reasonable to suspect that contaminants could have been carried down through the borehole during drilling activities, thus biasing soil and groundwater samples collected below these depths.

3.11 2011 AND 2012 SOUNDEARTH PREFERRED PATHWAY INVESTIGATION

Between April 2011 and March 2012, SoundEarth completed a preferential pathway investigation for legal counsel representing the Property owner in support of an insurance claim coverage case. The purpose of the investigation was to evaluate potential pathways on Property that may have contributed to a release of PCE to the subsurface. This scope of work included an investigation of the configuration and integrity of the on-Property sanitary sewer system; sampling and analytical testing of water and

sludge collected from the sewer line cleanouts, drains, and sumps; and collection and analytical testing of soil samples collected from the vicinity of the sewer line infrastructure.

In April 2011, SoundEarth subcontracted a plumbing company to video record the condition of accessible portions of the on-Property sanitary sewer lines prior to investigation activities. The contractor completed videos of the southern line from Sump No. 4 to near Sump No. 2, the eastern line from Sump No. 2 to near the 8th Avenue North ROW, and the northern line from just north of Sump No. 5 to the eastern side of the northwest wing of Building A (Figure 4). No obvious structural damage was observed in the videos of the southern or eastern lines, but a portion of the northern sanitary sewer line appeared to be damaged.

Between April and June 2011, sludge samples were collected from floor Sumps No. 2 through Sump No. 5, located on the basement level and from one of the 1925-vintage water treatment drainage trenches located on the first floor of the building. Sludge samples were also collected from sewer line cleanouts C.O. No. 1 and C.O. No. 2, located in Building C (Figure 4). Sump No. 1 was dry and contained no residual fluid. Each sample was analyzed for VOCs by EPA Method 8260C. Additional stratified samples of water, sludge mixed with water, and sludge were collected from Sump No. 4 and submitted for laboratory analyses.

Sludge samples collected from Sump No. 4 sample contained a maximum PCE concentration of 85,000 mg/kg. Concentrations of TCE, cis-1,2-DCE, toluene, and total xylenes were also detected sludge samples collected from Sump No. 4. Sludge samples collected from Sumps No. 2 and 5 contained PCE concentrations of 15 and 1,200 mg/kg, respectively. Sumps 2 and 5 also contained detectable concentrations of one or more BTEX constituents. All of the sludge samples collected from these sumps contained concentrations of PCE exceeding dangerous waste criteria. The sample collected from Sump No. 5 and three of the four samples collected from Sump No. 4 also exceeded Land Ban criteria. The sample from Sump No. 3 did not contain detectable concentrations of PCE. Sludge samples collected from sewer line cleanouts associated with the northern sewer line (C.O. No. 1 and C.O. No. 2) exhibited detectable concentrations of PCE (5.5 mg/kg and 2.6 mg/kg, respectively). C.O. No. 2 also contained detectable concentrations of BTEX constituents, TCE, and cis-1,2-DCE. The process water sample collected from Sump No. 4 contained elevated concentrations of PCE, TCE and cis-1,2-DCE. The PCE and cis-1,2-DCE concentrations exceeded King County's screening levels for VOCs (Tables 8 and 9). The water and sludge were removed from Sump No. 4 and disposed of off the Property as dangerous waste.

In July 2011, SoundEarth cleaned and saw cut a hole in the base of Sump No. 4 to assess its structural integrity and to evaluate whether or not the sump had leaked. A soil sample collected from approximately 1 foot below the base of the sump exhibited a PCE concentration of 19 mg/kg, which was considerably lower in concentration of PCE than found in the sludge samples within the sump (Table 3). The results of the structural assessment of the sump and soil sampling suggested that only minor leaking occurred.

In February 2012, SoundEarth excavated two test pits (designated as EX01 and EX02) along the southern sewer line alignment in the vicinity of Sump No. 2 (Figure 20). The purpose of this phase of work was to observe the conditions and structural integrity of the sewer line in the area of boring B-9, which exhibited elevated concentrations of PCE in shallow soil. Test pit EX01 exposed the 6-inch-diameter, cast iron sewer line. While the line appeared to sag slightly at the belled joint connections, no obvious perforations or breaks in the line were observed. Soil samples were collected from excavation EX01 and

submitted for analytical testing for CVOCs by EPA Method 8260C. Soil samples collected from EX01 exhibited PCE concentrations of up to 190 mg/kg at a depth of 6 feet bgs. TCE concentrations between 0.052 and 0.38 mg/kg were also detected in the soil samples (Table 3). These results confirmed the presence of shallow PCE impacts adjacent to the southern sewer line.

Soil samples collected from test pit EX02 were screened in the field using a photoionization detector (PID), which did not reveal obvious soil impacts. No samples were analyzed from excavation EX02.

Summary. The results of the preferred pathway evaluation indicated that a portion of the PCE waste stream from Property dry cleaning was disposed of into Sump No. 4, which likely conveyed the PCE-impacted effluent through the southern sewer line. The results also suggest that Sump No. 4 did not appear to leak significantly, though leakage may have occurred at joints within the sewer line. Sludge collected from cleanouts C.O. No. 1 and C.O. No. 2 and Sump No. 5 suggest that a portion of the PCE waste stream was conveyed through the northern sewer line as well. Excavated soils from Sump 4 and EX01 were drummed on site and disposed of as F002-listed dangerous waste.

Data Gaps. PCE in shallow soil was not bound laterally.

3.12 SUMMARY OF DATA GAPS

The results of previous investigations indicate that lateral and vertical extent of PCE-contaminated soil meeting Washington State's Dangerous Waste criteria had not been defined. The lateral and vertical extent of PCE contamination in soil exceeding land ban criteria appeared to be limited to the west-central portion of the Property in the vicinity of borings B-9 and G-MW1 at depths between 4 and 20 feet bgs. The lateral and vertical extent of impacts off the Property to the north, south, east, and west were not delineated.

4.0 2013 INTERIM ACTION

On March 22, 2013, SoundEarth oversaw the removal of four 6,000-gallon USTs (Tank 1 through Tank 4) and a fifth 500- to 600-gallon UST, located near the center of the Property (Tank 5). Upon removing the concrete foundation in the vicinity of Tank 2, droplets of liquid mercury were discovered. The mercury was containerized and disposed of as hazardous waste to a regulated facility under the oversight of NRC Environmental Services. Tanks 1 through 4, which contained no measurable product, were cleaned by Marine Vacuum Services, Inc. Tanks 1 through 4 appeared to be in good condition upon removal, with no visible perforations or rust. Tank 5 was in poor condition, with numerous perforations; no material was contained within Tank 5. Soil samples were collected from the sidewalls and bottom of each UST excavation and were submitted for analysis of DRPH and ORPH by Northwest Total Petroleum Hydrocarbon (NWTPH) NWTPH-Dx. The soil samples collected from the bottom of the Tank 2 excavation was also submitted for analysis of RCRA 8 metals, which included arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver, by EPA Methods 200.8 and 1631E. Concentrations of DRPH, ORPH, and metals remained below their respective laboratory reporting limits and/or cleanup levels in all of the soil samples collected from the excavation limits. The tank excavations were backfilled with recycled concrete. A report summarizing the field activities and laboratory analytical results is provided in Appendix E.

5.0 REMEDIAL INVESTIGATION

In July, August, and December 2012 and February, March and April 2013, SoundEarth conducted an RI at the Site. The objectives of the RI included the following:

- Addressing on-Property data gaps for CVOCs in soil and groundwater.
- Evaluating the lateral and vertical extent of soil and groundwater contamination both on and off the Property.
- Comparing soil and groundwater results to those collected by Windward to evaluate the drilling methodology and usefulness of their data.
- Collecting soil gas samples for the purpose of evaluating the vapor intrusion pathway downgradient of the Property.
- Collecting sufficient data to conduct a Feasibility Study and ultimately develop a cleanup action plan for the Site.

5.1 PRE-FIELD ACTIVITIES

SoundEarth conducted the following pre-field activities for the RI:

- Updated the existing health and safety plan for the Site in accordance with MTCA and 29 CFR 1910.120 prior to initiating field activities.
- Prepared a detailed work plan for the field activities to be conducted at the Site.
- Requested public utility locates along Valley, Roy, and Broad Streets and Dexter, 8th, and 9th Avenues North by contacting the Northwest Utility Notification Center.
- Oversaw a private utility locate by Bravo Environmental to clear each boring location prior to drilling.
- Prepared and implemented traffic control plans to block parking lanes and redirect traffic within Valley, Roy, and Broad Streets and Dexter, 8th, and 9th Avenues North.
- Secured SDOT Street Use permits to redirect traffic and conduct field activities within the ROWs.

5.2 SOIL BORING ADVANCEMENT AND SAMPLING

The drilling and well installation activities conducted as part of this RI were performed in July 10 through August 15, 2012; December 4 through 18, 2012; February 4, 2013; March 21, 2013; and March 18 through April 4, 2013. Drilling activities were conducted under the supervision of a SoundEarth geologist. A total of 33 soil borings were advanced during the investigation (borings B101 through B119 and DB01 through DB14; Figure 8); boring logs are included as Appendix C. In July and August 2012, borings B101 through B106 were advanced by Major Drilling using a sonic probe drilling rig. Borings B107 through B116 were advanced in December 2012; boring B117 on February 4, 2013; and borings B118, B119, and DB01 through DB14 in March and April 2013, by Cascade Drilling LP using a hollow-stem auger drill rig. Concrete at borings B101 through B105, B107, B108, B109, B111, B112, B113, B115, B116, B119, DB01, and DB04 through DB13 were cored prior to drilling. Because a complex network of subsurface utilities exists beneath the Property, surrounding properties, and ROWs, borings B101, B104, B106, B108, B112, B113, B115, B116, and B117 were cleared with a vactor truck or by hand before drilling in order to clear each hole of any potential unmarked utilities.

Borings B101 through B106 and B113 were advanced into the regionally identified advance outwash sand aquifer, to maximum depths of approximately 80 to 140 feet bgs. Borings B111, B112, DB05, DB05A, and DB06 through DB10 were advanced to maximum depths between 70 and 90.5 feet bgs. Borings B107 through B10, B114 through B119, DB01 through DB04, and DB11 through DB14 were advanced approximately between 40 and 60.5 feet bgs.

Boring B101 was advanced in the central portion of the Property to further evaluate the vertical extent of PCE contamination in soil and groundwater previously encountered in boring P-07/well W-MW-03 and to assess the validity of the Windward data. Borings DB01 through DB14 were also advanced on the Property to evaluate the extent of PCE contamination previously observed in soil beneath the Property.

Ten borings were advanced within ROWs to the east of the Property in order to evaluate the lateral and vertical extent of PCE contamination in soil and groundwater downgradient of the Property; borings B103 and B108 through B111 were advanced in the alleyway between 8th and 9th Avenues North; borings B104 and B107 were advanced within the 8th Avenue North ROW adjacent to boring P-06/well W-MW-02 and were also used to assess the validity of the Windward data; and borings B113, B115, and B116 were advanced in within the 9th Avenue North ROW.

Boring B105 was advanced within the Roy Street ROW, southeast of the Property and adjacent to well BB-8, in an effort to assess the vertical extent of PCE impacts in groundwater observed in that well. Borings B106 and B114 were advanced south of the Property within a City of Seattle-owned land parcel and the Broad Street ROW, respectively, in order to evaluate current groundwater conditions in the vicinity of former monitoring well R-MW4.

Borings B102 and B112 were advanced within the Valley Street and Dexter Avenue North ROWs, respectively, in an effort to evaluate whether PCE contamination extended off the Property to the north and/or west.

Boring B117 was advanced within the Dexter Avenue North ROW to the southwest of the Property in order to evaluate PCE impacts in groundwater inferred as hydraulically upgradient from the Property.

Conductor casing was installed to 40 and 80 feet bgs in boring B102 and to 50 feet bgs in boring B111 to provide a barrier between water-bearing zones and mitigate downward migration of contamination through the water table. A summary (in numerical order) of the boring/monitoring well IDs, locations, purpose, installation date(s), depths advanced, and well completion details (if applicable) is presented in Table 10.

After the maximum depth was achieved in each sample interval, relatively undisturbed, discrete soil samples were collected from each soil sonic rig-advanced boring continuously and from each hollow-stem-auger-rig-advanced boring at 5-foot intervals throughout the maximum depth explored. Soil samples were collected from the center of the core sample to avoid cross-contamination. The soil was classified using the Unified Soil Classification System. Soil characteristics, including moisture content, relative density, texture, and color, were recorded on boring logs, provided in Appendix C. The depths at which changes in soil lithology were observed and where groundwater was first encountered are also included on the boring logs. Selected portions of recovered soil core samples were placed in a plastic bag so the presence or absence of VOCs could be quantified using a PID. Soil samples were selected for analysis based on previous data, field indications of potential contamination including visual and

olfactory notations, PID readings, and/or the location of the sample proximate to the soil-groundwater interface.

After collection, soil samples were labeled with a unique sample ID, placed on ice in a cooler, and delivered to Friedman & Bruya, Inc. of Seattle, Washington, under standard chain-of-custody protocols for laboratory analysis. Select soil samples were submitted for laboratory analysis of VOCs, including PCE, TCE, vinyl chloride, EDC, EDB, cis- and trans-1,2-DCE, and 1,3,5- and 1,2,4-trimethylbenzene by EPA Method 8260C. Soil samples collected from s DB02, DB14, and B107 were also submitted for analysis of GRPH by NWTPH method NWTPH-Gx and BTEX by EPA Method 8260C.

Photographs taken during the RI pre-field and field activities are included as an attachment to this report.

5.3 RECONNAISSANCE GROUNDWATER SAMPLES

Reconnaissance groundwater samples were collected from borings B101 through B106, B115, B116, DB01 through DB05, DB05A, DB10, DB13, and DB14 during drilling activities using a temporary screen and a peristaltic or bladder pump at various depths, as indicated in Table 1. The reconnaissance groundwater samples were submitted for laboratory analysis of VOCs, including PCE, TCE, vinyl chloride, EDC, EDB, cis- and trans-1,2-DCE, and 1,3,5- and 1,2,4-trimethylbenzene by EPA Method 8260C. The reconnaissance groundwater samples collected from borings B104 and DB14 were also analyzed for GRPH and/or BTEX by NWTPH-Gx and EPA Method 8260C, respectively, at depths of 60 and 80 feet bgs. Additional reconnaissance groundwater samples were collected from borings B102, B103, and B105 at each of the depths sampled and were field-filtered through a 0.45-micron filter prior to analysis because the groundwater samples exhibited high turbidity. A field duplicate sample was collected from boring B101 at 80 feet bgs for quality assurance/quality control (QA/QC) purposes.

Reconnaissance groundwater samples are useful for screening and site characterization, although concentrations are typically considered an estimate as the collection process can produce a measureable difference from the samples' true value. The most common causes of sample bias are:

- Turbidity – Turbidity can cause bias as a result of the adsorption of chemicals onto, or the release of chemicals from, the surface of particles in the sample (EPA 2005).
- Disturbance – Disturbances such as pressure decreases, temperature, exposure to atmospheric conditions, desorption from sampler materials, and agitation can all contribute to sample bias (EPA 2005).
- Sampling Interval – The potential for contaminated groundwater to travel between sampling intervals exists, potentially biasing the results at the point of interest.

Additionally, the relatively short time frame associated with the collection of reconnaissance groundwater samples may be insufficient for adequate well development and equilibration with the surrounding formation.

5.4 MONITORING WELL INSTALLATION

Borings B101 through B117 were completed as monitoring wells MW101 through MW117, respectively. Each monitoring well was constructed of 2-inch-diameter blank PVC casing, flush-threaded to approximately 10 feet of 0.010-inch slotted well screen. The bottom of each of the wells was fitted with

a threaded PVC bottom cap, and the top of each well was fitted with a locking compression-fit well cap. The annulus of the monitoring wells was filled with #10/20 silica sand to a minimum height of 1 foot above the top of the screened interval. A bentonite seal with a minimum thickness of 1 foot was installed above the sand pack. The wells were completed at the surface with a flush-mounted, traffic-rated well box set in concrete. The well completion details are presented in Table 10 and in the boring logs, which are provided in Appendix C.

Three water-bearing zones were identified during drilling activities: a shallow water-bearing zone comprised of fill and encountered at depths of 10 to 20 feet bgs; a relatively thick intermediate water-bearing zone comprised of dense to very dense heterogeneous glacial sediments, encountered between 25 and 80 feet bgs, and divided into “A” and “B” zones; and a deep outwash aquifer comprised of glacial advance outwash deposits encountered beneath the intermediate water-bearing zone.

Monitoring wells MW101 through MW106 were screened in the deep water-bearing zone to maximum depths between 114 and 140 feet bgs. Monitoring wells MW107 through MW110 and MW114 through MW117 were screened in the intermediate “A” water-bearing zone. Monitoring wells MW111 and MW112 were screened in the intermediate “B” water-bearing zone.

5.5 MONITORING WELL DEVELOPMENT

The monitoring wells were developed with the use of a Grundfos submersible pump. Monitoring well development consisted of surging and purging the wells until a minimum of five well volumes was removed and the groundwater no longer appeared turbid. Turbidity was measured visually by field personnel conducting development activities. Monitoring wells W-MW-02, W-MW03, and W-MW-04 were substantially redeveloped before collecting groundwater samples to remove residual contaminant mass that was likely carried down the borehole during the initial installation by Windward.

5.6 GROUNDWATER MONITORING EVENT

SoundEarth collected groundwater samples from the newly installed monitoring wells subsequent to their development and the existing monitoring wells between July 2012 and March 2013 using low-flow sampling techniques. Monitoring wells MW101 through MW106 were sampled between July 20 and August 22, 2012, monitoring wells MW107 through MW116 were sampled on December 21, 2012, MW117 was sampled on February 8, 2013, and monitoring wells MW118 and MW119 were sampled on March 25, 2013. SoundEarth also conducted a groundwater monitoring event on September 4, 5 and 6, 2012, during which low-flow groundwater samples were collected from monitoring wells MW101 through MW106, R-MW1 through R-MW3, R-MW5, R-MW6, MW-9, BB-8, W-MW-01 through W-MW-4, G-MW1, G-MW2, and G-MW3. The monitoring wells were sampled during each of these sampling events using a combination of peristaltic and bladder pumps and the same low-flow protocols, as employed previously.

Groundwater measurements were collected on September 4 and December 21, 2012, from monitoring wells G-MW1, G-MW2, G-MW3, R-MW1, R-MW2, R-MW3, R-MW5, R-MW6, W-MW-1, W-MW-2, W-MW-3, W-MW-4, BB-8, MW-9, and M101 through MW106. Groundwater measurements were also collected from monitoring wells MW107 through MW116 on December 21, 2012. Groundwater measurements were also collected from all of the monitoring wells mentioned, as well as the newly installed monitoring wells MW117, MW118, and MW119, on March 29, 2013. Groundwater

measurements were collected relative to the top of well casings to an accuracy of 0.01 feet using an electronic water meter.

Groundwater samples were collected from each monitoring well in accordance with EPA's *Low Flow (Minimal Drawdown) Ground-Water Sampling Procedures* (1996) and SoundEarth's *Standard Operating Procedures-007: Groundwater Sampling* at least 24 hours following well development. Purging and sampling of monitoring wells MW102, MW104, MW106, and MW112 were performed using a bladder pump and dedicated polyethylene tubing. Purging and sampling of monitoring wells W-MW-01, through W-MW-04, R-MW1, R-MW2, R-MW3, R-MW5, R-MW6, G-MW1, G-MW2, G-MW3, BB-8, MW-9, MW101, MW103, MW105, MW107 through MW111, and MW113 through MW117 were performed using a peristaltic pump with dedicated polyethylene tubing. During purging, water quality parameters that were monitored and recorded included temperature, pH, specific conductivity, dissolved oxygen, turbidity, and oxidation-reduction potential. Each well was purged until, at a minimum, pH, specific conductivity, and turbidity or dissolved oxygen stabilized. Samples were placed directly into clean, laboratory-prepared containers.

After collection, groundwater samples were labeled with a unique sample ID, placed on ice in a cooler, and delivered to Friedman & Bruya, Inc. under standard chain-of-custody protocols for laboratory analysis. Groundwater samples were submitted for laboratory analysis of VOCs, including PCE, TCE, vinyl chloride, EDC, EDB, cis- and trans-1,2-DCE, and 1,3,5- and 1,2,4-trimethylbenzene, by EPA Method 8260C. Select groundwater samples were also submitted for analysis of BTEX by EPA Method 8260C. The groundwater sample collected from monitoring well MW107 was also submitted for laboratory analysis of GRPH by Method NWTPH-Gx and DRPH/ORPH by Method NWTPH-Dx. Field duplicate samples were collected from monitoring wells MW103 on September 5, G-MW1 on September 6, and MW107 on December 21, 2012, for QA/QC purposes.

5.7 PROPERTY SURVEY

On December 28, 2012, BRH mobilized to the Site and surveyed the horizontal and vertical monitoring well locations and top of casing and monument elevations for the purposes of calculating groundwater flow gradient and direction. Horizontal locations were surveyed relative to the North American Datum of 1983/91, Washington State Plane Coordinate System. Elevations were surveyed relative to the NAVD88. Two subsequent surveys were performed in March 2013 by True North Land Surveying upon completion of monitoring wells MW117, MW118, and MW119.

5.8 SOIL GAS SAMPLING

On March 11, 2013, SoundEarth performed a vapor intrusion investigation adjacent to the 800 Roy Street parcel. The purpose of the investigation was to evaluate whether vapor intrusion from PCE-contaminated groundwater beneath the 800 Roy Street parcel has adversely impacted indoor ambient air quality in the basement of the 800 Roy Street building. Soil gas samples were collected from permanent soil gas monitoring points SV01, SV02, and SV03, using individually certified, 6-liter summa canisters. The soil gas monitoring points were advanced in the sidewalk on the west side of the 800 Roy Street parcel by ESN Northwest using a push probe rig to a maximum depth of 13 feet bgs. The locations of soil gas monitoring points are shown on Figures 8 and 21.

Soil gas samples were collected in the vadose zone just above the groundwater capillary fringe at depths ranging from 11.75 and 12.75 feet bgs. The sample depths were selected to emulate a sub-slab soil gas

sample collected in accordance with Ecology's *Guidance for Evaluating Soil Vapor Intrusion in Washington State: Investigation and Remedial Action* (2009). The soil gas monitoring points were constructed of 6-inch-long, stainless-steel mesh implants from an approximate depth of 12.75 feet bgs and were connected to a riser composed of 0.5-inch-diameter, Teflon-lined polyethylene tubing. The soil gas monitoring points were fitted with a flush-mounted monument at ground surface.

A minimum of three "dead" volumes were purged from the soil gas monitoring points prior to sample collection. Purging and sampling was conducted through a laboratory-certified flow controller set to a flow rate of 167 milliliters per minute. The sample collection time was approximately 46 minutes for SV01 and SV02 and 47 minutes for SV03. The samples were analyzed for the presence of PCE, TCE, cis- and trans-1,2-DCE, and vinyl chloride by EPA Modified Method TO-15 SIM. In addition, helium was used to assess the potential for leaks in the sample train and probe annulus during sampling of the soil gas. Helium was introduced to the sample train and probe annulus by positioning an enclosure over the probe and sampling train. The enclosure was filled with a measured amount of helium, and the concentration of helium was then measured in soil gas samples subsequently drawn from the probe.

5.9 MANAGEMENT OF INVESTIGATION-DERIVED WASTE

Between July 10, 2012, and April 4, 2013, ninety-seven 55-gallon drums and four 10-yard roll off bins were filled with soil cuttings from the advancement of 33 soil borings: sixty-two 55-gallon drums contained soil that did not exhibit detectable concentrations of PCE or degradation products above their applicable laboratory reporting limits; twenty-six 55-gallon drums contained soil with concentrations of PCE and/or degradation products above the laboratory reporting limit, but below the Washington State Dangerous Waste criteria (60mg/kg for PCE); and nine 55-gallon drums and four 10-yard roll off bins contained soil with concentrations of PCE and/or degradation products above the Washington State Dangerous Waste criteria.

On February 8, 2013, SoundEarth received a contained out determination from Ecology for the twenty-six drums that contained soil with PCE concentrations below the Washington State Dangerous Waste criteria, which stated that Ecology will not require disposal of these drums as F002 listed waste at a RCRA permitted dangerous waste treatment, storage and disposal facility. These 26 drums, along with the 33 which did not contain soil with detectable concentrations of PCE or degradation products, were removed from the Property on February 13, 2013 and disposed of at a Subtitle D Municipal Waste Landfill. The remaining nine 55-gallon drums and four 10-yard roll off bins remain on the Property and are awaiting transport and disposal at a RCRA permitted dangerous waste treatment, storage and disposal facility.

5.10 REMEDIAL INVESTIGATION RESULTS

Analytical results for soil and groundwater samples collected during the RI are presented on Figures 15 through 19 and 21 and in Tables 1, 2, and 11. Laboratory analytical reports are included as Appendix F.

5.10.1 Soil Results

The following is a summary of the soil analytical data generated during the RI conducted by SoundEarth in July 2012 through March 2013:

- Fill was encountered from ground surface to maximum depths between 10 and 18 feet bgs in on-Property boring B101 and off-Property borings B102 and B103. Very

dense, glacially derived sediments predominantly composed of silty sands and sandy silts, with sections of gravel containing varying amounts of silts and sands, were encountered below the Site (Figures 9 and 10). Wet sand with some silt and gravel was encountered at depths below 80 feet bgs and interpreted as glacial outwash deposits.

- Soil samples collected from on-Property borings B101, DB02, DB03, and DB05 through DB13, and off-Property borings B103 through B107, B109 through B111, and B114 contained concentrations of PCE and TCE exceeding the applicable cleanup levels. PCE and TCE concentrations that exceeded their respective cleanup levels were detected in soil collected from between 5 and 70 feet bgs. PCE concentrations exceeding the cleanup level were also detected in the soil samples collected from greater depths in B101 at 81 feet bgs and boring B104 at a depth of 80 feet bgs. The PCE concentrations detected in the soil samples collected from borings B101, B107, DB05, DB06, and DB07 at depths of between 30 and 40 feet bgs; boring DB10 at depths between 20 and 50 feet bgs; boring DB11 at a depth of 45 feet bgs; and boring DB12 at a depth of 20 feet bgs exceeded Washington State's Dangerous Waste criteria. A concentration of PCE at the cleanup level was detected in the soil sample collected from boring DB14 at a depth of 40 feet bgs.
- GRPH and/or benzene concentrations exceeding the cleanup level were detected in the soil samples collected from boring DB14 at depths of 10 and 20 feet bgs.
- Soil samples collected from borings B102, B108, B112, B113, B115, B116, B117, B118, B119, and DB01 did not exhibit concentrations of PCE or TCE exceeding the applicable cleanup levels and/or laboratory reporting limits. TCE was not detected in any of the soil samples collected from DB04 at concentrations above the laboratory reporting limits.
- None of the soil samples collected from the borings advanced during the RI contained concentrations of cis- or trans-1,2-DCE, 1,1-DCE, vinyl chloride, or other VOCs above their respective cleanup levels.
- GRPH and BTEX concentrations remained below laboratory reporting limit and the applicable cleanup levels in soil samples collected from borings B107 and DB02.

5.10.2 Reconnaissance Groundwater Results

The following is a summary of the reconnaissance groundwater analytical data generated during the RI:

- PCE concentrations exceeding the cleanup level were detected in reconnaissance groundwater samples collected from on-Property boring B101 at 80 feet bgs; borings DB02 through DB10, DB12, DB13, and DB14 at depths between 10 and 80 feet bgs; off-Property borings B103 at 40 and 80 feet bgs; B104 at 60, 80, and 100 feet bgs; and B106 at 35, 50, and 90 feet bgs. A concentration of PCE at the cleanup level was also detected in the reconnaissance groundwater sample collected from off-Property boring B102 at 30 feet bgs.
- Concentrations of TCE exceeding the cleanup level were detected in reconnaissance groundwater samples collected from on-Property borings B101 at 80 feet bgs; DB02,

DB03, DB05, DB05A, DB06 through DB10, and DB12 through DB14 at depths between 10 and 70 feet bgs; off-Property borings B103 at 40 and 80 feet bgs; B104 at 60, 80, and 100 feet bgs; and B106 at 50 feet bgs.

- Cis-1,2-DCE concentrations exceeding the cleanup level were detected in reconnaissance groundwater samples collected from on-Property borings B101 and DB03, DB05A, DB08, DB09, DB12, DB13, and DB14 at depths between 10 and 80 feet bgs; off-Property borings B103 at 40 and 80 feet bgs; B104 at 60 and 80 feet bgs; and B106 at 50 feet bgs. A concentration of cis-1,2-DCE at the cleanup level was also detected in the reconnaissance groundwater sample collected from DB13 at a depth of 15 feet bgs.
- Concentrations of vinyl chloride exceeding the cleanup level were detected in reconnaissance groundwater samples collected from on-Property boring B101 at 80 feet bgs and borings DB02, DB03, DB05A, DB08, DB09, DB13, and DB14 at depths between 35 and 70 feet bgs; off-Property boring B102 at 30 feet bgs; B103 at 40 and 80 feet bgs; B104 at 60, 80, and 100 feet bgs; and B106 at 35, 50, and 90 feet bgs. A concentration of vinyl chloride at the cleanup level was also detected in the reconnaissance groundwater sample collected from boring B102 at a depth of 50 feet bgs.
- Concentrations of detectable VOCs in groundwater samples collected from borings B102 and B103 were greatly reduced in the filtered samples when compared to the non-filtered samples.
- A methylene chloride concentration was detected in reconnaissance groundwater sample collected from boring B104 at depths of 80 feet bgs; however, the resultant concentrations were flagged by the laboratory because methylene chloride was also detected in the method blank. Therefore, the detected concentration is considered a result of laboratory contamination.
- Trans-1,2,-DCE and 1,1-DCE were not detected at concentrations exceeding their respective cleanup levels in any of the reconnaissance groundwater samples collected during the RI.
- Reconnaissance groundwater samples collected from boring B104 did not contain concentrations of BTEX constituents exceeding their respective cleanup levels.
- Reconnaissance groundwater samples collected from borings B105 and DB01 did not contain concentrations of VOCs above their respective laboratory reporting limits.
- Because PCE concentrations were so high in the reconnaissance groundwater samples collected from borings DB07, DB10, and DB12, the samples required dilution, which elevated the laboratory detection limits of TCE, cis-1,2-DCE, trans-1,2,-DCE, and vinyl chloride to above their respective cleanup levels. Therefore, it is not possible to determine if the concentrations of some of these CVOCs exceeded the cleanup levels in the samples collected from DB07, DB10, and DB12.

5.10.3 Groundwater Results

The following is a summary of the groundwater analytical results generated during the RI.

Shallow Wells: G-MW2, R-MW1, R-MW2, R-MW3, R-MW5, R-MW6, and MW-9

- Concentrations of PCE exceeding the cleanup level were detected in the groundwater samples collected from monitoring wells G-MW2, R-MW1, and R-MW3.
- Concentrations of TCE and cis-1,2-DCE exceeding the cleanup level were detected in groundwater sample collected from monitoring well G-MW2.
- Concentrations of vinyl chloride exceeding the cleanup level were detected in groundwater samples collected from monitoring wells R-MW1 and MW-9.
- Concentrations of BTEX, trans-1,2-DCE, 1,1-DCE, and EDC remained below their respective laboratory reporting limits and/or cleanup levels in all of the shallow wells sampled during the RI.
- Groundwater samples collected from monitoring wells R-MW2, R-MW5, and R-MW6 did not contain detectable concentrations of VOCs.

Intermediate Zone (Interval A) Wells: G-MW1, G-MW3, BB-8, MW107 through MW110, and MW114 through MW117

- Concentrations of PCE exceeding the cleanup level were detected in the groundwater samples collected from monitoring wells G-MW1, G-MW3, BB-8, MW107, MW109, MW110, MW114, MW115, and MW116.
- Concentrations of TCE exceeding the cleanup level were detected in groundwater samples collected from monitoring wells G-MW1, G-MW3, BB-8, MW107, MW109, MW110, and MW114.
- Concentrations of cis-1,2-DCE exceeding the cleanup level were detected in groundwater samples collected from monitoring wells G-MW1, G-MW3, MW107, MW108, MW109, MW110, MW114, MW115, and BB-8.
- Concentrations of vinyl chloride exceeding the cleanup level were detected in groundwater samples collected from monitoring wells G-MW1, G-MW3, MW107 through MW110, MW114, and MW115.
- A concentration of GRPH exceeding the cleanup level was detected in the groundwater sample collected from monitoring well MW107, located to the east of the Property within the 8th Avenue North ROW. Concentrations of DRPH and ORPH were below their applicable cleanup levels in the groundwater sample.
- Concentrations of PCE and TCE were below the laboratory reporting limit and/or cleanup level in groundwater samples collected from monitoring well MW108.
- The groundwater sample collected from monitoring well MW117, located within the Dexter Avenue North ROW to the south of the Property, did not contain detectable concentrations of VOCs.
- Groundwater samples collected from monitoring wells G-MW1, G-MW3, BB-8, and MW107, which were selected for additional BTEX analysis, did not contain concentrations of BTEX constituents above their respective cleanup levels.

- Trans-1,2-DCE, 1,1-DCE, and EDC were not detected at concentrations exceeding their respective cleanup levels in any of the groundwater samples collected from the Intermediate “A” wells sampled during the RI.

Intermediate Zone (Interval B) Wells: W-MW01 through W-MW04, MW111, and MW112

- Concentrations of PCE exceeding the cleanup level were detected in the groundwater samples collected from monitoring wells W-MW-02, W-MW-03, W-MW-04, and MW111.
- Concentrations of TCE exceeding the cleanup level were detected in the groundwater samples collected from monitoring wells W-MW02, W-MW04, and MW111.
- Concentrations of cis-1,2-DCE exceeding the cleanup level were detected in groundwater samples collected from monitoring wells W-MW-02, W-MW-03, W-MW-04, and MW111.
- Concentrations of vinyl chloride exceeding the cleanup level were detected in groundwater samples collected from monitoring wells W-MW-01 through W-MW-04 and MW111.
- The groundwater sample collected from monitoring well MW112, located in the Dexter Avenue North ROW to the west of the Property, did not contain detectable concentrations of VOCs.
- Concentrations of PCE, TCE, cis-1,2-DCE were below the laboratory reporting limits and cleanup levels in the groundwater sample collected from monitoring well W-MW-01.
- Groundwater samples collected from monitoring wells W-MW-01 through W-MW-04, which were selected for additional BTEX analysis, did not contain concentrations of BTEX constituents above their respective cleanup levels.
- Trans-1,2-DCE, 1,1-DCE, and EDC were not detected at concentrations exceeding their respective cleanup levels in any of the groundwater samples collected from the Intermediate “B” wells sampled during the RI.
- Groundwater samples collected from monitoring wells W-MW-01 through W-MW-04, after redevelopment, contained significantly lower concentrations of VOCs compared to those observed by Windward. Suggesting their initial data may have been biased high due to drilling and sampling methodology.

Deep Wells: MW101 through MW106 and MW113

- A concentration of PCE exceeding the cleanup level was detected in the groundwater sample collected from monitoring wells MW103.
- Concentrations of TCE and vinyl chloride exceeding the cleanup level were detected in groundwater samples collected from monitoring wells MW103 and MW113.
- Concentrations of cis-1,2-DCE exceeding the cleanup level were detected in groundwater samples collected from monitoring wells MW103 and MW113.

- Concentrations of vinyl chloride exceeding the cleanup level were detected in groundwater samples collected from monitoring wells MW103, MW105, and MW113.
- Groundwater samples collected from on-Property monitoring well MW101 and monitoring wells MW102, MW104, and MW106 located to the north, east and south, of the Property, respectively, did not contain detectable concentrations of VOCs.
- Monitoring wells MW101 through MW106, which were selected for additional BTEX analysis, did not contain concentrations of BTEX constituents above their respective cleanup levels.
- Concentrations of PCE, TCE, and cis-1,2-DCE remained below their respective laboratory reporting limits and cleanup levels in the groundwater sample collected from monitoring well MW105. PCE also remained below the cleanup level in the groundwater sample collected from monitoring well MW113.

5.10.4 Soil Gas Results

PCE was detected in all three soil gas samples at concentrations ranging from 1.5 to 4.6 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). Vinyl chloride and cis 1,2-DCE were detected in soil gas sample SV01 at concentrations of $0.71 \mu\text{g}/\text{m}^3$ and $0.31 \mu\text{g}/\text{m}^3$, respectively. TCE was only detected in soil gas sample SV03 at a concentration of $0.39 \mu\text{g}/\text{m}^3$. Concentrations of all remaining analytes in the soil gas samples were not detected above laboratory reporting limits.

In accordance with Ecology's vapor intrusion guidance, concentrations of PCE, TCE, and vinyl chloride in the soil gas samples were compared to screening levels in soil gas that are protective of indoor air quality. Soil gas screening levels were calculated using their respective MTCA Method B indoor air cleanup levels for carcinogenicity, obtained from Ecology's cleanup levels and risk calculations (CLARC) database and divided by a vapor attenuation factor of 0.1. Detectable concentrations of PCE, TCE, and vinyl chloride in soil gas samples collected during the RI were all less than their calculated screening levels of 96, 3.7, and $2.8 \mu\text{g}/\text{m}^3$, respectively, which would be protective of indoor air. A screening level protective of indoor air was not calculated for cis-1,2-DCE because the CLARC database has not provided an indoor air cleanup level since toxicity values were updated in 2010. The previous MTCA Method B indoor air cleanup level for cis-1,2-DCE for non-carcinogenicity was $160 \mu\text{g}/\text{m}^3$, making the screening level $1,600 \mu\text{g}/\text{m}^3$.

5.11 DATA GAPS

The borings and monitoring wells advanced and/or installed as part of this RI represent SoundEarth's reasonable efforts to evaluate the Site under the access limitations typical of a dense urban environment. However, following the completion of the RI, data gaps remain for the Site and include the following:

- The northern extent of chlorinated solvent contamination in groundwater has not been defined.
- The lateral and vertical extent of petroleum hydrocarbons in soil beneath the Property have not been defined.

6.0 CONCEPTUAL SITE MODEL

This section provides a conceptual understanding of the Site derived from the results of the historical research and the subsurface investigations performed at the Site. Included is a discussion of the confirmed and suspected source areas, the chemicals and media of concern, the fate and transport characteristics of the release of hazardous substances, the potential exposure pathways, and the definition of the Site. The CSM serves as the basis for developing technically feasible cleanup alternatives and selecting a final cleanup action. The CSM is considered to be dynamic and may be refined throughout the cleanup action process as additional information becomes available.

This section discusses the components of the CSM developed for the Site based on the completion of multiple phases of investigation conducted by SoundEarth and others. Figures 22 through 23 provide visual representations of the information presented below.

6.1 CONFIRMED AND SUSPECTED SOURCE AREAS

The results of the investigations conducted at the Site suggest that the solvent impacts confirmed in soil and groundwater beneath the Site are the result of a release from the laundry and dry cleaning facility that operated on the Property from 1926 through 1995. Dry cleaning operations were conducted on the Property as early as 1966; by 1962, PCE was the primary dry cleaning agent in the United States. At the time, 90 percent of the PCE consumed in the United States was used for dry cleaning (Chemical Engineering News 1963). Considering the scale of the laundry and dry cleaning operations conducted at the Property, it is reasonable to expect that the use of dry cleaning solvents at the Property reflected that of the rest of the country.

Historical building plans indicated that the dry cleaning machines were installed on the first floor of Building A, with piping leading from the dry cleaning machines to the sumps in the boiler room of Building A. Anecdotal evidence suggests that dry cleaning operations were primarily conducted on the first floor of Building A (Figure 3). Consistent with this information, the highest concentrations of chlorinated solvents are located beneath the western portion of the Property, in the vicinity of the former Sump Nos. 2 and 4 and the associated sewer lines beneath former Building A. The results of the 2011 and 2012 preferential pathway investigation indicated that dry cleaning effluent may have flowed into Sump No. 4, which likely connected through the southern sewer line. Although it is not likely that Sump No. 4 leaked significantly, the joints within the sewer line may have contributed to a release of PCE-contaminated effluent into the subsurface beneath the Property. The results of laboratory analysis on sludge collected from cleanouts C.O. No. 1 and C.O. No. 2 and Sump No. 5, soil collected from test pit EX01 and borings B-07 and B101, and soil collected from boring B107 suggest that a portion of the PCE-contaminated effluent was conveyed through the northern, southern, and eastern sewer lines as well. The highest concentrations of GRPH in groundwater beneath the Property are located in the west-central portion of the Property, collocated with the highest concentrations of PCE. The distribution of solvents in soil and groundwater suggest that the primary source of the release is located in this area, although additional, smaller releases may have contributed to shallow solvent contamination elsewhere on the Property, including in the vicinity of the former water/sludge treatment facility that operated in Building C between 1986 and 1995. No ongoing chlorinated solvent releases to soil exist at the Site because dry cleaning operations ceased in the 1990s; however, the contaminated soil continues to act as a secondary source to soil vapor and groundwater.

Two generations of refueling facilities operated on the northern portion of the Property and four USTs containing heating oil operated in the southwestern portion of the Property. Anecdotal evidence indicates that the circa 1961 UST system located in the northeast corner of the Property leaked petroleum hydrocarbons into the subsurface. The distribution of petroleum hydrocarbons in groundwater in the northeast portion of the Property suggest that a release from the circa 1961 UST system has impacted groundwater. It is unlikely that ongoing petroleum hydrocarbon releases to soil beneath the Site exist since both fuel UST systems were reportedly removed between 1966 and 1985 and the heating oil USTs were removed in 2013; however, PCS may continue to act as a secondary source to soil vapor and groundwater.

6.2 CHEMICALS OF CONCERN

Based on the findings of the RI, the primary COCs at the Site are PCE and TCE located in soil and groundwater beneath the Property; the 8th Avenue North ROW; the south- and east-adjointing properties; the 9th Avenue North ROW; and the Valley, Roy, and Broad Streets ROWs.

With the exception of groundwater within the farthest downgradient wells, concentrations of secondary COCs are encompassed by the larger PCE/TCE plume. Secondary COCs identified for the Site include the following:

- Metals and PAHs in fill material beneath the Property.
- GRPH, DRPH, ORPH, and BTEX located beneath the Property and the 8th Avenue North ROW.
- Cis-1,2-DCE and vinyl chloride located beneath the Property; the 8th Avenue North ROW, the south and east-adjointing properties; the 9th Avenue North ROW; and the Valley, Roy, and Broad Streets ROWs.

6.3 MEDIA OF CONCERN

Soil and groundwater have been confirmed as affected media at the Site. Indoor air has been retained as potential media of concern based on the elevated concentrations of PCE in soil and groundwater beneath the Site.

6.4 CONTAMINANT FATE AND TRANSPORT OF CHLORINATED SOLVENTS

This section includes a discussion of the transport mechanisms and environmental fate of chlorinated solvents in the subsurface.

Chlorinated solvents present beneath the Site include PCE, TCE, cis-1,2-DCE, and vinyl chloride, which are confirmed to be present at levels requiring further action under MTCA in both soil and groundwater. The PCE-related compounds are likely present as a result of chemical or biological degradation of PCE. Because both PCE and the degradation products share similar environmental fate and transport characteristics and are present in the same media, PCE is the focus of the contaminant fate and transport discussion.

The RI activities conducted at the Site have demonstrated the following:

- A shallow, perched water-bearing zone is located beneath the Site at depths between 20 and 30 feet NAVD88 (i.e., 10 and 20 feet bgs), consistent with the depth and thickness of the fill material underlying the area.

- An intermediate water-bearing zone, comprised of Intervals A and B, overlies and encompasses a hard silt layer, above which approximately 70 percent of the contaminant mass is retained. The silt layer has been observed at elevations between -5 and 5 feet NAVD88 (i.e., 35 to 45 feet bgs).
- A deep water-bearing zone was encountered at depths of 90 to 125 feet bgs (-50 to -85 feet NAVD88) in the general vicinity of the Property. This zone encompasses a regional confined aquifer comprised of glacial outwash deposits.
- Concentrations of PCE are highest in groundwater samples collected in the west-central portion of the Property in the vicinity of B-9, GMW-2, G-MW3, DB05A, DB10, and DB12; PCE concentrations in groundwater collected from each of these borings/wells exceeded 100,000 µg/L during at least one sampling event. The highest concentration of PCE was 230,000 µg/L in groundwater collected from DB05A in March 2013. Groundwater exhibiting these concentrations was encountered between 10 and 45 feet bgs.
- Groundwater beneath the Site generally flows east toward Lake Union; the contaminant distribution in groundwater is consistent with the measured flow direction. The highest concentrations of chlorinated solvents have been detected within the shallow and intermediate water-bearing zones, with relatively low levels detected in the deep water-bearing zone. In most cases, supplemental sampling events indicate that the concentrations detected in the deeper water-bearing zone may have been a result of a high data bias due to elevated turbidity in the newly-installed wells.
- PCE in groundwater extends from the Property downgradient to 9th Avenue North. The easternmost well exhibiting chlorinated solvent concentrations in excess of the MTCA Method A cleanup level is BB-13, which contained a concentration of vinyl chloride at 1.1 µg/L in 1998 and is located on the western edge of Westlake Avenue North. The concentration dropped to below the laboratory reporting limit during a subsequent sampling event conducted by SoundEarth in 2010, indicating that the eastern extent of the plume has been defined.
- Concentrations of PCE in borings B-9 and G-MW1, which are located adjacent to former Building A (i.e., the west-central portion of the Property), exceed the land ban criteria of 60 mg/kg at depths between 4 and 20 feet bgs (Figure 17). A comparatively larger volume of soil exceeds the dangerous waste threshold of 14 mg/kg; however, concentrations of chlorinated solvents in soil generally diminish outward and downgradient of the primary source area, and the distribution of the solvents in soil generally follow that of groundwater.
- PCE has migrated vertically through soil to depths of up to 80 feet bgs in the areas explored (Figures 22 and 23). PCE contamination in soil extends south and east beyond the Property's boundaries and beneath the adjoining ROWs and portions of the south- and east-adjoining properties.

The highest concentrations of petroleum hydrocarbons are located beneath the northern portion of the Property and within the 8th Avenue North ROW. The release of petroleum hydrocarbons is attributed to the former operation of refueling facilities on the Property and the east-adjoining properties.

6.4.1 Transport Mechanisms Affecting Distribution of Chlorinated Solvents in the Subsurface

The lateral, crossgradient, and upgradient distribution of PCE concentrations in the vadose zone likely are a result of vapor-phase transport via diffusion from source areas and transport over time. In addition to vapor-phase transport, PCE and its degradation products in the subsurface can be transported in the dissolved-phase via groundwater or other water that comes into contact with the contaminated soil. PCE, TCE, and cis-1,2-DCE in groundwater generally follow horizontal and vertical groundwater gradients, assuming some degree of seasonal fluctuation in groundwater flow direction. Groundwater beneath the Site generally flows toward the east; the contaminant distribution beneath the Site indicates that the majority of the contaminant migration beneath the Site appears to be a result of advective transport via bulk movement of groundwater. Upgradient contaminant migration, as well as some of the crossgradient distribution patterns, likely resulted from long-term diffusion and subsequent dispersion of the solvents in the subsurface.

The mobility of the highest concentrations of COCs is limited by the presence of a hard silt layer underlying much of the Property at elevations between -5 and 5 feet NAVD88. The silt layer appears to significantly restrict the vertical migration of COCs.

6.4.2 Environmental Fate of Chlorinated Solvents in the Subsurface

The primary COC at the Site is PCE. PCE is a volatile compound that will volatilize into a gaseous state from soil and/or groundwater. In areas of the Site where an impermeable cover is not present, some PCE in vapor will escape to the atmosphere. Once in the atmosphere, it will rapidly attenuate via photodegradation. However, once PCE enters the subsurface, chemical attenuation processes such as hydrolysis, direct mineralization, and reductive dehalogenation may affect the PCE in soil and groundwater, resulting in a natural reduction or breakdown into nontoxic components such as chloride and carbon dioxide. Biological attenuation processes such as reductive dechlorination and cometabolic degradation also may affect the reduction of PCE in soil and groundwater under conducive subsurface conditions. If reductive biodegradation of PCE is occurring, the first indication is the presence of degradation compounds that include TCE, cis-1,2-DCE, trans-1,2-DCE, and vinyl chloride.

TCE, cis-1,2-DCE, and vinyl chloride have been detected in soil and groundwater beneath the Site, demonstrating that biological and possibly chemical attenuation processes are occurring at the Site. In addition, groundwater parameters collected during a 2011 groundwater monitoring event at the Site demonstrated that dissolved oxygen concentrations were below 0.5 milligrams per liter (mg/L) at five of the 11 wells sampled within and near the source area. With the exception of one of the wells, dissolved oxygen was below 2 mg/L in all of the wells sampled. In addition, six of the 11 wells exhibited oxidation-reduction potential values well within the range required for biodegradation to be likely or possible, especially in combination with low dissolved oxygen (EPA 1998).

6.5 Contaminant Fate and Transport of Petroleum Hydrocarbons

This section includes a discussion of the transport mechanisms and environmental fate of petroleum hydrocarbons in the subsurface.

6.5.1 Transport Mechanisms Affecting Distribution of Petroleum Hydrocarbons in the Subsurface

The environmental transport mechanisms of petroleum hydrocarbons are related to the separate phases in the subsurface. The three phases of petroleum contamination in the subsurface at the Site are vapor (in soil vapor), residual contamination (sorbed contamination on soil particles), and aqueous phase (contaminants dissolved in groundwater). Each phase is in equilibrium in the subsurface with the other phases, and the relative ratio of total subsurface contamination by petroleum hydrocarbons between the four phases is controlled by dissolution, volatilization, and sorption.

GRPH observed in soil and groundwater beneath the Site has been transported from source areas and distributed throughout the Site primarily by dispersive and advective transport mechanisms within the saturated zone. As with other chemicals, petroleum hydrocarbons tend to spread out as groundwater flows away from the source area. The extent of the hydrocarbon plume depends on the volume of the release, soil density, particle size, and seepage velocity.

Volatilization of the contaminant plume can result in mass removal of hydrocarbons by releasing vapor into the vadose zone, where soil hydrocarbon vapor can be biodegraded to an extent not possible in light nonaqueous-phase liquids (LNAPL) or dissolved phases, depending on environmental conditions. Sorption of contaminants onto soil particles or interstitial soil spaces can immobilize contaminants. Contaminants sorbed onto soil particles are not free to transport via aqueous transport or LNAPL advection. Residual contamination, although not necessarily broken down quickly over time, is generally immobile.

6.5.2 Environmental Fate in the Subsurface

The most significant fate process for petroleum hydrocarbons is biodegradation (i.e., natural attenuation). Biological degradation of contaminants in LNAPL, dissolved, residual, and vapor phases, is possible under a variety of environmental conditions, although it occurs predominantly in the aqueous, residual, and vapor phases. Degradation products of gasoline constituents are generally less toxic than their parent species. Petroleum hydrocarbons that are the most mobile (having the least viscosity and most solubility in water) are also the most easily biodegraded (e.g., aromatics). Because petroleum constituents contain thousands of carbon compounds, there is a vast array of biochemical transformations that occur in situ in the soil and groundwater media. For example, hydroxylation can alter hydrocarbon compounds to ketone or alcohol products that are less toxic or more biologically available; aromatic reduction can convert aromatic groups to naphthenes; ring cleavage can destroy aromatic functional group species; and reduction can alter olefin functionality. The alteration and destruction of petroleum hydrocarbon constituents occur both by microbial enzyme catalytic reactions on the contaminant substrate or by direct digestion of contaminants as an electron donor or acceptor. Any number of reactions can occur within the subsurface by microorganisms that can change the chemical distribution and concentrations of the contaminants.

6.6 Exposure Pathways

This section discusses the confirmed and potential human health and ecological exposure pathways at the Site with the following goals: (1) identifying those pathways requiring remediation to reduce or eliminate unacceptable risks to human health or the environment and (2) applying the findings to the

development of potentially feasible remedial technologies. A CSM highlighting the complete pathways is presented on Figure 22.

6.6.1 Soil Pathway

Potential exposure pathways for soil contamination include volatilization into soil vapor and subsequent exposure through the vapor pathway discussed in Section 6.6.3 or via the direct contact pathway, which comprises direct contact via dermal contact with and/or ingestion of soil beneath the Site. Protection from direct contact exposure to affected soil would require capping or excavation. At present, much of the ground surface of the Property is covered with the foundation of the former buildings, with the exception of the portions of Building B that were removed prior to the decommissioning of the four 6,000-gallon USTs associated with the former boiler room. The remaining soil exhibiting concentrations of PCE that exceed the MTCA Method B soil cleanup level of 14 mg/kg, which is considered protective of the direct contact pathway for dermal contact and/or ingestion, is covered with concrete, asphalt, and/or building structures, which minimize the risk of direct contact. While future development activities at the Site could result in exposure to contaminated soil above direct contact levels during construction, this pathway will be mitigated by virtue of the plan to remove soil within the top 15 feet of the Property containing concentrations of COCs in excess of their respective cleanup levels prior to and during redevelopment activities.

6.6.2 Groundwater Pathway

Groundwater is affected by releases directly into a groundwater-bearing zone or by unsaturated soil contamination desorbed from the soil particles by infiltrating surface water or seasonally high groundwater conditions. Potential exposure pathways for groundwater contamination include volatilization into soil vapor and subsequent exposure through the vapor pathway discussed in Section 6.6.3 or via the direct contact pathway, which comprises both the dermal contact and ingestion pathways. No groundwater supply wells at or in the vicinity of the Site are used for potable water supply. The deep water-bearing zone underlying the Site may qualify as a potential future source of potable water; however, because of the availability of municipal water supplies in the Site vicinity, there is a low probability that groundwater in the deep water-bearing zone beneath the Site or adjoining parcels would be used as a potable water source. Because there is no practical use of groundwater in the Site vicinity, excavation activities would be required for direct contact with groundwater to become a potential risk to human health. Future development or remediation activities that may be conducted within the shallow perched interval or the intermediate water-bearing zones could result in exposure to contaminated groundwater during remedial construction activities.

6.6.3 Vapor Pathway

The air-filled pore space between soil grains in the unsaturated zone or partially saturated zone is referred to as soil gas or soil vapor. Soil vapor can become contaminated from volatilization of a PCE source, specifically from PCE as a nonaqueous-phase liquid, but also from PCE adsorbed to soil mineral surfaces and, to a lesser degree, dissolved in groundwater. Ecology guidance for evaluating soil vapor intrusion risks into structures provides generic chemical-specific screening levels for both groundwater and soil vapor that are protective of human health (Ecology 2009).

Because no buildings are currently located on the Property, the soil gas data collected during the RI were used to evaluate the potential for vapor intrusion into adjoining, off-Property buildings.

The maximum detected COC soil gas concentrations and the associated screening levels protective of indoor air from the guidance are summarized in the following table.

COC	Maximum Detected Concentration in Soil Vapor ($\mu\text{g}/\text{m}^3$)	Soil Gas Screening Level Protective of the Vapor Intrusion Pathway ¹ ($\mu\text{g}/\text{m}^3$) (Ecology 2009)
PCE	4.6	96
TCE	0.39	3.7
Cis-1,2-DCE	0.31	160 ^a
Vinyl chloride	0.71	2.8
GRPH	Not Measured	1,400–27,000 ^b

NOTES:

$\mu\text{g}/\text{m}^3$ = micrograms per cubic meter

cis-1,2-DCE = cis-1,2-dichloroethylene

CLARC = cleanup levels and risk calculations

COC = chemicals of concern

¹Soil gas screening level is equal to the indoor air cleanup level divided by an attenuation factor of 0.1 for soil gas just beneath the building.

^a2009 guidance value. CLARC database does not currently have an indoor air cleanup level for Cis-1,2-DCE.

^bThe screening levels vary by fraction for petroleum hydrocarbons (air-phase petroleum hydrocarbons):

The standard for EC9-12 aliphatics is 1,400 $\mu\text{g}/\text{m}^3$.

The standard for EC9-10 aromatics is 1,800 $\mu\text{g}/\text{m}^3$.

The standard for EC5-8 aliphatics is 27,000 $\mu\text{g}/\text{m}^3$.

GRPH = gasoline-range petroleum hydrocarbons

Ecology = Washington State Department of Ecology

PCE = tetrachloroethylene

TCE = trichloroethylene

A comparison of the maximum detected COC concentrations in soil gas with the respective vapor intrusion screening level indicates that there is not a vapor intrusion risk under a standard exposure scenario involving a slab-on-grade, crawl space, or full basement construction at off-Property locations. Additionally, any on-Property risks will be mitigated in the future by virtue of remediating the contaminated soil and groundwater prior to and during Property redevelopment.

Because the groundwater contamination plume will remain at least temporarily following remediation activities, the groundwater screening levels for vapor intrusion are appropriately used for a screening level evaluation of the risk of vapor intrusion for future land use on the Property. The referenced guidance indicates that when conducting a Tier 1 evaluation of vapor intrusion risk, the maximum measured groundwater concentrations should be compared to the screening levels. The maximum detected COC concentrations detected in groundwater beneath the Property and the associated groundwater screening level protective of indoor air from the guidance, and updated using Ecology's CLARC database, revised in September 2012, are summarized in the following table.

COC	Maximum Detected Concentration in Groundwater (µg/L)	Groundwater Screening Level Protective of the Vapor Intrusion Pathway ¹ (µg/L) (Ecology 2009 Appendix B)
PCE	220,000	25
TCE	4,800	1.5
Cis-1,2-DCE	7,600	160 ^a
Vinyl chloride	630	0.34
GRPH/DRPH/ORPH	7,200/26,000/25,000	2.9–1,300 ^b
Benzene	684	2.4

NOTES:

µg/m = micrograms per liter

cis-1,2-DCE = cis-1,2-dichloroethylene

CLARC = cleanup levels and risk calculations

COC = chemicals of concern

DRPH = diesel-range petroleum hydrocarbons

GRPH = gasoline-range petroleum hydrocarbons

Ecology = Washington State Department of Ecology

ORPH = oil-range petroleum hydrocarbons

PCE = tetrachloroethylene

TCE = trichloroethylene

¹Groundwater Screening Level is equal to the indoor air cleanup level divided by the product of an attenuation factor of 0.001, Henry's Law constant at 13 degrees Celsius (the average temperature of groundwater in Washington), and a conversion factor of 1,000.

^a2009 guidance value. CLARC database does not currently have an indoor air cleanup level for Cis-1,2-DCE.

^bThe screening levels vary by fraction for volatile petroleum hydrocarbons (volatile petroleum hydrocarbons):

The standard for EC8-10 aliphatics + EC10-12 aliphatics is 2.9 µg/L.

The standard for EC5-6 aliphatics + EC6-8 aliphatics is 140 µg/L.

The standard for C8-10 aromatics + EC10-12 aromatics is 1,300 µg/L.

A comparison of the maximum detected COC concentrations in groundwater with the respective vapor intrusion screening level indicates that there would be a potential vapor intrusion risk from all of the COCs under the standard exposure scenarios involving a slab-on-grade, crawl space, or full basement construction on the Property.

6.7 TERRESTRIAL ECOLOGICAL EVALUATION

A Terrestrial Ecological Evaluation (TEE) is required by WAC 173-340-7940 at locations where a release of a hazardous substance to soil has occurred. The TEE is intended to assess potential risk to plants and animals that live entirely or primarily on affected land. The Site qualifies for an exclusion from conducting a TEE, under the criteria specified in WAC 173-340-7491(b). Soil contamination is covered by pavement and other physical barriers that prevent plants and wildlife from being exposed. If the contaminated soil is left in place, an institutional control, such as an environmental covenant, will be required by Ecology. If soil is remediated beneath the Site to the depths of 15 feet bgs, the standard point of compliance, the Site will also qualify for an exclusion from conducting a TEE under WAC 173-340-7491(a) and an institutional control will not be required by Ecology. The TEE considers Site area, Site land use, Site habitat quality, likelihood that the Site will attract wildlife, and COCs occurring in Site soil. No further consideration of ecological impacts is required under MTCA.

6.8 CONCEPTUAL SITE MODEL SUMMARY

A summary of the geologic, hydrogeologic, and laboratory analytical data are presented on Figures 22 and 23, which display a conceptual model of Site conditions. As shown on Figures 9 through 11, the

subsurface soil beneath the Site is interpreted to consist of the following geologic units, from youngest to oldest: anthropogenic fill, post-Vashon lacustrine deposits, Vashon glacial till or Vashon age ice-contact deposits, and advance outwash deposits and glacial till or drift of either Vashon age or pre-Fraser age.

The results of previous subsurface investigations and the RI conducted at the Site suggest that the chlorinated solvent impacts confirmed in soil and groundwater beneath the Site are the result of a release from the laundry and dry cleaning facility that operated on the Property from 1925 through 1995. Historical building plans indicated that the bulk of the dry cleaning operations were conducted in Building A, with piping leading from the dry cleaning machines to the sumps in the boiler room on the western portion of Building A. Consistent with this information, the highest concentrations of chlorinated solvents are located near Building A in the west-central portion of the Property.

The high concentrations of PCE in soil and groundwater are inferred to be evidence of a release from the former dry cleaning facility that operated on the Property. Concentrations of PCE and associated COCs in the soil decrease rapidly upgradient of the source area and are carried through advective transport downgradient of the source area. Vertical distribution of solvent-contaminated soil is limited in large part by the presence of a layer of hard silt that underlies the Property at elevations between -5 and 5 feet NAVD88 (i.e., 35 to 45 feet bgs). Approximately 70 percent of the solvent mass is held up by the silt layer; the remaining soil contamination extends up to 80 feet bgs.

As with solvent-contaminated soil, the bulk of the solvent contamination in groundwater remains above the hard silt layer underlying the Property. The highest concentrations of chlorinated solvents have been detected within the shallow and intermediate water-bearing zones, with relatively low levels detected in the deep water-bearing zone. While elevated concentrations of chlorinated solvents have been detected in groundwater collected from the deep water-bearing zone, they consistently drop during subsequent sampling events.

The lateral distribution of PCE is consistent with groundwater flow direction. PCE in groundwater extends from the Property downgradient to 9th Avenue North. The easternmost well exhibiting chlorinated solvent concentrations in excess of the MTCA Method A cleanup level is BB-13, which contained a concentration of vinyl chloride at 1.1 µg/L in 1998 and is located on the western edge of Westlake Avenue North. The concentration dropped to below the laboratory reporting limit during a subsequent sampling event conducted by SoundEarth in 2010, indicating that the eastern, downgradient extent of the plume is defined.

Concentrations of petroleum hydrocarbons exceed their respective cleanup levels in soil and groundwater samples collected on the northern portion of the Property and within the 8th Avenue North ROW. The petroleum contamination is attributed to the historical operation of refueling facilities on the Property and on the east-adjointing properties. The petroleum hydrocarbon contamination appears vertically limited to the shallow and intermediate water-bearing zones.

As indicated in Section 6.7, the Site qualifies for a TEE exclusion based on WAC 173-340-7491. Section 6.6 discusses potential exposure pathways that could affect human health at the Site. In summary, the following exposure pathways are of concern for future human health exposure at the Site:

- **Soil Pathway.** Direct contact via dermal contact and/or ingestion by construction workers encountering contaminated soil during future construction activities on the Site. However, the

soil pathway is not considered complete under the planned future use of the Property. Additional discussion of soil pathways is included in Section 6.6.1.

- **Groundwater Pathway.** Direct contact via dermal contact and/or ingestion by construction workers encountering contaminated perched groundwater during future construction activities on the Site. Human health exposure via ingestion of groundwater as a potable drinking water supply is not considered to be a complete exposure pathway. Additional discussion of groundwater pathways is included in Section 6.6.2.
- **Vapor Pathway.** A screening level vapor intrusion evaluation suggests that there is the potential for an unacceptable vapor intrusion risk from contaminants in soil and/or groundwater intruding into existing structures at the Site, as well as short-term inhalation of volatilized contaminants by construction workers during future construction activities on the Site. However, the vapor intrusion pathway is not considered complete under the planned future use of the Property. Additional discussion of the vapor pathway is included in Section 6.6.3.

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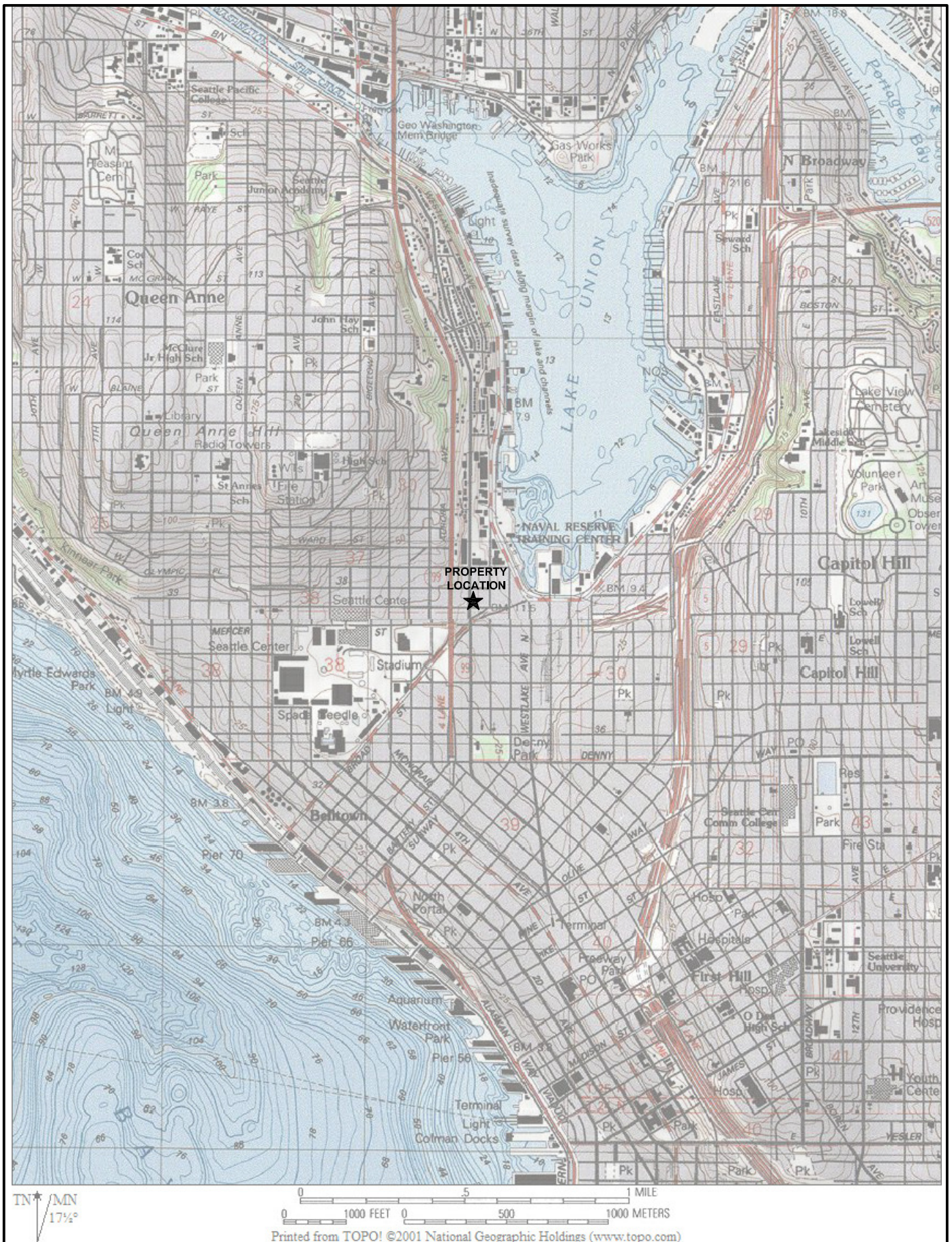
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8.0 LIMITATIONS

The services, findings, and conclusions described in this report were prepared for the specific application to this project and were developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area. A potential always remains for the presence of unknown, unidentified, or unforeseen subsurface contamination on portions of the Site not sampled. No other warranty, expressed 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. SoundEarth is not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. SoundEarth does not warrant the accuracy of information supplied by others, or the use of segregated portions of this report.

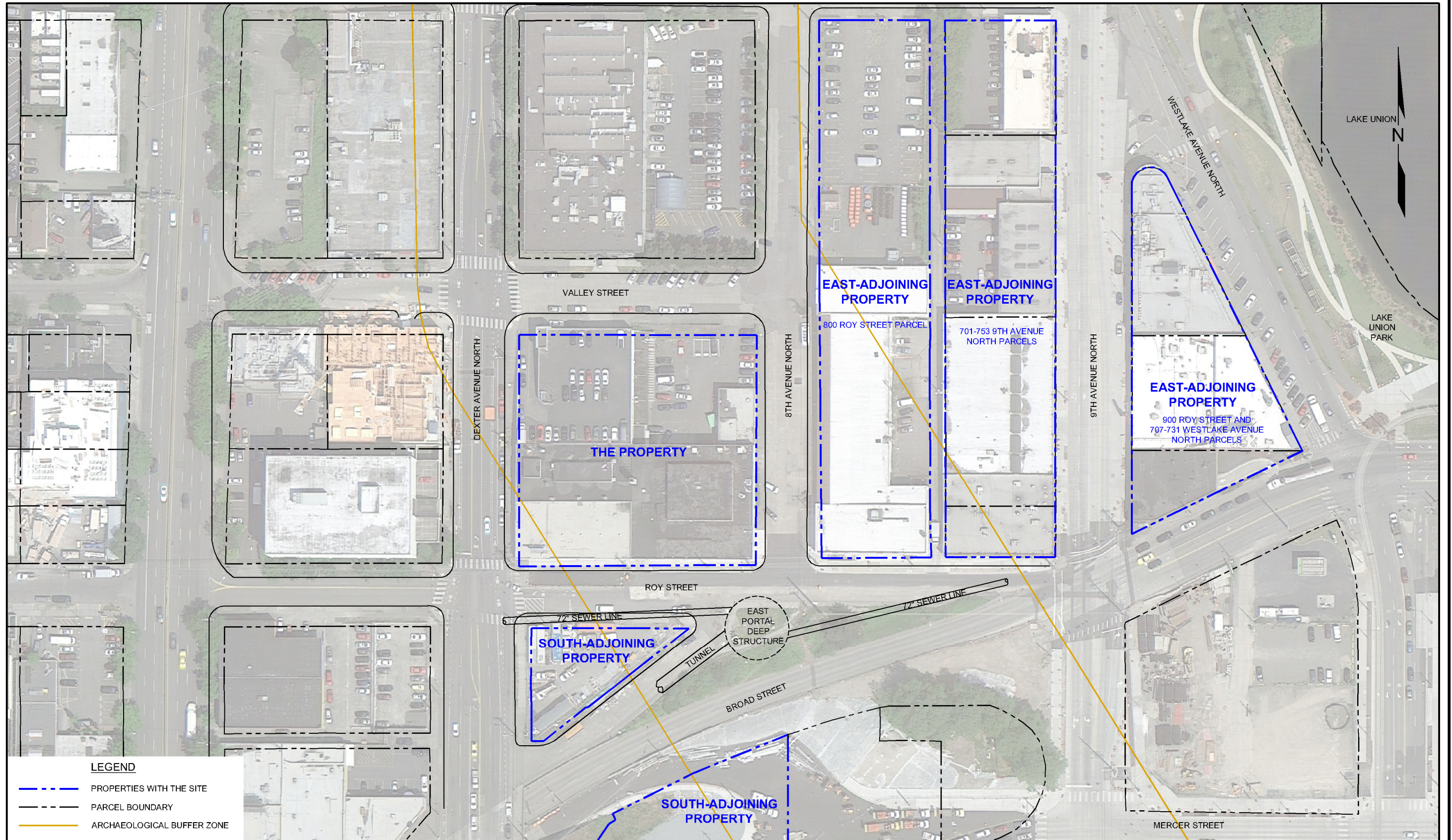
FIGURES



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PROJECT NUMBER: 0797-001
STREET ADDRESS: 700 DEXTER AVENUE NORTH
CITY, STATE: SEATTLE, WASHINGTON

FIGURE 1
PROPERTY LOCATION MAP



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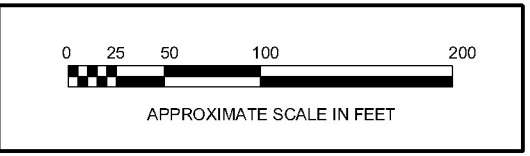
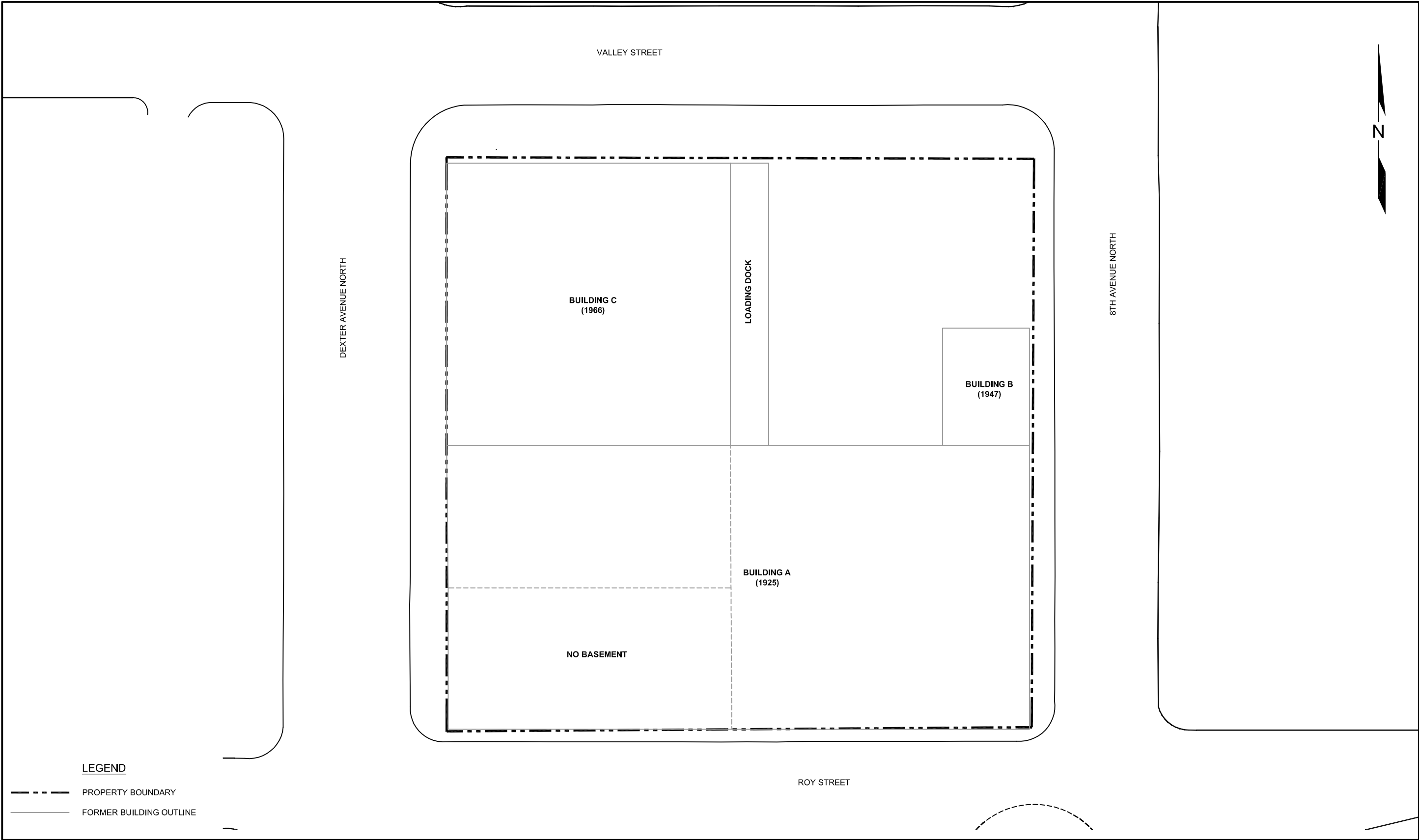


FIGURE 2
SITE LOCATION MAP



LEGEND

- PROPERTY BOUNDARY
- FORMER BUILDING OUTLINE



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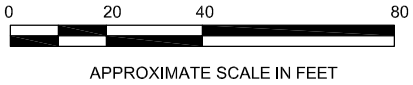
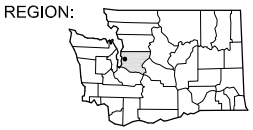
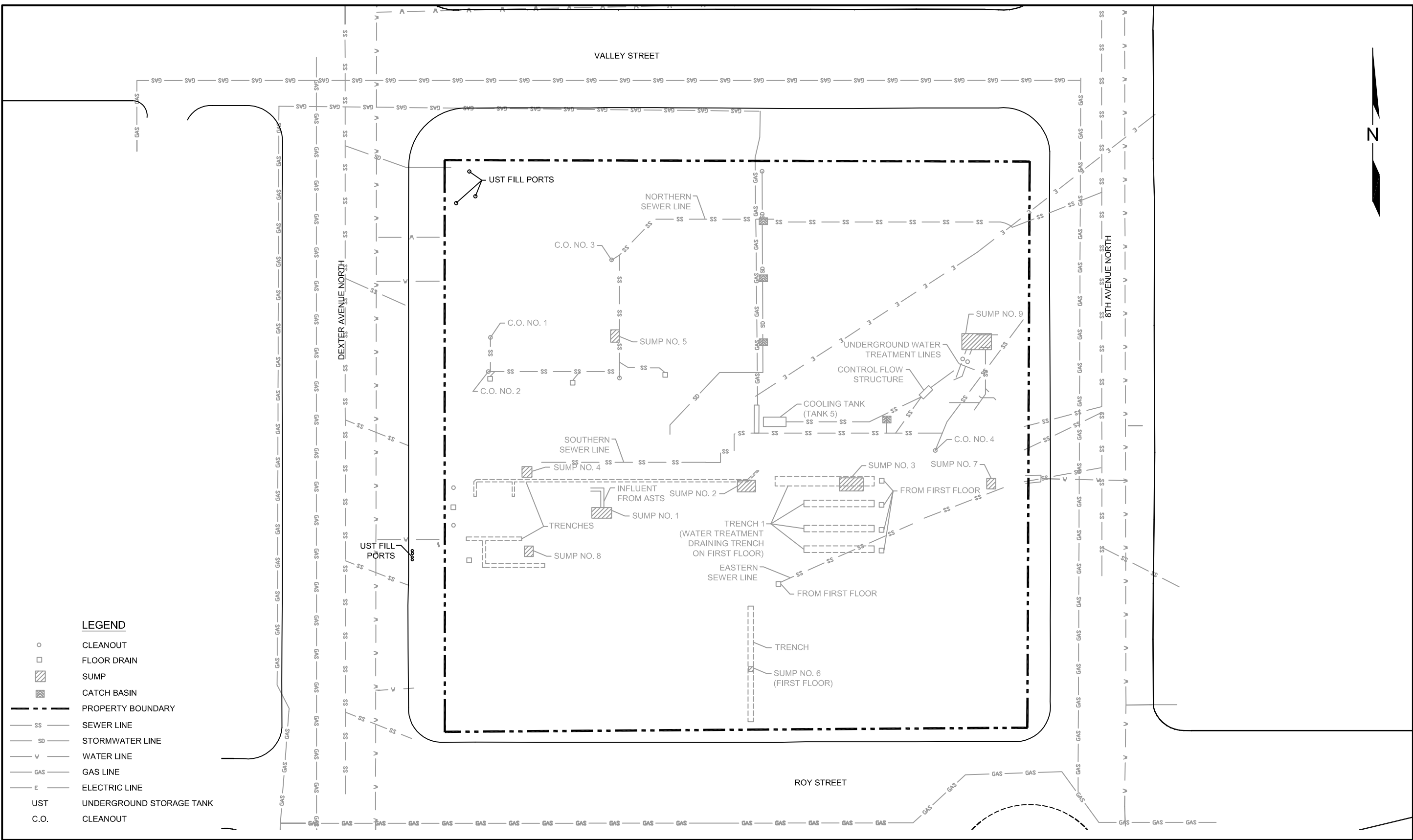


FIGURE 3
PROPERTY PLAN



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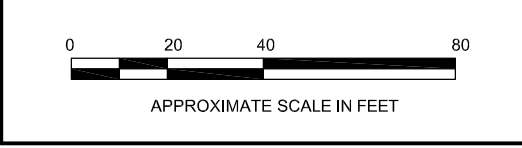
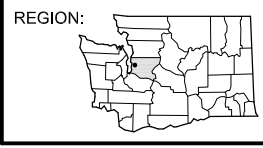
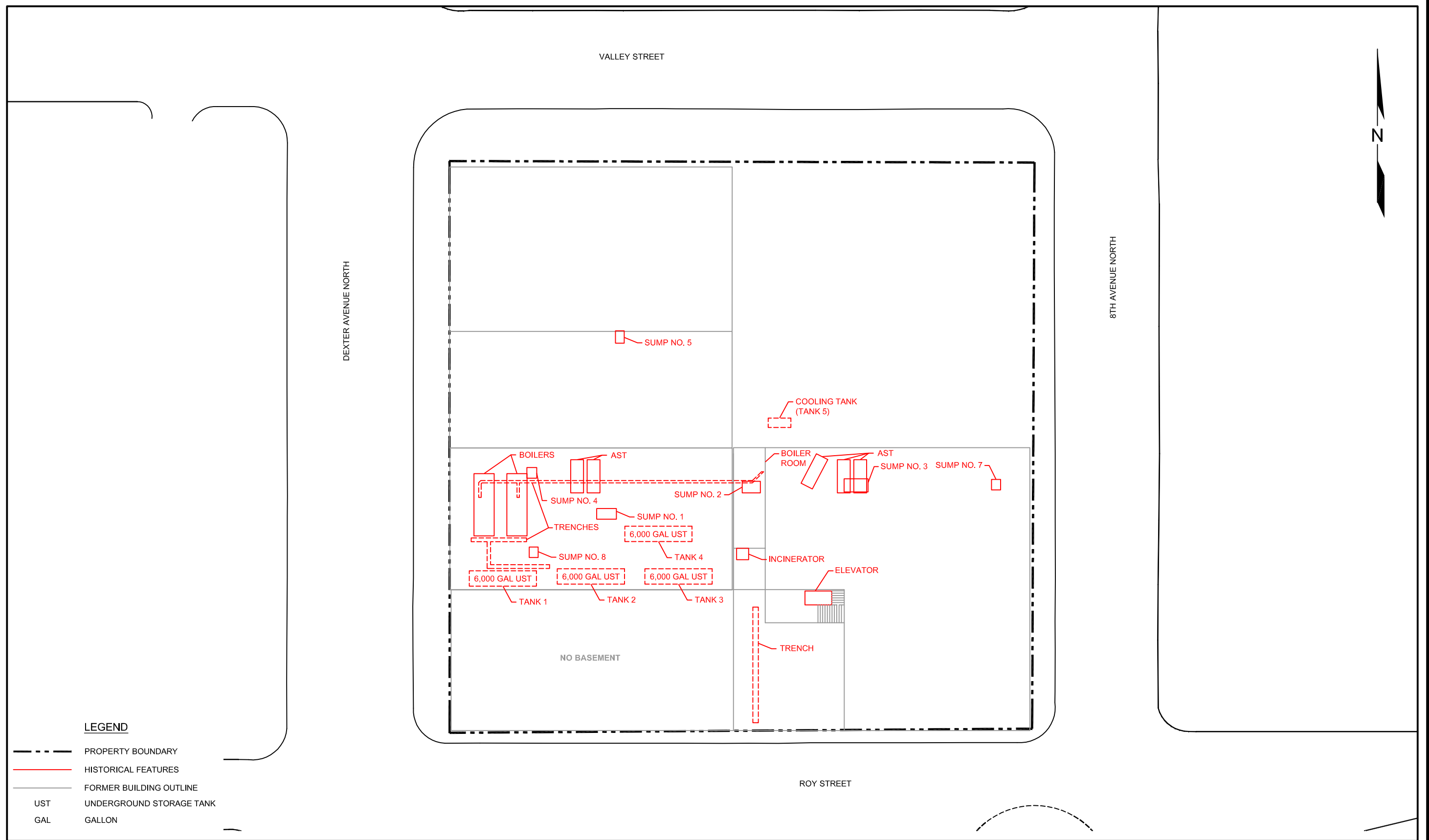


FIGURE 4
SUBSURFACE UTILITIES MAP



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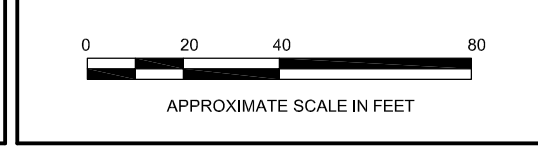
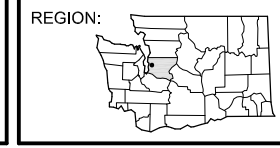
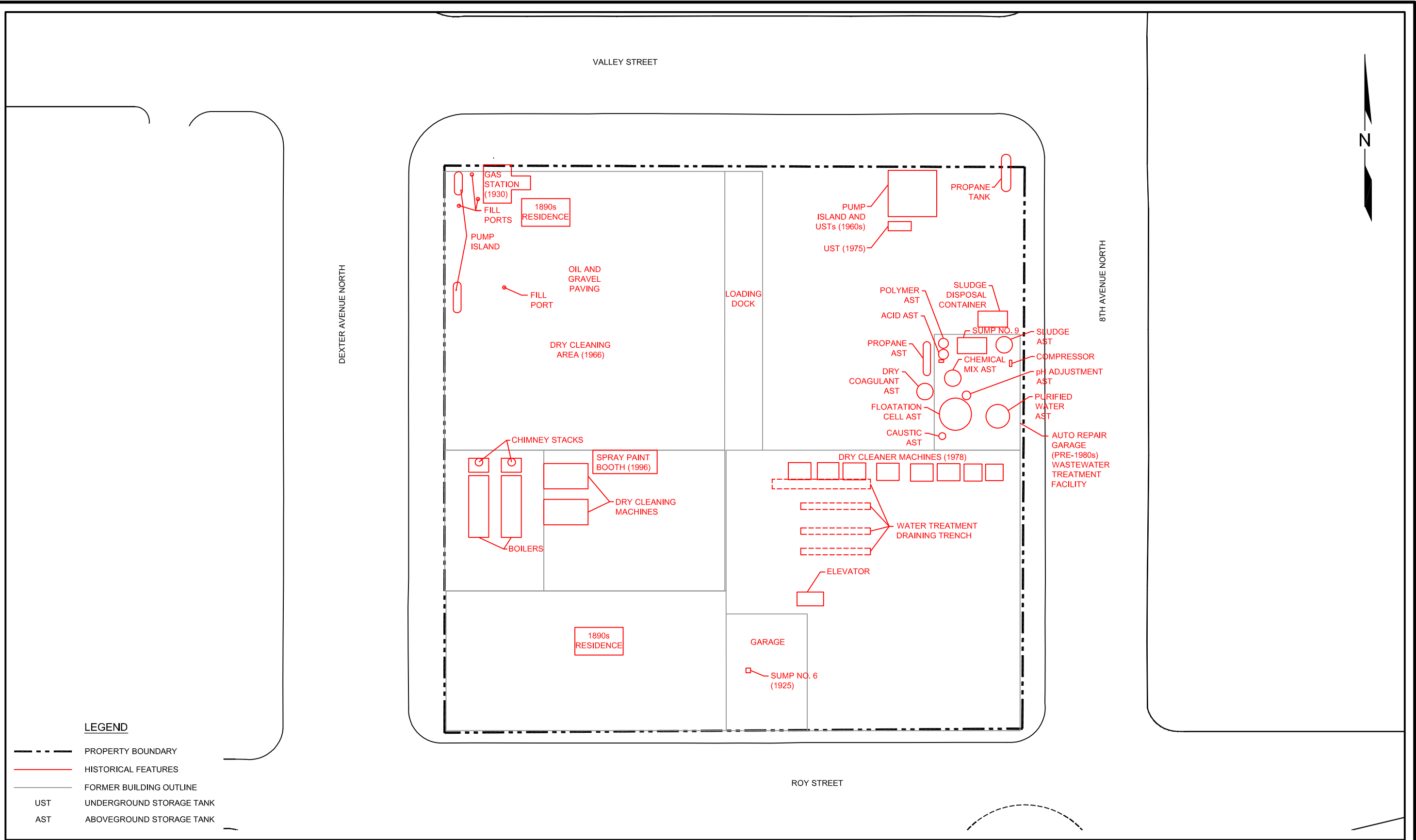
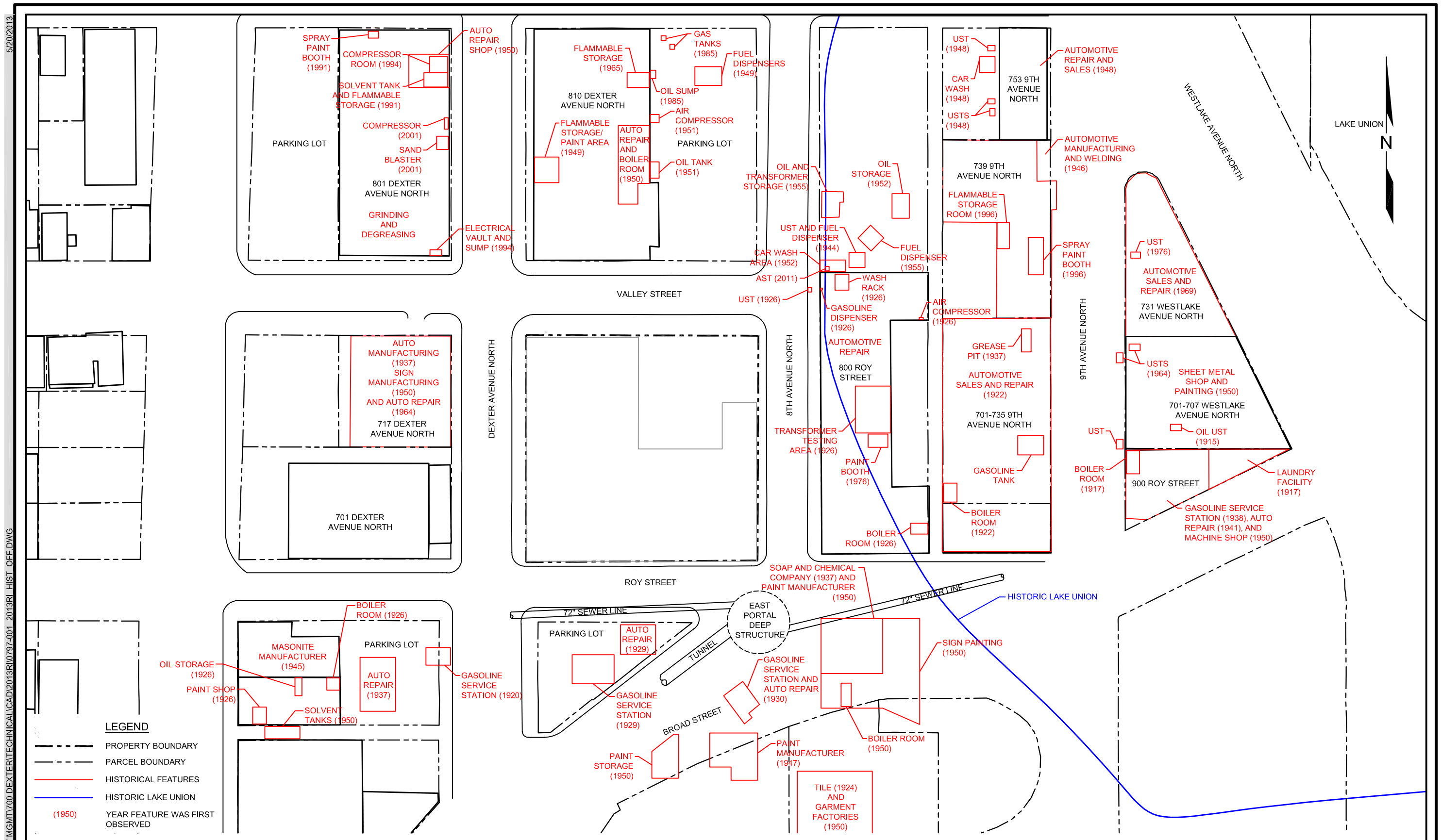


FIGURE 5
HISTORICAL PROPERTY FEATURES BASEMENT





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Strategies
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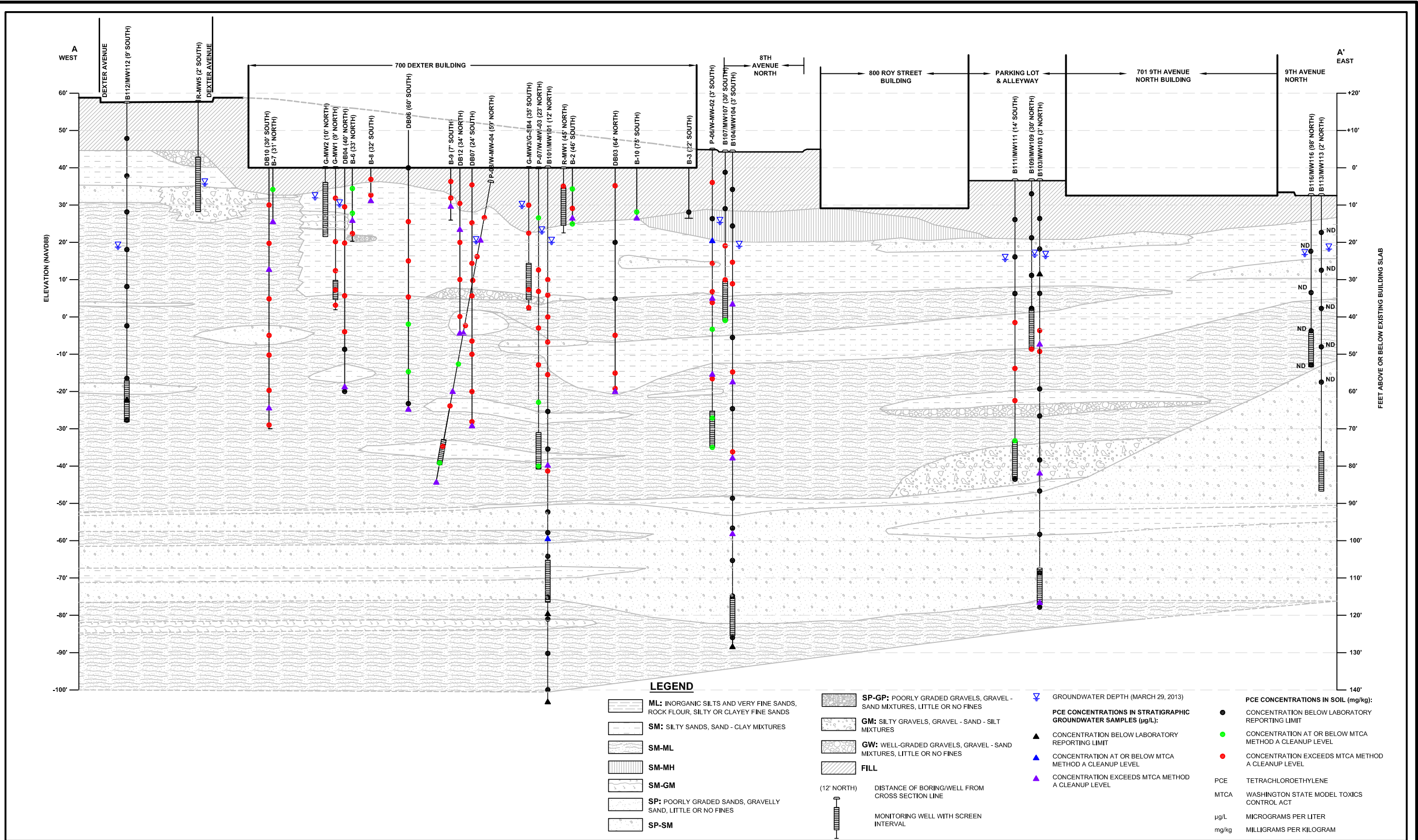
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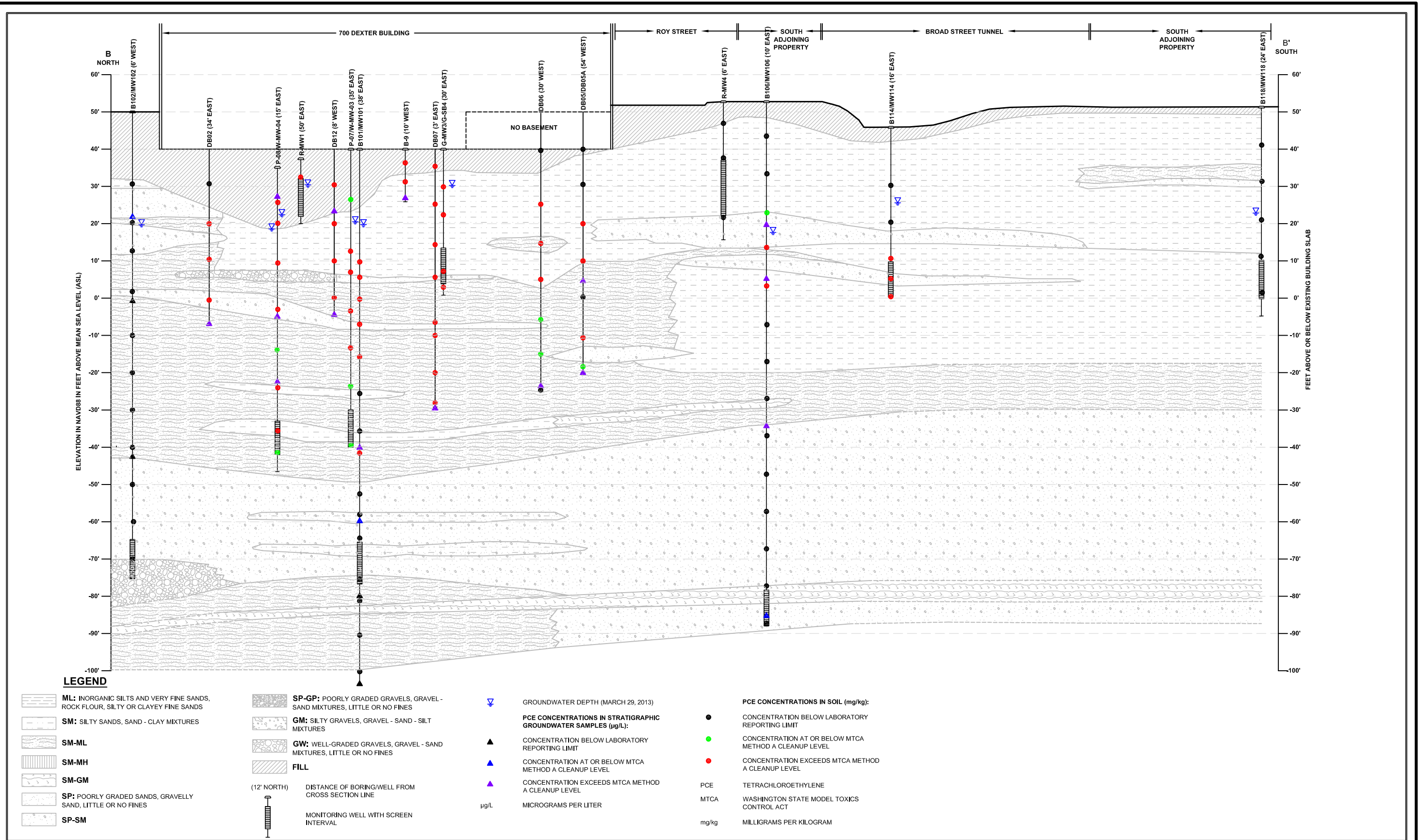
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APPROXIMATE SCALE IN FEET

FIGURE 7

HISTORICAL OFF-PROPERTY FEATURES





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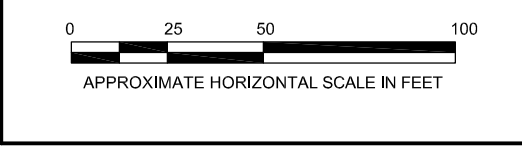
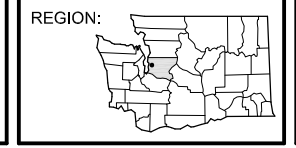
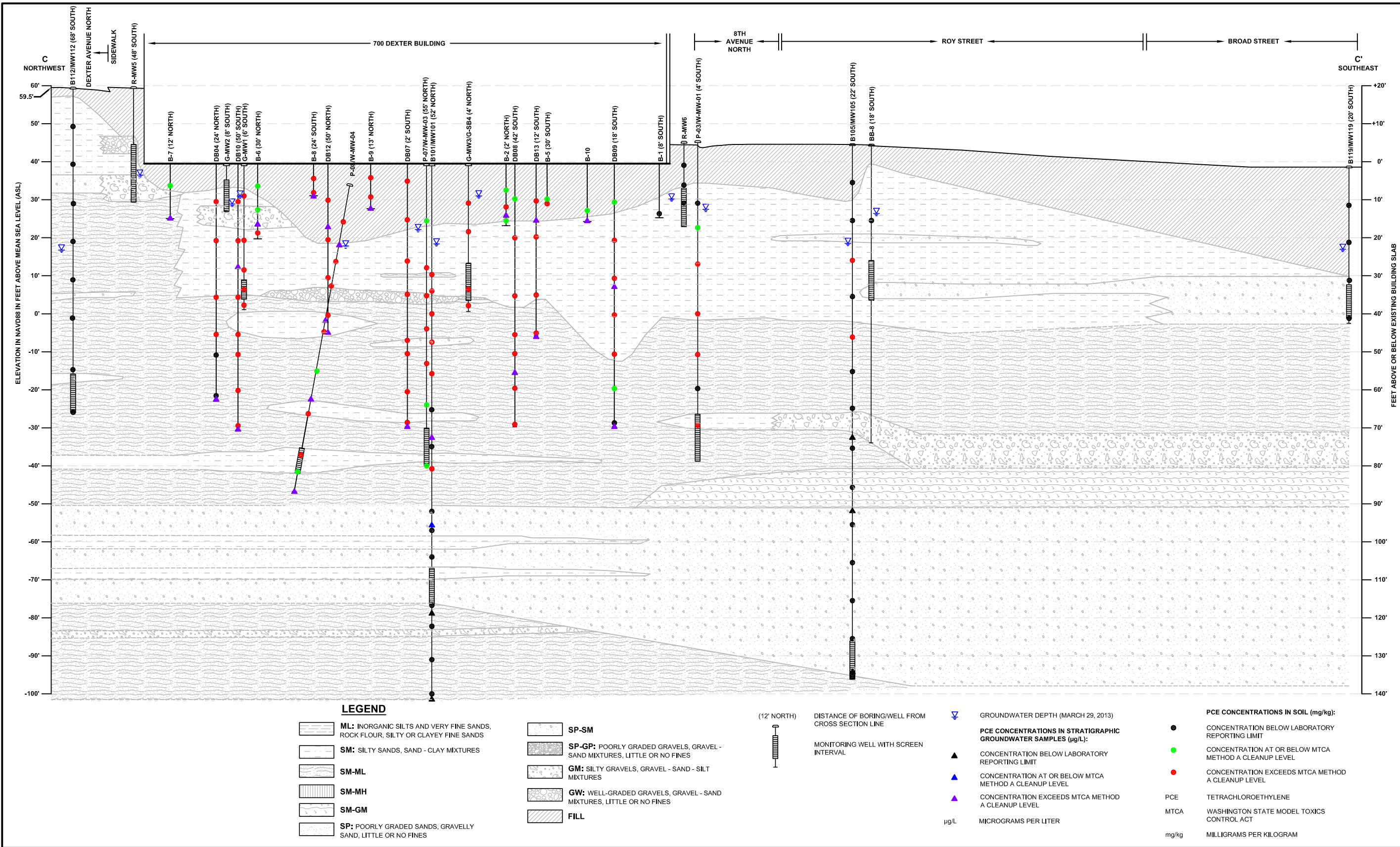


FIGURE 10
GEOLOGIC CROSS SECTION B - B'



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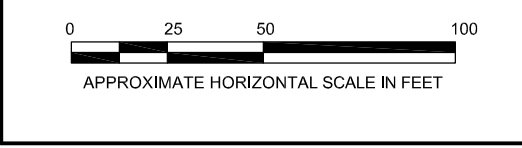
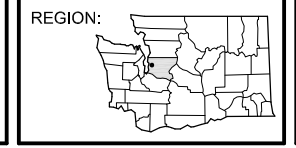
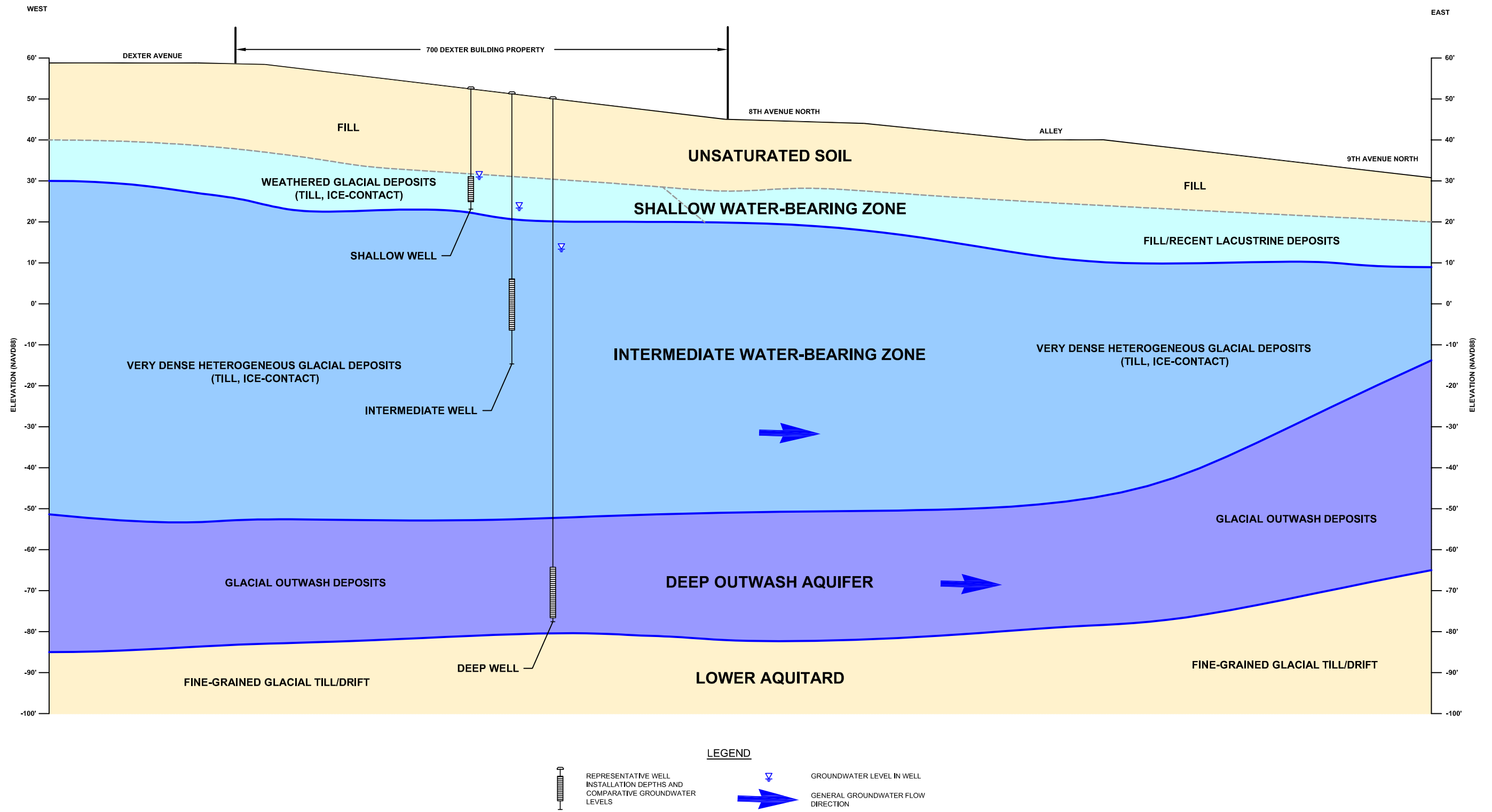


FIGURE 11
GEOLOGIC CROSS SECTION C - C'

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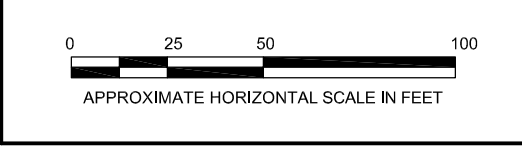
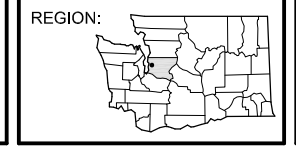
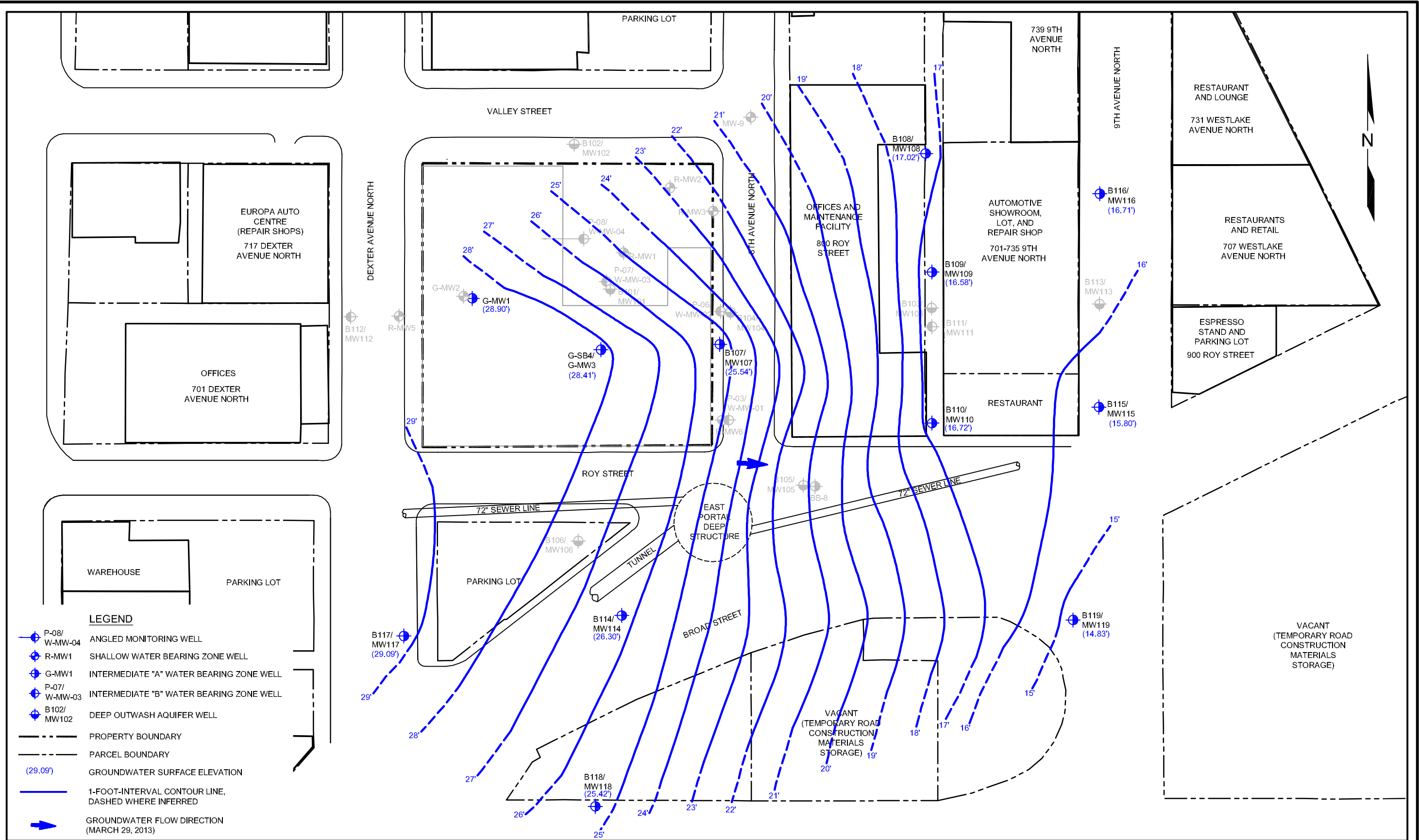


FIGURE 12
CONCEPTUAL MODEL OF SITE
WATER-BEARING ZONES

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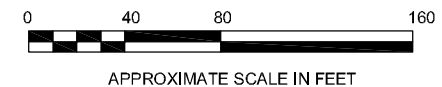
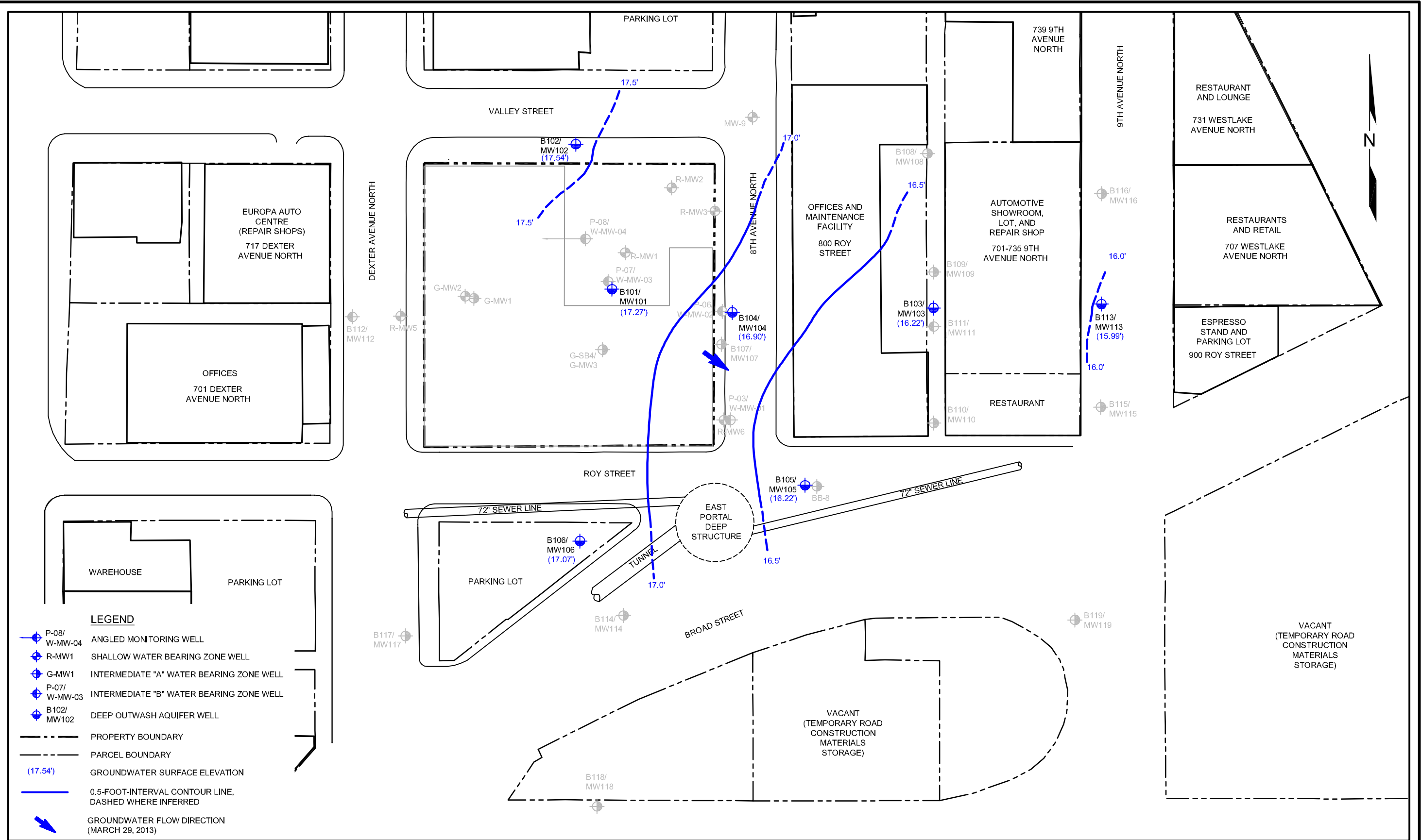
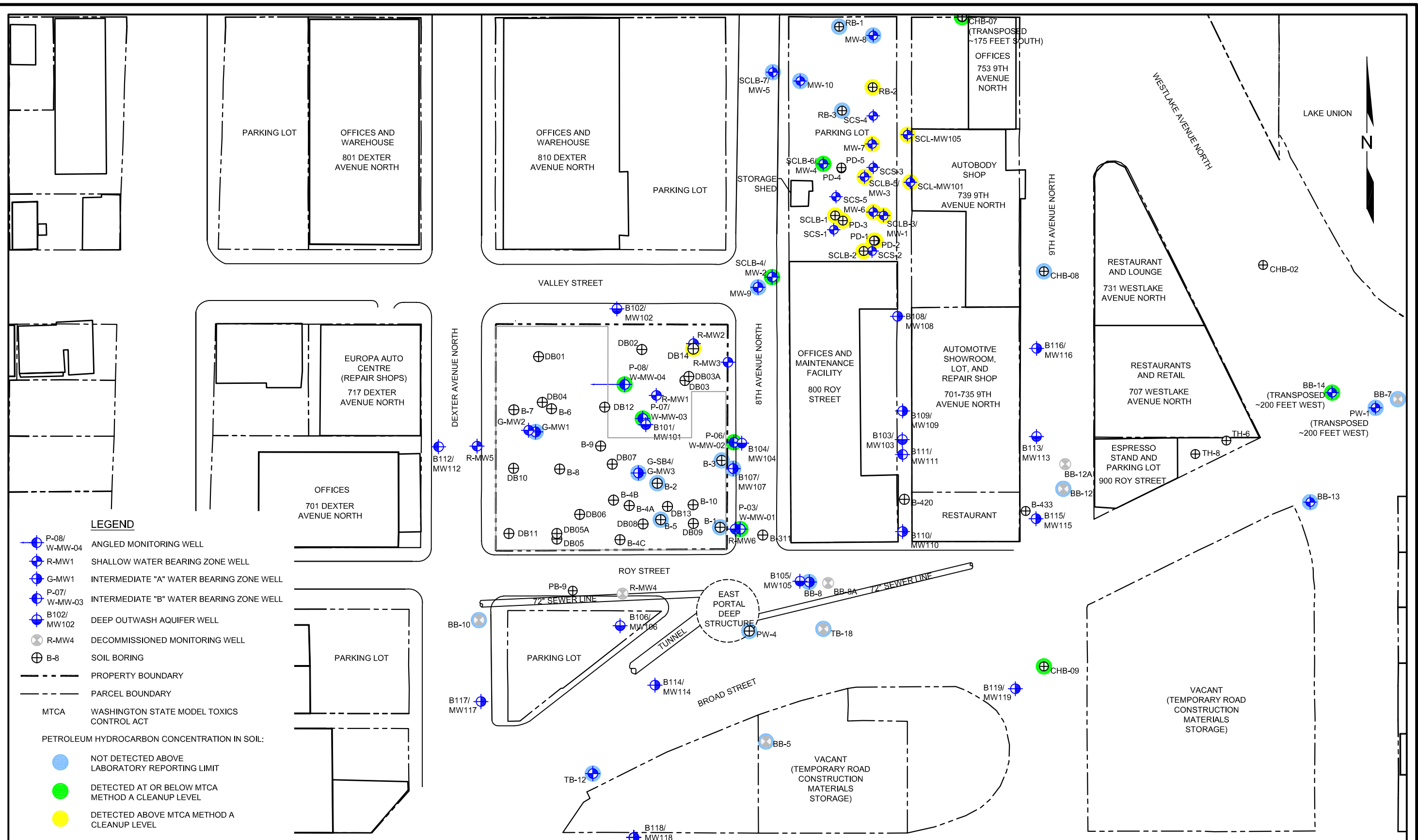


FIGURE 13
GROUNDWATER CONTOUR MAP
INTERMEDIATE "A" WATER-BEARING ZONE
(MARCH 29, 2013)





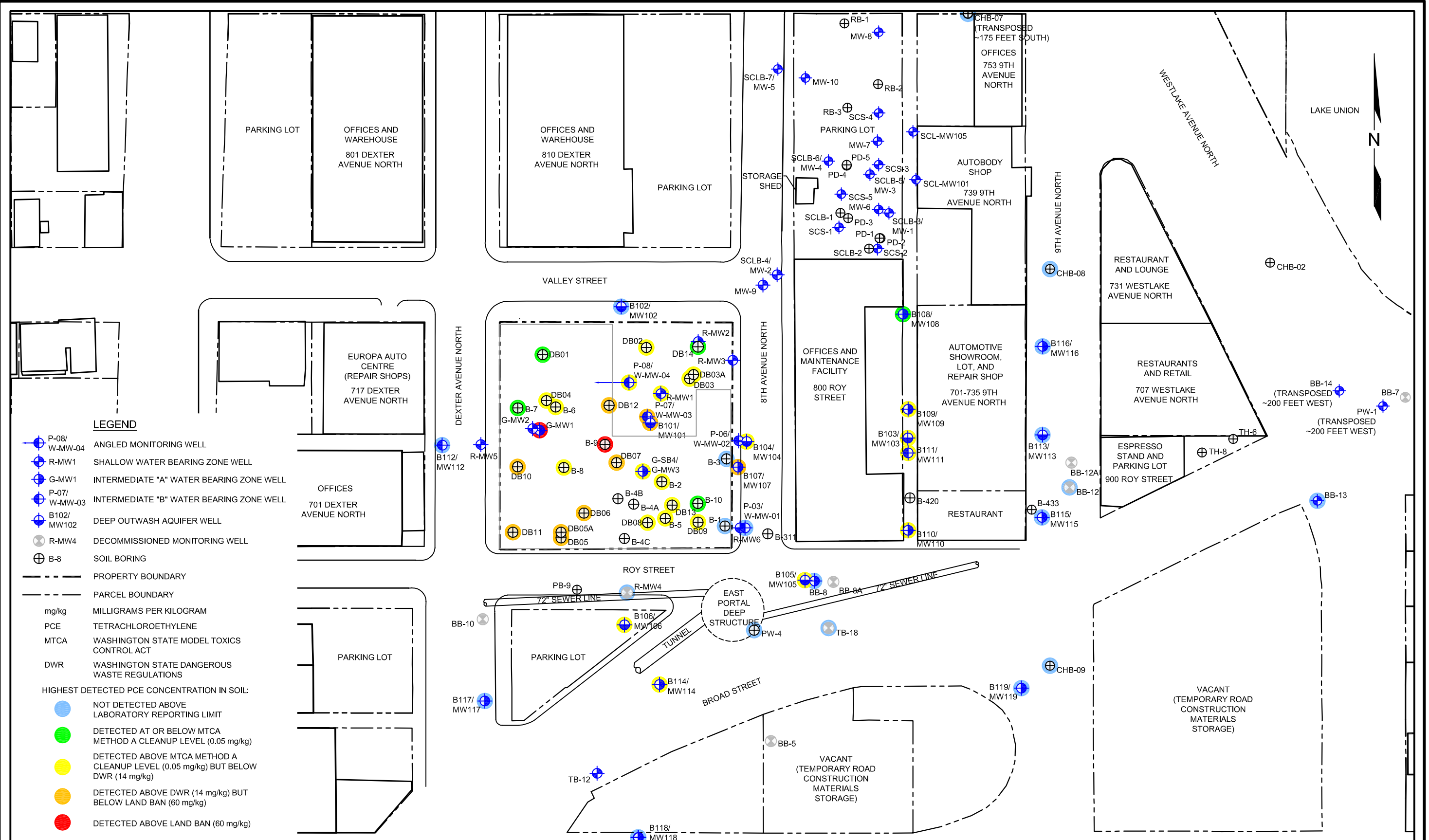
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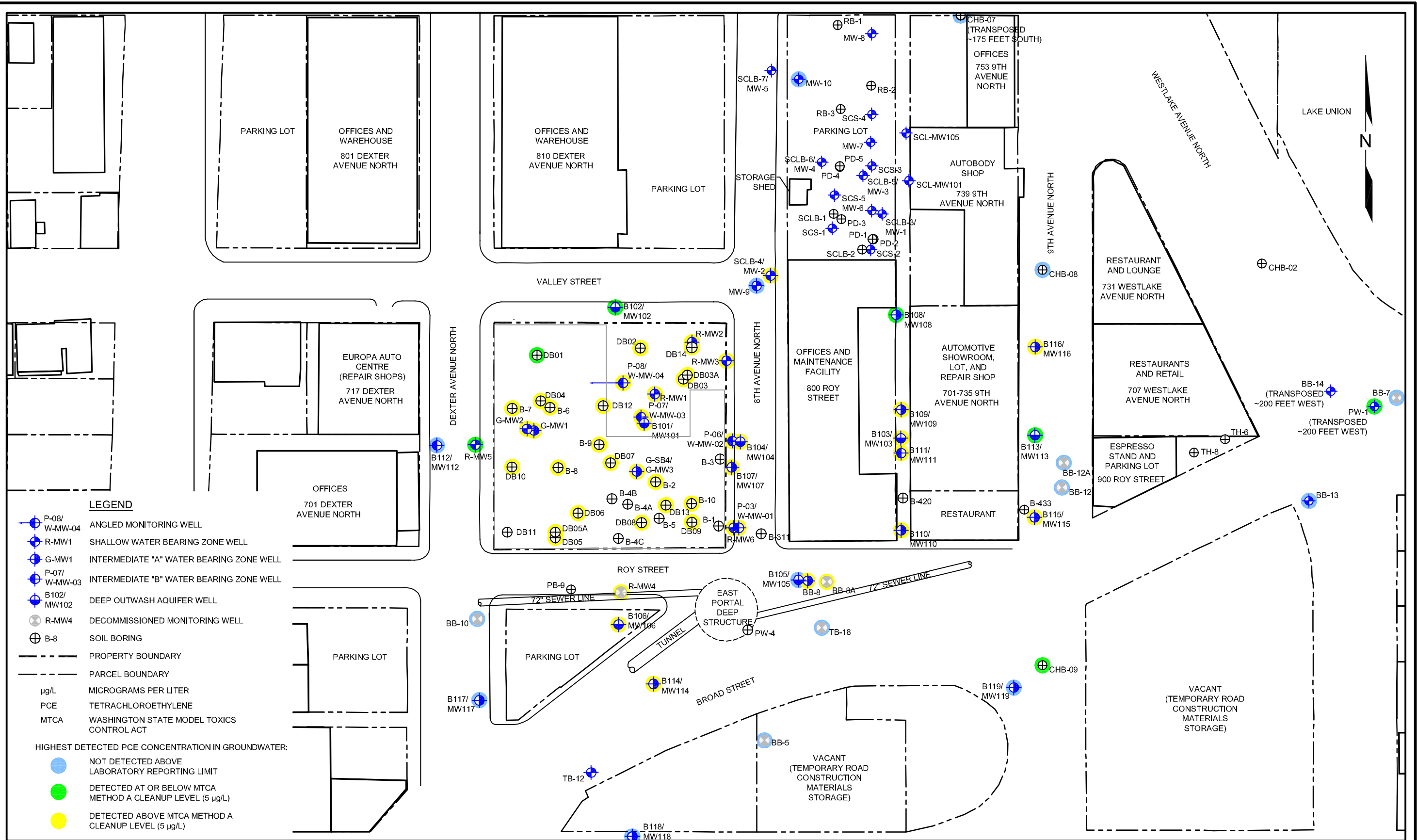
PROJECT NAME: _____ 700 DEXTER PROPERTY
PROJECT NUMBER: _____ 0797-001
STREET ADDRESS: _____ 700 DEXTER AVENUE NORTH
CITY, STATE: _____ SEATTLE, WASHINGTON

REGION: 

FIGURE 15
PETROLEUM HYDROCARBON
CONCENTRATIONS IN SOIL



P:\0797 FRONTIER ENV MGMT\700 DEXTER\TECHNICAL\CAD\2013\RI\0797-001_2013RI_GD_PCE.DWG 5/20/2013



DATE: 03/07/13
DRAWN BY: NAC
CHECKED BY: DRAFT
CAD FILE: 0797-001_2013RI_GD_PCE

PROJECT NAME: 700 DEXTER PROPERTY
PROJECT NUMBER: 0797-001
STREET ADDRESS: 700 DEXTER AVENUE NORTH
CITY, STATE: SEATTLE, WASHINGTON

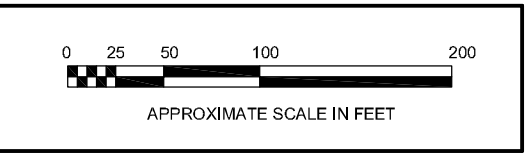
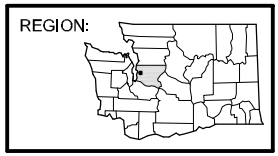
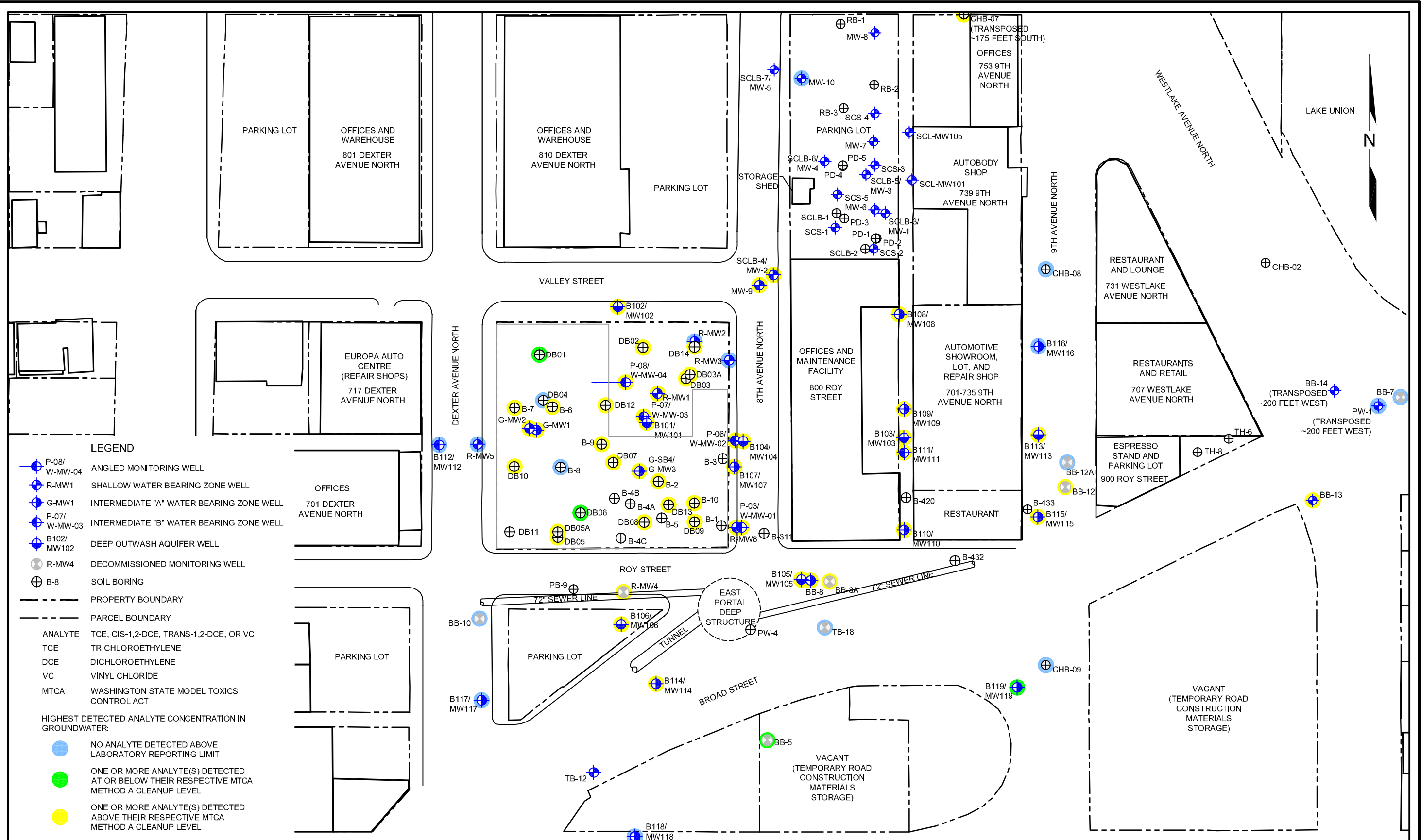


FIGURE 18
PCE CONCENTRATIONS IN GROUNDWATER

WWW.SOUNDEARTHINC.COM



DATE: 03/07/13
DRAWN BY: NAC
CHECKED BY: DRAFT
CAD FILE: 0797-001_2013RI_GD_ANA

PROJECT NAME: 700 DEXTER PROPERTY
PROJECT NUMBER: 0797-001
STREET ADDRESS: 700 DEXTER AVENUE NORTH
CITY, STATE: SEATTLE, WASHINGTON

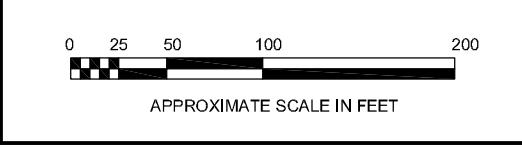
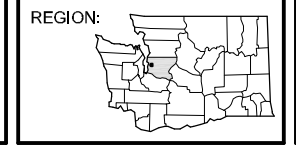
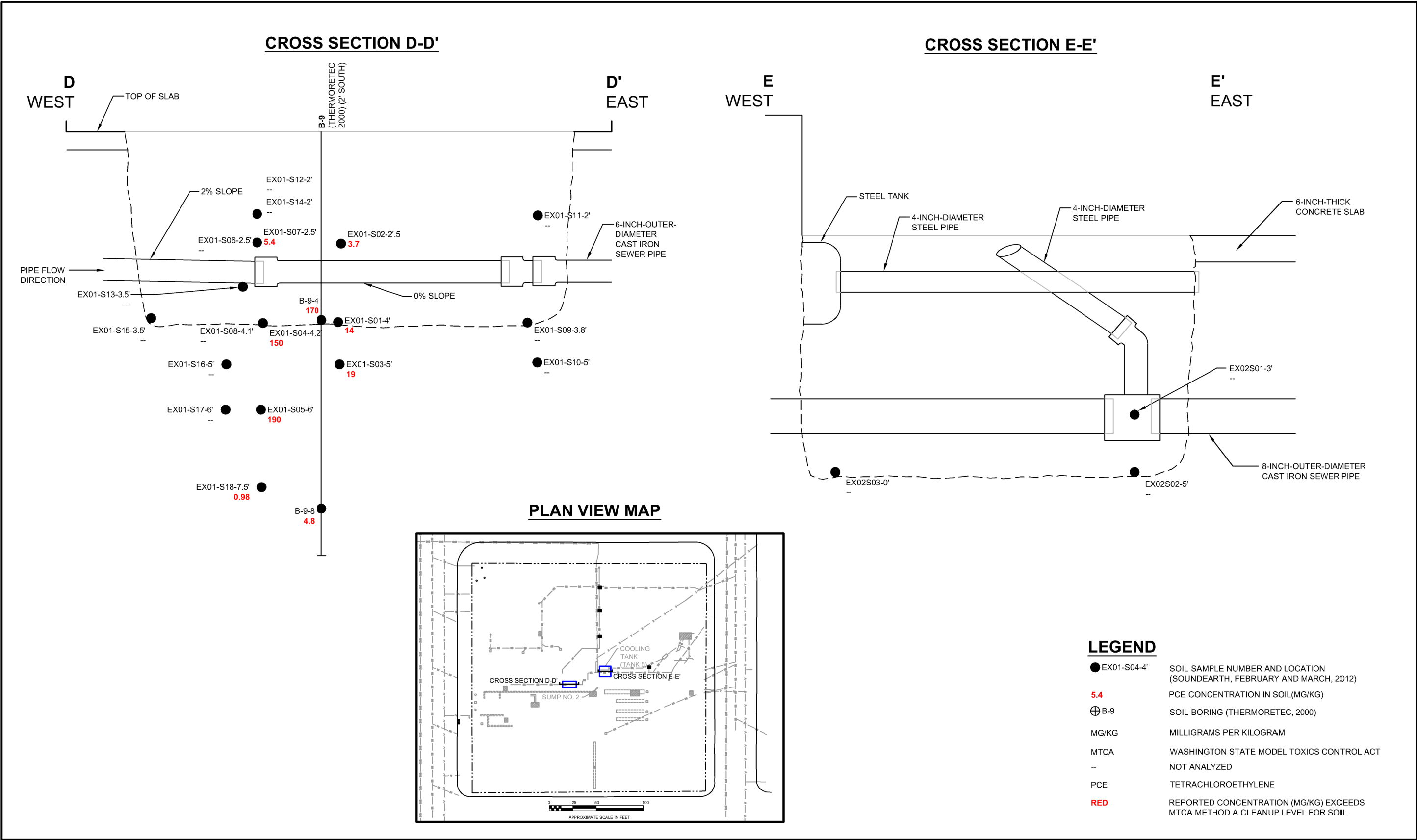
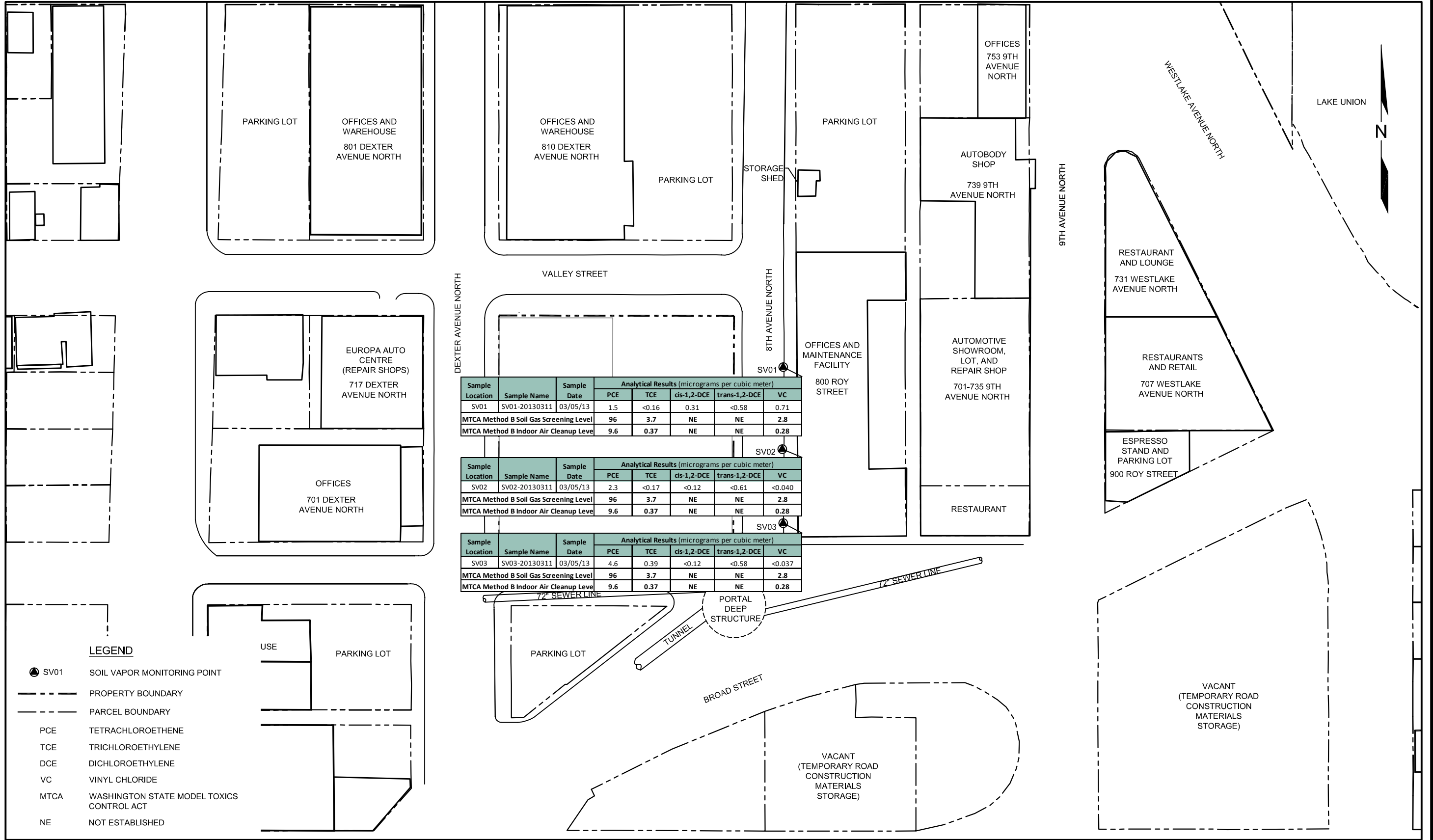
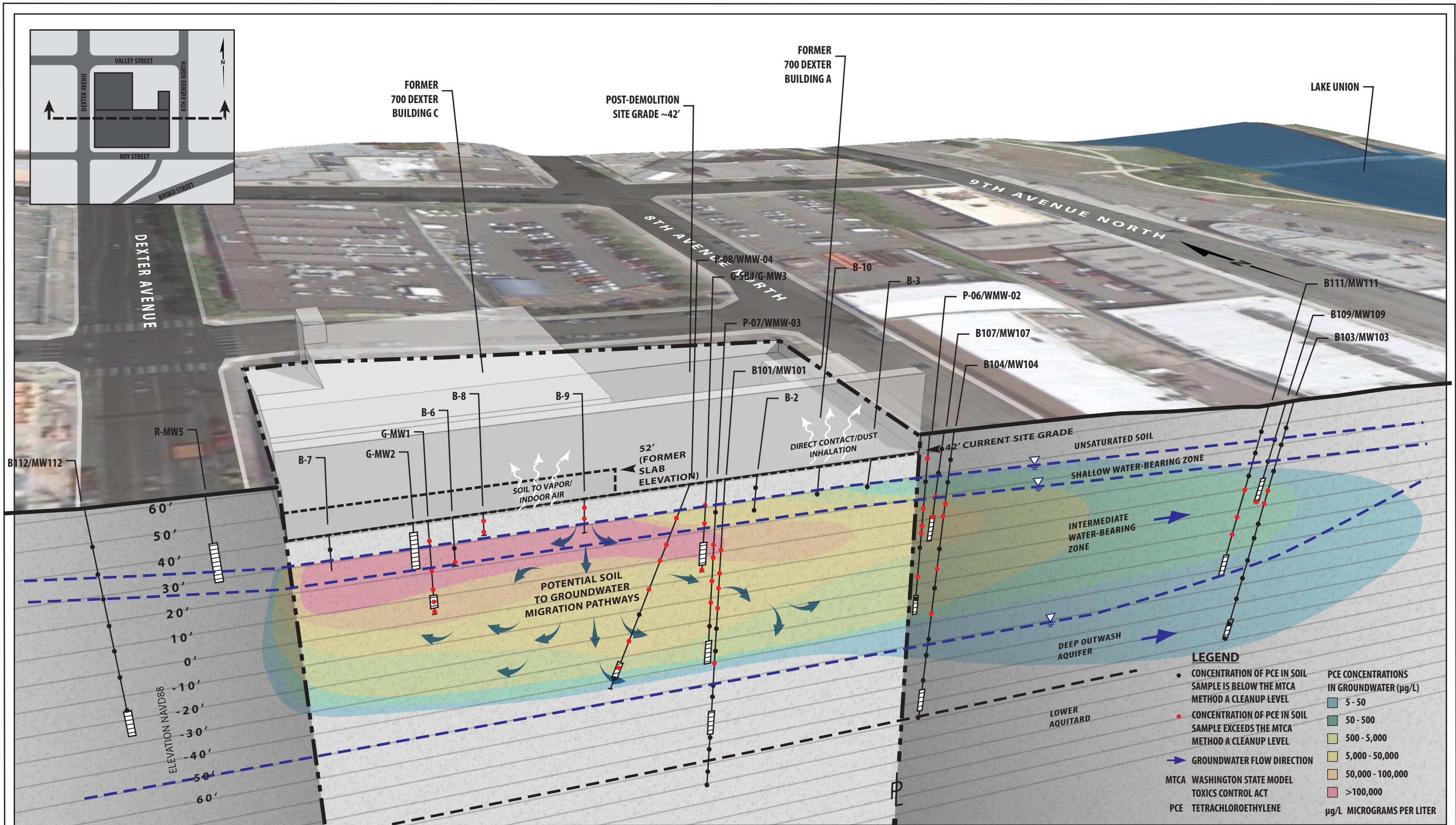
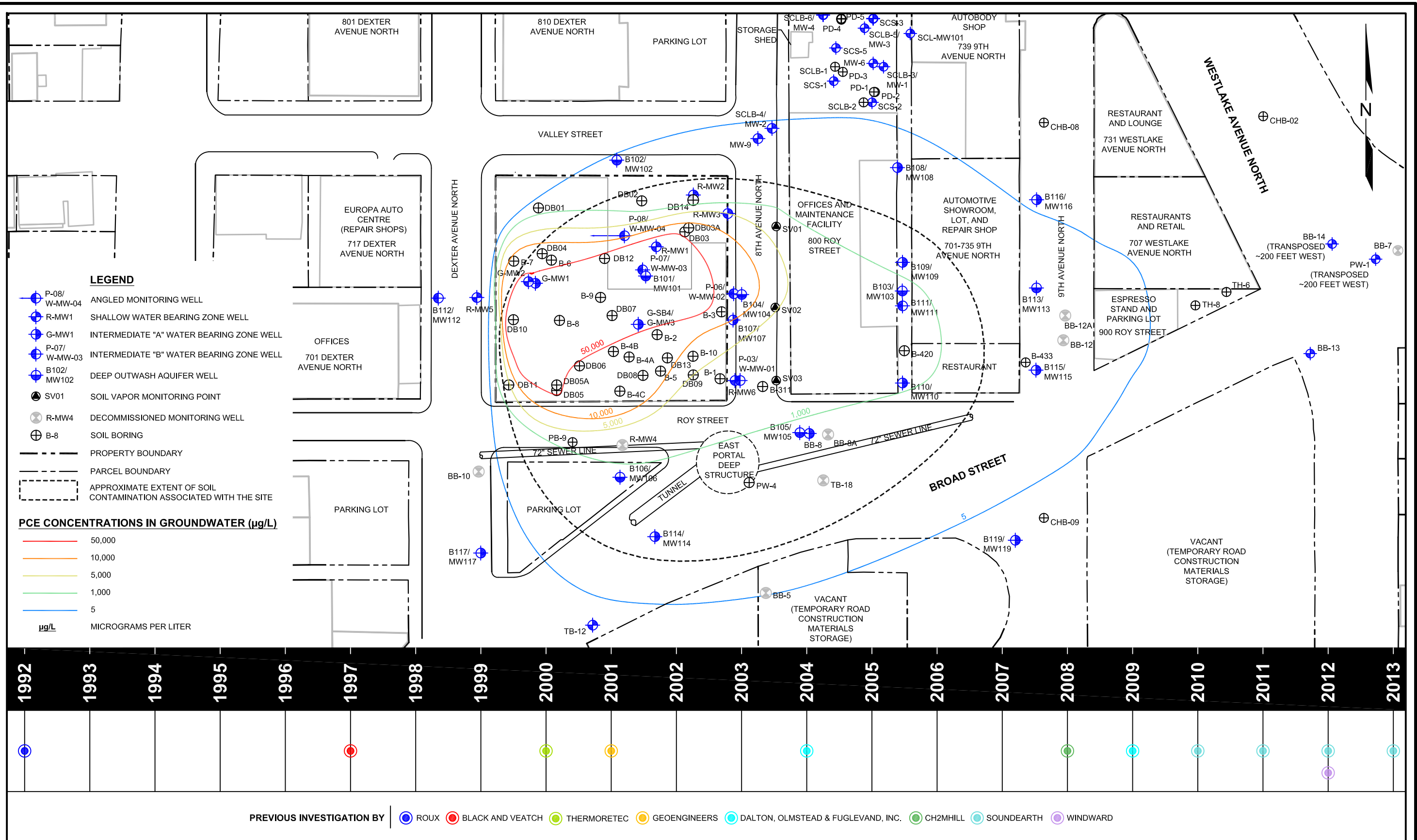


FIGURE 19
TCE, CIS-1,2-DCE, TRANS-1,2-DCE, AND VC
CONCENTRATIONS IN GROUNDWATER









DATE: 03/07/13
DRAWN BY: NAC
CHECKED BY: DRAFT
CAD FILE: 0797-001_2013RI_SBD

PROJECT NAME: 700 DEXTER PROPERTY
PROJECT NUMBER: 0797-001
STREET ADDRESS: 700 DEXTER AVENUE NORTH
CITY, STATE: SEATTLE, WASHINGTON

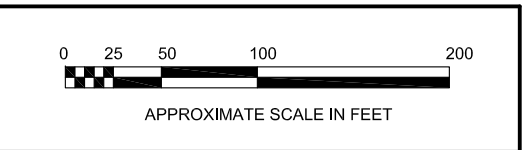
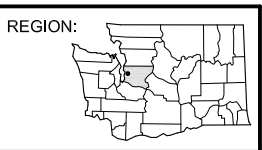


FIGURE 23
SITE BOUNDARY DEFINITION

TABLES



Table 1
Summary of Groundwater Data
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Sample Location	Sample Date	Sampled By	Sample Interval (Feet Below Top of Casing)	Depth to Groundwater ¹	Groundwater Elevation ²	Sampling Method	Analytical Results (µg/L)														
							GRPH ³	DRPH ⁴	ORPH ⁴	Benzene ⁵	Toluene ⁵	Ethylbenzene ⁵	Total Xylenes ⁵	PCE ⁶	TCE ⁶	cis- 1,2-DCE ⁶	trans- 1,2-DCE ⁶	Vinyl Chloride ⁶	1,1-DCE ⁶	Methylene Chloride ⁶	Naphthalene ⁷
The Property																					
R-MW1	10/24/92	Roux	4 to 14	7.15	20.96	Unknown	57	1,345	6,000	1	1	<0.5	<0.5	<5	<5	--	<5	100	<5	<5	--
TOC: 28.11 feet	10/24/92	DOF		--	--	Unknown	53	26,000	12,000	0.61	0.83	<0.50	<1.0	4.2	0.82	12 ^c	--	170	<1.0	<5.0	--
	10/24/92	Roux		--	--	Unknown	54	290	5,000	0.58	1	<0.5	<0.5	2.3	<2	14	NA	140	NA	NA	NA
	01/29/09	DOF		10.50	17.61	Peristaltic	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	17.1	4.26	1.60	<0.200	0.630	<0.200	<5.00	--
TOC: 37.78 feet	02/19/10	SoundEarth		10.35	27.43	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	06/02/11	SoundEarth		7.79	29.99	Peristaltic	<100	1,000 ^x	740	<0.35	<1	<1	<3	7.9	2.7	1.9	<1	0.68	<1	<5	--
	02/07/12	Windward		8.98	28.80	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	09/05/12	SoundEarth		10.11	27.67	Peristaltic	--	--	--	<0.35	<1	<1	<3	16	3.6	2.1	<1	2.2	<1	<5	--
	12/21/12	SoundEarth		8.44	29.34	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	03/29/13	SoundEarth		6.72	31.06	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
R-MW2	10/24/92	Roux	5 to 15	10.04	20.82	Unknown	4,200	34	2,000	684	17	301	403	<5	<5	--	<5	<5	<5	<5	--
TOC: 30.86 feet	10/24/92	DOF		--	--	Unknown	4,000	16,000	25,000	310	<0.50	140	180	--	--	--	--	--	--	--	--
	01/29/09	DOF		12.97	17.89	Peristaltic	657	--	--	<0.500	0.557	0.513	2.08	5.05	<0.200	<0.200	<0.200	<0.200	<0.200	<5.00	--
	02/19/10	SoundEarth		12.93	27.60	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 40.53 feet	06/02/11	SoundEarth		10.52	30.01	Peristaltic	1,700	3,100	290 ^x	19	<1	<1	<3	<1	<1	<1	<1	<0.2	<1	<5	--
	02/07/12	Windward		11.61	30.13	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	09/04/12	SoundEarth		12.64	29.10	Peristaltic	--	--	--	<0.35	<1	<1	<3	<1	<1	<1	<1	<0.2	<1	<5	--
	12/21/12	SoundEarth		10.84	30.90	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	03/29/13	SoundEarth		9.85	31.89	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
R-MW3	10/24/92	Roux		7 to 17	11.29	20.75	Unknown	87	3,015	1,200	<0.5	<0.5	<0.5	<0.5	<5	<5	--	<5	<5	<5	<5
TOC: 32.04 feet	10/24/92	DOF	--		--	Unknown	<50	--	--	<0.50	<0.50	<0.50	<1.0	--	--	--	--	--	--	--	--
	01/29/09	DOF	14.22		17.82	Peristaltic	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	4.26	<0.200	<0.200	<0.200	<0.200	<0.200	<5.00	--
	02/19/10	SoundEarth	14.21		27.53	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 41.74 feet	06/02/11	SoundEarth	11.77		29.97	Peristaltic	<100	240 ^x	<250	<0.35	<1	<1	<3	<1	<1	<1	<1	<0.2	<1	<5	--
	02/07/12	Windward	12.90		28.84	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	09/04/12	SoundEarth	14.00		27.74	Peristaltic	--	--	--	<0.35	<1	<1	<3	6.4	<1	<1	<1	<0.2	<1	<5	--
	12/21/12	SoundEarth	12.09		29.65	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	03/29/13	SoundEarth	11.17		30.57	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
R-MW4	10/24/92	Roux	15 to 30		21.99	18.95	Unknown	410	201	<1,000	<0.5	2	1	4	814	64	--	<5	<5	<5	<5	ND
TOC: 40.94 feet	10/24/92	DOF		--	--	Unknown	640	--	--	<0.5	1.8	<0.5	3.1	31	2.8	<2.0	NA	<2.0	NA	NA	NA
	Decommissioned before 2009																				
R-MW5	10/28/92	Roux	15 to 30	22.89	24.31	Unknown	93	86	<1,000	<0.5	1	<0.5	<0.5	<0.5	<0.5	NA	<0.5	NA	NA	NA	NA
TOC: 47.20 feet	01/29/09	DOF		22.80	24.40	Peristaltic	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	0.800	<0.200	<0.200	<0.200	<0.200	<5.00	--	
	02/19/10	SoundEarth		21.93	35.08	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 57.01 feet	06/02/11	SoundEarth		20.48	36.53	Peristaltic	<100	<50	<250	<0.35	<1	<1	<3	<1	<1	<1	<1	<0.2	<1	<5	--
	02/07/12	Windward		21.61	35.40	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	09/05/12	SoundEarth		23.72	33.31	Peristaltic	--	--	--	<0.35	<1	<1	<3	<1	<1	<1	<1	<0.2	<1	<5	--
	12/21/12	SoundEarth		22.55	34.48	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	03/29/13	SoundEarth		21.72	35.31	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
R-MW6	10/28/92	Roux		12 to 22	17.85	17.54	Unknown	<50	<50	<1,000	<0.5	2	<0.5	2	4,500	920	2,600	NA	240	NA	NA	NA
TOC: 35.39 feet	11/03/92	DOF	--		--	Unknown	--	--	--	--	--	--	--	690	160	620	NA	<40	NA	NA	NA
	01/29/09	DOF	19.15		16.24	Peristaltic	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	1.78	<0.200	2.64	<0.200	2.75	<0.200	<5.00	--
	02/19/10	SoundEarth	18.25		26.93	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 45.18 feet	05/03/10	SoundEarth	18.25		26.93	Peristaltic	--	--	--	--	--	--	--	<1	<1	1.2	<1	2.8	<1	<5	--
	06/02/11	SoundEarth	16.22		28.96	Peristaltic	<100	120 ^x	<250	<0.35	<1	<1	<3	<1	<1	<1	<1	2.1	<1	<5	--
	02/07/12	Windward	14.11		31.07	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	09/05/12	SoundEarth	19.38		25.90	Peristaltic	--	--	--	<0.35	<1	<1	<3	<1	<1	<1	<1	<0.2	<1	<5	--
	12/21/12	SoundEarth	15.27		30.01	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
03/29/13	SoundEarth	17.18	28.10		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Cleanup Level							800 ^a	500 ^a	500 ^a	5 ^a	1,000 ^a	700 ^a	1,000 ^a	5 ^a	5 ^a	16 ^b	1,600 ^b	0.2 ^a	4,000 ^b	5 ^a	160 ^a



Table 1
Summary of Groundwater Data
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Draft - Issued for Ecology Review

Sample Location	Sample Date	Sampled By	Sample Interval (Feet Below Top of Casing)	Depth to Groundwater ¹	Groundwater Elevation ²	Sampling Method	Analytical Results (µg/L)															
							GRPH ³	DRPH ⁴	ORPH ⁴	Benzene ⁵	Toluene ⁵	Ethylbenzene ⁵	Total Xylenes ⁵	PCE ⁶	TCE ⁶	cis-1,2-DCE ⁶	trans-1,2-DCE ⁶	Vinyl Chloride ⁶	1,1-DCE ⁶	Methylene Chloride ⁶	Naphthalene ⁷	
The Property																						
B-2	06/23/00	ThermoRetec	11.5	--	--	Grab	--	--	--	<250	<250	<250	<500	37,000	600	4,100	<250	<250	<250	<500	--	
B-6	06/24/00	ThermoRetec	14.5	--	--	Grab	--	--	--	<50	<50	<50	<100	6,800	54	57	<50	<50	<50	<100	--	
B-7	06/24/00	ThermoRetec	12.5	--	--	Grab	--	--	--	<50	<50	<50	<100	21,000	310	880	<50	<50	<50	<100	--	
B-8	06/24/00	ThermoRetec	8	--	--	Grab	--	--	--	--	--	--	--	3,100	<50	<50	NA	<50	NA	NA	NA	
B-9	06/24/00	ThermoRetec	12	--	--	Grab	--	--	--	--	--	--	--	120,000	210	270	NA	<50	NA	NA	NA	
B-10	06/24/00	ThermoRetec	12.5	--	--	Grab	--	--	--	--	--	--	--	9,100	1,100	7,600	NA	98	NA	NA	NA	
G-MW1	07/24/01	GeoEngineers	30 to 35	10.54	--	Peristaltic	--	--	--	0.449	17.6 ^E	0.798	5.52	85,500	1,130	23.3 ⁸	0.956	74.5 ⁸	77.5 ⁸	<5.00	--	
	01/29/09	DOF		11.25	--	Peristaltic	41,300 ^{np}	--	--	<20.0	<20.0	28.6	55.1	78,400 ^f	1,160	34.4	1.49	<0.200	60.1	<5.00	--	
TOC: 39.01 feet	02/19/10	SoundEarth		10.47	28.54	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	06/03/11	SoundEarth		8.15	30.86	Peristaltic	29,000 ^x	92 ^x	<250	--	--	--	--	--	78,000	1,100	22	--	33	--	--	
	02/07/12	Windward		9.34	29.67	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	09/06/12	SoundEarth		11.11	27.90	Peristaltic	--	--	--	<0.35	7.4	<1	1.1	66,000	1,100	32	1.5	35	56	<5	--	
	09/06/12 (dup)			--	--	Peristaltic	--	--	--	<0.35	7.6	<1	1.0	64,000	1,100	30	1.4	33	57	<5	--	
	12/21/12	SoundEarth		9.04	29.97	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	03/29/13	SoundEarth		10.11	28.90	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
G-MW2	07/24/01	GeoEngineers	8 to 18	9.93	--	Peristaltic	--	--	--	0.375	48.3 ^E	2.01	12.88	176,000	237 ⁸	129 ⁸	1.02	0.457	2.97	<5.00	--	
	01/29/09	DOF		10.76	--	Peristaltic	39,600 ^{np}	--	--	<20.0	<20.0	<20.0	48.9	59,000 ^f	210	373	1.33	<0.200	1.31	<5.00	--	
TOC: 38.95 feet	06/02/11	SoundEarth		7.45	31.50	Peristaltic	59,000 ^{x,y}	200	<250	<350	<1,000	<1,000	<3,000	150,000	<1,000	<1,000	<1,000	<200	<1,000	<5,000	--	
	02/07/12	Windward		8.49	30.46	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
TOC: 39.00 feet	09/06/12	SoundEarth		10.53	28.47	Peristaltic	--	--	--	<0.35	12	1.1	4.7	150,000	320	260	1.4	<0.2	1.5	<5	--	
	12/21/12			9.63	29.37	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
	03/29/13	SoundEarth		8.56	30.44	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
G-MW3	07/24/01	GeoEngineers		26 to 36	13.05	--	Peristaltic	--	--	--	0.524	6.93 ^E	0.459	2.10	47,700	385 ⁸	<0.200	3.71	42.5 ⁸	17.0 ⁸	6.20 ⁸	--
	12/10/04	DOF			15.30	--	Bailer	--	--	--	<2	7	<2	2	220,000	1,200	570	6	19	12	<5	<2
	01/29/09	DOF	13.49		--	Peristaltic	26,600 ^{np}	--	--	<12.5	<12.5	<12.5	<25.0	64,000 ^f	1,580	4,050	13.9	<0.200	18.9	<5.00	--	
TOC: 39.55 feet	02/19/10	SoundEarth	12.83		26.72	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	06/02/11	SoundEarth	11.00		28.55	Peristaltic	19,000 ^{x,y}	210 ^x	<250	<350	<1,000	<1,000	<3,000	33,000	1,400	1,500	<1,000	290	<1,000	<5,000	--	
	02/07/12	Windward	10.51		29.04	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	09/06/12	SoundEarth	13.14		26.41	Peristaltic	--	--	--	<0.35	1.5	<1	<3	31,000	1,200	1,600	5.9	290	9.3	<5	--	
	12/21/12	SoundEarth	10.95		28.60	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
03/29/13	SoundEarth	11.14	28.41		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
W-MW-01 TOC: 44.88 feet	02/02/12*	Windward	70 to 80	21.22	23.66	Bladder	--	--	--	<20	0.1 ^j	<0.2	<0.6	46	3.9	11	<0.2	0.5	<0.2	<1.0	--	
	09/06/12	SoundEarth		23.26	21.62	Peristaltic	--	--	--	<0.35	1.7	<1	<3	<1	<1	2.0	<1	2.8	<1	<5	--	
	12/21/12	SoundEarth		21.82	23.06	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	03/29/13	SoundEarth		23.63	21.25	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
W-MW-02	01/30/12	Windward	10 to 20	NA	NA	Grab	--	--	--	<0.2	<0.2	<0.2	<0.6	1.6	1.4	8.0	0.3	0.3	<0.2	<1.0	<0.5	
			30 to 40			Grab	--	--	--	<20	<20	<20	<60	24,000	940	1,700	13 ^j	70	<20	<100	<50	
			50 to 60			Grab	--	--	--	<20	<20	<20	<60	7,200	1,300	1,800	<20	85	16 ^j	<100	<50	
TOC: 43.46 feet	2/3/2012*	Windward	70 to 80	17.51	25.95	Bladder	--	--	--	<20	<20	<20	<60	6,900	1,700	2,000	<20	120	17 ^j	<100	<50	
	08/13/12	SoundEarth		--	--	Peristaltic	--	--	--	--	--	--	--	3,000	1,300	2,200	4.1	66	9.9	<5	--	
	09/05/12	SoundEarth		19.95	23.51	Peristaltic	--	--	--	<0.35	1.4	<1	<3	2,600	1,300	2,800	5.0	69	10	<5	--	
	12/21/12	SoundEarth		17.82	25.64	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	03/29/13	SoundEarth		19.14	24.32	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
W-MW-03 TOC: 39.23 feet	02/03/12*	Windward	70 to 80	17.73	21.50	Bladder	--	--	--	<20	<20	<20	<60	5,300	220	160	<20	<20	<20	<100	<500	
	09/06/12	SoundEarth		18.36	20.87	Peristaltic	--	--	--	<0.35	<1	<1	<3	13	2.6	20	<1	120	<1	<5	--	
	12/21/12	SoundEarth		18.19	21.04	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	03/29/13	SoundEarth		18.22	21.01	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
MTCA Cleanup Level							800 ^a	500 ^a	500 ^a	5 ^a	1,000 ^a	700 ^a	1,000 ^a	5 ^a	5 ^a	16 ^b	1,600 ^b	0.2 ^a	4,000 ^b	5 ^a	160 ^a	



Table 1
Summary of Groundwater Data
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Draft - Issued for Ecology Review

Sample Location	Sample Date	Sampled By	Sample Interval (Feet Below Top of Casing)	Depth to Groundwater ¹	Groundwater Elevation ²	Sampling Method	Analytical Results (µg/L)														
							GRPH ³	DRPH ⁴	ORPH ⁴	Benzene ⁵	Toluene ⁵	Ethylbenzene ⁵	Total Xylenes ⁵	PCE ⁶	TCE ⁶	cis- 1,2-DCE ⁶	trans- 1,2-DCE ⁶	Vinyl Chloride ⁶	1,1-DCE ⁶	Methylene Chloride ⁶	Naphthalene ⁷
The Property																					
W-MW-04**	01/28/12	Windward	10 to 20	--	--	Grab	--	--	--	0.7	0.2 ^j	<0.2	0.3 ^j	19 ^t	8.4	37	0.4	37	0.1 ^j	<1.0	<0.5
			30 to 40			Grab	--	--	--	0.2	0.2 ^j	<0.2	0.1 ^j	2,800 ^t	26	47	0.4	12	0.2	<1.0	<0.5
			50 to 60			Grab	--	--	--	0.4	0.6	0.1 ^j	0.6 ^j	12,000 ^t	230	270	0.2	3.4	2.8	<1.0	<0.5
TOC: 35.53 feet	02/03/12*	Windward	68 to 77	14.13	22.72	Bladder	--	--	--	<20	<20	<20	<60	5,400	160	54	<20	<20	<20	<100	<500
	09/06/12	SoundEarth		16.73	20.37	Peristaltic	--	--	--	<0.35	<1	<1	<3	460	440	1,900	4.0	630	8.1	<5	--
	12/21/12	SoundEarth		16.69	20.40	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	03/29/13	SoundEarth		16.90	20.21	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW101 (B101)	07/11/12	SoundEarth	75 to 80	--	--	Grab	--	--	--	--	--	--	--	32	<1	2.9	<1	<0.2	<1	<5	--
	7/11/12 (dup)		Grab			--	--	--	--	--	--	--	150	6.1	25	<1	1.1	<1	<5	--	
	07/12/12	SoundEarth	95 to 100			Grab	--	--	--	--	--	--	3.4	<1	<1	<1	<1	<0.2	<1	<5	--
			110 to 120			Grab	--	--	--	--	--	--	<1	<1	<1	<1	<0.2	<1	<5	--	
			134 to 139	Grab	--	--	--	--	--	--	<1	<1	<1	<1	<0.2	<1	<5	--			
MW101	07/20/12	SoundEarth	105 to 115	--	--	Bladder	--	--	--	--	--	--	--	<1	<1	<1	<1	<0.2	<1	<5	--
TOC: 39.49 feet	09/06/12	SoundEarth		21.48	18.01	Peristaltic	--	--	--	<0.35	1.4	<1	<3	<1	<1	<1	<1	<0.2	<1	<5	--
	12/21/12	SoundEarth		21.14	18.35	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	03/29/13	SoundEarth		22.22	17.27	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
MW102 (B102)	07/17/12	SoundEarth	25 to 30	--	--	Grab	--	--	--	--	--	--	--	5.0	2.5	9.0	<1	0.84	<1	<5	--
			25 to 30 †			Grab	--	--	--	--	--	--	<1	<1	<1	<1	<0.2	<1	<5	--	
			45 to 50			Grab	--	--	--	--	--	--	<1	<1	2.4	<1	0.20	<1	<5	--	
			45 to 50 †			Grab	--	--	--	--	--	--	<1	<1	1.2	<1	<0.2	<1	<5	--	
	07/19/12	SoundEarth	85 to 90			Grab	--	--	--	--	--	--	<1	<1	<1	<1	<0.2	<1	<5	--	
			85 to 90 †			Grab	--	--	--	--	--	--	<1	<1	<1	<1	<0.2	<1	<5	--	
MW102	08/16/12	SoundEarth	115 to 125	--	--	Peristaltic	--	--	--	--	--	--	--	<1	<1	<1	<1	<0.2	<1	<5	--
TOC: 49.19 feet	09/05/12	SoundEarth		31.11	18.08	Bladder	--	--	--	<0.35	<1	<1	<3	<1	<1	<1	<1	<0.2	<1	<5	--
	12/21/12	SoundEarth		30.78	18.41	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	03/29/13	SoundEarth		31.65	17.54	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
MW103 (B103)	07/25/12	SoundEarth	20 to 25	--	--	Grab	--	--	--	--	--	--	--	<1	<1	<1	<1	<0.2	<1	<5	--
			20 to 25 †			Grab	--	--	--	--	--	--	<1	<1	<1	<1	<0.2	<1	<5	--	
			35 to 40			Grab	--	--	--	--	--	--	1,800	860	400	2.4	42	2.6	<5	--	
			35 to 40 †			Grab	--	--	--	--	--	--	840	350	140	<1	14	<1	<5	--	
	07/26/12	SoundEarth	75 to 80			Grab	--	--	--	--	--	--	320	62	100	<1	3.4	<1	<5	--	
			75 to 80 †			Grab	--	--	--	--	--	--	170	50	85	<1	2.3	<1	<5	--	
MW103	07/31/12	SoundEarth	103.5 to 113.5	--	--	Peristaltic	--	--	--	--	--	--	--	12	25	150	<10	79	<10	<50	--
TOC: 35.92 feet	09/05/12	SoundEarth		18.03	17.89	Peristaltic	--	--	--	<0.35	1.6	<1	<3	8.3	22	80	<1	110	<1	<5	--
	09/05/12 (dup)			--	--	Peristaltic	--	--	--	<0.35	1.6	<1	<3	8.1	22	85	<1	120	<1	<5	--
	12/21/12			SoundEarth	17.38	18.54	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	03/29/13			SoundEarth	19.70	16.22	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
MW104 (B104)	07/31/12	SoundEarth	55 to 60	--	--	Grab	--	--	--	0.77	3.4	<1	<3	900	150	480	<1	17	1.7	<5	--
	75 to 80		Grab			--	--	--	1.0	2.6	<1	<3	220	45	180	<1	6.1	<1	6.3 ^{lc}	--	
	08/01/12	SoundEarth	95 to 100			Grab	--	--	--	--	--	--	--	--	15	5.3	11	<1	0.24	<1	<5
MW104	08/16/12	SoundEarth	119 to 129	--	--	Peristaltic	--	--	--	--	--	--	--	<1	<1	<1	<1	<0.2	<1	<5	--
TOC: 42.68 feet	09/06/12	SoundEarth		24.72	17.96	Bladder	--	--	--	<0.35	<1	<1	<3	<1	<1	<1	<1	<0.2	<1	<5	--
	12/21/12	SoundEarth		24.31	18.37	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	03/29/13	SoundEarth		25.78	16.90	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
MW105(B105)	08/09/12	SoundEarth	75 to 80 †	--	--	Grab	--	--	--	--	--	--	--	<1	<1	<1	<1	<0.2	<1	<5	--
	08/10/12	SoundEarth	95 to 100 †	--	--	Grab	--	--	--	--	--	--	--	<1	<1	<1	<1	<0.2	<1	<5	--
MW105	08/16/12	SoundEarth	130 to 140	--	--	Grab	--	--	--	--	--	--	--	<1	<1	<1	<1	0.32	<1	<5	--
	09/05/12	SoundEarth		26.85	17.84	Peristaltic	--	--	--	<0.35	<1	<1	<3	<1	<1	<1	<1	0.23	<1	<5	--
	12/21/12	SoundEarth		26.26	18.43	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	03/29/13	SoundEarth		28.47	16.22	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
MTCA Cleanup Level							800 ^a	500 ^a	500 ^a	5 ^a	1,000 ^a	700 ^a	1,000 ^a	5 ^a	5 ^a	16 ^b	1,600 ^b	0.2 ^a	4,000 ^b	5 ^a	160 ^a



Table 1
Summary of Groundwater Data
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Sample Location	Sample Date	Sampled By	Sample Interval (Feet Below Top of Casing)	Depth to Groundwater ¹	Groundwater Elevation ²	Sampling Method	Analytical Results (µg/L)														
							GRPH ³	DRPH ⁴	ORPH ⁴	Benzene ⁵	Toluene ⁵	Ethylbenzene ⁵	Total Xylenes ⁵	PCE ⁶	TCE ⁶	cis- 1,2-DCE ⁶	trans- 1,2-DCE ⁶	Vinyl Chloride ⁶	1,1-DCE ⁶	Methylene Chloride ⁶	Naphthalene ⁷
The Property																					
MW106 (B106)	08/14/12	SoundEarth	30 to 35	--	--	Grab	--	--	--	--	--	--	--	8.2	<1	1.0	<1	0.36	<1	<5	--
			45 to 50	--	--	Grab	--	--	--	--	--	--	--	1,100	110	210	<1	20	2.1	<5	--
	08/15/12	SoundEarth	85 to 90	--	--	Grab	--	--	--	--	--	--	--	19	2.3	9.7	<1	0.62	<1	<5	--
MW106	08/22/12	SoundEarth	130 to 140	--	--	Bladder	--	--	--	--	--	--	--	<1	<1	<1	<1	<1	<1	<5	--
TOC: 51.99 feet	09/05/12	SoundEarth		34.09	17.90	Bladder	--	--	--	<0.35	<1	<1	<3	<1	<1	<1	<1	<0.2	<1	<5	--
	03/29/13	SoundEarth		34.92	17.07	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW107 TOC: 43.82	12/21/12	SoundEarth	35 to 45	17.28	26.54	Peristaltic	240,000 ^{x,y}	190 ^x	<250	<3.5	<10	<10	<30	47,000	2,800	5,100	41	200	15	<50	--
	12/21/12 (dup)			--	--	Peristaltic	--	--	--	--	--	--	--	50,000	3,000	5,200	44	270	16	<5	--
	03/29/13			SoundEarth	18.28	25.54	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW108 TOC: 32.78	12/21/12	SoundEarth	40 to 50	13.43	19.35	Peristaltic	--	--	--	--	--	--	--	3.4	1.8	400	2.1	210 ^{or}	<1	<5	--
	03/29/13	SoundEarth		15.76	17.02	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW109 TOC: 34.97	12/21/12	SoundEarth	35 to 45	15.80	19.17	Peristaltic	--	--	--	--	--	--	--	91	64	18	<1	1.5	<1	<5	--
	03/29/13	SoundEarth		18.39	16.58	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW110 TOC: 39.67	12/21/12	SoundEarth	35 to 45	20.01	19.66	Bladder	--	--	--	--	--	--	--	1,100	220	470	3.0	33	1.7	<5	--
	03/29/13	SoundEarth		22.95	16.72	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW111 TOC: 36.48	12/21/12	SoundEarth	70 to 80	17.45	19.03	Bladder	--	--	--	--	--	--	--	110	32	37	<1	1.8	<1	5.0 ^{lc}	--
	03/29/13	SoundEarth		20.17	16.31	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW112 TOC: 57.49	12/21/12	SoundEarth	75 to 85	42.45	15.04	Bladder	--	--	--	--	--	--	--	<1	<1	<1	<1	<0.2	<1	<5	--
	03/29/13	SoundEarth		38.76	18.73	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW113 TOC: 32.94	12/21/12	SoundEarth	70 to 80	14.15	18.79	Peristaltic	--	--	--	--	--	--	--	1.3 ^l	440	5,500	4.1	150	3.7	<5	--
	03/29/13	SoundEarth		16.95	15.99	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW114 TOC: 45.84	12/21/12	SoundEarth	35 to 45	16.50	29.34	Peristaltic	--	--	--	--	--	--	--	1,400	290	260	<1	14	3.0	<5	--
	03/29/13	SoundEarth		19.54	26.30	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW115 TOC: 34.14	12/13/12	SoundEarth	35 to 45	--	--	Grab	--	--	--	--	--	--	--	15	1.1	3.0	<1	2.6	<1	<5	--
	12/21/12	SoundEarth		15.26	18.88	Peristaltic	--	--	--	--	--	--	--	<1	3.0	38	<1	16	<1	<5	--
	03/29/13	SoundEarth		18.34	15.80	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW116 TOC: 31.36	12/07/12	SoundEarth	35 to 45	--	--	Grab	--	--	--	--	--	--	--	6.8	<1	<1	<1	<0.2	<1	<5	--
	12/21/12	SoundEarth		12.24	19.12	Peristaltic	--	--	--	--	--	--	--	2.7	<1	<1	<1	<0.2	<1	<5	--
	03/29/13	SoundEarth		14.65	16.71	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW117 TOC: 56.90	02/08/13	SoundEarth	40 to 55	27.46	29.44	Peristaltic	--	--	--	--	--	--	--	<1	<1	<1	<1	<0.2	<1	<5	--
	03/29/13	SoundEarth		27.81	29.09	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW118 TOC: 52.91	03/25/13	SoundEarth	40 to 50	27.18	25.73	Peristaltic	--	--	--	--	--	--	--	<1	<1	<1	<1	<0.2	<1	<5	--
	03/29/13	SoundEarth		27.49	25.42	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW119 TOC: 37.35	03/25/13	SoundEarth	35 to 45	22.21	15.14	Peristaltic	--	--	--	--	--	--	--	<1	<1	3.3	<1	<0.2	<1	<5	--
	03/29/13	SoundEarth		22.52	14.83	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
DB01	03/18/13	SoundEarth	35 to 40	--	--	Grab	--	--	--	--	--	--	--	1.4	<1	2.4	<1	<0.2	<1	<5	--
DB02	03/18/13	SoundEarth	39 to 44	--	--	Grab	--	--	--	--	--	--	--	140	19	14	<1	0.35	<1	<5	--
DB03	03/27/13	SoundEarth	55 to 60	--	--	Grab	--	--	--	--	--	--	--	6,700	420	420	<1	12	5.8	<5	--
DB04	03/22/13	SoundEarth	55 to 60	--	--	Grab	--	--	--	--	--	--	--	15	<1	<1	<1	<0.2	<1	<5	--
DB05	03/26/13	SoundEarth	65 to 70	--	--	Grab	--	--	--	--	--	--	--	1,400	11	1.7	<1	<0.2	<1	<5	--
DB05A	03/28/13	SoundEarth	40 to 45	--	--	Grab	--	--	--	--	--	--	--	230,000	790 ^{ve}	42	<1	1.2	4.8	<5	--
DB06	03/25/13	SoundEarth	75 to 80	--	--	Grab	--	--	--	--	--	--	--	170	4.4	5.0	<1	<0.2	<1	<5	--
DB07	03/28/13	SoundEarth	65 to 70	--	--	Grab	--	--	--	--	--	--	--	15,000	<1,000	<1,000	<1,000	<200	<1,000	<5,000	--
DB08	03/21/13	SoundEarth	55 to 60	--	--	Grab	--	--	--	--	--	--	--	7,300	1,100	1,300	<10	38	<10	<50	--
DB09	03/19/13	SoundEarth	35 to 40	--	--	Grab	--	--	--	--	--	--	--	5,000	400	700	3.1	4.8	2.0	<5	--
			65 to 70	--	--		--	--	--	--	--	1,900	460	460	<1	2.3	1.3	<5	--		
DB10	03/29/13	SoundEarth	35 to 40	--	--	Grab	--	--	--	--	--	--	--	200,000	1,700	<1,000	<1,000	<200	<1,000	<5,000	--
	04/01/13	SoundEarth	65 to 70	--	--	Grab	--	--	--	--	--	--	--	6,900	<100	<100	<100	<20	<100	<500	--
DB12	04/03/13	SoundEarth	10 to 15	--	--	Grab	--	--	--	--	--	--	--	170,000	4,800	3,100	<2,000	<400	<2,000	<10,000	--
			40 to 45	--	--		--	--	--	--	--	--	46,000	1,100	<1,000	<1,000	<200	<1,000	<5,000	--	
DB13	04/03/13	SoundEarth	10 to 15	--	--	Grab	--	--	--	--	--	--	--	2,500	100	160	1.8	<0.2	<1	<5	--
			40 to 45	--	--		--	--	--	--	--	--	8,200	800 ^{ve}	430 ^{ve}	<1	3.0	5.2	<5	--	
DB14	04/04/13	SoundEarth	10 to 15	--	--	Grab	7,200	--	--	100	<40	90	130	--	--	--	--	--	--	--	--
			40 to 45	--	--		--	--	--	--	--	--	470	210	840	<100	140	<100	<500	--	
MTCA Cleanup Level							800 ^a	500 ^a	500 ^a	5 ^a	1,000 ^a	700 ^a	1,000 ^a	5 ^a	5 ^a	16 ^b	1,600 ^b	0.2 ^a	4,000 ^b	5 ^a	160 ^a



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Summary of Groundwater Data
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Sample Location	Sample Date	Sampled By	Sample Interval (Feet Below Top of Casing)	Depth to Groundwater ¹	Groundwater Elevation ²	Sampling Method	Analytical Results (µg/L)														
							GRPH ³	DRPH ⁴	ORPH ⁴	Benzene ⁵	Toluene ⁵	Ethylbenzene ⁵	Total Xylenes ⁵	PCE ⁶	TCE ⁶	cis-1,2-DCE ⁶	trans-1,2-DCE ⁶	Vinyl Chloride ⁶	1,1-DCE ⁶	Methylene Chloride ⁶	Naphthalene ⁷
Rights-of-Way																					
BB-5	09/05/97	B & V	30 to 40	23.60	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	09/09/97	B & V		23.90	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	10/17/97	B & V		22.78	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	11/17/97	B & V		23.40	--	Bailer	<250	<630	<630	ND	ND	ND	ND	ND	ND	1.1	ND	ND	ND	ND	NA
	12/02/97	B & V		22.28	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	01/21/98	B & V		23.85	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	02/27/98	B & V		23.45	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	03/25/98	B & V		22.86	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	04/24/98	B & V		23.40	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	06/05/98	B & V		23.56	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	07/08/98	B & V		23.83	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	07/27/98	B & V		24.25	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	08/25/98	B & V		24.42	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	09/30/98	B & V		24.04	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
BB-7	06/13/97	B & V	25 to 35	8.80	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	06/20/97	B & V		8.40	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	06/24/97	B & V		9.70	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	11/17/97	B & V		9.44	--	Bailer	<250	<630	<630	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	12/02/97	B & V		7.78	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	01/22/98	B & V		9.83	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	02/27/98	B & V		9.01	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	03/25/98	B & V		8.98	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	04/22/98	B & V		9.18	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	06/05/98	B & V		9.39	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	07/08/98	B & V		9.14	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	07/27/98	B & V		9.55	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	08/25/98	B & V		10.50	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	09/29/98	B & V		9.83	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
BB-8	06/20/97	B & V	30 to 40	17.49	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	06/24/97	B & V		19.00	--	Bailer	<200	<500	<1,000	1.8	1.3	<1.0	<1.0	11,000	1,500	4,200	14	280	ND	ND	NA
	10/06/97	B & V		20.40	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	01/25/98	B & V		20.68	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	02/28/98	B & V		20.20	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	03/30/98	B & V		20.14	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	04/22/98	B & V		19.99	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	06/04/98	B & V		20.51	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	07/27/98	B & V		24.02	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	01/29/09	DOF		20.08	--	--	499	--	--	0.694	<0.500	<0.500	<1.00	896 ^f	258	441	2.45	1.48	1.36	<5.00	--
TOC: 44.25 feet	02/19/10	SoundEarth	18.66	25.59	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	05/03/10	SoundEarth	19.90	24.35	Peristaltic	--	--	--	--	--	--	--	510	120	110	<1	0.27	<1	<5	--	
	06/02/11	SoundEarth	17.64	26.61	Peristaltic	130 ^{x,y}	<50	<250	<0.35	<1	<1	<3	170	59	44	<1	<0.2	<1	<5	<1	
	02/07/12	Windward	15.39	28.86	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
TOC: 44.26 feet	09/05/12	SoundEarth	20.01	24.25	Peristaltic	--	--	--	<0.35	<1	<1	<3	200	41	28	<1	<0.2	<1	<5	<1	
	12/21/12	SoundEarth	16.23	28.03	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	03/29/13	SoundEarth	18.70	25.56	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
BB-8A	01/29/09	DOF	Unknown	20.60	--	Peristaltic	669	--	--	<0.500	<0.500	<0.500	<1.00	1,290 ^f	285	549	2.96	3.86	1.59	<5.00	--
	02/19/10	SoundEarth		19.05	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	05/03/10	SoundEarth		19.34	--	Peristaltic	--	--	--	--	--	--	--	810	180	140	1.6	0.78	<100	<500	--
	06/02/11	SoundEarth		18.18	--	Peristaltic	380 ^{x,y}	<50	<250	<3.5	<10	<10	<30	710	170	170	<10	<2	<10	<50	<10
MTCA Cleanup Level							800 ^a	500 ^a	500 ^a	5 ^a	1,000 ^a	700 ^a	1,000 ^a	5 ^a	5 ^a	16 ^b	1,600 ^b	0.2 ^a	4,000 ^b	5 ^a	160 ^a



Table 1
Summary of Groundwater Data
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Sample Location	Sample Date	Sampled By	Sample Interval (Feet Below Top of Casing)	Depth to Groundwater ¹	Groundwater Elevation ²	Sampling Method	Analytical Results (µg/L)														
							GRPH ³	DRPH ⁴	ORPH ⁴	Benzene ⁵	Toluene ⁵	Ethylbenzene ⁵	Total Xylenes ⁵	PCE ⁶	TCE ⁶	cis- 1,2-DCE ⁶	trans- 1,2-DCE ⁶	Vinyl Chloride ⁶	1,1-DCE ⁶	Methylene Chloride ⁶	Naphthalene ⁷
Rights-of-Way																					
BB-10	09/05/97	B & V	29 to 39	25.91	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	09/09/97	B & V		25.70	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	10/17/97	B & V		25.80	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	11/13/97	B & V		25.30	--	Bailer	<250	<630	<630	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	--
	12/02/97	B & V		25.30	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	01/21/98	B & V		25.88	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	02/27/98	B & V		25.72	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	03/25/98	B & V		25.53	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	04/23/98	B & V		29.54	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	06/05/98	B & V		26.20	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	07/01/98	B & V		26.24	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	07/27/98	B & V		26.85	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	08/25/98	B & V		27.27	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	09/29/98	B & V		27.00	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
BB-12	03/25/98	B & V	35 to 45	14.89	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	04/27/98	B & V		14.97	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	05/19/98	B & V		15.01	--	Bailer	<250	<630	<630	ND	ND	ND	ND	ND	ND	540	ND	380	ND	ND	--
	07/08/98	B & V		15.32	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	07/28/98	B & V		15.68	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	08/25/98	B & V		15.00	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	09/29/98	B & V		14.78	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 34.01 feet	02/19/10	SoundEarth		16.33	17.68	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	05/02/10	SoundEarth		14.52	19.49	Peristaltic	--	--	--	--	--	--	--	<1	<1	<1	<1	<0.2	<1	<5	--
BB12A TOC: Unknown	02/19/11	SoundEarth	Unknown	14.40	19.33	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	05/02/10	SoundEarth		15.81	17.92	Peristaltic	--	--	--	--	--	--	--	<1	<1	<1	<1	<0.2	<1	<5	--
BB-13	03/25/98	B & V	35 to 45	9.38	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	04/23/98	B & V		8.76	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	05/19/98	B & V		9.11	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	07/08/98	B & V		9.00	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	07/28/98	B & V		9.25	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	09/29/98	B & V		8.00	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	1998	B & V		--	--	Bailer	<250	<630	<630	ND	ND	ND	ND	ND	ND	2.6	ND	1.1	ND	ND	--
	02/19/10	SoundEarth		9.50	18.15	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	05/02/10	SoundEarth		9.13	18.52	Peristaltic	--	--	--	--	--	--	--	<1	<1	<1	<1	<0.2	<1	<5	--
	02/07/12	Windward		7.56	20.09	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
BB-14	03/25/98	B & V	40 to 60	8.38	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	04/22/98	B & V		8.24	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	05/19/98	B & V		8.29	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	07/08/98	B & V		7.42	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	07/28/98	B & V		9.03	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	08/25/98	B & V		9.49	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	09/29/98	B & V		6.14	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	1998	B & V		--	--	Bailer	<300	<630	<630	--	--	--	--	--	--	--	--	--	--	--	--
TB-18	06/04/98	B & V	93 to 118	30.05	--	Bailer	<250	<630	<630	ND	1.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA
PW-1	1997 (8 hour)	B & V	40 to 60	--	--	Bailer	<250	<630	<630	ND	ND	ND	ND	1.0	ND	ND	ND	ND	ND	ND	NA
	1997 (Final)			--	--	Bailer	<250	<630	<630	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA
CHB-07	04/14/08	CH2M HILL	Unknown	--	--	Grab	<250	<250	<500	0.7	<0.2	<0.2	<0.6	<0.2	<0.2	480	1.8	220	0.3	<0.5	<0.5
CHB-08	04/15/08	CH2M HILL	Unknown	--	--	Grab	<250	<250	<500	<0.2	<0.2	<0.2	<0.6	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.5	<0.5
CHB-09	04/16/08	CH2M HILL	Unknown	--	--	Grab	<250	400	1,400	0.3	0.3	<0.2	<0.6	0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.5	<0.5
MTCA Cleanup Level							800 ^a	500 ^a	500 ^a	5 ^a	1,000 ^a	700 ^a	1,000 ^a	5 ^a	5 ^a	16 ^b	1,600 ^b	0.2 ^a	4,000 ^b	5 ^a	160 ^a



Table 1
Summary of Groundwater Data
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Sample Location	Sample Date	Sampled By	Sample Interval (Feet Below Top of Casing)	Depth to Groundwater ¹	Groundwater Elevation ²	Sampling Method	Analytical Results (µg/L)																
							GRPH ³	DRPH ⁴	ORPH ⁴	Benzene ⁵	Toluene ⁵	Ethylbenzene ⁵	Total Xylenes ⁵	PCE ⁶	TCE ⁶	cis- 1,2-DCE ⁶	trans- 1,2-DCE ⁶	Vinyl Chloride ⁶	1,1-DCE ⁶	Methylene Chloride ⁶	Naphthalene ⁷		
East-Adjoining Properties - 800 Roy Street Parcel																							
RS-20	03/05/93	EPJ	Unknown	≈ 10	--	Grab	99,000	--	--	96	230	1,500	7,000	<5	NA	NA	NA	NA	NA	NA	NA		
MW-1	03/22/93	EPJ	17.5 to 37.5	--	--	Bailer	5,100	<500	<1,000	10,000	270	480	427	--	--	--	--	--	--	--	--		
	06/17/93	Retec		16.10	--	Unknown	--	--	--	20,000	14,000	840	6,700	--	--	--	--	--	--	--	--		
	Decommissioned on October 12, 1993																						
MW-2	03/22/93	EPJ	27.5 to 37.5	--	--	Bailer	650	<500	<1,000	100	42	24	67	--	--	--	--	--	--	--	--		
	06/17/93	Retec		15.55	--	Unknown	--	--	--	28	7.2	<1	<2	170	1,400	9,300	25	1,100	25	<10	--		
Decommissioned on October 12, 1993																							
MW-3	03/22/93	EPJ	17.5 to 37.5	--	--	Bailer	27,000	<500	<1,000	1,500	3,300	690	3,500	--	--	--	--	--	--	--	--		
	06/17/93	Retec		15.17	--	Unknown	--	--	--	4,800	21,000	1,900	12,300	--	--	--	--	--	--	--	--		
Decommissioned on October 12, 1993																							
MW-4	03/22/93	EPJ	22.5 to 32.5	--	--	Bailer	940	<500	<1,000	82	390	39	108	--	--	--	--	--	--	--	--		
	06/17/93	Retec		15.80	--	Unknown	--	--	--	<1	<1	<1	<2	--	--	--	--	--	--	--	--		
Decommissioned on October 12, 1993																							
MW-5	03/22/93	EPJ	12.5 to 22.5	--	--	Bailer	670	<500	<1,000	49	140	9.8	80	--	--	--	--	--	--	--	--		
	06/17/93	Retec		14.57	--	Unknown	--	--	--	<1	<1	<1	<2	--	--	--	--	--	--	--	--		
Decommissioned on October 12, 1993																							
MW-6 TOC: 58.76 feet	10/12/93	Retec	7 to 22	--	--	Unknown	150,000	--	--	9,100	6,800	2,600	7,300	--	--	--	--	--	--	--	--		
	10/26/93	Retec		16.79	41.97	Unknown	100,000	--	--	17,000	14,000	1,400	11,000	--	--	--	--	--	--	--	--		
	01/25/94	Retec		17.43	41.33	Unknown	66,000	--	--	8,800	4,600	1,500	8,100	--	--	--	--	--	--	--	--		
	04/25/94	Retec		15.75	43.01	Unknown	120,000	--	--	15,000	7,200	2,600	13,300	--	--	--	--	--	--	--	--		
	09/15/94	Retec		16.61	42.15	Unknown	56,000	--	--	15,000	2,000	1,500	7,100	--	--	--	--	--	--	--	--		
	06/20/02	Urban		--	--	Unknown	8,500	--	--	1,900	14	250	53	--	--	--	--	--	--	--	--	--	
TOC: 38.20 feet	02/07/12	Windward		14.91	23.29	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
MW-7 TOC: 55.82 feet	10/12/93	Retec	9 to 18.5	--	--	Unknown	75,000	--	--	20,000	22,000	3,000	15,000	--	--	--	--	--	--	--	--		
	10/26/93	Retec		14.10	41.72	Unknown	74,000	--	--	8,300	7,400	1,100	8,300	--	--	--	--	--	--	--	--		
	01/25/94	Retec		15.30	40.52	Unknown	53,000	--	--	1,600	2,700	1,400	5,100	--	--	--	--	--	--	--	--		
	04/25/94	Retec		13.40	42.42	Unknown	140,000	--	--	3,900	7,400	3,100	14,100	--	--	--	--	--	--	--	--		
	09/15/94	Retec		14.29	41.53	Unknown	66,000	--	--	3,400	2,700	1,900	7,700	--	--	--	--	--	--	--	--		
	9/15/94 (dup)			--	--	Unknown	77,000	--	--	3,600	3,000	2,100	8,700	--	--	--	--	--	--	--	--		
	06/20/02	Urban		--	--	Unknown	8,400	--	--	650	37	470	150	--	--	--	--	--	--	--	0.19		
TOC: 35.09 feet	02/07/12	Windward		12.56	22.53	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--			
MW-8 TOC: 53.72 feet	10/26/93	Retec	4.5 to 19	12.35	41.37	Unknown	280	--	--	19	1	<1	48	--	--	--	--	--	--	--	--		
	01/25/94	Retec		13.51	40.21	Unknown	230 ^j	--	--	13	0.7 ^j	<1	4.5	--	--	--	--	--	--	--	--		
	1/25/94 (dup)			--	--	Unknown	210 ^j	--	--	12	0.6 ^j	<1	3.7	--	--	--	--	--	--	--	--		
	04/25/94	Retec		11.80	41.92	Unknown	<250	--	--	2.2	<1	<1	1.7	--	--	--	--	--	--	--	--		
	09/15/94	Retec		12.49	41.23	Unknown	210 ^j	--	--	<1	0.5 ^j	<1	1.6 ^j	--	--	--	--	--	--	--	--		
	9/15/94 (dup)			--	--	Unknown	250	--	--	<1	0.5 ^j	<1	1.7 ^j	--	--	--	--	--	--	--	--		
	06/21/02	Urban		--	--	Unknown	<50	--	--	<1	<1	<1	<1	--	--	--	--	--	--	--	--		
TOC: 33.19 feet	02/07/12	Windward		11.64	21.55	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--			
MW-9 TOC: 61.35 feet	10/26/93	Retec	7 to 22	--	--	Unknown	210 ^j	--	--	9.5	1.3	<1	<2	--	--	--	--	--	--	--	--		
	01/25/94	Retec		15.51	45.84	Unknown	<250	--	--	5.7	1.1	<1	<2	--	--	--	--	--	--	--	--		
	04/25/94	Retec		17.09	44.26	Unknown	<250	--	--	<0.001	<1	<1	<2	--	--	--	--	--	--	--	--		
	09/15/94	Retec		15.50	45.85	Unknown	<250	--	--	3.5	0.6 ^j	<1	<2	--	--	--	--	--	--	--	--		
	06/20/02	Urban		18.30	22.51	Unknown	<50	--	--	<1	<1	<1	<2	<1	<1	<1	<1	<1	<1	--	<0.1		
	TOC: 40.81 feet	06/02/11		SoundEarth	14.89	--	Peristaltic	<100	150 ^x	<250	<1	<1	<1	<3	--	--	--	--	--	--	--	--	--
		02/07/12		Windward	16.39	24.42	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
09/04/12		SoundEarth	16.84	23.97	Peristaltic	--	--	--	<0.35	<1	<1	<3	<1	<1	<1	<1	0.61	<1	<5	--	--		
12/21/12			15.94	24.87	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
MW-10 TOC: 58.53 feet	10/26/93	Retec	7 to 22	--	--	Unknown	<250	--	--	<1	1.3	<1	<2	--	--	--	--	--	--	--	--		
	01/25/94	Retec		15.09	43.44	Unknown	190 ^j	--	--	<1	3.2	<1	<2	--	--	--	--	--	--	--	--		
	04/25/94	Retec		16.64	41.89	Unknown	<250	--	--	<1	2.5	<1	<2	--	--	--	--	--	--	--	--		
	09/15/94	Retec		16.64	41.89	Unknown	<250	--	--	<1	0.9 ^j	<1	<2	--	--	--	--	--	--	--	--		
	06/20/02	Urban		16.55	41.98	Unknown	<50	--	--	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	--	<0.1		
TOC: 37.95 feet	02/07/12	Windward		15.85	22.10	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
MTCA Cleanup Level							800 ^a	500 ^a	500 ^a	5 ^a	1,000 ^a	700 ^a	1,000 ^a	5 ^a	5 ^a	16 ^b	1,600 ^b	0.2 ^a	4,000 ^b	5 ^a	160 ^a		



Table 1
Summary of Groundwater Data
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Sample Location	Sample Date	Sampled By	Sample Interval (Feet Below Top of Casing)	Depth to Groundwater ¹	Groundwater Elevation ²	Sampling Method	Analytical Results (µg/L)														
							GRPH ³	DRPH ⁴	ORPH ⁴	Benzene ⁵	Toluene ⁵	Ethylbenzene ⁵	Total Xylenes ⁵	PCE ⁶	TCE ⁶	cis- 1,2-DCE ⁶	trans- 1,2-DCE ⁶	Vinyl Chloride ⁶	1,1-DCE ⁶	Methylene Chloride ⁶	Naphthalene ⁷
East-Adjoining Properties - 800 Roy Street Parcel																					
SCL-B101	06/17/02	Urban	Unknown	--	--	Grab	<50	<250	--	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	--	--
SCL-B102	06/17/02	Urban	Unknown	--	--	Grab	150	360	--	<1	<1	<1	3	<1	<1	<1	<1	<1	<1	--	--
SCL-MW101	06/20/02	Urban	Unknown	--	--	Unknown	19,000	--	--	810	100	1,200	1,700	--	--	--	--	--	--	--	--
TOC: 30.46	02/07/12	Windward		7.48	22.98	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SCL-MW102	10/26/93	Urban	5 to 15	--	--	Unknown	10,000	--	--	970	200	280	1,300	--	--	--	--	--	--	--	--
TOC: --	02/07/12	Windward		7.89	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SCL-MW103	06/21/02	Urban	Unknown	--	--	Unknown	<50	--	--	<1	<1	<1	<1	--	--	--	--	--	--	--	--
SCL-MW105	06/20/02	Urban	25 to 30	--	--	Unknown	3,200	--	--	390	43	91	280	--	--	--	--	--	--	--	--
TOC: 31.26	02/07/12	Windward		10.46	20.80	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SCS-1 TOC: 39.55	02/07/12	Windward	Unknown	17.51	22.04	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SCS-2 TOC: 39.16	02/07/12	Windward	Unknown	16.56	22.60	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SCS-3 TOC: 36.73	02/07/12	Windward	Unknown	14.10	22.63	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SCS-4 TOC: 35.33	02/07/12	Windward	Unknown	12.93	22.40	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SCS-5 TOC: 39.06	02/07/12	Windward	Unknown	17.81	21.25	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Cleanup Level							800 ^a	500 ^a	500 ^a	5 ^a	1,000 ^a	700 ^a	1,000 ^a	5 ^a	5 ^a	16 ^b	1,600 ^b	0.2 ^a	4,000 ^b	5 ^a	160 ^a

NOTES:

Red denotes concentrations exceeding MTCA Cleanup Level.

TOCs were surveyed relative to an established datum of 521.41 feet prior to 2012. TOCs resurveyed by Axis Survey and Mapping, of Kirkland, Washington on March 16th, 2012, relative to an arbitrary benchmark of 499.89 feet above mean sea level, and by Bush, Roed & Hitchings, Inc. of Seattle, Washington in February, October, and December, 2012, and March 2013, using the North American Vertical Datum 1988.

¹As measured in feet below a fixed spot on the well casing rim.

²Calculated by subtracting the depth to groundwater from the casing elevation. Groundwater elevation in angled monitoring well calculated subtracting the product of the measured depth to groundwater in the angled well by the sine of its angle.

³Analyzed by EPA Method 418.1 or 8015-M, NWTPH-HCID, or NWTPH-Gx.

⁴Analyzed by EPA Method 418.1 or 8015-M, NWTPH-HCID, or NWTPH-Dx.

⁵Analyzed by EPA Methods 8015, 8020, 8021B, 8240, 8260B, or 8260C.

⁶Analyzed by Purge and Trap Gas Chromatogram/Mass Spectrometry or EPA Method 601, 8010S, 8240, 8260B, or 8260C.

⁷Analyzed by EPA Methods 8010, 8260B, 8260C, 8270, 8270D, or 8270D-SIM.

^aMTCA Method A Cleanup Levels, Table 720-1, Section 900, Chapter 173-340 of the WAC, revised November 2007.

^bMTCA Cleanup Regulation, Chapter 173-340 of the WAC, CLARC, Groundwater, Method B, Non-carcinogen, Standard Formula Value, CLARC Website <<https://fortress.wa.gov/ecy/clarc/CLARCHome.aspx>>.

*Water level measurements collected on February 7, 2012.

**Monitoring well was installed at a 25 degree angle from the vertical point of penetration. Depth to groundwater measurements and sample interval account for angled length of well, not vertical depth. Groundwater elevations corrected to account for angle.

†Samples were field-filtered prior to laboratory analysis.

Laboratory Notes:

^bAnalyte detected in an associated Method Blank.

^dResult reported as TPH.

^eEstimated value. The reported range exceeds the calibration range of the analysis.

^fAnalyte was detected in the associated method blank. Analyte concentration in the sample is greater than 10x the concentration found in the method blank.

^gEstimated value. The reported range exceeds the calibration range of the analysis.

^hThe presence of the analyte indicated may be due to carryover from previous sample injections.

^jEstimated concentration.

^{lc}The presence of the compound indicated is likely due to laboratory contamination.

^{qp}Hydrocarbon result partly due to individual peak(s) in quantitation range.

^{pr}The sample was received with incorrect preservation. The value reported should be considered an estimate.

^sanalyte also detected in trip blank.

^{ve}Estimated concentration calculated for an analyte response above valid instrument calibration range; a dilution is required to obtain accurate quantification of the analyte.

^yThe sample chromatographic pattern does not resemble the fuel standard used for quantitation.

^yThe GRPH result in the sample is due to a pattern of peaks that is consistent with the chlorinated volatiles detected by the 8260C analysis.

-- = not analyzed or not measured

< = not detected at a concentration exceeding laboratory reporting limit

µg/L = micrograms per liter

B & V = Black & Veatch

CLARC = cleanup levels and risk calculations

DCE = dichloroethylene

DOF = Dalton, Olmsted & Fuglevand, Inc.

DRPH = diesel-range petroleum hydrocarbons

dup = duplicate

EPA = U.S. Environmental Protection Agency

EPJ = E.P. Johnson Construction Inc., and Environmental

GeoEngineers = GeoEngineers, Inc.

GRPH = gasoline-range petroleum hydrocarbons

MTCA = Washington State Model Toxics Control Act

NA = results not available

ND = not detected at a concentration exceeding laboratory reporting limit; detection limit not provided

NWTPH = northwest total petroleum hydrocarbon

ORPH = oil-range petroleum hydrocarbons

PCE = tetrachloroethylene

Retec = Remediation Technologies, Inc.

Roux = Roux Associates

SoundEarth = SoundEarth Strategies, Inc.

TCE = trichloroethylene

TOC = top of casing

TPH = total petroleum hydrocarbons

Urban = Urban Redevelopment

WAC = Washington Administrative Code

Windward = Windward Environmental LLC



Table 2
Soil Analytical Results for Petroleum Hydrocarbons and Chlorinated Volatile Organic Compounds
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Draft - Issued for Ecology Review

Sample Location	Sample ID	Sample Date	Sampled By	Laboratory	Sample Depth (feet bgs)	Approximate Sample Elevation ¹ (feet)	Analytical Results (mg/kg)														
							GRPH ²	DRPH ³	ORPH ³	Benzene ⁴	Toluene ⁴	Ethylbenzene ⁴	Total Xylenes ⁴	PCE ⁵	TCE ⁵	cis 1,2-DCE ⁵	trans 1,2-DCE ⁵	Vinyl Chloride ⁵	1,1-DCE ⁵	Methylene Chloride ⁵	Naphthalene ⁶
The Property																					
R-MW1	Unknown	10/22/92	Roux	Unknown	5	32.8	NA	NA	NA	NA	NA	NA	NA	5.8	0.35	NA	<0.005	<0.010	NA	NA	NA
R-MW4	Unknown	10/22/92	Roux	Unknown	5	47.0	NA	NA	NA	NA	NA	NA	NA	<0.005	<0.005	NA	<0.005	<0.010	NA	NA	NA
	Unknown			15	37.0	NA	NA	NA	NA	NA	NA	<0.005	<0.005	NA	<0.005	<0.010	NA	NA	NA		
	Unknown			30	22.0	NA	NA	NA	NA	NA	NA	<0.005	<0.005	NA	<0.005	<0.010	NA	NA	NA		
R-MW6	Unknown	10/27/92	Roux	Unknown	6	39.5	NA	NA	NA	NA	NA	NA	NA	<0.005	<0.005	NA	<0.005	<0.010	NA	NA	NA
	Unknown			11	34.5	NA	NA	NA	NA	NA	NA	<0.005	<0.005	NA	<0.005	<0.010	NA	NA	NA		
	Unknown			16	29.5	NA	NA	NA	NA	NA	NA	<0.005	<0.005	NA	<0.005	<0.010	NA	NA	NA		
B-1	B-1-13	06/23/00	ThermoRetec	ARI	13	31.0	--	--	--	<0.0012	<0.0012	<0.0012	<0.0024	<0.0012	<0.0012	0.0021	<0.0012	<0.0012	<0.0012	<0.0035	<0.0059
B-2	B-2-6.5	06/23/00	ThermoRetec	ARI	6.5	35.5	--	--	--	<0.0011	<0.0011	<0.0011	<0.0022	0.017	0.0020	0.011	<0.0011	<0.0011	<0.0011	<0.0033	<0.0055
	B-2-11			ARI	11	31.0	--	--	--	<0.0012	<0.0012	<0.0012	<0.0024	0.92	0.085	0.64	0.0037	<0.0012	<0.0012	<0.0037	<0.0061
	B-2-16			ARI	16	26.0	--	--	--	<0.0011	<0.0011	<0.0011	<0.0022	0.049	0.0011	0.0075	<0.0011	<0.0011	<0.0011	<0.0032	<0.0054
B-3	B-3-12	06/23/00	ThermoRetec	ARI	12	31.5	--	--	--	<0.0013	<0.0013	<0.0013	<0.0026	<0.0013	<0.0013	0.0016	<0.0013	<0.0013	<0.0013	<0.0039	<0.0064
B-5	B-5-10	06/23/00	ThermoRetec	ARI	10	32.0	--	--	--	<0.0011	<0.0011	<0.0011	<0.0022	0.0051	<0.0011	0.0021	<0.0011	<0.0011	<0.0011	<0.0032	<0.0053
	B-5-11.5			ARI	11.5	30.5	--	--	--	<0.0012	<0.0012	<0.0012	<0.0024	0.12	0.0088	0.013	<0.0012	<0.0012	<0.0012	<0.0036	<0.0061
B-6	B-6-6	06/24/00	ThermoRetec	ARI	6	36.0	NA	NA	NA	NA	NA	NA	NA	0.0085	0.0014	0.0021	<0.0012	<0.0012	NA	NA	NA
	B-6-12			ARI	12	30.0	NA	NA	NA	NA	NA	NA	0.0067	0.0026	0.0047	<0.0012	<0.0012	NA	NA	NA	
	B-6-18			ARI	18	24.0	NA	NA	NA	NA	NA	NA	NA	2.3	0.0078	0.0031	<0.0013	<0.0013	NA	NA	NA
B-7	B-7-6	06/24/00	ThermoRetec	ARI	6	36.0	NA	NA	NA	NA	NA	NA	NA	0.031	0.0029	0.0052	<0.0012	<0.0012	NA	NA	NA
B-8	B-8-4	06/24/00	ThermoRetec	ARI	4	38.0	NA	NA	NA	NA	NA	NA	NA	0.092	0.0006	0.0019	<0.0011	<0.0011	NA	NA	NA
	B-8-8			ARI	8	34.0	NA	NA	NA	NA	NA	NA	NA	1.4	0.017	0.021	<0.0011	<0.0011	NA	NA	NA
B-9	B-9-4	06/24/00	ThermoRetec	ARI	4	38.0	NA	NA	NA	NA	NA	NA	NA	170	<1.6	<1.6	<1.6	<1.6	NA	NA	NA
	B-9-8			ARI	8	34.0	NA	NA	NA	NA	NA	NA	NA	4.8	0.13	0.21	0.0022	<0.0012	NA	NA	NA
B-10	B-10-12	06/24/00	ThermoRetec	ARI	12	46.0	NA	NA	NA	NA	NA	NA	NA	0.017	0.0014	0.0061	<0.0011	<0.0011	NA	NA	NA
G-MW1	MW 1-3-8	07/20/01	GeoEngineers	NCA	8	31.0	--	--	--	<0.0190	<0.0180	<0.0190	<0.0540	19.9	<0.0230	<0.0260	<0.0130	<0.0130	<0.0140	0.0634 ^B	<0.0140
	MW 1-8-20			NCA	20	19.0	--	--	--	<0.0190	<0.0180	<0.0190	<0.0540	237	0.0622	<0.0260	<0.0130	<0.0130	<0.0140	0.0671 ^B	0.0061
	MW 1-11-27.5			NCA	27.5	11.5	--	--	--	<0.0190	<0.0180	<0.0190	<0.0540	16.4	0.0706 ^J	<0.0260	<0.0130	<0.0130	<0.0140	0.0612 ^B	<0.0140
	MW 1-13-32.5			NCA	32.5	6.5	--	--	--	<0.0380	<0.0360	<0.0380	<0.1080	33.1	0.394	<0.0520	<0.0260	<0.0260	<0.0280	0.165 ^B	<0.0280
	MW 1-15-37.5			NCA	37.5	1.5	--	--	--	<0.0190	<0.0180	<0.0190	<0.0540	0.678	<0.0230	<0.0260	<0.0130	<0.0130	<0.0140	0.0484 ^{B,J}	<0.0140
G-SB4 (G-MW3)	SB4-4-10	07/20/01	GeoEngineers	NCA	10	29.6	--	--	--	<0.0190	<0.0180	<0.0190	<0.0540	0.528	<0.0230	<0.0260	<0.0130	<0.0130	<0.0140	0.0793 ^B	<0.0140
	SB4-7-17.5			NCA	17.5	22.1	--	--	--	<0.0190	<0.0180	<0.0190	<0.0540	13.2	<0.0230	<0.0260	<0.0130	<0.0130	<0.0140	0.0818 ^B	<0.0140
	SB4-13-32.5			NCA	32.5	7.1	--	--	--	<0.0190	<0.0180	<0.0190	<0.0540	5.70	0.175	<0.0260	<0.0130	<0.0130	<0.0140	0.253 ^B	<0.0140
	SB4-15-37.5			NCA	37.5	2.1	--	--	--	<0.0190	<0.0180	<0.0190	<0.0540	0.581	<0.0230	<0.0260	<0.0130	<0.0130	<0.0140	0.0842 ^B	<0.0140
P-03/ W-MW-01	SB-W-03-0160	01/27/12	Windward	ARI	16-16.5	29.1	--	--	--	<0.0010	0.0006 ^J	<0.0010	<0.0020	<0.0010	<0.0010	0.0006 ^J	<0.0010	<0.0010	<0.0010	0.0027 ^B	<0.0048
	SB-W-03-0225			ARI	22.5-23	22.6	--	--	--	<0.0009	0.0007 ^J	<0.0009	<0.0018	0.03 ^B	0.0018	0.0021	<0.0009	<0.0009	<0.0009	0.0032 ^B	<0.00430
	SB-W-03-0315			ARI	31.5-32	13.6	--	--	--	<0.21	<0.21	<0.21	<0.42	16 ^B	0.59	0.48	<0.21	<0.21	<0.21	<0.41	<1
	SB-W-03-0450			ARI	45-45.5	-0.4	--	--	--	<0.0007	0.0006 ^J	<0.0007	<0.0014	0.38 ^B	0.022	0.041	0.0005 ^J	<0.0007	<0.0007	0.0025 ^B	<0.0035
	SB-W-03-0550			ARI	55.5-56	-10.4	--	--	--	<0.045	<0.045	<0.045	<0.09	1.9 ^J	0.17	0.13	<0.045	<0.045	<0.045	<0.091	<0.23
	SB-W-03-0645			ARI	64.5-65	-19.4	--	--	--	<0.0008	<0.0008	<0.0008	<0.0016	<0.0008	<0.0008	<0.0008	<0.0008	<0.0008	<0.0008	0.0098 ^B	<0.0041
	SB-W-03-0730			ARI	73-73.5	-27.9	--	--	--	<0.0007	0.0006 ^J	<0.0007	<0.0014	0.1 ^B	0.0081	0.025	<0.0007	<0.0007	<0.0007	0.0020 ^B	<0.0036
MTCA Cleanup Level for Soil							30 ^a	2,000 ^a	2,000 ^a	0.03 ^a	7 ^a	6 ^a	9 ^a	0.05 ^a	0.03 ^a	160 ^b	1,600 ^b	0.67 ^b	4,000 ^b	0.02 ^a	5 ^a



Table 2
Soil Analytical Results for Petroleum Hydrocarbons and Chlorinated Volatile Organic Compounds
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Draft - Issued for Ecology Review

Sample Location	Sample ID	Sample Date	Sampled By	Laboratory	Sample Depth (feet bgs)	Approximate Sample Elevation ¹ (feet)	Analytical Results (mg/kg)															
							GRPH ²	DRPH ³	ORPH ³	Benzene ⁴	Toluene ⁴	Ethylbenzene ⁴	Total Xylenes ⁴	PCE ⁵	TCE ⁵	cis 1,2-DCE ⁵	trans 1,2-DCE ⁵	Vinyl Chloride ⁵	1,1-DCE ⁵	Methylene Chloride ⁵	Naphthalene ⁶	
The Property																						
P-06/ W-MW-02	SB-W-06-0900	01/29/12	Windward	ARI	9-9.5	34.5	--	--	--	0.0009 ^J	<0.0013	<0.0013	<0.0026	0.058 ^T	0.0081	<0.0013	<0.0013	<0.0013	<0.0013	<0.0027	<0.0067	
	SB-W-06-0185	01/30/12		ARI	18.5-19	25.0	--	--	--	0.0008 ^J	0.0006 ^J	<0.0009	<0.0018	<0.0009 ^T	<0.0009	<0.0009	<0.0009	<0.0009	<0.0009	0.0024 ^B	<0.0043	
	SB-W-06-0305			ARI	30.5-31	13.0	--	--	--	<0.27	<0.27	<0.27	<0.34	18	0.41	0.4	<0.27	<0.27	<0.27	<0.53	<1.3	
	SB-W-06-0380			ARI	38-38.5	5.5	--	--	--	<0.046	<0.046	<0.046	<0.092	0.14	0.057	0.52	<0.046	<0.046	<0.046	<0.092	<0.23	
	SB-W-06-0405			ARI	40.5-41	3.0	--	--	--	<0.036	<0.036	<0.036	<0.072	5.2	0.2	0.15	<0.036	<0.036	<0.036	<0.072	<0.18	
	SB-W-06-0485			ARI	48.5-49	-5.0	--	--	--	<0.0008	<0.0008	<0.0008	<0.0016	0.033	0.0007 ^J	0.0009	<0.0008	<0.0008	<0.0008	0.0018 ^B	<0.0040	
	SB-W-06-9485			ARI	48.5-49 (DUP)	-5.0	--	--	--	<0.0009	<0.0009	<0.0009	<0.0018	0.052	0.0011	0.0010	<0.0009	<0.0009	<0.0009	0.0019 ^B	<0.0046	
	SB-W-06-0590			ARI	59-59.5	-16.0	--	--	--	<0.043	<0.043	<0.043	<0.086	0.53	0.037 ^J	<0.043	<0.043	<0.043	<0.043	<0.086	<0.21	
	SB-W-06-0715			ARI	71.5-72	-28.0	--	--	--	<0.0008	<0.0008	<0.0008	<0.0016	0.0009	<0.0008	<0.0008	<0.0008	<0.0008	<0.0008	<0.0017	<0.0042	
	SB-W-06-0790	01/31/12		ARI	79-79.5	-35.5	--	--	--	<0.0009	<0.0009	<0.0009	<0.0018	0.0022	<0.0009	<0.0009	<0.0009	<0.0009	<0.0009	<0.0017	<0.0043	
P-07/ W-MW-03	SB-W-07-0135	01/26/12	Windward	ARI	13.5-14	25.8	--	--	--	0.0007 ^J	0.0024	<0.0009	0.0008 ^J	0.0038	0.0005 ^J	0.0008 ^J	<0.0009	<0.0009	<0.0009	0.0032 ^B	<0.0045	
	SB-W-07-0275			ARI	27.5-28	11.8	--	--	--	0.0005 ^J	0.0013	<0.0009	<0.0018	0.12	0.0053	0.083	0.0013	<0.0009	<0.0009	0.0041 ^B	<0.0046	
	SB-W-07-0335			ARI	33.5-34	5.8	--	--	--	<0.0008	0.0012	<0.0008	0.0004 ^J	18 ^B	0.05	0.011	<0.0008	<0.0008	0.0004 ^J	0.0036 ^B	<0.0038	
	SB-W-07-0430			ARI	43-43.5	-3.7	--	--	--	<0.0008	0.0009	<0.0008	<0.0016	46 ^B	0.7	0.091	0.0009	<0.0008	0.0030	0.0036 ^B	<0.0041	
	SB-W-07-0530			ARI	53-53.5	-13.7	--	--	--	<0.0008	0.0012	<0.0008	<0.0016	18 ^B	1.1	0.63	0.0009	<0.0008	0.0071	0.0027 ^B	<0.0039	
	SB-W-07-0630			ARI	63-63.5	-23.7	--	--	--	<0.0010	0.0007 ^J	<0.0010	<0.0020	0.0012 ^B	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.0025 ^B	<0.0050	
	SB-W-07-0780			ARI	78-78.5	-38.7	--	--	--	<0.0008	0.0004 ^J	<0.00080	<0.0016	0.0023 ^B	<0.0008	<0.0008	<0.0008	<0.0008	<0.0008	0.0024 ^B	<0.0039	
	P-08/ W-MW-04**			SB-W-08-0090	01/28/12	Windward	ARI	9-9.5	26.62	--	--	--	<0.27	<0.27	<0.27	<0.54	9.5 ^T	2.3	7.3	0.22 ^J	0.71	<0.27	<0.27	<1.3
SB-W-08-0155		ARI	15.5-16	20.12			--	--	--	<0.0009	0.0006 ^J	<0.0009	<0.0018	0.38 ^T	0.11	0.12	0.0039	0.12	0.0007	0.003 ^B	<0.0043	
SB-W-08-0265		ARI	26.5-27	9.12			--	--	--	<0.0009	0.0006 ^J	<0.0009	<0.0019	0.37 ^T	0.0052	0.0043	<0.0009	<0.0009	<0.0009	0.0033 ^B	<0.0043	
SB-W-08-0380		ARI	38-38.5	-2.38			--	--	--	<0.0008	<0.0008	<0.0008	<0.0016	0.48 ^T	0.0019	0.0012	<0.0008	<0.0008	<0.0008	0.0038 ^B	<0.0042	
SB-W-08-0480		ARI	48-48.5	-12.38			--	--	--	0.0005 ^J	0.0013	<0.0009	<0.0018	0.025 ^T	0.0007 ^J	0.0009 ^J	<0.0009	<0.0009	<0.0009	0.0082 ^B	<0.0046	
SB-W-08-9480		ARI	48-48.5 (DUP)	-12.38			--	--	--	0.0004 ^J	0.0008 ^J	<0.0009	<0.0018	0.016 ^T	<0.0009	0.0005 ^J	<0.0009	<0.0009	<0.0009	0.0033 ^B	<0.0043	
SB-W-08-0590		ARI	59-59.5	-23.38			--	--	--	<0.13	<0.13	<0.13	<0.26	10 ^T	0.081 ^J	<0.13	<0.13	<0.13	<0.13	<0.13	<0.64	
SB-W-08-0710		01/29/12	ARI	71-71.5	-35.38		--	--	--	<0.2	<0.2	<0.2	<0.4	9.4 ^T	0.33	<0.2	<0.2	<0.2	<0.2	<0.2	<0.99	
SB-W-08-0760			ARI	76-76.5	-40.38		--	--	--	<0.0009	<0.0009	<0.0009	<0.0018	0.017 ^T	<0.0009	<0.0009	<0.0009	<0.0009	<0.0009	0.0019 ^B	<0.0047	
B101/MW101	B101-30	07/10/12	SoundEarth	F&BI	30	9.8	--	--	--	--	--	--	24	0.12	<0.05	<0.05	<0.05	<0.05	<0.5	--		
	B101-34				34	5.8	--	--	--	--	--	--	--	8.4	0.033	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B101-40				40	-0.2	--	--	--	--	--	--	--	20	0.28	0.064	<0.05	<0.05	<0.05	<0.5	--	
	B101-47				47	-7.2	--	--	--	--	--	--	--	7.2	0.20	0.12	<0.05	<0.05	<0.05	<0.5	--	
	B101-55				55	-15.2	--	--	--	--	--	--	--	4.2	0.084	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B101-65				65	-25.2	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B101-75	07/11/12			75	-35.2	--	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B101-81				81	-41.2	--	--	--	--	--	--	--	0.31	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B101-92				92	-52.2	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B101-97	07/12/12			97	-57.2	--	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B101-104				104	-64.2	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B101-114.5				114.5	-74.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B101-120				120	-80.2	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B101-131				131	-91.2	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B101-140				140	-100.2	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
MTCA Cleanup Level for Soil							30 ^a	2,000 ^a	2,000 ^a	0.03 ^a	7 ^a	6 ^a	9 ^a	0.05 ^a	0.03 ^a	160 ^b	1,600 ^b	0.67 ^b	4,000 ^b	0.02 ^a	5 ^a	



Table 2
Soil Analytical Results for Petroleum Hydrocarbons and Chlorinated Volatile Organic Compounds
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Draft - Issued for Ecology Review

Sample Location	Sample ID	Sample Date	Sampled By	Laboratory	Sample Depth (feet bgs)	Approximate Sample Elevation ¹ (feet)	Analytical Results (mg/kg)														
							GRPH ²	DRPH ³	ORPH ³	Benzene ⁴	Toluene ⁴	Ethylbenzene ⁴	Total Xylenes ⁴	PCE ⁵	TCE ⁵	cis 1,2-DCE ⁵	trans 1,2-DCE ⁵	Vinyl Chloride ⁵	1,1-DCE ⁵	Methylene Chloride ⁵	Naphthalene ⁶
The Property																					
B102/MW102	B102-20	07/17/12	SoundEarth	F&BI	20	29.5	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B102-30				30	19.5	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B102-38				38	11.5	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B102-49				49	0.5	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B102-60				60	-10.5	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B102-70	07/18/12			70	-20.5	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B102-80	07/19/12			80	-30.5	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B102-90	07/20/12			90	-40.5	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B102-100	07/20/12			100	-50.5	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B102-110	07/20/12			110	-60.5	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
B102-120	07/23/12	120	-70.5	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--			
B103/MW103	B103-10	07/25/12	SoundEarth	F&BI	10	29.8	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B103-18				18	21.8	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B103-30				30	9.8	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B103-40				40	-0.2	--	--	--	--	--	--	--	4.6	0.77	0.12	<0.05	<0.05	<0.05	<0.5	--
	B103-45				45	-5.2	--	--	--	--	--	--	--	5.3	0.48	0.24	<0.05	<0.05	<0.05	<0.5	--
	B103-55	07/26/12			55	-15.2	--	--	--	--	--	--	--	<0.025	<0.03	0.18	<0.05	<0.05	<0.05	<0.5	--
	B103-62.5				62.5	-22.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B103-75				75	-35.2	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B103-83				83	-43.2	--	--	--	--	--	--	--	<0.025	<0.03	0.12	<0.05	<0.05	<0.05	<0.5	--
	B103-95				95	-55.2	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B103-105	07/27/12			105	-65.2	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B103-113				113	-73.2	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.5	--	
B104/MW104	B104-10	07/30/12	SoundEarth	F&BI	10	33.1	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B104-20				20	23.1	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B104-30				30	13.1	--	--	--	--	--	--	--	1.8	0.086	0.14	<0.05	<0.05	<0.05	<0.5	--
	B104-35				35	8.1	--	--	--	--	--	--	--	7.1	0.23	0.099	<0.05	<0.05	<0.05	<0.5	--
	B104-50				50	-7.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B104-60	07/31/12			60	-17.0	--	--	--	--	--	--	--	2.1	0.21	0.12	<0.05	<0.05	<0.05	<0.5	--
	B104-69				69	-26.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B104-80				80	-37.0	--	--	--	--	--	--	--	0.12	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B104-90	08/01/12			90	-47.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B104-100				100	-57.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B104-110				110	-67.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B104-120				120	-77.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B104-130				130	-87.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
MTCA Cleanup Level for Soil							30 ^a	2,000 ^a	2,000 ^a	0.03 ^a	7 ^a	6 ^a	9 ^a	0.05 ^a	0.03 ^a	160 ^b	1,600 ^b	0.67 ^b	4,000 ^b	0.02 ^a	5 ^a



Table 2
Soil Analytical Results for Petroleum Hydrocarbons and Chlorinated Volatile Organic Compounds
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Draft - Issued for Ecology Review

Sample Location	Sample ID	Sample Date	Sampled By	Laboratory	Sample Depth (feet bgs)	Approximate Sample Elevation ¹ (feet)	Analytical Results (mg/kg)															
							GRPH ²	DRPH ³	ORPH ³	Benzene ⁴	Toluene ⁴	Ethylbenzene ⁴	Total Xylenes ⁴	PCE ⁵	TCE ⁵	cis 1,2-DCE ⁵	trans 1,2-DCE ⁵	Vinyl Chloride ⁵	1,1-DCE ⁵	Methylene Chloride ⁵	Naphthalene ⁶	
The Property																						
B105/MW105	B105-10	08/06/12	SoundEarth	F&BI	10	35.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B105-20				20	25.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B105-30				30	15.0	--	--	--	--	--	--	--	1.3	0.16	0.086	<0.05	<0.05	<0.05	<0.5	--	
	B105-40	08/08/12			40	5.0	--	--	--	--	--	--	--	<0.025	<0.03	0.22	<0.05	<0.05	<0.05	<0.5	--	
	B105-50				50	-5.0	--	--	--	--	--	--	--	0.18	0.040	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B105-60				60	-15.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B105-70	08/09/12			70	-25.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B105-80				80	-35.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B105-90				90	-45.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B105-100	08/10/12			100	-55.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B105-110				110	-65.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B105-120				120	-75.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B105-130				130	-85.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B105-138				138	-93.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
B106/MW106	B106-10	08/14/12	SoundEarth	F&BI	10	42.4	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B106-20				20	32.4	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B106-30				30	22.4	--	--	--	--	--	--	--	0.038	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B106-40				40	12.4	--	--	--	--	--	--	--	3.1	0.15	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B106-50				50	2.4	--	--	--	--	--	--	--	0.73	0.17	0.11	<0.05	<0.05	<0.05	<0.5	--	
	B106-60				60	-7.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B106-70	08/15/12			70	-17.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B106-80				80	-27.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B106-90				90	-37.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B106-100				100	-47.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B106-110				110	-57.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B106-120				120	-67.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B106-130				130	-77.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B106-140				140	-87.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
B107/MW107	B107-05	12/03/12	SoundEarth	F&BI	5	39.2	<2	--	--	<0.03	<0.05	<0.05	<0.15	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B107-15				15	29.2	<2	--	--	<0.03	<0.05	<0.05	<0.15	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B107-25				25	19.2	<2	--	--	<0.03	<0.05	<0.05	<0.15	0.60	0.063	0.060	<0.05	<0.05	<0.05	<0.5	--	
	B107-35				35	9.2	<2	--	--	<0.03	<0.05	<0.05	<0.15	19	0.59	0.37	<0.05	<0.05	<0.05	<0.5	--	
	B107-45				45	-0.8	<2	--	--	<0.03	<0.05	<0.05	<0.15	0.028	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
B108/MW108	B108-15	12/14/12	SoundEarth	F&BI	15	18.2	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B108-25				25	8.2	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B108-35				35	-1.9	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B108-45				45	-11.9	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B108-50				50	-16.9	--	--	--	--	--	--	--	0.037	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
B109/MW109	B109-05	12/04/12	SoundEarth	F&BI	5	30.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B109-15				15	20.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B109-25				25	10.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B109-35				35	0.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B109-45				45	-9.3	--	--	--	--	--	--	--	1.6	0.94	0.15	<0.05	<0.05	<0.05	<0.5	--	
MTCA Cleanup Level for Soil							30 ^a	2,000 ^a	2,000 ^a	0.03 ^a	7 ^a	6 ^a	9 ^a	0.05 ^a	0.03 ^a	160 ^b	1,600 ^b	0.67 ^b	4,000 ^b	0.02 ^a	5 ^a	



Table 2
Soil Analytical Results for Petroleum Hydrocarbons and Chlorinated Volatile Organic Compounds
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Draft - Issued for Ecology Review

Sample Location	Sample ID	Sample Date	Sampled By	Laboratory	Sample Depth (feet bgs)	Approximate Sample Elevation ¹ (feet)	Analytical Results (mg/kg)														
							GRPH ²	DRPH ³	ORPH ³	Benzene ⁴	Toluene ⁴	Ethylbenzene ⁴	Total Xylenes ⁴	PCE ⁵	TCE ⁵	cis 1,2-DCE ⁵	trans 1,2-DCE ⁵	Vinyl Chloride ⁵	1,1-DCE ⁵	Methylene Chloride ⁵	Naphthalene ⁶
The Property																					
B110/MW110	B110-15	12/04/12	SoundEarth	F&BI	15	25.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B110-25				25	15.0	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B110-35				35	5.0	--	--	--	--	--	--	3.4	0.21	0.31	<0.05	<0.05	<0.05	<0.5	--	
	B110-45				45	-5.0	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
B111/MW111	B111-10	12/05/12	SoundEarth	F&BI	10	26.8	--	--	--	--	--	--	--	<0.05	<0.06	<0.1	<0.1	<0.1	<0.1	<1	--
	B111-20				20	16.8	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B111-30				30	6.8	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B111-38				38	-1.2	--	--	--	--	--	--	0.078	0.40	0.28	<0.05	<0.05	<0.05	<0.5	--	
	B111-50				50	-13.2	--	--	--	--	--	--	1.4	0.56	0.11	<0.05	<0.05	<0.05	<0.5	--	
	B111-60	12/06/12			60	-23.2	--	--	--	--	--	--	0.085	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B111-70				70	-33.2	--	--	--	--	--	--	0.033	<0.03	<0.05	<0.05	<0.05	<0.5	--		
	B111-80				80	-43.2	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.5	--		
B112/MW112	B112-10	12/11/12	SoundEarth	F&BI	10	47.8	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B112-20				20	37.8	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B112-30				30	27.8	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B112-40				40	17.8	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B112-50				50	7.8	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B112-60				60	-2.2	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B112-75				75	-17.2	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B112-85	12/12/12			85	-27.2	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
B113/MW113	B113-10	12/18/12	SoundEarth	F&BI	10	23.2	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B113-20				20	13.2	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B113-30				30	3.2	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B113-40				40	-6.8	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B113-50				50	-16.8	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
B114/MW114	B114-15	12/10/12	SoundEarth	F&BI	15	31.4	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B114-25				25	21.4	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B114-35				35	11.4	--	--	--	--	--	--	8.8	0.45	0.11	<0.05	<0.05	<0.05	<0.5	--	
	B114-40				40	6.4	--	--	--	--	--	--	0.59	0.071	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B114-45				45	1.4	--	--	--	--	--	--	0.25	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
B115/MW115	B115-10	12/13/12	SoundEarth	F&BI	10	24.5	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B115-15				15	19.5	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B115-25				25	9.5	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B115-35				35	-0.5	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B115-45				45	-10.5	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
B116/MW116	B116-15	12/07/12	SoundEarth	F&BI	15	17.0	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B116-25				25	7.0	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B116-35				35	-3.0	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B116-45				45	-13.0	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
B117/MW117	B117-10	02/04/13	SoundEarth	F&BI	10	47.3	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	B117-20				20	37.3	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B117-30				30	27.3	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B117-40				40	17.3	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B117-50				50	7.3	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
MTCA Cleanup Level for Soil							30 ^a	2,000 ^a	2,000 ^a	0.03 ^a	7 ^a	6 ^a	9 ^a	0.05 ^a	0.03 ^a	160 ^b	1,600 ^b	0.67 ^b	4,000 ^b	0.02 ^a	5 ^a



Table 2
Soil Analytical Results for Petroleum Hydrocarbons and Chlorinated Volatile Organic Compounds
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

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Sample Location	Sample ID	Sample Date	Sampled By	Laboratory	Sample Depth (feet bgs)	Approximate Sample Elevation ¹ (feet)	Analytical Results (mg/kg)															
							GRPH ²	DRPH ³	ORPH ³	Benzene ⁴	Toluene ⁴	Ethylbenzene ⁴	Total Xylenes ⁴	PCE ⁵	TCE ⁵	cis 1,2-DCE ⁵	trans 1,2-DCE ⁵	Vinyl Chloride ⁵	1,1-DCE ⁵	Methylene Chloride ⁵	Naphthalene ⁶	
The Property																						
B118/MW118	B118-10	03/21/13	SoundEarth	F&BI	10	43.4	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B118-20				20	33.4	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B118-30				30	23.4	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B118-40				40	13.4	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B118-50				50	3.4	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5	--
B119/MW119	B119-10	03/21/13	SoundEarth	F&BI	10	27.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B119-20				20	17.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B119-30				30	7.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	B119-40				40	-2.3	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
DB01	DB01-10	03/18/13	SoundEarth	F&BI	10	32.3	--	--	--	--	--	--	--	0.042	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB01-20				20	22.3	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB01-30				30	12.3	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB01-40				40	2.3	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
DB02	DB02-10	03/18/13	SoundEarth	F&BI	10	30.9	<2	<50	<250	<0.02	<0.02	<0.02	<0.06	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB02-15				15	25.9	<2	<50	<250	<0.02	<0.02	<0.02	<0.06	--	--	--	--	--	--	--	--	
	DB02-20				20	20.9	--	--	--	--	--	--	--	0.22	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB02-30				30	10.9	--	--	--	--	--	--	--	0.058	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB02-40				40	0.9	--	--	--	--	--	--	--	2.0	0.060	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5	--
DB03	DB03-05	03/27/13	SoundEarth	F&BI	5	35.9	--	--	--	--	--	--	--	0.061	<0.06	<0.1	<0.1	<0.1	<0.1	<1	--	
	DB03-20				20	20.9	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB03-35				35	5.9	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB03-45				45	-4.1	--	--	--	--	--	--	--	2.7	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB03-55				55	-14.1	--	--	--	--	--	--	--	3.6	0.11	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5	--
	DB03-60				60	-19.1	--	--	--	--	--	--	--	3.4	0.23	0.15	<0.05	<0.05	<0.05	<0.05	<0.5	--
DB04	DB04-10	03/21/13	SoundEarth	F&BI	10	33.2	--	--	--	--	--	--	--	0.17	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB04-20				20	23.2	--	--	--	--	--	--	--	4.5	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB04-35				35	8.2	--	--	--	--	--	--	--	8.0	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB04-45				45	-1.9	--	--	--	--	--	--	--	0.28	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB04-50	03/22/13			50	-6.9	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB04-60				60	-16.9	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
DB05	DB05-10	03/26/13	SoundEarth	F&BI	10	36.3	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB05-20				20	26.3	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB05-30				30	16.3	--	--	--	--	--	--	--	3.2	0.040	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB05-40				40	6.3	--	--	--	--	--	--	--	14	0.085	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB05-50				50	-3.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB05-60				60	-13.7	--	--	--	--	--	--	--	0.34	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB05-70				70	-23.7	--	--	--	--	--	--	--	0.033	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
DB06	DB06-10	03/25/13	SoundEarth	F&BI	10	33.7	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB06-25				25	18.7	--	--	--	--	--	--	--	0.98	0.033	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB06-35				35	8.7	--	--	--	--	--	--	--	30	0.26	0.096	<0.05	<0.05	<0.05	<0.5	--	
	DB06-45				45	-1.3	--	--	--	--	--	--	--	1.3	0.036	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB06-55				55	-11.3	--	--	--	--	--	--	--	0.027	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB06-65				65	-21.3	--	--	--	--	--	--	--	0.029	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB06-75				75	-31.3	--	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
MTCA Cleanup Level for Soil							30 ^a	2,000 ^a	2,000 ^a	0.03 ^a	7 ^a	6 ^a	9 ^a	0.05 ^a	0.03 ^a	160 ^b	1,600 ^b	0.67 ^b	4,000 ^b	0.02 ^a	5 ^a	



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							GRPH ²	DRPH ³	ORPH ³	Benzene ⁴	Toluene ⁴	Ethylbenzene ⁴	Total Xylenes ⁴	PCE ⁵	TCE ⁵	cis 1,2-DCE ⁵	trans 1,2-DCE ⁵	Vinyl Chloride ⁵	1,1-DCE ⁵	Methylene Chloride ⁵	Naphthalene ⁶
The Property																					
DB07	DB07-05	03/27/13	SoundEarth	F&BI	5	36.9	--	--	--	--	--	--	--	2.7	0.084	0.076	<0.05	<0.05	<0.05	<0.5	--
	DB07-15				15	26.9	--	--	--	--	--	--	--	7.1	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	DB07-25				25	16.9	--	--	--	--	--	--	--	9.8	0.067	<0.05	<0.05	<0.05	<0.05	<0.5	--
	DB07-35	03/28/13			35	6.9	--	--	--	--	--	--	--	16	0.088	<0.05	<0.05	<0.05	<0.05	<0.5	--
	DB07-45				45	-3.1	--	--	--	--	--	--	--	13	0.72	<0.05	<0.05	<0.05	<0.05	<0.5	--
	DB07-50				50	-8.1	--	--	--	--	--	--	--	7.3	0.19	0.16	<0.05	<0.05	<0.05	<0.5	--
	DB07-60				60	-18.1	--	--	--	--	--	--	--	1.5	0.92	0.53	<0.05	<0.05	<0.05	<0.5	--
DB07-70	70	-28.1	--	--	--	--	--	--	--	5.0	0.96	0.41	<0.05	<0.05	<0.05	<0.5	--				
DB08	DB08-10	03/20/13	SoundEarth	F&BI	10	32.8	--	--	--	--	--	--	0.048	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB08-20				20	22.8	--	--	--	--	--	--	4.0	0.19	0.097	<0.05	<0.05	<0.05	<0.5	--	
	DB08-35				35	7.8	--	--	--	--	--	--	4.5	0.21	0.94	<0.05	<0.05	<0.05	<0.5	--	
	DB08-45	03/21/13			45	-2.2	--	--	--	--	--	--	0.056	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB08-50				50	-7.2	--	--	--	--	--	--	4.2	0.25	0.070	<0.05	<0.05	<0.05	<0.5	--	
	DB08-60				60	-17.2	--	--	--	--	--	--	0.51	0.20	0.080	<0.05	<0.05	<0.05	<0.5	--	
	DB08-70				70	-27.2	--	--	--	--	--	--	0.41	0.040	<0.05	<0.05	<0.05	<0.05	<0.5	--	
DB09	DB09-10	03/19/13	SoundEarth	F&BI	10	33.3	--	--	--	--	--	--	0.027	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB09-20				20	23.3	--	--	--	--	--	--	0.15	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB09-30				30	13.3	--	--	--	--	--	--	6.1	0.22	0.25	<0.05	<0.05	<0.05	<0.5	--	
	DB09-40				40	3.3	--	--	--	--	--	--	1.3	0.28	0.18	<0.05	<0.05	<0.05	<0.5	--	
	DB09-50				50	-6.7	--	--	--	--	--	--	0.14	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB09-60				60	-16.7	--	--	--	--	--	--	0.031	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB09-70				70	-26.7	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
DB10	DB10-10	03/29/13	SoundEarth	F&BI	10	34.4	--	--	--	--	--	--	0.34	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB10-20				20	24.4	--	--	--	--	--	--	23	0.11	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB10-35				35	9.4	--	--	--	--	--	--	35	0.40	<0.5	<0.5	<0.5	<0.5	<5	--	
	DB10-45	04/01/13			45	-0.6	--	--	--	--	--	--	57	<0.3	<0.5	<0.5	<0.5	<0.5	<5	--	
	DB10-50				50	-5.6	--	--	--	--	--	--	52	0.26	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB10-60				60	-15.6	--	--	--	--	--	--	2.0	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB10-70				70	-25.6	--	--	--	--	--	--	1.8	0.035	<0.05	<0.05	<0.05	<0.05	<0.5	--	
DB11	DB11-15	04/02/13	SoundEarth	F&BI	15	33.3	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB11-25				25	23.3	--	--	--	--	--	--	0.028	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB11-35				35	13.3	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB11-45				45	3.3	--	--	--	--	--	--	15	0.12	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB11-55				55	-6.7	--	--	--	--	--	--	0.16	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
DB12	DB12-10	04/03/13	SoundEarth	F&BI	10	31.0	--	--	--	--	--	--	0.068	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB12-20				20	21.0	--	--	--	--	--	--	18	0.56	1.6	<0.05	<0.05	<0.05	<0.5	--	
	DB12-30				30	11.0	--	--	--	--	--	--	6.7	0.032	0.052	<0.05	<0.05	<0.05	<0.5	--	
	DB12-40				40	1.0	--	--	--	--	--	--	11	0.060	<0.05	<0.05	<0.05	<0.05	<0.5	--	
DB13	DB13-10	04/03/13	SoundEarth	F&BI	10	32.8	--	--	--	--	--	--	0.12	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB13-20				20	22.8	--	--	--	--	--	--	0.78	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB13-35				35	7.8	--	--	--	--	--	--	2.7	0.24	0.063	<0.05	<0.05	<0.05	<0.5	--	
	DB13-45				45	-2.2	--	--	--	--	--	--	0.066	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
DB14	DB14-10	04/04/13	SoundEarth	F&BI	10	31.0	260	--	--	0.059	0.41	1.2	3.6	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	DB14-20				20	21.0	73	--	--	<0.02	0.078	0.29	1.0	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--
	DB14-30				30	11.0	--	--	--	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.5	--	
	DB14-40				40	1.0	--	--	--	--	--	--	0.050	<0.03	0.077	<0.05	<0.05	<0.05	<0.5	--	
MTCA Cleanup Level for Soil							30 ^a	2,000 ^a	2,000 ^a	0.03 ^a	7 ^a	6 ^a	9 ^a	0.05 ^a	0.03 ^a	160 ^b	1,600 ^b	0.67 ^b	4,000 ^b	0.02 ^a	5 ^a



Table 2
Soil Analytical Results for Petroleum Hydrocarbons and Chlorinated Volatile Organic Compounds
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Draft - Issued for Ecology Review

Sample Location	Sample ID	Sample Date	Sampled By	Laboratory	Sample Depth (feet bgs)	Approximate Sample Elevation ¹ (feet)	Analytical Results (mg/kg)														
							GRPH ²	DRPH ³	ORPH ³	Benzene ⁴	Toluene ⁴	Ethylbenzene ⁴	Total Xylenes ⁴	PCE ⁵	TCE ⁵	cis 1,2-DCE ⁵	trans 1,2-DCE ⁵	Vinyl Chloride ⁵	1,1-DCE ⁵	Methylene Chloride ⁵	Naphthalene ⁶
Rights-of-Way																					
BB-5	S-6	09/03/97	B & V	Unknown	15-17	34	<22	<54	<108	ND	ND	ND	ND	--	--	--	--	--	--	--	NA
	S-10				25-27	24	<22	<56	<112	--	--	--	--	--	--	--	--	--	--	--	NA
BB-7	S-4	06/04/97	B & V	Unknown	10-12	17.0	<26	<66	<132	--	--	--	--	--	--	--	--	--	--	NA	
BB-8	S-8	06/06/97	B & V	Unknown	20-22	23.6	<20	<50	<100	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	
BB-10	S-6	08/29/97	B & V	Unknown	15-17	42.0	<27	<54	<109	--	--	--	--	--	--	--	--	--	--	NA	
BB-12	S-3	03/18/98	B & V	Unknown	15-16.5	18.8	<29	<58	<120	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	
	S-14				45-46.5	-11.2	<29	<58	<120	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	
BB-13	S-10	03/19/98	B & V	Unknown	25-27.5	1.9	<34	<68	<140	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.10	NA
	S-16				40-41.5	-13.1	<30	<61	<120	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	
BB-14	S-2	03/03/98	B & V	Unknown	5-6.5	21.3	<32	<64	<130	--	--	--	--	--	--	--	--	--	--	NA	
	S-5			Unknown	12.5-14	21.3	<31	<62	<120	--	--	--	--	--	--	--	--	--	NA		
	S-9			Unknown	22.5-24	21.3	<31	<62	<120	--	--	--	--	--	--	--	--	--	NA		
	S-12			Unknown	30-31.5	21.3	<27	54	120	--	--	--	--	--	--	--	--	--	NA		
TB-12	16	08/01/97	B & V	Unknown	62-63	-24.5	<24	<60	<119	--	--	--	--	--	--	--	--	--	--	NA	
TB-18	S-2	03/17/98	B & V	Unknown	5-6.5	38.3	<27	<55	<110	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	
	S-8				20-21.5	38.3	<28	<56	<110	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.59	NA	
	S-21				57.5-59	38.3	<28	<56	<110	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA
PW-1	Composite	1998	B & V	Unknown	--	--	<31	<63	<130	--	--	--	--	--	--	--	--	--	--	NA	
PW-4	Composite	05/13/98	B & V	Unknown	--	--	<27	<53	<110	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA	
CHB-07	CHB-07-5.0-7.0	04/14/08	CH2M Hill	ARI	5-7	23.5	<5	<5.9	<12	--	--	--	--	--	--	--	--	--	--	--	
	CHB-07-12.5-13.5				12.5-13.5	16.5	<7.2	<6.5	<13	0.0015	<0.0011	<0.0011	<0.0022	<0.0011	<0.0011	1.1	0.0083	0.027	<0.0011	<0.0022	<0.0054
CHB-08	CHB-08-15.0-16.0	04/15/08	CH2M Hill	ARI	15-16	16.3	<5.6	<5.9	<12	<0.0008	<0.0008	<0.0008	<0.0016	<0.0008	<0.0008	<0.0008	<0.0008	<0.0008	<0.0008	<0.0016	<0.0041
CHB-09	CHB-09-20.0-21.5	04/16/08	CH2M Hill	ARI	20-21.5	17.5	<6.2	11	23	--	--	--	--	--	--	--	--	--	--	--	
	CHB-09-25.0-26.5				25-26.5	12.5	<6.1	36	130	<0.0012	<0.0012	<0.0012	<0.0024	<0.0012	<0.0012	<0.0012	<0.0012	<0.0012	<0.0012	<0.0024	<0.0012
East-Adjoining Properties - 800 Roy Street Parcel																					
SCLB-1	RS1-2.5/RS-1 7.5 (Composite)	3/12/1993	EPJ	OnSite	2.5-7.5	--	<20	290	>100	--	--	--	--	--	--	--	--	--	--	--	
	RS1-12.5/RS1-17.5 (Composite)				12.5-17.5	--	310	--	--	2.0	0.66	5.0	25.2 ^E	--	--	--	--	--	--	--	
	RS-1 17.5				17.5	21.0	--	<25	--	--	--	--	--	--	--	--	--	--	--		
	RS1-22.5/RS-27.5 (Composite)				22.5-27.5	--	30 ^J	--	--	0.089 ^J	0.14	0.31	1.53	--	--	--	--	--	--	--	
	RS1-32.5				32.5	6.0	77	--	--	0.18	0.35	0.96	4.8	--	--	--	--	--	--	--	
	RS1-37.5				37.5	1.0	<5	--	--	<0.050	<0.050	<0.050	<1.00	--	--	--	--	--	--	--	--
MTCA Cleanup Level for Soil							30 ^a	2,000 ^a	2,000 ^a	0.03 ^a	7 ^a	6 ^a	9 ^a	0.05 ^a	0.03 ^a	160 ^b	1,600 ^b	0.67 ^b	4,000 ^b	0.02 ^a	5 ^a



Table 2
Soil Analytical Results for Petroleum Hydrocarbons and Chlorinated Volatile Organic Compounds
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

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Sample Location	Sample ID	Sample Date	Sampled By	Laboratory	Sample Depth (feet bgs)	Approximate Sample Elevation ¹ (feet)	Analytical Results (mg/kg)														
							GRPH ²	DRPH ³	ORPH ³	Benzene ⁴	Toluene ⁴	Ethylbenzene ⁴	Total Xylenes ⁴	PCE ⁵	TCE ⁵	cis 1,2-DCE ⁵	trans 1,2-DCE ⁵	Vinyl Chloride ⁵	1,1-DCE ⁵	Methylene Chloride ⁵	Naphthalene ⁶
SCLB-2	RS2-2.5/RS-2 7.5 (Composite)	3/12/1993	EPJ	OnSite	2.5-7.5	--	110	610	>100	--	--	--	--	--	--	--	--	--	--	--	--
	RS2-12.5/RS2-17.5 (Composite)				12.5-17.5	--	1,800	--	--	4.0	24	23	115 ^E	--	--	--	--	--	--	--	
	RS2-17.5				17.5	21.0	--	240	--	--	--	--	--	--	--	--	--	--	--		
	RS2-22.5/RS2-27.5 (Composite)				22.5-27.5	--	59	--	--	0.8	1.1	0.85	3.9	--	--	--	--	--	--	--	
	RS2-32.5				32.5	6.0	94	<25	--	1.5	2.7	1.4	6.8	--	--	--	--	--	--	--	
	RS2-37.5				37.5	1.0	9.8	--	--	0.74	<0.05	0.11	1.34	--	--	--	--	--	--	--	--
East-Adjoining Properties - 800 Roy Street Parcel																					
SCLB-3/MW-1	RS3-2.5	3/15/1993	EPJ	OnSite	2.5	37.5	<20	<50	<100	--	--	--	--	--	--	--	--	--	--	--	--
	RS3-7.5				7.5	32.5	<20	<50	<100	--	--	--	--	--	--	--	--	--	--	--	
	RS3-17.5				17.5	22.5	210	--	--	10	7.3	3.7	15.8	--	--	--	--	--	--	--	
	RS3-22.5/RS3-27.5 (Composite)				22.5-27.5	--	42	--	--	3.9	0.8	0.76	2.49	--	--	--	--	--	--	--	
	RS3-32.5				32.5	7.5	<5	--	--	0.15	<0.050	<0.050	<1.00	--	--	--	--	--	--	--	
	RS3-37.5				37.5	2.5	<5	--	--	<0.050	<0.050	<0.050	<1.00	--	--	--	--	--	--	--	
SCLB-4/MW-2	RS4-2.5	3/15/1993	EPJ	OnSite	2.5	37.5	<20	<50	<100	--	--	--	--	--	--	--	--	--	--	--	--
	RS4-7.5				7.5	32.5	<20	<50	<100	--	--	--	--	--	--	--	--	--	--	--	
	RS4-12.5/RS4-17.5 (Composite)				12.5 - 17.5	--	<5	--	--	<0.050	<0.050	<0.050	<0.050	--	--	--	--	--	--	--	
	RS4-22.5/RS4-27.5 Composite				22.5-27.5	--	<5	--	--	<0.050	<0.050	<0.050	0.096 ^J	--	--	--	--	--	--	--	
	RS4-37.5				37.5	2.5	6.6 ^J	--	--	<0.050	<0.050	<0.050	<0.050	--	--	--	--	--	--	--	
SCLB-5/MW-3	RS5-2.5/RS5-7.5 (Composite)	3/16/1993	EPJ	OnSite	2.5-7.5	--	<20	<50	400	--	--	--	--	--	--	--	--	--	--	--	--
	RS5-12.5/RS5-17.5 (Composite)				12.5-17.5	--	46	--	--	0.88	0.28	0.97	1.37	--	--	--	--	--	--	--	
	RS5-17.5				17.5	21.5	--	430	--	--	--	--	--	--	--	--	--	--	--	--	
	RS5-22.5				22.5	16.5	17 ^J	--	--	0.2	0.099 ^J	0.33	0.446	--	--	--	--	--	--	--	
	RS5-32.5				32.5	6.5	7.2 ^J	--	<25	0.056 ^J	<0.050	0.061	0.15	--	--	--	--	--	--	--	
	RS5-37.5				37.5	1.5	<5	--	--	<0.050	<0.050	<0.050	<1.00	--	--	--	--	--	--	--	--
SCLB-6/MW-4	RS6-2.5	03/17/93	EPJ	OnSite	2.5	37.5	<20	<50	770	--	--	--	--	--	--	--	--	--	--	--	--
	RS6-7.5				7.5	32.5	<20	<50	770	--	--	--	--	--	--	--	--	--	--	--	
	RS6-12.5				12.5	27.5	<20	<50	190	--	--	--	--	--	--	--	--	--	--	--	
	RS6-17.5/RS6-22.5 (Composite)				17.5-22.5	--	<5.0	--	--	<0.050	<0.050	<0.050	0.092 ^J	--	--	--	--	--	--	--	
	RS6-27.5				27.5	12.5	<5.0	--	--	<0.050	<0.050	<0.050	<1.00	--	--	--	--	--	--	--	
SCLB-7/MW-5	RS7-2.5	03/17/93	EPJ	OnSite	2.5	37.5	<20	<50	<100	--	--	--	--	--	--	--	--	--	--	--	--
	RS7-7.5				7.5	32.5	<20	<50	<100	--	--	--	--	--	--	--	--	--	--	--	
	RS7-12.5				12.5	27.5	<20	<50	<100	--	--	--	--	--	--	--	--	--	--	--	
	RS7-17.5				17.5	22.5	<20	<50	<100	--	--	--	--	--	--	--	--	--	--	--	
	RS7-22.5				22.5	17.5	<20	<50	<100	--	--	--	--	--	--	--	--	--	--	--	
MW-6	MW6-25	10/11/93	Retec	ARI	25	13.2	19	--	--	3.5	0.23	0.44	0.93	--	--	--	--	--	--	--	--
MW-7	MW7-16.5	10/11/93	Retec	ARI	16.5	18.6	4,100	--	--	7.1	160	54	300	--	--	--	--	--	--	--	--
	MW7-18.5		Retec	ARI	18.5	16.6	840	--	--	2.2	30	12	62	--	--	--	--	--	--	--	--
MTCA Cleanup Level for Soil							30 ^a	2,000 ^a	2,000 ^a	0.03 ^a	7 ^a	6 ^a	9 ^a	0.05 ^a	0.03 ^a	160 ^b	1,600 ^b	0.67 ^b	4,000 ^b	0.02 ^a	5 ^a



Table 2
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700 Dexter Property
700 Dexter Avenue North
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Sample Location	Sample ID	Sample Date	Sampled By	Laboratory	Sample Depth (feet bgs)	Approximate Sample Elevation ¹ (feet)	Analytical Results (mg/kg)														
							GRPH ²	DRPH ³	ORPH ³	Benzene ⁴	Toluene ⁴	Ethylbenzene ⁴	Total Xylenes ⁴	PCE ⁵	TCE ⁵	cis 1,2-DCE ⁵	trans 1,2-DCE ⁵	Vinyl Chloride ⁵	1,1-DCE ⁵	Methylene Chloride ⁵	Naphthalene ⁶
MW-8	MW8-20	10/18/93	Retec	AAL	20	13.2	<5.0	--	--	<0.059	<0.059	<0.059	<0.12	--	--	--	--	--	--	--	--
MW-9	MW9-17.5	10/18/93	Retec	AAL	17.5	23.6	<5.0	--	--	<0.068	<0.068	<0.068	<0.14	--	--	--	--	--	--	--	--
MW10	MW10-17.5	10/19/93	Retec	AAL	17.5	20.5	<5.0	--	--	<0.068	<0.068	<0.068	<0.14	--	--	--	--	--	--	--	--
RB1	RB1-17.5	10/18/93	Retec	AAL	17.5	18.4	<5.0	--	--	<0.063	<0.063	<0.063	<0.13	--	--	--	--	--	--	--	--
RB2	RB2-12.5	10/18/93	Retec	AAL	12.5	23.6	<5.0	--	--	<0.062	<0.062	<0.062	<0.012	--	--	--	--	--	--	--	--
	RB2-17.5		Retec	AAL	17.5	18.6	<5.0	--	--	0.045 ^j	<0.062	0.058 ^j	0.18	--	--	--	--	--	--	--	--
RB3	RB3-17.5	10/18/93	Retec	AAL	17.5	20.5	<5.0	--	--	<0.061	<0.061	<0.061	<0.12	--	--	--	--	--	--	--	--
SCL-B100	B-100, S1	06/10/02	Urban	F&BI	NA	--	<1	<50	--	<0.02	<0.02	<0.02	<0.02	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	--	--
	B-100, S2				NA	--	<1	<50	--	<0.02	<0.02	<0.02	<0.02	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	--	--
SCL-B101	B-101- S1&2	06/17/02	Urban	F&BI	NA	--	2	140	--	<0.02	<0.02	<0.02	<0.02	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	--	--
	B101-S3				NA	--	<1	<50	--	<0.02	<0.02	<0.02	<0.02	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	--	--
East-Adjoining Properties - 800 Roy Street Parcel																					
SCL-B102	B102-S2	06/17/02	Urban	F&BI	NA	--	<1	<50	--	<0.02	<0.02	<0.02	<0.02	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	--	--
	B102-S1				NA	--	6	430	--	0.03	0.09	0.04	0.13	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	--	--
SCL-MW101	MW101-S3	06/14/02	Urban	F&BI	NA	--	<1	--	--	0.07	<0.02	0.04	0.05	--	--	--	--	--	--	--	--
SCL-MW102	MW-102, S1	06/10/02	Urban	F&BI	NA	--	99	--	--	0.67	0.47	1.0	2.5	--	--	--	--	--	--	--	--
	MW-102, S2				NA	--	2	--	--	0.05	<0.02	0.12	0.07	--	--	--	--	--	--	--	--
SCL-MW103	MW103-S1&S2	06/14/02	Urban	F&BI	NA	--	<1	--	--	<0.02	<0.02	<0.02	<0.02	--	--	--	--	--	--	--	--
SCL-MW105	MW-105, S2	06/10/02	Urban	F&BI	NA	--	650	--	--	2.1	1.5	11	24	--	--	--	--	--	--	--	--
	MW-105, S4				NA	--	<1	--	--	0.05	<0.02	<0.02	0.03	--	--	--	--	--	--	--	--
MTCA Cleanup Level for Soil							30 ^a	2,000 ^a	2,000 ^a	0.03 ^a	7 ^a	6 ^a	9 ^a	0.05 ^a	0.03 ^a	160 ^b	1,600 ^b	0.67 ^b	4,000 ^b	0.02 ^a	5 ^a

NOTES:

RED indicates concentration exceeds MTCA Method A and/or B cleanup level.

Black indicates laboratory reporting limit is above MTCA Cleanup Level.

¹Sample elevations calculated by subtracting the sample depth from the top of monument elevation, as surveyed by Bush, Roed & Hitchings, Inc. of Seattle, Washington, in February, October, and December 2012 and March 2013, using the North American Vertical Datum 1988. For historical sample locations not surveyed in 2012 or 2013, the elevations were estimated using City of Seattle's GIS 2-foot interval topographic contours.

²Analyzed by Method WTPH-HCID, EPA Method 8020, EPA Method 8015M, or NWTPH-Gx.

³Analyzed by Method WTPH-HCID, EPA Method 8015M, ORPH analyzed by EPA Method WTPH-HCID, or Method 418.1.

⁴Analyzed by EPA Methods 8020, 8021B, 8260B, 624/8240, or 8260C.

⁵Analyzed by EPA Methods 8010, 8260B, or 8260C.

⁶Analyzed by EPA Methods 8010, 8260B, 8260C, 8270, 8270D, or 8270D-SIM.

^aMTCA Cleanup Regulation, Chapter 173-340-900 of WAC, Table 740-1 Method A Cleanup Levels for Soil, revised November 2007.

^bMTCA Cleanup Regulation, CLARC, Soil, Method B, Non-Carcinogen, Standard Formula Value, CLARC Website

<<https://fortress.wa.gov/ecy/clarc/CLARCHome.aspx>>.

^cResult reported as total petroleum hydrocarbons.

Laboratory Notes:

^EEstimated value. The reported range exceeds the calibration range of the analysis.

^JEstimated concentration.

^TAnalyte also detected in trip blank.

-- = not analyzed or not measured

< = not detected at a concentration exceeding laboratory reporting limit

> = concentration of analyte is greater than the laboratory detection limit, but not quantified

AAL = Alden Analytical Laboratories, Inc., of Seattle, Washington

ARI = Analytical Resources, Inc.

B & V = Black & Veatch

bgs = below ground surface

CLARC = cleanup levels and risk calculations

DCE = dichloroethylene

DRPH = diesel-range petroleum hydrocarbons

DUP = duplicate

EPA = U.S. Environmental Protection Agency

EPJ = E.P. Johnson Construction, Inc. & Environmental

F&BI = Friedman & Bruya, Inc., of Seattle, Washington

GeoEngineers = GeoEngineers, Inc.

GRPH = gasoline-range petroleum hydrocarbons

mg/kg = milligrams per kilogram

MTCA = Washington State Model Toxics Control Act

NA = results not available

NCA = North Creek Analytical, of Bothell, Washington

ND = not detected above laboratory reporting limit; reporting limit not available

NWTPH = northwest total petroleum hydrocarbon

OnSite = OnSite Environmental Inc., of Redmond, Washington

ORPH = oil-range petroleum hydrocarbons

PCE = tetrachloroethylene

Retec = Remediation Technologies, Inc.

Roux = Roux Associates

SoundEarth = SoundEarth Strategies, Inc.

TCE = trichloroethylene

ThermoRetec = ThermoRetec Corporation

Urban = Urban Redevelopment LLC

WAC = Washington State Administrative Code

Windward = Windward Environmental LLC



Table 3
Excavation Soil Analytical Results
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Sample Location	Sample ID	Sample Date	Sampled By	Laboratory	Sample Depth (feet bgs)	Analytical Results (mg/kg)															
						GRPH ¹	DRPH ²	ORPH ²	Benzene ³	Toluene ³	Ethylbenzene ³	Total Xylenes ³	PCE ⁴	TCE ⁴	cis 1,2-DCE ⁴	trans 1,2-DCE ⁴	Vinyl Chloride ⁴	1,1-DCE ⁴	Methylene Chloride ⁴	Napthalene ⁵	Total PAHs ^{6,7}
The Property																					
Sump No. 4	Sump4_Soil_01	07/22/11	SoundEarth	F&BI	1	--	--	--	<0.03	<0.05	<0.05	<0.15	19	0.037	0.15	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5
Excavation 1	EX01-S01-04	02/09/12	SoundEarth	F&BI	4	--	--	--	--	--	--	--	14	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--
	EX01-S02-02.5				2.5	--	--	--	--	--	--	3.7	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	
	EX01-S03-05				5	--	--	--	--	--	--	19	0.052	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	
	EX01S04-4.2 ^{ht}	02/10/12			4.2	--	--	--	--	--	--	150	0.44	<0.05	<0.05	<0.05	<0.05	<0.05	0.92 ^{lc}	--	--
	EX01S05-6 ^{ht}				6	--	--	--	--	--	--	190	0.38	0.23	<0.05	<0.05	<0.05	<0.05	0.51 ^{lc}	--	--
	EX01S07-2.5 ^{ht}				2.5	--	--	--	--	--	--	5.4	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	0.52 ^{lc}	--	--
	EX01-S18-07.5	03/21/12			7.5	--	--	--	--	--	--	0.98	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	--	--
Tank 1 Excavation	Tank1-SSW06	03/22/13	SoundEarth	F&BI	6	--	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--
	Tank1-WSW06				6	--	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--
	Tank1-F08				8	--	120 ^x	340	--	--	--	--	--	--	--	--	--	--	--	--	--
Tank 2 Excavation	Tank2-NSW06	03/22/13	SoundEarth	F&BI	6	--	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--
	Tank2-F08				8	--	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--
Tank 3 Excavation	Tank3-ESW05	03/22/13	SoundEarth	F&BI	5	--	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--
	Tank3-SSW05				5	--	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--
	Tank3-F08				8	--	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--
Tank 4 Excavation	Tank4-NSW08	03/22/13	SoundEarth	F&BI	8	--	460 ^x	360	--	--	--	--	--	--	--	--	--	--	--	--	--
	Tank4-F10				10	--	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--
Tank 5 Excavation	Tank5-ESW02	03/22/13	SoundEarth	F&BI	2	--	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--
	Tank5-WSW02				2	--	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--
	Tank5-F03				3	--	<50	<250	--	--	--	--	--	--	--	--	--	--	--	--	--
East-Adjoining Properties - 753 9th Avenue North Parcel																					
Tank 1 and 2 Excavation	T12-SPLS-1	07/22/92	GeoTech	OnSite	7	3,000 ^M	--	--	<0.25	1	22	111	--	--	--	--	--	--	--	--	--
	T12-B-1	07/22/92	GeoTech	OnSite	14	80	--	--	0.6	0.06	0.92	2.24	--	--	--	--	--	--	--	--	--
	T12-CL-1	07/22/92	GeoTech	OnSite	4	<50	--	--	<0.05	<0.05	<0.05	<0.10	--	--	--	--	--	--	--	--	--
Tank 3 Excavation	T3-SPLS-2	07/22/92	GeoTech	OnSite	7.5	1,700 ^M	--	--	<0.05	1.6	4.6	9.5	--	--	--	--	--	--	--	--	--
	T3-CL-1	07/22/92	GeoTech	OnSite	4	<50	--	--	<0.05	<0.05	<0.05	<0.10	--	--	--	--	--	--	--	--	--
East-Adjoining Properties - 800 Roy Street Parcel																					
RS-01	RS-1	03/01/93	EPJ	OnSite	3	<20	<50	<100	--	--	--	--	--	--	--	--	--	--	--	--	--
RS-02	RS-2	03/01/93	EPJ	OnSite	6	<20	<50	<100	--	--	--	--	--	--	--	--	--	--	--	--	--
RS-04	RS-4	03/03/93	EPJ	OnSite	7	<20	<50	<100	--	--	--	--	--	--	--	--	--	--	--	--	--
RS-05	RS-5	03/03/93	EPJ	OnSite	9	1,700	--	--	<0.25	1.5	8.3	29.2	--	--	--	--	--	--	--	--	--
RS-06	RS-6	03/03/93	EPJ	OnSite	8	88	--	--	<0.05	< 0.05	< 0.05	0.31	--	--	--	--	--	--	--	--	--
RS-07	RS-7	03/03/93	EPJ	OnSite	7	1,500	--	--	<0.25	1.4	9.6	69	--	--	--	--	--	--	--	--	--
RS-08	RS-8	03/03/93	EPJ	OnSite	8	3,400	--	--	<0.25	1.2	21	71	--	--	--	--	--	--	--	--	--
RS-09	RS-9	03/03/93	EPJ	OnSite	7	24	--	--	<0.05	<0.05	0.066	20.8	--	--	--	--	--	--	--	--	--
RS-10	RS-10	03/03/93	EPJ	OnSite	13	140	--	--	2.3	0.32	1.1	2.49	--	--	--	--	--	--	--	--	--
RS-11	RS-11	03/03/93	EPJ	OnSite	8	60	--	--	0.15	0.0088	0.18	0.5	--	--	--	--	--	--	--	--	--
RS-12	RS-12	03/03/93	EPJ	OnSite	10	3,800	--	--	2.5	1.4	14	20.8	--	--	--	--	--	--	--	--	--
RS-13	RS-13	03/03/93	EPJ	OnSite	9	3,100	--	--	4.1	1.4	27	26	--	--	--	--	--	--	--	--	--
RS-14	RS-14	03/03/93	EPJ	OnSite	8	1,100	--	--	0.69	2.2	7.3	33	--	--	--	--	--	--	--	--	--
RS-15	RS-15	03/03/93	EPJ	OnSite	4	1,900	--	--	5.1	1.7	28	279	--	--	--	--	--	--	--	--	--
RS-16	RS-16	03/03/93	EPJ	OnSite	4	15,000	--	--	100	260	170	460	--	--	--	--	--	--	--	--	--
RS-17	Stockpile	03/04/93	EPJ	OnSite	--	18,000 ^{B,E}	--	--	170 ^E	300 ^{B,E}	200 ^E	530 ^E	--	--	--	--	--	--	--	--	--
RS-18	Stockpile	03/04/93	EPJ	OnSite	--	1,700 ^B	--	--	1.5	7.4	4.8	41	--	--	--	--	--	--	--	--	--
RS-19	Stockpile - Sludge from cleaning out USTs 1 and 2	03/10/93	EPJ	OnSite	--	120,000 ^E	--	--	1,700 ^E	2,200 ^E	1,200 ^E	3,200 ^E	--	--	--	--	--	--	--	--	--
RS-21	RS-21	03/05/93	EPJ	OnSite	20	3,700	--	--	3	79 ^E	45 ^E	226 ^E	<0.050	<0.050	--	<0.050	<0.050	<0.050	<0.050	--	--
RS-22	RS-22	03/05/93	EPJ	OnSite	10	6,900	--	--	<0.25	1.1	16	73 ^E	<0.040	<0.040	--	<0.040	<0.040	<0.040	<0.040	--	--
RS-23	Stockpile	03/05/93	EPJ	OnSite	--	4,600	--	--	0.88	18	42 ^E	199 ^E	--	--	--	--	--	--	--	--	--
MTCA Cleanup Level for Soil						30 ^a	2,000 ^a	2,000 ^a	0.03 ^a	7 ^a	6 ^a	9 ^a	0.05 ^a	0.03 ^a	160 ^b	1,600 ^b	0.67 ^b	4,000 ^b	0.02 ^a	5 ^a	0.1 ^{a,d}



Table 3
Excavation Soil Analytical Results
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Sample Location	Sample ID	Sample Date	Sampled By	Laboratory	Sample Depth (feet bgs)	Analytical Results (mg/kg)															
						GRPH ¹	DRPH ²	ORPH ²	Benzene ³	Toluene ³	Ethylbenzene ³	Total Xylenes ³	PCE ⁴	TCE ⁴	cis 1,2-DCE ⁴	trans 1,2-DCE ⁴	Vinyl Chloride ⁴	1,1-DCE ⁴	Methylene Chloride ⁴	Napthalene ⁵	Total PAHs ^{6,7}
East-Adjoining Properties - 800 Roy Street Parcel																					
RS-24	Stockpile	03/05/93	EPJ	OnSite	--	15	--	--	<0.050	<0.050	0.070	0.32	--	--	--	--	--	--	--	--	--
RS-25	Stockpile	03/05/93	EPJ	OnSite	--	2,600	--	--	<0.25	7.4	18	129 ^E	--	--	--	--	--	--	--	--	--
RS-26	RS-26	03/08/93	EPJ	OnSite	20	3,700 ^B	--	--	6.3	76 ^{B,E}	50 ^E	216 ^E	--	--	--	--	--	--	--	--	--
RS-26A	Pit #3	03/16/93	EPJ	OnSite	20	1,100	--	--	2.5	25	15	76 ^E	--	--	--	--	--	--	--	--	--
RS-27	RS-27	03/08/93	EPJ	OnSite	6	15 ^{B,I}	--	--	<0.050	0.33 ^B	0.19	0.95 ^B	--	--	--	--	--	--	--	--	--
RS-28	RS-28	03/08/93	EPJ	OnSite	6	<20	<50	<100	--	--	--	--	--	--	--	--	--	--	--	--	--
RS-29	RS-29	03/08/93	EPJ	OnSite	20	2,000 ^B	--	--	0.86	24 ^B	33	168 ^{B,E}	--	--	--	--	--	--	--	--	--
RS-30	Stockpile	03/09/93	EPJ	OnSite	--	<20	<50	<100	--	--	--	--	--	--	--	--	--	--	--	--	--
RS-31	Stockpile	03/09/93	EPJ	OnSite	--	<20	<50	<100	--	--	--	--	--	--	--	--	--	--	--	--	--
RS-32	Stockpile	03/09/93	EPJ	OnSite	--	<20	<50	<100	--	--	--	--	--	--	--	--	--	--	--	--	--
RS-33	Stockpile	03/09/93	EPJ	OnSite	--	<20	<50	220	--	--	--	--	--	--	--	--	--	--	--	--	--
RS-34	Stockpile	03/09/93	EPJ	OnSite	--	<20	<50	220	--	--	--	--	--	--	--	--	--	--	--	--	--
RS-35	Stockpile	03/09/93	EPJ	OnSite	--	<20	<50	220	--	--	--	--	--	--	--	--	--	--	--	--	--
RS-36	Stockpile	03/09/93	EPJ	OnSite	--	NA	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
RS-37	Stockpile	03/09/93	EPJ	OnSite	--	NA	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
PD-1	PD-1	06/28/93	Retec	AAL	19	3,300	--	--	17	45	39	221	--	--	--	--	--	--	--	--	--
PD-2	PD-2	06/28/93	Retec	AAL	10	<19	--	--	<0.25	<20	<10	<10.0	--	--	--	--	--	--	--	--	--
PD-3	PD-3	06/28/93	Retec	AAL	17	1,700	--	--	7.5	<20	12	60	--	--	--	--	--	--	--	--	--
PD-4	PD-4	06/28/93	Retec	AAL	17	<19	--	--	<0.25	<20	<10	<10.0	--	--	--	--	--	--	--	--	--
PD-5	PD-5	06/28/93	Retec	AAL	10	<19	--	--	<0.25	<20	<10	<10.0	--	--	--	--	--	--	--	--	--
TS1	TS1-17	09/27/93	Retec	ARI	17	110	--	--	0.29	1.8	2.1	11	--	--	--	--	--	--	--	--	--
TS2	TS2-15	09/27/93	Retec	ARI	15	41	--	--	0.14	<0.064	0.46	0.67	--	--	--	--	--	--	--	--	--
TS4	TS4-25	10/04/93	Retec	ARI	25	1,400	--	--	8.2	51	22	120	--	--	--	--	--	--	--	--	--
TS5	TS5-10	10/04/93	Retec	ARI	10	1,200	--	--	<0.58	9.3	10	68	--	--	--	--	--	--	--	--	--
TS6	TS6-19	10/04/93	Retec	ARI	19	1,300	--	--	7.7	43	22	120	--	--	--	--	--	--	--	--	--
TS7	TS7-15	10/04/93	Retec	ARI	15	<5.0	--	--	<0.056	<0.056	<0.056	<0.11	--	--	--	--	--	--	--	--	--
TS8	TS8-25	10/04/93	Retec	ARI	25	560	--	--	3.5	20	9.1	50	--	--	--	--	--	--	--	--	--
TS9	TS9-25	10/04/93	Retec	ARI	25	1,600	--	--	2.9	7.6	24	110	--	--	--	--	--	--	--	--	--
TS10	TS10-15	10/06/93	Retec	ARI	15	37	--	--	0.1	0.82	0.82	4.3	--	--	--	--	--	--	--	--	--
TS11	TS11-10	10/06/93	Retec	ARI	10	<5.0	--	--	<0.056	<0.056	<0.056	<0.113	--	--	--	--	--	--	--	--	--
TS12	TS12-10	10/06/93	Retec	ARI	10	<5.0	--	--	<0.056	<0.056	<0.056	<0.113	--	--	--	--	--	--	--	--	--
TS13	TS13-18	10/06/93	Retec	ARI	18	360	--	--	4.8	4.6	4.6	27	--	--	--	--	--	--	--	--	--
TS15	TS15-15	10/14/93	Retec	AAL	15	1,500	--	--	3.3	28	23	130	--	--	--	--	--	--	--	--	--
SP-1	SP-1 (S-1)	06/11/02	Urban	F&BI	NA	7	2,400	--	--	--	--	--	--	--	--	--	--	--	--	--	0.18
	SP-1 (S-2)				NA	2	110	--	--	--	--	--	--	--	--	--	--	--	--	--	
SP-2	SP-2 (S-1)	06/11/02	Urban	F&BI	NA	<1	740	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SP-2 (S-2)				NA	<1	230	--	--	--	--	--	--	--	--	--	--	--	--	--	
SP-3	SP-3 (S-1)	06/11/02	Urban	F&BI	NA	--	670	--	--	--	--	--	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	0.18
SP-4	SP-4 (S-1)	06/11/02	Urban	F&BI	NA	--	320	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SP-5	SP-5 (S-1)	06/11/02	Urban	F&BI	NA	--	280	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SP-6	SP-6 (S-1)	06/11/02	Urban	F&BI	NA	--	190	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SP-6 (S-2)				NA	<1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
SP-7	SP-7 (S-1)	06/11/02	Urban	F&BI	NA	--	210	--	--	--	--	--	--	--	--	--	--	--	NA	--	0.14
SP-8	SP-8 (S-1)	06/11/02	Urban	F&BI	NA	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SP-9	SP-9 (S-1)	06/11/02	Urban	F&BI	NA	32	1,800	--	0.14	0.17	0.13	0.47	--	--	--	--	--	--	--	--	--
	SP-9 (S-2)				NA	500	--	--	0.94	1.7	3.3	5.1	--	--	--	--	--	--	--	--	
SP-10	SP-10 (S-2)	06/11/02	Urban	F&BI	NA	3,400	--	--	9.6	11	60	240	--	--	--	--	--	--	--	--	--
SP-11	SP-11 (S-1)	06/11/02	Urban	F&BI	NA	<1	--	--	<0.02	<0.02	<0.02	<0.02	--	--	--	--	--	--	--	--	--
SP-12	SP-12 (S-1)	06/11/02	Urban	F&BI	NA	9	--	--	0.10	0.07	0.04	0.06	--	--	--	--	--	--	--	--	--
SP-13	SP-13 (S-1)	06/11/02	Urban	F&BI	NA	26	--	--	0.34	0.17	0.03	0.15	--	--	--	--	--	--	--	--	--
SP-14	SP-14 (S-1)	06/11/02	Urban	F&BI	NA	600	--	--	0.81	3.3	9.7	36	--	--	--	--	--	--	--	--	--
MTCA Cleanup Level for Soil						30 ^a	2,000 ^a	2,000 ^a	0.03 ^a	7 ^a	6 ^a	9 ^a	0.05 ^a	0.03 ^a	160 ^b	1,600 ^b	0.67 ^b	4,000 ^b	0.02 ^a	5 ^a	0.1 ^{a,d}



Table 3
Excavation Soil Analytical Results
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Sample Location	Sample ID	Sample Date	Sampled By	Laboratory	Sample Depth (feet bgs)	Analytical Results (mg/kg)															
						GRPH ¹	DRPH ²	ORPH ²	Benzene ³	Toluene ³	Ethylbenzene ³	Total Xylenes ³	PCE ⁴	TCE ⁴	cis 1,2-DCE ⁴	trans 1,2-DCE ⁴	Vinyl Chloride ⁴	1,1-DCE ⁴	Methylene Chloride ⁴	Napthalene ⁵	Total PAHs ^{6,7}
East-Adjoining Properties - 800 Roy Street Parcel																					
SP-15	SP-15 (S-6)	06/11/02	Urban	F&BI	NA	<1	--	--	<0.02	<0.02	<0.02	<0.02	--	--	--	--	--	--	--	--	--
SP-16	SP16 (S1 & S2)	06/12/02	Urban	F&BI	NA	--	650	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SP16 (S-5)				NA	--	<50	--	--	--	--	--	--	--	--	--	--	--	--	--	
	SP16 (S-6)				NA	--	<50	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SP16 (S-7)				NA	--	<50	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SP-17	SP 17 (S-2)	06/12/02	Urban	F&BI	NA	530	--	--	2.6	24	15	66	--	--	--	--	--	--	--	--	--
	SP 17 (S-3)				NA	11	--	--	0.04	0.07	0.29	0.26	--	--	--	--	--	--	--	--	--
SP-18	SP 18 (S-2)	06/12/02	Urban	F&BI	NA	2,600	--	--	12	83	74	320	--	--	--	--	--	--	--	--	--
SP-19	SP 19 (S-1)	06/12/02	Urban	F&BI	NA	85	570	--	2.2	1.0	1.9	3.6	--	--	--	--	--	--	--	--	--
	SP 19 (S-2)				NA	4,100	--	--	16	120	110	500	--	--	--	--	--	--	--	--	--
SP-20	SP20 (S-2-5')	06/12/02	Urban	F&BI	NA	5	--	--	0.14	0.03	0.15	0.26	--	--	--	--	--	--	--	--	--
	SP20 (S-2-8')				NA	<1	--	--	0.07	<0.02	<0.02	0.05	--	--	--	--	--	--	--	--	--
SP-21	SP-21 (S-1)	06/12/02	Urban	F&BI	NA	25	350	--	0.84	0.23	0.17	0.17	--	--	--	--	--	--	--	--	--
	SP-21 (S-2)				NA	1,200	--	--	3.5	12	19	52	--	--	--	--	--	--	--	--	--
MTCA Cleanup Level for Soil						30 ^a	2,000 ^a	2,000 ^a	0.03 ^a	7 ^a	6 ^a	9 ^a	0.05 ^a	0.03 ^a	160 ^b	1,600 ^b	0.67 ^b	4,000 ^b	0.02 ^a	5 ^a	0.1 ^{a,d}

NOTES:

All samples analyzed by U.S. Environmental Protection Agency Method 8260B.

RED indicates concentration exceeds MTCA Method A and/or B cleanup level.

Black indicates laboratory reporting limit is above MTCA Cleanup Level.

¹Analyzed by Method WTPH-HCID, EPA Method 8020, EPA Method 8015M, or NWTPH-Gx.

²Analyzed by Method WTPH-HCID, EPA Method 8015M, ORPH analyzed by EPA Method WTPH-HCID, or Method 418.1.

³Analyzed by EPA Methods 8020, 8021B, 8260B, 624/8240, or 8260C.

⁴Analyzed by EPA Methods 8010, 8260B, or 8260C.

⁵Analyzed by EPA Methods 8010, 8260B, 8260C, 8270, 8270D, or 8270D-SIM.

⁶Analyzed by EPA Method 8270D-SIM.

⁷When determining the total toxic equivalent concentration (TEC) of benzo(a)pyrene for a sample, the concentrations of each of the seven carcinogenic PAHs listed in table 708-2 is multiplied by its corresponding total equivalency factor (TEF). The sum of these seven factors equal the total TEC. When the analytical result for any individual cPAH is reported as less than the LRL, half of the LRL is used as the concentrations for the calculation. The resultant total TEC concentration is then compared to the cleanup level for benzo(a)pyrene.

^aMTCA Cleanup Regulation, Chapter 173-340-900 of WAC, Table 740-1 Method A Cleanup Levels for Soil, revised November 2007.

^bMTCA Cleanup Regulation, CLARC, Soil, Method B, Non-Carcinogen, Standard Formula Value, CLARC Website <<https://fortress.wa.gov/ecy/clarc/CLARCHome.aspx>>.

^dThe cleanup level for carcinogenic PAHs is based on direct contact using Equation 740-2 under WAC 173-340-740. When establishing and determining compliance with cleanup levels for mixtures of carcinogenic PAHs, the mixture of carcinogenic PAHs is considered a single hazardous substance. Benzo(a)pyrene’s cleanup level is used as the cleanup level for the mixture.

Laboratory Notes:

⁸Analyte detected in an associated Method Blank.

^fEstimated value. The reported range exceeds the calibration range of the analysis.

^lEstimated concentration.

^mHeadspace present in sample.

⁵Indicates an estimated value of analyte found and confirmed by analyst, but with low spectral match parameters.

^{*}The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

-- = not analyzed or not measured

< = not detected at a concentration exceeding laboratory reporting limit

AAL = Alden Analytical Laboratories, Inc., of Seattle, Washington

ARI = Analytical Resources, Inc.

bgs = below ground surface

CLARC = cleanup levels and risk calculations

DCE = dichloroethylene

DRPH = diesel-range petroleum hydrocarbons

EPA = U.S. Environmental Protection Agency

EPJ = E.P. Johnson Construction, Inc. & Environmental

F&BI = Friedman and Bruya, Inc., of Seattle, Washington

GeoTech = GeoTech Consultants, Inc.

GRPH = gasoline-range petroleum hydrocarbons

LRL = laboratory reporting limit

mg/kg = milligrams per kilogram

MTCA = Washington State Model Toxics Control Act

NA = results not available

ND = not detected above laboratory reporting limit. Reporting limit not available

NWTPH = northwest total petroleum hydrocarbon

OnSite = OnSite Environmental Inc., of Redmond, Washington

ORPH = oil-range petroleum hydrocarbons

PAHs = polycyclic aromatic hydrocarbons

PCE = tetrachloroethylene

Retec = Remediation Technologies, Inc.

SoundEarth = SoundEarth Strategies, Inc.

TCE = trichloroethylene

TEC = toxicity equivalent concentration

TEF = total equivalency factor

Urban = Urban Redevelopment LLC

UST = underground storage tank

WAC = Washington State Administrative Code

Table 4
Soil Analytical Results for Metals
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Sample Location	Sample ID	Sample Date	Sampled By	Laboratory	Sample Depth (feet bgs)	Analytical Results (milligrams per kilogram)							
						Arsenic ¹	Barium ¹	Cadmium ¹	Chromium ¹	Lead ¹	Mercury ²	Selenium ¹	Silver ¹
The Property													
Tank 2 Excavation	Tank2-F08	03/22/13	SoundEarth	F&BI	8	1.81	39.4	<1	10.8	6.94	0.28	<1	<1
East-Adjoining Properties - 800 Roy Street Parcel													
RS-05	RS-5	03/03/93	EPJ	SAS	9	--	--	--	--	32	--	--	--
RS-10	RS-10	03/03/93	EPJ	SAS	13	--	--	--	--	71	--	--	--
RS-15	RS-15	03/03/93	EPJ	SAS	4	--	--	--	--	480	--	--	--
RS-16	RS-16	03/03/93	EPJ	SAS	4	--	--	--	--	80	--	--	--
RS-17 & RS-24	RS-17/RS-24	03/03-04/93	EPJ	SAS	--	<4.2	260	1.4	24	120	0.33	<4.2	0.79
SCL-B100	B-100, S1	06/10/02	Urban	F&BI	NA	<10	50	<1.0	25	4.5	<0.200	<10	<10
	B-100, S2				NA	<10	45	<1.0	24	4.1	<0.200	<10	<10
SP-1	SP-1 (S-1)	06/11/02	Urban	F&BI	NA	<10	170	<1.0	24	140	1.28	<10	<10
SP-2	SP-2 (S-2)	06/11/02	Urban	F&BI	NA	<10	83	1.7	18	44	<0.200	<10	<10
SP-3	SP-3 (S-1)	06/11/02	Urban	F&BI	NA	<10	120	<1.0	20	230	1.32	<10	<10
SP-7	SP-7 (S-1)	06/11/02	Urban	F&BI	NA	16	230	1.0	18	410	2.81	<10	<10
SP-16	SP16 (S1 & S2)	06/12/13	Urban	F&BI	NA	<10	400	<1.0	30	220	0.247	<10	<10
SCL-B101	B-101- S1&2	06/17/02	Urban	F&BI	NA	<10	170	<1.0	18	230	NA	<10	<10
	B101-S3				NA	<10	82	<1.0	27	5.3	NA	<10	<10
SCL-B102	B102-S2	06/17/02	Urban	F&BI	NA	<10	59	<1.0	28	9.9	NA	<10	<10
	B102-S1				NA	<10	210	<1.0	24	440	NA	<10	<10
SCL-MW-101	MW101-S3	06/14/02	Urban	F&BI	NA	<10	27	<1.0	16	3.6	NA	<10	<10
SCL-MW-103	MW103-S1&S2	06/14/02	Urban	F&BI	NA	<10	35	<1.0	33	4.5	NA	<10	<10
MTCA Cleanup Level						20 ^a	16,000 ^b	2 ^a	2,000 ^a	250 ^a	2 ^a	400 ^b	400 ^b

NOTES:

RED indicates concentration exceeds MTCA Cleanup Level for soil.

¹Analyzed by EPA Methods 200.8 or 6010.

²Analyzed by EPA Method 1631E or 7471.

^aMTCA Cleanup Regulation, Chapter 173-340-900 of WAC, Table 740-1 Method A Cleanup Levels for Soil, revised November 2007.

^bMTCA Cleanup Regulation, CLARC, Soil, Method B, Non-Carcinogen, Standard Formula Value, CLARC Website <<https://fortress.wa.gov/ecy/clarc/CLARCHome.aspx>>.

-- = not analyzed or not measured

< = not detected at a concentration exceeding laboratory reporting limit

bgs = below ground surface

CLARC = cleanup levels and risk calculations

EPA = U.S. Environmental Protection Agency

EPJ = E.P. Johnson Construction, Inc. & Environmental

F&BI = Friedman and Bruya, Inc., of Seattle, Washington

MTCA = Washington State Model Toxics Control Act

NA = results not available

SAS = SoundAnalytical Services, Inc., of Tacoma, Washington

SoundEarth = SoundEarth Strategies, Inc.

Urban = Urban Redevelopment LLC

WAC = Washington State Administrative Code

Table 5
Metal Toxicity Characteristic Leaching Procedure Results
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Draft - Issued for Ecology Review

Sample Location	Sample ID	Sample Date	Sampled By	Sample Depth (feet bgs)	Analytical Results (milligrams per liter)							
					Arsenic ¹	Barium ¹	Cadmium ¹	Chromium ¹	Lead ¹	Mercury ²	Selenium ¹	Silver ¹
East-Adjoining Properties - 800 Roy Street Parcel												
RS-19	Stockpile - Sludge from cleaning out USTs 1 and 2	03/10/93	EPJ	--	0.20	0.42	0.50	0.01	2.8	<0.002	<0.14	<0.01
RS-25	Stockpile	03/05/93	EPJ	--	<0.10	1.0	<0.005	<0.01	0.29	<0.002	<0.15	<0.01
Dangerous Waste Characteristics ³					5.0	100	1.0	5.0	5.0	0.2	1.0	5

NOTES:

Laboratory analyses conducted by SoundAnalytical Services, Inc., of Tacoma, Washington.

¹Analyzed by EPA Method 6010.

²Analyzed by EPA Method 7471.

³Washington State Dangerous Waste Maximum Concentration of Contaminants for the Toxicity Characteristic, Chapter 173-303-090 of the Washington Administrative Code.

-- = not analyzed or not measured

< = not detected at a concentration exceeding laboratory reporting limit

bgs = below ground surface

EPA = U.S. Environmental Protection Agency

EPJ = E.P. Johnson Construction, Inc. & Environmental

USTs = underground storage tank



Table 6
Chlorinated Volatile Organic Compound Toxicity Characteristic Leaching Procedure Results
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Draft - Issued for Ecology Review

Sample Location	Sample ID	Sample Date	Sampled By	Sample Depth (feet bgs)	Analytical Results ¹ (milligrams per liter)							
					PCE	TCE	1,1-DCE	Vinyl Chloride	EDC	MEK (2-Butanone)	Carbon Disulfide	Chloroform
The Property												
G-MW1	MW-1-8-20	07/20/01	GeoEngineers	20	99.3 ^B	<0.0800	<0.0800	<0.0800	<0.0800	<0.0800	<0.0800	<0.0800
G-SB4/G-MW3	SB4-7-17.5	07/20/01	GeoEngineers	17.5	0.182 ^B	<0.0800	<0.0800	<0.0800	<0.0800	<0.0800	<0.0800	<0.0800
Dangerous Waste Characteristics ²					0.7	0.5	0.7	0.2	0.5	200	NE	6

NOTES:

Laboratory analyses conducted by North Creek Analytical, Inc. of Bothell, Washington.

RED indicates concentration exceeds Washington State's Dangerous Waste Characteristics.

¹Samples analyzed by U.S. Environmental Protection Agency Method 1311/8260B.

²Washington State Dangerous Waste Maximum Concentration of Contaminants for the Toxicity Characteristic, Chapter 173-303-090 of the Washington Administrative Code.

Laboratory Note:

^BAnalyte detected in an associated Method Blank.

< = not detected at a concentration exceeding laboratory reporting limit

bgs = below ground surface

DCE = dichloroethylene

EDC = 1,2-dichloroethane

GeoEngineers = GeoEngineers, Inc.

MEK = methyl ethyl ketone

NE = not established

PCE = tetrachloroethylene

TCE = trichloroethylene



Table 7
Groundwater Analytical Results for Polycyclic Aromatic Hydrocarbons
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Draft - Issued for Ecology Review

Sample Location	Sample Date	Sampled By	Laboratory	Analytical Results ¹ (µg/L)																
				Acenaphthene	Acenaphthylene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Pyrene	Benzo(g,h,i) perylene	Pentachlorophenol	Benzo(a) anthracene TEF: 0.1	Chrysene TEF: 0.01	Benzo(a)pyrene TEF: 1	Benzo(b) fluoranthene TEF: 0.1	Benzo(k) fluoranthene TEF: 0.1	Indeno(1,2,3- TEF: 0.1	Dibenz(a,h) TEF: 0.1	Total TEC ²
East-Adjoining Properties - 800 Roy Street Parcel																				
MW-7	06/20/02	Urban	F&BI	1.4	0.1	1.5	2.8	0.5	0.4	0.6	0.5	<0.3	0.1	0.1	0.1	< 0.1	< 0.1	< 0.1	< 0.1	
MW-9	06/20/02	Urban	F&BI	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.3	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	
MW-10	06/20/02	Urban	F&BI	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.3	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	
MTCA Cleanup Level				960 ^b	NE	640 ^b	NE	4,800 ^b	640 ^b	480 ^b	NE	0.22 ^c	12 ^c	0.012 ^c	0.1 ^a	0.12 ^c	1.2 ^c	0.12 ^c	0.012 ^c	0.1 ^{a,d}

NOTES:

^aMTCA Method A Cleanup Levels, Table 720-1, Section 900, Chapter 173-340 of the WAC, revised November 2007.

^bMTCA Cleanup Regulation, Chapter 173-340 of the WAC, CLARC, Groundwater, Method B, Non-carcinogen, Standard Formula Value, CLARC Website <<https://fortress.wa.gov/ecy/clarc/CLARCHome.aspx>>.

^cMTCA Cleanup Regulation, Chapter 173-340 of the WAC, CLARC, Groundwater, Method B, Carcinogen, Standard Formula Value, CLARC Website <<https://fortress.wa.gov/ecy/clarc/CLARCHome.aspx>>.

^dThe cleanup level for cPAHs is based on direct contact using Equation 740-2 under WAC 173-340-740. When establishing and determining compliance with cleanup levels for mixtures of cPAHs, the mixture of cPAHs is considered a single hazardous substance. Benzo(a)pyrene’s cleanup level is used as the cleanup level for the mixture.

¹Samples Analyzed by U.S. Environmental Protection Agency Method 8270D.

²When determining the total TEC of benzo(a)pyrene for a sample, the concentrations of each of the seven carcinogenic PAHs listed in table 708-2 is multiplied by its corresponding TEF. The sum of these seven factors equal the total TEC. When the analytical result for any individual cPAH is reported as less than the LRL, half of the LRL is used as the concentrations for the calculation. When analytical results for all seven carcinogenic PAHs are less than the LRL, the LRL for benzo(a)pyrene is reported as the TEC. The resultant total TEC concentration is then compared to the cleanup level for benzo(a)pyrene.

< = not detected at a concentration exceeding laboratory reporting limit

µg/L = micrograms per liter

CLARC = cleanup levels and risk calculations

cPAH = carcinogenic polycyclic aromatic hydrocarbon

F&BI = Friedman & Bruya, Inc. of Seattle, Washington

MTCA = Washington State Model Toxics Control Act

NE = not established

TEC = toxicity equivalent concentration

TEF = total equivalency factor

Urban = Urban Redevelopment LLC

WAC = Washington Administrative Code



Table 8
Sludge Sample Analytical Results
ALSCO Property
700 Dexter Avenue North
Seattle, Washington

Draft - Issued for Ecology Review

Sample Location	Sample ID	Sample Date	Sample Depth	Analytical Results ¹ (milligrams per kilogram)										
				Benzene	Toluene	Ethylbenzene	Total xylenes	PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,1-DCE	Methylene Chloride
Sump 2	Sump 2	04/26/11	--	<0.03	12	<0.05	3.3	15	0.11	0.10	<0.05	<0.05	<0.05	<0.05
Sump 3	Sump 3	05/02/11	--	<0.03	0.074	<0.05	0.12	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05
Sump 4	Sump 4	04/26/11	--	<3	35	<5	17 ¹	85,000	520	410	<5	<5	<5	<5
	SUMP4_B_20110629	06/29/11	--	<0.3	<0.5	<0.5	<1.03	560	5.4	27	<0.5	<0.5	<0.5	<0.5
	SUMP4_C_20110629	06/29/11	--	<30	<50	<50	<150	24,000	140	170	<50	<50	<50	<50
Sump 5	Sump 5	05/04/12	--	0.60	4.6	1.6	2.6	1,200	180	880	12	31	2.6	<0.2
Cleanout 1	Cleanout 1 S-1/S-2 (composite)	04/26/11	--	<0.03	<0.05	<0.05	<0.15	5.5	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05
Cleanout 2	Clean out 2	05/02/11	--	0.38	6.0	1.7	11.9	2.6	0.14	1.0	<0.05	<0.05	<0.05	<0.05
Trench 1	01_Floor Trench	07/22/11	--	<0.03	<0.05	<0.05	<0.15	0.10	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05
MTCA Cleanup Level for Soil				0.03 ^a	7 ^a	6 ^a	9 ^a	0.05 ^a	0.03 ^a	160 ^b	1,600 ^b	0.67 ^b	4,000 ^b	0.02 ^a
Dangerous Waste Criteria ²				NE	NE	NE	NE	14	NE	NE	NE	NE	NE	NE
Universal Treatment Standard ³				10	10	10	30	6	6	NE	30	6	6	30

NOTES:

RED indicates concentration exceeds MTCA cleanup level for soil.

Chemical analyses conducted by Freidman Bruya Inc., of Seattle, Washington.

¹Analyzec indicates concentration is 10 times the Universal Treatment Standard and qualifies as land ban material.

²Washington State Dangerous Waste Maximum Concentration of Contaminants for the Toxicity Characteristic, Chapter 173-303-090 of the WAC.

³Nonwastewater Standards, table titled "Universal Treatment Standards," Title 40, Part 268, Subpart D, of the Code of Federal Regulations.

^aMTCA Cleanup Regulation, Chapter 173-340-900 of WAC, Table 740-1 Method A Cleanup Levels for Soil, revised November 2007.

^bMTCA Cleanup Regulation, CLARC, Soil, Method B, Non-Carcinogen, Standard Formula Value, CLARC Website <<https://fortress.wa.gov/ecy/clarc/CLARCHome.aspx>>.

Laboratory Note:

^eEstimated concentration.

< = not detected at a concentration exceeding laboratory reporting limit

CLARC = cleanup levels and risk calculations

DCE = dichloroethylene

MTCA = Washington State Model Toxics Control Act

NE = not established

PCE = tetrachloroethylene

TCE = trichloroethylene

WAC = Washington Administrative Code

Table 9
Process Water Analytical Results
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Sample Location	Sample ID	Sample Date	Analytical Results ¹ (micrograms per liter)											
			pH ²	Benzene	Toluene	Ethylbenzene	Total xylenes	PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	1,1-DCE	Methylene Chloride
Sump 4	SUMP4_A_20110629	06/29/11	--	<35	<100	<100	<300	20,000	450	47,000	<100	<20	<100	<500
Effluent 1	Effluent1_20120104	01/04/12	5.76	--	--	--	--	260	49	32	<1	0.37	<1	<5
Poly Tank	Polytank1_20120823	08/23/13	--	--	--	--	--	270	<1	<1	<1	<0.2 ^{pf}	<1	<5
	Tank-20130201	02/01/13	--	--	--	--	--	240	<1	<1	<1	<0.2	<1	<5
	Tank-20130205	02/05/13	--	--	--	--	--	5.3	<1	<1	<1	<0.2	<1	<5
King County Discharge Criteria			5.5<pH>12^a	70^b	1,400^b	1,700^b	2,200^b	240^b	500^b	2,000^b	2,000^b	12^b	3^b	4,100^b

NOTES:

Chemical analyses conducted by Freidman Bruya Inc., of Seattle, Washington.

RED indicates concentration exceeds King County's Discharge Criteria.

¹Analyzed by U.S. Environmental Protection Agency Method 8260C.

²Analyzed by EPA Method 9040C.

^aKing County Industrial Waste Local Discharge Permits, Daily Minimum and Maximum Limits for Corrosive Substances, Section 6.1.5 of PUT-13-1 (PR), Effective September 15, 2008.

^bKing County Industrial Waste Discharge Screening Levels for Volatile Organic Compounds, September 22, 2009.

-- = not analyzed or not measured

< = not detected at a concentration exceeding the laboratory reporting limit

DCE = dichloroethylene

EPA = U.S. Environmental Protection Agency

PCE = tetrachloroethylene

TCE = trichloroethylene

Laboratory Note:

^{pf}The sample was received with incorrect preservation. The value reported should be considered an estimate.



Table 10
2013 Remedial Investigation Boring and Well Details
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Sample Location ID	Location Type	Location on Site/Location in Relation to Property	Purpose of Sample Location	Date(s) Advanced	Water-Bearing Zone	Total Depth (feet bgs)	Total Well Depth (feet bgs)	TOC Elevation (in Feet) ¹	Well Screen Depth (feet bgs)		Well Screen Elevation		Well Diameter	Drill Rig Type	Conductor Casing Depth (feet bgs)
									Top	Bottom	Top	Bottom			
MW101/B101	Monitoring Well	Central portion of the Property	To further evaluate the vertical extent of PCE contamination in soil and groundwater as previously encountered in boring P-07/well W-MW-03 and to assess the validity of the Windward data	07/10/12 07/11/12 07/12/12	Deep Outwash Aquifer	140	115	39.49	105	115	-65.51	-75.51	2	Sonic	40 & 80
MW102/B102	Monitoring Well	Southern sidewalk of Valley Street ROW, north-adjacent the Property	To evaluate if PCE contamination extended off-Property to the north	07/17/12 through 07/23/12	Deep Outwash Aquifer	125	125	49.19	115	125	-65.81	-75.81	2	Sonic	--
MW103/B103	Monitoring Well	Alleyway between 8th And 9th Avenues North, east of Property	To evaluate the lateral and vertical extents of PCE contamination in soil and groundwater downgradient of the Property	07/25/12 07/26/12 07/27 12	Deep Outwash Aquifer	115	114	35.92	103.5	113.5	-67.58	-77.58	2	Sonic	--
MW104/B104	Monitoring Well	8th Avenue North ROW, east of Property	To evaluate the lateral and vertical extents of PCE contamination in soil and groundwater downgradient of the Property and to assess the validity of Windward Data	07/30/12 07/31/12 08/01/12	Deep Outwash Aquifer	130	129	42.68	119	129	-76.32	-86.32	2	Sonic	--
MW105/B105	Monitoring Well	Roy Street ROW, southeast of the Property	To assess the vertical extent of PCE impacts in groundwater observed in well BB-8	08/06/12 through 08/10/12	Deep Outwash Aquifer	140	140	44.69	130	140	-85.31	-95.31	2	Sonic	--
MW106/B106	Monitoring Well	South-Adjoining Property	To evaluate current groundwater conditions in the vicinity of former monitoring well R-MW4.	08/14 /12 08/15/12	Deep Outwash Aquifer	140	140	51.99	130	140	-78.01	-88.01	2	Sonic	--
MW107/B107	Monitoring Well	8th Avenue North ROW, east of Property	To evaluate the lateral and vertical extents of PCE contamination in soil and groundwater downgradient of the Property and to assess the validity of Windward Data	12/03/12	Intermediate "A"	45.5	45	43.82	35	45	8.82	-1.18	2	HSA	--
MW108/B108	Monitoring Well	Alley east of 800 Roy Street Parcel	To evaluate the lateral and vertical extents of PCE contamination in soil and groundwater downgradient of the Property	12/14/12	Intermediate "A"	50.5	50	32.78	40	50	-7.22	-17.22	2	HSA	--
MW109/B109	Monitoring Well	Alley east of 800 Roy Street Parcel	To evaluate the lateral and vertical extents of PCE contamination in soil and groundwater downgradient of the Property	12/04/12	Intermediate "A"	45.5	45	34.97	35	45	-0.03	-10.03	2	HSA	--
MW110/B110	Monitoring Well	Alley east of 800 Roy Street Parcel	To evaluate the lateral and vertical extents of PCE contamination in soil and groundwater downgradient of the Property	12/04/12	Intermediate "A"	45.5	45	39.67	35	45	4.67	-5.33	2	HSA	--
MW111/B111	Monitoring Well	Alley east of 800 Roy Street Parcel	To evaluate the lateral and vertical extents of PCE contamination in soil and groundwater downgradient of the Property	12/05/12 12/06/12	Intermediate "B"	80.5	80	36.48	70	80	-33.52	-43.52	2	HSA	50
MW112/B112	Monitoring Well	Dexter Avenue ROW, West of the Property	To evaluate if PCE contamination extended off-Property to the west	12/11/12 12/12/12	Intermediate "B"	85.5	85	57.49	75	85	-17.51	-27.51	2	HSA	--
MW113/B113	Monitoring Well	9th Avenue North ROW, East of the Property	To evaluate the lateral and vertical extents of PCE contamination in soil and groundwater downgradient of the Property	12/18/12	Deep Outwash Aquifer	80	80	32.94	70	80	-37.06	-47.06	2	HSA	--
MW114/B114	Monitoring Well	Broad Street ROW, South of the Property	To evaluate current groundwater conditions in the vicinity of former monitoring well R-MW4.	12/10/12	Intermediate "A"	45.5	45	45.84	35	45	10.84	0.84	2	HSA	--
MW115/B115	Monitoring Well	9th Avenue North ROW, East of the Property	To evaluate the lateral and vertical extents of PCE contamination in soil and groundwater downgradient of the Property	12/13/12	Intermediate "A"	46	45	34.14	35	45	-0.86	-10.86	2	HSA	--
MW116/B116	Monitoring Well	9th Avenue North ROW, East of the Property	To evaluate the lateral and vertical extents of PCE contamination in soil and groundwater downgradient of the Property	12/07/12	Intermediate "A"	46.5	45	31.36	35	45	-3.64	-13.64	2	HSA	--
MW117/B117	Monitoring Well	Eastern sidewalk of the Dexter Avenue ROW, south of the Property	To evaluate PCE impacts in groundwater inferred as hydrologically upgradient from the Property	02/04/13	Intermediate "A"	55.5	55	56.90	40	55	16.90	1.90	2	HSA	--
MW118/B118	Monitoring Well	Mercer Street ROW, south of the Property	To evaluate PCE impacts in groundwater inferred as hydrologically upgradient from the Property	03/21/13	Intermediate "A"	55.5	50	52.91	40	50	12.91	2.91	2	HSA	--
MW119/B119	Monitoring Well	9th Avenue North ROW, southeast of the Property	To evaluate the lateral and vertical extents of PCE contamination in soil and groundwater downgradient of the Property	03/21/13	Intermediate "A"	46	45	37.35	35	45	2.35	-7.65	2	HSA	--



Table 10
2013 Remedial Investigation Boring and Well Details
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Sample Location ID	Location Type	Location on Site/Location in Relation to Property	Purpose of Sample Location	Date(s) Advanced	Water-Bearing Zone	Total Depth (feet bgs)	Total Well Depth (feet bgs)	TOC Elevation (in Feet) ¹	Well Screen Depth (feet bgs)		Well Screen Elevation		Well Diameter	Drill Rig Type	Conductor Casing Depth (feet bgs)
									Top	Bottom	Top	Bottom			
DB01	Soil Boring	Northwest portion of the Property	Delineate PCE contamination on the Property	03/18/13	Intermediate "A"	41	--	--	--	--	--	--	--	HSA	--
DB02	Soil Boring	Northern portion of the Property	Delineate PCE contamination on the Property	03/18/13	Intermediate "A"	45.5	--	--	--	--	--	--	--	HSA	--
DB03	Soil Boring	Northeast portion of the Property	Delineate PCE contamination on the Property	03/27/13	Intermediate "A"	60.5	--	--	--	--	--	--	--	HSA	--
DB04	Soil Boring	Northwest portion of the Property	Delineate PCE contamination on the Property	03/21/13 03/24/13	Intermediate "A"	60	--	--	--	--	--	--	--	HSA	--
DB05	Soil Boring	Southwest portion of the Property	Delineate PCE contamination on the Property	03/26/13	Intermediate "B"	70.5	--	--	--	--	--	--	--	HSA	--
DB06	Soil Boring	Southern portion of the Property	Delineate PCE contamination on the Property	03/25/13	Intermediate "B"	80.5	--	--	--	--	--	--	--	HSA	--
DB07	Soil Boring	South-central portion of the Property	Delineate PCE contamination on the Property	03/27/13 03/28/13	Intermediate "B"	90.5	--	--	--	--	--	--	--	HSA	--
DB08	Soil Boring	Southeast portion of the Property	Delineate PCE contamination on the Property	03/20/13 03/21/13	Intermediate "B"	70.5	--	--	--	--	--	--	--	HSA	--
DB09	Soil Boring	Southeast portion of the Property	Delineate PCE contamination on the Property	03/19/13	Intermediate "B"	70.5	--	--	--	--	--	--	--	HSA	--
DB10	Soil Boring	Western portion of the Property	Delineate PCE contamination on the Property	03/29/13 04/01/13	Intermediate "B"	71.5	--	--	--	--	--	--	--	HSA	--
DB11	Soil Boring	Southwest corner of the Property	Delineate PCE contamination on the Property	04/02/13	Intermediate "A"	55	--	--	--	--	--	--	--	HSA	--
DB12	Soil Boring	North-central portion of the Property	Delineate PCE contamination on the Property	04/03/13	Intermediate "A"	45.5	--	--	--	--	--	--	--	HSA	--
DB13	Soil Boring	Southwest portion of the Property	Delineate PCE contamination on the Property	04/03/13	Intermediate "A"	45.5	--	--	--	--	--	--	--	HSA	--
DB14	Soil Boring	Northeast portion of the Property	Delineate PCE contamination on the Property	04/04/13	Intermediate "A"	45.5	--	--	--	--	--	--	--	HSA	--
SV01	Soil Gas Monitoring Point	Eastern sidewalk of the 8th Avenue North ROW, adjacent to 800 Roy Street Parcel	To evaluate if vapor intrusion from PCE-contaminated groundwater beneath the 800 Roy Street Parcel had impacted indoor air quality in the basement.	03/11/13	Shallow	12.25	--	--	--	--	--	--	--	Push Probe	--
SV02	Soil Gas Monitoring Point	Eastern sidewalk of the 8th Avenue North ROW, adjacent to 800 Roy Street Parcel	To evaluate if vapor intrusion from PCE-contaminated groundwater beneath the 800 Roy Street Parcel had impacted indoor air quality in the basement.	03/11/13	Shallow	11.75	--	--	--	--	--	--	--	Push Probe	--
SV03	Soil Gas Monitoring Point	Eastern sidewalk of the 8th Avenue North ROW, adjacent to 800 Roy Street Parcel	To evaluate if vapor intrusion from PCE-contaminated groundwater beneath the 800 Roy Street Parcel had impacted indoor air quality in the basement.	03/11/13	Shallow	12.75	--	--	--	--	--	--	--	Push Probe	--

NOTE:

¹TOCs were surveyed relative to an arbitrary benchmarks prior to 2012. TOCs were resurveyed by Bush, Roed & Hitchings, Inc. of Seattle, Washington, in February, October, and December 2012 and March 2013, using the North American Vertical Datum 1988.

bgs = below ground surface
HSA = hollow-stem auger
PCE = tetrachloroethylene
ROW = right-of-way
SoundEarth = SoundEarth Strategies, Inc.
TOC = top of casing
Windward = Windward Environmental LLC



Table 11
Soil Gas Analytical Results
700 Dexter Property
700 Dexter Avenue North
Seattle, Washington

Draft - Issued for Ecology Review

Sample Location	Sample Name	Sample Location	Sample Date	Analytical Results ¹ (micrograms per cubic meter)				
				PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride
SV01	SV01-20130311	SV01	03/05/13	1.5	<0.16	0.31	<0.58	0.71
SV02	SV02-20130311	SV02	03/05/13	2.3	<0.17	<0.12	<0.61	<0.040
SV03	SV03-20130311	SV03	03/05/13	4.6	0.39	<0.12	<0.58	<0.037
MTCA Method B Soil Gas Screening Level²				96	3.7	NE	NE	2.8
MTCA Method B Indoor Air Cleanup Level³				9.6	0.37	NE	NE	0.28

NOTES:

Laboratory analyses conducted by Air Toxics Ltd. of Folsom, California.

¹Analyzed by U.S. Environmental Protection Agency Method Modified TO-15 Low Level Analysis.

²Calculated by dividing the indoor air cleanup level by an attenuation factor of 0.1, for soil gas just beneath a building, as specified in Table B-1, Ecology's Draft Guidance for Evaluating Soil Vapor Intrusion in Washington State, October 2009.

³MTCA Method B Indoor Air Cleanup Level, Carcinogen, CLARC database, September 2012.

< = not detected at a concentration exceeding laboratory reporting limit

CLARC = cleanup levels and risk calculations

DCE = dichloroethylene

MTCA = Washington State Model Toxics Control Act

NE = not established

PCE = tetrachloroethylene

TCE = trichloroethylene

PHOTOGRAPHS

Project Photographs



Photograph 1. Looking south from Valley Street. Former exterior portions of Buildings B, A, and C (from left to right).



Photograph 2. Looking southwest from Valley Street. Former exterior portions of Building A and C.



Photograph 3. View of the Property and construction activities on Roy Street, facing northwest on Broad Street.



Photograph 4. Former exterior of Buildings A and C, Facing south along Dexter Avenue North.



Photograph 5. Facing south in courtyard of Property former basement interior of Building A.



Photograph 6. View of former automotive repair operations within Building C basement.



Photograph 7. Former first floor of Building A, interior of the former automotive repair shop.



Photograph 8. Eastern portion of Building A, used as parking garage in 2012.



Photograph 9. Aboveground storage tanks and saddles in the eastern portion of Building A basement.



Photograph 10. View of Sump No. 3, located in the eastern portion of Building A basement, facing northeast.



Photograph 11. View facing south of catch basin east of former Building C loading dock.



Photograph 12. Sump No. 4, located next to the boilers in the western portion of Building A basement.



Photograph 13. Installation of monitoring well MW101 on the Property, facing southwest.



Photograph 14. Installation of monitoring well MW106 on the south-adjoining property.



Photograph 15. View facing west of underground storage Tank 2 during March 2013 decommissioning activities.



Photograph 16. Installation of soil-gas sampling point to the east-adjoining property, 800 Roy Street parcel.



Photograph 17. Installing a monitoring well in the alley between the 800 Roy Street and 701 9th Avenue North parcels.



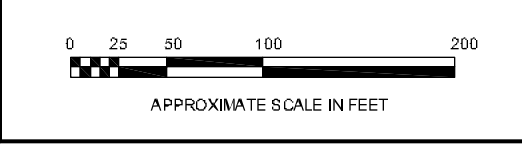
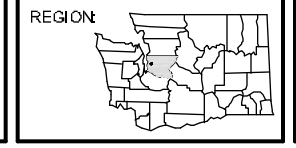
Photograph 18. View of the north-adjoining property, facing west from 8th Avenue North.

Aerial Photographs



DATE: 03/07/13
DRAWN BY: NAC
CHECKED BY: DRAFT
CAD FILE: 0797-001_2013RI_AERIALS

PROJECT NAME: 700 DEXTER PROPERTY
PROJECT NUMBER: 0797-001
STREET ADDRESS: 700 DEXTER AVENUE NORTH
CITY, STATE: SEATTLE, WASHINGTON



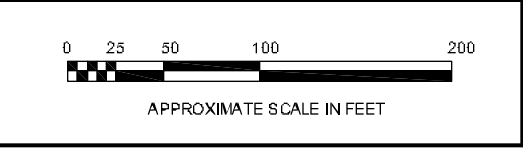
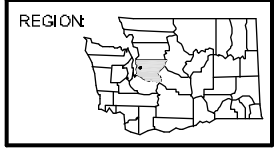
AERIAL 1937



SoundEarth
Strategies
WWW.SOUNDEARTHINC.COM

DATE: 03/07/13
DRAWN BY: NAC
CHECKED BY: DRAFT
CAD FILE: 0797-001_2013RI_AERIALS

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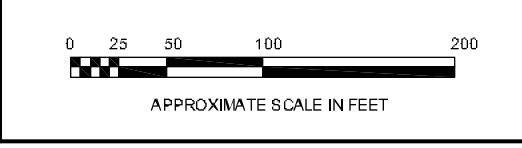
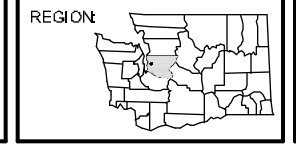


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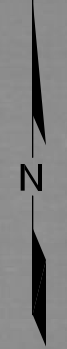


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CITY, STATE: SEATTLE, WASHINGTON

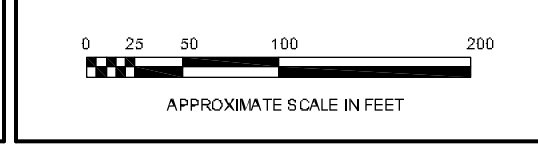
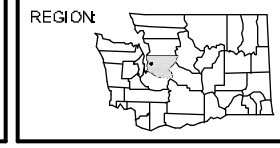


AERIAL 1970



DATE: 03/07/13
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PROJECT NUMBER: 0797-001
STREET ADDRESS: 700 DEXTER AVENUE NORTH
CITY, STATE: SEATTLE, WASHINGTON

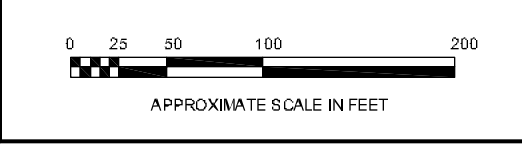
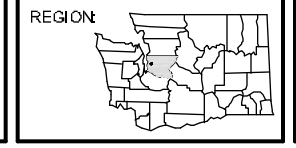


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PROJECT NUMBER: 0797-001
STREET ADDRESS: 700 DEXTER AVENUE NORTH
CITY, STATE: SEATTLE, WASHINGTON

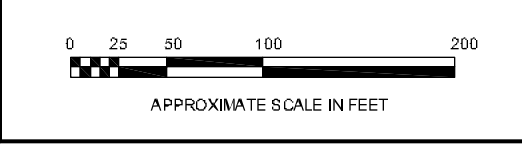
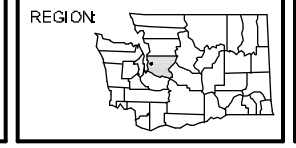


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PROJECT NAME: 700 DEXTER PROPERTY
PROJECT NUMBER: 0797-001
STREET ADDRESS: 700 DEXTER AVENUE NORTH
CITY, STATE: SEATTLE, WASHINGTON



AERIAL 2013

APPENDIX A
KING COUNTY ASSESSOR RECORDS

Subject Property



King County Department of Assessments

Fair, Equitable, and Understandable Property Valuations

You're in: Assessments >> Online Services >> eReal Property

SHARE

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

PARCEL DATA

Parcel	224900-0285	Jurisdiction	SEATTLE
Name	AMERICAN LINEN SUPPLY	Levy Code	0010
Site Address	700 DEXTER AVE N 98109	Property Type	C
Geo Area	32-20	Plat Block / Building Number	7
Spec Area	0-0	Plat Lot / Unit Number	1 THRU 8
Property Name	Auto Hound	Quarter-Section-Township-Range	NE-30-25-4

Legal Description

EDEN ADD LESS PORTION LOTS 5 THRU 8 FOR DEXTER AVE N

LAND DATA

Highest & Best Use As If Vacant	COMMERCIAL SERVICE	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Service Building	Restrictive Size Shape	NO
Base Land Value SqFt	150	Zoning	SM-65
Base Land Value	9,216,000	Water	WATER DISTRICT
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	12/6/2011	Road Access	PUBLIC
Base Land Value Tax Year	2013	Parking	
Land SqFt	61,440	Street Surface	
Acres	1.41		

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	
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

Nuisances

Topography	NO
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	YES
---------------	-----

Environmental Type	Information Source	Delineation study	Percentage Affected
Contamination	OTHER	N	100

BUILDING

Building Number	1
Building Description	Automotive Services
Number Of Buildings Aggregated	1
Predominant Use	AUTOMOTIVE CENTER (410)
Shape	Rect or Slight Irreg
Construction Class	MASONRY



Click the camera to see more pictures.

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](#)

[Scanned images of plats](#)

Building Quality	AVERAGE
Stories	2
Building Gross Sq Ft	72,060
Building Net Sq Ft	72,060
Year Built	1925
Eff. Year	1970
Percentage Complete	100
Heating System	HOT WATER
Sprinklers	Yes
Elevators	
123	

Picture of Building 1



Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	AUTOMOTIVE CENTER (410)		1	10		72,060	72,060

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
224900028503	2011	2012		0010	\$1,000	\$1,522,300	\$1,523,300	\$0	\$1,000	\$1,522,300	\$1,523,300	
224900028503	2010	2011		0010	\$1,000	\$1,829,500	\$1,830,500	\$0	\$1,000	\$1,829,500	\$1,830,500	
224900028503	2009	2010		0010	\$1,000	\$2,203,200	\$2,204,200	\$0	\$1,000	\$2,203,200	\$2,204,200	
224900028503	2008	2009		0010	\$1,000	\$2,898,500	\$2,899,500	\$0	\$1,000	\$2,898,500	\$2,899,500	
224900028503	2007	2008		0010	\$1,000	\$2,875,200	\$2,876,200	\$0	\$1,000	\$2,875,200	\$2,876,200	
224900028503	2006	2007		0010	\$1,000	\$1,738,600	\$1,739,600	\$0	\$1,000	\$1,738,600	\$1,739,600	
224900028503	2005	2006		0010	\$1,000	\$913,400	\$914,400	\$0	\$1,000	\$913,400	\$914,400	
224900028503	2004	2005		0010	\$1,000	\$913,400	\$914,400	\$0	\$1,000	\$913,400	\$914,400	
224900028503	2003	2004		0010	\$943,000	\$1,000	\$944,000	\$0	\$943,000	\$1,000	\$944,000	
224900028503	2002	2003		0010	\$1,000	\$1,000	\$2,000	\$0	\$1,000	\$1,000	\$2,000	
224900028503	2001	2002		0010	\$0	\$0	\$0	\$0	\$943,000	\$1,000	\$944,000	
224900028503	2000	2001		0010	\$996,400	\$1,000	\$997,400	\$0	\$996,400	\$1,000	\$997,400	
224900028503	1999	2000		0010	\$0	\$0	\$0	\$0	\$616,800	\$1,000	\$617,800	
224900028503	1998	1999		0010	\$1,000	\$42,400	\$43,400	\$0	\$1,000	\$217,600	\$218,600	
224900028503	1997	1998		0010	\$0	\$0	\$0	\$0	\$1,000	\$42,400	\$43,400	
224900028503	1996	1997		0010	\$0	\$0	\$0	\$0	\$1,843,200	\$656,800	\$2,500,000	
224900028503	1995	1996		0010	\$0	\$0	\$0	\$0	\$1,843,200	\$656,800	\$2,500,000	
224900028503	1994	1995		0010	\$0	\$0	\$0	\$0	\$1,382,400	\$656,800	\$2,039,200	
224900028503	1992	1993		0010	\$0	\$0	\$0	\$0	\$1,382,400	\$656,800	\$2,039,200	
224900028503	1990	1991		0010	\$0	\$0	\$0	\$0	\$1,152,000	\$959,000	\$2,111,000	
224900028503	1988	1989		0010	\$0	\$0	\$0	\$0	\$1,059,800	\$1,051,200	\$2,111,000	
224900028503	1986	1987		0010	\$0	\$0	\$0	\$0	\$691,200	\$1,185,700	\$1,876,900	
224900028503	1984	1985		0010	\$0	\$0	\$0	\$0	\$691,200	\$1,185,700	\$1,876,900	
224900028503	1982	1983		0010	\$0	\$0	\$0	\$0	\$374,200	\$979,600	\$1,353,800	

SALES HISTORY

REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
2003	0206200	Local Appeal	\$2,533,400	1/1/1900	\$0		Completed
2002	58599	State Appeal	\$0	4/2/2003	\$944,000	REVISE	Completed
2002	0102389	Local Appeal	\$2,226,200	7/1/2002	\$2,226,200	SUSTAIN	Completed
2001	0001763	Local Appeal	\$3,994,600	11/29/2000	\$997,400	REVISE, ASSESSOR RECOMMENDED	Completed
2000	9903000	Local Appeal	\$3,380,200	11/29/2000	\$617,800	REVISE, ASSESSOR RECOMMENDED	Completed

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Permit Status	Issuing Jurisdiction	Reviewed Date
697668		Remodel	3/17/1998	\$200,000	Complete		

HOME IMPROVEMENT EXEMPTION



King County Department of Assessments

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PARCEL DATA

Parcel	224900-0285	Jurisdiction	SEATTLE
Name	AMERICAN LINEN SUPPLY	Levy Code	0010
Site Address	700 DEXTER AVE N 98109	Property Type	C
Geo Area	32-20	Plat Block / Building Number	7
Spec Area	0-0	Plat Lot / Unit Number	1 THRU 8
Property Name	Auto Hound	Quarter-Section-Township-Range	NE-30-25-4

Legal Description

EDEN ADD LESS PORTION LOTS 5 THRU 8 FOR DEXTER AVE N

LAND DATA

Highest & Best Use As If Vacant	COMMERCIAL SERVICE	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Service Building	Restrictive Size Shape	NO
Base Land Value SqFt	150	Zoning	SM-65
Base Land Value	9,216,000	Water	WATER DISTRICT
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	12/6/2011	Road Access	PUBLIC
Base Land Value Tax Year	2013	Parking	
Land SqFt	61,440	Street Surface	
Acres	1.41		

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	
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

Nuisances

Topography	NO
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	YES
---------------	-----

Environmental Type	Information Source	Delineation study	Percentage Affected
Contamination	OTHER	N	100

BUILDING

Building Number	2
Building Description	Automotive Services
Number Of Buildings Aggregated	1
Predominant Use	AUTOMOTIVE CENTER (410)
Shape	Rect or Slight Irreg
Construction Class	MASONRY



Click the camera to see more pictures.

Reference Links:

- [King County Tax Links](#)
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[Scanned images of plats](#)

Building Quality	LOW/AVERAGE
Stories	2
Building Gross Sq Ft	28,556
Building Net Sq Ft	28,556
Year Built	1966
Eff. Year	1970
Percentage Complete	100
Heating System	HOT WATER
Sprinklers	Yes
Elevators	
1 2 3	

Picture of Building 1



Section(s) Of Building Number: 2

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	AUTOMOTIVE CENTER (410)		1	10		28,556	28,556

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
224900028503	2011	2012		0010	\$1,000	\$1,522,300	\$1,523,300	\$0	\$1,000	\$1,522,300	\$1,523,300	
224900028503	2010	2011		0010	\$1,000	\$1,829,500	\$1,830,500	\$0	\$1,000	\$1,829,500	\$1,830,500	
224900028503	2009	2010		0010	\$1,000	\$2,203,200	\$2,204,200	\$0	\$1,000	\$2,203,200	\$2,204,200	
224900028503	2008	2009		0010	\$1,000	\$2,898,500	\$2,899,500	\$0	\$1,000	\$2,898,500	\$2,899,500	
224900028503	2007	2008		0010	\$1,000	\$2,875,200	\$2,876,200	\$0	\$1,000	\$2,875,200	\$2,876,200	
224900028503	2006	2007		0010	\$1,000	\$1,738,600	\$1,739,600	\$0	\$1,000	\$1,738,600	\$1,739,600	
224900028503	2005	2006		0010	\$1,000	\$913,400	\$914,400	\$0	\$1,000	\$913,400	\$914,400	
224900028503	2004	2005		0010	\$1,000	\$913,400	\$914,400	\$0	\$1,000	\$913,400	\$914,400	
224900028503	2003	2004		0010	\$943,000	\$1,000	\$944,000	\$0	\$943,000	\$1,000	\$944,000	
224900028503	2002	2003		0010	\$1,000	\$1,000	\$2,000	\$0	\$1,000	\$1,000	\$2,000	
224900028503	2001	2002		0010	\$0	\$0	\$0	\$0	\$943,000	\$1,000	\$944,000	
224900028503	2000	2001		0010	\$996,400	\$1,000	\$997,400	\$0	\$996,400	\$1,000	\$997,400	
224900028503	1999	2000		0010	\$0	\$0	\$0	\$0	\$616,800	\$1,000	\$617,800	
224900028503	1998	1999		0010	\$1,000	\$42,400	\$43,400	\$0	\$1,000	\$217,600	\$218,600	
224900028503	1997	1998		0010	\$0	\$0	\$0	\$0	\$1,000	\$42,400	\$43,400	
224900028503	1996	1997		0010	\$0	\$0	\$0	\$0	\$1,843,200	\$656,800	\$2,500,000	
224900028503	1995	1996		0010	\$0	\$0	\$0	\$0	\$1,843,200	\$656,800	\$2,500,000	
224900028503	1994	1995		0010	\$0	\$0	\$0	\$0	\$1,382,400	\$656,800	\$2,039,200	
224900028503	1992	1993		0010	\$0	\$0	\$0	\$0	\$1,382,400	\$656,800	\$2,039,200	
224900028503	1990	1991		0010	\$0	\$0	\$0	\$0	\$1,152,000	\$959,000	\$2,111,000	
224900028503	1988	1989		0010	\$0	\$0	\$0	\$0	\$1,059,800	\$1,051,200	\$2,111,000	
224900028503	1986	1987		0010	\$0	\$0	\$0	\$0	\$691,200	\$1,185,700	\$1,876,900	
224900028503	1984	1985		0010	\$0	\$0	\$0	\$0	\$691,200	\$1,185,700	\$1,876,900	
224900028503	1982	1983		0010	\$0	\$0	\$0	\$0	\$374,200	\$979,600	\$1,353,800	

SALES HISTORY

REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
2003	0206200	Local Appeal	\$2,533,400	1/1/1900	\$0		Completed
2002	58599	State Appeal	\$0	4/2/2003	\$944,000	REVISE	Completed
2002	0102389	Local Appeal	\$2,226,200	7/1/2002	\$2,226,200	SUSTAIN	Completed
2001	0001763	Local Appeal	\$3,994,600	11/29/2000	\$997,400	REVISE, ASSESSOR RECOMMENDED	Completed
2000	9903000	Local Appeal	\$3,380,200	11/29/2000	\$617,800	REVISE, ASSESSOR RECOMMENDED	Completed

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Permit Status	Issuing Jurisdiction	Reviewed Date
697668		Remodel	3/17/1998	\$200,000	Complete		

HOME IMPROVEMENT EXEMPTION



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Geo Area	32-20	Plat Block / Building Number	7
Spec Area	0-0	Plat Lot / Unit Number	1 THRU 8
Property Name	Auto Hound	Quarter-Section-Township-Range	NE-30-25-4

Legal Description

EDEN ADD LESS PORTION LOTS 5 THRU 8 FOR DEXTER AVE N

LAND DATA

Highest & Best Use As If Vacant	COMMERCIAL SERVICE	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Service Building	Restrictive Size Shape	NO
Base Land Value SqFt	150	Zoning	SM-65
Base Land Value	9,216,000	Water	WATER DISTRICT
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	12/6/2011	Road Access	PUBLIC
Base Land Value Tax Year	2013	Parking	
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Acres	1.41		

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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	
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

Nuisances

Topography	NO
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	YES
---------------	-----

Environmental Type	Information Source	Delineation study	Percentage Affected
Contamination	OTHER	N	100

BUILDING

Building Number	3
Building Description	GARAGE
Number Of Buildings Aggregated	1
Predominant Use	GARAGE, SERVICE REPAIR (528)
Shape	Rect or Slight Irreg
Construction Class	MASONRY
Building Quality	LOW/AVERAGE

Reference Links:

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- [Districts Report](#)
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Stories	1
Building Gross Sq Ft	2,280
Building Net Sq Ft	2,280
Year Built	1947
Eff. Year	1970
Percentage Complete	100
Heating System	HOT WATER
Sprinklers	Yes
Elevators	
123	

Section(s) Of Building Number: 3

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	GARAGE, SERVICE REPAIR (528)		1	12		2,280	2,280

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
224900028503	2011	2012		0010	\$1,000	\$1,522,300	\$1,523,300	\$0	\$1,000	\$1,522,300	\$1,523,300	
224900028503	2010	2011		0010	\$1,000	\$1,829,500	\$1,830,500	\$0	\$1,000	\$1,829,500	\$1,830,500	
224900028503	2009	2010		0010	\$1,000	\$2,203,200	\$2,204,200	\$0	\$1,000	\$2,203,200	\$2,204,200	
224900028503	2008	2009		0010	\$1,000	\$2,898,500	\$2,899,500	\$0	\$1,000	\$2,898,500	\$2,899,500	
224900028503	2007	2008		0010	\$1,000	\$2,875,200	\$2,876,200	\$0	\$1,000	\$2,875,200	\$2,876,200	
224900028503	2006	2007		0010	\$1,000	\$1,738,600	\$1,739,600	\$0	\$1,000	\$1,738,600	\$1,739,600	
224900028503	2005	2006		0010	\$1,000	\$913,400	\$914,400	\$0	\$1,000	\$913,400	\$914,400	
224900028503	2004	2005		0010	\$1,000	\$913,400	\$914,400	\$0	\$1,000	\$913,400	\$914,400	
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224900028503	2002	2003		0010	\$1,000	\$1,000	\$2,000	\$0	\$1,000	\$1,000	\$2,000	
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224900028503	1982	1983		0010	\$0	\$0	\$0	\$0	\$374,200	\$979,600	\$1,353,800	

SALES HISTORY

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Permit Number	Permit Description	Type	Issue Date	Permit Value	Permit Status	Issuing Jurisdiction	Reviewed Date
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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

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Parcel Number: 224900-0285

Building - Current Image(s)	Building Number
	1
	1

Reference Links:

- [Property Tax Advisor](#)
- [Washington State Department of Revenue](#) (External link)
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1



1



2



2

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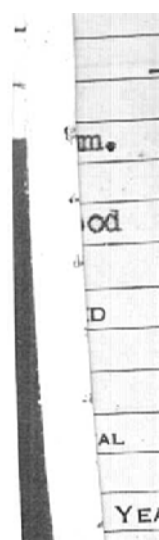
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KNKPRC224900-0285-099176

224900-0285





S.G.
10-66
F1915

6.

EDEN
30-25-4 B-7 L 1 thru 8
770 Roy St.

(FRONT)



S.G.
10-66
F1915

7

EDEN
30-25-4 B-7 L T 17th 8

"B"

(NEAR)

FOLIO

1915

PERMIT NO.

516184

DATE 2-3-66

ADDITION

Eden

Section NE 30 Twp 25 Range 4

EWM. Block 7

Lot or 1-2-3-4-5-6-7-8

Tax Lot

Tract

Address

770 Roy St

Bldg "B"

Fee Owner American Linen Supply Co Architect John Graham Contractor Nelso Mortensen
Zoning M Condition of Exterior Interior Foundation Floor Plan: Good Accept. Poor

USE <u>Laundry</u>		ROOF CONSTRUCTION		FLOOR FINISHES		PLUMBING	
No. Stories <u>1</u>	No. Stores <u>1</u>	Frame-Joist		Fir	<input type="checkbox"/> Maple	Bath Floor	17
No. Rooms	No. Basements	Mill-Deck		Oak	<input type="checkbox"/> 2x6TG	Bath Walls	7
Basement	Unit	Rein. Conc. GLB		Lino	<input type="checkbox"/> 3x6TG	Tub Recess	
No. Offices	Sq. Ft.	Steel Fr. Metal Deck		Cement	<input type="checkbox"/> Lgtwgt. Conc.	Drain Bds.	7
No. Apartmts.		Trusses Span		Terrazzo	<input type="checkbox"/> Vinyl Tile	Vanities	
1 rm. <input type="checkbox"/> 2 rm. <input type="checkbox"/> 3 rm.		Wood Steel		Asphalt Tile	<input checked="" type="checkbox"/> Vinyl Tile		
4 rm. <input type="checkbox"/> 5 rm. <input type="checkbox"/> 6 rm.				or			

TYPE OF CONSTRUCTION

Frame
Metal-Prefab
Ordinary Masonry
Mill Construction
☒ Class A Rein. Conc.
Stru. Steel and Conc.
Struct. Steel, Frame

QUALITY-TYPE II
Good ☒ Med. ☐ Cheap ☐
FOUNDATION

Mud Sill ☐ Post Pier
☒ Conc. ☐ Brick
Load Hgt. ☐ Piling

BASEMENT

☒ Full 1/2 x 1/8 Part.
Sub-Basement
Size
Garage ☐ No. Cars
Floors
Plastered ☐ Pl. Bd.
No. Apartments
Service Rooms

EXTERIOR WALL CONST.

Single ☐ Double
Stud Walls
Brick ☐ Pil.
☒ Conc. 8 1/2 Pil.
Rein. Conc. Skeleton
Str. Stl.-Frame
Pre-Fab Metal
Tilt-Up
Filler Wall
Curtain Wall

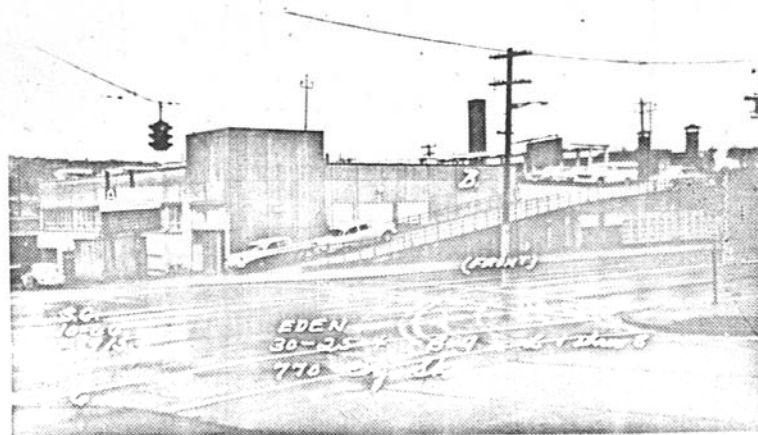
EXTERIOR FACING

Siding
Stucco ☐ Shakes
Marblecrete
Brick ☐ Veneer
☒ Conc. ☐ Conc. Blk.

FLOOR CONSTRUCTION

Date Built 1966 Date Add. Built ☒ Finished ☐ Unfinished ☐ Remodeled
Effective Age 1 Years Future Life 10 Years
Dep. for Cond. 1 up for Ob. 1 Dep. for Es. 1 Total 1

FACTORY



MISC. TANK

HOISTS: Elec. Hydr.

Pass. Frgt.

Hvy. Med. Lgt.

Knob & Tube

Auto. Elec.

Untrtd. Pile Tmbr.

Flex. Cable

Man. Hydr.

Conc. Piles & Bms

☒ Conduit

Doors-Auto Man.

Trtd. Pile Tmbr.

☒ Pwr. Wiring

Escalators

Paved

Range Wiring

Stops Speed

Dolphins

Outlets

Cap'y.

Deck

C. Hgt.

GROUND FLOOR AREA 14278

SB

TOTAL FLOOR AREA 36030

B

12'6"

1

20'

178

8'10"

INTERIOR WALLS & CEILING

Stud Wood Metal

Plaster ☒ DryWallSusp ☒ Acc. Tile ☒ GL ☒ Celotex

Ceiled Plywood

☒ Solid Block

Sound Proofed Lamin.

☒ Finished Unfinished☒ Painted Varnished

INSULATION

Exter. Partitions

☒ Roof Floor

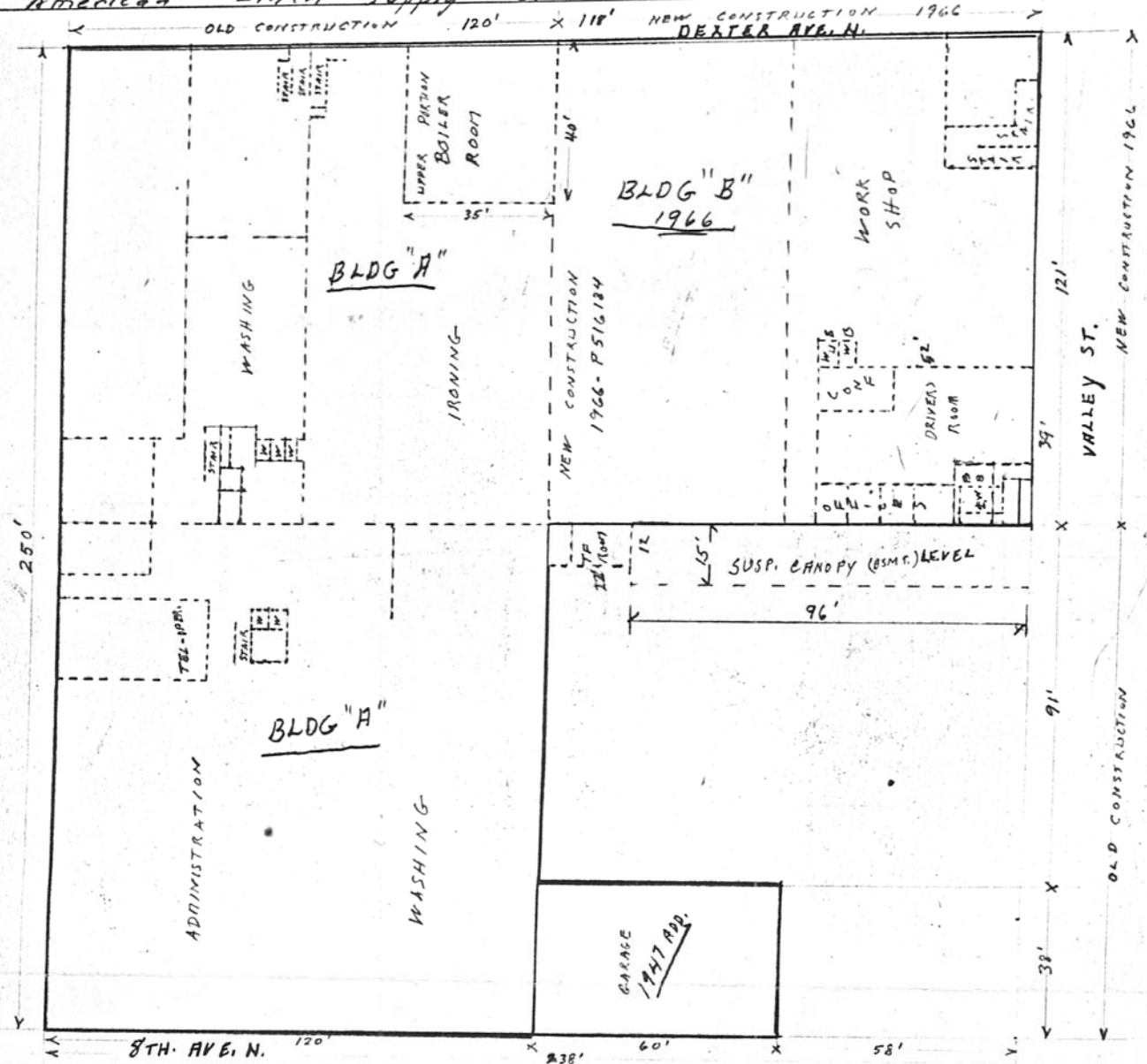
FOLIO 1915 ADDITION Eden
516184 Section NE 30 Twp. 25 Range 4 Ewm. Block 7 Lot or 1-2-3-4-5-6-7-8
 DATE 2-3-66 Tax Lot

ADDRESS 770 Roy St

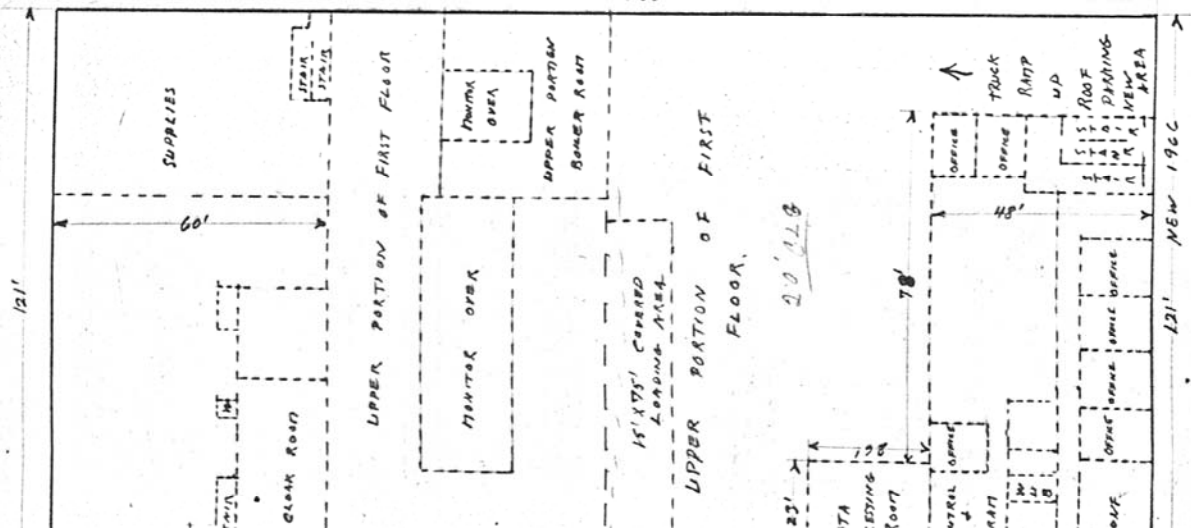
Fee Owner American Linen Supply Co.

FIRST FLOOR + FULL BASEMENT

ROY ST.



SECOND FLOOR





K
1-20-48
F-1915

EDEN ADD
B-7 L-1

770 ROY ST



K
1-20-48
FL 1915

EDEN ADD

B-7 L-1

(garage)

770 Roy St.

1-2-3-4-7 & 8

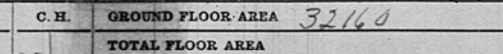
PLUMBING

11	No. Fixtures
	Toilets
	Tubs, Leg or Pem.
7	Basins, Ped.
	Sinks
1	Urinals
1	Showers (Feet) (Stall)
	Laundry Trays
	H.W. Tank Fl. Drains <input type="checkbox"/>
X	Sprink. Sys. No. <u>Full</u> Hds

HEATING	
	Stove
	Pipeless Furnace
	Gravity H. A.
	Air Cond., Fan
	Arcola
	1-Pipe Steam
X	2-Pipe St. or Vapor
	Hot Water
2	Oil Burner
	Coal Stoker

WIRING	
<input type="checkbox"/>	Knobe & Tube
<input type="checkbox"/>	Flex Cable
<input checked="" type="checkbox"/>	Conduit
<input type="checkbox"/>	Power Wiring
<input type="checkbox"/>	Range Wiring
<input type="checkbox"/>	No. Outlets

ELEVATORS		
Pass.	<input checked="" type="checkbox"/>	Freight
Auto.	<input checked="" type="checkbox"/>	Elec.
Man.	<input type="checkbox"/>	Hyd.
	<input type="checkbox"/>	Man.



Hand-drawn floor plan of the Dexter Avenue building. The plan shows a complex layout with various rooms and structural details. Key features include:

- Garage:** Located at the top left, measuring 14x7.
- Post + Beam Interior Monitor Roof:** A large central area.
- Old Boilers:** Two large rectangular structures, each 40' x 40'.
- New Boilers:** Two smaller rectangular structures, each 40' x 20'.
- Balcony:** Located on the right side, measuring 20' x 30' c/cy.
- Structural Details:** The plan includes numerous dimensions (e.g., 60, 120, 36, 40, 20, 60) and labels for materials like concrete (CONC), brick (BRICK), and steel (STL).
- Orientation:** A north arrow is present, pointing towards the top-left.
- Address:** 120 Dexter Ave is noted at the bottom.

10
11
12
13
14
15
16
17
18
19
20
21
22

old Tile Boilers 40 OFF
CONC 9
CONC
8" Block.
2x6LT9.
20to30c/cy.
1947
MONITOR Roof
40
New Boilers 40
40-20 60
Balcony over 40x120
120
Dexter Ave

	Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S.F. Area	Factor	Value	% Dep.	Deprec.	Net Value
3CAR	Garage	Rustic S/c.	CONC	COMP.	1-8'	20 x 30	600	50	\$ 300	25	\$ 25	\$ 225
	SHed	✓ ✓	PLANK	✓	1-9'	30 x 40	1200	70	\$ 840	25	\$ 210	\$ 630
						x			\$		\$	\$
						x			\$		\$	\$



770- Roy St.

FEE

REASON

DATE

BY

TOTAL

BIDGS

LAND

AC

YR

1948

1 DISTRICT

2 ADDITION

EDEN

NAME

SECTION

TWP.

N. RANGE

EWM: BLOCK 7

TRACT OR LOT NO. 1

18-24-40

LIMITS

DESCRIPTION

28

CODE NO.

3 ADDRESS-PROPERTY

770 Roy St.

CONT. PURCHASER

PERMIT NO.

4 FEE OWNER

R.L. & C.W. MARYATT 9-17-34

5 ARCHITECT

CONTRACTOR

74 HEADS - 1945

ORIG. COST

BASEMENT 100%
Concrete, Conc.

STORE FRONTS

Ddle. Str. & Wire

EXTRA FEATURES 362 Sprinkler heads. 8 Laundry chutes
2 Toilet Rooms.

6 BUILDING

Masonry Laundry
type.Floor,
15360 Sq Ftglass. Steel Sash.
Brick bulkhead.

CONSTRUCTION Reinforced Concrete, Mill P & B. Medium.

MISCELLANEOUS

7 CONDITION: EXTERIOR Good INTERIOR Good FOUND. Good

8 MAIN SUPPORT COLUMN X FOOTING SPAN FT.

9 FIRST FLOOR JOIST Concrete INCH CENTERS BRIDGED

10 BUILDING Finished

11 GROSS INCOME \$ EXPENSE \$ NET INCOME \$

12 DEPRECIATION: COND. 15 % OBSLSE. % ECON. SUIT. % TOTAL %

YEAR BUILT 1925 REMODELED 1928

EFFECTIVE AGE 9 YEARS FUTURE LIFE 51 YEARS

DIMENSIONS See Floor Plan SQUARE FT. AREA CUBIC FT.

41493

INTERIOR

Post & Beam
Concrete Kind.
Mahogany Trim

FLOORS Fir Balcony only.

Hardwood, & Cement

FIRE PLACE

PLUMBING 20 Fixtures, 11 Toilets,

74 Basins, 1 Urinals. 1 SHOWER

Good Class

TILE WORK None

WIRING Conduit

HEATING

ELEVATORS 1 Freight.

3 Landing

CEILING-HEIGHT



IMPROVEMENT VALUE

BUILDING \$
 LESS DEPRECIATION \$ 66000
 DEPRECIATED VALUE \$ 33000
 OTHER BUILDINGS \$ 56160
 ASSESSED VALUE 30% \$ 28080
 DATE 7/29/37

LAND INFORMATION

1. SIZE 60 x 128
 Level. On Grade
 2. STREET-ROAD Graded.
 Paved, No Alley
 3. SIDEWALK Concrete
 Sewer
 4. LANDSCAPING Lawn
 Fair Condition
 5. TREND VALUE \$
 Static
 6. USE Business
 No View
 7. DISTRICT Medium- Old

ZONED COM L

FLOOR PLAN

Sc-100-1"

C	OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE

S
G
BL
Mas

CEILING—HEIGHT



1. SIZE	60 x 128
Level.	On Grade
2. STREET—ROAD	Graded.
Paved, No Alley	
3. SIDEWALK	Concrete
Sewer	
4. LANDSCAPING	Lawn
Fair Condition	
5. TREND	VALUE \$
Static	
6. USE	Business
No View	
7. DISTRICT	Medium- Old

207 FD COML

FLOOR PLAN

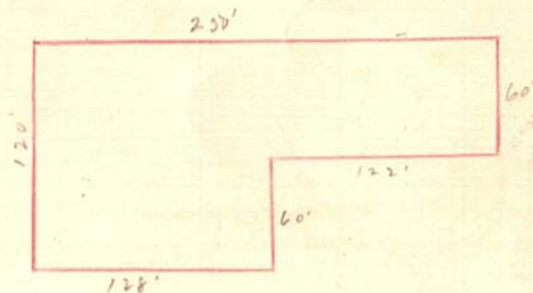
C	OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION*	AREA	VALUE
O								

[illegible]

REMARKS	Good Laundry Building & in good condition.	700000
---------	--	--------

Also $\frac{2}{7}, \frac{3}{7}, \frac{4}{7}$ and $\frac{5}{7}$ Edens Add

ADDED 1 60 x 60 1 20 x 40 BALCONIES
2 x 6 COVERED WITH MAPLE 5' x 5'



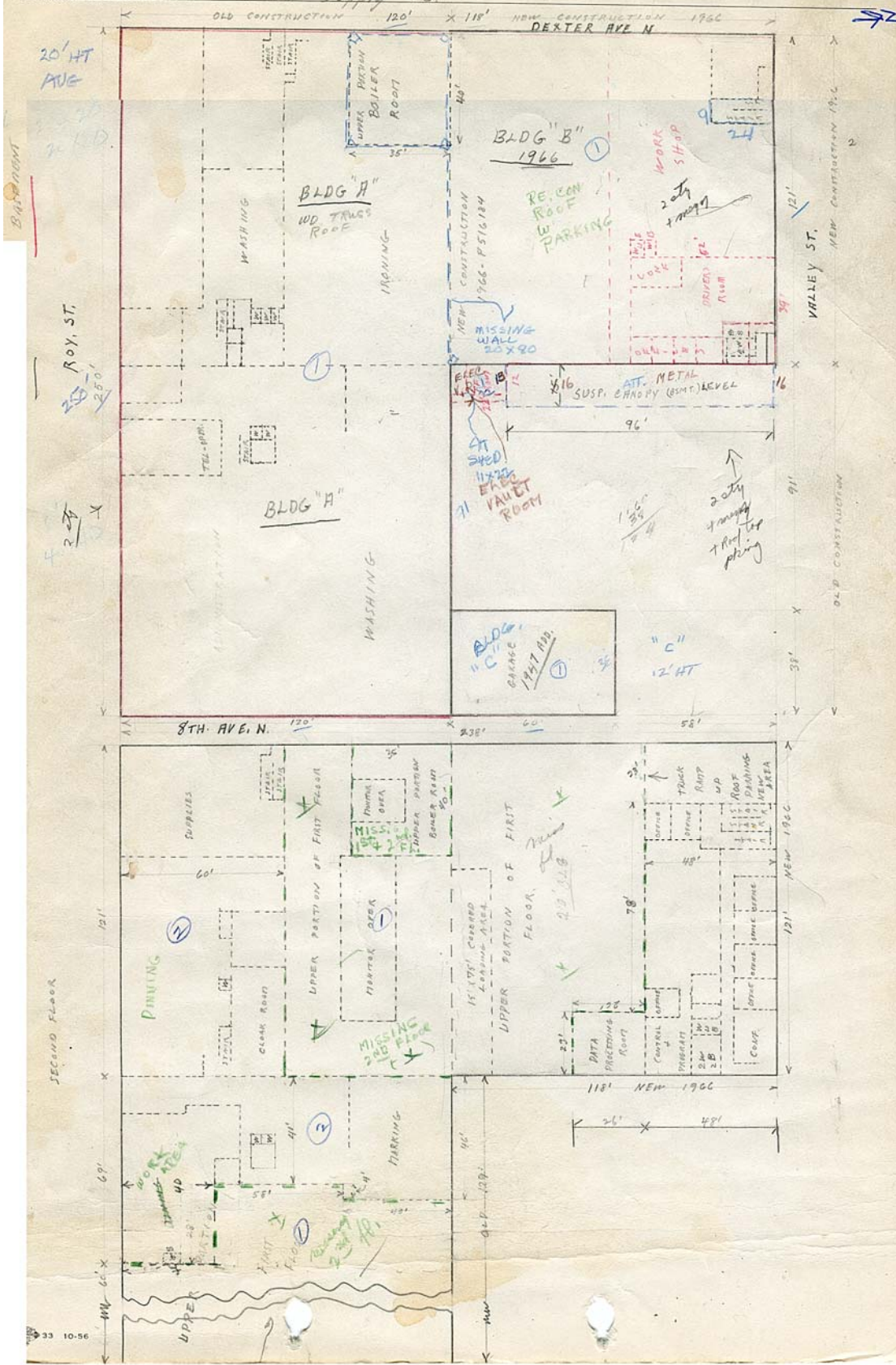
ORIG.	
\$	
6 BL	
Mass	

KN6PRC224900-0305-09917

FOLIO 1915 ADDI
516184 Section
DATE 2-3-66
ADDRESS 770 A

0285P
6-7-8
REFERENCE ONLY

Fee Owner American Linen Supply Co

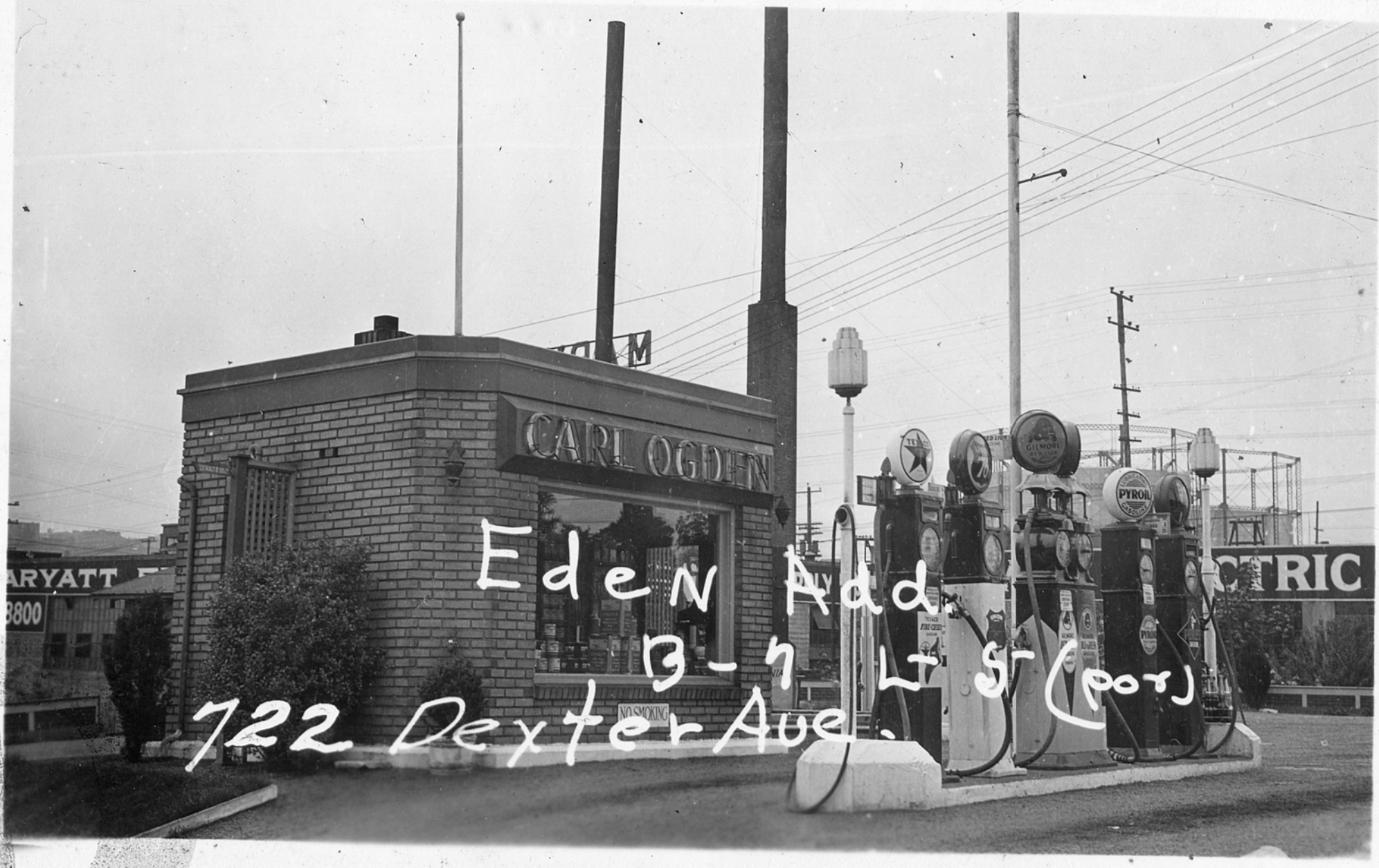




KNGPRC224900-0305-099177

224900-0305

FOUND. Good	
SPAN	FT.
ERS BRIDGED	
COME \$	
% TOTAL	%
35	YEARS



Eden Add.
B-7 Lt St (por)
722 Dexter Ave.

ROOF
Tar & Gravel

12 DEPRECIATION: COND. 12 % OBSLSE. % ECON. SUIT. % TOTAL %

YEAR BUILT 1931 REMODELED NO

EFFECTIVE AGE 5 YEARS FUTURE LIFE 35 YEARS

DIMENSIONS 11x 15 $\frac{1}{2}$ x SQUARE FT. AREA CUBIC FT.

171

546 # curb cut.
1584 # CONC.

IMPROVEMENT VALUE

BUILDING \$
~~MAIN BUILDING~~
~~LESS DEPRECIATION~~ \$
OTHER BUILDINGS \$ 550
~~DEPRECIATED VALUE~~
TOTAL \$ 1980
~~ASSESSED VALUE 50%~~
ASSESSED VALUE 50% \$ 990

DATE 7/29/37 3000

LAND INFORMATION 1500

1. SIZE 60 x 128 611.52

Level-On Grade

2. STREET-ROAD Graded-Paved

No Alley

3. SIDEWALK Conc.

Sewage-Sewer Water-City

4. LANDSCAPING Lawn

Fair Condition



res-Good
ater Taps

1 DISTRICT

2 ADDITION

Eden

NAME

0305-8

SECTION

TWP.

N. RANGE

EWM: BLOCK 7

TRACT OR LOT NO.

5 & 6

Less por for st.

DESCRIPTION

224900-0305

11520

550 0010

3 ADDRESS-PROPERTY

722-Dexter Ave.

CONT. PURCHASER

4 FEE OWNER

CONTRACTOR

5 ARCHITECT

ORIG. COST

\$

BASEMENT

None

STORE FRONTS

None

EXTRA FEATURES

None

6 BUILDING

Masonry Gas St.

1 Story

1 Store

1 Rm.

FOUNDATION

Conc.

EXTERIOR

Frame

Br. Ven.

Bultex, Common

ROOF

Tar & Gravel

CONSTRUCTION Frame, Double-Med.

MISCELLANEOUS 22 Outlets & 2 Mogul Outlets

7 CONDITION: EXTERIOR Good / INTERIOR Good / FOUND. Good

8 MAIN SUPPORT COLUMN Conc. FOOTING SPAN FT.

9 FIRST FLOOR JOIST Concrete INCH CENTERS BRIDGED

10 BUILDING Finished

11 GROSS INCOME \$ EXPENSE \$ NET INCOME \$

12 DEPRECIATION: COND. 12 % OBSLSE. % ECON. SUIT. % TOTAL %

YEAR BUILT 1931

REMODELED No

EFFECTIVE AGE 5 YEARS

FUTURE LIFE 35 YEARS

DIMENSIONS

11x 15 1/2 x

SQUARE FT.

AREA CUBIC FT.

171

INTERIOR

Ceiled---Pl. Bd.

Fir Trim

FLOORS

Cement

FIRE PLACE

None

PLUMBING 4 Fixtures-Good

2 Toilets 2 Water Taps

2 Basins

TILE WORK

None

WIRING

Conduit Wiring

HEATING

Stove

ELEVATORS

None

CEILING-HEIGHT

1st. Fl. 8'



IMPROVEMENT VALUE

BUILDING \$

LAND BUILDING \$

DEPRECIATION \$

OTHER BUILDINGS \$

TOTAL \$ 1980

ASSESSED VALUE 50% \$ 990

ASSESSED VALUE 50% \$ 990

DATE 7/29/37

LAND INFORMATION

1. SIZE 60 x 128

Level-On Grade

2. STREET-ROAD Graded-Paved

No Alley

3. SIDEWALK Conc.

Sewage-Sewer Water-City

4. LANDSCAPING Lawn

Fair Condition

5. TREND Static VALUE \$

6. USE Bus.

7. DISTRICT Med. Old

ZONED COM 4

10' = 1"

O

CONSTRUCTION

FLOOR

ROOF

STY.

DIMENSION

AREA

VALUE

FLOOR PLAN

2 Toilets 2 Water Taps

2 Basins

TILE WORK

None

WIRING

Conduit Wiring

HEATING

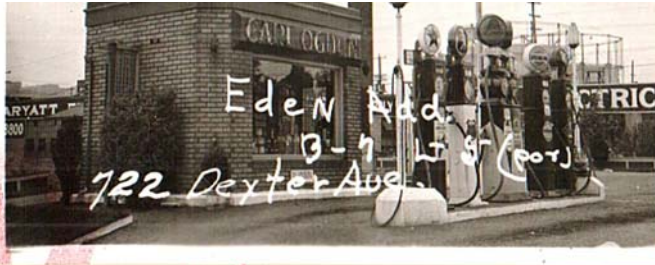
Stove

ELEVATORS

None

CEILING—HEIGHT

1st. Fl. 8'



DATE 7/29/37

LAND INFORMATION

1. SIZE 60 X 128

Level-On Grade

2. STREET—ROAD Graded-Paved

No Alley

3. SIDEWALK Conc.

Sewage-Sewer Water-City

4. LANDSCAPING Lawn

Fair Condition

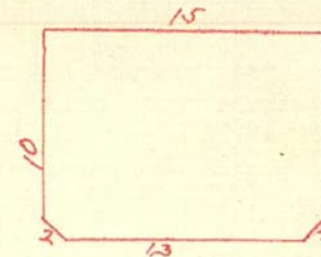
5. TREND Static VALUE \$

6. USE Bus.

7. DISTRICT Med. Old

ZONED COMB

FLOOR PLAN



DESCRIPTION

SPLIT

O

C	OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
	D. Small							

O

C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
	D. Daniel C. Bigelow	6-14-37	E181962	\$7,000.		
	J. Seneca K	10-1-37	1532265	\$4,500.		

REMARKS

45 Sq. ft. plate Glass

4 Water & Air Stds.

1 Flag pole and 2 Mogul Sockets

2 Wood Grease Pits

4 Concrete drives

2-1400: 2-3500: 1-550: 2-5000 Gal. Tanks

2- 3500 gal.

All Business.

Also by Eden. Add.

ADDITION 22490

EDEN

03051/4 SECTION TWP. N. RANGE BLOCK 7 LOT (5-6)**SPLIT VALUATION**

Lot 5 & 6 less St.

DESCRIPTION

LIMITS

OWNER OR CONTRACT PURCHASER	DATE	FILE NUMBER	PRICE	REMARKS
				<i>Merge Lots 5 & 6 Less St.</i>
				<i>6-13-63 E.H.M.</i>

DISTRICT:	ROAD	SCHOOL	WATER	FIRE	SEWER	HOSPITAL	AIRPORT	FERRY					
<i>Seaside-1</i>										METRO			

ASSESSED VALUE									
YEAR	ACRES	TIMBER	LAND	BLDGS.	TOTAL	DATE	BY	REASON	SEG. NO.
1958			4050	<div>SALE OF BLDG. SEE 0305-5</div>	4050	6/5/57	E.H.M.	Split Valu. See 0305-S	E - 3517
1960			8710	<div>SALE OF BLDG. SEE 0305-5</div>	8710	10-30-58	E.A.	<i>Rev.</i>	
19									
19									
19									
19									
19									
19									
19									
19									
19									
19									
19									



150-18 (DATA ENTRY: RV1100-J) ACCOUNT NO: 224900-0285-0
DATA COLLECTION AND DISPLAY FORM (100) FOLIO: 01915- -
DATE: DS2 03/04/96 LAST UPDATE: 03/04/96 BY: RHO
Y CODE: 0010 APPR ID: MO DA YR AREA: 210
STATUS: TAXABLE QUEEN ANNE
SC/TW/RG: NE/30/25/04

ND USE: 604 PROP NAME: MARYATT INDUSTRIES
LAUNDĒRĪNG, CL (105)

OPERTY ADDRESS: 771 N VALLEY ST
(110) RB NŪM FR PR STREET NAME TŶ SŪ

12)+++++ COMMERCIAL/INDUSTRIAL LAND RECORD +++++

INING JURIS/	SEATTLE	% USABLE/	100
ONE ACTUAL/	C265	TOPOGRAPHY/	LEVEL
ONE CODE/	COMML	SHAPE/	REGULAR
OT SIZE/	61,440.00	ACCESS/	STANDARD
UNIT/S A	SQFT	VISUAL EXPOSURE/	STANDARD
ORNER LOT/Y N	YES	OPEN SPACE CLASS.	NO
ATERFRONT ON/	NONE	RESTRICTIVE CONDITIONS/Y N	NO
		CONTAMINATED PROP NO HW HC UT AS	NO

335)+++++ PERMIT ACTIVITY +++++

CT	BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
--					%
--					%
DD					%

510)++DEL ALL BLDGS /++/+++++ PROPERTY WIDE IMPROVEMENTS SUMMARY +++++

ESC: INDUSTRIAL BLDG	TOTAL BLDGS ON PROPERTY/	3
EAR BLT/25 CLASS/	GROSS AREA (ALL BLDGS)/	107,140
FF YEAR/63 QUAL/	NET AREA (ALL BLDGS)/	107,140
OT COVERAGE/	MULTI-USE/Y N	NO
UMBER OF UNITS/	MULTI-PARCEL PROP/Y N	NO

500)+++++ INDIVIDUAL BUILDING DETAILS +++++

LD CL QU	DESCRIPTION	NU	GROSS	NET	%	HE	SP
UM AS AL		ST	AREA	AREA	YB/EY	CMP	AT KL
#1 C C	LAUNDRY	2	72,060	72,060	25 63	100	HW Y
#2 C C	LAUNDRY	2	28,556	28,556	66 75	100	HW Y
#3 C C	GARAGE	1	2,280	2,280	47 68	100	HW Y
#4							N

(520)+++++ INTERIOR SECTION DETAILS +++++

BLD#	AREA	STR-HT	AREA	STR-HT	AREA	STR-HT	AREA	STR-HT
		10		10		10		
DO1-INDUST. BUILDING			DO1-INDUST. BUILDING		DO1-INDUST. BUILDING			
		10		10		10		10
DO1-INDUST. BUILDING			DO1-INDUST. BUILDING		DO1-INDUST. BUILDING			
		12						
DO7-GARAGE, SERVICE								

(589)+++++ ACCESSORY IMPROVEMENT SUMMARY +++++

ACT	ENT	DESCRIPTION	ACT	ENT	DESCRIPTION
/	(1)	SERV STATION ACC	/	(2)	

(160)+++++ COMMENTS +++++

*

RV1150-3 (DATA ENTRY: RV1100-5)
C/I PROPERTY VALUE SUMMARY RECORD

LOG/DATE : 210 10/12/96
STATUS : CURRENT 10/12/96
BLDG.CNT : 03
COMP.TYPE : 0
CND0/TWN H:

ACCOUNT NO. : 224900-0285-0

FOLIO NO. : 01915- -
SEC-TWN-RNG : NE-30-25-04
AREA : 210
LEVY CODE : 0010
TAX STATUS : TAXABLE

* ACTION CODE

- 1. COST COMP WITHOUT COMP SHEET
- 2. COST COMP WITH COMP SHEET
- 3. FINAL VALUE/DATA UPDATE
- 4. REVIEW WITHOUT VALUE CHANGE
- 5. REVIEW WITH VALUE CHANGE
- 6. NO VALUE CHANGE, MOVE TO STATIC 10-21-96

* 150 * REVIEW STATUS

MAINTENANCE REVALUE, POST TO __ ROLL

* 130 * VALUE SUMMARY

ROLL	LAND	IMP	RLYR	CONTROL VAL	002500000	SEQ	01	---
1843200	656800	97	10/04/96	CO#:				
LAST	1843200	656800	TOTAL	DATE	TYPE	APR	RVR	
			2500000	09/30/96	P	RRO		
APR	-----	-----	-----	---/---/---	---	---	---	
RVR	-----	-----	-----	---/---/---	---	---	---	

NEW CONSTRUCTION _

* 335 * BUILDING PERMIT ACTIVITY

BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
ADD	---	---/---/---	-----	----- %

* SALES ACTIVITY

DATE	AFF.#	SALE PRICE	INST.	REASON	VERIFICATION	CLASS
02/06/73	E 0207952	5,000	SEE AFF		00-UNVERIFIED	UNKNOWN
CC RCN	:			CC-RCNLD	:	

* 504 * BUILDING VALUE SUMMARY

BLDG DESCRIPTION	VALUE	METHOD
01 LAUNDRY	\$-353600	C--
ACT COST :		
SOURCE :		
ACT TREND :		
CC RCN : \$928668		
BLDG DESCRIPTION		
02 LAUNDRY	\$-276200	C--
ACT COST :		
SOURCE :		
ACT TREND :		
CC RCN : \$486276		
BLDG DESCRIPTION		
03 GARAGE	\$-17200	C--
ACT COST :		
SOURCE :		
ACT TREND :		
CC RCN : \$36242		
OTH RCN :		
MARKET :		
INCOME :		
OTH RCNLD :		
CC-RCNLD :	\$500552	
OTH RCNLD :	\$296142	
CC-RCNLD :	\$20549	

* 504 * ACCESSORY IMPROVEMENT VALUE SUMMARY

ENT. TYPE	ACT.COST SR	RCN	EFYR COND	RCNLD	VALUE
70-SERV.STA.ACCSYS					

C/I PROPERTY VALUE SUMMARY RECORD

ACCOUNT NO. : 224900-0285-0

LOG/DATE : 210 06/18/89
 STATUS : CURRENT 06/17/89
 BLDG.CNT : 03
 COMP.TYPE : 0
 CNDO/TWN H:

FOLIO NO. : 01915- -
 SEC-TWN-RNG : NE-30-25-04
 AREA : 210
 LEVY CODE : 0010
 TAX STATUS : TAXABLE

ACTION CODE

- __1. COST COMP WITHOUT COMP SHEET
 __2. COST COMP WITH COMP SHEET
 X3. FINAL VALUE/DATE UPDATE
 __4. REVIEW WITHOUT VALUE CHANGE
 __5. REVIEW WITH VALUE CHANGE
 __6. NO VALUE CHANGE, MOVE TO STATIC

150 * REVIEW STATUS

1-PERMIT 09/28/88

MAINTENANCE REVALUE, POST TO __ ROLL

130 * VALUE SUMMARY

CONTROL VAL 002111000 SEQ 01 ____

ROLL	LAND	IMP	RLYR	03/11/88	CO#:	C-I REVAL
1059800	1051200	89	TOTAL	DATE	TYPE	APR RVR
LAST	1059800	1051200	2111000	01/07/88	S	CVE
APR	1152000	959000	2111000	03/13/89	I	RDA
RVR	1152000	959000	2111000	7/12/89	I	RHO

NEW CONSTRUCTION _

335 * BUILDING PERMIT ACTIVITY

BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE	CALL-BACK
01	RMDL	08/18/88	35000	0 %	07/89

SALES ACTIVITY

DATE	AFF.#	SALE PRICE	INST.	REASON	VERIFICATION	CLASS
02/06/73	E 0207952	5,000	SEE AFF	00-UNVERIFIED	UNKNOWN	

CC-RCNLD :

504 * BUILDING VALUE SUMMARY

BLDG DESCRIPTION

01 LAUNDRY

ACT COST	EFF YR	63	OTH RCN
SOURCE	COND	00	MARKET
ACT TREND	OBSOL	30	INCOME
COMPL	00		

CC RCN : \$928668

CC-RCNLD : \$500552

BLDG DESCRIPTION

02 LAUNDRY

ACT COST	EFF YR	75	OTH RCN
SOURCE	COND	00	MARKET
ACT TREND	OBSOL	30	INCOME
COMPL	00		

CC RCN : \$486276

CC-RCNLD : \$296142

BLDG DESCRIPTION

03 GARAGE

ACT COST	EFF YR	68	OTH RCN
SOURCE	COND	00	MARKET
ACT TREND	OBSOL	30	INCOME
COMPL	00		

CC RCN : \$36242

CC-RCNLD : \$20549

504 * ACCESSORY IMPROVEMENT VALUE SUMMARY

VT. TYPE	ACT.COST SR	RCN	EFYR COND	RCNLD	VALUE
----------	-------------	-----	-----------	-------	-------

70-SERV.STA.ACCSYS

001 3-ISLAND, 2 PUMP

\$314 66 00%

\$100

PARCEL NO.

~~LAUNCH~~
~~SPARK~~ w/ 030T
whole block

AREA	FIN. COST	RCN	BLDG. 1	RCN	BLDG. 2

COMMENTS:

Industrial Bldg. Used with 0305.
Active permit. Save For maintenance.

Breakdown:			
	LAND	IMP	TOTAL
0285	1,152,000	959,000	2,111,000
0305	384,000	0	384,000
TOTAL	1,536,000	959,000	2,495,000

FOLIO NO. 1915

PARCEL NO. 224730 - 0385

" " - 0305

CLASS/QUAL.	C / C	M-S PAGE		STORY/HGT.				
YR. BLT.	26	CONDITION	AUG.	PERIM.				
E. Y./REL.	SS/	NO. UNITS/A. U. S.	/	AREA				

INCOME APPROACH							COST APPROACH			
USE	AREA	RATE	GROSS	VCL	EXP	NET	BASE			
LAUNDRY	107140	230	385704							

ACTUAL		ECONOMIC
ANNUAL POTENTIAL GROSS		385704
LESS VAC. AND CL.	-5%	95
EFFECTIVE GROSS		366419
MISC. INCOME		
LESS EXPENSES	-15%	85
ANN. NET INCOME		311456
LESS INCOME INCOME TO P. R.		
LESS INCOME TO LAND		117219
(1413000) X (7 + 1.3)		
LAND VALUE	INT. TAX	
NET INCOME TO IMPS.		194177
CAPITALIZED AT		113
(7) + (1.3) + (3)		
INT. TAX RECAP.		
CAPITALIZED IMP. VALUE		1718300
LAND VALUE		1059800
EXCESS LAND		253200
TOTAL BY INCOME APPROACH		3131300
		@ 29.20/4

OTHER VALUE INDICATORS	
NET INC. () ÷ () OAR =	
GROSS INC. () X () GRM. =	
NO. UNITS () X () /UNIT =	
AREA (107140) X (230) \$/SF =	2464200
0305: 15360 @ 230 =	353280
LAND CALC.: 46080 @ 230 =	1059800

SELECTED VALUE	LAND: 1059800
APPR. CUE	IMPS: 1051200
DATE 1-7-88	TOTAL: 2111000

COMPARABLE SALES				
E NO.	AMOUNT	DATE	DETAILS/REMARKS	
1	782338	6/25/84	@ 25.89/4	
2				
3				
4				

COMMENTS: MARYATT INDUSTRIES
770 N. ROY ST.
GRA + NRA = 107140

* RECOMMEND ASSESSING AT
AN OVERALL RATE OF 230/4
AND THEN SUBTRACTING THE
LAND.

SAVZ

4/2/37

100-2490 FOR REFERENCE ONLY

MARYATT ELECTRIC LAUNDRY
AMERICAN LINEN SUPPLY
770- Roy Street - Seattle, Wn.

CONSTRUCTION DATA: CONSTRUCTION DATE: 1925 ALTERED: 1928
Class: reinforced concrete; basement and 1st floor, slab;
mill construction above
Exterior: brick and cement
Windows: metal sash, vents; metal sash - wire glass on basement.
Lobby: mahogany trim and wainscoting
Elevators: 1 freight, 3 landing
Stairways: 1
Interior: reinforced concrete basement; maple balcony floor;
fir trim and base
Laundry chutes: 8 wood
Offices: mahogany trim and wainscoting and doors.
Toilet rooms: 2
Plumbing: 9 fixtures
Sprinkler system: 369 heads

	Total Area	Cubic Contents
<u>Old portion</u>		
Basement	15,360 sq.ft.	192,000 cu.ft.
1st floor	14,460 sq.ft.	307,200 cu.ft.
Balcony	3,684 sq.ft.	
Monitor		28,500 cu.ft.
<u>New Portion</u>		
1st floor	7,275 sq.ft.	156,413 cu.ft.
Balcony	714 sq.ft.	
	41,493 sq.ft.	684,173 cu.ft.

684,173 cu.ft. @ 11 $\frac{1}{2}$ ¢ \$78,679.90
Plus Fees 3,930.00
Total \$82,609.90

Cost per sq.ft. total area approx. \$1.99 (fees included)
Good laundry building, in good condition.

SAVE

COMMERCIAL DEPARTMENT

FEE OWNER American Laundry Supply Co. DRAWING NO. _____

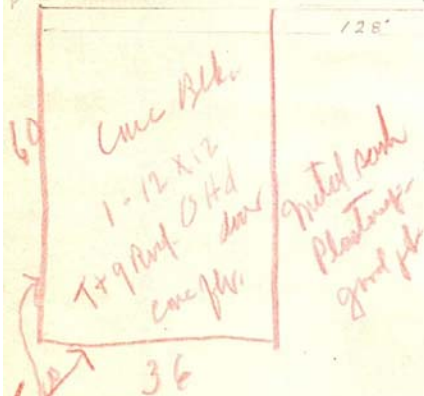
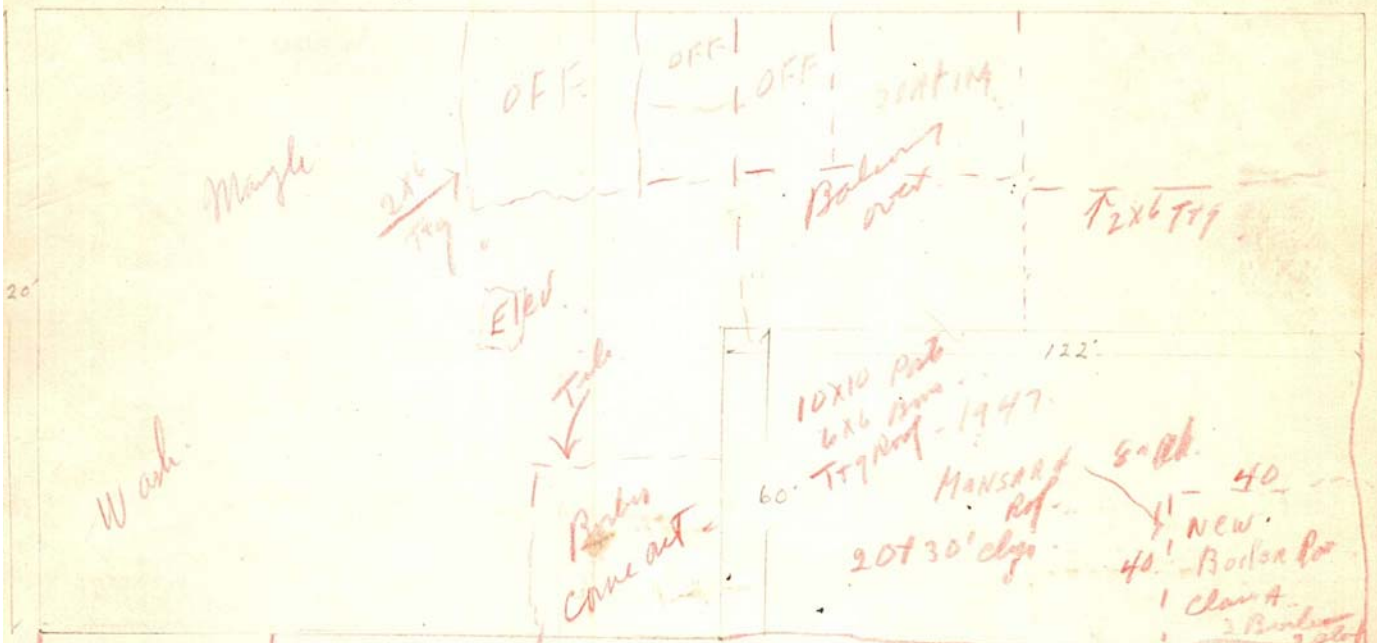
ADDRESS 770 - Roy St

BLOCK NO. 7 LOT NO. 1 SHEET NO. 60

ESTIMATE NO. _____

1940. Scale $\frac{1}{32}$ " to 1'
60X60 BALCONY & AUTOMATIC SPRINK
12X12 SILLIS - 10' CENTER
2X6 T&G FLOORING WITH
MAPLE OVER

250'

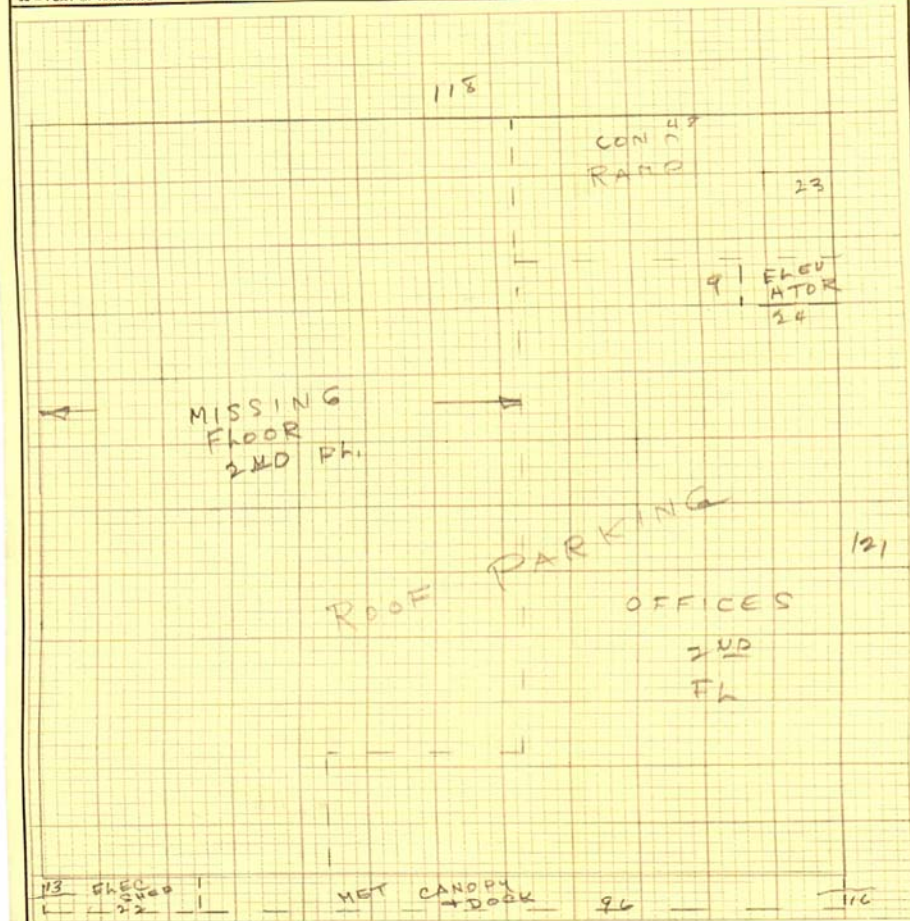


1/2 shed 30 X 40 - Rustic Pk floor open shed
LC garage 20 X 30 - concrete floor 3 doors on back

FOR REFERENCE ONLY

ASSESSOR'S FORM 210-A

33 - PLAN OF BUILDING



34 - CALCULATIONS

OWNER OCCUPIED

35 - ACCESSORY IMPROVEMENTS

SECTION NO.	SECTION TITLE	TYPE	QUALITY	NUMBER	LENGTH	WIDTH	HEIGHT	AREA	CAPACITY	SAL. BBL	OUTSIDE DIAMETER	WALL LENGTH	BIN OUTSIDE DIAMETER	PSI	TOWER HEIGHT	DEPRECIATED VALUE	YEAR BUILT	EFFECTIVE YEAR	NET CON. DITION
51	LOAD DOOR	3	C	1	96	16		1536									1966	1966	%
44	FENCE	4	C		120	6		720									1966	1966	%
42	UTL. BEDG	3	C		24	13		458									1966	1966	%
43	UTL. FL	2	C		22	13		286									1966	1966	%
54	Star Tank	6		2					55096								1966	1966	%
37	PADING	2	C					2352									1966	1966	%
35	Seattle Assn	3		1													1966	1966	%

36 - REMARKS

#5 Blue Steel 1104" 2' closer as to beams ceiling tapered down to 5' but all area was being used.
Rep 542192 '71 to reinforce floor for new washer - Steel beams under 1st fl.

37 - INCOME DATA

ANNUAL ECONOMIC OR ACTUAL GROSS INCOME	\$
LESS VACANCY	
ANNUAL EFFECTIVE GROSS INCOME	\$
LESS EXPENSES	
ANNUAL NET INCOME	\$
LAND VALUE (UNIT X UNIT VALUE)	
LAND RATE (INTEREST % + TAXES % + RECAPTURE %)	
LESS LAND INCOME (VALUE X RATE)	
NET INCOME TO BUILDING	\$
BUILDING RATE (INTEREST % + TAXES % + RECAPTURE %)	
BUILDING VALUE	\$
PERSONAL PROPERTY VALUE	
LAND VALUE	
INDICATED TOTAL PROPERTY VALUE	\$

38 - PERMIT DATA

NUMBER	DATE	VALUE	DATE STARTED	DATE COMPLETED
516184	2/2/66	400000	1966	1966
542191	10/6/71	-	1971	1971

39 - SALES RECORD

MONTH	YEAR	AMOUNT

60 - STAFF

DATE	ENUMERATOR	CLASSIFIER	CALCULATOR	REVIEWER
7/74	55		17	

61 - APPRAISAL DATA

YEAR	PRINCIPAL BUILDING	OTHER BUILDINGS	ACCESSORY IMPROVEMENTS	TOTAL IMPROVEMENTS	LAND	TOTAL APPRAISED VALUE	REASON FOR APPRAISAL

KING COUNTY ASSESSOR'S COMMERCIAL - INDUSTRIAL PROPERTY RECORD

FOR REFERENCE ONLY

PRINCIPAL BUILDINGS

1 - IDENTIFICATION MAJOR <u>224900</u> MINOR <u>0285</u> SPLIT BLDG. NO. <u>1</u> 2 - PROPERTY <u>PR CODE</u> <u>11</u> <u>MO</u> <u>11</u> <u>YR</u> <u>11</u> FOLIO <u>1915</u> SUBLETTER _____ SUBNUMBER _____ TOTAL BLDGS. <u>2</u> LAST SALE DATE _____ AMOUNT _____ ADDRESS <u>770 ROY ST</u> ADDITION <u>EDEN</u> QUARTER <u>1</u> SECTION <u>30</u> TOWNSHIP <u>25</u> RANGE <u>4</u> BLOCK <u>7</u> LOT <u>1-8</u> TAX LOT _____ TRACT _____ DESCRIPTION _____ FEE OWNER _____ 3 - LAND <u>6210</u> ZONE ACTUAL _____ CONFORMITY _____ HIGHEST & BEST USE _____ LOT WIDTH _____ FF VALUE _____ LOT ACRE _____ LOT DEPTH _____ ACRE VALUE _____ STANDARD WIDTH _____ LOTSF. <u>46,080</u> STANDARD DEPTH _____ SF VALUE <u>400</u> SITE VALUE _____ 4 - BUILDING CLASSIFICATION PREDOMINANT SHELL TYPE <table style="width: 100%;"> <tr> <td>1 LIGHT WOOD</td> <td>2 HEAVY TIMBER</td> <td>3 LOAD BEARING MASONRY</td> <td>4 STEEL (NOT FIREPROOFED)</td> <td>5 FIRE RESISTANT</td> <td>6 PRE-ENG (GALVANIZED STEEL)</td> <td>7 PRE-ENG (ENAMELED STEEL OR ALUMINUM)</td> <td>8 PRE-ENG (INSULATED SANDWICH PANELS)</td> </tr> </table> PREDOMINANT USE TYPE <table style="width: 100%;"> <tr> <td>1 APARTMENT</td> <td>2 HOTEL OR MOTEL</td> <td>3 OFFICE</td> <td>4 INDUSTRIAL</td> <td>5 SERVICE STATION OR SPECIALTY TYPE</td> </tr> </table> YEAR BUILT <u>1925</u> OVERALL QUALITY <u>47</u> EFFECTIVE YEAR <u>19</u> <u>25</u> OBSOLESCE <u>30</u> TOTAL NET CONDITION _____ PERCENT COMPLETE _____ 5 - STRUCTURAL SHELL SECTIONS <table style="width: 100%;"> <tr> <td>1-LIGHT WOOD</td> <td>2-HEAVY TIMBER</td> <td>3-LOAD BEARING MASONRY</td> <td>4-STEEL (NOT FIREPROOFED)</td> <td>5-FIRE RESISTANT</td> <td>6-PRE-ENG (GALVANIZED STEEL)</td> <td>7-PRE-ENG (ENAMELED STEEL OR ALUMINUM)</td> <td>8-PRE-ENG (INSULATED SANDWICH PANELS)</td> <td>9-SERVICE STATION OR SPECIALTY BLDG.</td> <td>10-BASEMENT & CONCRETE 1ST FLOOR</td> <td>11-BASEMENT & WOOD 1ST FLOOR</td> <td>12-DOCK HIGH FOUNDATION</td> </tr> </table>				1 LIGHT WOOD	2 HEAVY TIMBER	3 LOAD BEARING MASONRY	4 STEEL (NOT FIREPROOFED)	5 FIRE RESISTANT	6 PRE-ENG (GALVANIZED STEEL)	7 PRE-ENG (ENAMELED STEEL OR ALUMINUM)	8 PRE-ENG (INSULATED SANDWICH PANELS)	1 APARTMENT	2 HOTEL OR MOTEL	3 OFFICE	4 INDUSTRIAL	5 SERVICE STATION OR SPECIALTY TYPE	1-LIGHT WOOD	2-HEAVY TIMBER	3-LOAD BEARING MASONRY	4-STEEL (NOT FIREPROOFED)	5-FIRE RESISTANT	6-PRE-ENG (GALVANIZED STEEL)	7-PRE-ENG (ENAMELED STEEL OR ALUMINUM)	8-PRE-ENG (INSULATED SANDWICH PANELS)	9-SERVICE STATION OR SPECIALTY BLDG.	10-BASEMENT & CONCRETE 1ST FLOOR	11-BASEMENT & WOOD 1ST FLOOR	12-DOCK HIGH FOUNDATION	9 - VEHICLE DOOR OPERATOR QUALITY (ACE) _____ NUMBER _____ 10 - EXTERIOR STAIRS 1-WOOD 2-CONCRETE 3-STEEL CONCRETE 4-STEEL TYPE _____ QUALITY (ACE) _____ FLIGHTS _____ QUALITY (ACE) _____ NUMBER _____ 11 - FIRE PLACES QUALITY (ACE) _____ NUMBER _____ 12 - FLOOR ADJUSTMENTS 1 - CONCRETE ON GRADE SHELLS 2 - WOOD (SHELLS 1, 2, & 11) 3 - CONCRETE & STEEL (SHELLS 3 & 4) 4 - REINFORCED CONCRETE (SHELLS 5 & 10) TYPE _____ QUALITY (ACE) _____ MEASUREMENTS (LENGTH, WIDTH) _____ AREA _____ 13 - BALCONIES 1 - WOOD 2 - CONCRETE 3 - STEEL & CONCRETE TYPE _____ QUALITY (ACE) _____ MEASUREMENTS (LENGTH, WIDTH) _____ AREA _____ 14 - FLOOR GRATING 1 - STEEL 2 - ALUMINUM 3 - PLASTIC TYPE _____ QUALITY (ACE) _____ MEASUREMENTS (LENGTH, WIDTH) _____ AREA _____ 15 - HIGH ADJUSTMENTS 1-BRIGHT WOOD (SHELL 1) 2-HEAVY TIMBER (SHELL 2) 3-STEEL NOT FIREPROOFED (SHELLS 3 & 4) 4-CONCRETE (SHELL 5) TYPE _____ QUALITY (ACE) _____ MEASUREMENTS (LENGTH, WIDTH) _____ AREA _____ 16 - WIDE SPAN ROOFS 1 - WOOD TRUSS 2 - WOOD GLULAM BEAM 3 - STEEL TRUSS 4 - PRESTRESSED CONCRETE TYPE _____ QUALITY (ACE) _____ SPAN WIDTH _____ MEASUREMENTS (LENGTH, WIDTH) _____ AREA _____ 17 - CANOPIES QUALITY (ACE) _____ MEASUREMENTS (LENGTH, WIDTH) _____ AREA _____ 18 - APARTMENT BUILDING DATA <table style="width: 100%;"> <tr> <th>NUMBER</th> <th>ITEM</th> <th>NUMBER</th> <th>ITEM</th> </tr> <tr> <td>1</td> <td>STUDIO APTS.</td> <td>1</td> <td>EXHAUST FAN</td> </tr> <tr> <td>2</td> <td>1 BEDROOM APTS.</td> <td>2</td> <td>EXHAUST HOOD & FAN</td> </tr> <tr> <td>3</td> <td>2 BEDROOM APTS.</td> <td>3</td> <td>RANGE TOP & OVEN</td> </tr> <tr> <td>4</td> <td>3 BEDROOM APTS.</td> <td>4</td> <td>DROPPIN RANGE</td> </tr> <tr> <td>5</td> <td>GARBAGE DISPOSAL</td> <td>5</td> <td>ELECTRIC FIREPLACE</td> </tr> <tr> <td>6</td> <td>DISHWASHER</td> <td>6</td> <td>INTERCOM SYSTEM</td> </tr> </table> 19 - INTERIOR DEVELOPED AREAS DO NOT USE FOR SHELL TYPE 9 1-APARTMENTS 2-APT UTILITY AREA 3-HOTELS & MOTELS 4-SMALL OFFICES 5-PROFESSIONAL OFFICES 6-CLINICS 7-RETAIL DISCOUNT TYPE 8-OTHER RETAIL STORES 9-RANKS & THEATERS 10-WAREHOUSES 11-LIGHT MANUFACTURING 12-HEAVY MANUFACTURING TYPE _____ QUALITY (ACE) _____ NO. APTS. (1) _____ MEASUREMENTS (FLOORS, LENGTH, WIDTH) _____ AREA _____ 20 - BANK VAULTS 1 - CASH 2 - RECORDS TYPE _____ QUALITY (ACE) _____ MEASUREMENTS (LENGTH, WIDTH) _____ AREA _____ 21 - BANK VAULT DOORS 1 - CASH 2 - RECORDS TYPE _____ THICKNESS (INCHES) _____ MEASUREMENTS (HEIGHT, WIDTH) _____ AREA _____ 22 - BANK ACCESSORIES 2 - DRIVE-IN WINDOW 3 - NIGHT DEPOSITORY TYPE _____ QUALITY (ACE) _____ NUMBER _____ 23 - HEATING & COOLING 1-APT HW OR STEAM 2-APT FHA 3-APT UNIT HEATERS 4-COM'L HW OR STEAM 5-COM'L FHA 6-COM'L UNIT HEATERS 7-IND HW OR STEAM 8-IND FHA 9-IND UNIT HEATERS 10-APT CENTRAL COOLING 11-APT PACKAGE COOLING 12-COM'L CENTRAL COOLING 13-COM'L PACKAGE COOLING 14-IND CENTRAL COOLING 15-IND PACKAGE COOLING 16-APT CENTRAL COMB 17-APT PACKAGE COMB 18-COM'L CENTRAL COMB 19-COM'L PACKAGE COMB 20-IND CENTRAL COMB 21-IND PACKAGE COMB TYPE _____ QUALITY (ACE) _____ MEASUREMENTS (FLOORS, LENGTH, WIDTH) _____ AREA _____ 24 - PLUMBING 1-NO BOILER 2-APT 3-COM'L 3-IND. DO NOT USE FOR SHELL TYPE 9 ILLUMINATION: 1-BRIGHT 2-ADEQUATE 3-MINIMUM 4-INADEQUATE TYPE _____ QUALITY (ACE) _____ MEASUREMENTS (FLOORS, LENGTH, WIDTH) _____ AREA _____ 25 - SPRINKLERS 1-APTS 2-COM'L 3-IND TYPE _____ QUALITY (ACE) _____ MEASUREMENTS (FLOORS, LENGTH, WIDTH) _____ AREA _____ 26 - COLD STORAGE 1-COOLER 2-CHILLER 3-FREEZER 4-QUICK FREEZE TYPE _____ MEASUREMENTS (LENGTH, WIDTH) _____ AREA _____ 27 - ESCALATORS 1-COOLER 2-CHILLER 3-FREEZER 4-QUICK FREEZE TYPE _____ MEASUREMENTS (LENGTH, WIDTH) _____ AREA _____ 28 - ELEVATORS 1-PASS AUTO ELEC LOC 2-PASS AUTO ELEC EXP 3-PASS MAN ELEC LOC 4-PASS MAN ELEC EXP 5-PASS HYD 6-FREIGHT ELEC 7-FREIGHT HYD 8-PERSONNEL LIFT 9-SIDEWALK MAN 10-SIDEWALK HYD 11-SIDEWALK ELEC 12-DUMBWAITER ELEC 13-DUMBWAITER MAN TYPE _____ QUALITY (ACE) _____ CAPACITY (LBS) (1-7) _____ STOPS (1-8) _____ NUMBER _____ 29 - OTHER PRINCIPAL BUILDING COMPONENTS <table style="width: 100%;"> <tr> <th>SECTION</th> <th>TYPE</th> <th>QUALITY</th> <th>OTHER DESCRIPTION</th> <th>REPLACEMENT COST</th> </tr> </table>				NUMBER	ITEM	NUMBER	ITEM	1	STUDIO APTS.	1	EXHAUST FAN	2	1 BEDROOM APTS.	2	EXHAUST HOOD & FAN	3	2 BEDROOM APTS.	3	RANGE TOP & OVEN	4	3 BEDROOM APTS.	4	DROPPIN RANGE	5	GARBAGE DISPOSAL	5	ELECTRIC FIREPLACE	6	DISHWASHER	6	INTERCOM SYSTEM	SECTION	TYPE	QUALITY	OTHER DESCRIPTION	REPLACEMENT COST
1 LIGHT WOOD	2 HEAVY TIMBER	3 LOAD BEARING MASONRY	4 STEEL (NOT FIREPROOFED)	5 FIRE RESISTANT	6 PRE-ENG (GALVANIZED STEEL)	7 PRE-ENG (ENAMELED STEEL OR ALUMINUM)	8 PRE-ENG (INSULATED SANDWICH PANELS)																																																										
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NUMBER	ITEM	NUMBER	ITEM																																																														
1	STUDIO APTS.	1	EXHAUST FAN																																																														
2	1 BEDROOM APTS.	2	EXHAUST HOOD & FAN																																																														
3	2 BEDROOM APTS.	3	RANGE TOP & OVEN																																																														
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KING COUNTY ASSESSOR'S COMMERCIAL - INDUSTRIAL PROPERTY RECORD REFERENCE ONLY

PRINCIPAL BUILDINGS

1 - IDENTIFICATION MAJOR <u>224900</u> MINOR <u>0285</u> SPLIT BLDG. NO. <u>3</u> 2 - PROPERTY <u>PR CODE 111 MO 11 YR 11</u> FOLIO <u>1915</u> SUBLETTER _____ SUBNUMBER _____ TOTAL IN LUGS <u>3</u> LAST SALE DATE _____ AMOUNT _____ ADDRESS <u>770 Roy ST</u> ADDITION <u>EDEN</u> QUARTER _____ SECTION _____ TOWNSHIP _____ RANGE _____ BLOCK _____ LOT _____ TAX LOT _____ TRACT _____ DESCRIPTION _____ FEE OWNER _____ 3 - LAND ZONE ACTUAL _____ CONFORMITY _____ HIGHEST & BEST USE _____ LOT WIDTH _____ FF VALUE _____ LOT ACRE _____ LOT DEPTH _____ ACRE VALUE _____ STANDARD WIDTH _____ LOT SF _____ STANDARD DEPTH _____ SF VALUE _____ SITE VALUE _____										9 - VEHICLE DOOR OPERATOR 1 - WOOD 3 - STEEL CONCRETE 2 - CONCRETE 4 - STEEL TYPE QUALITY (ACE) FLIGHTS QUALITY (ACE) NUMBER 10 - EXTERIOR STAIRS 11 - FIRE PLACES 12 - BANK VAULT DOORS										2 - RECORDS 1 - CASH TYPE THICKNESS (INCHES) MEASUREMENTS (HEIGHT, WIDTH) AREA 2 - RANK ACCESSORIES 3 - NIGHT DEPOSITORY TYPE QUALITY (ACE) NUMBER 23 - HEATING & COOLING 1 - APT HW OR STEAM 12 - COM'L CENTRAL COOLING 2 - APT FWA 13 - COM'L PACKAGE COOLING 3 - APT UNIT HEATERS 14 - IND CENTRAL COOLING 4 - COM'L HW OR STEAM 15 - IND PACKAGE COOLING 5 - COM'L FWA 16 - APT CENTRAL COMB 6 - COM'L UNIT HEATERS 17 - APT PACKAGE COMB 7 - IND HW OR STEAM 18 - COM'L CENTRAL COMB 8 - IND FWA 19 - COM'L PACKAGE COMB 9 - IND UNIT HEATERS 20 - IND CENTRAL COMB 10 - APT CENTRAL COOLING 21 - IND PACKAGE COMB 11 - APT PACKAGE COOLING									
4 - BUILDING CLASSIFICATION PREDOMINANT SHELL TYPE PREDOMINANT USE TYPE 1 - LIGHT WOOD 1 - APARTMENT 2 - HEAVY TIMBER 2 - HOTEL OR MOTEL 3 - LOAD BEARING MASONRY 3 - OFFICE 4 - STEEL (NOT FIREPROOFED) 4 - COMMERCIAL 5 - FIRE RESISTANT 5 - INDUSTRIAL 6 - PRE-ENG (GALVANIZED STEEL) 6 - SERVICE STATION OR SPECIALTY TYPE 7 - PRE-ENG (ENAMELED STEEL OR ALUMINUM) 8 - PRE-ENG (INSULATED SANDWICH PANELS) 9 - SERVICE STATION OR SPECIALTY BLDG. YEAR BUILT <u>1947</u> OVERALL QUALITY _____ EFFECTIVE YEAR 19 <u>47</u> A - HIGH OBSOLESCENCE <u>30</u> B - ABOVE AVERAGE TOTAL NET CONDITION _____ C - AVERAGE PERCENT COMPLETE _____ D - BELOW AVERAGE E - LOW										10 - FLOOR ADJUSTMENTS 1 - CONCRETE ON GRADE SHELLS 3 - CONCRETE & STEEL (SHELLS 1, 2, & 11) 2 - WOOD SHELLS 1, 2, & 11 4 - REINFORCED CONCRETE (SHELLS 6 & 10) TYPE QUALITY (ACE) # MEASUREMENTS (LENGTH, WIDTH) AREA 10 - BALCONIES 1 - WOOD 2 - CONCRETE 3 - STEEL & CONCRETE TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA 11 - FLOOR GRATING 1 - STEEL 2 - ALUMINUM 3 - PLASTIC TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA 12 - ROOF ADJUSTMENTS 1 - LIGHT WOOD (SHELL 1) 5 - GALVANIZED STEEL (SHELL 6) 2 - HEAVY TIMBER (SHELL 2) 6 - ENAM. STEEL OR ALUM (SHELL 7) 3 - STEEL NOT FIREPROOFED (SHELLS 3 & 4) 7 - INSUL. SANDWICH PANELS (SHELL 8) 4 - CONCRETE (SHELL 5) 8 - PRECAST CONCRETE TYPE QUALITY (ACE) # MEASUREMENTS (LENGTH, WIDTH) AREA										22 - NO BOILER ONLY FOR HEAT, TYPES 1, 4, OR 7 26 - PLUMBING 1 - APTS 2 - COM'L 3 - IND. TYPE QUALITY (ACE) NUMBER 1 - SMALL 2 - MED 3 - LARGE TYPE NUMBER 27 - ELECTRICAL 1 - APT 2 - COM'L 3 - IND. DO NOT USE FOR SHELL TYPE 9 ILLUMINATION: 1 - BRIGHT 2 - ADEQUATE 3 - MINIMUM 4 - INADEQUATE TYPE QUALITY (ACE) ILLUM (1-3) (3E: 4) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA 3 C 2 2780 28 - SPRINKLERS 1 - APTS 2 - COM'L 3 - IND TYPE QUALITY (ACE) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA 3 C 2780 29 - COLD STORAGE 1 - COOLER 2 - CHILLER 3 - FREEZER 4 - QUICK FREEZE TYPE MEASUREMENTS (LENGTH, WIDTH) AREA 30 - ESCALATORS 1 - COLD STORAGE 2 - CHILLER 3 - FREEZER 4 - QUICK FREEZE TYPE MEASUREMENTS (LENGTH, WIDTH) AREA 31 - ELEVATORS 1 - PASS AUTO ELEC LOC 6 - FREIGHT ELEC 11 - SIDEWALK ELEC 2 - PASS AUTO ELEC EXP 7 - FREIGHT HYD 12 - DUMPWATER ELEC 3 - PASS MAN ELEC LOC 8 - PERSONNEL HYD 13 - DUMPWATER MAN 4 - PASS MAN ELEC EXP 9 - SIDEWALK ELEC 14 - SIDEWALK HYD 5 - PASS HYD 10 - SIDEWALK ELEC TYPE QUALITY (ACE) CAPACITY (LBS) (1-7) STOPS (1-8) NUMBER 32 - OTHER PRINCIPAL BUILDING COMPONENTS SECTION TYPE QUALITY OTHER DESCRIPTION REPLACEMENT COST									
5 - STRUCTURAL SHELL SECTIONS 1 - LIGHT WOOD 7 - PRE-ENG (ENAMELED STEEL OR ALUMINUM) 2 - HEAVY TIMBER 8 - PRE-ENG (INSULATED SANDWICH PANELS) 3 - LOAD BEARING MASONRY 9 - SERVICE STATION OR SPECIALTY BLDG. 4 - STEEL (NOT FIREPROOFED) 10 - BASEMENT & CONCRETE 1ST FLOOR 5 - FIRE RESISTANT 11 - BASEMENT & WOOD 1ST FLOOR 6 - PRE-ENG (GALVANIZED STEEL) 12 - DOCK HIGH FOUNDATION										13 - WIDE SPAN ROOFS 1 - WOOD TRUSS 3 - STEEL TRUSS 2 - WOOD GLULAM ILM 4 - PRESTRESSED CONCRETE TYPE QUALITY (ACE) SPAN WIDTH MEASUREMENTS (LENGTH, WIDTH) AREA 14 - CANOPIES QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA 15 - APARTMENT BUILDING DATA NUMBER ITEM NUMBER ITEM 1 - STUDIO APTS. 1 - EXHAUST FAN 2 - 1 BEDROOM APTS. 2 - EXHAUST WOOD & PAN 3 - 2 BEDROOM APTS. 3 - RANGE TOP & OVEN 4 - 3 BEDROOM APTS. 4 - DRAIN HANG 5 - GARBAGE DISPOSAL 5 - KITCHEN FIREPLACE 6 - DISHWASHER 6 - INTERCOM SYSTEM 16 - INTERIOR DEVELOPED AREAS DO NOT USE FOR SHELL TYPE 9 1 - APARTMENTS 8 - RETAIL DISCOUNT TYPE 2 - APT UTILITY AREA 9 - OTHER RETAIL STORES 3 - HOTELS & MOTELS 10 - BANKS & THEATERS 4 - SMALL OFFICES 11 - WAREHOUSE 5 - OPEN OFFICES 12 - LIGHT MANUFACTURING 6 - PROFESSIONAL OFFICES 13 - HEAVY MANUFACTURING 7 - CLINICS TYPE QUALITY (ACE) NO. APTS. (1) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA 11 E 2280 17 - PEDESTRIAN DOORS 1 - REVOLVING 3 - AUTOMATIC SLIDING 2 - AUTOMATIC SWINGING 4 - AIR CURTAIN TYPE QUALITY (ACE) NUMBER (1-3) LIN. FT. (4) 18 - VEHICLE DOORS DO NOT USE FOR SHELL TYPE 9 1 - WOOD SECTIONAL 3 - STEEL ROLLUP 2 - STEEL SECTIONAL 4 - HANGER TYPE STEEL TYPE QUALITY (ACE) NUMBER MEASUREMENTS (WIDTH, HEIGHT) AREA 3 C 1 120 19 - BANK VAULTS 1 - CASH 2 - RECORDS TYPE MEASUREMENTS (LENGTH, WIDTH) AREA																			

22 - PLAT OF BUILDING

BLDG #1

MISSING
WALL

GAR

60

12. H.

38

OWNER OCCUPIED

33.55 - ACCESSORY IMPROVEMENTS

[illegible]

56 - REMARKS

57 - INCOME DATA

ANNUAL ECONOMIC OR ACTUAL GROSS INCOME	\$
LESS VACANCY	
ANNUAL EFFECTIVE GROSS INCOME	\$
LESS EXPENSES	
ANNUAL NET INCOME	\$

58 - PERMIT DATA

NUMBER	DATE	VALUE	DATE STARTED	DATE COMPLETED
	1947		1947	47

SALES RECORD

MONTH	YEAR	AMOUNT

60 - STAFF

DATE	NUMBER	OF ATTORNEY	STATE ATTORNEY	REVIEWER
7/74	55		17	

61 - APPRAISAL DATA

YEAR	PRINCIPAL BUILDING	OTHER BUILDINGS	ACCESSORY IMPROVEMENTS	TOTAL IMPROVEMENTS	LAND	TOTAL APPRAISED VALUE	REASON FOR APPRAISAL

South-Adjoining Property



King County Department of Assessments

Fair, Equitable, and Understandable Property Valuations

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PARCEL DATA

Parcel	224900-0055	Jurisdiction	SEATTLE
Name	SEATTLE CITY OF SDOT	Levy Code	0010
Site Address	714 W MERCER ST 98109	Property Type	C
Geo Area	32-20	Plat Block / Building Number	2
Spec Area	0-0	Plat Lot / Unit Number	1 & 2 & 8
Property Name	VACANT LAND	Quarter-Section-Township-Range	NE-30-25-4

Legal Description

EDEN ADD LESS POR TAKEN BY SC #486551 & POR VAC ST TGW POR VAC RD ADJ AS DESC IN DEED
 REC #20021001002515
 PLat Block: 2
 Plat Lot: 1 & 2 & 8

LAND DATA

Highest & Best Use As If Vacant	MANUFACTURING	Percentage Unusable	0
Highest & Best Use As Improved	(unknown)	Unbuildable	NO
Present Use	Vacant(Industrial)	Restrictive Size Shape	YES
Base Land Value SqFt	145	Zoning	SM-65
Base Land Value	2,412,600	Water	WATER DISTRICT
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	1/8/2013	Road Access	PUBLIC
Base Land Value Tax Year	2014	Parking	ADEQUATE
Land SqFt	16,639	Street Surface	
Acres	0.38		

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	
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

Nuisances

Topography	NO
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrence	NO
Other Problems	NO

Environmental

Environmental	NO
---------------	----

BUILDING



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](#)

[Scanned images of plats](#)

**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
224900005501	2012	2013		0010	\$2,079,800	\$0	\$2,079,800	\$0	\$0	\$0	\$0	EX
224900005501	2011	2012		0010	\$1,913,400	\$0	\$1,913,400	\$0	\$0	\$0	\$0	EX
224900005501	2010	2011		0010	\$1,913,400	\$0	\$1,913,400	\$0	\$0	\$0	\$0	EX
224900005501	2009	2010		0010	\$1,913,400	\$0	\$1,913,400	\$0	\$0	\$0	\$0	EX
224900005501	2008	2009		0010	\$1,913,400	\$0	\$1,913,400	\$0	\$0	\$0	\$0	EX
224900005501	2007	2008		0010	\$1,747,000	\$0	\$1,747,000	\$0	\$1,747,000	\$0	\$1,747,000	
224900005501	2006	2007		0010	\$1,580,700	\$0	\$1,580,700	\$0	\$1,580,700	\$0	\$1,580,700	
224900005501	2005	2006		0010	\$1,663,900	\$0	\$1,663,900	\$0	\$1,663,900	\$0	\$1,663,900	
224900005501	2004	2005		0010	\$1,663,900	\$0	\$1,663,900	\$0	\$1,663,900	\$0	\$1,663,900	
224900005501	2003	2004		0010	\$1,497,500	\$0	\$1,497,500	\$0	\$1,497,500	\$0	\$1,497,500	
224900005501	2002	2003		0010	\$801,000	\$0	\$801,000	\$0	\$801,000	\$0	\$801,000	
224900005501	2001	2002		0010	\$712,000	\$0	\$712,000	\$0	\$712,000	\$0	\$712,000	
224900005501	2000	2001		0010	\$489,500	\$0	\$489,500	\$0	\$0	\$0	\$0	EX
224900005501	1999	2000		0010	\$489,500	\$0	\$489,500	\$0	\$0	\$0	\$0	EX
224900005501	1997	1998		0010	\$0	\$0	\$0	\$0	\$356,000	\$0	\$356,000	
224900005501	1996	1997		0010	\$0	\$0	\$0	\$0	\$267,000	\$0	\$267,000	
224900005501	1994	1995		0010	\$0	\$0	\$0	\$0	\$267,000	\$0	\$267,000	
224900005501	1992	1993		0010	\$0	\$0	\$0	\$0	\$267,000	\$0	\$267,000	
224900005501	1990	1991		0010	\$0	\$0	\$0	\$0	\$178,000	\$0	\$178,000	
224900005501	1988	1989		0010	\$0	\$0	\$0	\$0	\$178,000	\$0	\$178,000	
224900005501	1986	1987		0010	\$0	\$0	\$0	\$0	\$178,000	\$0	\$178,000	
224900005501	1984	1985		0010	\$0	\$0	\$0	\$0	\$178,000	\$0	\$178,000	
224900005501	1982	1983		0010	\$0	\$0	\$0	\$0	\$108,300	\$0	\$108,300	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
2407906	20090911001475	9/4/2009	\$0.00	CITY INVESTORS XX LLC	SEATTLE CITY OF	Bargain and Sales Deed	Other
1913533	20021001002515	10/1/2002	\$1,167,647.00	SEATTLE CITY OF	CITY INVESTORS XX L L C	Bargain and Sales Deed	Other
1872862	20020313000936	3/5/2002	\$0.00	SEATTLE CITY OF THE	CITY INVESTORS XX LLC	Bargain and Sales Deed	Other

REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
2005	0401867	Local Appeal	\$1,663,900	1/1/1900	\$0		Completed

PERMIT HISTORY**HOME IMPROVEMENT EXEMPTION**

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 [Glossary of Terms](#) |
 [Area Report](#) |
 [Print Property Detail](#)


Updated: Feb. 22, 2013

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KNKPRC224900-0055-099147

224900-0055

ER MONTH \$
Accept.
No
RIDGED Yes
\$ TOTAL
EARS

1. DISTRICT EDEN
2. ADDITION EDEN
SECTION TWP. N. RANGE EWM. BLOCK 2 TRACT OR LOT NO. 1
DESCRIPTION LOTS 1-2 & 8 LESS POR TAKEN BY SC#486551
AND POR. VAC. ST.

3. ADDRESS OF PROPERTY 605-8th Ave. No. CONTRACT PURCHASER
4. FEE OWNER Mary KAUFFMAN - (7-1-11) CONTRACTOR Schooley & Owner
5. ARCHITECT Owner
6. ORIG. BUILDING COST \$ Fair OCCUPIED BY Owner RENTAL PER MONTH \$ Fair ESTIMATED RENTAL PER MONTH \$ 18.00
7. CONDITION OF EXTERIOR Fair INTERIOR Fair FOUNDATION Fair FLOOR PLAN Accept.

8. BUILDING
1 One-Family
2 Stories
6 Rooms
3 Rms 1st Flr
3 Rms 2nd Flr
TILE WORK None
ATTIC Stairway
INTERIOR WALLS 6 Plastered
FLOORS 6 Fir
FIRE PLACE None
INTERIOR TRIM 6 Fir
PLUMBING
5 Fixtures
1 Tub-leg
1 Toilet
1 Basin
1 Sink
1 H.W. Tank
Average
PORCHES
2 One-Story
1 Recessed
1 Enclosed
EXTRA FEATURES
None
BUILT-INS
Usual
CONSTRUCTION
Double
CEILING HEIGHT
1st Flr-9'
2nd Flr-8'6"
9. CORNER JOINTS
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
12. CLASS OR GRADE NO. I plus SHAPE NO.
13. BUILDING FINISHED OR UNFINISHED Finished
14. DEPRECIATION: CONDITION 69.60 OBSLSE. % ECON. SUIT % TOTAL
DATE BUILT 1900 REMODELED Yes
EFFECTIVE AGE 23 YEARS FUTURE LIFE 10 YEARS
LAND INFORMATION
1. SIZE 60 x 128 TOPOGRAPHY Level GRADE Above 10 FEET
2. STREET ROAD Graded SURFACE Paved ALLEY None
3. SIDEWALK Cement SEWERAGE Sewer WELL ELECT. PUMP
4. LANDSCAPING None COND.
5. TREND Static VALUE OF LAND
6. USE OF DISTRICT Residential-Business VIEW None
7. RESIDENTIAL Medium-Old ZONED COMMERCIAL Resid.
REMARKS



MAIN BUILDING		
DIMENSION		SQ. FT. AREA
23	X 27	621
	X	
	X	
	X	
PCH.	4 X 23	92
PCH.	X	

IMPROVEMENT VALUE	
MAIN BUILDING	\$ 880
OTHER BUILDINGS	\$ 80
TOTAL	\$ 960
ASSESSED VALUE 50%	\$ 480
DATE	7/20/37

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
GARAGE	Concrete Wall	Conc.	T.P.	1	19 x 30	570	\$ 133
Shed	Single	Wood	"	1	4 x 12	48	6
					X		

FLOOR PLAN SC 10' = 1"

PLUMBING

5 Fixtures

1 Tub-leg

1 Toilet

1 Basin

1 Sink

1 H.W. Tank

Average

FOUNDATION

W.Post Conc.Blk

Porch - P & B

ROOF

Shingle

EXTERIOR WALLS

Cedar Siding-

2/3 lower

Shingles-

1/3 upper



DIMENSION		SQ. FT. AREA
23	X 27	621
	X	
	X	
	X	
PCH.	4 X 23	92
PCH.	X	
IMPROVEMENT VALUE		
MAIN BUILDING	\$	880
OTHER BUILDINGS	\$	80
TOTAL	\$	480
ASSESSED VALUE 50%	\$	230
DATE	7/20/37	1400

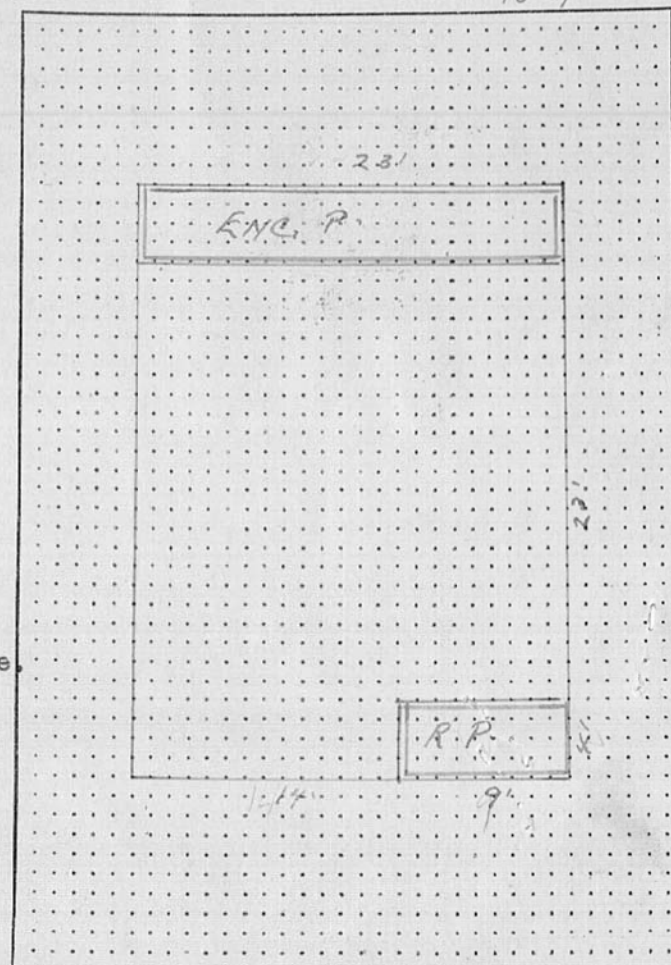
OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
GARAGE	Concrete Wall	Conc.	T.P.	1	19 x 30	570	\$ 133
Shed	Single	Wood	"	1	4 x 12	48	6
					X		
					X		
					X		

[illegible]

REMARKS This house is in above-average condition for its age. It has received good care from the owner. Attic could have two small rooms. Used for storage. This block is mostly all business houses, near carline

also } 764- Mercer &
766- Mercer

FLOOR PLAN

$$SC_{16} = 1''$$


FRONT

MEIRCEIR.



RV1150-18 (DATA ENTRY: RV1100-J)
C/I DATA COLLECTION AND DISPLAY FORM
LOG/DATE: 210 03/26/94
LEVY CODE: 0010
TAX STATUS: EXEMPT
Q/SC/TW/RG: NE/30/25/04

(100)

ACCOUNT NO: 224900-0055-0
FOLIO: 01915-

LAST UPDATE: 11/28/88 BY: WHU
APPR ID: MO DA YR

AREA: 210
QUEEN ANNE

LAND USE: 931
VACANT LAND-IN
PROPERTY ADDRESS: 714
(110)

PROP NAME: VACANT LAND
(105)
MERCER #VAC

RB "NUM" FR PR "STREET NAME" TY SU

(112)+++++ COMMERCIAL/INDUSTRIAL LAND RECORD +++++

ZONING JURIS/	SEATTLE -	% USABLE/	100
ZONE ACTUAL/	C265	TOPOGRAPHY/	LEVEL
ZONE CODE/	COMML	SHAPE/	IRREGULAR
LOT SIZE/	8,900.00	ACCESS/	STANDARD
UNIT/S	SQFT	VISUAL EXPOSURE/	STANDARD
CORNER LOT/Y_N	YES	OPEN SPACE CLASS.	NO
WATERFRONT ON/	NONE	RESTRICTIVE CONDITIONS/Y_N	NO
		CONTAMINATED PROP NO HW HC UT AS	NO

(335)+++++ PERMIT ACTIVITY +++++

ACT	BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
---					%
---					%
ADD			/ /		%

(510)++DEL ALL BLDGS /_/+++++ PROPERTY WIDE IMPROVEMENTS SUMMARY +++++

DESC:	TOTAL BLDGS ON PROPERTY/	0
YEAR BLT/	GROSS AREA (ALL BLDGS)/	0
EFF YEAR/	NET AREA (ALL BLDGS)/	0
LOT COVERAGE/	MULTI-USE/Y_N	
NUMBER OF UNITS/	MULTI-PARCEL PROP/Y_N	

(500)+++++ INDIVIDUAL BUILDING DETAILS +++++

BLD NUM	CL AS	QU AL	DESCRIPTION	NU ST	GROSS AREA	NET AREA	YB/EY	% CMP	HE AT	SP KL
#1										N
#2							/			N
#3							/			N
#4							/			N

(520)+++++ INTERIOR SECTION DETAILS +++++

BLD#	AREA	STR-HT	AREA	STR-HT	AREA	STR-HT	AREA	STR-HT
1								

2		/		/		/		/
3		/		/		/		/
4		/		/		/		/

(589)+++++ ACCESSORY IMPROVEMENT SUMMARY +++++

ACT	ENT	DESCRIPTION	ACT	ENT	DESCRIPTION
/	(1)		/	(2)	

(160)+++++ COMMENTS +++++

OTHER APPEALS:
* * * * * COMMENTS * * * * *

GBA/NRA:

PRINTED ON: 12/15/90

PARCEL NO: 224900-0055-0
FOLIO: 01915- -
Q-S-T-R: NE-30-25-04
AREA: 210 LUC: 931
TAX STATUS: X
LOG/DATE: 210 12/15/90
SEG-MERGE DATE:

SEG-MERGE DATE: * * * *

GBA/NRA: ***** COST APPROACH *****
 ***** ECONOMIC INCOME *****
 USE AREA RATE GROSS VCL EXP NET INC * OCC#-----CL--RANK--
 * STY--STY HT--EFF AGE--

USE						* HEAT	ELEV	SPR	
						* AREA		PERIM	
						* MISC	CODE		SF
						*	CODE		SF
						*	CODE		SF

***** ECONOMIC INCOME APPROACH*****		*****				
NET INCOME		ACCY	IMPS	AREA	COST	DEP RCNLD
LESS PER. PROP. INCOME						
LESS LAND INCOME						

	X (----- + -----) =	*	-----	-----	-----	-----	-----	-----
LAND VALUE	INT + TAX	*	-----	-----	-----	-----	-----	-----
NET IMPROVEMENT INCOME		*	-----	-----	-----	-----	-----	-----
CAPITALIZATION RATE		*	-----	-----	-----	-----	-----	-----

INT	+	TAX	+	RECAP	=	-----	*	M&S BASE	-----	-----	-----	-----
CAPITALIZED IMP. VALUE						-----	*	HEAT	-----	-----	-----	-----
LAND VALUE						-----	*	SPRINKLER	-----	-----	-----	-----
EXCESS LAND/ADD LAND						-----	*	ELEVATOR	-----	-----	-----	-----
TOTAL BY INCOME APPROACH					\$	-----	*	TOT BASE	-----	-----	-----	-----
					= \$	-----	/SF	* SIY FACT	-----	-----	-----	-----

*** OTHER VALUE	INDICATORS***	AREA FACT			
NET INC()/()	OAR=	REF COST			
GR INC ()X()	GRM=	COST MULT			
UNITS()X()	\$/UNIT=	LCL MULT			
GBA ()X()	\$/SF=	FINAL COST			
RA ()X()	\$/SF=	STY/BLDG AREA	FIN COST	RCN-BLDG#	

ZONE/TYPE	AREA	\$/SF	VALUE				
			= \$				
			= \$				
			= \$				
TOTAL	8900.00SF	30	= \$		SUB TOTAL		
					PHYSICAL DEPRECIATION		

RATIOS:		*****		*****	
(SF LAND)/(SF GBA)=	.0	* ECON-FUNCT OBSOLESCENCE	-----		
(SF LAND)/(SF RA) =	.0	* DEPRECIATED IMP VALUE	-----		

* * * * * SELECTED VALUE * * * * * * * ACCESSORY IMPS(SEE ABOVE) -----
 APPRAISER WHU LAND \$ 267000 * TOTAL IMPROVEMENTS -----
 DATE 2-11-91 IMPS \$ 0 * LAND -----
 TOTAL \$ ----- * TOTAL BY COST APPROACH -----
 = \$ ----- / UNIT OR = \$ ----- / SF * = \$ ----- / SF

[illegible]

-----	-----	-----	---	-----	-----
-----	-----	-----	---	-----	-----
-----	-----	-----	---	-----	-----
-----	-----	-----	---	-----	-----

[illegible]

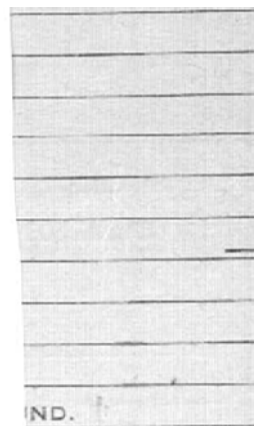
OTHER APPEALS:

* * * * * COMMENTS * * * * *



KNKPRC224900-0056-099148

224900-0056



22490

NAME

POR TAKEN FOR BROAD ST.

SECTION
DESCRIPTION

CODE NO.

3 ADDRESS --- PROPERTY

CONT. PURCHASER

PERMIT NO.

4 FEE OWNER

5 ARCHITECT

CONTRACTOR

ORIG. COST
\$

FOUNDATION

EXTERIOR

EXTRA FEATURES

6 BUILDING

CONSTRUCTION

ROOF

REFRIGERATION

7 CONDITION: EXTERIOR

INTERIOR

8 MAIN SUPPORT COLUMN

X

FOOTING

9 FIRST FLOOR JOIST

INCH CENTER

STORE FRONTS

DOCKS

10 BUILDING

11 GROSS INCOME \$

EXPENSE \$

NET IN

12 DEPRECIATION: COND.

% OBSLSE.

% ECON. SUIT.

YEAR BUILT

REMODELED

EFFECTIVE AGE

YEARS

FUTURE LI

DIMENSIONS

X
X

X
X

SQUARE FT.

INTERIOR

FLOORS

PLUMBING

TILE WORK

WIRING

HEATING

ELEVATORS

CEILINGS -- STORY HEIGHT

BASEMENT

IMPROVEM

MAIN BUILDING

OTHER BUILDINGS

TOTAL

ASSESSED VALUE 50

DATE

LAND INFO

1. SIZE X

2. STREET --- ROAD

3. SIDEWALK

4. LANDSCAPING

5. TREND

6. USE

7. DISTRICT

O

C

OWNER OR CONTRACT PURCHASER

DATE

FILE NO.

PRICE

MTGE.

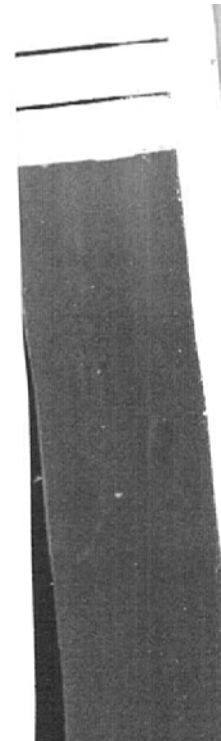
STAMP

FLOOR PLAN



KNGPC224900-0060-099149

224900-0060



7
2
No. Rooms
Basement
No. Offices
No. Apartments
1 rm. ☐ 2 rm. ☐
4 rm. ☐ 5 rm. ☐

ROOFING MATERIAL

Rein. Concrete
No. Trusses 16
Wood ☐ Steel ☒
Cement
Terrazzo
Raecolith
Tile

Lino.
Total

Lin. Ft.
Sq. Ft. Floors
Sq. Ft. Walls
Lin. Ft. Dr. Bds.

Walls

Sinks
Urinals
Showers (Tub) (Stall)
Laundry Trays
H.W. Tank Fl. Drains ☐
Sprink. Sys. No. Hds.

Years

HEATING

Stove
Pipeless Furnace
Gravity H. A.
Air Cond., Fan
Arcola HOME MADE
1-Pipe Steam GRAVITY FEED
2-Pipe St. or Vapor RPT TYPE
Hot Water 2000
Oil Burner TON P
Coal Stoker

WIRING

Knobe & Tube
Flex Cable
Conduit
Power Wiring
Range Wiring

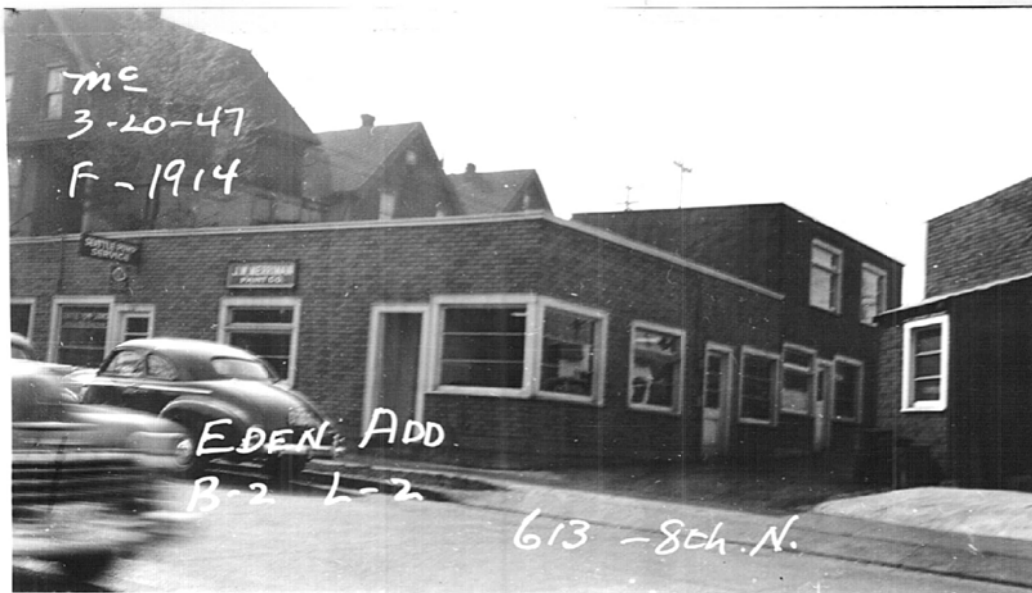
TYPE OF CONSTRUCTION

X Frame
Single ☒ Double
Ordinary Masonry
Mill Construction
Class A Rein. Con.
Stru. Steel and Con.
Tile ☐ Brick
Con. ☐ Rein.

Good Med. Cheap

FOUNDATION

Mud Sills
Post and Pier
Brick
Concrete
Pile



DISTRICT
2489
PERMIT No.
369656
DATE
9-17-45

ADDITION EDEN ADD
Section 30 Twp. 25 Range 4 Ewn. BLOCK 2 Lot 2

less per for Street

Fee Owner V. SEARLES

Condition of Exterior FAIR Interior FAIR Foundation GOOD

USE REPAIR
1 No. Stories
4 No. Stores
2 No. Rooms
Basement
No. Offices
No. Apartments
1 rm. 2 rm. 3 rm.
4 rm. 5 rm. 6 rm.

ROOF CONSTRUCTION

X Frame Lam.
Mill Construction
Rein. Concrete
No. Trusses
Wood Steel

ROOFING MATERIAL

Or. Tile and Gravel
Paper

FLOOR FINISHES

Tile Lino.
Maple
2" x 6" T&G
3" x 6" T&G
Cement
Terrazzo
Raccolita
Tile

Tile Lino.

Baths Fl. Walls
Sq. Ft. Floors
Sq. Ft. Walls
Lin. Ft. Dr. Bds.
Sq. Ft. Floors
Sq. Ft. Walls
Lin. Ft. Dr. Bds.
Kit's. Fl. Walls

PLUMBING

4 No. Fixtures
2 Toilets
2 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

X 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 1941 Finished Unfinished Remodeled
Effective Age Years Future Life Years
Dep. for Cond. Dep. for Ob. Dep. for Es. Total



Main Building \$
Other Buildings \$
Total \$
Assessed Value 50% \$
Sup. Building A. V. \$
Total \$

HEATING

X 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

X Knob & Tube
Flex Cable
Conduit
Power Wiring
Range Wiring
No. Outlets

ELEVATORS

Pass. Freight
Auto. Elec.
Man. Hyd.
Man.

FOUNDATION

Mud Sills
Post and Pier
Brick
Concrete
Pile

BASEMENT

Full %
Sub-Basement
Size
Garage No. Cars
Plastered
Living Rooms
Service Rooms

EXTERIOR WALL CONSTR.

X 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.
Filler Walls
Laminated Walls

INTERIOR WALLS

Stud and Plaster
Lam. Plastered
Ply Wood
Ceiled
Plaster Board
Painted
Stain Varnish
Kalsomine
Whitewashed
Unfinished
OPEN STUDS

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

C. H.

S. B.
B
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18

GROUND FLOOR AREA

2464
TOTAL FLOOR AREA + 22X32 + 16X26

EXTERIOR FACING

X Siding Shingles
Shakes Stucco
Brick Veneer
Stone Cast S.
Terra Cotta
Struct. Glass
Trim

INTERIOR TRIM

X Fir
Mah. Oak
Metal
Doors
Windows
Stained
Varnished
Painted

EXISTING
SHED
PLANK FLOOR
CHEAP
CONST
OPEN STUDS
WORK
SHOP
OPEN



EDEN, B-2. 2-3.

613-8 Ave. No.

1 DISTRICT

2 ADDITION

EDEN

SECTION TW.

N. RANGE

EWM: BLOCK

2

TRACT OR LOT NO. 3

NAME

DESCRIPTION

Less per for St.

3 ADDRESS-PROPERTY

613-8th Ave.No.

4 FEE OWNER

CONT. PURCHASER

COUNTY CONT. 11764

5 ARCHITECT

ORIG. COST

\$

BASEMENT

STORE FRONTS

Large Sash

CONTRACTOR

EXTRA FEATURES

6 BUILDING

1 Gas Station

1 Story

1 Store

Wood Bulkhead

CONSTRUCTION Frame.. Single-Medium

MISCELLANEOUS 21 Wiring Outlets

7 CONDITION: EXTERIOR Fair INTERIOR Fair FOUND. Fair

8 MAIN SUPPORT COLUMN X FOOTING SPAN FT.

9 FIRST FLOOR JOIST INCH CENTERS BRIDGED

10 BUILDING Finished

11 GROSS INCOME \$ 420 EXPENSE \$ NET INCOME \$

12 DEPRECIATION: COND. 30 % OBSLSE. % ECON. SUIT. % Total %

YEAR BUILT 1930 REMODELED NO

EFFECTIVE AGE 6 YEARS FUTURE LIFE 14 YEARS

DIMENSIONS 12 x 27 x 324 SQUARE FT. AREA CUBIC FT.

INTERIOR

Ceiled

FLOORS

Cement

FIRE PLACE

PLUMBING 4 Fixtures

2 Toilets

2 Basins-Pedestal

TILE WORK

WIRING

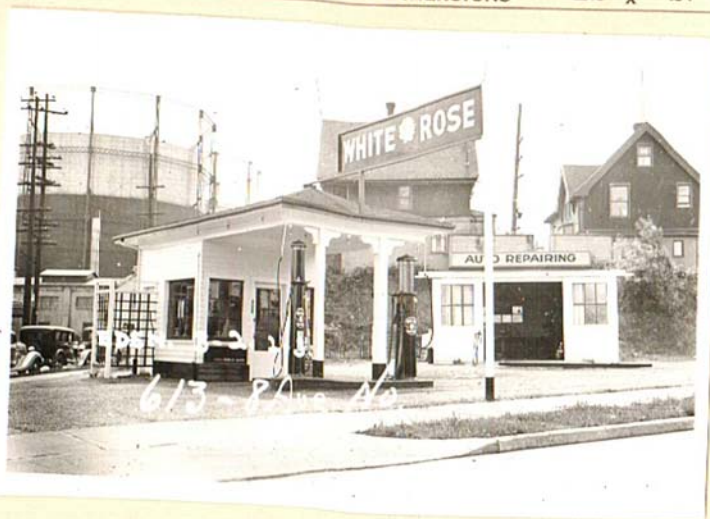
HEATING

Stove

ELEVATORS

CEILING-HEIGHT

1st Floor-10'



IMPROVEMENT VALUE

BUILDING GOING \$
 LESS DEPRECIATION \$
 NET BUILDING \$
 DEPRECIATED VALUE \$
 TOTAL \$
 OTHER BUILDINGS \$ 900
 ASSESSED VALUE 50% \$ 450
 ASSESSED VALUE 50% \$ 450
 DATE 7/27/37

LAND INFORMATION

1. SIZE x Level
 2. STREET-ROAD Graded-Concrete
 No Alley
 3. SIDEWALK Concrete
 Sewer-Yes. City Water.
 4. LANDSCAPING None
 5. TRENDp VALUE \$
 6. USE Business.No Waterfront.
 No View.
 7. DISTRICT Medium-Old
 ZONED-COMMERCIAL

C OTHER BUILDINGS

CONSTRUCTION

FLOOR

ROOF

STY.

DIMENSION

AREA

VALUE

FLOOR PLAN SC 10' = 1"

HEATING
Stove

ELEVATORS

CEILING—HEIGHT
1st Floor-10'

[illegible][illegible]

REMARKS	Two 550 Tanks. Two Moguls. Eighteen lights. Concrete Drives.
---------	--

Also Garage 613-8th No. $\frac{3}{2}$ Eden's
Also $\frac{2}{1}$ Eden's

2. STREET—ROAD Graded-Concrete
No Alley

3. SIDEWALK	Concrete
Sewer-Yes.	City Water.

4. LANDSCAPING	None
----------------	------

5. TREND	VALUE \$
----------	----------

6. USE Business.No Waterfront.
No View.

7. DISTRICT Medium--Old

ZONED - COMMERCIAL

FLOOR PLAN $SC 10' = 1''$

121

T	T
---	---

OFFICE

GRAVEL ROAD.

SMALL COMMERCIAL—KING COUNTY ASSESSOR, SEATTLE, WASHINGTON

PIGOTT-WASHINGTON PRINTING CO.

3. ADDRESS OF PROPERTY

4. FEE OWNER

613-8th Ave.

PURCHASER

1. DISTRICT

2. ADDITION Eden

LIMITS

CODE NO.

SECTION

TWP

N. RANGE

EWM

BLOCK

2

TRACT OR LOT NO.

2

DESCRIPTION

less pr for St.

3. ADDRESS OF PROPERTY

613-8th Ave.

4. FEE OWNER

CONTRACT PURCHASER

COUNTY CONT.

11/26/44

1. SIZE OF TRACT OR LOT

60 x 128

TOPOGRAPHY

Level

LAND INFORMATION

GRADE

On

FT. 2. STREET-ROAD

Graded

SURFACE

Paved

ALLEY

None

3. SIDEWALK

Concrete

SEWAGE

Sewer

WATER

PUMP

DRAINAGE

4. LANDSCAPING

Lawn

FACTOR \$

SIDE STREET FACTOR \$

CONDITION

Fair

5. TREND

Static

VALUE OF LOT \$

FRONT STREET

6. USE

Business

DEPTH FACTOR \$

CREDIT

7. DISTRICT

Medium-Old

COMMERCIAL

LAND USE

SOIL TYPE

CROPS-TIMBER STAND

NO. ACRES

VALUE ACRE VALUE

ASSESSED VALUE LAND

LOT

\$

UNIMPROVED ACRES

\$

IMPROVED ACRES

\$

OTHER LANDS

\$

TIMBER

\$

TOTAL ASSESSED VALUE 50% \$

DATE

REMARKS

O LAND SIZE

X

TOTAL

C

OWNER OR CONTRACT PURCHASER

DATE

FILE NO.

PRICE

MTGE.

STAMP

King Co. Tax Deed

12-14-40

No. 16127

DISTRICT:

ROAD

SCHOOL

WATER

FIRE

ASSESSED VALUE

DECREASE OR INCREASE IN ASSESSED VALUATION

LAND

YEAR

AC.

LAND

DATE

BY

REASON

DECREASE

INCREASE

1938

1580

1942

EXEMPT

1580

COUNTY CONT. 11/26/44

6647
6
men

ADDITION

EDEN

22+90

0060

1/4 SECTION 30

TWP. 25

N. RANGE 25

BLOCK 2

LOT 2

LOT 2 LESS POR TAKEN BY SC #486551

LIMITS

DESCRIPTION

OWNER OR CONTRACT PURCHASER

DATE

FILE NUMBER

PRICE

REMARKS

Merge Sec 055 H/1K 7/1/59 24/524

DISTRICT: ROAD

SCHOOL

WATER

FIRE

SEWER

HOSPITAL

AIRPORT

FERRY

Seamle-1

METRO

ASSESSED VALUE

YEAR	ACRES	TIMBER	LAND	BLDGs.	TOTAL	DATE	BY	REASON	SEG. NO.
19 56			200		200	7/17/56	ED(B)	LOT #2, ETC.	D-4904
19 60			80		80	11-12-58	E2.	Sw.	
19									
19									
19									
19									
19									
19									
19									
19									
19									
19									
19									

10M

LOWMAN & HINFORD CO.



LAND USE

ACRE

ACR

COUNTY CONT. 2000
6-46
MAC
2330
750
1580



KNGPRC224900-0061-099150

224900-0061

r Pem.

DISTRICT

ADDITION

E O E N

Section

Twp.

Range

Ewm.

Block

PERMIT No.

370062

DATE

1-7-46

727 BROAD

Fee Owner

Condition of Exterior

F

Interior

F

Foundation

G

USE SHOP

ROOF CONSTRUCTION

FLOOR FINISHES

1 No. Stories
2 No. Rooms
1 No. Offices
No. Apartments
1 rm. 2 rm. 3 rm.
4 rm. 5 rm. 6 rm.

☒ Frame Lam ☐
Mill Construction
Rein. Concrete
No. Trusses
Wood ☐ Steel

ROOFING MATERIAL

Tar and Gravel
Or. TAR PAPER

Fir ☐ Maple
Oak ☐ 2" x 6" T&G
Lino. ☐ 3" x 6" T&G
2 Cement
Terrazzo
Raecolith
Tile

Baths ☐ Fl. ☐ Walls
Sq. Ft. Floors
Sq. Ft. Walls
Lin. Ft. Dr. Bds.
Sq. Ft. Floors
Sq. Ft. Walls
Lin. Ft. Dr. Bds.
Kit's. ☐ Fl. ☐ Walls

2 No. Fixtures
1 Toilets
1 Tubs, Leg or Pem.
1 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 1930 ☒ Finished ☐ Unfinished ☒ Remodeled
Effective Age Years Future Life Years
Dep. For Cond. Dep. For Ob. Dep. For Es. Total

FOUNDATION

Mud Sills
Post and Pier
Brick
☒ Concrete
Pile

BASEMENT

Full ☐ %
Sub-Basement
Size ☒
Garage ☐ No. Cars
Floors
Plastered
Living Rooms
Service Rooms



Total \$
Assessed Value 50% \$
Sup. Building A. V. \$
Total \$

HEATING

☒ Stove
Pipeless Furnace
Gravity H. A.
Air Cond., Fan
Arcoila
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

ELEVATORS

Pass. ☐ Freight
Auto. ☐ Elec.
Man. ☐ Hyd.
Man. ☒

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.
Filler Walls
Laminated Walls

EXTERIOR FACING

Siding ☐ Shingles
Shakes ☐ Stucco
☒ Brick Veneer CAMP
Kind
Stone ☐ Cast S.
Terra Cotta
Struct. Glass
Trim

FLOOR CONSTRUCTION

INTERIOR WALLS

Stud and Plaster
Lam. ☐ Plastered
Ply Wood
☒ Ceiled 12x12
☒ Plaster Board B&C
Painted
Stain ☐ Varnish
Kalsomine
Whitewashed
Unfinished

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

C. H.

S. B.
B
1 9412
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18

GROUND FLOOR AREA

TOTAL FLOOR AREA 729

27'
12'
SHAP
ORIGINAL GAS STATION
12'
ORIGINAL GARAGE
15' NEW POR
OF ROOF



KNGPRC224900-0070-099151

224900-0070

OK
1-12
92
4-12
off 1320



KNGPC224900-0075-099151

224900-0075

Concrete

FRONT STREET



King County Department of Assessments

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PARCEL DATA

Parcel	224900-0080	Jurisdiction	SEATTLE
Name	SEATTLE CITY OF SDOT	Levy Code	0010
Site Address	702 ROY ST 98109	Property Type	C
Geo Area	32-20	Plat Block / Building Number	2
Spec Area	0-0	Plat Lot / Unit Number	4-5-6
Property Name	VACANT LAND	Quarter-Section-Township-Range	NE-30-25-4

Legal Description

EDEN ADD LOTS 4, 5 & 6 BLK 2 LESS PORTIONS FOR BROAD ST & DEXTER AVE N
 PLat Block: 2
 Plat Lot: 4-5-6

LAND DATA

Highest & Best Use As If Vacant	MANUFACTURING	Percentage Unusable	0
Highest & Best Use As Improved	(unknown)	Unbuildable	NO
Present Use	Vacant(Industrial)	Restrictive Size Shape	YES
Base Land Value SqFt	145	Zoning	SM-65
Base Land Value	1,538,500	Water	WATER DISTRICT
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	1/8/2013	Road Access	PUBLIC
Base Land Value Tax Year	2014	Parking	ADEQUATE
Land SqFt	10,611	Street Surface	
Acres	0.24		

Views

Rainier	
Teritorial	
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	
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

Nuisances

Topography	NO
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO
---------------	----

BUILDING

☐ ☐

Reference Links:

- [King County Tax Links](#)
- [Property Tax Advisor](#)
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- [Board of Appeals/Equalization](#)
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- [Recorder's Office](#)

[Scanned images of surveys and other map documents](#)

[Scanned images of plats](#)

**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
224900008000	2012	2013		0010	\$1,326,300	\$0	\$1,326,300	\$0	\$0	\$0	\$0	EX
224900008000	2011	2012		0010	\$1,591,600	\$0	\$1,591,600	\$0	\$0	\$0	\$0	EX
224900008000	2010	2011		0010	\$1,963,000	\$0	\$1,963,000	\$0	\$0	\$0	\$0	EX
224900008000	2009	2010		0010	\$1,961,400	\$0	\$1,961,400	\$0	\$0	\$0	\$0	EX
224900008000	2008	2009		0010	\$1,961,400	\$0	\$1,961,400	\$0	\$0	\$0	\$0	EX
224900008000	2007	2008		0010	\$1,790,800	\$0	\$1,790,800	\$0	\$0	\$0	\$0	EX
224900008000	2006	2007		0010	\$1,620,300	\$0	\$1,620,300	\$0	\$0	\$0	\$0	EX
224900008000	2005	2006		0010	\$1,620,300	\$0	\$1,620,300	\$0	\$0	\$0	\$0	EX
224900008000	2004	2005		0010	\$1,535,000	\$0	\$1,535,000	\$0	\$0	\$0	\$0	EX
224900008000	2003	2004		0010	\$1,535,000	\$0	\$1,535,000	\$0	\$0	\$0	\$0	EX
224900008000	2002	2003		0010	\$1,535,000	\$0	\$1,535,000	\$0	\$0	\$0	\$0	EX
224900008000	2001	2002		0010	\$1,449,700	\$0	\$1,449,700	\$0	\$0	\$0	\$0	EX
224900008000	2000	2001		0010	\$1,023,300	\$0	\$1,023,300	\$0	\$0	\$0	\$0	EX
224900008000	1999	2000		0010	\$938,000	\$0	\$938,000	\$0	\$0	\$0	\$0	EX
224900008000	1997	1998		0010	\$0	\$0	\$0	\$0	\$597,000	\$0	\$597,000	
224900008000	1996	1997		0010	\$0	\$0	\$0	\$0	\$322,400	\$0	\$322,400	
224900008000	1995	1996		0010	\$0	\$0	\$0	\$0	\$322,400	\$0	\$322,400	
224900008000	1994	1995		0010	\$0	\$0	\$0	\$0	\$285,500	\$0	\$285,500	
224900008000	1992	1993		0010	\$0	\$0	\$0	\$0	\$285,500	\$0	\$285,500	
224900008000	1990	1991		0010	\$0	\$0	\$0	\$0	\$237,900	\$0	\$237,900	
224900008000	1988	1989		0010	\$0	\$0	\$0	\$0	\$237,900	\$0	\$237,900	
224900008000	1986	1987		0010	\$0	\$0	\$0	\$0	\$190,300	\$0	\$190,300	
224900008000	1984	1985		0010	\$0	\$0	\$0	\$0	\$190,300	\$0	\$190,300	
224900008000	1982	1983		0010	\$0	\$0	\$0	\$0	\$115,800	\$0	\$115,800	

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KNGPRC224900-0080-099152

224900-0080

D. Good

PAN FT.

BRIDGED

nished

ET INC. \$



EDEN ADD. B-2. L-5
620 - DEXTER AVE.
(GREASE SHED.)

1 DISTRICT

2 ADDITION

EDEN

NAME

0080 19A

SECTION

TWP.

N. RANGE

EWM:

BLOCK

TRACT OR LOT. No.

5

DESCRIPTION

Less for Streets

Bldg "B"

LIMITS

PERMIT No.

3 ADDRESS-PROPERTY

620 Dexter Ave.

CONT. PURCHASER

4 FEE OWNER

Thomas CAPPIN.

5 ARCHITECT

CONTRACTOR

6 BUILDING

shop

Grease Shed Kind

EXTERIOR Frame- Double Kind. Siding Kind

Stucco on Walls. Cornice 2' Tile

CONSTRUCTION

Frame. Double-Good

MISCELLANEOUS

18 Outlets

7 CONDITION: EXTERIOR

Good

INTERIOR

Good

FOUND.

Good

8 MAIN SUPPORT COLUMN

X

FOOTINGS

SPAN

FT.

9 FIRST FL. JOIST

INCH CENTERS BRIDGED

10 BUILDING

Finished

11 GROSS INCOME \$

EXP. \$

NET INC. \$

12

DEPRECIATION

COND.

% OBSLSE.

%

ECON. SUIT.

% TOTAL

30 %

DATE BUILT

1929

REMODELED

No

EFFECTIVE AGE

YEARS

FUTURE LIFE

YEARS

DIMENSIONS

SQUARE FT.

AREA

CUBIC FT.

30 x 37

1110

IMPROVEMENT VALUE

THIS BUILDING

\$

OTHER BUILDINGS

\$

LESS DEPRECIATION

\$

TOTAL

\$ 1760

ASSESSED VALUE 50%

\$ 880

ASSESSED VALUE 90%

\$ 1584

DATE

7/27/37

2400

1200

750

71/1900

K-5700

23

INTERIOR

Post & Beam

Plastered

FLOORS Cement

FIRE PLACE

PLUMBING 4 Fixtures

2 Toilets

2 Basins

TILE WORK

WIRING

HEATING

Stove

ELEVATOR

CEILING HGT.

1st Flr-10'

BASEMENT

FOUNDATION

Concrete

ROOF

Tar & Gravel

Plate Glass 152'

STORE FRONTS

Wood Slat-Stucco BH



F 1914



1 DISTRICT

2 ADDITION

EDEN

NAME

SECTION

NE 30 TWP.

25

N. RANGE

4

EWM: BLOCK

2

TRACT OR LOT NO.

5

46

DESCRIPTION

less per for Streets

19

CODE NO.

PERMIT NO.

3 ADDRESS-PROPERTY 620 Dexter Ave.

CONT. PURCHASER

224 900

0080

4 FEE OWNER

Thomas Cappin

- (5-15-12)

5 ARCHITECT

CONTRACTOR

Bldg. "A"

ORIG. COST
\$

BASEMENT

STORE FRONTS

160' Plate Glass

EXTRA FEATURES

6 BUILDING

Service Station

Large Sash

CONSTRUCTION Frame. Double-Good

Stucco Bulkhead

MISCELLANEOUS 30 Wiring Outlets

1 Story

7 CONDITION: EXTERIOR Good INTERIOR Good FOUND. Good

1 Store

8 MAIN SUPPORT COLUMN X FOOTING Concrete SPAN Ft.

2 Rooms

EXTERIOR

9 FIRST FLOOR JOIST INCH CENTERS BRIDGED

Frame-Double Kind

FOUNDATION

Stucco on walls

Concrete

Encl. canopy -

ROOF

Clay Tile

11 GROSS INCOME \$ EXPENSE \$ NET INCOME \$

12 DEPRECIATION: COND 23 % OBSLSE. % ECON. SUIT. % TOTAL %

YEAR BUILT 1929

REMODELED No

EFFECTIVE AGE 7 YEARS

FUTURE LIFE 23 YEARS

INTERIOR

Post & Beam

Plastered

Ceiled

FLOORS

Cement

FIRE PLACE

PLUMBING

None

TILE WORK

Roof

WIRING

HEATING

Stove

ELEVATORS

CEILING-HEIGHT

First Floor-11'



IMPROVEMENT VALUE

BUILDING \$ 8800
 MAIN BUILDING \$ 1900
 TYPED BUILDINGS \$ 250
 TOTAL \$ 8600
 ASSESSED VALUE 50% \$ 1300

DATE 7/27/37

LAND INFORMATION

1. SIZE 17.50 x 21.50 Level. On Grade. No Alley.

2. STREET-ROAD Graded. Paved.

3. SIDEWALK Concrete Sewer-Yes.

4. LANDSCAPING Lawn. Condition Fair

5. TREND Static VALUE \$ No View. No Waterfront.

6. USE Business.

7. DISTRICT Medium-Old

ZONED- COMMERCIAL

1969-1750-8867

71/3500

C	OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE

FLOOR PLAN 3C 20'x1'

First Floor-11'

620 Dexter Ave.

1. SIZE $\frac{1}{2}$ x 6 Level on Grade.
No Alley.
2. STREET—ROAD Graded. Paved.
3. SIDEWALK Concrete
Sewer—Yes.
4. LANDSCAPING Lawn.
Condition Fair
5. TREND Static VALUE \$
No View. No Waterfront.
6. USE Business.
7. DISTRICT Medium—Old
ZONED—COMMERCIAL

~~1969-1750-8867~~

71/3500

○

C	OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
O								

○

[illegible]

REMARKS Three marquees-very good construction.

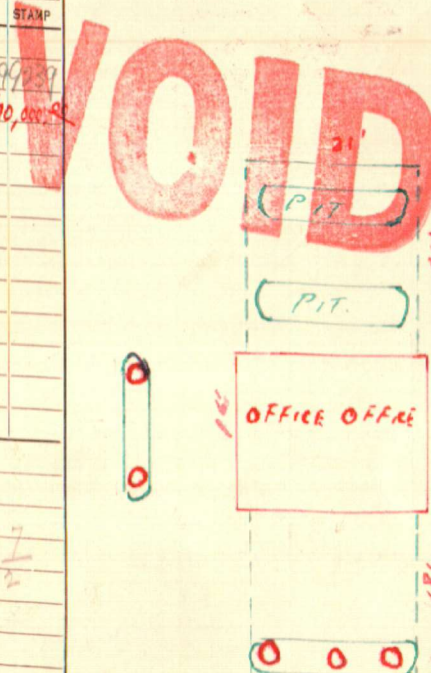
Dimensions:

Area

$$\begin{array}{r} 16 \times 24 \quad) \quad \quad \quad 744 \\ 18 \times 20 \quad) \quad \quad \quad \\ 14 \times 16 \times 2 \quad) \quad \quad 1068 \\ 20 \times 21 \quad) \quad \quad \quad \end{array}$$

also Grease Shed
620 Dexter Ave
5
2 Eden's

FLOOR PLAN JC 20' x 10'





CM

6-19-58

F1114

EDEN

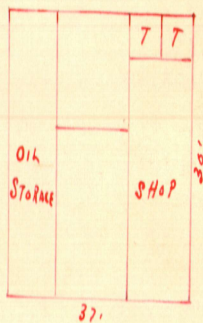
30-25-4

B-2

E546

G20 - DEXTER

②

[illegible]
$$Sc20' = 1''$$


REMARKS

Wash Service Station 600 Dixie
5 Edger

RV1150-18 (DATA ENTRY: RV1100-J) ACCOUNT NO: 224900-0080-0
C/I DATA COLLECTION AND DISPLAY FORM (100) FOLIO: 01915- -
LOG/DATE: DS2 03/04/96 LAST UPDATE: 03/04/96 BY: WHU
LEVY CODE: 0010 APPR ID: MO DA YR
TAX STATUS: EXEMPT
Q/SC/TW/RG: NE/30/25/04

LAND USE: 931 PROP NAME: VACANT LAND
VACANT LAND-IN (105)
PROPERTY ADDRESS: 702 ROY #VAC ST
(110) RB NUM FR PR STREET NAME TY SU

(112) COMMERCIAL/INDUSTRIAL LAND RECORD

ZONING JURIS/	SEATTLE	% USABLE/	100
ZONE ACTUAL/	C265	TOPOGRAPHY/	LEVEL
ZONE CODE/	COMML	SHAPE/	IRREGULAR
LOT SIZE/	17,056.00	ACCESS/	STANDARD
UNIT/S A	SQFT	VISUAL EXPOSURE/	STANDARD
CORNER LOT/Y N	YES	OPEN SPACE CLASS.	NO
WATERFRONT ON/	NONE	RESTRICTIVE CONDITIONS/Y N	NO
		CONTAMINATED PROP NO HW HC UT AS	NO

(335) PERMIT ACTIVITY

ACT	BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
---					%
---					%
ADD					%

(510) DEL ALL BLDGS / / PROPERTY WIDE IMPROVEMENTS SUMMARY

DESC:	TOTAL BLDGS ON PROPERTY/	0
YEAR BLT/	GROSS AREA (ALL BLDGS)/	0
EFF YEAR/	NET AREA (ALL BLDGS)/	0
LOT COVERAGE/	MULTI-USE/Y N	
NUMBER OF UNITS/	MULTI-PARCEL PROP/Y N	

(500) INDIVIDUAL BUILDING DETAILS

BLD	CL	QU	DESCRIPTION	NU	GROSS	NET	%	HE	SP	
NUM	AS	AL		ST	AREA	AREA	YB/EY	CMP	AT	KL
#1										N
#2							/			N
#3							/			N
#4							/			N

(520) INTERIOR SECTION DETAILS

BLD#	SECT 1	SECT 2	SECT 3	SECT 4
	AREA STR-HT	AREA STR-HT	AREA STR-HT	AREA STR-HT
1				
2				
3				
4				

(589) ACCESSORY IMPROVEMENT SUMMARY

ACT	ENT	DESCRIPTION	ACT	ENT	DESCRIPTION
/	(1)		/	(2)	

(160) COMMENTS

RV1150-3 (DATA ENTRY: RV1100-5)
C/I PROPERTY VALUE SUMMARY RECORD

ACCOUNT NO. : 224900-0080-0

LOG/DATE : 210 10/12/96
STATUS : CURRENT 10/12/96
BLDG.CNT : 00
COMP.TYPE : 0
CNDO/TWN H:

FOLIO NO. : 01915- -
SEC-TWN-RNG : NE-30-25-04
AREA : 210
LEVY CODE : 0010
TAX STATUS : EXEMPT

* ACTION CODE

- 1. COST COMP WITHOUT COMP SHEET
- 2. COST COMP WITH COMP SHEET
- 3. FINAL VALUE/DATA UPDATE
- 4. REVIEW WITHOUT VALUE CHANGE
- 5. REVIEW WITH VALUE CHANGE
- 6. NO VALUE CHANGE, MOVE TO STATIC

10-21-96

* 150 * REVIEW STATUS

EXEMPT-OWNER 08/30/83

MAINTENANCE REVALUE, POST TO __ ROLL

* 130 * VALUE SUMMARY

CONTROL VAL 000322400 SEQ 01 ---

ROLL	LAND	IMP	RLYR	CO#	DATE	TYPE	APR	REVAL
	322400	0	97	09/20/96				
LAST	322400	0	TOTAL	09/03/96		P	DWI	RVR
APR	-----	-----	-----	-----	-----	-----	-----	-----
RVR	-----	-----	-----	-----	-----	-----	-----	-----

NEW CONSTRUCTION _

* 335 * BUILDING PERMIT ACTIVITY

ADD	BLDG	TYPE	PERMIT DATE	VALUE	% COMPLETE
---	---	---	---/---/---	-----	----- %

* LAST COST INDEX UPDATE 01/01/77

* 125 * LAND VALUE SUMMARY

CHG	LINE	DESCRIPTION	ASFZ SQFT	UNIT VALUE \$25.00	SIZE 9518.	VALUE \$237900
---	---	-----	---	-----	-----	-----
---	---	-----	---	-----	-----	-----
---	---	-----	---	-----	-----	-----
---	---	-----	---	-----	-----	-----
---	---	-----	---	-----	-----	-----

LAND VALUE TOTAL \$237900

* 160 * NOTE:

*
*
*

JOB RV1100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 224900-0080-0
RPT RV1150-20 PRINTED ON: 03/26/94 FOLIO: 01915- -
PROP NAME: VACANT LAND Q-S-T-R: NE-30-25-04
PROP ADDR: 702 ROY #VAC ST AREA: 210 LUC: 931
CLASS: QUAL: TAX STATUS: X
YR-BLT/EFF-YR: / #STY: #UNITS: LOG/DATE: 210 03/26/94
GBA/NRA: / AVG-UNIT-SIZE: SEG-MERGE DATE:

ECONOMIC INCOME										COST APPROACH									
USE	AREA	RATE	GROSS	VCL	EXP	NET	INC	OCC#	CL	RANK	STY	HT	ELEV	SPR	PERIM	CODE	CODE	CODE	CODE
		\$						#STY											
		\$						HEAT											
		\$						AREA											
		\$						MISC											
		\$																	
		\$																	

ECONOMIC INCOME APPROACH										ACCY IMPS									
NET INCOME																			
LESS PER. PROP. INCOME																			
LESS LAND INCOME																			
LAND VALUE																			
NET IMPROVEMENT INCOME																			
CAPITALIZATION RATE																			
INT + TAX + RECAP																			
CAPITALIZED IMP. VALUE																			
LAND VALUE																			
EXCESS LAND/ADD LAND																			
TOTAL BY INCOME APPROACH																			

OTHER VALUE INDICATORS										M&S BASE									
NET INC () / ()																			
GR INC () X ()																			
UNITS () X ()																			
GBA () X ()																			
RA () X ()																			

LAND										STY/BLDG AREA FIN COST RCN-BLDG#1									
ZONE/TYPE	AREA	\$/SF	VALUE																
TOTAL	9518.00SF																		
RATIOS:	(SF LAND) / (SF GBA)																		
	(SF LAND) / (SF RA)																		
SELECTED VALUE																			
APPRaiser	LAND	\$																	
DATE	IMPS	\$																	
	TOTAL	\$																	
	/UNIT	OR	\$																

SALES & COMPARABLES										REMARKS									
PARCEL #	E-NUMBER	SALES	PRICE	VC	DATE	\$/RA													

APPEAL ACTIVITY										OTHER APPEALS:									
PETITION	CHG ORDER	DATE	FROM-LAND	TO-LAND	FROM-IMPS	TO-IMPS													

COMMENTS

```

**JOB RV1100          C/I PARCEL VALUE ANALYSIS WORKSHEET  PARCEL NO: 224900 0070-0
RPT RV1150-20          PRINTED ON: 03/26/94                FOLIO: 01915- -
PROP NAME:  VACANT LAND                                     Q-S-T-R:  NE-30-25-04
PROP ADDR:   700          ROY #VAC                          AREA: 210  LUC: 931
CLASS:              QUAL:                                     TAX STATUS: X
YR-BLT/EFF-YR:  /      #STY:          #UNITS:              LOG/DATE: 210 03/26/94
GBA/NRA:        /      AVG-UNIT-SIZE:  SEG-MERGE DATE:

```

USE	AREA	RATE	GROSS	VCL	EXP	NET	INC	OCC#	STY	HT	CL	RANK
		\$						#STY				AGE
		\$						HEAT	ELEV		SPR	
		\$						AREA			PERIM	
		\$						MISC	CODE			SF
		\$							CODE			SF
		\$							CODE			SF

** ** * ECONOMIC INCOME APPROACH * * * *		* * * * *				
NET INCOME	-----	* ACCY IMPS	AREA	COST	DEP	RCNLD
LESS PER. PROP. INCOME	-----	* -----	-----	-----	-----	-----
LESS LAND INCOME	-----	* -----	-----	-----	-----	-----
-----X(-----+-----)	=	* -----	-----	-----	-----	-----
LAND VALUE INT + TAX	-----	* -----	-----	-----	-----	-----
NET IMPROVEMENT INCOME	-----	* -----	-----	-----	-----	-----
CAPITALIZATION RATE	-----	* -----	-----	-----	-----	-----
-----+-----+-----	=	* -----	-----	-----	-----	-----
INT + TAX + RECAP	-----	* M&S BASE	-----	-----	-----	-----
CAPITALIZED IMP. VALUE	-----	* HEAT	-----	-----	-----	-----
LAND VALUE	-----	* SPRINKLER	-----	-----	-----	-----
EXCESS LAND/ADD LAND	-----	* ELEVATOR	-----	-----	-----	-----
TOTAL BY INCOME APPROACH \$	-----	* TOT BASE	-----	-----	-----	-----
= \$	-----/SF	* STY FACT	-----	-----	-----	-----

OTHER VALUE		INDICATORS		HGT FACT		AREA FACT	
NET INC () / ()	OAR=						
GR INC () X ()	GRM=						
UNITS () X ()	\$ / UNIT=						
GBA () X ()	\$ / SF=						
RA () X ()	\$ / SF=						

ZONE/TYPE	AREA	\$/SF	VALUE	STY/BLDG	AREA	FIN COST	RCN-BLDG#
---	---	---	=\$	---	---	---	---
---	---	---	=\$	---	---	---	---
---	---	---	=\$	---	---	---	---
TOTAL	1230.00SF	---	=\$	SUB TOTAL	---	---	---
RATIOS:	(SF LAND) / (SF GBA)	=	.0	PHYSICAL DEPRECIATION	---	---	---
	(SF LAND) / (SF RA)	=	.0	ECON-FUNCT OBSOLESCENCE	---	---	---
***** SELECTED VALUE*****				DEPRECIATED IMP VALUE	---	---	---
APPRaiser <i>WHU</i>	LAND \$		<i>36900</i>	ACCESSORY IMPS (SEE ABOVE)	---	---	---
DATE <i>5-15-74</i>	IMPS \$		---	TOTAL IMPROVEMENTS	---	---	---
	TOTAL \$		---	LAND	---	---	---
=\$	/UNIT	OR	=\$	TOTAL BY COST APPROACH	---	---	---
*****	*****	*****	*****			=\$	7SE

PARCEL #	E-NUMBER	SALES	PRICE	VC	DATE	\$/RA	REMARKS

PETITION	CHG ORDER	DATE	APPEAL ACTIVITY	FROM-LAND	TO-LAND	FROM-IMPS	TO-IMPS

* * * * * OTHER APPEALS:
* * * * * COMMENTS * * * * *

* * * * * OTHER APPEALS: * * * * *

PARCEL NO: 224900-0070-0
FOLIO: 01915- -
Q-S-T-R: NE-30-25-04
AREA: 210 LUC: 931
TAX STATUS: X
LOG/DATE: 210 12/15/90
SEG-MERGE DATE:

RDY #VAC ST
QUAL: ~~X~~ AVERAGE
#STY: ~~99~~ #UNITS:
AVG-UNIT-SIZE:

*JOB RVI100 C/I P
RPT RVI150-20
PROP NAME: VACANT LAND
PROP ADDR: 700
CLASS: PREFAB STEEL
YR-BLT/EFF-YR: 827
GBA/NRA: /

ECONOMIC INCOME										COST APPROACH			
USE	AREA	RATE	GROSS	VCL	EXP	NET	INC	OCC#	CL	RANK			
		\$						#STY	STY HT	EFF	AGE		
		\$						HEAT	ELEV	SPR			
		\$						AREA		PERIM			
		\$						MISC	CODE			SF	
		\$							CODE			SF	
		\$							CODE			SF	

* * * * * ECONOMIC INCOME APPROACH * * * * *				CODE					SF
NET INCOME	-----	*	* * * * *	ACCY IMPS	AREA	COST	DEP	RCNLD	
LESS PER. PROP. INCOME	-----	*							
LESS LAND INCOME	-----	*							
-----X(-----+-----) =	-----	*							
LAND VALUE INT + TAX	-----	*							
NET IMPROVEMENT INCOME	-----	*							
CAPITALIZATION RATE	-----	*							
-----+-----+----- =	-----	*							
INT + TAX + RECAP	-----	*		M&S BASE					
CAPITALIZED IMP. VALUE	-----	*		HEAT	-----	-----	-----	-----	
LAND VALUE	-----	*		SPRINKLER	-----	-----	-----	-----	
EXCESS LAND/ADD LAND	-----	*		ELEVATOR	-----	-----	-----	-----	
TOTAL BY INCOME APPROACH \$	-----	*		TOT BASE	-----	-----	-----	-----	
= \$-----/SF		*		STY FACT	-----	-----	-----	-----	

***** OTHER VALUE INDICATORS*****				RGY FACT	-----	-----	-----	-----
NET INC(	)/(	)OAR=	-----	AREA FACT	-----	-----	-----	-----
GR INC (	)X(	)GRM=	-----	REF COST	-----	-----	-----	-----
UNITS(	)X(	)\$/UNIT=	-----	COST MULT	-----	-----	-----	-----
GSA (	)X(	)\$/SF=	-----	LCL MULT	-----	-----	-----	-----
RA (	)X(	)\$/SF=	-----	FINAL COST	-----	-----	-----	-----
*****	*****	*****	*****	STY/BLOG	AREA	FIN COST	RCN-BLDG#1	-----
ZONE/TYPE	AREA	\$/SF	VALUE	*****	-----	-----	-----	-----

		= \$	*
		= \$	*
TOTAL	1230.00SF	30 = \$	* SUB TOTAL
RATIOS:	(SF LAND)/(SF GBA) = .0	= \$	* PHYSICAL DEPRECIATION
	(SF LAND)/(SF RA) = .0		* ECON-FUNCT OBSOLESCENCE
***** SELECTED VALUE *****			* DEPRECIATED IMP VALUE
APPRAISER	Who	LAND \$ 36900	* ACCESSORY IMPS(SEE ABOVE)
DATE	2-11-97	IMPS \$	* TOTAL IMPROVEMENTS
		TOTAL \$	* LAND
			* TOTAL BY COST APPROACH
= \$	/UNIT	OR = \$	= \$
		/SF	/SF

PARCEL #	E-NUMBER	SALES PRICE	VC	DATE	\$/RA	REMARKS

PETITION	CHG ORDER	DATE	FROM-LAND	TO-LAND	FROM-IMPS	TO-IMPS
----------	-----------	------	-----------	---------	-----------	---------

* * * * * OTHER APPEALS: * * * * *

05

[illegible]

YEAR	PRINCIPAL BUILDING	OTHER BUILDINGS	ACCESSORY IMPROVEMENTS	TOTAL IMPROVEMENTS	LAND	TOTAL APPRAISED VALUE	REASON FOR APPRAISAL

***East-Adjoining Properties
800 Roy Street Parcel***



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PARCEL DATA

Parcel	408880-3530	Jurisdiction	SEATTLE
Name	SEATTLE CITY OF SCL	Levy Code	0010
Site Address	800 ALOHA ST 98109	Property Type	C
Geo Area	32-20	Plat Block / Building Number	82 &
Spec Area	0-0	Plat Lot / Unit Number	PORTION
Property Name	SEATTLE PARKS & REC MAINTENANCE	Quarter-Section-Township-Range	NE-30-25-4

Legal Description

LAKE UNION SHORE LANDS ADD BLK 8 EDEN ADDITION LY WLY OF LAKE UNION SHORE LANDS ADD TGW PORTION LOTS 1 THRU 4 BLK 80 & LOTS 1 THRU 5 BLK 82 IN LAKE UNION SHORE LANDS ADD ALL LY WLY OF ALLEY TGW PORTION VACATED BROAD ST ADJ

LAND DATA

Highest & Best Use As If Vacant	COMMERCIAL SERVICE	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Office Building	Restrictive Size Shape	NO
Base Land Value SqFt	150	Zoning	SM-65
Base Land Value	10,053,700	Water	WATER DISTRICT
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	12/6/2011	Road Access	PUBLIC
Base Land Value Tax Year	2013	Parking	
Land SqFt	67,025	Street Surface	
Acres	1.54		

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	
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

Nuisances

Topography	NO
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO
---------------	----

BUILDING

Building Number	1
Building Description	MAINTENANCE SHOP



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Number Of Buildings Aggregated	1
Predominant Use	GARAGE, SERVICE REPAIR (528)
Shape	Rect or Slight Irreg
Construction Class	MASONRY
Building Quality	AVERAGE
Stories	2
Building Gross Sq Ft	50,292
Building Net Sq Ft	22,536
Year Built	1926
Eff. Year	1965
Percentage Complete	100
Heating System	HOT WATER
Sprinklers	No
Elevators	

Picture of Building 1



Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	GARAGE, SERVICE REPAIR (528)		1	16		21,956	21,956
2	BASEMENT, UNFINISHED (703)		1	16		27,756	0
3	OPEN OFFICE (820)		1	16		580	580



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
408880353003	2011	2012		0010	\$10,053,700	\$1,000	\$10,054,700	\$0	\$0	\$0	\$0	EX
408880353003	2010	2011		0010	\$10,053,700	\$1,000	\$10,054,700	\$0	\$0	\$0	\$0	EX
408880353003	2009	2010		0010	\$10,053,700	\$491,000	\$10,544,700	\$0	\$0	\$0	\$0	EX
408880353003	2008	2009		0010	\$9,718,600	\$1,000	\$9,719,600	\$0	\$0	\$0	\$0	EX
408880353003	2007	2008		0010	\$8,043,000	\$1,000	\$8,044,000	\$0	\$0	\$0	\$0	EX
408880353003	2006	2007		0010	\$7,372,700	\$1,000	\$7,373,700	\$0	\$0	\$0	\$0	EX
408880353003	2005	2006		0010	\$6,702,500	\$1,000	\$6,703,500	\$0	\$0	\$0	\$0	EX
408880353003	2004	2005		0010	\$6,702,500	\$1,000	\$6,703,500	\$0	\$0	\$0	\$0	EX
408880353003	2003	2004		0010	\$6,032,200	\$1,000	\$6,033,200	\$0	\$0	\$0	\$0	EX
408880353003	2002	2003		0010	\$6,032,200	\$1,000	\$6,033,200	\$0	\$0	\$0	\$0	EX
408880353003	2001	2002		0010	\$6,032,200	\$1,000	\$6,033,200	\$0	\$0	\$0	\$0	EX
408880353003	2000	2001		0010	\$4,356,600	\$1,000	\$4,357,600	\$0	\$0	\$0	\$0	EX
408880353003	1999	2000		0010	\$4,021,500	\$1,000	\$4,022,500	\$0	\$0	\$0	\$0	EX
408880353003	1997	1998		0010	\$0	\$0	\$0	\$0	\$3,351,300	\$1,000	\$3,352,300	
408880353003	1996	1997		0010	\$0	\$0	\$0	\$0	\$1,340,500	\$581,000	\$1,921,500	
408880353003	1995	1996		0010	\$0	\$0	\$0	\$0	\$1,340,500	\$581,000	\$1,921,500	
408880353003	1994	1995		0010	\$0	\$0	\$0	\$0	\$819,000	\$580,000	\$1,399,000	
408880353003	1992	1993		0010	\$0	\$0	\$0	\$0	\$1,228,500	\$1,000	\$1,229,500	
408880353003	1990	1991		0010	\$0	\$0	\$0	\$0	\$819,000	\$2,000	\$821,000	
408880353003	1988	1989		0010	\$0	\$0	\$0	\$0	\$819,000	\$19,600	\$838,600	
408880353003	1986	1987		0010	\$0	\$0	\$0	\$0	\$614,200	\$19,600	\$633,800	
408880353003	1984	1985		0010	\$0	\$0	\$0	\$0	\$614,200	\$19,600	\$633,800	
408880353003	1982	1983		0010	\$0	\$0	\$0	\$0	\$332,700	\$19,600	\$352,300	

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Parcel Number: 408880-3530

Building - Current Image(s)	Building Number
	1
	1

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KNGPRC224900-0320-099178

224900-0320

26)	
FOUND.	Good
SPAN	
INTERS BRIDGED	
INCOME \$	
IT.	% TOTAL

nc.

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inks Dble.
rinals

Complete



DIMENSIONS

X

X

SQUARE FT.

AREA CUBIC FT.

55156

938919

IMPROVEMENT VALUE

BUILDING	\$
MAIN BUILDING	
LESS DEPRECIATION	\$ 169,380
OTHER BUILDINGS	\$ 200
DEPRECIATION	
TOTAL	\$ 169,580
OTHER BUILDINGS	
ASSESSED VALUE 50%	
ASSESSED VALUE 50%	\$ 84,790
DATE	8/27/27
LAND INFORMATION	
1. SIZE	see over
	X
	Level-On Grade 22600
2. STREET—ROAD	Graded-Paved
	No Alley
3. SIDEWALK	Conc.
	Sewage-Sewer
4. LANDSCAPING	None
5. TREND	Static VALUE \$

ADDRESS: 804- Roy St. *Eden* 22490, NAME *032069*
 EWM: BLOCK 8 TRACT OR LOT NO.
 Ex. por. cov. by Lake Union Shore Lands Plat
 ADDRESS—PROPERTY
 FEE OWNER *Puget Sound Light & Power Co. (4-22-26)*
 ARCHITECT CONTRACTOR

BASEMENT Concrete	Full	STORE FRONTS None	EXTRA FEATURES None
FOUNDATION Concrete		EXTERIOR Stucco on Conc. Reinfd. Conc. Cast Stone Trim	CONSTRUCTION Rein. Conc. Solid-Med.
ROOF			MISCELLANEOUS
			7 CONDITION: EXTERIOR Good INTERIOR Good FOUND. Good
			8 MAIN SUPPORT COLUMN X FOOTING SPAN FT.
			9 FIRST FLOOR JOIST INCH CENTERS BRIDGED
			10 BUILDING Finished
			11 GROSS INCOME \$ EXPENSE \$ NET INCOME \$
			12 DEPRECIATION: COND. 18 % OBSLSE. % ECON. SUIT. % TOTAL %
			YEAR BUILT 1926 REMODELED
			EFFECTIVE AGE 11 YEARS FUTURE LIFE 49 YEARS
			DIMENSIONS X X SQUARE FT. AREA CUBIC FT.
			55156 938919

6 BUILDING
 Pub. Utilities
 Warehouse
 1 Story
 7 Rns.

INTERIOR
 7 Pl.

FLOORS
 7 Fir Over Conc.
 FIRE PLACE
 None
 PLUMBING 20 Fixtures--Med.
 8 Toilets 5 Sinks Dble.
 2 Basins 5 Urinals
 TILE WORK
 None

WIRING 2
 HEATING
 Steam, Auto Complete

ELEVATORS None
 Bsmt. 17'
 CEILING—HEIGHT
 Bsmt. 17'



IMPROVEMENT VALUE
 BUILDING \$
 LESS DEPRECIATION \$ 169380
 OTHER BUILDINGS \$ 200
 TOTAL \$ 169580
 ASSESSED VALUE 50% \$ 84790
 DATE 8/27/27
 LAND INFORMATION
 1. SIZE *See over*
 Level-On Grade 226000
 2. STREET—ROAD Graded-Paved
 No Alley
 3. SIDEWALK Conc.
 Sewage-Sewer
 4. LANDSCAPING None
 5. TREND Static VALUE \$
 6. USE Ind.
 7. DISTRICT Med. Old

C	OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
	New incinerator built in rear of building, constructed of brick, concrete foundation, and lined with fire brick.							

ZONED MFG

FLOOR PLAN

TILE WORK

None

WIRING 2

HEATING

Steam, Auto Complete

ELEVATORS None

Bsmt. 17'

CEILING—HEIGHT

Bsmt. 17'



LAND INFORMATION

1. SIZE X
2. STREET ROAD Graded-Paved
3. SIDEWALK Conc.
4. LANDSCAPING None
5. TREND Static VALUE \$ 226,000
6. USE Ind.
7. DISTRICT Med. Old

○

[illegible]

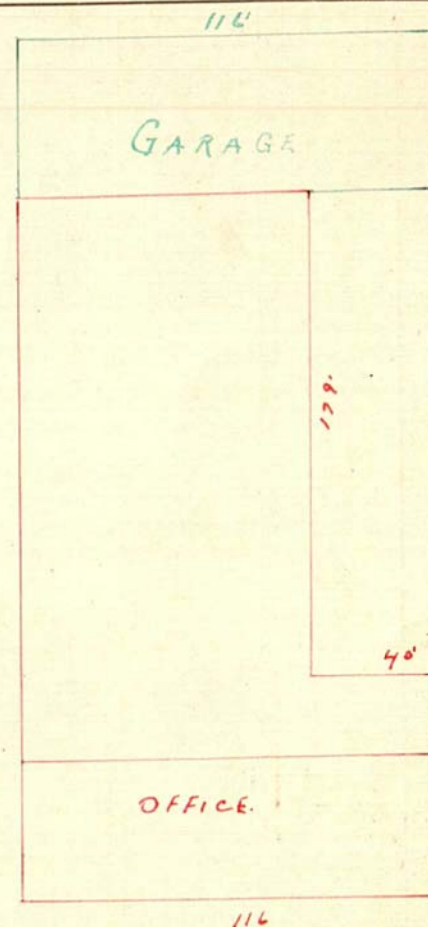
○

[illegible]

REMARKS

ZONED MFG

FLOOR PLAN



SECTION N. E. 30

TWP. 25

RANGE 4

LAND CLASSIFICATION AND SEGREGATION

TAX LOT NO.

PARCEL NO.

LOT NO.

BLOCK NO.





KNNGPRC408880-3445-206058

0-3445

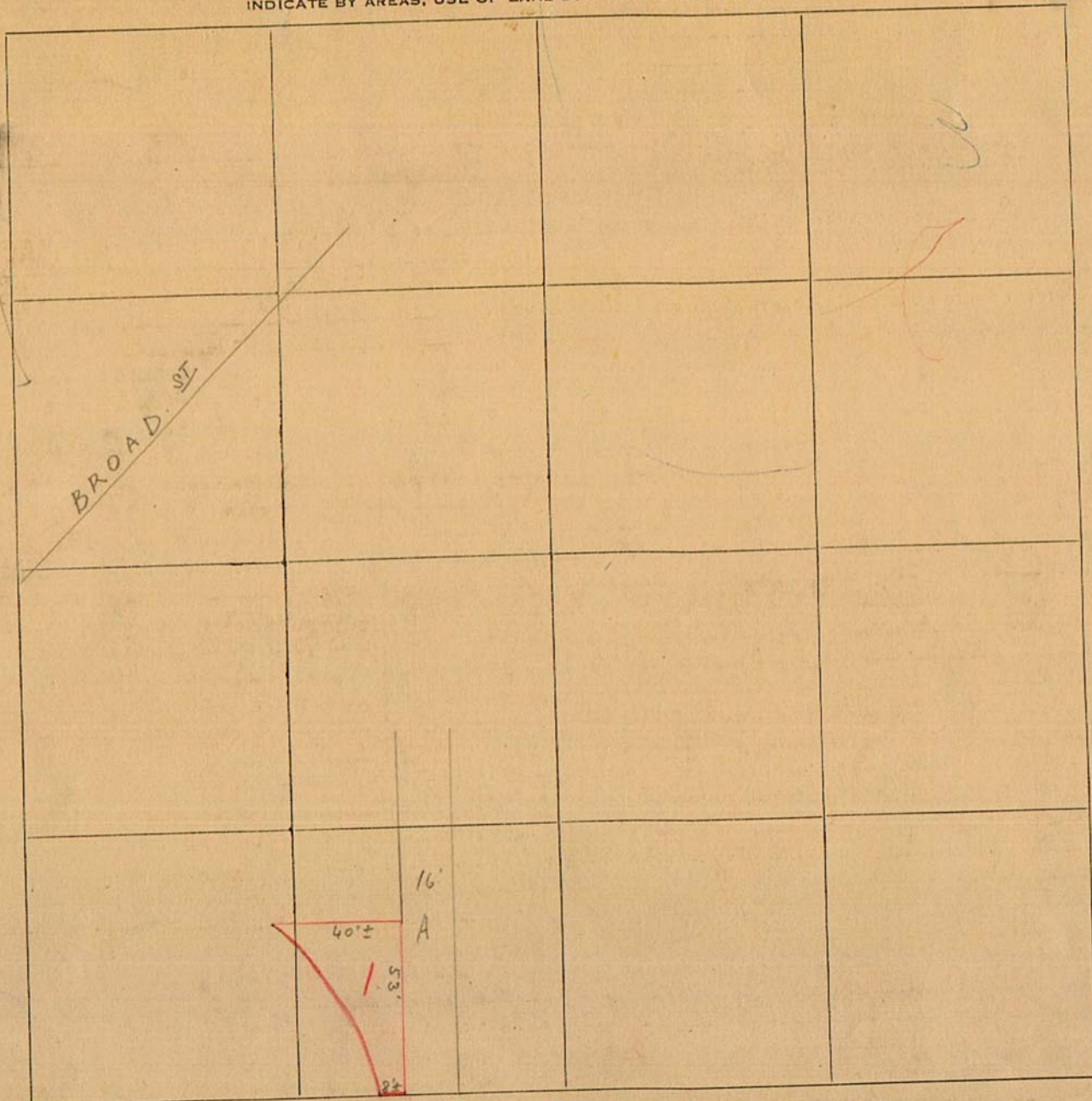
LAND CLASSIFICATION AND SEGREGATION

THIS SQUARE INDICATES 8061 ACRES

INDICATE BY AREAS, USE OF LAND BY MARKS AND TYPE BY LETTERS

SECTION NE 30
TWP 25 N
RANGE 4 E

TAX LOT NO. _____
PARCEL NO. _____



AERIAL PHOTO _____
QUARTER MAP _____
PLAT MAP #2607

LAND USE	ACRES
111 CULTIVATED	_____
# PASTURE	_____
00 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	_____

ROY ST

IF USED AS $\frac{1}{4}$ SECT. SCALE ONE INCH 400 FEET OR 160 ACRES OR 2640 FEET
IF USED AS $\frac{1}{4}$ OF $\frac{1}{4}$ " SCALE ONE INCH 200 FEET OR 40 ACRES OR 1320 FEET
IF USED AS $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ " SCALE ONE INCH 100 FEET OR 10 ACRES OR 660 FEET



KNGPRC408880-3490-206060

408880-3490

ved

NT STREET

ID

1. DISTRICT

2. ADDITION Lake Union Shore Lands

40888

3490

91

LIMITS

CODE NO

SECTION TWP. N. RANGE EWM. BLOCK 80 TRACT OR LOT NO. 5

DESCRIPTION

Per Vac. Broad St. ly W. of Alley

408880-3490 X

0010

3. ADDRESS OF PROPERTY

804 Ray St.
PUGET, SD, LY P. CO.

CONTRACT PURCHASER

4-23-26

4. FEE OWNER

LAND INFORMATION

1. SIZE OF TRACT OR LOT X TOPOGRAPHY level GRADE on grade FT. 2. STREET-ROAD graded SURFACE pavedALLEY no 3. SIDEWALK concrete SEWAGE sewer WATER city PUMP DRAINAGE 4. LANDSCAPING none CONDITION 5. TREND static VALUE OF LOT \$ FRONT STREETFACTOR \$ SIDE STREET FACTOR \$ DEPTH FACTOR \$ CREDIT 6. USE industrial7. DISTRICT medium-old

ASSESSED VALUE LAND

LAND USE	SOIL TYPE	CROPS-TIMBER STAND	NO. ACRES	VALUE ACRE	VALUE
				\$	\$
					\$
					\$
					\$
					\$

O LAND SIZE X TOTAL \$

C OWNER OR CONTRACT PURCHASER DATE FILE NO. PRICE MTGE. STAMP

City Light

DISTRICT: ROAD

SCHOOL

WATER FIRE

Seattle 1

METRO

LOT	\$
UNIMPROVED ACRES	\$
IMPROVED ACRES	\$
OTHER LANDS	\$
TIMBER	\$
TOTAL ASSESSED VALUE 50% \$	\$
DATE	

REMARKS

Old G.V. to Block 8. Ex. pt.
cont. by Lake Union Shorelands plat
of Eden Add.

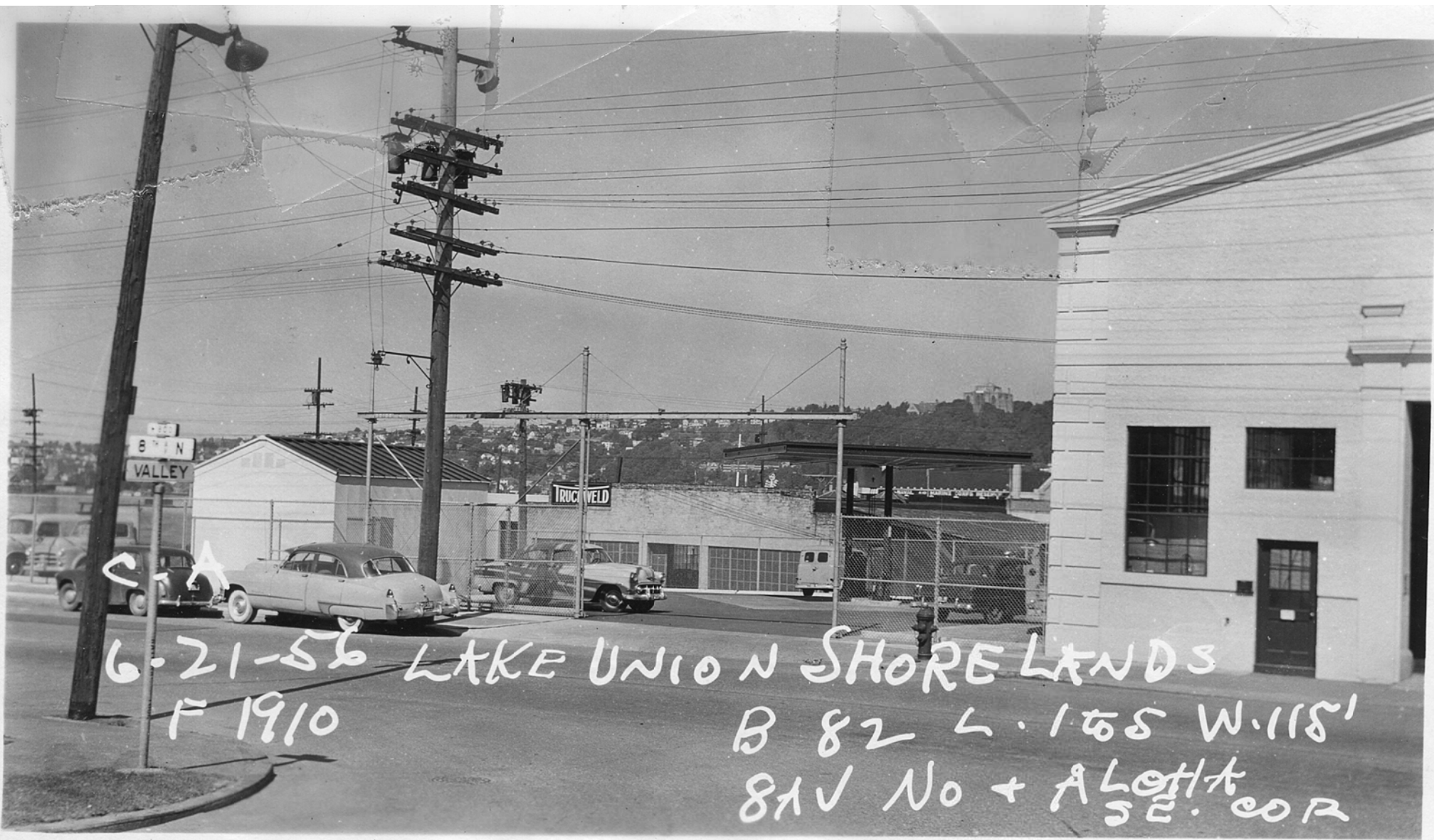
ASSESSED VALUE		DECREASE OR INCREASE IN ASSESSED VALUATION				LAND	
YEAR	AC.	LAND	DATE	BY	REASON	DECREASE	INCREASE
1938					OPERATING PROPERTY		
1941			8-45	W			
19			4-57	Thy	EXEMPT		
1972	1670		4-57	all	RV-0		
19							
19							
19							
9							
9							
9							
9							



KNGPC408880-3530-206064

408880-3530

Pem.



C-A

6-21-56 LAKE UNION SHORELANDS

F 1910

B 82 L. 165 W. 115'

8th N + A Lot 14
SE. cor

OLIC
1910
PERMIT NO.
439929
DATE
10/4-55

ADDITION LAKE UNION SHORE LANDS
Section 30 Twp. 25 Range 4 Ewm. Block 82 Lot or 1-5
Tax Lot Tract W. 15.73'
Address S.E. COR 8 AVE. N. & ALONA.

Per L: 1-5 L.W. of alley
+ per Vac. Broad St.

Fee Owner CITY LIGHT. Architect Floor Plan: Good Accept. X Good
Condition of Exterior Interior 9 Foundation 2

USE WHSE & PARKING
1 No. Stories
1 No. Stores
No. Rooms
Basement
No. Offices
No. Apartments
1 rm. 2 rm. 3 rm.
4 rm. 5 rm. 6 rm.

TYPE OF CONSTRUCTION
X Frame
X Single Double
Ordinary Masonry
Mill Construction
Class A Rein. Con.
X Stru. Steel and
Tile Brick
Con. Rein. Con.
Good Med. Cheap

FOUNDATION
Mud Sills
Post and Pier
Brick
X Concrete
Pile

BASEMENT
Full %
Sub-Basement
Size
Garage No. Cars
Floors
Plastered
Living Rooms
Service Rooms

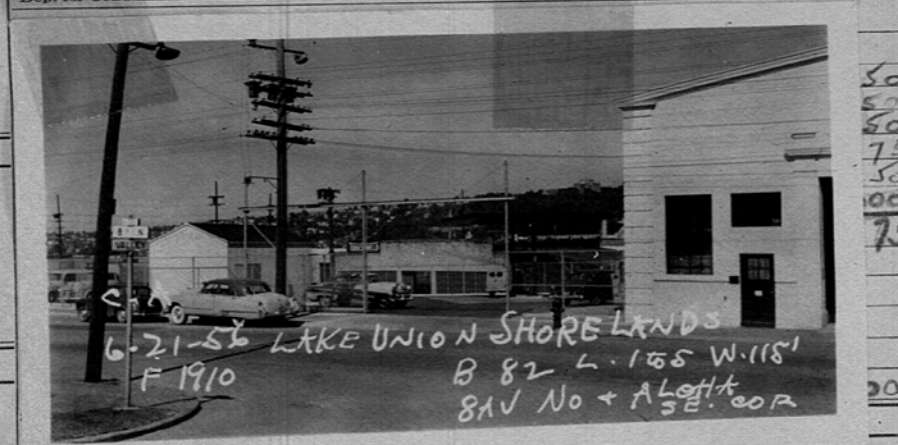
EXTERIOR WALL CONST.
X Single Double
2" x 4" Stud Walls
2" x 6" Stud Walls
Brick Walls
Brick with Pilasters
X STEEL
Concrete Walls
Con. with Pilasters
Tile Walls
Rein. Con. Skel.
Filler Walls
Laminated Walls

EXTERIOR FACING
X Siding Shingles
Shakes Stucco
X STEEL Kind
Stone Cast S.
Terra Cotta
Struct. Glass
Trim

FLOOR CONSTRUCTION
Joint Con. Size
O.C. In Bridg.
Mill Construction
Rein. Con.

ROOF CONSTRUCTION
X Frame Lam
Mill Construction
Rein. Concrete
No. Trusses
Wood Steel
ROOFING MATERIAL
Or X METAL
Tar and Gravel

Date Built 1955
Effective Age Years
Dep. for Cond. Dep. for Ob. Dep. for Es. Total



200 gal tank
8' Fence
B Top
4000 - gal TANKS
Hoists: Elec Hyd.

INTERIOR WALLS
Stud and Plaster
Lam. Plastered
Plywood
Ceiled
Plaster Board
X Painted
Stain Varnish
Kalsomine
Whitewashed
Unfinished

INTERIOR TRIM
Fir
Mah. Oak
X Metal
METAL Doors
O Windows
Stained
Varnished
Painted
Unfinished

FLOOR FINISHES
Fir Maple
Oak 2"x6" T&G
Lino. 3"x6" T&G
X Cement
Terrazzo
Raeolith
Tile

Tile Lino.
Baths Fl. Walls
Sq. Ft. Floors
Sq. Ft. Walls
Lin. Ft. Dr. Bds.
Sq. Ft. Floors
Sq. Ft. Walls
Lin. Ft. Dr. Bds.
Kit's Fl. Walls

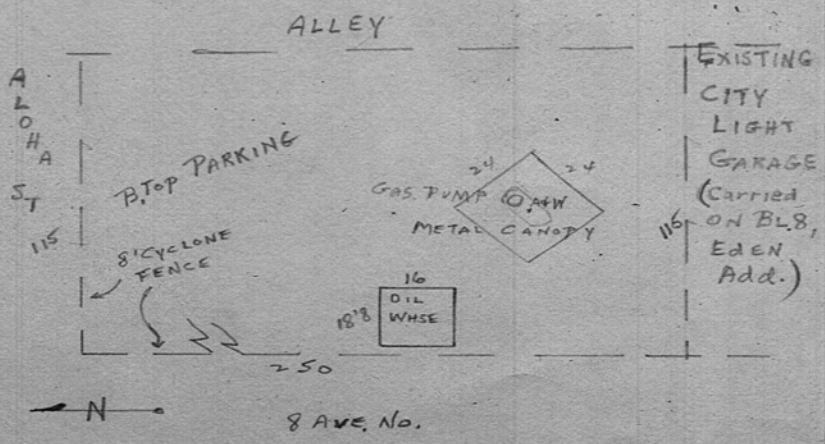
C. H.
Treated Piles, Timb
Untreated
Treated Piles only
Average Length
Paved
Knobe & Tube
Flex. Cable
Conduit
Power Wiring
Range Wiring
No. Outlets

GROUND FLOOR AREA 299
TOTAL FLOOR AREA
B
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

Plumbing
No. Fixtures
Toilets
Tube, Leg or Pem.
Basins, Ped.
Sinks
Urinals
Showers (Tub) (Stall)
Laundry Trays
H. W. Tank Fl. Drains
Sprink. Sys. No. Hds.

HEATING
Stove
Pipeless Furnace
Gravity H. A.
Air Cond., Fan
Suspended Gas, Hot Water
Steam Heat
Hot Water
Oil Burner

Year Assessed Value
1957 3800 A56
1970 4000 - HA '68
8000



Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S. F. Area	Factor	Value	% Dep.	Deprec.	Net Value
Garage					x			\$		\$	\$
					x			\$		\$	\$
					x			\$		\$	\$
					x			\$		\$	\$

1 DISTRICT
2 ADDITION
SECTION TWP. N. RANGE EWM! BLOCK 82 TRACT OR LOT NO. 40888
DESCRIPTION less por E of ally; less por for alley
CODE NO. Por Lots 1-2-3-4-5-14 W of ally & por Vac Broad St
3 ADDRESS-PROPERTY SE Cor of 8th Ave & Aloha St. CONT. PURCHASER
4 FEE OWNER Puget S.D. P. & L. Co. 4-23-26
5 ARCHITECT CONTRACTOR

ORIG. COST. \$
6 BUILDING warehouse
1 story
1 store
BASEMENT none
STORE FRONTS
EXTRA FEATURES
CONSTRUCTION open; special
MISCELLANEOUS
7 CONDITION: EXTERIOR fair INTERIOR fair FOUND. good
8 MAIN SUPPORT COLUMN x FOOTING SPAN FT.
9 FIRST FLOOR JOIST INCH CENTERS BRIDGED
10 BUILDING finished
11 GROSS INCOME \$ EXPENSE \$ NET INCOME \$
12 DEPRECIATION: COND. 34 % OBSLSE. % ECON. SUIT. % TOTAL %
YEAR BUILT 1924 REMODELED no
EFFECTIVE AGE 12 YEARS FUTURE LIFE 23 YEARS
DIMENSIONS 32 x 36 x SQUARE FT. AREA CUBIC FT.
1152

INTERIOR
P&B
galv sht met

FLOORS
fir & conc
FIRE PLACE

PLUMBING
none

TILE WORK

WIRING

HEATING

ELEVATORS

CEILING-HEIGHT
1st flr 12'



S.E. Cor. 8th Ave No and Aloha St.

IMPROVEMENT VALUE
BUILDING \$
MAIN BUILDING \$
OTHER BUILDINGS \$
TOTAL BUILDINGS \$ 900
ASSESSED VALUE 50% \$ 450
DATE 8/2/37

LAND INFORMATION

1. SIZE x level; on grade

2. STREET-ROAD graded; paved; yes alley; unpvd

3. SIDEWALK conc; sewer

4. LANDSCAPING natural

5. TREND static VALUE \$

6. USE ind

7. DISTRICT med old

KNGPCR408880-3565-206065

C OTHER BUILDINGS CONSTRUCTION FLOOR ROOF STY. DIMENSION AREA VALUE

FLOOR PLAN

10'-1"

1st flr 12'



S. E. Cor. 8th Ave No. and Aloha St.

3. SIDEWALK conc; sewer

4. LANDSCAPING natural

5. TREND	static	VALUE \$
----------	--------	----------

6. USE ind

7. DISTRICT med old

[illegible][illegible]

REMARKS

REMARKS
Also S.E. Cor. 8th Ave. and Aloha St. (Warehouse)
Also S.E. Cor. 8th Ave. and Aloha St. (Garage)

FLOOR PLAN 10' x 10'

32

二

SMALL COMMERCIAL—KING COUNTY ASSESSOR, SEATTLE, WASHINGTON



PIGOTT-WASHINGTON PRINTING CO.

KN6PRC408880-3565-206065

VII150-18 (DATA ENTRY: RVII100-J)
/I DATA COLLECTION AND DISPLAY FORM (100) ACCOUNT NO: 408880-3530-0
OG/DATE: DS2 03/04/96 FOLIO: 01910-
EVY CODE: 0010 LAST UPDATE: 03/04/96 BY: RDA
AX STATUS: EXEMPT APPR ID: MO DA YR
/SC/TW/RG: NE/30/25/04
AREA: 210
QUEEN ANNE

AND USE: 264 PROP NAME: SEATTLE PARKS & REC MAINTENANCE
OFFICE BLDG (1- (105)
PROPERTY ADDRESS: 800 ALOHA ST
(110)
RB NUM FR PR STREET NAME TY SU

112)+++++ COMMERCIAL/INDUSTRIAL LAND RECORD +++++

ONING JURIS/ SEATTLE % USABLE/ 100
ONE ACTUAL/ C265 TOPOGRAPHY/ LEVEL
ONE CODE/ COMML SHAPE/ REGULAR
OT SIZE/ 67,025.00 ACCESS/ STANDARD
UNIT/ S A SQFT VISUAL EXPOSURE/ STANDARD
ORNER LOT/ Y N OPEN SPACE CLASS. NO
ATERFRONT ON/ NONE RESTRICTIVE CONDITIONS/ Y N NO
CONTAMINATED PROP NO HW HC UT AS NO

335)+++++ PERMIT ACTIVITY +++++

CT	BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
---	---	---	---	---	---
---	---	---	---	---	---
---	---	---	---	---	---
---	---	---	---	---	---

510)++DEL ALL BLDGS /++ PROPERTY WIDE IMPROVEMENTS SUMMARY +++++

DESC: SHOP TOTAL BLDGS ON PROPERTY/ 1
EAR BLT/ 26 CLASS/ MASONRY GROSS AREA (ALL BLDGS)/ 55,512
FF YEAR/ 64 QUAL/ AVERAGE NET AREA (ALL BLDGS)/ 55,512
OT COVERAGE/ 27,756 MULTI-USE/ Y N NO
NUMBER OF UNITS/ 0 MULTI-PARCEL PROP/ Y N NO

500)+++++ INDIVIDUAL BUILDING DETAILS +++++

BLD CL QU	DESCRIPTION	NU	GROSS	NET	YB/EY	%	HE	SP
IUM AS AL		ST	AREA	AREA		CMP	AT	KL
#1 C C	MAINTENANCE SHOP	2	55,512	55,512	26 64	100	HW	N
#2					/			N
#3					/			N
#4					/			N

520)+++++ INTERIOR SECTION DETAILS +++++

BLD#	AREA	STR-HT	AREA	STR-HT	AREA	STR-HT	AREA	STR-HT
1	21,956	16	27,756	16	580	16		
	D94-SERVICE AREA		D97-BASEMENT-UNFIN		E01-OFFICE AREA			
2	/		/		/			
3	/		/		/			
4	/		/		/			

589)+++++ ACCESSORY IMPROVEMENT SUMMARY +++++

ACT	ENT	DESCRIPTION	ACT	ENT	DESCRIPTION
/	(1)	SHED	/	(2)	

160)+++++ COMMENTS +++++

RV1150-3 (DATA ENTRY: RV1100-5)
C/I PROPERTY VALUE SUMMARY RECORD

ACCOUNT NO. : 408880-3530-0

LOG/DATE : 210 10/06/97
STATUS : CURRENT 10/06/97
BLDG.CNT : 01
COMP.TYPE : 0
CNDO/TWN H:

FOLIO NO. : 01910- -
SEC-TWN-RNG : NE-30-25-04
AREA : 210
LEVY CODE : 0010
TAX STATUS : EXEMPT

* ACTION CODE

- 1. COST COMP WITHOUT COMP SHEET
- 2. COST COMP WITH COMP SHEET
- 3. FINAL VALUE/DATA UPDATE
- 4. REVIEW WITHOUT VALUE CHANGE
- 5. REVIEW WITH VALUE CHANGE
- ☒6. NO VALUE CHANGE, MOVE TO STATIC

RHO 10-13-97

* 150 * REVIEW STATUS

1-PERMIT 03/01/97 EXEMPT-OWNER 08/29/83 MAINTENANCE REVALUE, POST TO __ ROLL

* 130 * VALUE SUMMARY

CONTROL VAL 003352300 SEQ 01 ___

ROLL	LAND	IMP	RLYR	09/26/97	CO#:	C-I	REVAL
LAST			TOTAL	DATE	TYPE	APR	RVR
3351300		1000	98	09/10/97	I	RHO	
3351300		1000	3352300				
APR	-----			---/---/---	---	---	---
RVR	-----			---/---/---	---	---	---

NEW CONSTRUCTION _

* 335 * BUILDING PERMIT ACTIVITY

BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
01	RMDL	08/09/96	569566	0 %
ADD	CC RCN	---	---	---

* 504 * BUILDING VALUE SUMMARY

BLDG DESCRIPTION	VALUE	METHOD
01 MAINTENANCE SHOP	\$2900	C
ACT COST :		
SOURCE :		
ACT TREND :		
CC RCN :	\$4666	
OTH RCN :		
COND : 00		
OBSOL : 30		
COMPL : 00		
OTH RCNLD :		
CC-RCNLD :	\$2482	

* 504 * ACCESSORY IMPROVEMENT VALUE SUMMARY

ENT. TYPE	ACT.COST	SR	RCN	EFYR	COND	RCNLD	VALUE
70-SERV.STA.ACCSYS							
7001 3-ISLAND, 2 PUMP	0		\$314	55	00%	\$79	\$200
7002 6-PUMP PIPING			\$392	55	00%	\$98	
72-PAVEMENT							
7201 2-ASPHALT	0		\$14088	55	00%	\$3522	\$4800
78-FENCES/GATES							
7801 4-FENCE, CH.LINK	0		\$3983	55	00%	\$996	\$2000
7802 6-GATE, C.L.SLIDE			\$1947	55	00%	\$487	
88-STORAGE TANKS							
8801 6-FUEL, UNDERGRND	0		\$282	55	00%	\$71	\$1300

VI150-3 (DATA ENTRY: RV1100-5)
C/I PROPERTY VALUE SUMMARY RECORD

LOG/DATE : 210 10/12/96
STATUS : CURRENT 10/12/96
BLDG.CNT : 01
COMP.TYPE : 0
CND0/TWN H:

ACCOUNT NO. : 408880-3530-0

FOLIO NO. : 01910- -
SEC-TWN-RNG : NE-30-25-04
AREA : 210
LEVY CODE : 0010
TAX STATUS : EXEMPT

* ACTION CODE

- 1. COST COMP WITHOUT COMP SHEET
- 2. COST COMP WITH COMP SHEET
- 3. FINAL VALUE/DATA UPDATE
- 4. REVIEW WITHOUT VALUE CHANGE
- 5. REVIEW WITH VALUE CHANGE
- 6. NO VALUE CHANGE, MOVE TO STATIC 10-21-96

* 150 * REVIEW STATUS

EXEMPT-OWNER 08/29/83

MAINTENANCE REVALUE, POST TO __ ROLL

* 130 * VALUE SUMMARY

CONTROL VAL 001921500 SEQ 01 ---

ROLL	LAND	IMP	RLYR	10/04/96	CO#:	TYPE	APR	C-I REVAL
1340500	581000	97	TOTAL	DATE		P	RSC	RVR
LAST	1340500	581000	1921500	09/25/96				
APR	-----	-----	-----	---/---/---				
RVR	-----	-----	-----	---/---/---				

NEW CONSTRUCTION _

* 335 * BUILDING PERMIT ACTIVITY

BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
ADD	CC RCN	---/---/---	-----	CC-RCNLD: %

* 504 * BUILDING VALUE SUMMARY

BLDG DESCRIPTION

01 MAINTENANCE SHOP

ACT COST	EFF YR: 64	OTH RCN
SOURCE	COND : 00	MARKET
ACT TREND	OBSOL : 30	INCOME
CC RCN : \$4666	COMPL : 00	OTH RCNLD:
		CC-RCNLD :

VALUE METHOD

\$-----	C
\$2900	
\$-----	
\$-----	
\$-----	
\$-----	
\$2482	

* 504 * ACCESSORY IMPROVEMENT VALUE SUMMARY

ENT. TYPE	ACT.COST	SR	RCN	EFYR	COND	RCNLD	VALUE
70-SERV.STA.ACCSYS							
7001 3-ISLAND, 2 PUMP	0		\$314	55	00%	\$79	\$200
7002 6-PUMP PIPING			\$392	55	00%	\$98	\$-----
72-PAVEMENT							
7201 2-ASPHALT	0		\$14088	55	00%	\$3522	\$4800
78-FENCES/GATES							
7801 4-FENCE, CH. LINK	0		\$3983	55	00%	\$996	\$2000
7802 6-GATE, C.L. SLIDE			\$1947	55	00%	\$487	\$-----
88-STORAGE TANKS							
8801 6-FUEL, UNDERGRND	0		\$282	55	00%	\$71	\$1300

MEF

408880.3530

RV1150-18 (DATA ENTRY: RV1100-J)
 C/I DATA COLLECTION AND DISPLAY FORM (100)
 LOG/DATE: 210 03/26/94
 LEVY CODE: 0010
 TAX STATUS: EXEMPT
 Q/SC/TW/RG: NE/30/25/04

LAST UPDATE: 03/01/89 BY: RDA
 APPR ID: --- MO --DA --YR--
 --/--/--/---

ACCOUNT NO: 224900-0320-0
 FOLIO: 01910- -
 AREA: 210 ---
 QUEEN ANNE

LAND USE: 264 OFFICE BLDG (1-
 PROPERTY ADDRESS: 804 ROY (105) ST
 (110) RB NUM FR PR STREET NAME T Y S U

(112)+++++ COMMERCIAL/INDUSTRIAL LAND RECORD +++++

ZONING JURIS/	SEATTLE	% USABLE/	100
ZONE ACTUAL/	C265	TOPOGRAPHY/	LEVEL
ZONE CODE/	COMML	SHAPE/	REGULAR
LOT SIZE/	8,600.00	ACCESS/	STANDARD
UNIT/S A	SQFT	VISUAL EXPOSURE/	STANDARD
CORNER LOT/Y N	YES	OPEN SPACE CLASS.	NO
WATERFRONT ON/	NONE	RESTRICTIVE CONDITIONS/Y N	NO
		CONTAMINATED PROP NO HW HC UT AS	NO

(335)+++++ PERMIT ACTIVITY +++++

ACT	BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
---					---
---					---
ADD	---	---	---/---/---	---	---

(510)++DEL ALL BLDGS /_/+++++ PROPERTY WIDE IMPROVEMENTS SUMMARY +++++

DESC: SHOP	TOTAL BLDGS ON PROPERTY/	1
YEAR BLT/ 26 CLASS/	GROSS AREA (ALL BLDGS)/	55,512
EFF YEAR/ 64 QUAL/	NET AREA (ALL BLDGS)/	55,512
LOT COVERAGE/	MULTI-USE/Y N	NO
NUMBER OF UNITS/	MULTI-PARCEL PROP/Y N	NO

(500)+++++ INDIVIDUAL BUILDING DETAILS +++++

BLD	CL	QU	DESCRIPTION	NU	GROSS	NET	%	HE	SP
NUM	AS	AL		ST	AREA	AREA	YB/EY	CMP	AT KL
#1	C	C	MAINTENANCE SHOP	2	55,512	55,512	26 64	100	HW N
#2							/		N
#3							/		N
#4							/		N

(520)+++++ INTERIOR SECTION DETAILS +++++

SECT 1		SECT 2		SECT 3		SECT 4	
BLD#	AREA STR-HT	AREA STR-HT	AREA STR-HT	AREA STR-HT	AREA STR-HT	AREA STR-HT	AREA STR-HT
1	21,956 16	27,756 16	5,800 16				
	D94-SERVICE AREA	D97-BASEMENT-UNFIN	E01-OFFICE AREA				
2	----- /	----- /	----- /				
3	----- /	----- /	----- /				
4	----- /	----- /	----- /				

(589)+++++ ACCESSORY IMPROVEMENT SUMMARY +++++

ACT	ENT	DESCRIPTION	ACT	ENT	DESCRIPTION
/	/	(1)	/	/	(2)

(160)+++++ COMMENTS +++++

KING COUNTY ASSESSOR'S COMMERCIAL - INDUSTRIAL PROPERTY RECORD

PRINCIPAL BUILDINGS

FOR REFERENCE ONLY

1 - IDENTIFICATION MAJOR: <u>408880</u> MINOR: <u>3530</u> SPLIT: <u>MO</u> BLDG NO.: <u>YR</u> FOLIO: <u>1910</u> SUBLETTER: <u> </u> SUBNUMBER: <u> </u> TOTAL BLDGS: <u> </u> LAST SALE DATE: <u> </u> AMOUNT: <u> </u> ADDRESS: <u>SECOR 8 AVENUE + ALOHA ST</u> ADDITION: <u>LA UNION SHORELANDS</u> QUARTER: <u>1</u> SECTION: <u>30</u> TOWNSHIP: <u>25</u> RANGE: <u>4</u> BLOCK: <u>82</u> LOT: <u>15</u> TAX LOT: <u> </u> TRACT: <u> </u> DESCRIPTION: <u>W 115.23'</u> FEE OWNER: <u>CITY LIGHT</u> 3 - LAND: <u>4890</u> ZONE ACTUAL: <u>M</u> CONFORMITY: <u>Y</u> HIGHEST & BEST USE: <u>Y</u> LOT WIDTH: <u> </u> FF VALUE: <u> </u> LOT ACRE: <u> </u> LOT DEPTH: <u> </u> ACRE VALUE: <u> </u> STANDARD WIDTH: <u> </u> LOT SF: <u>40950</u> STANDARD DEPTH: <u> </u> SF VALUE: <u>400</u> SITE VALUE: <u> </u>				9 - VEHICLE DOOR OPERATOR QUALITY (ACE) <u> </u> NUMBER <u> </u>		10 - EXTERIOR STAIRS 1 - WOOD 2 - CONCRETE 3 - STEEL CONCRETE 4 - STEEL TYPE QUALITY (ACE) FLIGHTS 1 - <u> </u> 2 - <u> </u> 3 - <u> </u> 4 - <u> </u>		11 - FIRE PLACES QUALITY (ACE) NUMBER 1 - <u> </u> 2 - <u> </u>		21 - BANK VAULT DOORS 1 - CASH 2 - RECORDS TYPE THICKNESS (INCHES) MEASUREMENTS (HEIGHT, WIDTH) AREA 1 - <u> </u> 2 - <u> </u>	
2 - PROPERTY CODE FOLIO: <u>1910</u> SUBLETTER: <u> </u> SUBNUMBER: <u> </u> TOTAL BLDGS: <u> </u> LAST SALE DATE: <u> </u> AMOUNT: <u> </u> ADDRESS: <u>SECOR 8 AVENUE + ALOHA ST</u> ADDITION: <u>LA UNION SHORELANDS</u> QUARTER: <u>1</u> SECTION: <u>30</u> TOWNSHIP: <u>25</u> RANGE: <u>4</u> BLOCK: <u>82</u> LOT: <u>15</u> TAX LOT: <u> </u> TRACT: <u> </u> DESCRIPTION: <u>W 115.23'</u> FEE OWNER: <u>CITY LIGHT</u> 3 - LAND: <u>4890</u> ZONE ACTUAL: <u>M</u> CONFORMITY: <u>Y</u> HIGHEST & BEST USE: <u>Y</u> LOT WIDTH: <u> </u> FF VALUE: <u> </u> LOT ACRE: <u> </u> LOT DEPTH: <u> </u> ACRE VALUE: <u> </u> STANDARD WIDTH: <u> </u> LOT SF: <u>40950</u> STANDARD DEPTH: <u> </u> SF VALUE: <u>400</u> SITE VALUE: <u> </u>				12 - FLOOR ADJUSTMENTS 1 - CONCRETE ON GRADE SHELLS 2 - WOOD (SHELLS 1, 2, & 11) 3 - CONCRETE & STEEL (SHELLS 3 & 4) 4 - REINFORCED CONCRETE (SHELLS 5 & 10) TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA 1 - <u> </u> 2 - <u> </u> 3 - <u> </u> 4 - <u> </u>		22 - BANK ACCESSORIES 2 - DRIVE-IN WINDOW 3 - NIGHT DEPOSITORY TYPE QUALITY (ACE) NUMBER 2 - <u> </u> 3 - <u> </u>					
4 - BUILDING CLASSIFICATION PREDOMINANT SHELL TYPE: <u> </u> PREDOMINANT USE TYPE: <u> </u> 1 - LIGHT WOOD 2 - HEAVY TIMBER 3 - LOAD BEARING MASONRY 4 - STEEL (NOT FIREPROOFED) 5 - FIRE RESISTANT 6 - PRE-ENG (GALVANIZED STEEL) 7 - PRE-ENG (ENAMELED STEEL OR ALUMINUM) 8 - PRE-ENG (INSULATED SANDWICH PANELS) 9 - SERVICE STATION OR SPECIALTY BLDG. YEAR BUILT: <u>1955</u> OVERALL QUALITY: <u> </u> EFFECTIVE YEAR: <u>19</u> <u>55</u> A - HIGH B - ABOVE AVERAGE C - AVERAGE D - BELOW AVERAGE E - LOW OBSOLESCENCE: <u>30</u> % TOTAL NET CONDITION: <u> </u> % PERCENT COMPLETE: <u> </u> %				13 - BALCONIES 1 - WOOD 2 - CONCRETE 3 - STEEL & CONCRETE TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA 1 - <u> </u> 2 - <u> </u> 3 - <u> </u>		23 - HEATING & COOLING 1 - APT HW OR STEAM 2 - APT FHA 3 - APT UNIT HEATERS 4 - COMFL HW OR STEAM 5 - COMFL FHA 6 - COMFL UNIT HEATERS 7 - IND HW OR STEAM 8 - IND FHA 9 - IND UNIT HEATERS 10 - APT CENTRAL COOLING 11 - APT PACKAGE COOLING 12 - COMFL CENTRAL COOLING 13 - COMFL PACKAGE COOLING 14 - IND CENTRAL COOLING 15 - IND PACKAGE COOLING 16 - APT CENTRAL COMB 17 - APT PACKAGE COMB 18 - COMFL CENTRAL COMB 19 - COMFL PACKAGE COMB 20 - IND CENTRAL COMB 21 - IND PACKAGE COMB TYPE QUALITY (ACE) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA 1 - <u> </u> 2 - <u> </u> 3 - <u> </u>					
5 - STRUCTURAL SHELL SECTIONS 1 - LIGHT WOOD 2 - HEAVY TIMBER 3 - LOAD BEARING MASONRY 4 - STEEL (NOT FIREPROOFED) 5 - FIRE RESISTANT 6 - PRE-ENG (GALVANIZED STEEL) 7 - PRE-ENG (ENAMELED STEEL OR ALUMINUM) 8 - PRE-ENG (INSULATED SANDWICH PANELS) 9 - SERVICE STATION OR SPECIALTY BLDG. 10 - BASEMENT & CONCRETE 1ST FLOOR 11 - BASEMENT & WOOD 1ST FLOOR 12 - DOCK HIGH FOUNDATION SECTION TYPE QUALITY (ACE) PERIMETER (1-12) GROUND AREA WALL RATIO STORES (1-11) HEIGHT A 6 C 70 304 1 10 B <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> C <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> D <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> E <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> F <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> G <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> H <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>				14 - FLOOR GRATING 1 - STEEL 2 - ALUMINUM 3 - PLASTIC TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA 1 - <u> </u> 2 - <u> </u> 3 - <u> </u>		24 - NO BOILER ONLY FOR HEAT, TYPES 1, 4, OR 7 1 - APT 2 - COMFL 3 - IND. DO NOT USE FOR SHELL TYPE 9 ILLUMINATION: 1 - BRIGHT 2 - ADEQUATE 3 - MINIMUM 4 - INADEQUATE TYPE QUALITY (ACE) ILLUM (1-3) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA 1 - <u> </u> 2 - <u> </u> 3 - <u> </u>					
6 - EXTERIOR WALL DO NOT USE "-" ENTRY FOR SHELL TYPES 1-5 FOR SHELL TYPES 6-9, USE ONLY FOR SUBSTITUTIONS OR MISSING WALLS 1 - GROOVED PLYWOOD, STEEL SIDING, ETC. 2 - WOOD OR ASBESTOS SIDING, CEMENT BLOCK, CLAY TILE, ETC. 3 - TILTUP CONCRETE, MARBLECURE, ETC. 4 - COMMON BRICK, METAL SANDWICH PANELS, ETC. 5 - FACE BRICK, REINFORCED CONCRETE, ETC. 6 - COMMON BRICK PLUS CONCRETE 7 - FACE BRICK PLUS CONCRETE 8 - PRECAST CONCRETE PANELS, GLASS PANELS, ETC. 9 - METAL & GLASS CURTAIN WALL 10 - STONE MASONRY 11 - LIMESTONE, SLATE, ETC. 12 - MARBLE, ETC. 13 - POLISHED GRANITE, ETC. 14 - STONE FRONTS TYPE QUALITY (ACE) MEASUREMENTS (HEIGHT, LENGTH) WALL AREA 1 - <u> </u> 2 - <u> </u> 3 - <u> </u>				15 - ROOF ADJUSTMENTS 1 - LIGHT WOOD (SHELL 1) 2 - HEAVY TIMBER (SHELL 2) 3 - STEEL NOT FIREPROOFED (SHELLS 3 & 4) 4 - CONCRETE (SHELL 5) 5 - GALVANIZED STEEL (SHELL 6) 6 - ENAM. STEEL OR ALUM. (SHELL 7) 7 - INSUL. SANDWICH PANELS (SHELL 8) 8 - PRECAST CONCRETE TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA 1 - <u> </u> 2 - <u> </u> 3 - <u> </u>		25 - MINIMUM INDUSTRIAL UNIT HEATERS 1 - SMALL 2 - MFD 3 - LARGE TYPE NUMBER 1 - <u> </u> 2 - <u> </u> 3 - <u> </u>					
7 - PEDESTRIAN DOORS 1 - REVOLVING 2 - AUTOMATIC SWINGING 3 - AUTOMATIC SLIDING 4 - AIR CURTAIN TYPE QUALITY (ACE) NUMBER (1-3) LIN, FT. (4) 1 - <u> </u> 2 - <u> </u> 3 - <u> </u> 4 - <u> </u>				16 - WIDE SPAN ROOFS 1 - WOOD TRUSS 2 - WOOD GLULAM BEAM 3 - STEEL TRUSS 4 - PRESTRESSED CONCRETE TYPE QUALITY (ACE) SPAN WIDTH MEASUREMENTS (LENGTH, WIDTH) AREA 1 - <u> </u> 2 - <u> </u> 3 - <u> </u> 4 - <u> </u>		26 - PLUMBING 1 - APT 2 - COMFL 3 - IND. TYPE QUALITY (ACE) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA 1 - <u> </u> 2 - <u> </u> 3 - <u> </u>					
8 - VEHICLE DOORS DO NOT USE FOR SHELL TYPE 9 1 - WOOD SECTIONAL 2 - STEEL SECTIONAL 3 - STEEL ROLLUP 4 - HANGER TYPE STEEL TYPE QUALITY (ACE) NUMBER MEASUREMENTS (WIDTH, HEIGHT) AREA 1 - <u> </u> 2 - <u> </u> 3 - <u> </u> 4 - <u> </u>				17 - CANOPIES QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA 1 - <u> </u> 2 - <u> </u>		27 - ELECTRICAL 1 - APT 2 - COMFL 3 - IND. DO NOT USE FOR SHELL TYPE 9 ILLUMINATION: 1 - BRIGHT 2 - ADEQUATE 3 - MINIMUM 4 - INADEQUATE TYPE QUALITY (ACE) ILLUM (1-3) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA 1 - <u> </u> 2 - <u> </u> 3 - <u> </u>					
18 - APARTMENT BUILDING DATA NUMBER ITEM NUMBER ITEM 1 - STUDIO APTS. 2 - EXHAUST FAN 3 - 1 BEDROOM APTS. 4 - EXHAUST HOOD & FAN 5 - 2 BEDROOM APTS. 6 - RANGE TOP & OVEN 7 - 3 BEDROOM APTS. 8 - DROP IN RANGE 9 - GARBAGE DISPOSAL 10 - ELECTRIC FIREPLACE 11 - DISHWASHER 12 - INTERCOM SYSTEM 13 - CLINICS 14 - HEAVY MANUFACTURING				19 - INTERIOR DEVELOPED AREAS DO NOT USE FOR SHELL TYPE 9 1 - APARTMENTS 2 - APT UTILITY AREA 3 - HOTELS & MOTELS 4 - SMALL OFFICES 5 - OPEN OFFICES 6 - PROFESSIONAL OFFICES 7 - CLINICS 8 - RETAIL DISCOUNT TYPE 9 - OTHER RETAIL STORES 10 - BANKS & THEATERS 11 - WAREHOUSES 12 - LIGHT MANUFACTURING 13 - HEAVY MANUFACTURING TYPE QUALITY (ACE) NO. APTS. MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA 1 - <u> </u> 2 - <u> </u> 3 - <u> </u>		28 - GOLD STORAGE 1 - COOLER 2 - FREEZER 3 - QUICK FREEZE TYPE MEASUREMENTS (LENGTH, WIDTH) AREA 1 - <u> </u> 2 - <u> </u> 3 - <u> </u>					
20 - BANK VAULTS 1 - CASH 2 - RECORDS TYPE MEASUREMENTS (LENGTH, WIDTH) AREA 1 - <u> </u> 2 - <u> </u>				29 - ELEVATORS 1 - PASS AUTO ELEC LOC 2 - PASS AUTO ELEC EXP 3 - PASS MAN ELEC LOC 4 - PASS MAN ELEC EXP 5 - PASS HYD 6 - FREIGHT ELEC 7 - FREIGHT HYD 8 - PERSONNEL LIFT 9 - SIDEWALK MAN 10 - SIDEWALK HYD 11 - SIDEWALK ELEC 12 - DUMBWAITER ELEC 13 - DUMBWAITER MAN TYPE QUALITY (ACE) CAPACITY (LBS) STOPS (1-8) NUMBER 1 - <u> </u> 2 - <u> </u> 3 - <u> </u>							
30 - OTHER PRINCIPAL BUILDING COMPONENTS SECTION TYPE QUALITY OTHER DESCRIPTION REPLACEMENT COST 1 - <u> </u> 2 - <u> </u> 3 - <u> </u>				31 - ELEVATORS TYPE QUALITY (ACE) CAPACITY (LBS) STOPS (1-8) NUMBER 1 - <u> </u> 2 - <u> </u> 3 - <u> </u>							

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**JOB RV1100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 408880-3530-0
RPT RV1150-20 PRINTED ON: 03/26/94 FOLIO: 01910-
PROP NAME: SHED-CITY LIGHT Q-S-T-R: NE-30-25-04
PROP ADDR: 800 ALOHA ST AREA: 210 LUC: 501
CLASS: QUAL: TAX STATUS: X
YR-BLT/EFF-YR: 00/00 #STY: 00 #UNITS: LOG/DATE: 210 03/26/94
GBA/NRA: / AVG-UNIT-SIZE: SEG-MERGE DATE:

***** ECONOMIC INCOME ***** COST APPROACH *****
USE AREA RATE GROSS VCL EXP NET INC OCC# CL RANK
#STY STY HT EFF AGE
HEAT ELEV SPR
AREA PERIM
MISC CODE SF
CODE SF
CODE SF

***** ECONOMIC INCOME APPROACH *****
NET INCOME ACCY IMPS AREA COST DEP RCNLD
LESS PER. PROP. INCOME
LESS LAND INCOME
X(+) =
LAND VALUE INT + TAX
NET IMPROVEMENT INCOME
CAPITALIZATION RATE
+ + =
INT + TAX + RECAP
CAPITALIZED IMP. VALUE
LAND VALUE
EXCESS LAND/ADD LAND
TOTAL BY INCOME APPROACH \$
= \$ /SF

***** OTHER VALUE INDICATORS *****
NET INC () / () OAR =
GR INC () X () GRM =
UNITS () X () \$ / UNIT =
GBA () X () \$ / SF =
RA () X () \$ / SF =
***** LAND *****
STY/BLDG AREA FIN COST RCN-BLDG#

ZONE/TYPE AREA \$/SF VALUE
= \$
= \$
= \$
TOTAL 40950.00SF
RATIOS: (SF LAND) / (SF GBA) = .0
(SF LAND) / (SF RA) = .0
***** SELECTED VALUE *****
APPRaiser LAND \$
DATE IMPS \$
TOTAL \$
= \$ /UNIT OR = \$ /SF
***** SALES & COMPARABLES *****
= \$ /SF

PARCEL # E-NUMBER SALES PRICE VC DATE \$/RA REMARKS

***** APPEAL ACTIVITY *****
PETITION CHG ORDER DATE FROM-LAND TO-LAND FROM-IMPS TO-IMPS

***** OTHER APPEALS: *****
***** COMMENTS *****

54 0320

**JOB RV1100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 408880-3530-0
 RPT RV1150-20 PRINTED ON: 12/15/90 FOLIO: 01910- -
 PROP NAME: SHED-CITY LIGHT Q-S-T-R: NE-30-25-04
 PROP ADDR: 800 ALDHA ST AREA: 210 LUC: 501
 CLASS: MASONRY QUAL: AVERAGE TAX STATUS: X
 YR-BLT/EFF-YR: 21/ #STY: 99 #UNITS: LOG/DATE: 210 12/15/90
 GBA/NRA: / AVG-UNIT-SIZE: SEG-MERGE DATE:

USE	AREA	RATE	GROSS	VCL	EXP	NET	INC	OCC#	CL	RANK
		\$						#STY	STY HT	EFF AGE
		\$						HEAT	ELEV	SPR
		\$						AREA		PERIM
		\$						MISC	CODE	SF
		\$							CODE	SF
		\$							CODE	SF

** * * * ECONOMIC INCOME APPROACH* * * * *
 NET INCOME _____ * ACCY IMPS AREA COST DEP RCNLD
 LESS PER. PROP. INCOME _____ *
 LESS LAND INCOME _____ *
 _____X(_____ + _____) = _____ *
 LAND VALUE INT + TAX _____ *
 NET IMPROVEMENT INCOME _____ *
 CAPITALIZATION RATE _____ *
 _____ + _____ + _____ = _____ *
 INT + TAX + RECAP _____ *
 CAPITALIZED IMP. VALUE _____ *
 LAND VALUE _____ *
 EXCESS LAND/ADD LAND _____ *
 TOTAL BY INCOME APPROACH \$ _____ *
 = \$ _____ /SF *

** * * * OTHER VALUE INDICATORS* * * * *
 NET INC()/()DAR= _____ *
 GR INC ()X()GRM= _____ *
 UNITS()X()\$/UNIT= _____ *
 GBA ()X()\$/SF= _____ *
 RA ()X()\$/SF= _____ *
 ** * * * LAND* * * * *
 ZONE/TYPE AREA \$/SF VALUE *

_____ = \$ _____ *
 _____ = \$ _____ *
 _____ = \$ _____ *
 TOTAL 40950.00SF = \$ _____ *
 RATIOS: (SF LAND)/(SF GBA) = .0 *
 (SF LAND)/(SF RA) = .0 *
 ** * * * SELECTED VALUE* * * * *
 APPRAISER _____ LAND \$ _____ *
 DATE _____ IMPS \$ _____ *
 _____ TOTAL \$ _____ *
 = \$ _____ /UNIT OR = \$ _____ /SF *
 ** * * * SALES & COMPARABLES* * * * *
 PARCEL # E-NUMBER SALES PRICE VC DATE \$/RA REMARKS *

** * * * APPEAL ACTIVITY* * * * *
 PETITION CHG ORDER DATE FROM-LAND TO-LAND FROM-IMPS TO-IMPS

** * * * OTHER APPEALS:
 ** * * * COMMENTS* * * * *

SEE M. 0320

FOLIO NO. 1910

PARCEL NO. 408880-3530

[illegible]

✿
✿
✿

USE	AREA	RATE	GROSS	VCL	EXP	NET	INC	* OCC#	CL	RANK
Whse	SSSD0	500	277500	5	20			* #STY	STY HT	EFF AGE
street								* HEAT	ELEV	SPR
								* AREA		PERIM
								* MISC	CODE	SF
								* CODE		SF
								* CODE		SF

OTHER VALUE INDICATORS		HGT	FACI	AREA	FACT
NET INC (210900)	9.5	2,220,000			
GR INC (1)	X ()	GRM=			
UNITS ()	X ()	\$/UNIT=			
GBA (55,512)	X (35)	\$/SF=	1,942,900		
RA (55,512)	X ()	\$/SF=			

RATIOS:	(SF LAND) / (SF GBA) =	.2	* PHYSICAL DEPRECIATION	-----
	(SF LAND) / (SF RA) =	.2	* ECON-FUNCT OBSOLESCENCE	-----
			* DEPRECIATED IMP VALUE	-----

PARCEL #	E-NUMBER	SALES PRICE	VC	DATE	\$/RA	REMARKS
1	123456789	1000000	100	12/31/2023	10000	SALES & COMPARABLES

OTHER APPEALS:

OTHER APPEALS:

* * * * * COMMENTS * * * * *

CITY PARK FACILITIES - COVENS 1/2 BLOCK

MERGED TO 408880.3530

RV1150-3 (DATA ENTRY: RV1100-5)
C/I PROPERTY VALUE SUMMARY RECORD

ACCOUNT NO. : 224900-0320-0

LOG/DATE : 210 06/04/93
STATUS : CURRENT 06/04/93
BLDG.CNT : 01
COMP.TYPE : 0
CND0/TWN H:

FOLIO NO. : 01910- -
SEC-TWN-RNG : NE-30-25-04
AREA : 210
LEVY CODE : 0010
TAX STATUS : EXEMPT

* ACTION CODE

- 1. COST COMP WITHOUT COMP SHEET
--2. COST COMP WITH COMP SHEET
--3. FINAL VALUE/DATA UPDATE
--4. REVIEW WITHOUT VALUE CHANGE
--5. REVIEW WITH VALUE CHANGE
--6. NO VALUE CHANGE, MOVE TO STATIC

* 150 * REVIEW STATUS

1-PERMIT 09/09/92 EXEMPT-OWNER 08/29/83 MAINTENANCE REVALUE, POST TO __ ROLL

* 130 * VALUE SUMMARY

CONTROL VAL 000259000 SEQ 01 ---

ROLL	LAND	IMP	RLYR	DATE	CO#	C-I	REVAL
258000	1000	93	04/10/92				
LAST	258000	1000	TOTAL	DATE		TYPE	APR RVR
			259000	01/29/91		S	WHU
APR							
RVR							

NEW CONSTRUCTION _

* 335 * BUILDING PERMIT ACTIVITY

BLDG: TYPE PERMIT DATE VALUE % COMPLETE
01 NEW 06/09/92 10077 0 %
ADD CC RCN : CC-RCNLD :

* 504 * BUILDING VALUE SUMMARY

BLDG DESCRIPTION	VALUE	METHOD
01 MAINTENANCE SHOP	\$286200	C
ACT COST :		
SOURCE :		
ACT TREND :		
CC RCN : \$956621		
OTH RCN :		
COND : 00		
OBSOL : 45		
COMPL : 00		
OTH RCNLD :		
CC-RCNLD :	\$410390	

* 504 * ACCESSORY IMPROVEMENT VALUE SUMMARY

ENT. TYPE	ACT.COST	SR	RCN	EFYR	COND	RCNLD	VALUE
72-PAVEMENT							
7201 2-ASPHALT	0		\$3580	26	00%	\$895	\$800
83-CRANEWAYS							
8301 1-INDOOR	0		\$732	26	00%	\$183	\$2300
8302 1-INDOOR			\$10260	26	00%	\$2565	

* LAST COST INDEX UPDATE 01/01/77

* 125 * LAND VALUE SUMMARY

CHG	LINE	DESCRIPTION	ASFZ	UNIT VALUE	SIZE	VALUE
	1		SQFT	\$20.00	8600.	\$172000

MERGED TO 408880.3530

**JOB RV1100 C/I PARCEL VALUE ANALYSIS WORKSHEET

PARCEL NO: 224900-0320-0

RPT RV1150-20 PRINTED ON: 12/15/90

FOLIO: 01910-

PROP NAME: SEATTLE PARKS & REC MAINTENANCE

Q-S-T-R: NE-30-25-04

PROP ADDR: 804 ROY ST

AREA: 210 LUC: 264

CLASS: MASONRY QUAL: AVERAGE

TAX STATUS: X

YR-BLT/EFF-YR: 26/64 #STY: X #UNITS:

LOG/DATE: 210 12/15/90

GBA/NRA: 55,512 / 55,512 AVG-UNIT-SIZE:

SEG-MERGE DATE:

ECONOMIC INCOME APPROACH

USE	AREA	RATE	GROSS	VCL	EXP	NET	INC	OCC#	CL	RANK
Shop	55500	520	277500							
Shed (M: 3530)	300	420	1200	5	10	238,288				

ECONOMIC INCOME APPROACH

NET INCOME	ACCY IMPS	AREA	COST	DEP	RCNLD
LESS PER. PROP. INCOME					
LESS LAND INCOME					
X(+) =					
LAND VALUE INT + TAX					
NET IMPROVEMENT INCOME					
CAPITALIZATION RATE					
+ + =					
INT + TAX + RECAP					
CAPITALIZED IMP. VALUE					
LAND VALUE					
EXCESS LAND/ADD LAND					
TOTAL BY INCOME APPROACH					
= \$ /SF					

OTHER VALUE INDICATORS

NET INC (238288) / (7.5+1) AR=	2,248,000	REF COST
GR INC () X() GRM=		
UNITS (55800) /UNIT=		
GBA (55,512) X(35) /SF=	1,953,000	
RA (55,512) X() /SF=		

ZONE/TYPE	AREA	\$/SF	VALUE
M: 0320	8600	30	258000
3445	16400	30	492000
3530	40950	30	1,228,500
TOTAL	8600.00SF		1,978,500

RATIOS: (SF LAND)/(SF GBA)=	.2	ECON-FUNCT OBSOLESCENCE
(SF LAND)/(SF RA)=	.2 <td>DEPRECIATED IMP VALUE </td>	DEPRECIATED IMP VALUE
SELECTED VALUE		ACCESSORY IMPS(SEE ABOVE)
APPRaiser Whu		TOTAL IMPROVEMENTS
DATE 1-29-91		LA EA
LAND \$ 1,978,500		TOTAL BY COST APPROACH
IMPS \$ 1000		= \$ /SF
TOTAL \$		

SALES & COMPARABLES

PARCEL #	E-NUMBER	SALES PRICE	VC	DATE	1/RA	REMARKS
224900-0330	102176	1,980,000	2	9/88	2025	810 Dexter
224900-0340	102461	2,850,000	2	9/88	6185	801 Dexter

PETITION CHG ORDER DATE FROM-LAND TO-LAND FROM-IMPS TO-IMPS

COMMENTS
City Park Facilities - covers 1/2 block M: 0320, 3445, 3530

FOLIO NO. 1910MERGED TO 408880.3530
PARCEL NO. 224900-0320

CLASS/QUAL.	/	M-S PAGE		STORY/HGT.				
YR. BLT.	26	CONDITION		PERIM.				
E. Y./REL.	/	NO. UNITS/A. U. S.	/	AREA				
INCOME APPROACH				COST APPROACH				
USE	AREA	RATE	GROSS	VCL	EXP	NET	BASE	
Sys Gar	55,512	.40/mo.	266,457	5%	15%	215,164	HEAT	
Minor 3530	304	.39/mo.	1094	5%	10%	935	SPRINK	
							ELEV.	
ACTUAL				ECONOMIC				
ANNUAL POTENTIAL GROSS								
LESS VAC. AND CL.								
EFFECTIVE GROSS								
MISC. INCOME								
LESS EXPENSES								
ANN. NET INCOME								
LESS INCOME INCOME TO P. R.								
LESS INCOME TO LAND								
() X () + ()								
LAND VALUE INT. TAX								
NET INCOME TO IMPS.								
CAPITALIZED AT								
() + () + ()								
INT. TAX RECAP.								
CAPITALIZED IMP. VALUE								
LAND VALUE								
EXCESS LAND								
TOTAL BY INCOME APPROACH								
OTHER VALUE INDICATORS								
NET INC. (216,100) ÷ (.123) OAR = 1,756,900								
GROSS INC. () X () GRM. =								
NO. UNITS () X () /UNIT =								
AREA () X () \$/SF =								
LAND CALC.:								
SELECTED VALUE								
APPR. RDA								
DATE 2-16-89								
LAND : 215,000								
IMPS : 364,200								
TOTAL : 579,200								
TOTAL								

*City of Seattle
Parks Dept*

COMPARABLE SALES				
E NO.	AMOUNT	DATE	DETAILS/REMARKS	
1				
2				
3				
4				

COMMENTS:

Exempt. Left. Used with 3530, 3445, + 3490.

Breakdown:	LAND	IMP	TOTAL
0320	215,000	364,200	579,200
3445	328,000	0	328,000
3490	26,800	0	26,800
3530	819,000	2000	821,000
TOTAL	1,388,800	366,200	1,755,000

RV1150-18 (DATA ENTRY: RV1100-J)
 C/I DATA COLLECTION AND DISPLAY FORM (100)
 LOG/DATE: 210 03/26/94
 LEVY CODE: 0010
 TAX STATUS: EXEMPT
 Q/SC/TW/RG: NE/30/25/04

LAST UPDATE: 01/31/91 BY: WHU
 APPR ID: MO DA YR
 / / /

ACCOUNT NO: 408880-3445-0
 FOLIO: 01910-
 AREA: 210
 QUEEN ANNE

LAND USE: 931
 VACANT LAND-IN
 PROPERTY ADDRESS: 701
 (110)

PROP NAME: CITY PARK FACILITIES
 (105)

9TH AV N
 RB NUM FR PR STREET NAME TY SU

(112)+++++ COMMERCIAL/INDUSTRIAL LAND RECORD +++++

ZONING JURIS/	SEATTLE	% USABLE/	100
ZONE ACTUAL/	C265	TOPOGRAPHY/	LEVEL
ZONE CODE/	COMML	SHAPE/	REGULAR
LOT SIZE/	16,400.00	ACCESS/	STANDARD
UNIT/S_A	SQFT	VISUAL EXPOSURE/	STANDARD
CORNER LOT/Y_N	YES	OPEN SPACE CLASS.	NO
WATERFRONT ON/	NONE	RESTRICTIVE CONDITIONS/Y_N	NO
		CONTAMINATED PROP NO_HW_HC_UT_AS	NO

(335)+++++ PERMIT ACTIVITY +++++

ACT	BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
---					%
---					%
ADD			/ /		%

(510)++DEL ALL BLDGS / /+++++ PROPERTY WIDE IMPROVEMENTS SUMMARY +++++

DESC:	TOTAL BLDGS ON PROPERTY/	0
YEAR BLT/	GROSS AREA (ALL BLDGS)/	0
EFF YEAR/	NET AREA (ALL BLDGS)/	0
LOT COVERAGE/	MULTI-USE/Y_N	
NUMBER OF UNITS/	MULTI-PARCEL PROP/Y_N	

(500)+++++ INDIVIDUAL BUILDING DETAILS +++++

BLD NUM	CL AS	QU AL	DESCRIPTION	NU ST	GROSS AREA	NET AREA	YB/EY	% CMP	HE AT	SP KL
#1										N
#2							/			N
#3							/			N
#4							/			N

(520)+++++ INTERIOR SECTION DETAILS +++++

BLD#	SECT 1 AREA	STR-HT	SECT 2 AREA	STR-HT	SECT 3 AREA	STR-HT	SECT 4 AREA	STR-HT
1								
2	/		/		/		/	
3	/		/		/		/	
4	/		/		/		/	

(589)+++++ ACCESSORY IMPROVEMENT SUMMARY +++++

ACT	ENT	DESCRIPTION	ACT	ENT	DESCRIPTION
/	(1)		/	(2)	

(160)+++++ COMMENTS +++++

*
*
*

**JOB RV1100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 408880-3445-0
RPT RV1150-20 PRINTED ON: 03/26/94 FOLIO: 01910-
PROP NAME: CITY PARK FACILITIES Q-S-T-R: NE-30-25-04
PROP ADDR: 701 9TH AV N AREA: 210 LUC: 931
CLASS: QUAL: TAX STATUS: X
YR-BLT/EFF-YR: / #STY: #UNITS: LOG/DATE: 210 03/26/94
GBA/NRA: / AVG-UNIT-SIZE: SEG-MERGE DATE:

***** ECONOMIC INCOME ***** COST APPROACH *****
USE AREA RATE GROSS VCL EXP NET INC OCC# CL RANK
#STY STY HT EFF AGE
HEAT ELEV SPR
AREA PERIM
MISC CODE SF
CODE SF
CODE SF

***** ECONOMIC INCOME APPROACH *****
NET INCOME ACCY IMPS AREA COST DEP RCNLD
LESS PER. PROP. INCOME
LESS LAND INCOME
X (+) =
LAND VALUE INT + TAX
NET IMPROVEMENT INCOME
CAPITALIZATION RATE
+ + =
INT + TAX + RECAP
CAPITALIZED IMP. VALUE
LAND VALUE
EXCESS LAND/ADD LAND
TOTAL BY INCOME APPROACH \$
= \$ /SF

***** OTHER VALUE INDICATORS *****
NET INC () / () OAR=
GR INC () X () GRM=
UNITS () X () \$/UNIT=
GBA () X () \$/SF=
RA () X () \$/SF=
***** LAND *****
STY/BLDG AREA FIN COST RCN-BLDG#1

ZONE/TYPE AREA \$/SF VALUE
= \$
= \$
= \$
= \$
TOTAL 16400.00SF
RATIOS: (SF LAND) / (SF GBA) = .0
(SF LAND) / (SF RA) = .0

***** SELECTED VALUE *****
APPRaiser WHO
DATE 4-29-94 LAND \$ SEE 0320
IMPS \$
TOTAL \$
= \$ /UNIT OR = \$ /SF

PARCEL # E-NUMBER SALES PRICE VC DATE \$/RA REMARKS

PETITION CHG ORDER DATE APPEAL ACTIVITY
FROM-LAND TO-LAND FROM-IMPS TO-IMPS

***** COMMENTS ***** OTHER APPEALS:

**
 **
 **
 ** JOB RVI100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 408880-3445-0
 RPT RVI150-20 PRINTED ON: 12/15/90 FOLIO: 01910-
 PROP NAME: LAND 9TH AV N AREA: 210 LUC: 931
 PROP ADDR: 701 QUAL: AVERAGE TAX STATUS: X
 CLASS: MASONRY #STY: X #UNITS: LOG/DATE: 210 12/15/90
 YR-BLT/EFF-YR: 22/ SEG-MERGE DATE:
 GBA/NRA: / AVG-UNIT-SIZE:

USE	AREA	RATE	GROSS	VCL	EXP	NET INC	OCC#	CL	RANK
		\$					#STY	STY HT	EFF AGE
		\$					HEAT	ELEV	SPR
		\$					AREA		PERIM
		\$					MISC	CODE	SF
		\$						CODE	SF
		\$						CODE	SF

** * * * * ECONOMIC INCOME APPROACH * * * * *
 NET INCOME ACCY IMPS AREA COST DEP RCNLD
 LESS PER. PROP. INCOME
 LESS LAND INCOME
 X(+) =
 LAND VALUE INT + TAX
 NET IMPROVEMENT INCOME
 CAPITALIZATION RATE
 + + =
 INT + TAX + RECAP
 CAPITALIZED IMP. VALUE
 LAND VALUE
 EXCESS LAND/ADD LAND
 TOTAL BY INCOME APPROACH \$
 = \$ /SF

** * * * * OTHER VALUE INDICATORS * * * * *
 NET INC()/()OAR=
 GR INC ()X()GRM=
 UNITS()X()\$/UNIT=
 GBA ()X()\$/SF=
 RA ()X()\$/SF=
 ** * * * * LAND * * * * *
 ZONE/TYPE AREA \$/SF VALUE

TOTAL 16400.00SF
 RATIOS: (SF LAND)/(SF GBA) = .0
 (SF LAND)/(SF RA) = .0
 ** * * * * SELECTED VALUE * * * * *
 APPRAISER LAND \$
 DATE IMPS \$
 TOTAL \$
 = \$ /UNIT OR = \$ /SF
 ** * * * * SALES & COMPARABLES * * * * *
 PARCEL # E-NUMBER SALES PRICE VC DATE \$/RA REMARKS

** * * * * APPEAL ACTIVITY * * * * *
 PETITION CHG ORDER DATE FROM-LAND TO-LAND FROM-IMPS TO-IMPS

** * * * * OTHER APPEALS: * * * * *
 ** * * * * COMMENTS * * * * *

SEE M: 0320

RV1150-18 (DATA ENTRY: RV1100-J)
C/I DATA COLLECTION AND DISPLAY FORM
LOG/DATE: 210 03/26/94
LEVY CODE: 0010
TAX STATUS: EXEMPT
Q/SC/TW/RG: NE/30/25/04

LAST UPDATE: 01/31/91 BY: WHU
APPR ID: MO DA YR
--/--/--/7

MERGED TO 3530
ACCOUNT NO: 408880-3490-0
FOLIO: 01910-
AREA: 210
QUEEN ANNE

LAND USE: 403
AUTOMOTIVE SHO
PROPERTY ADDRESS: V 739
(110)

PROP NAME: CITY PARK FACILITIES
(105)

RB NUM FR PR STREET NAME TY SU

(112)+++++ COMMERCIAL/INDUSTRIAL LAND RECORD +++++

ZONING JURIS/	SEATTLE	% USABLE/	100
ZONE ACTUAL/	C265	TOPOGRAPHY/	LEVEL
ZONE CODE/	COMML	SHAPE/	REGULAR
LOT SIZE/	1,075.00	ACCESS/	STANDARD
UNIT/S A	SQFT	VISUAL EXPOSURE/	STANDARD
CORNER LOT/Y N	NO	OPEN SPACE CLASS.	NO
WATERFRONT ON/	NONE	RESTRICTIVE CONDITIONS/Y N	NO
		CONTAMINATED PROP NO HW HC UT AS	NO

(335)+++++ PERMIT ACTIVITY +++++

ACT	BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
---					%
---					%
---					%
ADD			/ /		%

(510)++DEL ALL BLDGS /_/+++++ PROPERTY WIDE IMPROVEMENTS SUMMARY +++++

DESC:	TOTAL BLDGS ON PROPERTY/	0
	GROSS AREA (ALL BLDGS)/	0
YEAR BLT/	NET AREA (ALL BLDGS)/	0
EFF YEAR/	MULTI-USE/Y N	
LOT COVERAGE/	MULTI-PARCEL PROP/Y N	
NUMBER OF UNITS/		0

(500)+++++ INDIVIDUAL BUILDING DETAILS +++++

BLD NUM	CL AS	QU AL	DESCRIPTION	NU ST	GROSS AREA	NET AREA	YB/EY	% CMP	HE AT	SP KL
#1							/			N
#2							/			N
#3							/			N
#4							/			N

(520)+++++ INTERIOR SECTION DETAILS +++++

BLD#	AREA	STR-HT	AREA	STR-HT	AREA	STR-HT	AREA	STR-HT
1								
2		/		/		/		/
3		/		/		/		/
4		/		/		/		/
		/		/		/		/

(589)+++++ ACCESSORY IMPROVEMENT SUMMARY +++++

ACT	ENT	DESCRIPTION	ACT	ENT	DESCRIPTION
/	/	(1)	/	/	(2)

(160)+++++ COMMENTS +++++

*
*
*

**JOB RV1100 C/I PARCEL VALUE ANALYSIS WORKSHEET

PARCEL NO: 408880-3490-0

RPT RV1150-20

PRINTED ON: 03/26/94

FOLIO: 01910-

PROP NAME: CITY PARK FACILITIES

Q-S-T-R: NE-30-25-04

PROP ADDR: 739

AV N

AREA: 210 LUC: 403

CLASS:

QUAL:

TAX STATUS: X

YR-BLT/EFF-YR: /

#STY:

#UNITS:

LOG/DATE: 210 03/26/94

GBA/NRA:

/

AVG-UNIT-SIZE:

SEG-MERGE DATE:

***** ECONOMIC INCOME ***** COST APPROACH *****

USE	AREA	RATE	GROSS	VCL	EXP	NET	INC	OCC#	CL	RANK
								#STY	STY HT	EFF AGE
								HEAT	ELEV	SPR
								AREA		PERIM
								MISC	CODE	SF
									CODE	SF
									CODE	SF

***** ECONOMIC INCOME APPROACH *****

NET INCOME ACCY IMPS AREA COST DEP RCNLD

LESS PER. PROP. INCOME

LESS LAND INCOME

LAND VALUE - X(+) =

NET IMPROVEMENT INCOME

CAPITALIZATION RATE

INT + TAX + RECAP =

CAPITALIZED IMP. VALUE

LAND VALUE

EXCESS LAND/ADD LAND

TOTAL BY INCOME APPROACH \$

= \$ /SF

***** OTHER VALUE INDICATORS *****

NET INC () / () OAR=

GR INC () X () GRM=

UNITS () X () \$/UNIT=

GBA () X () \$/SF=

RA () X () \$/SF=

***** LAND *****

ZONE/TYPE AREA \$/SF VALUE

= \$

= \$

= \$

TOTAL 1075.00SF 020 = \$

RATIOS: (SF LAND) / (SF GBA) = .0

(SF LAND) / (SF RA) = .0

***** SELECTED VALUE *****

APPRaiser LAND \$ 21500

DATE 4-29-94 IMPS \$

TOTAL \$

= \$ /UNIT OR = \$ /SF

***** SALES & COMPARABLES *****

PARCEL # E-NUMBER SALES PRICE VC DATE \$/RA

REMARKS

PETITION	CHG ORDER	DATE	FROM-LAND	TO-LAND	FROM-IMPS	TO-IMPS

***** COMMENTS ***** OTHER APPEALS:

N/C

KING COUNTY ASSESSOR'S COMMERCIAL - INDUSTRIAL PROPERTY RECORD

PRINCIPAL BUILDINGS

FOR REFERENCE ONLY

1 - IDENTIFICATION MAJOR <u>408880</u> MINOR <u>3430</u> SPLIT <u> </u> BLDG. NO. <u> </u> 2 - PROPERTY CODE <u> </u> <u>MO</u> <u>YR</u> <u> </u> FOLIO <u>1910</u> SUBLETTER <u> </u> SUBNUMBER <u> </u> TOTAL BLDGS. <u> </u> LAST SALE DATE <u> </u> AMOUNT <u> </u> ADDRESS <u>SECTOR 8 AVENUE + ALOHA ST</u> ADDITION <u>LA UNION SHORELANDS</u> QUARTER <u>1</u> SECTION <u>30</u> TOWNSHIP <u>25</u> RANGE <u>4</u> BLOCK <u>82</u> LOT <u>1-5</u> TAX LOT <u> </u> TRACT <u> </u> DESCRIPTION <u>W 115.23'</u> FEE OWNER <u>CITY LIGHT</u> 3 - LAND <u>4890</u> ZONE ACTUAL <u>M</u> CONFORMITY <u>Y</u> HIGHEST & BEST USE <u>Y</u> LOT WIDTH <u> </u> FF VALUE <u> </u> LOT ACRE <u> </u> LOT DEPTH <u> </u> ACRE VALUE <u> </u> STANDARD WIDTH <u> </u> LOT SF <u>40950</u> STANDARD DEPTH <u> </u> SF VALUE <u>400</u> SITE VALUE <u> </u>				VEHICLE DOOR OPERATOR QUALITY (ACE) <u> </u> NUMBER <u> </u>		10 - EXTERIOR STAIRS 1 - WOOD 3 - STEEL CONCRETE 2 - CONCRETE 4 - STEEL TYPE QUALITY (ACE) FLIGHTS QUALITY (ACE) NUMBER <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>		11 - FIRE PLACES TYPE QUALITY (ACE) NUMBER <u> </u> <u> </u> <u> </u>		21 - BANK VAULT DOORS 1 - CASH 2 - RECORDS TYPE THICKNESS (INCHES) MEASUREMENTS (HEIGHT, WIDTH) AREA <u> </u> <u> </u> <u> </u> <u> </u>			
12 - FLOOR ADJUSTMENTS 1 - CONCRETE ON GRADE SHELLS 3 - CONCRETE & STEEL (SHELLS 3 & 4) 2 - WOOD (SHELLS 1, 2, & 11) 4 - REINFORCED CONCRETE (SHELLS 5 & 10) TYPE QUALITY (ACE) # MEASUREMENTS (LENGTH, WIDTH) AREA <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>				22 - BANK ACCESSORIES 2 - DRIVE-IN WINDOW 3 - NIGHT DEPOSITORY TYPE QUALITY (ACE) NUMBER <u> </u> <u> </u> <u> </u>				23 - HEATING & COOLING 1 - APT HW OR STEAM 12 - COM'L CENTRAL COOLING 2 - APT FHA 13 - COM'L PACKAGE COOLING 3 - APT UNIT HEATERS 14 - IND CENTRAL COOLING 4 - COM'L HW OR STEAM 15 - IND PACKAGE COOLING 5 - COM'L FHA 16 - APT CENTRAL COMB 6 - COM'L UNIT HEATERS 17 - APT PACKAGE COMB 7 - IND HW OR STEAM 18 - COM'L CENTRAL COMB 8 - IND FHA 19 - COM'L PACKAGE COMB 9 - IND UNIT HEATERS 20 - IND CENTRAL COMB 10 - APT CENTRAL COOLING 21 - IND PACKAGE COMB 11 - APT PACKAGE COOLING					
13 - BALCONIES 1 - WOOD 2 - CONCRETE 3 - STEEL & CONCRETE TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA <u> </u> <u> </u> <u> </u> <u> </u>				24 - NO BOILER 25 - PLUMBING ONLY FOR HEAT. TYPES 1, 4, OR 7 1 - APTS 2 - COM'L 3 - IND. TYPE QUALITY (ACE) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA <u> </u> <u> </u> <u> </u> <u> </u>									
14 - FLOOR GRATING 1 - STEEL 2 - ALUMINUM 3 - PLASTIC TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA <u> </u> <u> </u> <u> </u> <u> </u>				26 - MINIMUM INDUSTRIAL UNIT HEATERS 1 - SMALL 2 - MED 3 - LARGE TYPE NUMBER <u> </u> <u> </u>									
15 - ROOF ADJUSTMENTS 1 - LIGHT WOOD (SHELL 1) 5 - GALVANIZED STEEL (SHELL 6) 2 - HEAVY TIMBER (SHELL 2) 6 - ENAM. STEEL OR ALUM (SHELL 7) 3 - STEEL NOT FIREPROOFED (SHELLS 3 & 4) 7 - INSUL. SANDWICH PANELS (SHELL 8) 4 - CONCRETE (SHELL 5) 8 - PRECAST CONCRETE TYPE QUALITY (ACE) # MEASUREMENTS (LENGTH, WIDTH) AREA <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>				27 - ELECTRICAL 1 - APT 2 - COM'L 3 - IND. DO NOT USE FOR SHELL TYPE 9 ILLUMINATION: 1 - BRIGHT 2 - ADEQUATE 3 - MINIMUM 4 - INADEQUATE TYPE QUALITY (ACE) ILLUM (1-3) (3E: 4) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>									
16 - WIDE SPAN ROOFS 1 - WOOD TRUSS 3 - STEEL TRUSS 2 - WOOD GLULAM BEAM 4 - PRESTRESSED CONCRETE TYPE QUALITY (ACE) SPAN WIDTH MEASUREMENTS (LENGTH, WIDTH) AREA <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>				28 - SPRINKLERS 1 - APTS 2 - COM'L 3 - IND TYPE QUALITY (ACE) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA <u> </u> <u> </u> <u> </u> <u> </u>									
17 - CANOPIES QUALITY A-E MEASUREMENTS (LENGTH, WIDTH) AREA <u> </u> <u> </u> <u> </u>				29 - COLD STORAGE 30 - ESCALATORS 1 - COOLER 2 - CHILLER 3 - FREEZER 4 - QUICK FREEZE TYPE MEASUREMENTS (LENGTH, WIDTH) AREA QUALITY (ACE) WIDTH (INCHES) HEIGHT FLIGHTS <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>									
18 - APARTMENT BUILDING DATA NUMBER ITEM NUMBER ITEM STUDIO APTS. EXHAUST FAN 1 BEDROOM APTS. EXHAUST HOOD & FAN 2 BEDROOM APTS. RANGE TOP & OVEN 3 BEDROOM APTS. DROP IN RANGE GARBAGE DISPOSAL ELECTRIC FIREPLACE DISHWASHER INTERCOM SYSTEM				31 - ELEVATORS 1 - PASS AUTO ELEC LOC 6 - FREIGHT ELEC 11 - SIDEWALK ELEC 2 - PASS AUTO ELEC EXP 7 - FREIGHT HYD 12 - DUMMWAITER ELEC 3 - PASS MAN ELEC LOC 8 - PERSONNEL LIFT 13 - DUMMWAITER MAN 4 - PASS MAN ELEC EXP 9 - SIDEWALK MAN 10 - SIDEWALK HYD 5 - PASS HYD									
19 - INTERIOR DEVELOPED AREAS DO NOT USE FOR SHELL TYPE 9 1 - APARTMENTS 8 - RETAIL DISCOUNT TYPE 2 - APT UTILITY AREA 9 - OTHER RETAIL STORES 3 - HOTELS & MOTELS 10 - BANKS & THEATERS 4 - SMALL OFFICES 11 - WAREHOUSES 5 - OPEN OFFICES 12 - LIGHT MANUFACTURING 6 - PROFESSIONAL OFFICES 13 - HEAVY MANUFACTURING 7 - CLINICS				32 - OTHER PRINCIPAL BUILDING COMPONENTS SECTION TYPE QUALITY OTHER DESCRIPTION REPLACEMENT COST <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>									
20 - BANK VAULTS 1 - CASH 2 - RECORDS TYPE MEASUREMENTS (LENGTH, WIDTH) AREA <u> </u> <u> </u> <u> </u>				33 - PEDESTRIAN DOORS 1 - REVOLVING 3 - AUTOMATIC SLIDING 2 - AUTOMATIC SWINGING 4 - AIR CURTAIN TYPE QUALITY (ACE) NUMBER (1-3) LIN. FT. (4) <u> </u> <u> </u> <u> </u> <u> </u>									
34 - VEHICLE DOORS DO NOT USE FOR SHELL TYPE 9 1 - WOOD SECTIONAL 3 - STEEL ROLLUP 2 - STEEL SECTIONAL 4 - HANGER TYPE STEEL TYPE QUALITY (ACE) NUMBER MEASUREMENTS (WIDTH, HEIGHT) AREA <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>				35 - EXTERIOR WALL DO NOT USE "-" ENTRY FOR SHELL TYPES 1-5 FOR SHELL TYPES 6-9, USE ONLY FOR SUBSTITUTIONS OR MISSING WALLS 1 - GROOVED PLYWOOD, STEEL SIDING, ETC. 2 - WOOD OR ASBESTOS SIDING, CEMENT BLOCK, CLAY TILE, ETC. 3 - TILTUP CONCRETE, MARBLECOTE, ETC. 4 - COMMON BRICK, METAL SANDWICH PANELS, ETC. 5 - FACE BRICK, REINFORCED CONCRETE, ETC. 6 - COMMON BRICK PLUS CONCRETE 7 - FACE BRICK PLUS CONCRETE 8 - PRECAST CONCRETE PANELS, GLASS PANELS, ETC. 9 - METAL & GLASS CURTAIN WALL 10 - STONE MASONRY 11 - LIMESTONE, SLATE, ETC. 12 - MARBLE, ETC. 13 - POLISHED GRANITE, ETC. 14 - STORE FRONTS									

33-55 - ACCESSORY IMPROVEMENTS

SECTION NO.	SECTION TITLE	TYPE	QUALITY	NUMBER	LENGTH	WIDTH	HEIGHT	AREA	CAPACITY	GAL/8BL	OUTSIDE DIAMETER	WALL LENGTH	RIN OUTSIDE DIAMETER	PSI	TOWER HEIGHT	DEPRECIATED VALUE	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION
37	PAVE	2	C					28750									55	1955	%
35	SUR STA ACCES	3	E	1													55	1955	%
35	" " "	6	C	1													55	1955	%
44	FENCE	4	C		510		8										55	1955	%
44	"	6	C		62		8										55	1955	%
54	TANKS	6		1					300 G								55	1955	%
54	TANKS	6		1					4000 G								68	1968	%
																		19	%
																		10	%

56 - REMARKS

CITY LIGHT EQUIP. YARD

57 - INCOME DATA

ANNUAL ECONOMIC OR ACTUAL GROSS INCOME \$

LESS VACANCY

ANNUAL EFFECTIVE GROSS INCOME \$

LESS EXPENSES

ANNUAL NET INCOME \$

LAND VALUE (UNIT _____ X UNIT VALUE _____)

LAND RATE (INTEREST _____ % + TAXES _____ % = _____ %)

LESS LAND INCOME (VALUE _____ X RATE _____ %)

NET INCOME TO BUILDING \$

÷ BUILDING RATE (INTEREST _____ % + TAXES _____ % + RECAPTURE _____ %)

BUILDING VALUE \$

PERSONAL PROPERTY VALUE

LAND VALUE

INDICATED TOTAL PROPERTY VALUE \$

58 - PERMIT DATA

NUMBER DATE VALUE DATE STARTED DATE COMPLETED

59 - SALES RECORD

MONTH YEAR AMOUNT

60 - STAFF AP

DATE ENUMERATOR CLASSIFIER CALCULATOR REVIEWER

7-74 56 56 56

61 - APPRAISAL DATA

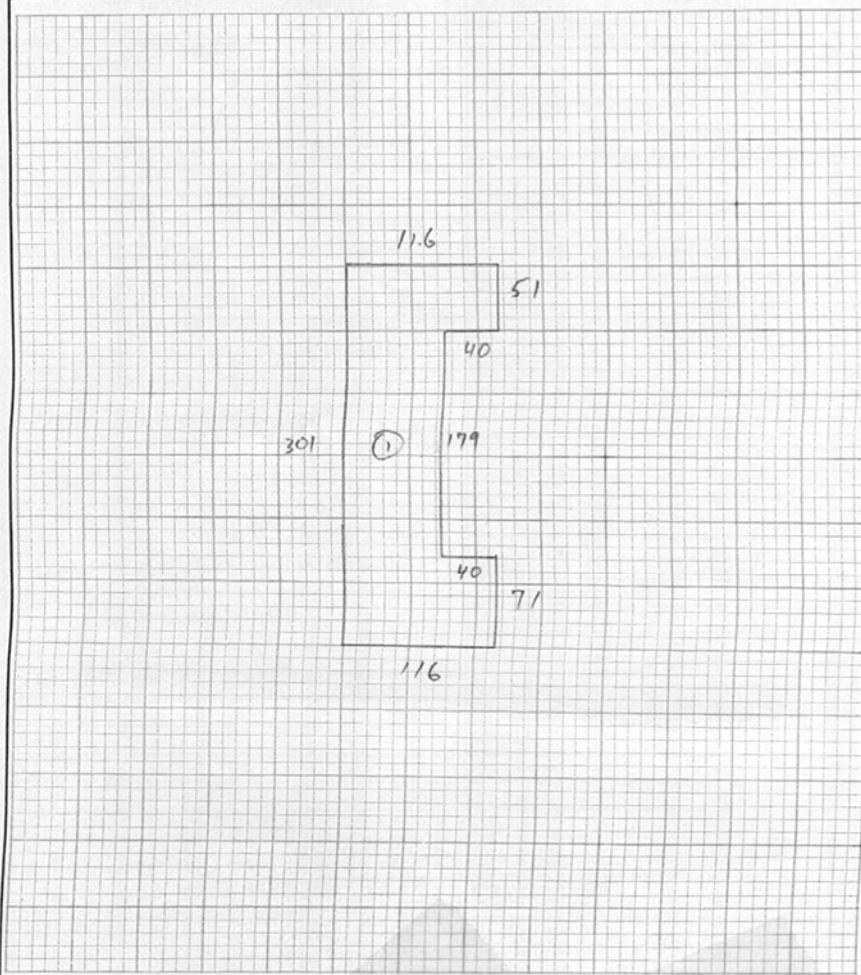
YEAR	PRINCIPAL BUILDING	OTHER BUILDINGS	ACCESSORY IMPROVEMENTS	TOTAL IMPROVEMENTS	LAND	TOTAL APPRAISED VALUE	REASON FOR APPRAISAL



MAJOR 224900 MINOR 320 SPLIT FOLIO 1910 SUBLETTER SUBNUMBER

33 - PLAT OF BUILDING

1 CM = 50'



34 - CALCULATIONS

Estimated rents

Offices - 58000 @ 20¢ = 1160
Garage 21956 @ 12¢ = 2634
Basement 27756 @ 5¢ = 1387

33.55 - ACCESSORY IMPROVEMENTS

SECTION NO.	SECTION TITLE
37	PAVE
49	CRANE
49	"

56 - REMARKS



TH	BIN OUTSIDE DIAMETER	PSI	FORM H HEIGHT	DEPRECIATED VALUE	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION
					26	1926	%
					26	1926	%
					26	1926	%
					19		%
					19		%
					19		%
					19		%
					19		%
					19		%

72	58 - PERMIT DATA
72	NUMBER DATE VALUE DATE STARTED DATE COMPLETED
108	
64	
06	
58	

58	59 - SALES RECORD		
	MONTH	YEAR	AMOUNT
61			
897			

NET INCOME TO BUILDING	\$ 39,897
BUILDING RATE INTEREST 7% TAXES 3.3% RECAPTURE 5% 193%	
BUILDING VALUE	\$ 279,000
PERSONAL PROPERTY VALUE	
LAND VALUE	
INDICATED TOTAL PROPERTY VALUE	\$

60 - STAFF 17				
DATE	ENUMERATOR	CLASSIFIER	CALCULATOR	REVIEWER
7-74	56	56	56	

61 - APPRAISAL DATA

YEAR	PRINCIPAL BUILDING	OTHER BUILDINGS	ACCESSORY IMPROVEMENTS	TOTAL IMPROVEMENTS	LAND	TOTAL APPRAISED VALUE	REASON FOR APPRAISAL

NE 30
BL 8 - ALL
804 ROY ST

33-55 - ACCESSORY IMPROVEMENTS

SECTION NO.	SECTION TITLE	TYPE	QUALITY	NUMBER	LENGTH	WIDTH	HEIGHT	AREA	CAPACITY	GAL/88L	OUTSIDE DIAMETER	WALL LENGTH	BIN OUTSIDE DIAMETER	PSI	TOWER HEIGHT	DEPRECIATED VALUE	YEAR BUILT	EFFECTIVE YEAR	NET CON. DITION
37	PAVE	2	C					7160									26	1926	
49	CRANE WAY	1			12				4								26	1926	
49	" "	1			180				2								26	1926	
																		19	
																		19	
																		19	
																		19	
																		19	
																		19	

56 - REMARKS

57 - INCOME DATA

5181 X 12 = 62172

ANNUAL ECONOMIC OR ACTUAL GROSS INCOME

\$ 62172

LESS VACANCY

58 - 3108

ANNUAL EFFECTIVE GROSS INCOME

\$ 59064

LESS EXPENSES

- 5906

ANNUAL NET INCOME

\$ 53158

LAND VALUE (UNIT 35650 X UNIT 4 -)

310 X 115

LAND RATE (INTEREST 7% + TAXES 23% 9.3%)

LESS LAND INCOME (VALUE 142600 X RATE 9.3%)

-13261

NET INCOME TO BUILDING

\$ 39897

BUILDING RATE

(INTEREST 7% + TAXES 23% + RECAPTURE 5%) 19.3%

BUILDING VALUE

\$ 279,000

PERSONAL PROPERTY VALUE

LAND VALUE

INDICATED TOTAL PROPERTY VALUE

\$

58 - PERMIT DATA

NUMBER

DATE

VALUE

DATE STARTED

DATE COMPLETED

59 - SALES RECORD

MONTH

YEAR

AMOUNT

60 - STAFF

DATE

ENUMERATOR

CLASSIFIER

CALCULATOR

REVIEWER

7-74

56

56

56

61 - APPRAISAL DATA

YEAR	PRINCIPAL BUILDING	OTHER BUILDINGS	ACCESSORY IMPROVEMENTS	TOTAL IMPROVEMENTS	LAND	TOTAL APPRAISED VALUE	REASON FOR APPRAISAL

MERGED TO 3530

*
*
*

**JOB RV1100
RPT RV1150-20

C/I PARCEL VALUE ANALYSIS WORKSHEET
PRINTED ON: 12/15/90

PARCEL NO: 408880-3490-0
FOLIO: 01910- -
Q-S-T-R: NE-30-25-04
AREA: 210 LUC: 403
TAX STATUS: X
LOG/DATE: 210 12/15/90
SEG-MERGE DATE:

PROP NAME: VACANT (EX)
PROP ADDR: 739 9
CLASS: MASONRY QUAL: FAIR
YR-BLT/EFF-YR: 24/ #STY: 99 #UNITS:
GBA/NRA: /

AVG-UNIT-SIZE: COST APPROACH
USE AREA RATE GROSS VCL EXP NET INC OCC# CL RANK
#STY STY HT EFF AGE
HEAT ELEV SPR
AREA PERIM
MISC CODE SF
CODE SF
CODE SF

ECONOMIC INCOME APPROACH
NET INCOME ACCY IMPS AREA COST DEP RCNLD
LESS PER. PROP. INCOME
LESS LAND INCOME
X(+) =
LAND VALUE INT + TAX
NET IMPROVEMENT INCOME
CAPITALIZATION RATE
+ + + =
INT + TAX + RECAP
CAPITALIZED IMP. VALUE
LAND VALUE
EXCESS LAND/ADD LAND
TOTAL BY INCOME APPROACH \$
= \$ /SF

OTHER VALUE INDICATORS
NET INC()/()OAR=
GR INC()X()GRM=
UNITS()X()\$/UNIT=
GBA()X()\$/SF=
RA()X()\$/SF=
AREA FACT
REF COST
COST MULT
LCL MULT
FINAL COST
STY/BLDG AREA FIN COST RCN-BLDG#1

LAND*
ZONE/TYPE AREA \$/SF VALUE
= \$
= \$
= \$
TOTAL 1075.00SF = \$
RATIOS: (SF LAND)/(SF GBA) = .0
(SF LAND)/(SF RA) = .0
SELECTED VALUE
APPRaiser LAND \$
DATE IMPS \$
TOTAL \$
= \$ /UNIT OR = \$ /SF
PARCEL # E-NUMBER SALES PRICE VC DATE \$/RA REMARKS

SALES & COMPARABLES
PETITION CHG ORDER DATE APPEAL ACTIVITY
FROM-LAND TO-LAND FROM-IMPS TO-IMPS

COMMENTS OTHER APPEALS:
See M. 0320

***East-Adjoining Properties
701-753 9th Avenue North Parcels***



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PARCEL DATA

Parcel	408880-3435	Jurisdiction	SEATTLE
Name	BUCA INC	Levy Code	0010
Site Address	701 9TH AVE N 98109	Property Type	C
Geo Area	32-20	Plat Block / Building Number	80
Spec Area	0-0	Plat Lot / Unit Number	1
Property Name	BEPPLO LITTLE ITALY	Quarter-Section-Township-Range	NE-30-25-4

Legal Description

LAKE UNION SHORE LANDS ADD LOT 1 LYING E OF ALLEY
 PLat Block: 80
 Plat Lot: 1

LAND DATA

Highest & Best Use As If Vacant	RETAIL/WHOLESALE	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Restaurant/Lounge	Restrictive Size Shape	NO
Base Land Value SqFt	165	Zoning	SM-65
Base Land Value	1,023,100	Water	WATER DISTRICT
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	1/8/2013	Road Access	PUBLIC
Base Land Value Tax Year	2014	Parking	ADEQUATE
Land SqFt	6,201	Street Surface	PAVED
Acres	0.14		

Views

Rainier	
Teritorial	
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	
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

Nuisances

Topography	NO
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO
---------------	----

BUILDING

Building Number	1	Click the camera to see more pictures. Picture of Building 1
Building Description	RESTAURANT	
Number Of Buildings	1	

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](#)
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Aggregated	
Predominant Use	RESTAURANT, TABLE SERVICE (350)
Shape	Rect or Slight Irreg
Construction Class	MASONRY
Building Quality	AVERAGE
Stories	1
Building Gross Sq Ft	6,200
Building Net Sq Ft	6,200
Year Built	1922
Eff. Year	1990
Percentage Complete	100
Heating System	COMPLETE HVAC
Sprinklers	Yes
Elevators	



Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	RESTAURANT, TABLE SERVICE (350)		1	24		6,200	6,200



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
408880343509	2012	2013		0010	\$930,100	\$518,800	\$1,448,900	\$0	\$930,100	\$518,800	\$1,448,900	
408880343509	2011	2012		0010	\$930,100	\$472,100	\$1,402,200	\$0	\$930,100	\$472,100	\$1,402,200	
408880343509	2010	2011		0010	\$930,100	\$461,400	\$1,391,500	\$0	\$930,100	\$461,400	\$1,391,500	
408880343509	2009	2010		0010	\$930,100	\$623,900	\$1,554,000	\$0	\$930,100	\$623,900	\$1,554,000	
408880343509	2008	2009		0010	\$899,100	\$766,900	\$1,666,000	\$0	\$899,100	\$766,900	\$1,666,000	
408880343509	2007	2008		0010	\$744,100	\$686,300	\$1,430,400	\$0	\$744,100	\$686,300	\$1,430,400	
408880343509	2006	2007		0010	\$682,100	\$511,600	\$1,193,700	\$0	\$682,100	\$511,600	\$1,193,700	
408880343509	2005	2006		0010	\$620,100	\$433,100	\$1,053,200	\$0	\$620,100	\$433,100	\$1,053,200	
408880343509	2004	2005		0010	\$589,000	\$442,500	\$1,031,500	\$0	\$589,000	\$442,500	\$1,031,500	
408880343509	2003	2004		0010	\$558,000	\$340,700	\$898,700	\$0	\$558,000	\$340,700	\$898,700	
408880343509	2002	2003		0010	\$558,000	\$384,499	\$942,499	\$0	\$558,000	\$384,499	\$942,499	
408880343509	2001	2002		0010	\$558,000	\$444,300	\$1,002,300	\$0	\$558,000	\$444,300	\$1,002,300	
408880343509	2000	2001		0010	\$434,000	\$508,000	\$942,000	\$0	\$434,000	\$508,000	\$942,000	
408880343509	1999	2000		0010	\$372,000	\$570,000	\$942,000	\$0	\$372,000	\$570,000	\$942,000	
408880343509	1998	1999		0010	\$310,100	\$739,900	\$1,050,000	\$0	\$310,100	\$739,900	\$1,050,000	
408880343509	1997	1998		0010	\$0	\$0	\$0	\$0	\$310,100	\$289,900	\$600,000	
408880343509	1996	1997		0010	\$0	\$0	\$0	\$0	\$124,000	\$34,400	\$158,400	
408880343509	1995	1996		0010	\$0	\$0	\$0	\$0	\$124,000	\$34,400	\$158,400	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
1787906	20001120000651	11/20/2000	\$0.00	KENNEY FRANK+DOROTHY ET AL	3 D PROPERTIES LLC	Quit Claim Deed	Property Settlement

REVIEW HISTORY

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Permit Status	Issuing Jurisdiction	Reviewed Date
706283	None	Remodel	5/20/1999	\$74,418	Complete	SEATTLE	6/16/2000

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PARCEL DATA

Parcel	408880-3440	Jurisdiction	SEATTLE
Name	3D PROPERTIES	Levy Code	0010
Site Address	701 9TH AVE N 98109	Property Type	C
Geo Area	32-20	Plat Block / Building Number	80
Spec Area	0-0	Plat Lot / Unit Number	2-3-4-5
Property Name	DUCATI SEATTLE	Quarter-Section-Township-Range	NE-30-25-4

Legal Description

LAKE UNION SHORE LANDS ADD LOTS 2 THRU 4 & S 18.28 FT OF LOT 5 ALL LYING E OF ALLEY TGW
PORTION VACATED STREET ADJ
Plat Block: 80
Plat Lot: 2-3-4-5

LAND DATA

Highest & Best Use As If Vacant	COMMERCIAL SERVICE	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Auto Showroom and Lot	Restrictive Size Shape	NO
Base Land Value SqFt	165	Zoning	SM-65
Base Land Value	3,827,100	Water	WATER DISTRICT
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	1/8/2013	Road Access	PUBLIC
Base Land Value Tax Year	2014	Parking	ADEQUATE
Land SqFt	23,195	Street Surface	
Acres	0.53		

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	
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

Nuisances

Topography	NO
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrence	NO
Other Problems	NO

Environmental

Environmental	NO
---------------	----

BUILDING

Building Number	1	Picture of Building 1
Building Description	AUTO SERVICE	

Reference Links:

- [King County Tax Links](#)
- [Property Tax Advisor](#)
- [Washington State Department of Revenue](#) (External link)
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Number Of Buildings Aggregated	1
Predominant Use	GARAGE, SERVICE REPAIR (528)
Shape	Rect or Slight Irreg
Construction Class	MASONRY
Building Quality	AVERAGE
Stories	1
Building Gross Sq Ft	23,050
Building Net Sq Ft	23,050
Year Built	1922
Eff. Year	1975
Percentage Complete	100
Heating System	SPACE HEATERS
Sprinklers	No
Elevators	



Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	GARAGE, SERVICE REPAIR (528)		1	24		23,050	23,050



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
408880344002	2012	2013		0010	\$3,479,200	\$1,000	\$3,480,200	\$0	\$3,479,200	\$1,000	\$3,480,200	
408880344002	2011	2012		0010	\$3,479,200	\$1,000	\$3,480,200	\$0	\$3,479,200	\$1,000	\$3,480,200	
408880344002	2010	2011		0010	\$3,479,200	\$1,000	\$3,480,200	\$0	\$3,479,200	\$1,000	\$3,480,200	
408880344002	2009	2010		0010	\$3,479,200	\$1,000	\$3,480,200	\$0	\$3,479,200	\$1,000	\$3,480,200	
408880344002	2008	2009		0010	\$3,363,200	\$1,000	\$3,364,200	\$0	\$3,363,200	\$1,000	\$3,364,200	
408880344002	2007	2008		0010	\$2,783,400	\$1,000	\$2,784,400	\$0	\$2,783,400	\$1,000	\$2,784,400	
408880344002	2006	2007		0010	\$2,551,400	\$1,000	\$2,552,400	\$0	\$2,551,400	\$1,000	\$2,552,400	
408880344002	2005	2006		0010	\$2,319,500	\$1,000	\$2,320,500	\$0	\$2,319,500	\$1,000	\$2,320,500	
408880344002	2004	2005		0010	\$2,319,500	\$1,000	\$2,320,500	\$0	\$2,319,500	\$1,000	\$2,320,500	
408880344002	2003	2004		0010	\$2,087,500	\$1,000	\$2,088,500	\$0	\$2,087,500	\$1,000	\$2,088,500	
408880344002	2002	2003		0010	\$2,087,500	\$1,000	\$2,088,500	\$0	\$2,087,500	\$1,000	\$2,088,500	
408880344002	2001	2002		0010	\$2,087,500	\$1,000	\$2,088,500	\$0	\$2,087,500	\$1,000	\$2,088,500	
408880344002	2000	2001		0010	\$1,623,600	\$1,000	\$1,624,600	\$0	\$1,623,600	\$1,000	\$1,624,600	
408880344002	1999	2000		0010	\$1,391,700	\$1,000	\$1,392,700	\$0	\$1,391,700	\$1,000	\$1,392,700	
408880344002	1998	1999		0010	\$1,159,800	\$1,000	\$1,160,800	\$0	\$1,159,800	\$1,000	\$1,160,800	
408880344002	1997	1998		0010	\$0	\$0	\$0	\$0	\$1,159,800	\$1,000	\$1,160,800	
408880344002	1996	1997		0010	\$0	\$0	\$0	\$0	\$463,900	\$127,700	\$591,600	
408880344002	1995	1996		0010	\$0	\$0	\$0	\$0	\$463,900	\$127,700	\$591,600	
408880344002	1994	1995		0010	\$0	\$0	\$0	\$0	\$587,900	\$162,100	\$750,000	
408880344002	1992	1993		0010	\$0	\$0	\$0	\$0	\$881,800	\$1,000	\$882,800	
408880344002	1990	1991		0010	\$0	\$0	\$0	\$0	\$734,900	\$125,100	\$860,000	
408880344002	1988	1989		0010	\$0	\$0	\$0	\$0	\$617,300	\$43,500	\$660,800	
408880344002	1986	1987		0010	\$0	\$0	\$0	\$0	\$529,100	\$102,500	\$631,600	
408880344002	1984	1985		0010	\$0	\$0	\$0	\$0	\$529,100	\$102,500	\$631,600	
408880344002	1982	1983		0010	\$0	\$0	\$0	\$0	\$268,500	\$160,700	\$429,200	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
1787906	20001120000651	11/20/2000	\$0.00	KENNEY FRANK+DOROTHY ET AL	3 D PROPERTIES LLC	Quit Claim Deed	Property Settlement
1257004	199207101669	7/8/1992	\$0.00	INTERSTATE TRUSTEE SER CORP	KENNEY FRANCIS J+ET AL	Trustees' Deed	Foreclosure

REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
1985	8402439	Local Appeal	\$0	2/21/1985	\$0	SUSTAIN	Completed

PERMIT HISTORY

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KNGPC408880-3440 206057

408880-3440

good
SED
TOTAL



SERVICE DEPARTMENT

MACK TRUCKS

MAYRAM
ELECTRIC
LAUNDRY

L.A. UNION

SHORE LANDS, B-80 14-1.

N.W. COR. ROY ST AND 9 AVE. No.

40888

Por NAME

1 DISTRICT 3

2 ADDITION Lake Union Shore Lands

SECTION TWP. N. RANGE EWM: BLOCK 80 TRACT OR LOT NO. 1 to 4 incl d

DESCRIPTION Por E of Alley 5 18.28' of lot 5 by E of Alley & Por the Alley St

3 ADDRESS—PROPERTY N.W. Cor Roy St. & 9th Ave. No CONT. PURCHASER 1-21-24

4 FEE OWNER BAGLEY, MURPHY, CO. CONTRACTOR

5 ARCHITECT

ORIG. COST
\$

6 BUILDING
Mac truck service
garage building
1 story
8 rooms
3 office

BASEMENT
none

STORE FRONTS
plate glass
wood sash
conc. & wood bulk
hd.

EXTRA FEATURES none

CONSTRUCTION masonry & mill solid-good

MISCELLANEOUS

7 CONDITION: EXTERIOR good INTERIOR good FOUND. good

8 MAIN SUPPORT COLUMN X FOOTING SPAN FT.

9 FIRST FLOOR JOIST INCH CENTERS BRIDGED

10 BUILDING finished

11 GROSS INCOME \$ EXPENSE \$ NET INCOME \$

12 DEPRECIATION: COND. 30 % OBSLSE. % ECON. SUIT. % TOTAL %

YEAR BUILT 1922 REMODELED no

EFFECTIVE AGE 15-35 YEARS FUTURE LIFE 35-37 YEARS

DIMENSIONS X 117 X 250 SQUARE FT. AREA CUBIC FT.

29250

INTERIOR
ceiled

office-plaster board
4 partitions

FLOORS

cement 600' tile

FIRE PLACE

none

PLUMBING

11 fixtures 3 basins
4 toilets 2 sinks
1 drink fount 1 h.w. tank
average

TILE WORK

none

WIRING

HEATING

steam or vapor
sawdust burner-Ideal American

ELEVATORS

none

CEILING—HEIGHT

1st flr. 15'



IMPROVEMENT VALUE

BUILDING \$ 33,000
MAIN BUILDING \$ 10,500
~~LESS DEPRECIATION~~ \$ 2,800
OTHER BUILDINGS \$ 2,000
~~DEPRECIATED VALUE~~ \$ 2,500
TOTAL BUILDINGS \$ 25,200
ASSESSED VALUE 50% \$ 12,600
DATE 8/13/37 114030

LAND INFORMATION

1. SIZE X level-on grade

2. STREET—ROAD graded-paved
Alley-yes-not paved

3. SIDEWALK concrete-sewer
Water-city

4. LANDSCAPING none

5. TREND static VALUE \$

6. USE industrial

7. DISTRICT medium-old

O	C	OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE

FLOOR PLAN

50-1

WIRING

HEATING

steam or vapor

sawdust burner-Ideal American

ELEVATORS

none

CEILING—HEIGHT

1st flr. 15'



2. STREET—ROAD graded-paved

Alley-yes-not paved

3. SIDEWALK concrete-sewer
Water-city

4. LANDSCAPING none

5. TRENDstatic VALUE \$

6. USE	industrial
--------	------------

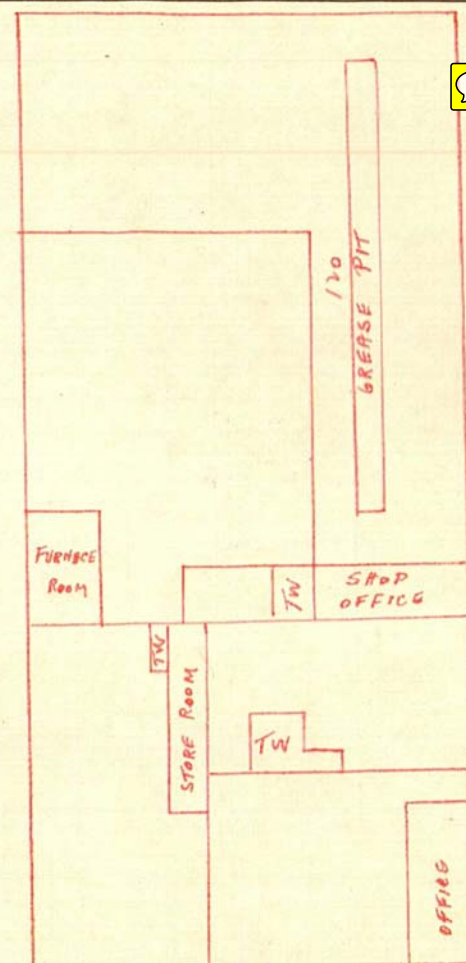
7. DISTRICT medium-old

[illegible][illegible]

REMARKS ALSO POR. E. OF ALLEY 2+3+4 AND S 18²³' AND POR. VAC.

ALLEY OF 5 - LAKE UNION SHORE LANDS.

FLOOR PLAN



R RV1150-18 (DATA ENTRY: RV1100-J)
C/I DATA COLLECTION AND DISPLAY FORM (100) ACCOUNT NO: 408880-3440-0
LOG/DATE: PM1 11/06/96 FOLIO: 01910- -
LEVY CODE: 0010 LAST UPDATE: 11/06/96 BY: WHU
TAX STATUS: TAXABLE APPR ID: MO DA YR AREA: 210 - -
Q/SC/TW/RG: NE/30/25/04 - - - - - QUEEN ANNE

LAND USE: 403 PROP NAME: SEATTLE MOTORSPORTS
AUTOMOTIVE SHO (105) ~~DECE~~
PROPERTY ADDRESS: 800 9 AV N
(110) RB NUM FR PR STREET NAME TY SU

(112)+++++ COMMERCIAL/INDUSTRIAL LAND RECORD +++++

ZONING JURIS/	SEATTLE	% USABLE/	100
ZONE ACTUAL/	C2/65	TOPOGRAPHY/	LEVEL
ZONE CODE/	COMML	SHAPE/	REGULAR
LOT SIZE/	23,195.00	ACCESS/	STANDARD
UNIT/S_A	SQFT	VISUAL EXPOSURE/	STANDARD
CORNER LOT/Y_N	YES	OPEN SPACE CLASS.	NO
WATERFRONT ON/	NONE	RESTRICTIVE CONDITIONS/Y_N	NO
		CONTAMINATED PROP NO_HW_HC_UT_AS	NO

(335)+++++ PERMIT ACTIVITY +++++

ACT	BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
---					---
---					---
ADD	---	---	---	---	---

(510)++DEL ALL BLDGS /++ PROPERTY WIDE IMPROVEMENTS SUMMARY +++++

DESC: AUTO SERVICE	TOTAL BLDGS ON PROPERTY/	1
YEAR BLT/ 22 CLASS/	GROSS AREA (ALL BLDGS)/	23,050
EFF YEAR/ 65 QUAL/	NET AREA (ALL BLDGS)/	23,050
LOT COVERAGE/	MULTI-USE/Y_N	NO
NUMBER OF UNITS/	MULTI-PARCEL PROP/Y_N	NO

(500)+++++ INDIVIDUAL BUILDING DETAILS +++++

BLD	CL	QU	DESCRIPTION	NU	GROSS	NET	%	HE	SP	
NUM	AS	AL		ST	AREA	AREA	YB/EY	CMP	AT	
#1	C	C	AUTO SERVICE	1	23,050	23,050	22 65	100	SH	N
#2										N
#3										N
#4										N

(520)+++++ INTERIOR SECTION DETAILS +++++

BLD#	AREA	STR-HT	BLD#	AREA	STR-HT	BLD#	AREA	STR-HT	BLD#	AREA	STR-HT
1	23,050	24									
DO7-GARAGE, SERVICE											
2											
3											
4											

(589)+++++ ACCESSORY IMPROVEMENT SUMMARY +++++

ACT	ENT	DESCRIPTION	ACT	ENT	DESCRIPTION
/	(1)		/	(2)	

(160)+++++ COMMENTS +++++

**JOB RV1100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 408880-3440-0
 RPT RV1150-20 PRINTED ON: 12/15/90 FOLIO: 01910- -
 PROP NAME: FRANK KENNEY AUTO SERVICE Q-S-T-R: NE-30-25-04
 PROP ADDR: 300 9 AV N AREA: 210 LUC: 403
 CLASS: MASONRY QUAL: AVERAGE TAX STATUS: TAXABLE
 YR-BLT/EFF-YR: 22/65 #STY: X #UNITS: LOG/DATE: 210 12/15/90
 GBA/NRA: 29,250 / 29,250 AVG-UNIT-SIZE: SEG-MERGE DATE:

***** ECONOMIC INCOME ***** COST APPROACH *****
 M. USE AREA RATE GROSS VCL EXP NET INC OCC# CL RANK
 3440 29250 \$ 5.20 }
 3485 14750 \$ 5.20 }
 3565 9220 \$ 5.20 } 220,000
 \$ 5 10
 Will not support land

***** ECONOMIC INCOME APPROACH *****
 NET INCOME
 LESS PER. PROP. INCOME
 LESS LAND INCOME
 X (+) =
 LAND VALUE INT + TAX
 NET IMPROVEMENT INCOME
 CAPITALIZATION RATE
 + + =
 INT + TAX + RECAP
 CAPITALIZED IMP. VALUE
 LAND VALUE
 EXCESS LAND/ADD LAND
 TOTAL BY INCOME APPROACH \$
 = \$ /SF

***** OTHER VALUE INDICATORS *****
 NET INC () / () OAR =
 GR INC () X () GRM =
 UNITS () X () \$ / UNIT =
 GBA (29,250) X () \$ / SF =
 RA (29,250) X () \$ / SF =
 STY/BLDG AREA FIN COST RCN-BLDG#1

ZONE/TYPE AREA \$ / SF VALUE
 M. 3440 29396 30 \$ 881,800
 3485 22581 30 \$ 677,400
 3565 14030 30 \$ 420,900
 TOTAL 29396.00SF \$ 1,980,100

RATIOS: (SF LAND)/(SF GBA) = 1.0
 (SF LAND)/(SF RA) = 1.0
 SELECTED VALUE \$ 1,980,100
 APPRAISER WNU LAND \$ 1,980,100
 DATE 1-29-91 IMPS \$ 1000
 TOTAL \$
 = \$ /UNIT OR = \$ /SF

***** SALES & COMPARABLES *****
 PARCEL # E-NUMBER SALES PRICE VC DATE \$ / RA REMARKS
 SUBJECT 1049268 1,500,000 02 03/07/89 51.28

***** APPEAL ACTIVITY *****
 PETITION CHG ORDER DATE FROM-LAND TO-LAND FROM-IMPS TO-IMPS

***** COMMENTS ***** OTHER APPEALS: 402439
 BAYSIDE TOYOTA / VOLVO ALSO COVERS M. 3485 & 3565

C/I PROPERTY VALUE SUMMARY RECORD

ACCOUNT NO. : 408880-3440-0

LOG/DATE : 210 03/02/87
 STATUS : CURRENT 02/28/87
 BLDG.CNT : 01
 COMP.TYPE : 0
 CNDD/TWN H: INCOME APPROACH

FOLIO NO. : 01910- -
 SEC-TWN-RNG : NE-30-25-04
 AREA : 210
 LEVY CODE : 0010
 TAX STATUS : TAXABLE

* ACTION CODE

- 1. COST COMP WITHOUT COMP SHEET
- 2. COST COMP WITH COMP SHEET
- 3. FINAL VALUE/DATA UPDATE
- 4. REVIEW WITHOUT VALUE CHANGE
- 5. REVIEW WITH VALUE CHANGE
- 6. NO VALUE CHANGE, MOVE TO STATIC

* 150 * REVIEW STATUS

MAINTENANCE REVALUE, POST TO -- RD

* 130 * VALUE SUMMARY

CONTROL VAL 000631600 SEQ 01

ROLL	LAND	IMP	RLYR	DATE	CO#	C-I REVAL
529100	102500	87	06/13/86	CO#		
LAST	529100	102500	631600	06/12/86	5	999 000
APR	617300	43500	660800	12/17/87	S	RDA

RVR

* APPEAL ACTIVITY

NEW CONSTRUCTION

PENDING	TYPE	APLT	RY	ENT.	DATE	PET.NO.	LAND	IMP.	TOTAL
85	08/10/84	402439	0	0					

* 335 * BUILDING PERMIT ACTIVITY

BLDG:	TYPE	PERMIT	DATE	VALUE	% COMPLETE	CALL-BACK
ADD						

* SALES ACTIVITY

DATE	AFF.#	SALE PRICE	INST.	REASON	VERIFICATION	CLASS
03/01/73	E 209857	225,000	REC		02-VERIFIED GOOD	COM. IMP.
08/29/78	E 493969	400,000	REC		02-VERIFIED GOOD	COM. IMP.
06/30/81	E 644666		SACD	TRUST	00-UNVERIFIED	UNKNOWN

CC RCN :

CC-RCNLD :

* 504 * BUILDING VALUE SUMMARY

BLDG DESCRIPTION
01 AUTO SERVICE

VALUE METHOD

ACT COST :	EFF YR: 35	OTH RCN :	
SOURCE :	COND : 00	% MARKET :	
ACT TREND :	OBSOL : 45	% INCOME :	
	COMPL : 00	% OTH RCNLD :	

CC RCN : \$372641

CC-RCNLD : \$125021

* 504 * ACCESSORY IMPROVEMENT VALUE SUMMARY

ENT. TYPE	ACT.COST	SR	RCN	EFYR	COND	RCNLD	VALUE
83-CRANEWAYS							
8301 1-INDOOR	0	\$3420	22	00%	\$855	\$700	
8302 1-INDOOR	0	\$3420	22	00%	\$855	\$700	
8303 1-INDOOR	0	\$1710	22	00%	\$428	\$400	

* LAST COST INDEX UPDATE 01/01/77

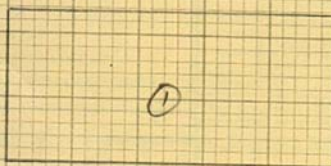
MAJOR _____ MINOR 3440 SPLIT _____ FOLIO _____ SUBLETTER _____ SUBNUMBER _____

33 - PLAT OF BUILDING

1 CM = 50'

34 - CALCULATIONS

ROY ST



250

117

9th Ave N

7-74 Rents

72 lease \$1500/mo

+ window upkeep,
INSURANCE & utils

New lease \$1500/mo +
owner didn't know
details.

Estimated economic rent - 108

33-55 - ACCESSORY IMPROVEMENTS

SECTION NO.	SECTION
49	CRAN
49	"
49	"



BIN OUTSIDE DIAMETER	PSI	TOWER HEIGHT	DEPRECIATED VALUE	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION
				22	19 22	%
				22	19 22	%
				22	19 22	%
					19	%
					19	%
					19	%
					19	%
					19	%

56 - REMARKS

7-74 FLOOR IS SUNKEN
IN AREAS.

57 - INCOME DATA 2925X12 = 35100

ANNUAL ECONOMIC OR ACTUAL GROSS INCOME	\$ 35100
LESS VACANCY 5%	- 1755
ANNUAL EFFECTIVE GROSS INCOME	\$ 33346
LESS EXPENSES 15%	5001
ANNUAL NET INCOME	\$ 28344

58 - PERMIT DATA

NUMBER	DATE	VALUE	DATE STARTED	DATE COMPLETED

59 - SALES RECORD

MONTH	YEAR	AMOUNT
3	73	C - 225,000

LAND VALUE (UNIT X VALUE)	
LAND RATE (INTEREST 7% TAXES 2.3% 9.3%)	
LESS LAND INCOME (VALUE 132,200 X RATE 9.3%)	- 12294
NET INCOME TO BUILDING	\$ 16050

BUILDING RATE (INTEREST 7% TAXES 2.3% RECAPTURE 5%) 193%

BUILDING VALUE \$ 112,260

PERSONAL PROPERTY VALUE

LAND VALUE

INDICATED TOTAL PROPERTY VALUE \$

60 - STAFF

DATE	ENUMERATOR	CLASSIFIER	CALCULATOR	REVIEWER
7-74	56	56	56	

61 - APPRAISAL DATA

YEAR	PRINCIPAL BUILDING	OTHER BUILDINGS	ACCESSORY IMPROVEMENTS	TOTAL IMPROVEMENTS	LAND	TOTAL APPRAISED VALUE	REASON FOR APPRAISAL

33-55 - ACCESSORY IMPROVEMENTS

SECTION NO.	SECTION TITLE	TYPE	QUALITY	NUMBER	LENGTH	WIDTH	HEIGHT	AREA	CAPACITY	GAL/BBL	OUTSIDE DIAMETER	WALL LENGTH	BIN OUTSIDE DIAMETER	PSI	TOWER HEIGHT	DEPRECIATED VALUE	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION
49	CRANEWAYS	1			60				2								22	19 22	%
49	"	1			60				2								22	19 22	%
49	"	1			30				2								22	19 22	%
																		19	%
																		19	%
																		19	%
																		19	%
																		19	%
																		19	%
																		19	%

56 - REMARKS

57 - INCOME DATA

2925X12

35100

58 - PERMIT DATA

7-74 FLOOR IS SUNKEN
IN AREAS.

ANNUAL ECONOMIC OR ACTUAL GROSS INCOME

\$ 35100

LESS VACANCY

5%

- 1755

ANNUAL EFFECTIVE GROSS INCOME

\$ 33346

LESS EXPENSES

15%

5001

ANNUAL NET INCOME

RV1150-3 (DATA ENTRY: RV1100-5)
C/1 PROPERTY VALUE SUMMARY RECORD

ACCOUNT NO. : 408880-3440-0

LOG/DATE : 210 10/12/96
STATUS : CURRENT 10/12/96
BLDG.CNT : 01
COMP.TYPE : 0
CND0/TWN H:

FOLIO NO. : 01910- -
SEC-TWN-RNG : NE-30-25-04
AREA : 210
LEVY CODE : 0010
TAX STATUS : TAXABLE

* ACTION CODE

- 1. COST COMP WITHOUT COMP SHEET
- 2. COST COMP WITH COMP SHEET
- 3. FINAL VALUE/DATA UPDATE
- 4. REVIEW WITHOUT VALUE CHANGE
- 5. REVIEW WITH VALUE CHANGE
- 6. NO VALUE CHANGE, MOVE TO STATIC 10-21-96

* 150 * REVIEW STATUS

MAINTENANCE REVALUE, POST TO __ ROLL

* 130 * VALUE SUMMARY

CONTROL VAL 000750000 SEQ 01 ---

ROLL	LAND	IMP	RLYR	09/20/96	CO#:	C-I	REVAL
LAST	587900	162100	97	DATE	09/03/96	TYPE	APR RVR
APR	-----	-----	-----	-----	-----	-----	-----
RVR	-----	-----	-----	-----	-----	-----	-----

NEW CONSTRUCTION _

* APPEAL ACTIVITY

PENDING :	TYPE	APLT	RY	ENT.DATE	PET.NO.	LAND	IMP.	TOTAL
				85 08/10/84	402439	0	0	

* 335 * BUILDING PERMIT ACTIVITY

BLDG:	TYPE	PERMIT	DATE	VALUE	% COMPLETE
ADD	---	---	---/---/---	-----	----- %

* SALES ACTIVITY

DATE	AFF.#	SALE PRICE	INST.	REASON	VERIFICATION	CLASS
07/08/92	E 1257004		AGENT	IN LIEU	32- < \$1000	COM. IMP.
08/29/78	E 0493969	400,000	REC		02-GOOD	COM. IMP.
03/07/89	E 1049268	1,500,000	DEED		46-NON-REP SALE	COM. IMP.
CC RCN	:			CC-RCNLD	:	

* 504 * BUILDING VALUE SUMMARY

BLDG DESCRIPTION	VALUE	METHOD
01 AUTO SERVICE	\$-107800	C--
ACT COST :	EFF YR: 65	
SOURCE :	COND : 00	---
ACT TREND :	OBSOL : 45	---
CC RCN :	COMPL : 00	---
	OTH RCN :	
	MARKET :	
	INCOME :	
	OTH RCNLD :	
	CC-RCNLD :	\$161912

* 504 * ACCESSORY IMPROVEMENT VALUE SUMMARY

ENT. TYPE	ACT.COST	SR	RCN	EFYR	COND	RCNLD	VALUE
83-CRANEWAYS							
8301 1-INDOOR	0		\$3420	22	00%	\$855	\$700
8302 1-INDOOR	0		\$3420	22	00%	\$855	\$700

JOB RV1100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 408880-3440-0
RPT RV1150-20 PRINTED ON: 03/26/94 FOLIO: 01910-
PROP NAME: BAYSIDE TOYOTA VOLVO Q-S-T-R: NE-30-25-04
PROP ADDR: 800 9 AV N AREA: 210 LUC: 403
CLASS: MASONRY QUAL: AVERAGE TAX STATUS: TAXABLE
YR-BLT/EFF-YR: 22/65 #STY: 01 #UNITS: LOG/DATE: 210 03/26/94
GBA/NRA: 29,250 / 29,250 AVG-UNIT-SIZE: SEG-MERGE DATE:

ECONOMIC INCOME APPROACH
USE AREA RATE GROSS VCL EXP NET INC OCC# CL RANK
SHOP 29250 4 117000 5 25
\$ \$ \$ \$ \$ \$
\$ \$ \$ \$ \$ \$
\$ \$ \$ \$ \$ \$
\$ \$ \$ \$ \$ \$
\$ \$ \$ \$ \$ \$

ECONOMIC INCOME APPROACH
NET INCOME
LESS PER. PROP. INCOME
LESS LAND INCOME
X () =
LAND VALUE INT + TAX
NET IMPROVEMENT INCOME
CAPITALIZATION RATE
+ + + =
INT + TAX + RECAP
CAPITALIZED IMP. VALUE
LAND VALUE
EXCESS LAND/ADD LAND
TOTAL BY INCOME APPROACH \$
= \$ /SF

OTHER VALUE INDICATORS
NET INC (83362) / (10) OAR= 833600
GR INC () X () GRM=
UNITS () X () \$/UNIT=
GBA (29,250) X (25) \$/SF= 731,200
RA (29,250) X () \$/SF=
LAND* * * * *
ZONE/TYPE AREA \$/SF VALUE

TOTAL 29396.00SF @ 20
RATIOS: (SF LAND) / (SF GBA) = 1.0
(SF LAND) / (SF RA) = 1.0
SELECTED VALUE* * * * *
APPRaiser WHO LAND \$ 587,900
DATE 4-27-94 IMPS \$ 762,100
TOTAL \$ 750,000
\$/UNIT OR = \$ /SF
TOTAL BY COST APPROACH = \$ /SF

PARCEL # E-NUMBER SALES PRICE VC DATE \$/RA REMARKS

PETITION CHG ORDER DATE APPEAL ACTIVITY FROM-LAND TO-LAND FROM-IMPS TO-IMPS

COMMENTS OTHER APPEALS: 402439
now Seattle Motor sports

PARCEL NO. 408880-3440

COMPARABLE SALES		AMOUNT	DATE	DETAILS / REMARKS
	E NO.			
1				
2				
3				
4				

COMMENTS:

Auto dealer. See 3510 For comments

KING COUNTY ASSESSOR'S COMMERCIAL - INDUSTRIAL PROPERTY RECORD FOR REFERENCE ONLY

PRINCIPAL BUILDINGS

1 - IDENTIFICATION MAJOR <u>408880</u> MINOR <u>3440</u> SPLIT _____ BLDG. NO. _____ 2 - PROPERTY PR CODE <u>111</u> MOI <u>11</u> YR <u>11</u> FOLIO <u>1910</u> SUBLETTER _____ SUBNUMBER _____ TOTAL BLDGS _____ LAST SALE DATE <u>3-73</u> AMOUNT <u>225,000</u> ADDRESS <u>COR. ROY ST. & 9 AVE. N.</u> ADDITION <u>LA UNION SHORELANDS</u> QUARTER <u>1</u> SECTION <u>30</u> TOWNSHIP <u>25</u> RANGE <u>4</u> BLOCK <u>80</u> LOT <u>1-5</u> TAX LOT _____ TRACT _____ DESCRIPTION <u>FOR</u> FEE OWNER <u>EDWARDS DAVID</u> 3 - LAND <u>3440</u> ZONE ACTUAL <u>M</u> CONFORMITY <u>Y</u> HIGHEST & BEST USE <u>Y</u> LOT WIDTH _____ FF VALUE _____ LOT ACRE _____ LOT DEPTH _____ ACRE VALUE _____ STANDARD WIDTH _____ LOT SF <u>29396</u> STANDARD DEPTH _____ SF VALUE <u>430</u> SITE VALUE _____										8 - VEHICLE DOOR OPERATOR QUALITY (ACE) _____ NUMBER _____		10 - EXTERIOR STAIRS 1 - WOOD 3 - STEEL CONCRETE 2 - CONCRETE 4 - STEEL TYPE _____ QUALITY (ACE) _____ FLIGHTS _____ QUALITY (ACE) _____ NUMBER _____		11 - FIRE PLACES QUALITY (ACE) _____ NUMBER _____		21 - BANK VAULT DOORS 1 - CASH 2 - RECORDS TYPE _____ THICKNESS (INCHES) _____ MEASUREMENTS (HEIGHT, WIDTH) _____ AREA _____	
12 - FLOOR ADJUSTMENTS 1 - CONCRETE ON GRADE SHELLS 3 - CONCRETE & STEEL (SHELLS 3 & 4) 2 - WOOD (SHELLS 1, 2, & 11) 4 - REINFORCED CONCRETE (SHELLS 5 & 10) TYPE _____ QUALITY (ACE) _____ MEASUREMENTS (LENGTH, WIDTH) _____ AREA _____ 2 C + 1148										22 - BANK ACCESSORIES 2 - DRIVE-IN WINDOW 3 - NIGHT DEPOSITORY TYPE _____ QUALITY (ACE) _____ NUMBER _____							
13 - BALCONIES 1 - WOOD 2 - CONCRETE 3 - STEEL & CONCRETE TYPE _____ QUALITY (ACE) _____ MEASUREMENTS (LENGTH, WIDTH) _____ AREA _____										23 - HEATING & COOLING 1 - APT HW OR STEAM 12 - COMFL CENTRAL COOLING 2 - APT FHA 13 - COMFL PACKAGE COOLING 3 - APT UNIT HEATERS 14 - IND CENTRAL COOLING 4 - COMFL HW OR STEAM 15 - IND PACKAGE COOLING 5 - COMFL FHA 16 - APT CENTRAL COMB 6 - COMFL UNIT HEATERS 17 - APT PACKAGE COMB 7 - IND HW OR STEAM 18 - COMFL CENTRAL COMB 8 - IND FHA 19 - COMFL PACKAGE COMB 9 - IND UNIT HEATERS 20 - IND CENTRAL COMB 10 - APT CENTRAL COOLING 21 - IND PACKAGE COMB 11 - APT PACKAGE COOLING							
14 - FLOOR GRATING 1 - STEEL 2 - ALUMINUM 3 - PLASTIC TYPE _____ QUALITY (ACE) _____ MEASUREMENTS (LENGTH, WIDTH) _____ AREA _____										24 - NO BOILER 26 - PLUMBING ONLY FOR HEAT, TYPES 1, 4, OR 7 1 - APTS 2 - COMFL 3 - IND. TYPE _____ QUALITY (ACE) _____ NUMBER _____ 2 C 8							
15 - ROOF ADJUSTMENTS 1 - LIGHT WOOD (SHELL 1) 5 - GALVANIZED STEEL (SHELL 8) 2 - HEAVY TIMBER (SHELL 2) 6 - ENAM. STEEL OR ALUM (SHELL 7) 3 - STEEL NOT FIREPROOFED (SHELLS 3 & 4) 7 - INSUL. SANDWICH PANELS (SHELL 6) 4 - CONCRTL (SHELL 5) 8 - PRECAST CONCRETE TYPE _____ QUALITY (ACE) _____ MEASUREMENTS (LENGTH, WIDTH) _____ AREA _____ 3 D - 29250 1 C + 29250										27 - ELECTRICAL 1 - APT 2 - COMFL 3 - IND. DO NOT USE FOR SHELL TYPE 0 ILLUMINATION: 1 - BRIGHT 2 - ADEQUATE 3 - MINIMUM 4 - INADEQUATE TYPE _____ QUALITY (ACE) _____ ILLUM (1-3) (3E: 4) _____ MEASUREMENTS (FLOORS, LENGTH, WIDTH) _____ AREA _____ 2 C 2 29250							
16 - WIDE SPAN ROOFS 1 - WOOD TRUSS 3 - STEEL TRUSS 2 - WOOD GLULAM BEAM 4 - PRESTRESSED CONCRETE TYPE _____ QUALITY (ACE) _____ SPAN WIDTH _____ MEASUREMENTS (LENGTH, WIDTH) _____ AREA _____										28 - SPRINKLERS 1 - APTS 2 - COMFL 3 - IND TYPE _____ QUALITY (ACE) _____ MEASUREMENTS (FLOORS, LENGTH, WIDTH) _____ AREA _____							
17 - CANOPIES QUALITY A-E _____ MEASUREMENTS (LENGTH, WIDTH) _____ AREA _____										29 - COLD STORAGE 30 - ESCALATORS 1 - COOLER 3 - FREEZER 4 - QUICK FREEZE 2 - CHILLER TYPE _____ MEASUREMENTS (LENGTH, WIDTH) _____ AREA _____ QUALITY (ACE) _____ WIDTH (INCHES) _____ HEIGHT _____ FLIGHTS _____							
18 - APARTMENT BUILDING DATA DO NOT USE "-" ENTRY FOR SHELL TYPES 1-8 FOR SHELL TYPES 6-9, USE ONLY FOR SUBSTITUTIONS OR MISSING WALLS 1 - GROOVED PLYWOOD STEEL SIDING, ETC. 2 - WOOD OR AGESTOS SIDING, CEMENT BLOCK, CLAY TILE, ETC. 3 - TILTUP CONCRETE, MARBLECITE, ETC. 4 - COMMON BRICK, METAL SANDWICH PANELS, ETC. 5 - FACE BRICK, REINFORCED CONCRETE, ETC. 6 - COMMON BRICK PLUS CONCRETE 7 - FACE BRICK PLUS CONCRETE 8 - PRECAST CONCRETE PANELS, GLASS PANELS, ETC. 9 - METAL & GLASS CURTAIN WALL 10 - STONE MASONRY 11 - LIMESTONE, SLATE, ETC. 12 - MARBLE, ETC. 13 - POLISHED GRANITE, ETC. 14 - STONE FRONTS DO NOT USE FOR SHELL TYPE 9 1 - APT UTILTY AREA 8 - RETAIL DISCOUNT TYPE 2 - HOTELS & MOTELS 9 - OTHER RETAIL STORES 3 - SMALL OFFICES 10 - BANKS & THEATERS 4 - OPEN OFFICES 11 - WAREHOUSES 5 - PROFESSIONAL OFFICES 12 - LIGHT MANUFACTURING 6 - CLINICS 13 - HEAVY MANUFACTURING NUMBER _____ ITEM _____ NUMBER _____ ITEM _____ STUDIO APTS. EXHAUST FAN 1 BEDROOM APTS. EXHAUST HOOD & FAN 2 BEDROOM APTS. RANGE TOP & OVEN 3 BEDROOM APTS. DROPIN HANGER GARAGE DISPOSAL ELECTRIC FIREPLACE DISHWASHER INTERCOM SYSTEM										31 - ELEVATORS 1 - PASS AUTO ELEC LOC 6 - FREIGHT ELEC 11 - SIDEWALK ELEC 2 - PASS AUTO ELEC EXP 7 - FREIGHT HYD 12 - DUMPSWATER ELEC 3 - PASS MAN ELEC LOC 8 - FREIGHT LIFT 13 - DUMPSWATER MAN 4 - PASS MAN ELEC EXP 9 - SIDEWALK MAN 5 - PASS HYD 10 - SIDEWALK HYD							
19 - INTERIOR DEVELOPED AREAS DO NOT USE FOR SHELL TYPE 9 1 - APT UTILTY AREA 8 - RETAIL DISCOUNT TYPE 2 - HOTELS & MOTELS 9 - OTHER RETAIL STORES 3 - SMALL OFFICES 10 - BANKS & THEATERS 4 - OPEN OFFICES 11 - WAREHOUSES 5 - PROFESSIONAL OFFICES 12 - LIGHT MANUFACTURING 6 - CLINICS 13 - HEAVY MANUFACTURING TYPE _____ QUALITY (ACE) _____ NO. APTS (1) _____ MEASUREMENTS (FLOORS, LENGTH, WIDTH) _____ AREA _____ 4 C + 24 x 734 17616 4 C - UEH DR 408										32 - OTHER PRINCIPAL BUILDING COMPONENTS SECTION _____ TYPE _____ QUALITY _____ OTHER DESCRIPTION _____ REPLACEMENT COST _____							
20 - PEDESTRIAN DOORS 1 - REVOLVING 3 - AUTOMATIC SLIDING 2 - AUTOMATIC SWINGING 4 - AIR CURTAIN TYPE _____ QUALITY (ACE) _____ NUMBER (1-3) _____ LIN. FT. (4) _____										33 - BANK VAULTS 1 - CASH 2 - RECORDS TYPE _____ QUALITY (ACE) _____ MEASUREMENTS (LENGTH, WIDTH) _____ AREA _____							
21 - VEHICLE DOORS DO NOT USE FOR SHELL TYPE 9 1 - WOOD SECTIONAL 3 - STEEL ROLLUP 2 - STEEL SECTIONAL 4 - HANGER TYPE STEEL TYPE _____ QUALITY (ACE) _____ NUMBER _____ MEASUREMENTS (WIDTH, HEIGHT) _____ AREA _____ 2 C 1 18x16 298 2 C 1 10x12 120										34 - RECORDS TYPE _____ QUALITY (ACE) _____ MEASUREMENTS (LENGTH, WIDTH) _____ AREA _____							

OLIO NO. 1910

PARCEL NO. 408880-3440

[illegible]

BAY SIDE
TOYOTA / VOLVO

COMPARABLE SALES				
	E NO.	AMOUNT	DATE	DETAILS / REMARKS
1				
2				
3				
4				

COMMENTS :

Part of auto dealer. See 3510 for comments.



King County Department of Assessments

Fair, Equitable, and Understandable Property Valuations

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PARCEL DATA

Parcel	408880-3485	Jurisdiction	SEATTLE
Name	DOUBLE M PORPERTIES LLC	Levy Code	0010
Site Address	739 9TH AVE N 98109	Property Type	C
Geo Area	32-20	Plat Block / Building Number	80 &
Spec Area	0-0	Plat Lot / Unit Number	1 TO 5
Property Name	MAACO AUTO PAINT	Quarter-Section-Township-Range	NE-30-25-4

Legal Description

LAKE UNION SHORE LANDS ADD 1-2-3 & S 11,684 FT OF 4 & 5 LESS S 18.28 FT E OF ALLEY & POR VAC BROAD ST E OF ALLEY IN BLK 82 & POR VAC ST ADJ
 PLat Block: 80 &
 Plat Lot: 1 TO 5

LAND DATA

Highest & Best Use As If Vacant	COMMERCIAL SERVICE	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Industrial(Gen Purpose)	Restrictive Size Shape	NO
Base Land Value SqFt	165	Zoning	SM-65
Base Land Value	3,725,800	Water	WATER DISTRICT
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	1/8/2013	Road Access	PUBLIC
Base Land Value Tax Year	2014	Parking	ADEQUATE
Land SqFt	22,581	Street Surface	PAVED
Acres	0.52		

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	
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

Nuisances

Topography	NO
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrence	NO
Other Problems	NO

Environmental

Environmental	NO
---------------	----

BUILDING

Building Number	1	Click the camera to see more pictures.
Building Description	FACTORY & OFC	

Reference Links:

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Number Of Buildings Aggregated	1
Predominant Use	INDUSTRIAL LIGHT MANUFACTURING (494)
Shape	Rect or Slight Irreg
Construction Class	MASONRY
Building Quality	AVERAGE
Stories	2
Building Gross Sq Ft	8,262
Building Net Sq Ft	8,262
Year Built	1924
Eff. Year	1980
Percentage Complete	100
Heating System	NO HEAT
Sprinklers	No
Elevators	
<div>1 2</div>	

Picture of Building 1



Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	INDUSTRIAL LIGHT MANUFACTURING (494)		1	20		5,784	5,784
2	INDUSTRIAL LIGHT MANUFACTURING (494)		1	10		2,268	2,268
3	INDUSTRIAL LIGHT MANUFACTURING (494)		1	8		210	210



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
408880348508	2012	2013		0010	\$3,387,100	\$1,000	\$3,388,100	\$0	\$3,387,100	\$1,000	\$3,388,100	
408880348508	2011	2012		0010	\$3,387,100	\$1,000	\$3,388,100	\$0	\$3,387,100	\$1,000	\$3,388,100	
408880348508	2010	2011		0010	\$3,387,100	\$1,000	\$3,388,100	\$0	\$3,387,100	\$1,000	\$3,388,100	
408880348508	2009	2010		0010	\$3,387,100	\$1,000	\$3,388,100	\$0	\$3,387,100	\$1,000	\$3,388,100	
408880348508	2008	2009		0010	\$3,274,200	\$1,000	\$3,275,200	\$0	\$3,274,200	\$1,000	\$3,275,200	
408880348508	2007	2008		0010	\$2,709,700	\$1,000	\$2,710,700	\$0	\$2,709,700	\$1,000	\$2,710,700	
408880348508	2006	2007		0010	\$2,483,900	\$1,000	\$2,484,900	\$0	\$2,483,900	\$1,000	\$2,484,900	
408880348508	2005	2006		0010	\$2,258,100	\$1,000	\$2,259,100	\$0	\$2,258,100	\$1,000	\$2,259,100	
408880348508	2004	2005		0010	\$2,258,100	\$1,000	\$2,259,100	\$0	\$2,258,100	\$1,000	\$2,259,100	
408880348508	2003	2004		0010	\$2,032,200	\$1,000	\$2,033,200	\$0	\$2,032,200	\$1,000	\$2,033,200	
408880348508	2002	2003		0010	\$2,032,200	\$1,000	\$2,033,200	\$0	\$2,032,200	\$1,000	\$2,033,200	
408880348508	2001	2002		0010	\$2,032,200	\$1,000	\$2,033,200	\$0	\$2,032,200	\$1,000	\$2,033,200	
408880348508	2000	2001		0010	\$1,580,600	\$1,000	\$1,581,600	\$0	\$1,580,600	\$1,000	\$1,581,600	
408880348508	1999	2000		0010	\$1,354,800	\$1,000	\$1,355,800	\$0	\$1,354,800	\$1,000	\$1,355,800	
408880348508	1998	1999		0010	\$1,129,100	\$1,000	\$1,130,100	\$0	\$1,129,100	\$1,000	\$1,130,100	
408880348508	1997	1998		0010	\$0	\$0	\$0	\$0	\$1,129,100	\$1,000	\$1,130,100	
408880348508	1996	1997		0010	\$0	\$0	\$0	\$0	\$451,600	\$1,000	\$452,600	
408880348508	1994	1995		0010	\$0	\$0	\$0	\$0	\$451,600	\$1,000	\$452,600	
408880348508	1992	1993		0010	\$0	\$0	\$0	\$0	\$677,400	\$1,000	\$678,400	
408880348508	1990	1991		0010	\$0	\$0	\$0	\$0	\$451,600	\$35,400	\$487,000	
408880348508	1988	1989		0010	\$0	\$0	\$0	\$0	\$451,600	\$35,400	\$487,000	
408880348508	1986	1987		0010	\$0	\$0	\$0	\$0	\$406,400	\$110,600	\$517,000	
408880348508	1984	1985		0010	\$0	\$0	\$0	\$0	\$406,400	\$110,600	\$517,000	
408880348508	1982	1983		0010	\$0	\$0	\$0	\$0	\$194,700	\$143,900	\$338,600	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
1712997	19990929001108	9/1/1999	\$0.00	FITE F BARTOW III+MARILYN L	DOUBLE M PORPERTIES LLC % CHEF'N	Quit Claim Deed	Other

REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
2000	9900491	Local Appeal	\$1,355,800	1/1/1900	\$0		Completed
1998	9703759	Local Appeal	\$1,130,100	1/27/1999	\$1,130,100	SUSTAIN	Completed
1998	54222	State Appeal	\$1,130,100	10/27/1999	\$1,130,100	SUSTAIN	Completed

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Permit Status	Issuing Jurisdiction	Reviewed Date
701565	None	Other	9/8/1998	\$230,000	Complete	SEATTLE	

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PARCEL DATA

Parcel	408880-3485	Jurisdiction	SEATTLE
Name	DOUBLE M PORPERTIES LLC	Levy Code	0010
Site Address	739 9TH AVE N 98109	Property Type	C
Geo Area	32-20	Plat Block / Building Number	80 &
Spec Area	0-0	Plat Lot / Unit Number	1 TO 5
Property Name	MAACO AUTO PAINT	Quarter-Section-Township-Range	NE-30-25-4

Legal Description

LAKE UNION SHORE LANDS ADD 1-2-3 & S 11.684 FT OF 4 & 5 LESS S 18.28 FT E OF ALLEY & POR VAC BROAD ST E OF ALLEY IN BLK 82 & POR VAC ST ADJ
PLat Block: 80 &
Plat Lot: 1 TO 5

LAND DATA

Highest & Best Use As If Vacant	COMMERCIAL SERVICE	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Industrial(Gen Purpose)	Restrictive Size Shape	NO
Base Land Value SqFt	165	Zoning	SM-65
Base Land Value	3,725,800	Water	WATER DISTRICT
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	1/8/2013	Road Access	PUBLIC
Base Land Value Tax Year	2014	Parking	ADEQUATE
Land SqFt	22,581	Street Surface	PAVED
Acres	0.52		

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	
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

Nuisances

Topography	NO
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO
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BUILDING

Building Number	2
Building Description	FACTORY

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](#)

[Scanned images of plats](#)

Number Of Buildings Aggregated	1
Predominant Use	INDUSTRIAL LIGHT MANUFACTURING (494)
Shape	Rect or Slight Irreg
Construction Class	MASONRY
Building Quality	LOW/AVERAGE
Stories	1
Building Gross Sq Ft	6,496
Building Net Sq Ft	6,496
Year Built	1955
Eff. Year	1975
Percentage Complete	100
Heating System	NO HEAT
Sprinklers	No
Elevators	
<div>1 2</div>	

Section(s) Of Building Number: 2

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	INDUSTRIAL LIGHT MANUFACTURING (494)		1	24		6,496	6,496

**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
408880348508	2012	2013		0010	\$3,387,100	\$1,000	\$3,388,100	\$0	\$3,387,100	\$1,000	\$3,388,100	
408880348508	2011	2012		0010	\$3,387,100	\$1,000	\$3,388,100	\$0	\$3,387,100	\$1,000	\$3,388,100	
408880348508	2010	2011		0010	\$3,387,100	\$1,000	\$3,388,100	\$0	\$3,387,100	\$1,000	\$3,388,100	
408880348508	2009	2010		0010	\$3,387,100	\$1,000	\$3,388,100	\$0	\$3,387,100	\$1,000	\$3,388,100	
408880348508	2008	2009		0010	\$3,274,200	\$1,000	\$3,275,200	\$0	\$3,274,200	\$1,000	\$3,275,200	
408880348508	2007	2008		0010	\$2,709,700	\$1,000	\$2,710,700	\$0	\$2,709,700	\$1,000	\$2,710,700	
408880348508	2006	2007		0010	\$2,483,900	\$1,000	\$2,484,900	\$0	\$2,483,900	\$1,000	\$2,484,900	
408880348508	2005	2006		0010	\$2,258,100	\$1,000	\$2,259,100	\$0	\$2,258,100	\$1,000	\$2,259,100	
408880348508	2004	2005		0010	\$2,258,100	\$1,000	\$2,259,100	\$0	\$2,258,100	\$1,000	\$2,259,100	
408880348508	2003	2004		0010	\$2,032,200	\$1,000	\$2,033,200	\$0	\$2,032,200	\$1,000	\$2,033,200	
408880348508	2002	2003		0010	\$2,032,200	\$1,000	\$2,033,200	\$0	\$2,032,200	\$1,000	\$2,033,200	
408880348508	2001	2002		0010	\$2,032,200	\$1,000	\$2,033,200	\$0	\$2,032,200	\$1,000	\$2,033,200	
408880348508	2000	2001		0010	\$1,580,600	\$1,000	\$1,581,600	\$0	\$1,580,600	\$1,000	\$1,581,600	
408880348508	1999	2000		0010	\$1,354,800	\$1,000	\$1,355,800	\$0	\$1,354,800	\$1,000	\$1,355,800	
408880348508	1998	1999		0010	\$1,129,100	\$1,000	\$1,130,100	\$0	\$1,129,100	\$1,000	\$1,130,100	
408880348508	1997	1998		0010	\$0	\$0	\$0	\$0	\$1,129,100	\$1,000	\$1,130,100	
408880348508	1996	1997		0010	\$0	\$0	\$0	\$0	\$451,600	\$1,000	\$452,600	
408880348508	1994	1995		0010	\$0	\$0	\$0	\$0	\$451,600	\$1,000	\$452,600	
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408880348508	1984	1985		0010	\$0	\$0	\$0	\$0	\$406,400	\$110,600	\$517,000	
408880348508	1982	1983		0010	\$0	\$0	\$0	\$0	\$194,700	\$143,900	\$338,600	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
1712997	19990929001108	9/11/1999	\$0.00	FITE F BARTOW III+MARILYN L	DOUBLE M PORPERTIES LLC % CHEF'N	Quit Claim Deed	Other

REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
2000	9900491	Local Appeal	\$1,355,800	1/1/1900	\$0		Completed
1998	9703759	Local Appeal	\$1,130,100	1/27/1999	\$1,130,100	SUSTAIN	Completed
1998	54222	State Appeal	\$1,130,100	10/27/1999	\$1,130,100	SUSTAIN	Completed

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Permit Status	Issuing Jurisdiction	Reviewed Date
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701565	None	Other	9/8/1998	\$230,000	Complete	SEATTLE	
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KNNGPRC408880-3485-206059

408880-3485

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eg or Pem.

Ped.



TRUCK
WELDING
CO. INC.

SPRINGS

739
9th AVE. N.

MANUFACTURING & REPAIRING
STEEL BODIES, CABS, TANKS
TIRE CARRIERS and DRAW BARS
FRAMES, AXLES, TOOLS and SPRINGS

TRUCK
WELDING
CO. INC.

739-9 AVE. No.



A
-21-56
F 1910
LAKE UNION SHORE LANDS
B. 80 L-5 LESS 518' E
OF ALLEY
739 2AV No



K.

3-28-49

F-1910

LK. UNION

B-82 L-3
SHORELAND

739-9th So.

MAK TRUCKS

VOID

11-47
1910

LAKE UNION SHORELANDS

B-80 L-5 LESS \$18.28'

735 - 9th. No.



1910. ADDITION LAKE UNION Shorelands (B1Ks 80+82) N48.316' E of alley + por Vac St adj. Per of lots 1,2,3 + S11.684' of Lot 5 Less S18.28' E of Alley B1K 82 + Por Vac Broad St Adj.

Section Twp. Range Ewm Block Tract or Lot. North 48.316 + Vac St. Adj. 739-9th App. No.

USE FACTORY

Roof Construction: Frame Lam, Mill Construction, Rein. Concrete, No. Trusses, Wood Steel

Floor Finishes: Fir, Oak, Lino., Cement, Terrazzo, Raecolith, Tile ASPHALT.

Roofing Material: Tar and Gravel

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

Foundation: Mud Sills, Post and Pier, Brick, Concrete, Pile

Basement: Full, Sub-Basement, Size, Garage, Plastered, Living Rooms, Service Rooms

Exterior Wall Constr.: Single, Double, 2" x 4" Stud Walls, 2" x 6" Stud Walls, Brick Walls, Brick Pilasters, Concrete Walls, Con. With Pilasters, Tile Walls, Rein. Con. Skel., Filler Walls, Laminated Walls

Interior Walls: Stud and Plaster, Lam., Ply Wood, Ceiled, Plaster Board, Painted, Stain, Kalsomine, Whitewashed, Unfinished

Exterior Facing: Siding, Shingles, Shakes, Stucco, Brick Veneer, Kind, Stone, Cast S., Terra Cotta

Interior Trim: Fir, Mah., Metal, Wood, Metal, Stained

Gas Stations: Frame, Metal, Masonry, Plastered or Ceiled, Floors

Service Building: Frame, Metal, Masonry, Plastered or Ceiled, Floors

Tanks, Etc., List

C. H. S. B. 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

Ground Floor Area: 7296

Total Floor Area: 1344

Other Buildings: 3-28-49, F-1910, LK. UNION, B-82 L-3, 739-9th So.

Other Buildings: \$, Total: \$, Assessed Value 50%: \$, 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: Knob & Tube, Flex Cable, Conduit, Power Wiring, Range Wiring, No. Outlets

Elevators: Pass., Auto., Man., Freight, Elec., Hyd., Man.

Photo: K TRUCKS, TRUCK WELDING CO., 3-28-49, F-1910, LK. UNION, B-82 L-3, 739-9th So.

Diagram: 24x60, 12' BRICK P.L., KING PIN TRUSS, 8" T.I.W., 102

DISTRICT 1910 ADDITION LAKE UNION SHORELANDS
Section Twp Range East BIK. 80 Block 5
PERMIT No. 371537 Less So. 18.28' of Lot 3
DATE 1946 735-9th Ave. No. 1
Less S. 18.28' & Br. Val.
Broad St. E. of alley.

Fee Owner
Condition of Exterior Fy9 Interior Fy9 Foundation X

USE SHOP	ROOF CONSTRUCTION	FLOOR FINISHES	PLUMBING
No. Stories No. Stores No. Rooms Basement No. Offices No. Apartments 1 rm. 2 rm. 3 rm. 4 rm. 5 rm. 6 rm.	<input checked="" type="checkbox"/> Frame Lam Mill Construction Rein. Concrete No. Trusses Wood <input type="checkbox"/> Steel	<input checked="" type="checkbox"/> Fir <input type="checkbox"/> Maple Oak <input type="checkbox"/> 2" x 6" T&G Lino. <input type="checkbox"/> 3" x 6" T&G Cement Terrazzo Raecolith Tile	Baths <input type="checkbox"/> Fl. <input type="checkbox"/> Walls Sq. Ft. Floors Sq. Ft. Walls Lin. Ft. Dr. Bds. Sq. Ft. Floors Sq. Ft. Walls Lin. Ft. Dr. Bds. Kit's. <input type="checkbox"/> Fl. <input type="checkbox"/> Walls
ROOFING MATERIAL Tar and Gravel Or. 1-CI. 1-Comp			
Date Built 1946 <input checked="" type="checkbox"/> Finished <input type="checkbox"/> Unfinished <input type="checkbox"/> Remodeled Effective Age Years Future Life Years Dep. For Cond. Dep. For Ob. Dep. For Ea. Total			

TYPE OF CONSTRUCTION

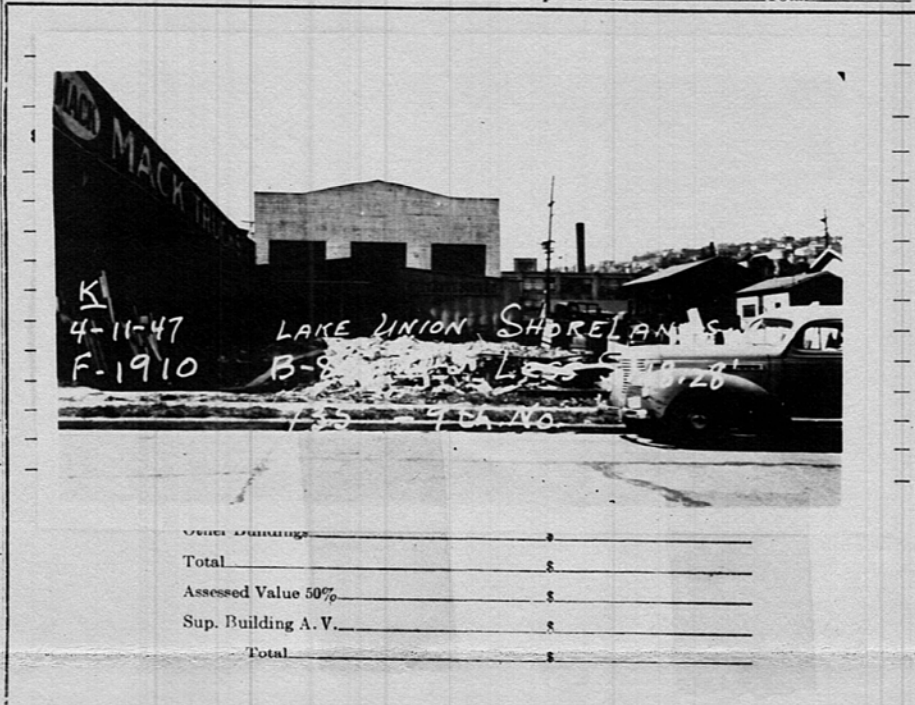
☒ Frame
☒ Single ☐ Double
Ordinary Masonry
Mill Construction
Class A Rein. Con.
Stru. Steel and Con.
Tile ☐ Brick
Con. ☐ Rein. Con.
Good Med. Cheap ☒

FOUNDATION

☒ Mud Sills
☒ Post and Pier + BM.
Brick
Concrete
Pile

BASEMENT

Full ☐ %
Sub-Basement
Size ☒
Garage ☐ No. Cars
Floors
Plastered
Living Rooms
Service Rooms



HEATING

☒ Stove
Pipeless Furnace
Gravity H. A.
Air Cond., Fan
Arcoola
1-Pipe Steam
2-Pipe St. or Vapor
Hot Water
Oil Burner
Coal Stoker

WIRING

☒ Knob & Tube
Flex Cable
Conduit
Power Wiring
Range Wiring
No. Outlets

ELEVATORS

Pass. ☐ Freight
Auto. ☐ Elec.
Man. ☐ Hyd.
Man. ☒

EXTERIOR WALL CONSTR.	INTERIOR WALLS	GAS STATIONS	C. H.	GROUND FLOOR AREA
<input checked="" type="checkbox"/> Single <input type="checkbox"/> 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. Filler Walls Laminated Walls	Stud and Plaster Lam. <input type="checkbox"/> Plastered Ply Wood Ceiled Plaster Board Painted Stain <input type="checkbox"/> Varnish Kalsomine Whitewashed <input checked="" type="checkbox"/> Unfinished	Frame Metal Masonry Plastered or Ceiled Floors	S.B. B 1 10 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	TOTAL FLOOR AREA 1180
EXTERIOR FACING	INTERIOR TRIM	SERVICE BUILDING		
Siding <input checked="" type="checkbox"/> Shingles Shakes <input type="checkbox"/> Stucco Brick Veneer Kind Stone <input type="checkbox"/> Cast S. Terra Cotta Struct. Glass	Fir Mah. <input type="checkbox"/> Oak Metal Doors Stained Varnished	Frame Metal Masonry Plastered or Ceiled Floors		
		TANKS, ETC., LIST		

33 3/4 on 2x4-24
PIT F/000
COND R/00
P-BM F/00
CJ on 2x4
24
PIT F/00
P-BM F/00
8 20

ACREAGE		IMPROVEMENTS		TAXES		REMARKS	
LAND	BLDG.	ROAD	SCHOOL	WATER	FIRE	TOTAL ACREAGE	TIMBER
2000	—						
2000	7750						
2000	7750						
2100	7750						
2000	10500						

408880-3485

20120

SITS		ROAD	SCHOOL	WATER	FIRE	TOTAL ACREAGE	TIMBER	IMPROVED	UNIMPROVED	
Seattle 1								METRO		
AC	LAND	BLDGS.	TOTAL	BY	DATE	REASON	FEE OWNER	DATE		
	2620			W.	8-45					
	2620	300	2920	L.L.	5-47	New Imp. Fin. 1946				
	2620	500	3120	Wm.	7/25/57	RV.				
	8160	8250	16410	L.L.	7-53	merge				
	8260	8250	16510	L.L.	7-53	merge				
	8260	24100 ^③	32360	Wm.	7/19/56	Bldg #2 new.	N-191			
	13390	24100	37490	En.	10-30-58	RV.				
	20,120	24100	44220	MB	3-9-61	RV				
71	L	40240 B	48200 T	88440*408880-3485-0 8/9						
	42410	48000	90410	206	11-57	RV-1				
72	L	33674 B	38112 T	71786*408880-3485-0 9/71						
73	L	42410 B	48000 T	90410*408880-3485-0 9/71						



CODE NO.

LAURA ALLEN.

medium-oldREMARKS_

DECREASE	INCREASE
1. $\frac{1}{2}$ of 100	50
2. $\frac{1}{4}$ of 100	25
3. $\frac{1}{8}$ of 100	12.5
4. $\frac{1}{16}$ of 100	6.25
5. $\frac{1}{32}$ of 100	3.125
6. $\frac{1}{64}$ of 100	1.5625
7. $\frac{1}{128}$ of 100	0.78125
8. $\frac{1}{256}$ of 100	0.390625
9. $\frac{1}{512}$ of 100	0.1953125
10. $\frac{1}{1024}$ of 100	0.09765625
11. $\frac{1}{2048}$ of 100	0.048828125
12. $\frac{1}{4096}$ of 100	0.0244140625
13. $\frac{1}{8192}$ of 100	0.01220703125
14. $\frac{1}{16384}$ of 100	0.006103515625
15. $\frac{1}{32768}$ of 100	0.0030517578125
16. $\frac{1}{65536}$ of 100	0.00152587890625
17. $\frac{1}{131072}$ of 100	0.000762939453125
18. $\frac{1}{262144}$ of 100	0.0003814697265625
19. $\frac{1}{524288}$ of 100	0.00019073486328125
20. $\frac{1}{1048576}$ of 100	0.000095367431640625
21. $\frac{1}{2097152}$ of 100	0.0000476837158203125
22. $\frac{1}{4194304}$ of 100	0.00002384185791015625
23. $\frac{1}{8388608}$ of 100	0.000011920928955078125
24. $\frac{1}{16777216}$ of 100	0.0000059604644775390625
25. $\frac{1}{33554432}$ of 100	0.00000298023223876953125
26. $\frac{1}{67108864}$ of 100	0.000001490116119384765625
27. $\frac{1}{134217728}$ of 100	0.0000007450580596923828125
28. $\frac{1}{268435456}$ of 100	0.00000037252902984619140625
29. $\frac{1}{536870912}$ of 100	0.000000186264514923095703125
30. $\frac{1}{1073741824}$ of 100	0.0000000931322574615478515625
31. $\frac{1}{2147483648}$ of 100	0.00000004656612873077392578125
32. $\frac{1}{4294967296}$ of 100	0.000000023283064365386962890625
33. $\frac{1}{8589934592}$ of 100	0.0000000116415321826934814453125
34. $\frac{1}{17179869184}$ of 100	0.00000000582076609134674072265625
35. $\frac{1}{34359738368}$ of 100	0.000000002910383045673370361328125
36. $\frac{1}{68719476736}$ of 100	0.0000000014551915228366851806640625
37. $\frac{1}{137438953472}$ of 100	0.00000000072759576141834259033203125
38. $\frac{1}{274877906944}$ of 100	0.000000000363797880709171295166015625
39. $\frac{1}{549755813888}$ of 100	0.0000000001818989403545856475830078125
40. $\frac{1}{1099511627776}$ of 100	0.00000000009094947017729282379150390625
41. $\frac{1}{2199023255552}$ of 100	0.000000000045474735088646411895751953125
42. $\frac{1}{4398046511104}$ of 100	0.0000000000227373675443232059478759765625
43. $\frac{1}{8796093022208}$ of 100	0.00000000001136868377216160297393798828125
44. $\frac{1}{17592186044416}$ of 100	0.000000000005684341886080801486968994140625
45. $\frac{1}{35184372088832}$ of 100	0.0000000000028421709430404007434844970703125
46. $\frac{1}{70368744177664}$ of 100	0.00000000000142108547152020037174224853515625
47. $\frac{1}{140737488355328}$ of 100	0.000000000000710542735760100185871124267578125
48. $\frac{1}{281474976710656}$ of 100	0.0000000000003552713678800500929355621337890625
49. $\frac{1}{562949953421312}$ of 100	0.00000000000017763568394002504646778106689453125
50. $\frac{1}{1125899906842624}$ of 100	0.000000000000088817841970012523233890533447265625
51. $\frac{1}{2251799813685248}$ of 100	0.0000000000000444089209850062616169452667236328125
52. $\frac{1}{4503599627370496}$ of 100	0.00000000000002220446049250313080847263336181640625
53. $\frac{1}{9007199254740992}$ of 100	0.000000000000011102230246251565404236316680908203125
54. $\frac{1}{18014398509481984}$ of 100	0.0000000000000055511151231257827021181583404541015625
55. $\frac{1}{36028797018963968}$ of 100	0.00000000000000277555756156289135105907917022705078125

RV1150-18 (DATA ENTRY: RV1100-3) (100) ACCOUNT NO: 400000 340
C/I DATA COLLECTION AND DISPLAY FORM FOLIO: 01910-
LOG/DATE: 0Z6 06/13/94 LAST UPDATE: 06/09/94 BY: WHU
LEVY CODE: 0010 APPR ID: MO DA YR
TAX STATUS: TAXABLE AREA: 210
Q/SC/TW/RG: NE/30/25/04
LAND USE: 543 PROP NAME: MAACO AUTO PAINT
INDUSTRIAL-OTH (105)
PROPERTY ADDRESS: 739 AV N
(110) RB NUM FR PR STREET NAME TY SU

(112)+++++ COMMERCIAL/INDUSTRIAL LAND RECORD +++++

ZONING JURIS/ SEATTLE % USABLE/ 100
ZONE ACTUAL/ C265 TOPOGRAPHY/ LEVEL
ZONE CODE/ COMML SHAPE/ REGULAR
LOT SIZE/ 22,581.00 ACCESS/ STANDARD
UNIT/S A SQFT VISUAL EXPOSURE/ STANDARD
CORNER LOT/Y N NO OPEN SPACE CLASS. NO
WATERFRONT ON/ NONE RESTRICTIVE CONDITIONS/Y N NO
CONTAMINATED PROP NO HW HC UT AS NO

(335)+++++ PERMIT ACTIVITY +++++

ACT	BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
---	---	---	---	---	---
ADD	---	---	---	---	---

(510)++DEL ALL BLDGS /++ PROPERTY WIDE IMPROVEMENTS SUMMARY +++++

DESC: TOTAL BLDGS ON PROPERTY/ 2
GROSS AREA (ALL BLDGS)/ 14,758
NET AREA (ALL BLDGS)/ 14,758
YEAR BLT/ 24 CLASS/ MASONRY
EFF YEAR/ 70 QUAL/ FAIR
LOT COVERAGE/ 13,624
NUMBER OF UNITS/ 0
MULTI-USE/Y N NO
MULTI-PARCEL PROP/Y N NO

(500)+++++ INDIVIDUAL BUILDING DETAILS +++++

BLD NUM	CL	QU	DESCRIPTION	NU ST	GROSS AREA	NET AREA	YB/EY	% CMP	HE AT	SP KL
#1	C	D	FACTORY & OFC	2	8,262	8,262	24 65	100	NO	N
#2	C	D	FACTORY	1	6,496	6,496	55 74	100	NO	N
#3	---	---	---	---	---	---	---	---	---	N
#4	---	---	---	---	---	---	---	---	---	N

(520)+++++ INTERIOR SECTION DETAILS +++++

BLD#	AREA	STR-HT	BLD#	AREA	STR-HT	BLD#	AREA	STR-HT	BLD#	AREA	STR-HT
1	5,784	20	1	2,268	10	1	210	8	1	---	---
DO1-INDUST. BUILDING	---	---	DO1-INDUST. BUILDING	---	---	DO1-INDUST. BUILDING	---	---	---	---	---
2	6,496	24	---	---	---	---	---	---	---	---	---
DO1-INDUST. BUILDING	---	---	---	---	---	---	---	---	---	---	---
3	---	---	---	---	---	---	---	---	---	---	---
4	---	---	---	---	---	---	---	---	---	---	---

(589)+++++ ACCESSORY IMPROVEMENT SUMMARY +++++

ACT	ENT	DESCRIPTION	ACT	ENT	DESCRIPTION
-----	-----	-------------	-----	-----	-------------

Maaco Auto paint

LEVY CODE: 0010
TAX STATUS: TAXABLE
Q/SC/TW/RG: NE/30/25/04

LAST UPDATE: 01/31/91 BY: WHU
APPR ID: MO DA YR
/ / /

AREA: 210
QUEEN ANNE

LAND USE: 543
INDUSTRIAL-DTH

PROP NAME: BAYSIDE TOYOTA VOLVO
(105)

PROPERTY ADDRESS: 739 9
(110)

AV N
RB NUM FR PR STREET NAME TY SU

(112)+++++ COMMERCIAL/INDUSTRIAL LAND RECORD +++++

ZONING JURIS/ SEATTLE
ZONE ACTUAL/ C265
ZONE CODE/ COMML
LOT SIZE/ 22,581.00
UNIT/S_A SQFT
CORNER LOT/Y_N NO
WATERFRONT ON/ NONE

% USABLE/ 100
TOPOGRAPHY/ LEVEL
SHAPE/ REGULAR
ACCESS/ STANDARD
VISUAL EXPOSURE/ STANDARD
OPEN SPACE CLASS. NO
RESTRICTIVE CONDITIONS/Y_N NO
CONTAMINATED PROP NO HW HC UT AS NO

(335)+++++ PERMIT ACTIVITY +++++

ACT	BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
---					%
---					%
---					%
ADD	---	---	/ /	---	%

(510)++DEL ALL BLDGS / /+++++ PROPERTY WIDE IMPROVEMENTS SUMMARY +++++

DESC:
YEAR BLT/ 24 CLASS/ MASONRY
EFF YEAR/ 70 QUAL/ FAIR
LOT COVERAGE/ 13,624
NUMBER OF UNITS/ 0

TOTAL BLDGS ON PROPERTY/ 2
GROSS AREA (ALL BLDGS)/ 14,758
NET AREA (ALL BLDGS)/ 14,758
MULTI-USE/Y_N NO
MULTI-PARCEL PROP/Y_N NO

(500)+++++ INDIVIDUAL BUILDING DETAILS +++++

BLD NUM	CL	QU	DESCRIPTION	NU ST	GROSS AREA	NET AREA	YB/EY	% CMP	HE AT	SP KL
#1	C	D	FACTORY & OFC	2	8,262	8,262	24 65	100	NO	N
#2	C	D	FACTORY	1	6,496	6,496	55 74	100	NO	N
#3							/			N
#4							/			N

(520)+++++ INTERIOR SECTION DETAILS +++++

BLD#	AREA	STR-HT	BLD#	AREA	STR-HT	BLD#	AREA	STR-HT	BLD#	AREA	STR-HT
1	5,784	20	2	2,268	10	3	210	8			
2	6,496	24									
3											
4											

(589)+++++ ACCESSORY IMPROVEMENT SUMMARY +++++

ACT	ENT	DESCRIPTION	ACT	ENT	DESCRIPTION
-----	-----	-------------	-----	-----	-------------

**JOB RVI100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 408880-3485-0
RPT RVI150-20 PRINTED ON: 12/15/90 FOLIO: 01910- -
PROP NAME: FACTORY & OFC Q-S-T-R: NE-30-25-04
PROP ADDR: 739 9 AV N AREA: 210 LUC: 543
CLASS: MASONRY QUAL: FAIR TAX STATUS: TAXABLE
YR-BLT/EFF-YR: 24/70 #STY: 99 #UNITS: LOG/DATE: 210 12/15/90
GBA/NRA: 14,758 / 14,758 AVG-UNIT-SIZE: SEG-MERGE DATE:

USE	AREA	RATE	GROSS	VCL	EXP	NET	INC	OCC#	CL	RANK
		\$						#STY	STY HT	EFF AGE
		\$						HEAT	ELEV	SPR
		\$						AREA		PERIM
		\$						MISC	CODE	SF
		\$							CODE	SF
		\$							CODE	SF

*** ECONOMIC INCOME APPROACH ***									
NET INCOME								ACCY IMPS	AREA COST DEP RCNLD
LESS PER. PROP. INCOME									
LESS LAND INCOME									
X(+) =									
LAND VALUE	INT	TAX							
NET IMPROVEMENT INCOME									
CAPITALIZATION RATE									
+ + =									
INT	TAX	RECAP						M&S BASE	
CAPITALIZED IMP. VALUE								HEAT	
LAND VALUE								SPRINKLER	
EXCESS LAND/ADD LAND								ELEVATOR	
TOTAL BY INCOME APPROACH	\$							TOT BASE	
= \$ /SF									

*** OTHER VALUE INDICATORS ***									
NET INC()/()	DAR=							AREA FACT	
GR INC ()X()	GRM=							REF COST	
UNITS()X()	\$/UNIT=							COST MULT	
GBA (14,758)X()	\$/SF=							LCL MULT	
RA (14,758)X()	\$/SF=							FINAL COST	
*** LAND ***									
ZONE/TYPE	AREA	\$/SF	VALUE					STY/BLDG	AREA FIN COST RCN-BLDG#1
TOTAL	22581.00SF							SUB TOTAL	
RATIOS: (SF LAND)/(SF GBA)	=	1.5						PHYSICAL DEPRECIATION	
(SF LAND)/(SF RA)	=	1.5						ECON-FUNCT OBSOLESCENCE	
*** SELECTED VALUE ***									
APPRaiser	LAND \$							DEPRECIATED IMP VALUE	
DATE	IMPS \$							ACCESSORY IMPS(SEE ABOVE)	
	TOTAL \$							TOTAL IMPROVEMENTS	
= \$ /UNIT OR = \$ /SF									
*** SALES & COMPARABLES ***									
PARCEL #	E-NUMBER	SALES PRICE	VC	DATE	\$/RA	REMARKS			

*** APPEAL ACTIVITY ***									
PETITION	CHG ORDER	DATE	FROM-LAND	TO-LAND	FROM-IMPS	TO-IMPS			

OTHER APPEALS:
*** COMMENTS ***
SEE M: 3440

COMPARABLE SALES		L/B = 1.53		
	E NO.	AMOUNT	DATE	DETAILS / REMARKS
1				
2				
3				
4				

COMMENTS :

COMMENTS :

Indus. Bldg. Appears empty. See 0171 For comps.
Indicated value near old AV. NCAV.

LOG/DATE : 210 03/02/87
STATUS : CURRENT 02/28/87
BLDG.CNT : 02
COMP.TYPE : 0
CNDO/TWN H:

FOLIO NO. : 01910- -
SEC-TWN-RNG : NE-30-25-04
AREA : 210
LEVY CODE : 0010
TAX STATUS : TAXABLE

* ACTION CODE

- __1. COST COMP WITHOUT COMP SHEET
- __2. COST COMP WITH COMP SHEET
- 3. FINAL VALUE/DATA UPDATE
- __4. REVIEW WITHOUT VALUE CHANGE
- __5. REVIEW WITH VALUE CHANGE
- __6. NO VALUE CHANGE, MOVE TO STATIC

* 150 * REVIEW STATUS

MAINTENANCE REVALUE, POST TO __ ROLL

* 130 * VALUE SUMMARY

CONTROL VAL 000517000 SEQ 01 __

ROLL	LAND	IMP	RLYR	DATE	TYPE	APR	RVR
	406400	110600	87	06/13/86			
			TOTAL				
LAST	406400	110600	517000	06/12/86	S	999	000
APR	<u>451 600</u>	<u>35400</u>	<u>487 000</u>	<u>12/23/87</u>	<u>S</u>	<u>RDA</u>	<u>----</u>
RVR	<u>-----</u>	<u>-----</u>	<u>-----</u>	<u>1/1/</u>	<u>--</u>	<u>----</u>	<u>----</u>

NEW CONSTRUCTION _

* 335 * BUILDING PERMIT ACTIVITY

BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE	CALL-BACK
ADD	---	___/___/___	-----	----- %	___/___

* SALES ACTIVITY

DATE	AFF.#	SALE PRICE	INST.	REASON	VERIFICATION	CLASS
02/28/73	E 212314		QCD	CORRECT	00-UNVERIFIED	UNKNOWN
01/05/77	E 387700	241,250	DEED		21-EXCHANGE	COM. IMP.
CC RCN	:			CC-RCNLD	:	

* 504 * BUILDING VALUE SUMMARY

BLOG DESCRIPTION	VALUE	METHOD
01 FACTORY & OFC	\$45200	C
ACT COST :		
SOURCE :		
ACT TREND :		
CC RCN :	\$107299	
BLOG DESCRIPTION		
02 FACTORY	\$44100	C
ACT COST :		
SOURCE :		
ACT TREND :		
CC RCN :	\$30549	

EFF YR	COND	OTH RCN	MARKET	INCOME	OTH RCNLD	CC-RCNLD
30	00					\$47480
25	00					\$45309

* 504 * ACCESSORY IMPROVEMENT VALUE SUMMARY

ENT. TYPE	ACT.COST	SR	RCN	EFYR	COND	RCNLD	VALUE
72-PAVEMENT							
7201 1-CONCRETE	0		\$1440	48	00%	\$360	\$700
7202 1-CONCRETE							

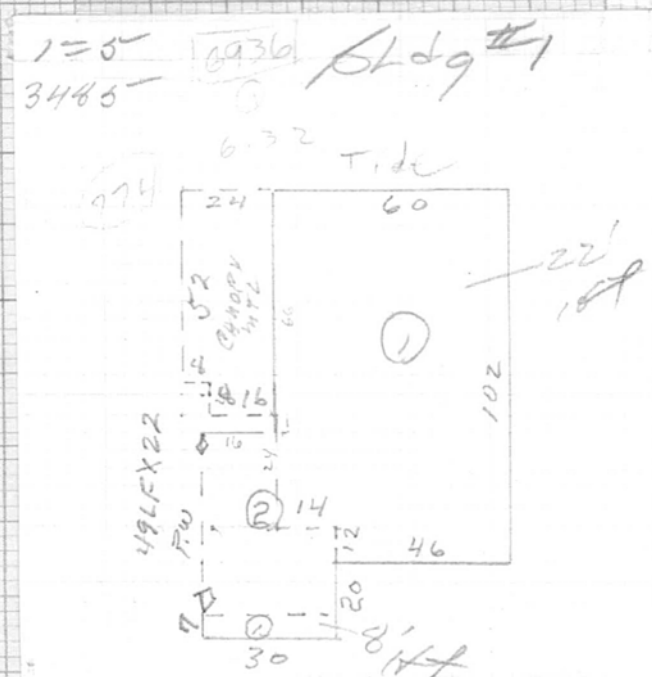
PARCEL NO. 408 880 - 3485

COMPARABLE SALES				
	E NO.	AMOUNT	DATE	DETAILS / REMARKS
1				
2				
3				
4				

$$L/B = 1.53$$

Indust. bldg. See 0040 For comps.

Wohaus 12280 @ 12¢ = 147
2092



SIDE WATER	PSI	TOWER HEIGHT	DEPRECI- ATED VALUE	YEAR BUILT	EFFECT- IVE YEAR
				48	1948
				48	1948
				48	1948
				48	1948
					19
					19
					19
					19

58 - PERMIT DATA				
NUMBER	DATE	VALUE	DATE STARTED	D. CO.

59 - SALES RECORD				
MONTH	YEAR	AMOUNT		
60 - STAFF <i>AP</i>				
DATE	ENUMERATOR	CLASSIFIER	CALCULATOR	R
7-74	56	56	56	

33-55 - ACCESSORY IMPROVEME

SECTION NO.	SECTION
37	P.A.U.
49	CRANE L
49	"
49	"

56 - REMARKS

7-74 own

133-764-A0

LESS EXPENSES

10% 2004

ANNUAL NET INCOME	\$	21465
LAND VALUE (UNIT _____ X UNIT VALUE _____)		
LAND RATE (INTEREST <u>7.5%</u> + TAXES <u>2.3%</u> - <u>9.3%</u>)		
LESS LAND INCOME (VALUE <u>75900</u> X RATE <u>9.3%</u>)		-8918
NET INCOME TO BUILDING	\$	12547
÷ BUILDING RATE (INTEREST <u>7%</u> + TAXES <u>2.3%</u> + RECAPTURE <u>3%</u>) <u>12.3%</u>		
BUILDING VALUE	\$	102,000
PERSONAL PROPERTY VALUE		
LAND VALUE		

33-55 - ACCESSORY IMPROVEMENTS

SECTION NO.	SECTION TITLE	TYPE	QUALITY	NUMBER	LENGTH	WIDTH	HEIGHT	AREA	CAPACITY	GAL. BBL	OUTSIDE DIAMETER	WALL LENGTH	BIN OUTSIDE DIAMETER	PSI	TOWER HEIGHT	DEPRECIATED VALUE	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION
37	PAVE	1	C		60	24		1440									48	1948	%
49	CRANEWAYS	1			86				2								48	1948	%
49	"	1			86				1								48	1948	%
49	"	1			70				1								48	1948	%
																		19	%
																		19	%
																		19	%
																		19	%
																		19	%

56 - REMARKS

57 - INCOME DATA

2092X12 = 25104

58 - PERMIT DATA

7-74 OWNER OCC

ANNUAL ECONOMIC OR ACTUAL GROSS INCOME

\$ 25104

LESS VACANCY

5% - 1255

ANNUAL EFFECTIVE GROSS INCOME

\$ 23849

LESS EXPENSES

10% - 2384

ANNUAL NET INCOME

\$ 21465

NUMBER	DATE	VALUE	DATE STARTED	DATE COMPLETED

59 - SALES RECORD

MONTH	YEAR	AMOUNT

LAND VALUE (UNIT _____ X VALUE _____ = _____)

LAND RATE (INTEREST 7% + TAXES 2.3% - 9.3%)LESS LAND INCOME (VALUE _____ X RATE 9.3%)

- 8918

NET INCOME TO BUILDING

\$ 12547

÷ BUILDING RATE

(INTEREST 7% + TAXES 2.3% + RECAPTURE 3%) 12.3%

BUILDING VALUE

\$ 102,000

PERSONAL PROPERTY VALUE

LAND VALUE

INDICATED TOTAL PROPERTY VALUE

\$

60 - STAFF

DATE	ENUMERATOR	CLASSIFIER	CALCULATOR	REVIEWER
7-74	56	56	56	

61 - APPRAISAL DATA

YEAR	PRINCIPAL BUILDING	OTHER BUILDINGS	ACCESSORY IMPROVEMENTS	TOTAL IMPROVEMENTS	LAND	TOTAL APPRAISED VALUE	REASON FOR APPRAISAL

56

20 x
494/r
P.W

116



37	PAV
44	FENC
49	CRANE
49	"

BIN OUTSIDE DIAMETER	PSI	TOWER HEIGHT	DEPRECI- ATED VALUE	YEAR BUILT	EFFECTIVE YEAR	NET COST
				55	1955	
				55	1955	
				55	1955	
				55	1955	
					19	
					19	
					19	
					19	

[illegible]

55 - ACCESSORY IMPROVEMENTS

SECTION NO.	SECTION TITLE	TYPE	QUALITY	NUMBER	LENGTH	WIDTH	HEIGHT	AREA	CAPACITY	GAL/BBL	OUTSIDE DIAMETER	WALL LENGTH	BIN OUTSIDE DIAMETER	PSI	TOWER HEIGHT	DEPRECIATED VALUE	YEAR BUILT	EFFECTIVE YEAR
37	PAVE	1	C					900									55	1955
44	FENCE	4	C		114		7										55	1955
19	CRANEWAY	1			116				5								55	1955
19	"	1			116				5								55	1955
																		19
																		19
																		19
																		19
																		19

56 - REMARKS

57 - INCOME DATA

58 - PERMIT DATA

REMARKS	ANNUAL ECONOMIC OR ACTUAL GROSS INCOME	\$	NUMBER	DATE	VALUE	DATE STARTED
	LESS VACANCY					
	ANNUAL EFFECTIVE GROSS INCOME	\$				
	LESS EXPENSES					
	ANNUAL NET INCOME	\$	59 - SALES RECORD			
	LAND VALUE (UNIT _____ X UNIT VALUE _____ = _____)		MONTH	YEAR	AMOUNT	
	LAND RATE (INTEREST _____ % + TAXES _____ % = _____ %)					
	LESS LAND INCOME (VALUE _____ X RATE _____ %)					
	NET INCOME TO BUILDING	\$				
	BUILDING RATE (INTEREST _____ % + TAXES _____ % + RECAPTURE _____ %)		60 - STAFF <i>AP</i>			
	BUILDING VALUE	\$	DATE	ENUMERATOR	CLASSIFIER	CALCULATOR
	PERSONAL PROPERTY VALUE		7-74	56	56	56
	LAND VALUE					
	INDICATED TOTAL PROPERTY VALUE	\$				

61 - APPRAISAL DATA

61 - APPRAISAL DATA

YEAR	PRINCIPAL BUILDING	OTHER BUILDINGS	ACCESSORY IMPROVEMENTS	TOTAL IMPROVEMENTS	LAND	TOTAL APPRAISED VALUE	REASON FOR APPRAISAL

1 - IDENTIFICATION
MAJOR 468880
MINOR 3485 SPLIT BLDG. NO. 1
2 - PROPERTY PR CODE 111 MOI 11 YB 11
FOLIO 1910 SUBLETTER SUBNUMBER
TOTAL BLDGS. 2 LAST SALE DATE AMOUNT
ADDRESS 739 9 AVE N.
ADDITION LK UNION SHORELANDS
QUARTER 1 SECTION 30 TOWNSHIP 25 RANGE 4
BLOCK 80 LOT 1-5 TAX LOT TRACT
DESCRIPTION SEE LEGAL
FEE OWNER TRUCKWELD EQUIP CO.

3 - LAND 3440
ZONE ACTUAL M CONFORMITY Y HIGHEST & BEST USE Y
LOT WIDTH FF VALUE LOT ACRE
LOT DEPTH ACRE VALUE
STANDARD WIDTH LOT SF 22581
STANDARD DEPTH SF VALUE 4.5 SITE VALUE

4 - BUILDING CLASSIFICATION
PREDOMINANT SHELL TYPE PREDOMINANT USE TYPE
1 LIGHT WOOD 1 APARTMENT
2 HEAVY TIMBER 2 HOTEL OR MOTEL
3 LOAD BEARING MASONRY 3 OFFICE
4 STEEL (NOT FIREPROOFED) 4 COMMERCIAL
5 FIRE RESISTANT 5 INDUSTRIAL
6 PRE-ENG (GALVANIZED STEEL) 6 SERVICE STATION OR SPECIALTY TYPE
7 PRE-ENG (ENAMELED STEEL OR ALUMINUM)
8 PRE-ENG (INSULATED SANDWICH PANELS)
9 SERVICE STATION OR SPECIALTY BLDG.
YEAR BUILT 1924-48 OVERALL QUALITY
EFFECTIVE YEAR 1930
OBSOLESCENCE 25%
TOTAL NET CONDITION %
PERCENT COMPLETE %

5 - STRUCTURAL SHELL SECTIONS
1-LIGHT WOOD 7-PRE-ENG (ENAMELED STEEL OR ALUMINUM)
2-HEAVY TIMBER 8-PRE-ENG (INSULATED SANDWICH PANELS)
3-LOAD BEARING MASONRY 9-SERVICE STATION OR SPECIALTY BLDG.
4-STEEL (NOT FIREPROOFED) 10-BASEMENT & CONCRETE 1ST FLOOR
5-FIRE RESISTANT 11-BASEMENT & WOOD 1ST FLOOR
6-PRE-ENG (GALVANIZED STEEL) 12-DOCK HIGH FOUNDATION
SECTION TYPE QUALITY (ACE) PERIMETER (1-8, 10-12) GROUND AREA WALL RATIO STORIES (1-11) HEIGHT
A 3 D 324 5784 1 22
B 3 D 158 1134 2 20
C 3 D 74 210 1 8
D
E
F
G
H

6 - EXTERIOR WALL
DO NOT USE "-" ENTRY FOR SHELL TYPES 1-5 FOR SHELL TYPES 6-9, USE ONLY FOR SUBSTITUTIONS OR MISSING WALLS
1-GROOVED PLYWOOD, STEEL SIDING, ETC.
2-WOOD OR ASBESTOS SIDING, CEMENT BLOCK, CLAY TILE, ETC.
3-TILTUP CONCRETE, MARBLECRETE, ETC.
4-COMMON BRICK, REINFORCED CONCRETE, ETC.
5-FACE BRICK, REINFORCED CONCRETE, ETC.
6-COMMON BRICK PLUS CONCRETE
7-FACE BRICK PLUS CONCRETE
8-PRECAST CONCRETE PANELS, GLASS PANELS, ETC.
9-METAL & GLASS CURTAIN WALL
10-STONE MASONRY
11-LIMESTONE, SLATE, ETC.
12-MARBLE, ETC.
13-POLISHED GRANITE, ETC.
14-STORE FRONTS

7 - PEDESTRIAN DOORS
1 REVOLVING 3 AUTOMATIC SLIDING
2 AUTOMATIC SWINGING 4 AIR CURTAIN
TYPE QUALITY (ACE) NUMBER (1-3) LIN. FT. (4)
2 E + 22x228 5016
3 E + 8x14, 20x84, 22x46 2804

8 - DOOR OPERATOR
1-WOOD 3-STEEL CONCRETE
2-CONCRETE 4-STEEL
TYPE QUALITY (ACE) FLIGHTS QUALITY (ACE) NUMBER
QUALITY (ACE) NUMBER

9 - FLOOR ADJUSTMENTS
1-CONCRETE ON GRADE SHELLS 3-CONCRETE & STEEL (SHELLS 3 & 4)
2-WOOD (SHELLS 1, 2, & 11) 4-REINFORCED CONCRETE (SHELLS 5 & 10)
TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA

10 - BALCONIES
1-WOOD 2-CONCRETE 3-STEEL & CONCRETE
TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA

11 - FLOOR GRATING
1-STEEL 2-ALUMINUM 3-PLASTIC
TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA

12 - ROOF ADJUSTMENTS
1-LIGHT WOOD (SHELL 1) 5-GALVANIZED STEEL (SHELL 6)
2-HEAVY TIMBER (SHELL 2) 6-ENAM. STEEL OR ALUM. (SHELL 7)
3-STEEL NOT FIREPROOFED (SHELLS 3 & 4) 7-INSUL. SANDWICH PANELS (SHELL 8)
4-CONCRETE (SHELL 5) 8-PRECAST CONCRETE
TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA

13 - WIDE SPAN ROOFS
1-WOOD TRUSS 3-STEEL TRUSS
2-WOOD GLULAM BEAM 4-PRESTRESSED CONCRETE
TYPE QUALITY (ACE) SPAN WIDTH MEASUREMENTS (LENGTH, WIDTH) AREA

14 - CANOPIES
QUALITY A-E MEASUREMENTS (LENGTH, WIDTH) AREA
E 1376

15 - APARTMENT BUILDING DATA
NUMBER ITEM NUMBER ITEM
STUDIO APTS. EXHAUST FAN
1 BEDROOM APTS. EXHAUST HOOD & FAN
2 BEDROOM APTS. RANGE TOP & OVEN
3 BEDROOM APTS. DROPIN RANGE
ELECTRIC FIREPLACE
GARBAGE DISPOSAL INTERCOM SYSTEM
DISHWASHER

16 - INTERIOR DEVELOPED AREAS
DO NOT USE FOR SHELL TYPE 9
1-APARTMENTS 8-RETAIL DISCOUNT TYPE
2-APT UTILITY AREA 9-OTHER RETAIL STORES
3-HOTELS & MOTELS 10-BANKS & THEATERS
4-SMALL OFFICES 11-WAREHOUSES
5-OPEN OFFICES 12-LIGHT MANUFACTURING
6-PROFESSIONAL OFFICES 13-HEAVY MANUFACTURING
7-CLINICS
TYPE QUALITY (ACE) NO. APTS. (1) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA

17 - OTHER PRINCIPAL BUILDING COMPONENTS
SECTION TYPE QUALITY OTHER DESCRIPTION REPLACEMENT COST

1 - CASH 2 - RECORDS
TYPE THICKNESS (INCHES) MEASUREMENTS (HEIGHT, WIDTH) AREA

18 - BANK ACCESSORIES
2 - DRIVE-IN WINDOW 3 - NIGHT DEPOSITORY
TYPE QUALITY (ACE) NUMBER

19 - HEATING & COOLING
1-APT HW OR STEAM 12-COM'L CENTRAL COOLING
2-APT FHA 13-COM'L PACKAGE COOLING
3-APT UNIT HEATERS 14-IND CENTRAL COOLING
4-COM'L HW OR STEAM 15-IND PACKAGE COOLING
5-COM'L FHA 16-APT CENTRAL COMB
6-COM'L UNIT HEATERS 17-APT PACKAGE COMB
7-IND HW OR STEAM 18-COM'L CENTRAL COMB
8-IND FHA 19-COM'L PACKAGE COMB
9-IND UNIT HEATERS 20-IND CENTRAL COMB
10-APT CENTRAL COOLING 21-IND PACKAGE COMB
11-APT PACKAGE COOLING
TYPE QUALITY (ACE) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA

20 - NO BOILER 21 - PLUMBING
ONLY FOR HEAT, TYPES 1, 4, OR 7 1-APTS 2-COM'L 3-IND.
TYPE QUALITY (ACE) NUMBER
2 C 8

22 - ELECTRICAL
1-APT 2-COM'L 3-IND. DO NOT USE FOR SHELL TYPE 9
ILLUMINATION: 1-BRIGHT 2-ADEQUATE 3-MINIMUM 4-INADEQUATE
TYPE QUALITY (ACE) ILLUM (1-3) (3E: 4) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA

23 - SPRINKLERS
1-APTS 2-COM'L 3-IND
TYPE QUALITY (ACE) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA
2 C 2 826

24 - COLD STORAGE 25 - ESCALATORS
1-COOLER 2-CHILLER 3-FREEZER 4-QUICK FREEZE
TYPE MEASUREMENTS (LENGTH, WIDTH) AREA
2 C 2

26 - ELEVATORS
1-PASS AUTO ELEC LOC 6-FREIGHT ELEC 11-SIDEWALK ELEC
2-PASS AUTO ELEC EXP 7-FREIGHT HYD 12-DUMBWAITER EL
3-PASS MAN ELEC LOC 8-PERSONNEL LIFT 13-DUMBWAITER MA
4-PASS MAN ELEC EXP 9-SIDEWALK MAN 10-SIDEWALK HYD

27 - OTHER PRINCIPAL BUILDING COMPONENTS
TYPE QUALITY (ACE) CAPACITY (LBS) (1-7) STOPS (1-8) NUMBER

28 - OTHER PRINCIPAL BUILDING COMPONENTS
SECTION TYPE QUALITY OTHER DESCRIPTION REPLACEMENT COST

1 - IDENTIFICATION
MAJOR 408880
MINOR 3485
PROPERTY PR CODE 11 MO 11 YR 11
FOLIO 1910
SUBLETTER
SUBNUMBER
TOTAL BLDGS. LAST SALE DATE AMOUNT
ADDRESS
ADDITION
QUARTER SECTION TOWNSHIP RANGE
BLOCK LOT TAX LOT TRACT
DESCRIPTION
FEE OWNER

3 - LAND
ZONE ACTUAL CONFORMITY HIGHEST & BEST USE
LOT WIDTH FF VALUE LOT ACRE
LOT DEPTH ACRE VALUE
STANDARD WIDTH LOT SF
STANDARD DEPTH SF VALUE SITE VALUE

4 - BUILDING CLASSIFICATION
PREDOMINANT SHELL TYPE
1 LIGHT WOOD 2 HEAVY TIMBER 3 LOAD BEARING MASONRY 4 STEEL (NOT FIREPROOFED) 5 FIRE RESISTANT 6 PRE-ENG (GALVANIZED STEEL) 7 PRE-ENG (ENAMELED STEEL OR ALUMINUM) 8 PRE-ENG (INSULATED SANDWICH PANELS) 9 SERVICE STATION OR SPECIALTY BLDG.
PREDOMINANT USE TYPE
1 APARTMENT 2 HOTEL OR MOTEL 3 OFFICE 4 COMMERCIAL 5 INDUSTRIAL 6 SERVICE STATION OR SPECIALTY TYPE
YEAR BUILT 1955 OVERALL QUALITY
EFFECTIVE YEAR 19 55
OBSOLESCENCE 25 %
TOTAL NET CONDITION %
PERCENT COMPLETE %

5 - STRUCTURAL SHELL SECTIONS

1-LIGHT WOOD	7-PRE-ENG (ENAMELED STEEL OR ALUMINUM)
2-HEAVY TIMBER	8-PRE-ENG (INSULATED SANDWICH PANELS)
3-LOAD BEARING MASONRY	9-SERVICE STATION OR SPECIALTY BLDG.
4-STEEL (NOT FIREPROOFED)	10-BASEMENT & CONCRETE 1ST FLOOR
5-FIRE RESISTANT	11-BASEMENT & WOOD 1ST FLOOR
6-PRE-ENG (GALVANIZED STEEL)	12-DOCK HIGH FOUNDATION

SECTION	TYPE	QUALITY (A-E)	PERIMETER (1-8, 10-12)	GROUND AREA	WALL RATIO	STORIES (1-11)	HEIGHT
A	3	D	344	6496		1	24
B							
C							
D							
E							
F							
G							
H							

6 - EXTERIOR WALL
DO NOT USE "-" ENTRY FOR SHELL TYPES 1-6 FOR SHELL TYPES 6-9, USE ONLY FOR SUBSTITUTIONS OR MISSING WALLS
1-GROOVE D PLYWOOD, STEEL SIDING, ETC.
2-WOOD OR ASBESTOS SIDING, CEMENT BLOCK, CLAY TILE, ETC.
3-TILTUP CONCRETE, MARBLECRETE, ETC.
4-COMMON BRICK, METAL SANDWICH PANELS, ETC.
5-FACE BRICK, REINFORCED CONCRETE, ETC.
6-COMMON BRICK PLUS CONCRETE
7-FACE BRICK PLUS CONCRETE
8-PRECAST CONCRETE PANELS, GLASS PANELS, ETC.
9-METAL & GLASS CURTAIN WALL
10-STONE MASONRY
11-LIMESTONE, SLATE, ETC.
12-MARBLE, ETC.
13-POLISHED GRANITE, ETC.
14-STORE FRONTS

TYPE	QUALITY (A-E)	MEASUREMENTS (HEIGHT, LENGTH)	WALL AREA
2	E	24x228 - 10x49	4992
1	C	24x116	2784

7 - PEDESTRIAN DOORS
1 REVOLVING 2 AUTOMATIC SWINGING 3 AUTOMATIC SLIDING 4 AIR CURTAIN
TYPE QUALITY (A-E) NUMBER (1-3) LIN. FT. (4)

9 - VEHICLE DOOR OPERATOR
1-WOOD 3-STEEL CONCRETE 2-CONCRETE 4-STEEL
TYPE QUALITY (ACE) FLIGHTS QUALITY (ACE) NUMBER
QUALITY (ACE) NUMBER

12 - FLOOR ADJUSTMENTS
1 - CONCRETE ON GRADE SHELLS 3 - CONCRETE & STEEL (SHELLS 3 & 4)
2 - WOOD (SHELLS 1, 2, & 11) 4 - REINFORCED CONCRETE (SHELLS 5 & 10)

TYPE	QUALITY (ACE)	MEASUREMENTS (LENGTH, WIDTH)	AREA

13 - BALCONIES
1 - WOOD 2 - CONCRETE 3 - STEEL & CONCRETE
TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA

14 - FLOOR GRATING
1 - STEEL 2 - ALUMINUM 3 - PLASTIC
TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA

15 - ROOF ADJUSTMENTS
1-LIGHT WOOD (SHELL 1) 5-GALVANIZED STEEL (SHELL 6)
2-HEAVY TIMBER (SHELL 2) 6-ENAM. STEEL OR ALUM (SHELL 7)
3-STEEL NOT FIREPROOFED (SHELLS 3 & 4) 7-INSUL. SANDWICH PANELS (SHELL 8)
4-CONCRETE (SHELL 5) 8-PRECAST CONCRETE
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16 - WIDE SPAN ROOFS
1 - WOOD TRUSS 3 - STEEL TRUSS
2 - WOOD GLULAM BEAM 4 - PRESTRESSED CONCRETE
TYPE QUALITY (ACE) SPAN WIDTH MEASUREMENTS (LENGTH, WIDTH) AREA

17 - CANOPIES
QUALITY A-E MEASUREMENTS (LENGTH, WIDTH) AREA

18 - APARTMENT BUILDING DATA
NUMBER ITEM NUMBER ITEM
STUDIO APTS. EXHAUST FAN
1 BEDROOM APTS. EXHAUST HOOD & FAN
2 BEDROOM APTS. RANGE TOP & OVEN
3 BEDROOM APTS. DROPIN RANGE
ELECTRIC FIREPLACE
GARBAGE DISPOSAL INTERCOM SYSTEM
DISHWASHER

19 - INTERIOR DEVELOPED AREAS
DO NOT USE FOR SHELL TYPE 9
1-APARTMENTS 2-APT UTILITY AREA 3-HOTELS & MOTELS 4-SMALL OFFICES 5-OPEN OFFICES 6-PROFESSIONAL OFFICES 7-CLINICS 8-RETAIL DISCOUNT TYPE 9-OTHER RETAIL STORES 10-BANKS & THEATERS 11-WAREHOUSES 12-LIGHT MANUFACTURING 13-HEAVY MANUFACTURING
TYPE QUALITY (A-E) NO. APTS (1) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA

1 - CASH 2 - RECORDS
TYPE THICKNESS (INCHES) MEASUREMENTS (HEIGHT, WIDTH) AREA
2 - BANK ACCESSORIES
2 - DRIVE-IN WINDOW 3 - NIGHT DEPOSITORY
TYPE QUALITY (ACE) NUMBER

23 - HEATING & COOLING
1-APT HW OR STEAM 12-COM'L CENTRAL COOLING
2-APT FHA 13-COM'L PACKAGE COOLING
3-APT UNIT HEATERS 14-IND CENTRAL COOLING
4-COM'L HW OR STEAM 15-APT PACKAGE COOLING
5-COM'L FHA 16-APT CENTRAL COMB
6-COM'L UNIT HEATERS 17-APT PACKAGE COMB
7-IND HW OR STEAM 18-COM'L CENTRAL COMB
8-IND FHA 19-COM'L PACKAGE COMB
9-IND UNIT HEATERS 20-IND CENTRAL COMB
10-APT CENTRAL COOLING 21-IND PACKAGE COMB
11-APT PACKAGE COOLING

24 - NO BOILER 25 - PLUMBING
ONLY FOR HEAT. TYPES 1, 4, OR 7 1 - APTS 2 - COM'L 3 - IND.
25 - MINIMUM INDUSTRIAL UNIT HEATERS
TYPE QUALITY (ACE) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA

26 - ELECTRICAL
1 - APT 2 - COM'L 3 - IND. DO NOT USE FOR SHELL TYPE 9
ILLUMINATION: 1-BRIGHT 2-ADEQUATE 3-MINIMUM 4-INADEQUATE
TYPE QUALITY (ACE) ILLUM (1-3) (SE: 4) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA

27 - SPRINKLERS
1-APTS 2-COM'L 3-IND
TYPE QUALITY (ACE) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA

28 - COLD STORAGE 29 - ESCALATORS
1-COOLER 3-FREEZER 4-QUICK FREEZE
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TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA

30 - ELEVATORS
1 - PASS AUTO ELEC LOC 6 - FREIGHT ELEC 11 - SIDEWALK ELEC
2 - PASS AUTO ELEC EXP 7 - FREIGHT HYD 12 - DUMBWAITER ELEC
3 - PASS MAN ELEC LOC 8 - PERSONNEL LIFT 13 - DUMBWAITER MAN
4 - PASS MAN ELEC EXP 9 - SIDEWALK MAN
5 - PASS HYD 10 - SIDEWALK HYD
TYPE QUALITY (ACE) CAPACITY (LBS) (1-7) STOPS (1-8) NUMBER

31 - OTHER PRINCIPAL BUILDING COMPONENTS
SECTION TYPE QUALITY OTHER DESCRIPTION REPLACEMENT COST



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PARCEL DATA

Parcel	408880-3565	Jurisdiction	SEATTLE
Name	9TH & ALOHA L L C	Levy Code	0010
Site Address	753 9TH AVE N 98109	Property Type	C
Geo Area	32-20	Plat Block / Building Number	82
Spec Area	0-0	Plat Lot / Unit Number	4-5
Property Name	KPG ARCHITECT & MARKIE NELSON INTERIOR DESIGN	Quarter-Section-Township-Range	NE-30-25-4

Legal Description

LAKE UNION SHORE LANDS ADD N 48.316 FT OF 4 E OF ALLEY & POR 5 E OF ALLEY & VAC BROAD ST
ADJ
Plat Block: 82
Plat Lot: 4-5

LAND DATA

Highest & Best Use As If Vacant	COMMERCIAL SERVICE	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Office Building	Restrictive Size Shape	NO
Base Land Value SqFt	165	Zoning	SM-65
Base Land Value	2,314,900	Water	WATER DISTRICT
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	1/8/2013	Road Access	PUBLIC
Base Land Value Tax Year	2014	Parking	ADEQUATE
Land SqFt	14,030	Street Surface	PAVED
Acres	0.32		

Views

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

Waterfront

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

Designations

Historic Site	
Current Use	
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

Nuisances

Topography	NO
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrence	NO
Other Problems	NO

Environmental

Environmental	YES
---------------	-----

Environmental Type	Information Source	Delineation study	Percentage Affected
Contamination	OTHER	N	100

BUILDING

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- [Washington State Board of Tax Appeals](#) (External link)
- [Board of Appeals/Equalization](#)
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[Scanned images of plats](#)

Building Number	1
Building Description	Offices
Number Of Buildings Aggregated	1
Predominant Use	OFFICE BUILDING (344)
Shape	Rect or Slight Irreg
Construction Class	MASONRY
Building Quality	AVERAGE
Stories	2
Building Gross Sq Ft	9,225
Building Net Sq Ft	9,225
Year Built	1949
Eff. Year	1985
Percentage Complete	100
Heating System	HOT WATER
Sprinklers	No
Elevators	

Picture of Building 1

**Section(s) Of Building Number: 1**

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	OFFICE BUILDING (344)		1	12		4,612	4,612
2	OFFICE BUILDING (344)		1	12		4,612	4,612

**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
408880356501	2012	2013		0010	\$2,104,500	\$786,700	\$2,891,200	\$0	\$2,104,500	\$786,700	\$2,891,200	
408880356501	2011	2012		0010	\$2,104,500	\$789,000	\$2,893,500	\$0	\$2,104,500	\$789,000	\$2,893,500	
408880356501	2010	2011		0010	\$2,104,500	\$648,500	\$2,753,000	\$0	\$2,104,500	\$648,500	\$2,753,000	
408880356501	2009	2010		0010	\$2,104,500	\$695,500	\$2,800,000	\$0	\$2,104,500	\$695,500	\$2,800,000	
408880356501	2008	2009		0010	\$1,758,000	\$419,300	\$2,177,300	\$0	\$1,758,000	\$419,300	\$2,177,300	
408880356501	2007	2008		0010	\$1,432,300	\$1,000	\$1,433,300	\$0	\$1,432,300	\$1,000	\$1,433,300	
408880356501	2006	2007		0010	\$1,207,000	\$1,000	\$1,208,000	\$0	\$1,207,000	\$1,000	\$1,208,000	
408880356501	2005	2006		0010	\$1,066,700	\$1,000	\$1,067,700	\$0	\$1,066,700	\$1,000	\$1,067,700	
408880356501	2004	2005		0010	\$1,020,700	\$1,000	\$1,021,700	\$0	\$1,020,700	\$1,000	\$1,021,700	
408880356501	2003	2004		0010	\$1,262,700	\$1,000	\$1,263,700	\$0	\$1,262,700	\$1,000	\$1,263,700	
408880356501	2002	2003		0010	\$880,400	\$1,000	\$881,400	\$0	\$880,400	\$1,000	\$881,400	
408880356501	2001	2002		0010	\$963,400	\$1,000	\$964,400	\$0	\$963,400	\$1,000	\$964,400	
408880356501	2000	2001		0010	\$702,700	\$1,000	\$703,700	\$0	\$702,700	\$1,000	\$703,700	
408880356501	1999	2000		0010	\$422,000	\$1,000	\$423,000	\$0	\$422,000	\$1,000	\$423,000	
408880356501	1998	1999		0010	\$422,000	\$1,000	\$423,000	\$0	\$422,000	\$1,000	\$423,000	
408880356501	1997	1998		0010	\$0	\$0	\$0	\$0	\$422,000	\$1,000	\$423,000	
408880356501	1996	1997		0010	\$0	\$0	\$0	\$0	\$280,600	\$19,400	\$300,000	
408880356501	1994	1995		0010	\$0	\$0	\$0	\$0	\$280,600	\$19,400	\$300,000	
408880356501	1992	1993		0010	\$0	\$0	\$0	\$0	\$300,000	\$1,000	\$301,000	
408880356501	1990	1991		0010	\$0	\$0	\$0	\$0	\$350,700	\$1,000	\$351,700	
408880356501	1988	1989		0010	\$0	\$0	\$0	\$0	\$294,600	\$30,400	\$325,000	
408880356501	1986	1987		0010	\$0	\$0	\$0	\$0	\$210,500	\$69,100	\$279,600	
408880356501	1985	1986		0010	\$0	\$0	\$0	\$0	\$210,500	\$69,100	\$279,600	
408880356501	1984	1985		0010	\$0	\$0	\$0	\$0	\$210,500	\$69,100	\$279,600	
408880356501	1982	1983		0010	\$0	\$0	\$0	\$0	\$127,900	\$137,800	\$265,700	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
2329418	20080118001584	1/17/2008	\$3,800,000.00	WESTLAKE UNION LIMITED PARTNERSHIP	9TH & ALOHA L L C	Statutory Warranty Deed	None
1319003	199307141495	7/2/1993	\$300,000.00	ALEXANDER LUBA	WESTLAKE UNION LIMITED PTSHP	Warranty Deed	None

REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
2008	8704755	1/1/2008	\$300,000	1/1/2008	\$0		

1998	9/01/50	Local Appeal	\$702,500	1/1/1900	\$0		Completed
1993	9202296	Local Appeal	\$421,900	10/21/1992	\$421,900	SUSTAIN	Completed
1993	43029	State Appeal	\$421,900	11/18/1993	\$421,900	REVISE	Completed
1985	8402907	Local Appeal	\$0	4/22/1985	\$0	REVISE	Completed

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KNGPRC408880-3565-206065

408880-3565

es

or Pem.

l.

ub) (Stall)

rays

Fl. Drains ☐

No. Hds.



K.

3-28-49

F-1910

LK. UNION SHORELANDS

B-82 L-6

753-9th No

1910
MIT No. 290037
FE 2-26-48
ADDITION LAKE UNION Shorelands
Section Twp. Range Ewm Block 82 Tract or Lot 5
East of ALLEY + Vac. Broad St Adj.
Lot 5 E of alley and N
48.316' of Lot 4 E
alley & Vac Broad St Adj

Owner 475 Ave. IMPROVEMENT Co. Address
dition of Exterior 9 Interior 9 Foundation 9 Floor 753-971

SE WHEAT & SALES		ROOF CONSTRUCTION		FLOOR FINISHES		TILE		PLUMBING	
No. Stories	Studebaker	Frame	Lam	X	Fir	Maple	Baths	Fl.	Walls
No. Stores		Mill Construction			Oak	2" x 6" T&G	Sq. Ft.	Floors	
No. Rooms		Rein. Concrete			Lino.	3" x 6" T&G	Sq. Ft.	Walls	
Basement		No. Trusses		X	Cement		Lin. Ft.	Dr. Bds.	
No. Offices		Wood	Steel		Terrazzo		Sq. Ft.	Floors	
No. Apartments		ROOFING MATERIAL			Raicolith		Sq. Ft.	Walls	
1 rm.	2 rm.	3 rm.		X	Tile	ASPHALT	Lin. Ft.	Dr. Bds.	
4 rm.	5 rm.	6 rm.					Kit's.	Fl.	Walls
		Or.		Or.					

TYPE OF CONSTRUCTION		Date Built		Finished		Unfinished		Remodeled	
Frame		1948-49		X	6	Years			
Single	Double	Effective Age							
X	Ordinary Masonry	Dep. for Cond.							
	Mill Construction	Dep. for Ob.							
	Class A Rein. Con.	Dep. for Es.							
	Stru. Steel and Con.	Total							
	Tile								
	Con.								
	Med								
	Cheap								

FOUNDATION		HEATING	
Mud Sills		Stove	
Post and Pier		Pipeless Furnace	
Brick		Gravity H. A.	
X	Concrete	Air Cond., Fan	
Pile		Arcola	
		1-Pipe Steam	
		2-Pipe St. or Vapor	
		Hot Water	
		Oil Burner	
		Coal Stoker	

BASEMENT		WIRING	
Full	%	Knobe & Tube	
Sub-Basement		Flex Cable	
Size		Conduit	
Garage	No. Cars	Power Wiring	
	Floors	Range Wiring	
		No. Outlets	

EXTERIOR WALL CONSTR.		INTERIOR WALLS		GAS STATIONS		C. H.		GROUND FLOOR AREA	
Single	Double	X	Stud and Plaster		Frame	S. B.		6000	
2" x 4" Stud Walls			Lam.		Metal	B			
2" x 6" Stud Walls			Ply Wood		Masonry	1			
Brick Walls			Ceiled		Plastered or Ceiled	2			
Brick With Pilasters			Plaster Board		Floors	3			
X	Concrete Walls		Painted			4			
X	Con. With Pilasters		Stain			5			
	Tile Walls		Kalsomine			6			
	Rein. Con. Skel.		Whitewashed			7			
	Filler Walls		Unfinished			8			
	Laminated Walls					9			

EXTERIOR FACING		INTERIOR TRIM		TANKS, ETC., LIST	
Siding	Shingles	X	Fir		
Shakes	Stucco		Mah.		
Brick Veneer	Kind		Metal		
Stone	Cast S.		Wood		
Terra Cotta			Doors		
Struct. Glass			Windows		

TANKS, ETC., LIST		ELEVATORS	
8500 Glass		Pass.	Freight
5000 Plate Glass		Auto.	Elec.
1-300 gal.		Man.	Hyd.
waste oil			Man.
1-1000 gal.			
Hoists: Elect.			

ELEVATORS	
Pass.	Freight
Auto.	Elec.
Man.	Hyd.
	Man.

* RV1150-18
* C/I DATA COLLECTION AND DISPLAY FORM (100) ACCOUNT NO: 408880-3565-C
* LOG/DATE: AH9 02/04/91 FOLIO: 01910- -
** LEVY CODE: 0010 LAST UPDATE: 01/31/91 BY: WHU
TAX STATUS: TAXABLE APPR ID: MO DA YR AREA: 210
Q/SC/TW/RG: NE/30/25/04 QUEEN ANNE

LAND USE: 502 PROP NAME: BAYSIDE TOYOTA VOLVO
INDUSTRIAL-WAR (105)
PROPERTY ADDRESS: 753 9 AV N
(110) RB NUM FR PR STREET NAME TY SU

(112)***** COMMERCIAL/INDUSTRIAL LAND RECORD *****

ZONING JURIS/ SEATTLE % USABLE/ 100
ZONE ACTUAL/ C265 TOPOGRAPHY/ LEVEL
ZONE CODE/ COMML SHAPE/ REGULAR
LOT SIZE/ 14,030.00 ACCESS/ STANDARD
UNIT/S_A SQFT VISUAL EXPOSURE/ STANDARD
CORNER LOT/Y_N YES OPEN SPACE CLASS. NO
WATERFRONT ON/ NONE RESTRICTIVE CONDITIONS/Y_N NO
CONTAMINATED PROP NO HW HC UT AS NO

(335)***** PERMIT ACTIVITY *****

ACT	BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
---	---	---	---	---	% ---%
---	---	---	---	---	% ---%
---	---	---	---	---	% ---%
ADD	---	---	---	---	% ---%

(510)**DEL ALL BLDGS / **PROPERTY WIDE IMPROVEMENTS SUMMARY *****

DESC: TOTAL BLDGS ON PROPERTY/ 1
YEAR BLT/ 49 CLASS/ MASONRY GROSS AREA (ALL BLDGS)/ 9,225
EFF YEAR/ 68 QUAL/ AVERAGE NET AREA (ALL BLDGS)/ 9,225
LOT COVERAGE/ 6,000 MULTI-USE/Y_N NO
NUMBER OF UNITS/ 0 MULTI-PARCEL PROP/Y_N NO

(500)***** INDIVIDUAL BUILDING DETAILS *****

BLD CL QU	DESCRIPTION	NU	GROSS	NET	%	HE	SP
NUM AS AL		ST	AREA	AREA	YB/EY	CMP	AT KL
#1 C C	DENTAL SUPPLY	2	9,225	9,225	49 68	100	HW N
#2							N
#3							N
#4							N

(520)***** INTERIOR SECTION DETAILS *****

BLD#	AREA	STR-HT	AREA	STR-HT	AREA	STR-HT	AREA	STR-HT
1	2,675	12	3,325	12	2,425	8	800	8
	D12-WAREHOUSE		D95-OFFICE AREA		D12-WAREHOUSE		D95-OFFICE AREA	
2								
3								
4								

(589)***** ACCESSORY IMPROVEMENT SUMMARY *****

ACT	ENT	DESCRIPTION	ACT	ENT	DESCRIPTION
/	---	(1)	/	---	(2)

(160)***** COMMENTS *****

* RVI150-18 (DATA ENTRY: RVI100-J)
 * C/I DATA COLLECTION AND DISPLAY FORM (100) ACCOUNT NO: 408880-3565-0
 * LOG/DATE: 026 06/13/94 FOLIO: 01910- -
 * LEVY CODE: 0010 LAST UPDATE: 06/09/94 BY: WHU
 TAX STATUS: TAXABLE APPR ID: MO DA YR AREA: 210 - -
 Q/SC/TW/RG: NE/30/25/04 - - / - - / - - QUEEN ANNE - -

LAND USE: 502 PROP NAME: KPG ARCHITECT
 INDUSTRIAL-WAR (105)
 PROPERTY ADDRESS: 753 9 AV N
 (110) RB NUM FR PR STREET NAME TY SU

(112)+++++++ COMMERCIAL/INDUSTRIAL LAND RECORD ++++++

ZONING JURIS/	SEATTLE	% USABLE/	100
ZONE ACTUAL/	C265	TOPOGRAPHY/	LEVEL
ZONE CODE/	COMML	SHAPE/	REGULAR
LOT SIZE/	14,030.00	ACCESS/	STANDARD
UNIT/S	SQFT	VISUAL EXPOSURE/	STANDARD
CORNER LOT/Y	YES	OPEN SPACE CLASS.	NO
WATERFRONT ON/	NONE	RESTRICTIVE CONDITIONS/Y	NO
		CONTAMINATED PROP NO	NO
		HW	NO
		HC	NO
		UT	NO
		AS	NO

(335)+++++++ PERMIT ACTIVITY ++++++

ACT	BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
---					%
---					%
---					%
ADD			/ /		%

(510)++DEL ALL BLDGS /++ PROPERTY WIDE IMPROVEMENTS SUMMARY ++++++

DESC:	TOTAL BLDGS ON PROPERTY/	1
YEAR BLT/	GROSS AREA (ALL BLDGS)/	9,225
EFF YEAR/	NET AREA (ALL BLDGS)/	9,225
LOT COVERAGE/	MULTI-USE/Y	NO
NUMBER OF UNITS/	MULTI-PARCEL PROP/Y	NO

(500)+++++++ INDIVIDUAL BUILDING DETAILS ++++++

BLD	CL	QU	DESCRIPTION	NU	GROSS	NET	%	HE	SP
NUM	AS	AL		ST	AREA	AREA	YB/EY	CMP	AT
#1	C	C	DENTAL SUPPLY	2	9,225	9,225	49 68	100	HW
#2							/		N
#3							/		N
#4							/		N

(520)+++++++ INTERIOR SECTION DETAILS ++++++

SECT 1			SECT 2			SECT 3			SECT 4		
BLD#	AREA	STR-HT	AREA	STR-HT	AREA	STR-HT	AREA	STR-HT	AREA	STR-HT	
1	2,675	12	3,325	12	2,425	8	800	8			
	D12-WAREHOUSE		D95-OFFICE AREA		D12-WAREHOUSE		D95-OFFICE AREA				
2		/		/		/		/		/	
3		/		/		/		/		/	
4		/		/		/		/		/	

(589)+++++++ ACCESSORY IMPROVEMENT SUMMARY ++++++

ACT	ENT	DESCRIPTION	ACT	ENT	DESCRIPTION
/	/	(1)	/	/	(2)

(160)+++++++ COMMENTS ++++++

*
*
*

**JOB RV1100

C/I PARCEL VALUE ANALYSIS WORKSHEET

PARCEL NO: 408880-3565-0

RPT RV1150-20

PRINTED ON: 03/26/94

FOLIO: 01910-

PROP NAME: BAYSIDE TOYOTA VOLVO

PROP ADDR: 753

9

AV N

Q-S-T-R: NE-30-25-04

CLASS: MASONRY

QUAL: AVERAGE

AREA: 210 LUC: 502

YR-BLT/EFF-YR: 49/68

#STY: 02

#UNITS:

TAX STATUS: TAXABLE

GBA/NRA: 9,225 /

9,225 AVG-UNIT-SIZE:

LOG/DATE: 210 03/26/94

SEG-MERGE DATE:

***** ECONOMIC INCOME ***** COST APPROACH *****

USE	AREA	RATE	GROSS	VCL	EXP	NET	INC	OCC#	CL	RANK
								#STY	STY HT	EFF AGE
								HEAT	ELEV	SPR
								AREA	PERIM	
								MISC	CODE	SF
									CODE	SF
									CODE	SF

***** ECONOMIC INCOME APPROACH *****

NET INCOME	ACCY	IMPS	AREA	COST	DEP	RCNLD
LESS PER. PROP. INCOME						
LESS LAND INCOME						
LAND VALUE X (INT + TAX)						
NET IMPROVEMENT INCOME						
CAPITALIZATION RATE						
INT + TAX + RECAP						
CAPITALIZED IMP. VALUE						
LAND VALUE						
EXCESS LAND/ADD LAND						
TOTAL BY INCOME APPROACH						

***** OTHER VALUE INDICATORS *****

NET INC () / () OAR =
GR INC () X () GRM =
UNITS () X () \$/UNIT =
GBA (9,225) X () \$/SF =
RA (9,225) X () \$/SF =
***** LAND *****
ZONE/TYPE AREA \$/SF VALUE

M&S BASE
HEAT
SPRINKLER
ELEVATOR
TOT BASE
STY FACT
HGT FACT
AREA FACT
REF COST
COST MULT
LCL MULT
FINAL COST
STY/BLDG AREA FIN COST RCN-BLDG#

TOTAL 14030.00SF 020

RATIOS: (SF LAND) / (SF GBA) = 1.5
(SF LAND) / (SF RA) = 1.5

***** SELECTED VALUE *****

APPRaiser WHO LAND \$ 280,600
DATE 4-29-94 IMPS \$ 19,400
TOTAL \$ 300,000

SUB TOTAL
PHYSICAL DEPRECIATION
ECON-FUNCT OBSOLESCENCE
DEPRECIATED IMP VALUE
ACCESSORY IMPS (SEE ABOVE)
TOTAL IMPROVEMENTS
LAND
TOTAL BY COST APPROACH

= \$ /UNIT OR = \$ /SF

***** SALES & COMPARABLES *****
PARCEL # E-NUMBER SALES PRICE VC DATE \$/RA REMARKS

***** APPEAL ACTIVITY *****
PETITION CHG ORDER DATE FROM-LAND TO-LAND FROM-IMPS TO-IMPS
-047361 07/17/85 210500 210500 69100 69100
OTHER APPEALS: 043029 202296

***** COMMENTS *****

State Docket @ 300,000 ... to Sale

now KPS Architect

PARCEL NO. 408880-3565

$$L/B = 1.52$$

COMPARABLE SALES		L/B - 1152		
	E NO.	AMOUNT	DATE	DETAILS / REMARKS
1				
2				
3				
4				

COMMENTS :

Loft. See 0171 For comps.
Taken on imp.

C/I PROPERTY VALUE SUMMARY RECORD

ACCOUNT NO. : 403880-3565-0

LOG/DATE : 210 03/02/87
 STATUS : CURRENT 02/28/87
 BLDG.CNT : 01
 COMP.TYPE : 0
 CNDO/TWN H:

FOLIO NO. : 01910- -
 SEC-TWN-RNG : NE-30-25-04
 AREA : 210
 LEVY CODE : 0010
 TAX STATUS : TAXABLE

* ACTION CODE

- 1. COST COMP WITHOUT COMP SHEET
- 2. COST COMP WITH COMP SHEET
- 1 3. FINAL VALUE/DATE UPDATE
- 4. REVIEW WITHOUT VALUE CHANGE
- 5. REVIEW WITH VALUE CHANGE
- 6. NO VALUE CHANGE, MOVE TO STATIC

* 150 * REVIEW STATUS

MAINTENANCE REVALUE, POST TO -- ROLL

* 130 * VALUE SUMMARY

CONTROL VAL 000279600 SEQ 01 ---

ROLL	LAND	IMP	RLYR	DATE	CO#	C-I REVAL
210500	69100	87	06/13/86	CO#		
LAST	210500	69100	279600	06/12/86	S	999 000
APR	294 600	30 400	325 000	12/23/87	S	RDA
RVR				--/--/--		

NEW CONSTRUCTION

LAST	PET#	CO#	FROM	TO	69100	279600
86 07/17/85		047361	210500	210500	69100	279600

* 335 * BUILDING PERMIT ACTIVITY

BLDG	TYPE	PERMIT DATE	VALUE	% COMPLETE	CALL-BACK
ADD	CC RCN	/ /		%	/

* 504 * BUILDING VALUE SUMMARY

VALUE METHOD

BLDG DESCRIPTION	VALUE	METHOD
01 DENTAL SUPPLY	\$77400	C
ACT COST :		
SOURCE :		
ACT TREND :		
CC RCN : \$106154		
OTH RCN :		
COND : 00		
OBSQL : 35		
COMPL : 00		
OTH RCNLD :		
CC-RCNLD :	\$58650	

* 504 * ACCESSORY IMPROVEMENT VALUE SUMMARY

ENT. TYPE	ACT.COST	SR	RCN	EFYR	COND	RCNLD	VALUE
72-PAVEMENT							
7201 2-ASPHALT	0		\$3900	49	00%	\$975	\$1000
78-FENCES/GATES							
7801 4-FENCE, CH.LINK	0		\$1273	49	00%	\$318	\$400
7802 5-GATE, C.L.SWING			\$470	49	00%	\$118	
88-STORAGE TANKS							
8801 6-FUEL, UNDERGRND	0		\$282	58	00%	\$82	\$600
8802 6-FUEL, UNDERGRND			\$940	63	00%	\$329	

* LAST COST INDEX UPDATE 01/01/77

PARCEL NO. 408880-3565

[illegible]

COMPARABLE SALES		AMOUNT	DATE	DETAILS / REMARKS
	E NO.			
1				
2				
3				
4				

$$L/B = 1.52$$

COMMENTS :

Comments: Dental Supply Co. 45% of area is ofc/display.

KING COUNTY ASSESSOR'S COMMERCIAL - INDUSTRIAL SUPPLEMENTAL PROPERTY RECORD ACCESSORY IMPROVEMENTS

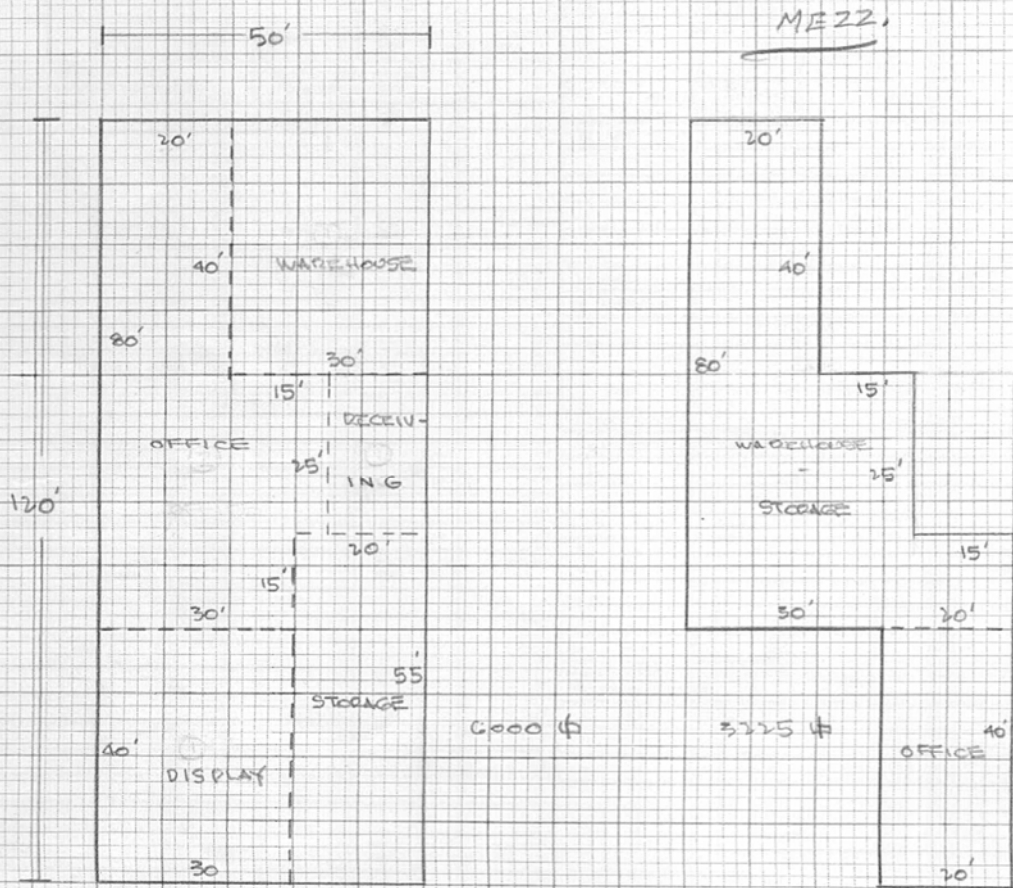
FOR REFERENCE ONLY

MAJOR 408880 MINOR 3565 SPLIT 1910 SUBLETTER SUBNUMBER

CARD 3 OF 3 PAGE

35 - SERVICE STATION ACCESSORIES 1 - AUTO HOIST 3 - TWO PUMP ISLAND 5 - FOUR PUMP ISLAND 7 - PIPING FOR DISPENSERS 2 - TRUCK HOIST 4 - THREE PUMP ISLAND 6 - PIPING FOR PUMP										45 - MARINE PIERS & MOORAGE ENCLOSURES 1 - SMALL BOAT PIER 3 - MOORAGE ENCLOSURE WALLS 2 - MOORAGE ENCLOSURE ROOF 4 - SHIP PIERS																																																																																																
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37 - PAVEMENT 1 - CONCRETE 2 - ASPHALT <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>TYPE</th> <th>QUALITY (A-E)</th> <th>MEASUREMENTS (LENGTH, WIDTH)</th> <th>AREA</th> <th>YEAR BUILT</th> <th>EFFECTIVE YEAR</th> <th>NET CONDITION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> </tbody> </table>										TYPE	QUALITY (A-E)	MEASUREMENTS (LENGTH, WIDTH)	AREA	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION						19	%						19	%						19	%						19	%	47 - GRAIN ELEVATORS NO UPPER HEAD/SE OR CONV. GALLERY WALL LENGTH BIN OUTSIDE DIAMETER HEIGHT YEAR BUILT EFFECTIVE YEAR NET CONDITION <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> </tbody> </table>																19	%							19	%							19	%																												
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38 - SWIMMING POOLS 1 - RECTANGULAR 2 - IRREGULAR <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>TYPE</th> <th>QUALITY (A-E)</th> <th>MEASUREMENTS (LENGTH, WIDTH)</th> <th>AREA</th> <th>YEAR BUILT</th> <th>EFFECTIVE YEAR</th> <th>NET CONDITION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> </tbody> </table>										TYPE	QUALITY (A-E)	MEASUREMENTS (LENGTH, WIDTH)	AREA	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION						19	%						19	%						19	%	48 - INDUSTRIAL STACKS & CHIMNEYS 1 - BRICK UNLINED 2 - BRICK LINED WITH FIREBRICK 3 - CONCRETE <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>TYPE</th> <th>NUMBER</th> <th>OUTSIDE DIAMETER</th> <th>HEIGHT</th> <th>YEAR BUILT</th> <th>EFFECTIVE YEAR</th> <th>NET CONDITION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> </tbody> </table>										TYPE	NUMBER	OUTSIDE DIAMETER	HEIGHT	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION						19	%						19	%																																						
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39 - YARD LIGHTING 1 - WOOD POLE 3 - ALUMINUM OR CONCRETE POLE 5 - FLUORESCENT FIXTURE 2 - STEEL POLE 4 - INCANDESCENT FIXTURE 6 - MERCURY VAPOR FIXTURE <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>TYPE</th> <th>QUALITY (A-E)</th> <th>NUMBER</th> <th>YEAR BUILT</th> <th>EFFECTIVE YEAR</th> <th>NET CONDITION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> </tbody> </table>										TYPE	QUALITY (A-E)	NUMBER	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION					19	%					19	%					19	%					19	%	49 - CRANWAYS 1 - INDOOR 2 - OUTDOOR <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>TYPE</th> <th>CAPACITY (TONS)</th> <th>LENGTH</th> <th>YEAR BUILT</th> <th>EFFECTIVE YEAR</th> <th>NET CONDITION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> </tbody> </table>										TYPE	CAPACITY (TONS)	LENGTH	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION					19	%					19	%					19	%																																	
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40 - MOBILE HOME PARKS & DRIVE-IN THEATERS 1 - DRIVE-IN THEATER VEHICLE SPACE 2 - MOBILE HOME PARK VEHICLE SPACE <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>TYPE</th> <th>QUALITY (A-E)</th> <th>NUMBER</th> <th>YEAR BUILT</th> <th>EFFECTIVE YEAR</th> <th>NET CONDITION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> </tbody> </table>										TYPE	QUALITY (A-E)	NUMBER	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION					19	%					19	%					19	%	50 - TRUCK SCALES <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NUMBER</th> <th>CAPACITY (TONS)</th> <th>YEAR BUILT</th> <th>EFFECTIVE YEAR</th> <th>NET CONDITION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> </tbody> </table>										NUMBER	CAPACITY (TONS)	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION				19	%				19	%																																																
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41 - DRIVE-IN THEATER SCREEN <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>QUALITY (A-E)</th> <th>MEASUREMENTS (WIDTH, HEIGHT)</th> <th>AREA</th> <th>YEAR BUILT</th> <th>EFFECTIVE YEAR</th> <th>NET CONDITION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> </tbody> </table>										QUALITY (A-E)	MEASUREMENTS (WIDTH, HEIGHT)	AREA	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION					19	%	51 - LOADING DOCKS, RAMPS, & LEVELERS 1 - LIGHT WOOD DOCK 3 - CONCRETE DOCK 5 - FLOOR-TO-FLOOR RAMP 7 - HYDRAULIC DOCK LEVELER 2 - HEAVY TIMBER DOCK 4 - DOCK RAMP 6 - MECHANICAL DOCK LEVELER <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>TYPE</th> <th>QUALITY (A-E) (I-S)</th> <th>NUMBER</th> <th>MEASUREMENTS (LENGTH, WIDTH)</th> <th>AREA (I-S)</th> <th>YEAR BUILT</th> <th>EFFECTIVE YEAR</th> <th>NET CONDITION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> </tbody> </table>										TYPE	QUALITY (A-E) (I-S)	NUMBER	MEASUREMENTS (LENGTH, WIDTH)	AREA (I-S)	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION							19	%							19	%							19	%																																											
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42 - UTILITY BUILDING & GREENHOUSE SHELLS 1 - WOOD UTILITY 3 - CONCRETE BLOCK UTILITY 5 - UNHEATED GREENHOUSE 2 - WOOD & METAL UTILITY 4 - SHED TYPE UTILITY 6 - HEATED GREENHOUSE <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLDG. NO.</th> <th>TYPE</th> <th>QUALITY (A-E)</th> <th>MEASUREMENTS (LENGTH, WIDTH)</th> <th>AREA</th> <th>YEAR BUILT</th> <th>EFFECTIVE YEAR</th> <th>NET CONDITION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> </tbody> </table>										BLDG. NO.	TYPE	QUALITY (A-E)	MEASUREMENTS (LENGTH, WIDTH)	AREA	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION							19	%							19	%							19	%	52 - RAILROAD ACCESSORIES 1 - BUMPER STOP 2 - SWITCH 3 - FLASHER SIGNAL PAIR <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>TYPE</th> <th>NUMBER</th> <th>YEAR BUILT</th> <th>EFFECTIVE YEAR</th> <th>NET CONDITION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> </tbody> </table>										TYPE	NUMBER	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION				19	%				19	%				19	%																																			
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43 - UTILITY BUILDING & GREENHOUSE FLOORS 1 - WOOD 2 - CONCRETE <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLDG. NO.</th> <th>TYPE</th> <th>QUALITY (A-E)</th> <th>MEASUREMENTS (LENGTH, WIDTH)</th> <th>AREA</th> <th>YEAR BUILT</th> <th>EFFECTIVE YEAR</th> <th>NET CONDITION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> </tbody> </table>										BLDG. NO.	TYPE	QUALITY (A-E)	MEASUREMENTS (LENGTH, WIDTH)	AREA	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION							19	%							19	%							19	%	53 - RAILROAD TRACKAGE <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>LENGTH</th> <th>YEAR BUILT</th> <th>EFFECTIVE YEAR</th> <th>NET CONDITION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td>19</td><td>%</td></tr> </tbody> </table>										LENGTH	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION			19	%			19	%																																											
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44 - FENCING 1 - WOOD FENCE 4 - CHAIN LINK FENCE 7 - WOOD SWING GATE 2 - CONCRETE BLOCK FENCE 5 - CHAIN LINK SWING GATE 8 - BARBED WIRE TOP OR EXTRA RAIL 3 - BRICK OR STONE FENCE 6 - CHAIN LINK SLIDING GATE <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>TYPE</th> <th>QUALITY (A-E)</th> <th>HEIGHT (1-7)</th> <th>LENGTH</th> <th>YEAR BUILT</th> <th>EFFECTIVE YEAR</th> <th>NET CONDITION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> </tbody> </table>										TYPE	QUALITY (A-E)	HEIGHT (1-7)	LENGTH	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION						19	%						19	%						19	%						19	%						19	%	54 - STORAGE TANKS 1 - ELEVATED WOOD 5 - BULK PETROLEUM-DOUBLE ROOF 9 - PROPANE 2 - ELEVATED STEEL 6 - BELOW GROUND FUEL 10 - PRESSURE HEMISPHERE 3 - BULK PETROLEUM-FLAT ROOF 7 - ABOVE GROUND FUEL-HORIZONTAL 11 - PRESSURE-SPHERE 4 - BULK PETROLEUM-FLOATING ROOF 8 - ABOVE GROUND FUEL-VERTICAL <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>TYPE</th> <th>CAPACITY</th> <th>GAL/ BBL</th> <th>NUMBER</th> <th>PSI (10-11)</th> <th>TOWER HEIGHT (1-2)</th> <th>YEAR BUILT</th> <th>EFFECTIVE YEAR</th> <th>NET CONDITION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td>19</td><td>%</td></tr> </tbody> </table>										TYPE	CAPACITY	GAL/ BBL	NUMBER	PSI (10-11)	TOWER HEIGHT (1-2)	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION								19	%								19	%								19	%								19	%
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 Display 1200#
 Warehouse 5100#
9225#



***East-Adjoining Properties
900 Roy Street and 707-731 Westlake Avenue North Parcels***



King County Department of Assessments

Fair, Equitable, and Understandable Property Valuations

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PARCEL DATA

Parcel	408880-3495	Jurisdiction	SEATTLE
Name	SEATTLE CITY OF SDOT	Levy Code	0010
Site Address	900 ROY ST 98109	Property Type	C
Geo Area	32-20	Plat Block / Building Number	81
Spec Area	0-0	Plat Lot / Unit Number	1
Property Name	URBAN CITY COFFEE/ PARKING(RESERVED AFTER 4)	Quarter-Section-Township-Range	NE-30-25-4

Legal Description

LAKE UNION SHORE LANDS ADD
PLat Block: 81
Plat Lot: 1

LAND DATA

Highest & Best Use As If Vacant	COMMERCIAL SERVICE	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Retail Store	Restrictive Size Shape	NO
Base Land Value SqFt	165	Zoning	SM-65
Base Land Value	1,272,300	Water	WATER DISTRICT
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	1/8/2013	Road Access	PUBLIC
Base Land Value Tax Year	2014	Parking	ADEQUATE
Land SqFt	7,711	Street Surface	
Acres	0.18		

Views

Rainier	
Teritorial	
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	
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

Nuisances

Topography	NO
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO
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BUILDING

Building Number	1
Building Description	RETAIL
Number Of Buildings Aggregated	1

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](#)

[Scanned images of plats](#)

Predominant Use	RETAIL STORE (353)
Shape	Rect or Slight Irreg
Construction Class	MASONRY
Building Quality	AVERAGE
Stories	1
Building Gross Sq Ft	5,595
Building Net Sq Ft	5,595
Year Built	1941
Eff. Year	1980
Percentage Complete	100
Heating System	SPACE HEATERS
Sprinklers	No
Elevators	

Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	RETAIL STORE (353)		1	18		5,595	5,595



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
408880349506	2012	2013		0010	\$1,156,600	\$1,000	\$1,157,600	\$0	\$0	\$0	\$0	EX
408880349506	2011	2012		0010	\$1,156,600	\$1,000	\$1,157,600	\$0	\$0	\$0	\$0	EX
408880349506	2010	2011		0010	\$1,156,600	\$1,000	\$1,157,600	\$0	\$0	\$0	\$0	EX
408880349506	2009	2010		0010	\$1,156,600	\$1,000	\$1,157,600	\$0	\$0	\$0	\$0	EX
408880349506	2008	2009		0010	\$1,118,000	\$30,100	\$1,148,100	\$0	\$0	\$0	\$0	EX
408880349506	2007	2008		0010	\$925,300	\$37,700	\$963,000	\$0	\$0	\$0	\$0	EX
408880349506	2006	2007		0010	\$848,200	\$7,800	\$856,000	\$0	\$0	\$0	\$0	EX
408880349506	2005	2006		0010	\$771,100	\$1,000	\$772,100	\$0	\$0	\$0	\$0	EX
408880349506	2004	2005		0010	\$732,500	\$16,400	\$748,900	\$0	\$0	\$0	\$0	EX
408880349506	2003	2004		0010	\$693,900	\$1,000	\$694,900	\$0	\$0	\$0	\$0	EX
408880349506	2002	2003		0010	\$693,900	\$1,000	\$694,900	\$0	\$0	\$0	\$0	EX
408880349506	2001	2002		0010	\$693,900	\$1,000	\$694,900	\$0	\$0	\$0	\$0	EX
408880349506	2000	2001		0010	\$539,700	\$1,000	\$540,700	\$0	\$0	\$0	\$0	EX
408880349506	1999	2000		0010	\$462,600	\$1,000	\$463,600	\$0	\$0	\$0	\$0	EX
408880349506	1997	1998		0010	\$0	\$0	\$0	\$0	\$385,600	\$1,000	\$386,600	
408880349506	1996	1997		0010	\$0	\$0	\$0	\$0	\$192,700	\$1,000	\$193,700	
408880349506	1994	1995		0010	\$0	\$0	\$0	\$0	\$192,700	\$1,000	\$193,700	
408880349506	1992	1993		0010	\$0	\$0	\$0	\$0	\$231,300	\$1,000	\$232,300	
408880349506	1990	1991		0010	\$0	\$0	\$0	\$0	\$192,700	\$25,100	\$217,800	
408880349506	1988	1989		0010	\$0	\$0	\$0	\$0	\$192,700	\$8,500	\$201,200	
408880349506	1986	1987		0010	\$0	\$0	\$0	\$0	\$154,200	\$43,000	\$197,200	
408880349506	1984	1985		0010	\$0	\$0	\$0	\$0	\$154,200	\$43,000	\$197,200	
408880349506	1982	1983		0010	\$0	\$0	\$0	\$0	\$93,600	\$43,000	\$136,600	

SALES HISTORY

REVIEW HISTORY

PERMIT HISTORY

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KNGPC408880-3495-206061

408880-3495



4
6-18-42
F-2607

LAKE UNION SHORELANDS
B-81 L-1 W $\frac{1}{2}$
900-Roy

3495

LIMITS	ROAD	SCHOOL	WATER	FIRE	TOTAL ACREAGE	TIMBER	METRO IMPROVED	UNIMPROVED
01	Seattle 1				408880-3495	9180	4600	0010

[illegible]

RV1150-18 (DATA ENTRY: RV1100-J)
C/I DATA COLLECTION AND DISPLAY FORM (100) ACCOUNT NO: 408880-3495-0
LOG/DATE: 0Z6 06/13/94 FOLIO: 01910-
LEVY CODE: 0010 LAST UPDATE: 06/09/94 BY: WHU
TAX STATUS: EXEMPT APPR ID: MO DA YR
Q/SC/TW/RG: NE/30/25/04 / / /

LAND USE: 403 PROP NAME: 4 DAY CARPET
AUTOMOTIVE SHO (105)
PROPERTY ADDRESS: 900 ROY ST
(110) RB NUM FR PR STREET NAME TY SU

(112)+++++ COMMERCIAL/INDUSTRIAL LAND RECORD +++++

ZONING JURIS/ SEATTLE % USABLE/ 100
ZONE ACTUAL/ C265 TOPOGRAPHY/ LEVEL
ZONE CODE/ COMML SHAPE/ REGULAR
LOT SIZE/ 7,711.00 ACCESS/ STANDARD
UNIT/S A SQFT VISUAL EXPOSURE/ STANDARD
CORNER LOT/Y_N YES OPEN SPACE CLASS. NO
WATERFRONT ON/ NONE RESTRICTIVE CONDITIONS/Y_N NO
CONTAMINATED PROP NO HW HC UT AS NO

(335)+++++ PERMIT ACTIVITY +++++

ACT	BLDG	TYPE	PERMIT DATE	VALUE	% COMPLETE
---	---	---	---	---	---
---	---	---	---	---	---
ADD	---	---	---	---	---

(510)++DEL ALL BLDGS / /+++++ PROPERTY WIDE IMPROVEMENTS SUMMARY +++++

DESC: TOTAL BLDGS ON PROPERTY/ 1
YEAR BLT/ 41 CLASS/ MASONRY GROSS AREA (ALL BLDGS)/ 5,595
EFF YEAR/ 72 QUAL/ AVERAGE NET AREA (ALL BLDGS)/ 5,595
LOT COVERAGE/ 5,595 MULTI-USE/Y_N NO
NUMBER OF UNITS/ 0 MULTI-PARCEL PROP/Y_N YES

(500)+++++ INDIVIDUAL BUILDING DETAILS +++++

BLD	CL	QU	DESCRIPTION	NU	GROSS	NET	%	HE	SP	
NUM	AS	AL		ST	AREA	AREA	YB/EY	CMP	AT	KL
#1	C		GARAGE	1	5,595	5,595	41 72	100	SH	N
#2										N
#3										N
#4										N

(520)+++++ INTERIOR SECTION DETAILS +++++

BLD#	AREA	STR-HT	AREA	STR-HT	AREA	STR-HT	AREA	STR-HT
1	18							
1	DO7-GARAGE, SERVICE							
2								
3								
4								

(589)+++++ ACCESSORY IMPROVEMENT SUMMARY +++++

ACT	ENT	DESCRIPTION	ACT	ENT	DESCRIPTION
/ /	(1)		/ /	(2)	

(160)+++++ COMMENTS +++++

```

**JOB RV1100          C/I PARCEL VALUE ANALYSIS WORKSHEET  PARCEL NO: 408880-3495-0
RPT RV1150-20          PRINTED ON: 03/26/94                FOLIO: 01910- -
PROP NAME:  BAYSIDE TOYOTA VOLVO                          Q-S-T-R:  NE-30-25-04
PROP ADDR:   900      ROY                                  ST  AREA: 210  LUC: 403
CLASS:       MASONRY    QUAL:  AVERAGE                    TAX STATUS: X
YR-BLT/EFF-YR: 41/72   #STY: 01    #UNITS:                LOG/DATE: 210 03/26/94
GBA/NRA:      5,595 /   5,595  AVG-UNIT-SIZE:             SEG-MERGE DATE:

```

```

* * * * * ECONOMIC INCOME APPROACH * * * * *

```

* * * * OTHER VALUE INDICATORS* * * * *		AREA FACT			
NET INC (19075) / (10)	OAR=	* REF COST	----	----	----
GR INC () X ()	GRM=	* COST MULT	----	----	----
UNITS () X ()	\$/UNIT=	* LCL MULT	----	----	----
GBA (5,595) X ()	\$/SF=	* FINAL COST	----	----	----
RA (5,595) X ()	\$/SF=	* STY/BLDG AREA	----	FIN COST	RCN-BLDG#

RATIOS:		(SF LAND) / (SF GBA) =	1.4	* PHYSICAL DEPRECIATION	-----
		(SF LAND) / (SF RA) =	1.4	* ECON-FUNCT OBSOLESCENCE	-----
				* DEPRECIATED IMP VALUE	-----

*****	SELECTED VALUE	*****	DEPRECIATED IMP VALUE	-----
APPRAISER <u>WHL</u>	LAND \$	<u>192,700</u>	ACCESSORY IMPS (SEE ABOVE)	-----
			TOTAL IMPROVEMENTS	-----

DATE 4-29-94 IMPS \$ 1000 * LAND

TOTAL \$ _____ * TOTAL BY COST APPROACH _____

= \$ _____ / UNIT OR = \$ _____ / SF * = \$ _____ / SF

*****SALES & COMPARABLES*****

PARCEL #	E-NUMBER	SALES PRICE	VC	DATE	\$/RA	REMARKS
----------	----------	-------------	----	------	-------	---------

DATE	TIME	BY	REMARKS
11/11/11	10:00	...	...

.....

.....

.....

* * * * * APPEAL ACTIVITY * * * * *

***** APPEAL ACTIVITY *****						
PETITION	CHG ORDER	DATE	FROM LAND	TO LAND	FROM USER	

PERMISSION	CHG ORDER	DATE	FROM-LAND	TO-LAND	FROM-IMPS	TO-IMPS
------------	-----------	------	-----------	---------	-----------	---------

OTHER APPEALS:

[illegible]

4 day carpet

.....

.....

.....

17/90 408880-3495-0
*
*
*
**JOB RVI100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 408880-3495-0
RPT RVI150-20 PRINTED ON: 12/15/90 FOLIO: 01910-
PROP NAME: GARAGE (LEASEHOLD) Q-S-T-R: NE-30-25-04
PROP ADDR: 900 ROY ST AREA: 210 LUC: 403
CLASS: MASONRY QUAL: AVERAGE TAX STATUS: X
YR-BLT/EFF-YR: 41/72 #STY: 99 #UNITS: LOG/DATE: 210 12/15/90
GBA/NRA: 5,595 / 5,595 AVG-UNIT-SIZE: SEG-MERGE DATE:

***** ECONOMIC INCOME ***** COST APPROACH *****
USE AREA RATE GROSS VCL EXP NET INC OCC# CL RANK
9112 5595 \$ 5.00 27900 \$ 15 22529 #STY STY HT EFF AGE
\$ \$ \$ \$ HEAT ELEV SPR
\$ \$ \$ \$ AREA PERIM
\$ \$ \$ \$ MISC CODE SF
\$ \$ \$ \$ CODE SF
\$ \$ \$ \$ CODE SF

***** ECONOMIC INCOME APPROACH *****
NET INCOME ACCY IMPS AREA COST DEP RCNLD
LESS PER. PROP. INCOME
LESS LAND INCOME
X(+) =
LAND VALUE INT + TAX
NET IMPROVEMENT INCOME
CAPITALIZATION RATE
+ + =
INT + TAX + RECAP
CAPITALIZED IMP. VALUE
LAND VALUE
EXCESS LAND/ADD LAND
TOTAL BY INCOME APPROACH \$
= \$ /SF

***** OTHER VALUE INDICATORS *****
NET INC()/() DAR=
GR INC ()X() GRM=
UNITS()X() \$/UNIT=
GBA (5,595)X() \$/SF=
RA (5,595)X() \$/SF=
***** LAND *****
ZONE/TYPE AREA \$/SF VALUE

TOTAL 7711.00SF 30 \$ 231300
RATIOS: (SF LAND)/(SF GBA) = 1.4
(SF LAND)/(SF RA) = 1.4
***** SELECTED VALUE *****
APPRaiser WHO LAND \$ 231300
DATE 1-29-91 IMPS \$ 1000
TOTAL \$ 232300
= \$ /UNIT OR = \$ /SF
***** SALES & COMPARABLES *****
PARCEL # E-NUMBER SALES PRICE VC DATE \$/RA REMARKS

***** APPEAL ACTIVITY *****
PETITION CHG ORDER DATE FROM-LAND TO-LAND FROM-IMPS TO-IMPS

OTHER APPEALS:
***** COMMENTS *****
Volvo Repair - Bayside Toyota Volvo

FOLIO NO. 1910

PARCEL NO. 408880-3495

[illegible]

COMPARABLE SALES				
	E NO.	AMOUNT	DATE	DETAILS / REMARKS
1				
2				
3				
4				

COMMENTS:

Part of dealership. See 3510 For comments.

1910

408880-3495

COMPARABLE SALES				
	E NO.	AMOUNT	DATE	DETAILS / REMARKS
1				
2				
3				
4				

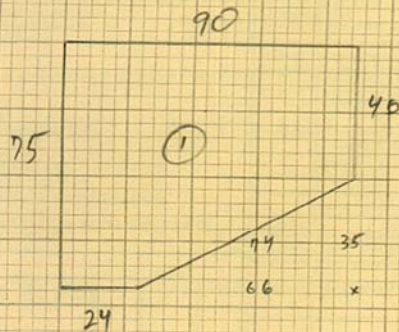
Part of auto dealership. See 3510 for comments.

MAJOR 408880 MINOR 3495 SPLIT 1910 SUBLETTER SUBNUMBER

33 - PLAT OF BUILDING

1 cm = 20'

34 - CALCULATIONS



7-74 Rent
\$100/mo

Low Rent due to
Lack of maint.

Rented by KENNY TOYOTA
P. P. LEASE HOLD

Estimated economic rent - 124
5595 @ 124 = 671



33-55 - ACCESSORY IMPROVEMENTS

SECTION NO.	SECTION TITLE
37	PAVE

DEPT.	PSI	TOWER HEIGHT	DEPRECIATED VALUE	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION
				41	1941	%
					19	%
					19	%
					19	%
					19	%
					19	%
					19	%
					19	%

56 - REMARKS

7-74 Deferred Maint,
dark & dingy, used for
STG ONLY.

57 - INCOME DATA

671 x 12 = 8052
ANNUAL ECONOMIC OR ACTUAL GROSS INCOME \$ 8052
LESS VACANCY 5% - 402
ANNUAL EFFECTIVE GROSS INCOME \$ 7650
LESS EXPENSES 7% - 535
ANNUAL NET INCOME \$ 7115

58 - PERMIT DATA

NUMBER	DATE	VALUE	DATE STARTED	DATE COMPLETED

LAND VALUE (UNIT X VALUE)
LAND RATE (INTEREST 7% + TAXES 2.3% 9.3%)
46200 X RATE 9.3% - 4296
NET INCOME TO BUILDING \$ 2819

59 - SALES RECORD

MONTH	YEAR	AMOUNT

+ BUILDING RATE (INTEREST 7% + TAXES 2.3% + RECAPTURE 3% 12.3%)
BUILDING VALUE \$ 22900

60 - STAFF

DATE	ENUMERATOR	CLASSIFIER	CALCULATOR	REVIEWER
7-74	56	56	56	15

PERSONAL PROPERTY VALUE
LAND VALUE

INDICATED TOTAL PROPERTY VALUE \$

61 - APPRAISAL DATA

YEAR	PRINCIPAL BUILDING	OTHER BUILDINGS	ACCESSORY IMPROVEMENTS	TOTAL IMPROVEMENTS	LAND	TOTAL APPRAISED VALUE	REASON FOR APPRAISAL

KING COUNTY ASSESSOR'S COMMERCIAL - INDUSTRIAL PROPERTY RECORD

PRINCIPAL BUILDINGS

REFERENCE ONLY

EX - P.P. LEASEHOLD

1 - IDENTIFICATION MAJOR <u>408880</u> MINOR <u>3495</u> SPLIT BLDG. NO. 2 - PROPERTY <u>PR CODE 111 MOL 11 YOL 11</u> FOLIO <u>1910</u> SUBLETTER SUBNUMBER TOTAL BLDGS. LAST SALE DATE AMOUNT ADDRESS <u>900-16 ROY ST.</u> ADDITION <u>LE UNION SHORELANDS</u> QUARTER <u>1</u> SECTION <u>30</u> TOWNSHIP <u>25</u> RANGE <u>4</u> BLOCK <u>R1</u> LOT <u>1</u> TAX LOT TRACT DESCRIPTION FEE OWNER <u>CITY OF SEATTLE</u> 3 - LAND <u>5510</u> ZONE ACTUAL <u>M</u> CONFORMITY <u>Y</u> HIGHEST & BEST USE <u>Y</u> LOT WIDTH <u>FF</u> VALUE <u>FF</u> LOT ACRE LOT DEPTH <u>FF</u> VALUE <u>FF</u> STANDARD WIDTH <u>FF</u> LOT <u>7211</u> STANDARD DEPTH <u>FF</u> VALUE <u>FF</u> SITE VALUE										2 - VEHICLE DOOR OPERATOR QUALITY (ACE) NUMBER 3 - EXTERIOR STAIRS 1 - WOOD 2 - CONCRETE 3 - STEEL CONCRETE 4 - STEEL TYPE QUALITY (ACE) FLIGHTS 4 - FIRE PLACES QUALITY (ACE) NUMBER 5 - BANK VAULT DOORS 1 - CASH 2 - RECORDS TYPE THICKNESS (INCHES) MEASUREMENTS (HEIGHT, WIDTH) AREA 6 - BANK ACCESSORIES 2 - DRIVE-IN WINDOW 3 - NIGHT DEPOSITORY TYPE QUALITY (ACE) NUMBER 7 - HEATING & COOLING 1 - APT HW OR STEAM 2 - APT FHA 3 - APT UNIT HEATERS 4 - COM'L HW OR STEAM 5 - COM'L FHA 6 - COM'L UNIT HEATERS 7 - IND HW OR STEAM 8 - IND FHA 9 - IND UNIT HEATERS 10 - APT CENTRAL COOLING 11 - APT PACKAGE COOLING 12 - COM'L CENTRAL COOLING 13 - COM'L PACKAGE COOLING 14 - IND CENTRAL COOLING 15 - IND PACKAGE COOLING 16 - APT CENTRAL COMB 17 - APT PACKAGE COMB 18 - COM'L CENTRAL COMB 19 - COM'L PACKAGE COMB 20 - IND CENTRAL COMB 21 - IND PACKAGE COMB TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA 8 - BALCONIES 1 - WOOD 2 - CONCRETE 3 - STEEL & CONCRETE TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA 9 - FLOOR GRATING 1 - STEEL 2 - ALUMINUM 3 - PLASTIC TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA 10 - ROOF ADJUSTMENTS 1 - LIGHT WOOD (SHELL 1) 2 - HEAVY TIMBER (SHELL 2) 3 - STEEL NOT FIREPROOFED (SHELLS 3 & 4) 4 - CONCRETE (SHELL 5) 5 - GALVANIZED STEEL (SHELL 6) 6 - ENAM. STEEL OR ALUM (SHELL 7) 7 - INSUL. SANDWICH PANELS (SHELL 8) 8 - PRECAST CONCRETE TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA 11 - WIDE SPAN ROOFS 1 - WOOD TRUSS 2 - WOOD GLULAM BEAM 3 - STEEL TRUSS 4 - PRESTRESSED CONCRETE TYPE QUALITY (ACE) SPAN WIDTH MEASUREMENTS (LENGTH, WIDTH) AREA 12 - CANOPIES QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA 13 - APARTMENT BUILDING DATA NUMBER ITEM NUMBER ITEM STUDIO APTS. EXHAUST FAN 1 BEDROOM APTS. EXHAUST HOOD & FAN 2 BEDROOM APTS. RANGE TOP & OVEN 3 BEDROOM APTS. DROP IN RANGE GARBAGE DISPOSAL ELECTRIC FIREPLACE DISHWASHER INTERCOM SYSTEM 14 - INTERIOR DEVELOPED AREAS DO NOT USE FOR SHELL TYPE 9 1 - APARTMENTS 2 - HOTELS & MOTELS 3 - RETAIL DISCOUNT TYPE 4 - SMALL OFFICES 5 - OPEN OFFICES 6 - PROFESSIONAL OFFICES 7 - CLINICS 8 - RETAIL DISCOUNT TYPE 9 - OTHER RETAIL STORES 10 - BANKS & THEATERS 11 - WAREHOUSES 12 - LIGHT MANUFACTURING 13 - HEAVY MANUFACTURING TYPE QUALITY (ACE) NO. APTS. (1) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA AVERAGE SF/APT									
4 - BUILDING CLASSIFICATION PREDOMINANT SHELL TYPE PREDOMINANT USE TYPE 1 - LIGHT WOOD 2 - HEAVY TIMBER 3 - LOAD BEARING MASONRY 4 - STEEL (NOT FIREPROOFED) 5 - FIRE RESISTANT 6 - PRE-ENG (GALVANIZED STEEL) 7 - PRE-ENG (ENAMELED STEEL OR ALUMINUM) 8 - PRE-ENG (INSULATED SANDWICH PANELS) 9 - SERVICE STATION OR SPECIALTY BLDG. 1 - APARTMENT 2 - HOTEL OR MOTEL 3 - OFFICE 4 - COMMERCIAL 5 - INDUSTRIAL 6 - SERVICE STATION OR SPECIALTY TYPE YEAR BUILT <u>1941</u> OVERALL QUALITY EFFECTIVE YEAR <u>45</u> A - HIGH B - ABOVE AVERAGE C - AVERAGE D - BELOW AVERAGE E - LOW TOTAL NET CONDITION <u>X</u> PERCENT COMPLETE <u>X</u>										15 - STRUCTURAL SHELL SECTIONS 1 - LIGHT WOOD 2 - HEAVY TIMBER 3 - LOAD BEARING MASONRY 4 - STEEL (NOT FIREPROOFED) 5 - FIRE RESISTANT 6 - PRE-ENG (GALVANIZED STEEL) 7 - PRE-ENG (ENAMELED STEEL OR ALUMINUM) 8 - PRE-ENG (INSULATED SANDWICH PANELS) 9 - SERVICE STATION OR SPECIALTY BLDG. 10 - BASEMENT & CONCRETE 1ST FLOOR 11 - BASEMENT & WOOD 1ST FLOOR 12 - DOCK HIGH FOUNDATION SEC. TYPE QUALITY (ACE) PERIMETER (1-8, 10-12) GROUND AREA WALL RATIO STORIES (1-11) HEIGHT A 3 D 303 5595 1 18 B C D E F G H									
6 - EXTERIOR WALL DO NOT USE "-" ENTRY FOR SHELL TYPES 1-5 FOR SHELL TYPES 6-9, USE ONLY FOR SUBSTITUTIONS OR MISSING WALLS 1 - GROOVED PLYWOOD, STEEL SINGING, ETC. 2 - WOOD OR ASBESTOS SINGING, CEMENT BLOCK, CLAY TILE, ETC. 3 - TILTUP CONCRETE, MARBLECRETE, ETC. 4 - COMMON BRICK, METAL SANDWICH PANELS, ETC. 5 - FACE BRICK, REINFORCED CONCRETE, ETC. 6 - COMMON BRICK PLUS CONCRETE 7 - FACE BRICK PLUS CONCRETE 8 - PRECAST CONCRETE PANELS, GLASS PANELS, ETC. 9 - METAL & GLASS CURTAIN WALL 10 - STONE MASONRY 11 - LIMESTONE, SLATE, ETC. 12 - MARBLE, ETC. 13 - POLISHED GRANITE, ETC. 14 - STONE FRONTS TYPE QUALITY (ACE) MEASUREMENTS (HEIGHT, LENGTH) WALL AREA 4 C + 19 X 303 5454 4 C - UEH DR 336										16 - SPRINKLERS 1 - APTS 2 - COM'L 3 - IND TYPE QUALITY (ACE) MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA 17 - COLD STORAGE 1 - COOLER 2 - CHILLER 3 - FREEZER 4 - QUICK FREEZE TYPE MEASUREMENTS (LENGTH, WIDTH) AREA 18 - ESCALATORS 1 - PASS AUTO ELEC LOC 2 - PASS AUTO ELEC EXP 3 - PASS MAN ELEC LOC 4 - PASS MAN ELEC EXP 5 - PASS HYD 6 - FREIGHT ELEC 7 - FREIGHT HYD 8 - PERSONNEL LIFT 9 - SIDEWALK MAN 10 - SIDEWALK HYD 11 - SIDEWALK ELEC 12 - DUMBWAITER ELEC 13 - DUMBWAITER MAN TYPE QUALITY (ACE) CAPACITY (LBS) STOPS (1-8) NUMBER 19 - OTHER PRINCIPAL BUILDING COMPONENTS SECTION TYPE QUALITY OTHER DESCRIPTION REPLACEMENT COST									
7 - PEDESTRIAN DOORS 1 - REVOLVING 2 - AUTOMATIC SWINGING 3 - AUTOMATIC SLIDING 4 - AIR CURTAIN TYPE QUALITY (ACE) NUMBER (1-3) LIN. FT. (4) 8 - VEHICLE DOORS DO NOT USE FOR SHELL TYPE 9 1 - WOOD SECTIONAL 2 - STEEL SECTIONAL 3 - STEEL ROLLUP 4 - HANGER TYPE STEEL TYPE QUALITY (ACE) NUMBER MEASUREMENTS (WIDTH, HEIGHT) AREA 1 E 2 19 X 12 168										20 - BANK VAULTS 1 - CASH 2 - RECORDS TYPE MEASUREMENTS (LENGTH, WIDTH) AREA									



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PARCEL DATA

Parcel	408880-3500	Jurisdiction	SEATTLE
Name	KENNEY JEROME W ET AL	Levy Code	0010
Site Address	707 WESTLAKE AVE N 98109	Property Type	C
Geo Area	32-20	Plat Block / Building Number	81
Spec Area	0-0	Plat Lot / Unit Number	2-3
Property Name	TRAGO/PEOPLES BANK/RO RO BARBEQUE/TAP PLASTICS	Quarter-Section-Township-Range	NE-30-25-4

Legal Description

LAKE UNION SHORE LANDS ADD
PLat Block: 81
Plat Lot: 2-3

LAND DATA

Highest & Best Use As If Vacant	COMMERCIAL SERVICE	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Retail Store	Restrictive Size Shape	NO
Base Land Value SqFt	165	Zoning	SM-65
Base Land Value	2,970,000	Water	WATER DISTRICT
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	1/8/2013	Road Access	PUBLIC
Base Land Value Tax Year	2014	Parking	ADEQUATE
Land SqFt	18,000	Street Surface	PAVED
Acres	0.41		

Views

Rainier	
Teritorial	
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	
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

Nuisances

Topography	NO
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO
---------------	----

BUILDING

Building Number	1	Click the camera to see more pictures. Picture of Building 1
Building Description	RETAIL	
Number Of Buildings Aggregated	1	

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- [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](#)

[Scanned images of plats](#)

Predominant Use	RETAIL STORE (353)
Shape	Rect or Slight Irreg
Construction Class	MASONRY
Building Quality	AVERAGE
Stories	2
Building Gross Sq Ft	19,909
Building Net Sq Ft	19,909
Year Built	1914
Eff. Year	1995
Percentage Complete	100
Heating System	ELECTRIC
Sprinklers	Yes
Elevators	



Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	RETAIL STORE (353)		1	10		10,309	10,309
2	RESTAURANT, TABLE SERVICE (350)		2	10	0	9,600	9,600



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
408880350009	2012	2013		0010	\$2,700,000	\$1,952,700	\$4,652,700	\$0	\$2,700,000	\$1,952,700	\$4,652,700	
408880350009	2011	2012		0010	\$2,700,000	\$1,802,600	\$4,502,600	\$0	\$2,700,000	\$1,802,600	\$4,502,600	
408880350009	2010	2011		0010	\$2,700,000	\$1,768,300	\$4,468,300	\$0	\$2,700,000	\$1,768,300	\$4,468,300	
408880350009	2009	2010		0010	\$2,700,000	\$2,293,000	\$4,993,000	\$0	\$2,700,000	\$2,293,000	\$4,993,000	
408880350009	2008	2009		0010	\$2,610,000	\$2,889,400	\$5,499,400	\$0	\$2,610,000	\$2,889,400	\$5,499,400	
408880350009	2007	2008		0010	\$2,160,000	\$2,433,200	\$4,593,200	\$0	\$2,160,000	\$2,433,200	\$4,593,200	
408880350009	2006	2007		0010	\$1,980,000	\$1,853,100	\$3,833,100	\$0	\$1,980,000	\$1,853,100	\$3,833,100	
408880350009	2005	2006		0010	\$1,800,000	\$1,582,100	\$3,382,100	\$0	\$1,800,000	\$1,582,100	\$3,382,100	
408880350009	2004	2005		0010	\$1,800,000	\$1,512,400	\$3,312,400	\$0	\$1,800,000	\$1,512,400	\$3,312,400	
408880350009	2003	2004		0010	\$1,620,000	\$1,341,800	\$2,961,800	\$1,341,800	\$1,620,000	\$1,341,800	\$2,961,800	
408880350009	2002	2003		0010	\$1,620,000	\$1,000	\$1,621,000	\$0	\$1,620,000	\$1,000	\$1,621,000	
408880350009	2001	2002		0010	\$1,620,000	\$1,000	\$1,621,000	\$0	\$1,620,000	\$1,000	\$1,621,000	
408880350009	2000	2001		0010	\$1,260,000	\$332,400	\$1,592,400	\$0	\$1,260,000	\$332,400	\$1,592,400	
408880350009	1999	2000		0010	\$1,080,000	\$247,000	\$1,327,000	\$0	\$1,080,000	\$247,000	\$1,327,000	
408880350009	1998	1999		0010	\$900,000	\$1,000	\$901,000	\$0	\$900,000	\$1,000	\$901,000	
408880350009	1997	1998		0010	\$0	\$0	\$0	\$0	\$900,000	\$1,000	\$901,000	
408880350009	1996	1997		0010	\$0	\$0	\$0	\$0	\$450,000	\$50,000	\$500,000	
408880350009	1994	1995		0010	\$0	\$0	\$0	\$0	\$450,000	\$50,000	\$500,000	
408880350009	1992	1993		0010	\$0	\$0	\$0	\$0	\$540,000	\$85,000	\$625,000	
408880350009	1990	1991		0010	\$0	\$0	\$0	\$0	\$450,000	\$225,000	\$675,000	
408880350009	1988	1989		0010	\$0	\$0	\$0	\$0	\$396,000	\$204,000	\$600,000	
408880350009	1987	1988		0010	\$0	\$0	\$0	\$0	\$342,000	\$104,700	\$446,700	
408880350009	1986	1987		0010	\$0	\$0	\$0	\$0	\$342,000	\$104,700	\$446,700	
408880350009	1985	1986		0010	\$0	\$0	\$0	\$0	\$342,000	\$87,300	\$429,300	
408880350009	1984	1985		0010	\$0	\$0	\$0	\$0	\$342,000	\$87,300	\$429,300	
408880350009	1982	1983		0010	\$0	\$0	\$0	\$0	\$219,300	\$40,200	\$259,500	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
1795837	20010109000196	12/27/2000	\$0.00	KENNEY FRANK	PACIFIC PROPERTIES NORTHWEST LLC	Quit Claim Deed	Other
1648763	199811061133	11/2/1998	\$2,100,000.00	LEA RICHARD III	KENNEY JEROME WET AL	Statutory Warranty Deed	Other

REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
1987	8602564	Local Appeal	\$515,100	12/8/1986	\$446,700	REVISE	Completed
1985	8402075	Local Appeal	\$0	2/14/1985	\$0	REVISE	Completed

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Permit Status	Issuing Jurisdiction	Reviewed Date
6291077	Change use of portion of 1st floor from restaurant to offices; construct 1334 sf tenant improvement for bank loan center, per plan..	Remodel	10/6/2011	\$137,661	Complete	SEATTLE	7/17/2012
6074441		Remodel	3/1/2005	\$80,000	Complete	SEATTLE	6/1/2007
740866		Remodel	3/1/2004	\$80,000	Complete	SEATTLE	3/10/2005
736403		Remodel	7/10/2003	\$480,000	Complete	SEATTLE	2/20/2004
732931		Building, New	1/21/2003	\$800,000	Complete	SEATTLE	8/1/2003
732904		Building, New	1/17/2003	\$800,000	Complete	SEATTLE	8/1/2003

HOME IMPROVEMENT EXEMPTION

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KNGPC408880-3500-206062

408880-3500

ND. <i>good</i>
SPAN
BRIDGED
ME \$
% TOTAL



LK. UNION SHORE LANDS. B-81. L-2.

701 - WESTLAKE AVE. No.

WILLIAM O. MCKAY COMPANY
AUTO REBUILD DEPARTMENT

K.

3-28-49

F-1910

LK. UNION SHORELANDS

B-81 L-2

(2)

205-WEST LAKE NO

1 DISTRICT

2 ADDITION

Lake Union Shore Lands

40888

NAME

SECTION

TWP.

N. RANGE

EWM: BLOCK 81

TRACT OR LOT NO.

243

DESCRIPTION

MITS

CODE NO.

PERMIT NO.

3 ADDRESS—PROPERTY 701-05 Westlake Ave. North

CONT. PURCHASER

4 FEE OWNER STECHER-TRAUNG LITHOGRAPH CORP.-N.W. CORP.

3-28-33

5 ARCHITECT

CONTRACTOR

ORIG. COST
\$

BASEMENT

20' x 30'

STORE FRONTS

plain glass

EXTRA FEATURES none

CONSTRUCTION solid-good

MISCELLANEOUS

7 CONDITION: EXTERIOR good INTERIOR good FOUND. good

8 MAIN SUPPORT COLUMN X FOOTING SPAN FT.

9 FIRST FLOOR JOIST INCH CENTERS BRIDGED

10 BUILDING finished

11 GROSS INCOME \$ EXPENSE \$ NET INCOME \$

12 DEPRECIATION: COND. 3246 OBSLSE % ECON. SUIT. % TOTAL %

YEAR BUILT 1914 REMODELED no

EFFECTIVE AGE 16-23 YEARS FUTURE LIFE 24-27 YEARS

DIMENSIONS 225x120x 117 x 120 SQUARE FT. AREA CUBIC FT.

16740

IMPROVEMENT VALUE

BUILDING \$ 23400

LAND IMPROVEMENT \$ 1400

OTHER BUILDINGS \$ 1280

ASSESSED VALUE 80% \$ 5640

DATE 8/16/37 8500

LAND INFORMATION

1. SIZE x level-on grade

2. STREET—ROAD graded-paved

Alley-no

3. SIDEWALK concrete-sewer

Water-city

4. LANDSCAPING none

5. TREND static VALUE \$

6. USE industrial

7. DISTRICT medium-old

RDS/71/23,800 50%

6 BUILDING
cabinet shop 5'
store building
1 story
1 storeconcrete 12'
plastered
concrete floormetal sash
brick & conc.
bulk hd.EXTERIOR
hollow tile kind

FOUNDATION

Roof
composition 5 ply
mill-

INTERIOR

post and beam
plastered

FLOORS

cement

FIRE PLACE

none

PLUMBING

4 basins

9 fixtures

1 urinal

4 toilets

average

TILE WORK

none

WIRING

HEATING

steam

Fans.

oil burner - Fess

ELEVATORS

none

CEILING—HEIGHT

basement 12'

1st flr. 18'



O

C OTHER BUILDINGS CONSTRUCTION FLOOR ROOF STY. DIMENSION AREA VALUE

FLOOR PLAN

40-1

WIRING

HEATING

steam	Fans.
oil burner	- Fess

ELEVATORS

none

CEILING—HEIGHT

basement 12'

1st flr. 18'



1. SIZE	xlevel-on grade
2. STREET—ROAD	graded-paved
Alley-no	
3. SIDEWALK	concrete-sewer
Water-city	
4. LANDSCAPING	none
5. TREND	staticVALUE \$
6. USE	industrial
7. DISTRICT	medium-old

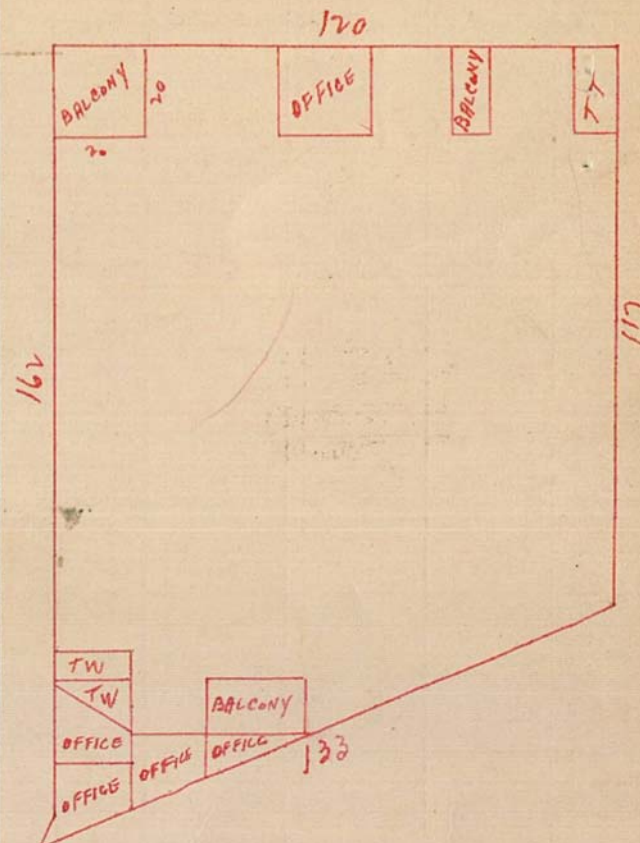
RDS/71/23,800 50%

FLOOR PLAN 40-1

[illegible][illegible]

REMARKS ALSO 3
81

LAKE UNION SHORE LANDS
Installed 1 - 2000 Gas Tank + 1 gas pump RDS/69



LAND CLASSIFICATION AND SEGREGATION

SECTION NK 30
TWP. 25
RANGE 4

AERIAL PHOTO
QUARTER MAP
PLAT MAP

#260

TAX LOT NO. _____
PARCEL NO. _____
LOT NO. _____
BLOCK NO. _____

9TH AVE. N

60'

150'±

2

176±

WEST LAKE - AVE
66.829

SCHOOL		WATER		FIRE		VALUATION	
				METRO 408880-3500		21000 11700 0010	
AL	DATE	BY	REASON	LAND		BUILDING	
				DECREASE	INCREASE	DECREASE	INCREASE
30							
50							
10							
10	8-45	W					
10	3-47	W	R.V.		1850		
50	4-50	MAC	R.V.				
00	7-53	L.L.	merge				
20	10/5/54	Wm.	R.V.				
30	10-30-58	En	REV.				
00	3-9-64	MB	RV				
T 65400*408880-3500-0 8/9							
00	11-26-69	EAS	Tank & gas pump				
40	4-5-71	W	REV.				
52833*408880-3500-0 9/7]							
66540*408880-3500-0 9/7]							

RV1150-18 (DATA ENTRY: RV1100-J)

C/I DATA COLLECTION AND DISPLAY FORM (100)

ACCOUNT NO: 408880-3500-0

LOG/DATE: 210 03/26/94

FOLIO: 01910- -

LEVY CODE: 0010

LAST UPDATE: 01/31/91 BY: WHU

TAX STATUS: TAXABLE

APPR ID: MO DA YR

AREA: 210 - -

Q/SC/TW/RG: NE/30/25/04

/ / /

QUEEN ANNE

LAND USE: 252

PROP NAME: VIDEO ONLY

OTHER RETAIL-S

(105)

PROPERTY ADDRESS: 707

WESTLAKE

AV N

(110)

RB NUM FR PR STREET NAME TY SU

(112)+++++ COMMERCIAL/INDUSTRIAL LAND RECORD +++++

ZONING JURIS/	SEATTLE -	% USABLE/	100
ZONE ACTUAL/	C265	TOPOGRAPHY/	LEVEL
ZONE CODE/	COMML	SHAPE/	REGULAR
LOT SIZE/	18,000.00	ACCESS/	STANDARD
UNIT/S A	SQFT	VISUAL EXPOSURE/	STANDARD
CORNER LOT/Y N	NO	OPEN SPACE CLASS.	NO
WATERFRONT ON/	NONE	RESTRICTIVE CONDITIONS/Y N	NO
		CONTAMINATED PROP NO HW HC UT AS	NO

(335)+++++ PERMIT ACTIVITY +++++

ACT	BLDG	TYPE	PERMIT DATE	VALUE	% COMPLETE
---	---	---	---	---	---
---	---	---	---	---	---
---	---	---	---	---	---
ADD	---	---	---	---	---

(510)++DEL ALL BLDGS /_/_/+++++ PROPERTY WIDE IMPROVEMENTS SUMMARY +++++

DESC: WAREHOUSE/RETAIL	TOTAL BLDGS ON PROPERTY/	1
YEAR BLT/ 14 CLASS/	GROSS AREA (ALL BLDGS)/	17,460
EFF YEAR/ 68 QUAL/	NET AREA (ALL BLDGS)/	16,860
LOT COVERAGE/	MULTI-USE/Y N	NO
NUMBER OF UNITS/	MULTI-PARCEL PROP/Y N	NO
		0

(500)+++++ INDIVIDUAL BUILDING DETAILS +++++

BLD	CL	QU	DESCRIPTION	NU	GROSS	NET	%	HE	SP
NUM	AS	AL		ST	AREA	AREA	YB/EY	CMP	AT KL
#1	C	C	RETAIL	1	17,460	16,860	14 68	100	NO N
#2							/		N
#3							/		N
#4							/		N

(520)+++++ INTERIOR SECTION DETAILS +++++

BLD#	AREA	STR-HT	AREA	STR-HT	AREA	STR-HT	AREA	STR-HT
1	10		18					
DO7-GARAGE, SERVICE			DO7-GARAGE, SERVICE					
2		/		/		/		/
3		/		/		/		/
4		/		/		/		/

(589)+++++ ACCESSORY IMPROVEMENT SUMMARY +++++

ACT	ENT	DESCRIPTION	ACT	ENT	DESCRIPTION
/_/_/	(1)		/_/_/	(2)	

(160)+++++ COMMENTS +++++

BLDG BEING CONV NO PERMIT IN FOLIO

** JOB RV1100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 408880-3500-0
 RPT RV1150-20 VIDEO PRINTED ON: 12/15/90 FOLIO: 01910-
 PROP NAME: VIDEO ONLY Q-S-T-R: NE-30-25-04
 PROP ADDR: 707 WESTLAKE AV N AREA: 210 LUC: 252
 CLASS: MASONRY QUAL: AVERAGE TAX STATUS: TAXABLE
 YR-BLT/EFF-YR: 14/68 #STY: X #UNITS: LOG/DATE: 210 12/15/90
 GBA/NRA: 17,460 / 16,860 AVG-UNIT-SIZE: SEG-MERGE DATE:

***** ECONOMIC INCOME ***** COST APPROACH *****
 USE AREA RATE GROSS VCL EXP NET INC OCC# CL RANK
 Rk/sk. 16200 \$ S 24000 S 10 71820
 #STY STY HT EFF AGE
 HEAT ELEV SPR
 AREA PERIM
 MISC CODE SF
 CODE SF
 CODE SF

***** ECONOMIC INCOME APPROACH *****
 NET INCOME ACCY IMPS AREA COST DEP RCNLD
 LESS PER. PROP. INCOME
 LESS LAND INCOME
 X(+) =
 LAND VALUE INT + TAX
 NET IMPROVEMENT INCOME
 CAPITALIZATION RATE
 + + =
 INT + TAX + RECAP
 CAPITALIZED IMP. VALUE
 LAND VALUE
 EXCESS LAND/ADD LAND
 TOTAL BY INCOME APPROACH \$
 = \$ /SF

M&S BASE
 HEAT
 SPRINKLER
 ELEVATOR
 TOT BASE
 STY FACT
 HGT FACT
 AREA FACT
 REF COST
 COST MULT
 LCL MULT
 FINAL COST
 STY/BLOG AREA FIN COST RCN-BLOG#1

***** OTHER VALUE INDICATORS *****
 NET INC(71820) / (10 + 1) = 647,000
 GR INC () X () GRM =
 UNITS () X () \$/UNIT =
 GBA (17,460) X (35) \$/SF = 611,000
 RA (16,860) X () \$/SF =
 ***** LAND *****
 ZONE/TYPE AREA \$/SF VALUE

= \$
 = \$
 = \$
 TOTAL 18000.00SF 30 540000
 RATIOS: (SF LAND)/(SF GBA) = 1.0
 (SF LAND)/(SF RA) = 1.1
 ***** SELECTED VALUE *****
 APPRAISER Whu LAND \$ 540000
 DATE 1-29-91 IMPS \$ 85000
 TOTAL \$ 625000
 = \$ /UNIT OR = \$ /SF

***** SALES & COMPARABLES *****
 PARCEL # E-NUMBER SALES PRICE VC DATE \$/RA REMARKS
 SUBJECT 0983786 362,500 18 01/25/88 21.50
 224900-0330 1021766 1,980,000 2 9/88 2075 810 D EXTER
 224900-0340 1024611 2,850,000 2 9/88 6125 801 D EXTER

***** APPEAL ACTIVITY *****
 PETITION CHG ORDER DATE FROM-LAND TO-LAND FROM-IMPS TO-IMPS
 602564 -059550 12/22/86 410400 342000 104700 104700
 OTHER APPEALS: 602564

***** COMMENTS *****
 Video only

PARCEL NO. 408880-3500

[illegible]

COMPARABLE SALES				
	E NO.	AMOUNT	DATE	DETAILS / REMARKS
1				
2				
3				
4				

COMMENTS :

Retail. Converted from industrial building. See 0171 For whse/ind. comp's.

C/I PROPERTY VALUE SUMMARY RECORD

ACCOUNT NO. : 408880-3500-0

LOG/DATE : 210 03/02/87
 STATUS : CURRENT 02/28/87
 BLDG.CNT : 01
 COMP.TYPE : 0
 CNDD/TWN H:

FOLIO NO. : 01910- -
 SEC-TWN-RNG : NE-30-25-04
 AREA : 210
 LEVY CODE : 0010
 TAX STATUS : TAXABLE

* ACTION CODE

- 1. COST COMP WITHOUT COMP SHEET
- 2. COST COMP WITH COMP SHEET
- 3. FINAL VALUE/DATE UPDATE
- 4. REVIEW WITHOUT VALUE CHANGE
- 5. REVIEW WITH VALUE CHANGE
- 6. NO VALUE CHANGE, MOVE TO STATIC

* 150 * REVIEW STATUS

MAINTENANCE REVALUE, POST TO __ ROLL

* 130 * VALUE SUMMARY

CONTROL VAL 000446700 SEQ 01

ROLL	LAND	IMP	RLYR	DATE	CO#	TYPE	APR	RVR
12/22/86	342000	104700	87	59550	JULY	BOARD		
LAST	410400	104700	515100	06/12/86	S	999	000	
APR	396 000	204 000	600 000	12/23/87	I	ADA		
RVR								

NEW CONSTRUCTION

* APPEAL ACTIVITY

PENDING :	TYPE	APLT RY	ENT. DATE	PET. NO.	LAND	IMP.	TOTAL
87 07/28/86				602564	0	0	
LAST :	87 12/22/86	FROM :	410400	104700	515100		
PET# : 602564	CO# : 059550	TO :	342000	104700	446700		

* 335 * BUILDING PERMIT ACTIVITY

BLDG :	TYPE	PERMIT DATE	VALUE	% COMPLETE	CALL-BACK
ADD ---	CC RCN	---	---	---	---

* 504 * BUILDING VALUE SUMMARY

BLDG DESCRIPTION	VALUE	METHOD
01 RETAIL	\$21800	C
ACT COST :	EFF YR: 25	OTH RCN :
SOURCE :	COND : 00	MARKET :
ACT TREND :	OBSOL : 77	INCOME :
CC RCN :	COMPL : 00	OTH RCNLD :
\$204405	CC-RCNLD :	\$26327

* 504 * ACCESSORY IMPROVEMENT VALUE SUMMARY

ENT. TYPE	ACT. COST	SR	RCN	EFYR	COND	RCNLD	VALUE
89-STORAGE TANKS							
8801 6-FUEL, UNDERGRND	0	\$1240	49	00%	\$310	\$300	

* LAST COST INDEX UPDATE 01/01/77

* 125 * LAND VALUE SUMMARY

CHG	LINE	DESCRIPTION	ASFZ	UNIT	VALUE	SIZE	VALUE
C	1		SQFT	\$20.00	18000	\$360000	
				22.00	x 18000	= 396 000	

PARCEL NO. 408880-3500

COMPARABLE SALES								
	E NO.	AMOUNT	DATE	DETAILS / REMARKS	YB	L/B	GBA	NRA \$/GBA
1	89264 6	415,000	8-86	12 W. Roy	20	1.16	7320	7320 57
2	750869	170,000	6-84	1911 10 W	24	1.82	3960	3000 43
3								
4								

COMMENTS :

SUBJECT	14	1.03	17460	16860
---------	----	------	-------	-------

Store bldg. converted from svc gar.



$$1 \text{ cm} = 20'$$

34 – CALCULATIONS

Estimated maintenance - 10¢/lb

Q. 4 * TAXES

23.55 - ACCESSORY IMPROV

SECTION NO.	SEC
54	TAN

56 - REMARKS

DEPTH	BIN OUTSIDE DIAMETER	PSI	TOWER HEIGHT	DEPRECI- ATED VALUE	YEAR BUILT	EFFECT- IVE YEAR	NET CON- DITIO
					49	49	
						19	
						10	
						19	
						19	
						10	
						19	
						19	
						19	

52	58 - PERMIT DATA				
0332	NUMBER	DATE	VALUE	DATE STARTED	DATE COMPLETED

011					STARTED	COMPLETED
221						
883						

238	59 - SALES RECORD
-----	-------------------

	MONTH	YEAR	AMOUNT
0044			
294			

5%) 14.3%	60 - STAFF AP				
4000	DATE	ENUMERATOR	CLASSIFIER	CALCULATOR	REVIEW
	7-74	56	56	56	

61 -- APPRAISAL DATA							
YEAR	PRINCIPAL BUILDING	OTHER BUILDINGS	ACCESSORY IMPROVEMENTS	TOTAL IMPROVEMENTS	LAND	TOTAL APPRAISED VALUE	REASON FOR APPRAISAL

33-55 - ACCESSORY IMPROVEMENTS

SECTION NO.	SECTION TITLE	TYPE	QUALITY	NUMBER	LENGTH	WIDTH	HEIGHT	AREA	CAPACITY	GAL/BBL	OUTSIDE DIAMETER	WALL LENGTH	BIN OUTSIDE DIAMETER	PSI	TOWER HEIGHT	DEPRECIATED VALUE	YEAR BUILT	EFFECTIVE YEAR	NET CON. DITION
54	TANKS	6		1					2000 G								49	1949	
																		19	
																		19	
																		19	
																		19	
																		19	
																		19	
																		19	
																		19	

56 - REMARKS

57 - INCOME DATA

1686X12 = 20232

58 - PERMIT DATA

ANNUAL ECONOMIC OR ACTUAL GROSS INCOME \$ 20232

LESS VACANCY 5% - 1011

ANNUAL EFFECTIVE GROSS INCOME \$ 19221

LESS EXPENSES 15% - 2883

ANNUAL NET INCOME \$ 16338

59 - SALES RECORD

LAND VALUE (UNIT X UNIT VALUE)

LAND RATE (INTEREST 7% + TAXES 2.3% 9.3% 9.13)

LESS LAND INCOME VALUE X RATE 9.3% - 10044

NET INCOME TO BUILDING \$ 6294

÷ BUILDING RATE (INTEREST 7% + TAXES 2.3% + RECAPTURE 5% 14.3%)

BUILDING VALUE \$ 44000

PERSONAL PROPERTY VALUE

LAND VALUE

NUMBER DATE VALUE DATE STARTED DATE COMPLETED

MONTH YEAR AMOUNT

60 - STAFF

DATE ENUMERATOR CLASSIFIER CALCULATOR REVIEWER

7-74 56 56 56

KING COUNTY ASSESSOR'S COMMERCIAL - INDUSTRIAL PROPERTY RECORD PRINCIPAL BUILDINGS

FOR REFERENCE ONLY

1 - IDENTIFICATION MAJOR <u>408880</u> MINOR <u>3560</u> SPLIT <u>PR CODE</u> BLDG. NO. <u>MO</u> <u>YR</u> FOLIO <u>1910</u> SUBLETTER <u>1</u> SUBNUMBER <u>1</u> TOTAL BLDGS. <u>1</u> LAST SALE DATE <u>1914</u> AMOUNT <u>18000</u> ADDRESS <u>105 WESTLAKE AVE. N.</u> ADDITION <u>LA UNION SHORELANDS</u> QUARTER <u>1</u> SECTION <u>30</u> TOWNSHIP <u>25</u> RANGE <u>4</u> BLOCK <u>81</u> LOT <u>2-3</u> TAX LOT <u>1</u> TRACT <u>1</u> DESCRIPTION <u>LEA + VANCE</u> FEE OWNER <u>5510</u> 3 - LAND ZONE ACTUAL <u>M</u> CONFORMITY <u>Y</u> HIGHEST & BEST USE <u>Y</u> LOT WIDTH <u>18000</u> FF VALUE <u>18000</u> LOT ACRE <u>18000</u> LOT DEPTH <u>18000</u> ACRE VALUE <u>18000</u> STANDARD WIDTH <u>18000</u> LOTSF <u>18000</u> STANDARD DEPTH <u>18000</u> SF VALUE <u>18000</u> SITE VALUE <u>18000</u>										9 - VEHICLE DOOR OPERATOR QUALITY (ACE) <u>E</u> NUMBER <u>2</u> 10 - EXTERIOR STAIRS 1 - WOOD 2 - CONCRETE 3 - STEEL CONCRETE 4 - STEEL TYPE QUALITY (ACE) FLIGHTS QUALITY (ACE) NUMBER 11 - FIRE PLACES TYPE QUALITY (ACE) NUMBER 12 - BANK VAULT DOORS 1 - CASH 2 - RECORDS TYPE THICKNESS (INCHES) MEASUREMENTS (HEIGHT, WIDTH) AREA 13 - BANK ACCESSORIES 2 - DRIVE-IN WINDOW 3 - NIGHT DEPOSITORY TYPE QUALITY (ACE) NUMBER 14 - HEATING & COOLING 1 - APT HW OR STEAM 2 - APT FHA 3 - APT UNIT HEATERS 4 - COM'L HW OR STEAM 5 - COM'L FHA 6 - COM'L UNIT HEATERS 7 - IND HW OR STEAM 8 - IND FHA 9 - IND UNIT HEATERS 10 - APT CENTRAL COOLING 11 - APT PACKAGE COOLING 12 - COM'L CENTRAL COOLING 13 - COM'L PACKAGE COOLING 14 - IND CENTRAL COOLING 15 - IND PACKAGE COOLING 16 - APT GEN'L COMB 17 - APT PACKAGE COMB 18 - COM'L CENTRAL COMB 19 - COM'L PACKAGE COMB 20 - IND CENTRAL COMB 21 - IND PACKAGE COMB TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA 15 - BALCONIES 1 - WOOD 2 - CONCRETE 3 - STEEL & CONCRETE TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA 16 - FLOOR GRATING 1 - STEEL 2 - ALUMINUM 3 - PLASTIC TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA 17 - ROOF ADJUSTMENTS 1 - LIGHT WOOD (SHELL 1) 2 - HEAVY TIMBER (SHELL 2) 3 - STEEL NOT FIREPROOFED (SHELLS 3 & 4) 4 - CONCRETE (SHELL 5) 5 - GALVANIZED STEEL (SHELL 6) 6 - ENAM. STEEL OR ALUM (SHELL 7) 7 - INSUL. SANDWICH PANELS (SHELL 8) 8 - PRECAST CONCRETE TYPE QUALITY (ACE) # MEASUREMENTS (LENGTH, WIDTH) AREA 18 - WIDE SPAN ROOFS 1 - WOOD TRUSS 2 - WOOD GLULAM BEAM 3 - STEEL TRUSS 4 - PRESTRESSED CONCRETE TYPE QUALITY (ACE) SPAN WIDTH MEASUREMENTS (LENGTH, WIDTH) AREA 19 - CANOPIES QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA 20 - APARTMENT BUILDING DATA NUMBER ITEM NUMBER ITEM STUDIO APTS. EXHAUST FAN 1 BEDROOM APTS. EXHAUST HOOD & FAN 2 BEDROOM APTS. RANGE TOP & OVEN 3 BEDROOM APTS. DROPPIN RANGE GARAGE DISPOSAL ELECTRIC FIREPLACE DISHWASHER INTERCOM SYSTEM 21 - INTERIOR DEVELOPED AREAS DO NOT USE FOR SHELL TYPE 9 1 - APARTMENTS 2 - APT UTILITY AREA 3 - HOTELS & MOTELS 4 - SMALL OFFICES 5 - OPEN OFFICES 6 - PROFESSIONAL OFFICES 7 - CLINICS 8 - RETAIL DISCOUNT TYPE 9 - OTHER RETAIL STORES 10 - BANKS & THEATRES 11 - WAREHOUSES 12 - LIGHT MANUFACTURING 13 - HEAVY MANUFACTURING TYPE QUALITY (ACE) NO. APTS. MEASUREMENTS (FLOORS, LENGTH, WIDTH) AREA 22 - BANK VAULTS 1 - CASH 2 - RECORDS TYPE QUALITY (ACE) MEASUREMENTS (LENGTH, WIDTH) AREA 23 - OTHER PRINCIPAL BUILDING COMPONENTS SECTION TYPE QUALITY OTHER DESCRIPTION REPLACEMENT COST																			
2 - PROPERTY FOLIO <u>1910</u> SUBLETTER <u>1</u> SUBNUMBER <u>1</u> TOTAL BLDGS. <u>1</u> LAST SALE DATE <u>1914</u> AMOUNT <u>18000</u> ADDRESS <u>105 WESTLAKE AVE. N.</u> ADDITION <u>LA UNION SHORELANDS</u> QUARTER <u>1</u> SECTION <u>30</u> TOWNSHIP <u>25</u> RANGE <u>4</u> BLOCK <u>81</u> LOT <u>2-3</u> TAX LOT <u>1</u> TRACT <u>1</u> DESCRIPTION <u>LEA + VANCE</u> FEE OWNER <u>5510</u> 3 - LAND ZONE ACTUAL <u>M</u> CONFORMITY <u>Y</u> HIGHEST & BEST USE <u>Y</u> LOT WIDTH <u>18000</u> FF VALUE <u>18000</u> LOT ACRE <u>18000</u> LOT DEPTH <u>18000</u> ACRE VALUE <u>18000</u> STANDARD WIDTH <u>18000</u> LOTSF <u>18000</u> STANDARD DEPTH <u>18000</u> SF VALUE <u>18000</u> SITE VALUE <u>18000</u>										4 - BUILDING CLASSIFICATION PREDOMINANT SHELL TYPE PREDOMINANT USE TYPE 1 LIGHT WOOD 2 HEAVY TIMBER 3 LOAD BEARING MASONRY 4 STEEL (NOT FIREPROOFED) 5 FIRE RESISTANT 6 PRE-ENG (GALVANIZED STEEL) 7 PRE-ENG (ENAMELED STEEL OR ALUMINUM) 8 PRE-ENG (INSULATED SANDWICH PANELS) 9 SERVICE STATION OR SPECIALTY BLDG. 1 APARTMENT 2 HOTEL OR MOTEL 3 OFFICE 4 COMMERCIAL 5 INDUSTRIAL 6 SERVICE STATION OR SPECIALTY TYPE YEAR BUILT <u>1914</u> OVERALL QUALITY <u>A</u> HIGH <u>B</u> ABOVE AVERAGE <u>C</u> AVERAGE <u>D</u> BELOW AVERAGE <u>E</u> LOW EFFECTIVE YEAR <u>1914</u> ORSOLSCENCE <u>27</u> TOTAL NET CONDITION <u>3</u> PERCENT COMPLETE <u>100</u>										5 - STRUCTURAL SHELL SECTIONS 1 - LIGHT WOOD 2 - HEAVY TIMBER 3 - LOAD BEARING MASONRY 4 - STEEL (NOT FIREPROOFED) 5 - FIRE RESISTANT 6 - PRE-ENG (GALVANIZED STEEL) 7 - PRE-ENG (ENAMELED STEEL OR ALUMINUM) 8 - PRE-ENG (INSULATED SANDWICH PANELS) 9 - SERVICE STATION OR SPECIALTY BLDG. 10 - BASEMENT & WOOD 1ST FLOOR 11 - BASEMENT & WOOD 1ST FLOOR 12 - DOCK HIGH FOUNDATION SECTION TYPE QUALITY (ACE) PERIMETER (1-8, 10-12) GROUND AREA WALL RATIO STORIES (1-11) HEIGHT A <u>3</u> <u>D</u> <u>535</u> <u>16860</u> <u>1</u> <u>18</u> B <u>10</u> <u>E</u> <u>100</u> <u>600</u> <u>1</u> <u>10</u> C D E F G H									
6 - EXTERIOR WALL DO NOT USE FOR SHELL TYPES 1-5 FOR SHELL TYPES 6-9, USE ONLY FOR SUBSTITUTIONS OR MISSING WALLS 1 - GROOVED PLYWOOD, STEEL SIKING, ETC. 2 - WOOD OR ASBESTOS SIKING, CEMENT BLOCK, CLAY TILE, ETC. 3 - TIL UP CONCRETE, MARBLE ETC. 4 - COMMON BRICK, METAL SANDWICH PANELS, ETC. 5 - FACE BRICK, REINFORCED CONCRETE, ETC. 6 - COMMON BRICK PLUS CONCRETE 7 - FACE BRICK PLUS CONCRETE 8 - PRECAST CONCRETE PANELS, GLASS PANELS, ETC. 9 - METAL & GLASS CURTAIN WALL 10 - STONE MASONRY 11 - LIMESTONE, SLATE, ETC. 12 - MARBLE, ETC. 13 - POLISHED GRANITE, ETC. 14 - STONE FRONTS										7 - PEDESTRIAN DOORS 1 REVOLVING 2 AUTOMATIC SWINGING 3 AUTOMATIC SLIDING 4 AIR CURTAIN TYPE QUALITY (ACE) NUMBER (1-3) LIN. FT. (4) 8 - VEHICLE DOORS DO NOT USE FOR SHELL TYPE 9 1 - WOOD SECTIONAL 2 - STEEL SECTIONAL 3 - STEEL ROLLUP 4 - HANGER TYPE STEEL TYPE QUALITY (ACE) NUMBER MEASUREMENTS (WIDTH, HEIGHT) AREA 1 <u>C</u> <u>2</u> <u>10x10</u> <u>100</u>																			



King County Department of Assessments

Fair, Equitable, and Understandable Property Valuations

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PARCEL DATA

Parcel	408880-3510	Jurisdiction	SEATTLE
Name	KENNEY FAMILY PROP LLC	Levy Code	0010
Site Address	731 WESTLAKE AVE N 98109	Property Type	C
Geo Area	32-20	Plat Block / Building Number	81
Spec Area	0-0	Plat Lot / Unit Number	4-5
Property Name	WORLD'S SPORT GRILL	Quarter-Section-Township-Range	NE-30-25-4

Legal Description

LAKE UNION SHORE LANDS ADD
PLat Block: 81
Plat Lot: 4-5

LAND DATA

Highest & Best Use As If Vacant	RETAIL/WHOLESALE	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Restaurant/Lounge	Restrictive Size Shape	YES
Base Land Value SqFt	165	Zoning	SM-65
Base Land Value	2,178,000	Water	WATER DISTRICT
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	1/8/2013	Road Access	PUBLIC
Base Land Value Tax Year	2014	Parking	ADEQUATE
Land SqFt	13,200	Street Surface	PAVED
Acres	0.30		

Views

Rainier	
Teritorial	
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	
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

Nuisances

Topography	NO
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO
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BUILDING

Building Number	1	Click the camera to see more pictures. Picture of Building 1
Building Description	SPORTS BAR	
Number Of Buildings	1	

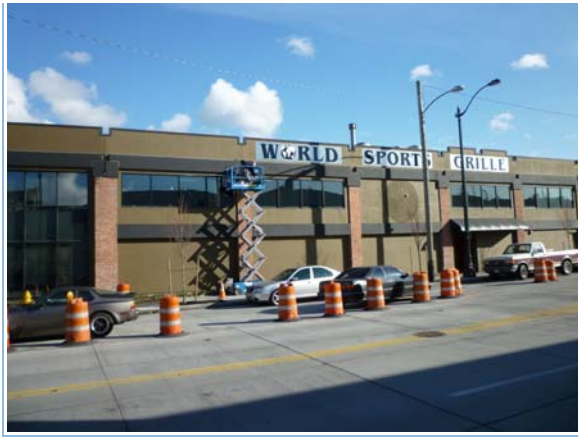
Reference Links:

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- [Washington State Department of Revenue](#) (External link)
- [Washington State Board of Tax Appeals](#) (External link)
- [Board of Appeals/Equalization](#)
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[Scanned images of plats](#)

Aggregated	
Predominant Use	RESTAURANT, TABLE SERVICE (350)
Shape	Rect or Slight Irreg
Construction Class	MASONRY
Building Quality	AVERAGE
Stories	2
Building Gross Sq Ft	26,300
Building Net Sq Ft	26,300
Year Built	1921
Eff. Year	1985
Percentage Complete	100
Heating System	WARMED AND COOLED AIR
Sprinklers	Yes
Elevators	



Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	RESTAURANT, TABLE SERVICE (350)		1	21		26,300	26,300



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
408880351007	2012	2013		0010	\$1,980,000	\$2,938,900	\$4,918,900	\$0	\$1,980,000	\$2,938,900	\$4,918,900	
408880351007	2011	2012		0010	\$1,980,000	\$2,789,900	\$4,769,900	\$0	\$1,980,000	\$2,789,900	\$4,769,900	
408880351007	2010	2011		0010	\$1,980,000	\$2,781,800	\$4,761,800	\$0	\$1,980,000	\$2,781,800	\$4,761,800	
408880351007	2009	2010		0010	\$1,980,000	\$2,926,000	\$4,906,000	\$0	\$1,980,000	\$2,926,000	\$4,906,000	
408880351007	2008	2009		0010	\$1,914,000	\$3,182,900	\$5,096,900	\$0	\$1,914,000	\$3,182,900	\$5,096,900	
408880351007	2007	2008		0010	\$1,584,000	\$2,439,900	\$4,023,900	\$0	\$1,584,000	\$2,439,900	\$4,023,900	
408880351007	2006	2007		0010	\$1,452,000	\$1,889,600	\$3,341,600	\$0	\$1,452,000	\$1,889,600	\$3,341,600	
408880351007	2005	2006		0010	\$1,320,000	\$1,669,800	\$2,989,800	\$0	\$1,320,000	\$1,669,800	\$2,989,800	
408880351007	2004	2005		0010	\$1,320,000	\$1,603,400	\$2,923,400	\$0	\$1,320,000	\$1,603,400	\$2,923,400	
408880351007	2003	2004		0010	\$1,188,000	\$1,589,300	\$2,777,300	\$0	\$1,188,000	\$1,589,300	\$2,777,300	
408880351007	2002	2003		0010	\$1,188,000	\$1,640,900	\$2,828,900	\$0	\$1,188,000	\$1,640,900	\$2,828,900	
408880351007	2001	2002		0010	\$1,188,000	\$1,031,700	\$2,219,700	\$0	\$1,188,000	\$1,031,700	\$2,219,700	
408880351007	2000	2001		0010	\$924,000	\$800,600	\$1,724,600	\$0	\$924,000	\$800,600	\$1,724,600	
408880351007	1999	2000		0010	\$792,000	\$773,200	\$1,565,200	\$0	\$792,000	\$773,200	\$1,565,200	
408880351007	1998	1999		0010	\$660,000	\$1,040,000	\$1,700,000	\$500,000	\$660,000	\$1,040,000	\$1,700,000	
408880351007	1997	1998		0010	\$0	\$0	\$0	\$0	\$660,000	\$540,000	\$1,200,000	
408880351007	1996	1997		0010	\$0	\$0	\$0	\$0	\$330,000	\$870,000	\$1,200,000	
408880351007	1994	1995		0010	\$0	\$0	\$0	\$0	\$330,000	\$870,000	\$1,200,000	
408880351007	1992	1993		0010	\$0	\$0	\$0	\$0	\$396,000	\$804,000	\$1,200,000	
408880351007	1990	1991		0010	\$0	\$0	\$0	\$0	\$330,000	\$695,000	\$1,025,000	
408880351007	1988	1989		0010	\$0	\$0	\$0	\$0	\$303,600	\$43,500	\$347,100	
408880351007	1986	1987		0010	\$0	\$0	\$0	\$0	\$264,000	\$141,300	\$405,300	
408880351007	1984	1985		0010	\$0	\$0	\$0	\$0	\$264,000	\$141,300	\$405,300	
408880351007	1982	1983		0010	\$0	\$0	\$0	\$0	\$147,300	\$180,500	\$327,800	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
1787904	20001120000649	11/20/2000	\$0.00	KENNEY PROPERTIES PARTNERSHIP	KENNEY FAMILY PROPERTIES LLC	Quit Claim Deed	Property Settlement

REVIEW HISTORY

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PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Permit Status	Issuing Jurisdiction	Reviewed Date
696243		Remodel	12/22/1997	\$65,000	Complete		

HOME IMPROVEMENT EXEMPTION

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KNGPRC408880-3510-206063

408880-3510

ND.	fair
SPAN	FT.
BRIDGED	
E \$	
% TOTAL	%
4/	YEARS
REA	CUBIC FT.



ADDITION		Lake Union Shore Lands		NAME	
SECTION	TWP.	N. RANGE	EWM: BLOCK 81	TRACT OR LOT NO. 445	
DESCRIPTION					
3 ADDRESS-PROPERTY	731 Westlake Ave. North		CONT. PURCHASER		
4 FEE OWNER	E.E. Uden		4-9-28 11-3-32		
5 ARCHITECT			CONTRACTOR		
ORIG. COST	BASEMENT	STORE FRONTS	EXTRA FEATURES		
\$	none	plate glass copper sash	none		
6 BUILDING			CONSTRUCTION solid-medium		
store building			MISCELLANEOUS		
1 story			7 CONDITION: EXTERIOR fair INTERIOR fair FOUND. fair		
			8 MAIN SUPPORT COLUMN X FOOTING SPAN FT.		
			9 FIRST FLOOR JOIST INCH CENTERS BRIDGED		
	FOUNDATION	EXTERIOR	10 BUILDING finished		
	concrete	brick solid	11 GROSS INCOME \$ EXPENSE \$ NET INCOME \$		
			12 DEPRECIATION: COND. 32 % OBSLSE % ECON. SUIT. % TOTAL %		
	ROOF		YEAR BUILT 1921 REMODELED no		
	tar and gravel		EFFECTIVE AGE 16 YEARS FUTURE LIFE 24 YEARS		
			DIMENSIONS x see remarks SQUARE FT. AREA CUBIC FT.		

INTERIOR
post and beam
plastered

FLOORS
cement

FIRE PLACE
none

PLUMBING
4 fixtures 2 basins
2 toilets average

TILE WORK
none

WIRING

HEATING Off. + back.
hot water
& stove

ELEVATORS
hydraulic kind

CEILING-HEIGHT
1st flr. 21'6"



IMPROVEMENT VALUE 600

BUILDING \$ 23,600

MAIN BUILDING \$ 11,800

OTHER BUILDINGS \$ 9,500

DRIVE BUILDINGS \$ 1,300

ASSESSED VALUE 50% \$ 6,750

DATE 8/17/37

LAND INFORMATION

1. SIZE x level-on grade

2. STREET-Road graded-paved
Alley-no

3. SIDEWALK concrete-sewer
Water-city

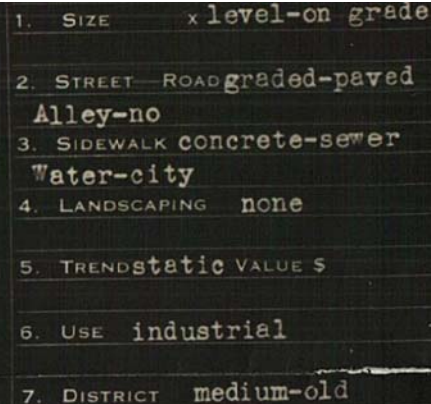
4. LANDSCAPING none

5. TREND static VALUE \$

6. USE industrial

7. DISTRICT medium-old

CEILING—HEIGHT
1st flr. 21'6"



REMARKS	DIMENSIONS
	40 x 160
	37 x 160
	180 Sq. Ft

37 x 160
180 Sq. Ft.
also 5 Lake Union Shore Lands.
81
11-25-38 - Bldg. Permit # 329972 - Installed toilet rooms inside
of Factory. No change in A.U.
Remodel '69/RDS NO AV chg

3510

[illegible]

RV1150-18 (DATA ENTRY: RV1100-J)

C/I DATA COLLECTION AND DISPLAY FORM (100)

ACCOUNT NO: 408880-3510-0

LOG/DATE: 210 03/26/94

FOLIO: 01910-

LEVY CODE: 0010

LAST UPDATE: 08/07/90 BY: RPA

TAX STATUS: TAXABLE

APPR ID: MO DA YR

AREA: 210

Q/SC/TW/RG: NE/30/25/04

/ / /

QUEEN ANNE

LAND USE: 425

PROP NAME: JILLIANS BILLIARD CLUB

RESTAURANTS/LO

(105)

PROPERTY ADDRESS: 731

WESTLAKE

AV N

(110)

RB NUM FR PR STREET NAME TY SU

(112)+++++++ COMMERCIAL/INDUSTRIAL LAND RECORD ++++++

ZONING JURIS/	SEATTLE	% USABLE/	100
ZONE ACTUAL/	C265	TOPOGRAPHY/	LEVEL
ZONE CODE/	COMML	SHAPE/	IRREGULAR
LOT SIZE/	13,200.00	ACCESS/	STANDARD
UNIT/S A	SQFT	VISUAL EXPOSURE/	STANDARD
CORNER LOT/Y N	YES	OPEN SPACE CLASS.	NO
WATERFRONT ON/	NONE	RESTRICTIVE CONDITIONS/Y N	NO
		CONTAMINATED PROP NO HW HC UT AS	NO

(335)+++++++ PERMIT ACTIVITY ++++++

ACT	BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
---	---	---	---	---	---
ADD	---	---	---	---	---

*updated
in the RPA
application
JARA/3/98*

(510)++DEL ALL BLDGS / /+++++ PROPERTY WIDE IMPROVEMENTS SUMMARY ++++++

DESC: REMODELED INDUSTRIAL BLDG

YEAR BLT/	21	CLASS/	MASONRY	TOTAL BLDGS ON PROPERTY/	1
EFF YEAR/	88	QUAL/	AVERAGE	GROSS AREA (ALL BLDGS)/	19,900
LOT COVERAGE/	137.30		13,600	NET AREA (ALL BLDGS)/	19,900
NUMBER OF UNITS/	---		1	MULTI-USE/Y N	NO
				MULTI-PARCEL PROP/Y N	NO

(500)+++++++ INDIVIDUAL BUILDING DETAILS ++++++

BLD CL QU	DESCRIPTION	NU	GROSS	NET	YB/EY	%	HE	SP
NUM AS AL		ST	AREA	AREA		CMP	AT	KL
#1 C C	BILLIARD HALL	1	19,900	19,900	21 88	100	CC	Y
#2			26,300	26,300	/			N
#3					/			N
#4					/			N

(520)+++++++ INTERIOR SECTION DETAILS ++++++

BLD#	AREA	STR-HT	BLD#	AREA	STR-HT	BLD#	AREA	STR-HT	BLD#	AREA	STR-HT
7,330	21		6,300	0		6,270	21				
C06-RESTAURANT			C82-MEZZANINE-RETAIL			C90-PARKING INSIDE					
1460	21 C/06		12,570	10 C/82		6,270	11 C/02				

589)+++++++ ACCESSORY IMPROVEMENT SUMMARY ++++++

ACT	ENT	DESCRIPTION	ACT	ENT	DESCRIPTION
/	(1)		/	(2)	

160)+++++++ COMMENTS ++++++

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*
*

**JOB RV1100
RPT RV1150-20

C/I PARCEL VALUE ANALYSIS WORKSHEET
PRINTED ON: 03/26/94

PARCEL NO: 408880-3510-0
FOLIO: 01910-
Q-S-T-R: NE-30-25-04
AREA: 210 LUC: 425
TAX STATUS: TAXABLE
LOG/DATE: 210 03/26/94
SEG-MERGE DATE:

PROP NAME: JILLIANS BILLIARD CLUB
PROP ADDR: 731 WESTLAKE
CLASS: MASONRY QUAL: AVERAGE
YR-BLT/EFF-YR: 21/88 #STY: 01 #UNITS:
GBA/NRA: 19,900 / 19,900 AVG-UNIT-SIZE:

USE	AREA	RATE	GROSS	VCL	EXP	NET	INC
		\$					
		\$					
		\$					
		\$					
		\$					

OCC#	CL	RANK
#STY	STY HT	EFF AGE
HEAT	ELEV	SPR
AREA		PERIM
MISC	CODE	SF
	CODE	SF
	CODE	SF

*** ECONOMIC INCOME APPROACH ***
NET INCOME
LESS PER. PROP. INCOME
LESS LAND INCOME
-X(+) =
LAND VALUE INT + TAX
NET IMPROVEMENT INCOME
CAPITALIZATION RATE
-INT + TAX + RECAP =
CAPITALIZED IMP. VALUE
LAND VALUE
EXCESS LAND/ADD LAND
TOTAL BY INCOME APPROACH \$
= \$ /SF

ACCY IMPS AREA COST DEP RCNLD
8/98- Maintenance
added 6.365 per foot of
to the total cost
M&S BASE Recalculate using
HEAT
SPRINKLER parameters used here
ELEVATOR new figures on area
TOT BASE
STY FACT
HGT FACT
AREA FACT
REF COST
COST MULT
LCL MULT
FINAL COST
STY/BLDG AREA FIN COST RCN-BLDG#1

*** OTHER VALUE INDICATORS ***
NET INC () / () OAR=
GR INC () X () GRM=
UNITS () X () \$/UNIT=
GBA (19,900) X () \$/SF=
RA (19,900) X () \$/SF=

26,300 x 12 / SF/IN = 315.60
= 57000 - 10700 = 46300
= 46300 x 1.1 = 50930
26,300 x 65 = 1,709,500

*** LAND ***
ZONE/TYPE AREA \$/SF VALUE
TOTAL 13200.00SF @ 25 = \$
RATIOS: (SF LAND) / (SF GBA) = .7
(SF LAND) / (SF RA) = .7

Say = 1,700,000 FAR
9/9/98

*** SELECTED VALUE ***
APPRaiser WHO LAND \$ 330000
DATE 4-29-94 IMPS \$ 876000
TOTAL \$ 1,206,000
= \$ /UNIT OR = \$ /SF

SUB TOTAL
PHYSICAL DEPRECIATION
ECON-FUNCT OBSOLESCENCE
DEPRECIATED IMP VALUE
ACCESSORY IMPS (SEE ABOVE)
TOTAL IMPROVEMENTS 1,040,000
LAND 160,000
TOTAL BY COST APPROACH 1,200,000
= \$ /SF

*** SALES & COMPARABLES ***
PARCEL # E-NUMBER SALES PRICE VC DATE \$/RA REMARKS

*** APPEAL ACTIVITY ***
PETITION CHG ORDER DATE FROM-LAND TO-LAND FROM-IMPS TO-IMPS

OTHER APPEALS: 402441
*** COMMENTS ***

same... n/c previous

*
*
*

**JOB RVI100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 408880-3510-0
RPT RVI150-20 PRINTED ON: 12/15/90 FOLIO: 019105
PROP NAME: JILLIANS BILLIARD CLUB Q-S-T-R: NE 10-25-04
PROP ADDR: 731 WESTLAKE AV N AREA: 210 AC: 425
CLASS: MASONRY QUAL: AVERAGE TAX STATUS: TAXABLE
YR-BLT/EFF-YR: 21/88 #STY: X #UNITS: LSG/DATE: 210 12/15/90
GBA/NRA: 19,900 / 19,900 AVG-UNIT-SIZE: SEG-MERGE DATE:

***** ECONOMIC INCOME ***** COST APPROACH *****
USE AREA RATE GROSS VCL EXP NET INC * OCC# CL RANK
Rk. 19900 \$ 12.00 163200 5 10 139534 * #STY STY HT EFF AGE
13600 \$ 12.00 163200 5 10 139534 * HEAT ELEV SPR
\$ AREA PERIM
\$ MISC CODE SF
\$ CODE SF
\$ CODE SF

***** ECONOMIC INCOME APPROACH *****
NET INCOME * ACCY IMPS AREA COST DEP RCNLD
LESS PER. PROP. INCOME *
LESS LAND INCOME *
X(+) = *
LAND VALUE INT + TAX *
NET IMPROVEMENT INCOME *
CAPITALIZATION RATE *
+ + = *
INT + TAX + RECAP * M&S BASE
CAPITALIZED IMP. VALUE * HEAT
LAND VALUE * SPRINKLER
EXCESS LAND/ADD LAND * ELEVATOR
TOTAL BY INCOME APPROACH \$ * TOT BASE
= \$ /SF * STY FACT
* HGT FACT

***** OTHER VALUE INDICATORS *****
NET INC(139534) (9.1) DAR= 1,381,544 * AREA FACT
GR INC () X() GRM= * REF COST
UNITS() X() \$/UNIT= * COST MULT
GBA (19,900) X(65) \$/SF= 1,199,000 * LCL MULT
RA (13600) X() \$/SF= * FINAL COST
***** LAND *****
ZONE/TYPE AREA \$/SF VALUE * STY/BLDG AREA FIN COST RCN-BLDG#1

TOTAL 13200.00SF 30 = \$ 396000 * SUB TOTAL
RATIOS: (SF LAND)/(SF GBA)= .7 * PHYSICAL DEPRECIATION
(SF LAND)/(SF RA)= .7 * ECON-FUNCT OBSOLESCENCE
***** SELECTED VALUE *****
APPRaiser WHV LAND \$ 396000 * DEPRECIATED IMP VALUE
DATE 1-29-91 IMPS \$ 804000 * ACCESSORY IMPS(SEE ABOVE)
TOTAL \$ 1,200,000 * TOTAL IMPROVEMENTS
= \$ /UNIT OR = \$ /SF * TOTAL BY COST APPROACH
***** SALES & COMPARABLES *****

PARCEL # E-NUMBER SALES PRICE VC DATE \$/RA REMARKS
387990-0115 113392 890000 99 5190 6974 14 Roy St bldg 46
195970-2760 0974321 750000 99 11/87 6128 3119-Eastlake bldg 27
1054703 945000 99 4/89 780

***** APPEAL ACTIVITY *****
PETITION CHG ORDER DATE FROM-LAND TO-LAND FROM-IMPS TO-IMPS

***** OTHER APPEALS: 402441
***** COMMENTS *****

RV1150-3
C/I PROPERTY VALUE SUMMARY RECORD

ACCOUNT NO. : 408880-3510-0

LOG/DATE : 010 08/01/90
STATUS : CURRENT 08/01/90
BLDG.CNT : 01
COMP.TYPE : 0
CNDD/TWN H:

FOLIO NO. : 01910- -
SEC-TWN-RNG : NE-30-25-04
AREA : 210
LEVY CODE : 0010
TAX STATUS : TAXABLE

* ACTION CODE

- 1. COST COMP WITHOUT COMP SHEET
- 2. COST COMP WITH COMP SHEET
- ☒ 3. FINAL VALUE/DATE UPDATE
- 4. REVIEW WITHOUT VALUE CHANGE
- 5. REVIEW WITH VALUE CHANGE
- 6. NO VALUE CHANGE, MOVE TO STATIC

* 150 * REVIEW STATUS

MAINTENANCE REVALUE, POST TO 91 ROLL

* 130 * VALUE SUMMARY

CONTROL VAL 000451000 SEQ 01 ---

ROLL	LAND	IMP	RLYR	DATE	CO#	C-I	REVAL
330000	121000	91	03/09/90	00#			
LAST	330000	121000	TOTAL	DATE		TYPE	APR RVR
			451000	02/23/89		I	RDA
APR	<u>330000</u>	<u>695000</u>	<u>1025000</u>	<u>81.6190</u>		<u>M</u>	<u>RPA</u>
RVR							

NEW CONSTRUCTION ☒

* APPEAL ACTIVITY

PENDING	TYPE	APLT	RY	ENT. DATE	PET. NO.	LAND	IMP.	TOTAL
				85 08/10/84	402441	0	0	

* 335 * BUILDING PERMIT ACTIVITY

ADD	BLDG	TYPE	PERMIT DATE	VALUE	% COMPLETE

* SALES ACTIVITY

DATE	AFF.#	SALE PRICE	INST.	REASON	VERIFICATION	CLASS
05/12/87	E 0941097		QCD	ADMIN.	11-CORP AFF/REL	COM. IMP.
05/12/87	E 0941098		DEED	SEE AFF	11-CORP AFF/REL	COM. IMP.
01/25/79	E 0521534	200,000	DEED		02-VERIFIED GOOD	COM. IMP.

CC RCN :

CC-RCNLD :

* 504 * BUILDING VALUE SUMMARY

BLDG DESCRIPTION

01 AUTO SHOWROOM

ACT COST :

SOURCE :

ACT TREND :

CC RCN : \$170119

EFF YR: 65

COND : 00

OBSOL : 20

COMPL : 00

OTH RCN :

MARKET :

INCOME :

OTH RCNLD:

CC-RCNLD :

VALUE METHOD

\$	71600	C
\$		
\$		
\$		
\$		
\$		
\$		
\$		

\$107515

* LAST COST INDEX UPDATE 01/01/77

* 125 * LAND VALUE SUMMARY

CHG	LINE	DESCRIPTION	ASFZ	UNIT VALUE	SIZE	VALUE
	1		SQFT	\$23.00	13200.	\$303600

KING COUNTY DEPARTMENT OF ASSESSMENTS
853 King County Administration Building
Seattle, WA 98104-2384
(206) 344-3977

JILLIAN'S BILLIARD CLUB
731 WEST LK AV N
Folio 1910
408880-3510
NE 30-25-4 Area 210

NEW CONSTRUCTION QUESTIONNAIRE
(WAC 458-12-343)

022800-0020-0 C02152A1 900
SE/30/25/04 L: 4 B: 1
2200 WESTLAKE AV
ISSUED BY: SEATTLE
DATE: 05/23/89 AMT: 776,043

1. Anticipated total cost of completed improvement \$ 738,869
2. Percentage of completion as of July 31st of current year. 100%
3. Total cost of construction to July 31st of current year including Direct and Indirect Costs. 738,869

Direct Costs

- Actual construction contract amount \$ 632,869
- Should include all material, labor and subcontract amounts.
- Contractors overhead and profit (part of the contract amount unless the developer is also acting as the contractor).

Indirect Costs

- Washington State Sales Tax \$ 51,262
- Construction Contract Excluded Items \$ 76,000
- Tenant Improvements \$ 30,000
- Architect and Engineering Fees \$
- Building Permit Cost \$
- Expenses preliminary to construction, such as consultations, surveys, soil, reports, etc. \$
- Loan Fees for Construction Financing \$
- Taxes paid during Construction \$
- Construction Insurance \$
- Misc. fees: Legal, E.I.S. fees, title fees, title insurance, etc. \$
- Administrative Expense of the owner during Construction \$

4. Occupancy Date 4-1-90
5. Person to contact for further information JERRY KENNEY Phone No. 623-6500

Note: Please include a copy of the contractor's cost statement, owner's current cost summation statement, and/or if developed, the cost basis that has been established for Internal Revenue Service purposes.

Signature Jerry Kenney
(Owner or Authorized Representative)

Date 4-9-90

Title _____

WAC 458-12-343 NEW CONSTRUCTION -- REPORTS. The county assessor is authorized to require property owners to submit pertinent data respecting the cost and characteristics of any improvements on their property (RCW 84.41.041). When requiring owners to report costs associated with new construction, the assessor shall use forms prescribed or approved by the department of revenue, which forms shall require total investment in the improvements as of the new construction assessment date, the percentage of completion of the major components of the improvements, and the estimated total cost of the project.

The reporting forms may be sent to the owners of any property upon which a building permit has been issued prior to the new construction assessment date.

The owner shall return the reporting form to the assessor, properly filled out,

FOLIO NO. 1910

PARCEL NO. 408880 - 3510

[illegible]

COMPARABLE SALES				
	E NO.	AMOUNT	DATE	DETAILS / REMARKS
1				
2				
3				
4				

COMMENTS: Income declined. Remodeled former Toyota Dealership into Pool Hall. Interior almost Resembles Restaurant Finish.

Question: e indicates about 7000 \pm cost

FOLIO NO. 1910PARCEL NO. 408880-3510

CLASS/QUAL.	/	M-S PAGE		STORY/HGT.				
YR. BLT.		CONDITION		PERIM.				
E.Y./REL.	/	NO. UNITS/A.U.S.	/	AREA				
INCOME APPROACH				COST APPROACH				
USE	AREA	RATE	GROSS	VCL	EXP	NET	BASE	
Dealer	63,105	30/mo	227,178	5%	7%	200,712	HEAT	
							SPRINK	
							ELEV.	
ACTUAL				ECONOMIC				
ANNUAL POTENTIAL GROSS				TOTAL BASE				
LESS VAC. AND CL.				STY. FAC.				
EFFECTIVE GROSS				HGT. FAC.				
MISC. INCOME				AREA FAC.				
LESS EXPENSES				REF. COST				
ANN. NET INCOME				COST MUL.				
LESS INCOME INCOME TO P.R.				LOCAL MUL.				
LESS INCOME TO LAND				FIN. COST				
() X () + ()				STORIES				
LAND VALUE INT. TAX				AREA				
NET INCOME TO IMPS.				FIN. COST				
CAPITALIZED AT				RCN BLDG. 1				
() + () + ()				RCN BLDG. 2				
INT. TAX RECAP.								
CAPITALIZED IMP. VALUE								
LAND VALUE								
EXCESS LAND								
TOTAL BY INCOME APPROACH								
OTHER VALUE INDICATORS				SUBTOTAL (RCN)				
NET INC. (200,712) + (100) OAR = 2,007,100				PHYSICAL DEPREC.				
GROSS INC. () X () GRM. =				ECON. OR FUNCT. OBSOL.				
NO. UNITS () X () /UNIT =				DEP. COST (RCNLD.)				
AREA (63,105) X (35) \$/SF = 2,208,700				ACC. IMPS. (SEE BELOW)				
LAND CALC.:				TOTAL IMPROVEMENTS				
SELECTED VALUE				LAND				
APPR. RDA				TOTAL BY COST APPROACH				
DATE 2-22-89				DATE COSTED TO:				
				ACC. IMPS.				
				AREA				
				COST				
				DEP.				
				RCNLD				
				TOTAL				

COMPARABLE SALES

L/B = 1.00

E NO.	AMOUNT	DATE	DETAILS/REMARKS	YB	L/B	GBA	\$/GBA
1 956694	1,550,000	7-87	12800 Aurora	66	2.29	37,155	42
2 858222	1,000,000	11-85	710 E. Pike	20	1.15	25,402	39
3							
4							

COMMENTS: SUBJECT 21 1.00 63,105

Auto Dealer. Uses minors 3440 + 3495 + 198620-0325. Minor 0325 is in area 900. Land value is area 900 have not been done yet. I am assuming they will put \$40/# on 0325. Most weight to income.

Breakdown: LAND IMP TOTAL

3510	330,000	121,000	451,000
3440	734,900	125,100	860,000
3495	192,700	25,100	217,800
198620-0325	521,200	0	521,200
TOTAL	1,778,800	271,200	2,050,000

C/I PROPERTY VALUE SUMMARY RECORD

ACCOUNT NO. : 408880-3510-0

LOG/DATE : 210 03/02/87
 STATUS : CURRENT 02/28/87
 BLDG.CNT : 01
 COMP.TYPE : 0
 CNDO/TWN H:

FOLIO NO. : 01910- -
 SEC-TWN-RNG : NE-30-25-04
 AREA : 210
 LEVY CODE : 0010
 TAX STATUS : TAXABLE

* ACTION CODE

- 1. COST COMP WITHOUT COMP SHEET
- 2. COST COMP WITH COMP SHEET
- 3. FINAL VALUE/DATE UPDATE
- 4. REVIEW WITHOUT VALUE CHANGE
- 5. REVIEW WITH VALUE CHANGE
- 6. NO VALUE CHANGE, MOVE TO STATIC

* 150 * REVIEW STATUS

MAINTENANCE REVALUE, POST TO -- ROI

* 130 * VALUE SUMMARY

CONTROL VAL 000405300 SEQ 01 ---

ROLL	LAND	IMP	RLYR	DATE	CO#:	C-I REVAL
264000	141300	87	06/13/86			
LAST	264000	141300	405300	06/12/86	S	999 000
APR	303 600	43 500	347 100	12/23/87	S	RDA
RVR						

NEW CONSTRUCTION -

* APPEAL ACTIVITY

PENDING :	TYPE	APLT	RY	ENT.	DATE	PET.NO.	LAND	IMP.	TOTAL
					85 08/10/84	402441	0	0	

* 335 * BUILDING PERMIT ACTIVITY

ADD	BLDG	TYPE	PERMIT DATE	VALUE	% COMPLETE	CALL-BACK

* SALES ACTIVITY

DATE	AFF.#	SALE PRICE	INST.	REASON	VERIFICATION	CLASS
10/07/76	E 377298		QCD	TRUST	00-UNVERIFIED	UNKNOWN
09/21/78	E 497826		QCD	TRUST	00-UNVERIFIED	UNKNOWN
01/25/79	E 521534	200,000	DEED		02-VERIFIED GOOD COM. IMP.	

* 504 * BUILDING VALUE SUMMARY

BLDG DESCRIPTION	VALUE	METHO
01 AUTO SHOWROOM	\$71600	C
ACT COST :		
SOURCE :		
ACT TREND :		
CC RCN :	\$170119	
CC-RCNLD :	\$96627	

* LAST COST INDEX UPDATE 01/01/77

* 125 * LAND VALUE SUMMARY

CHG	LINE	DESCRIPTION	ASFZ	UNIT VALUE	SIZE	VALUE
	1		SQFT	\$20.00	13200.	\$2640
C	1		5	23.00	13200.	303 600

FOLIO NO.

1910

PARCEL NO.

408880-3510

CLASS/QUAL.	1	M-S PAGE		STORY/HGT.				
YR. BLT.	21-41	CONDITION		PERIM.				
E. Y./REL.	1	NO. UNITS/A. U. S.	1	AREA				
INCOME APPROACH				COST APPROACH				
USE	AREA	RATE	GROSS	VCL	EXP	NET	BASE	
	63,105	.30/mo	227,178	5%	15%	183,446	HEAT	
							SPRINK	
							ELEV.	
ACTUAL				ECONOMIC				
ANNUAL POTENTIAL GROSS								
LESS VAC. AND CL.								
EFFECTIVE GROSS								
MISC. INCOME								
LESS EXPENSES								
ANN. NET INCOME				183,446				
LESS INCOME INCOME TO P.P.								
LESS INCOME TO LAND				124,873				
(1,504,500) x (7 + 1.3)								
LAND VALUE INT. TAX				58573				
NET INCOME TO IMPS.				133				
CAPITALIZED AT								
(7) + (1.3) + (5)								
INT. TAX RECAP.								
CAPITALIZED IMP. VALUE				440,400				
LAND VALUE				303,600				
EXCESS LAND MINORS 3440,3495,0325 →				1200,900				
TOTAL BY INCOME APPROACH				1,944,900				
OTHER VALUE INDICATORS								
NET INC. () ÷ () OAR =								
GROSS INC. () x () GRM. =								
NO. UNITS () x () /UNIT =								
AREA (63105) x (25) \$/SF =				1,577,600				
LAND CALC.: 23 X 13200 = 303,600								
SELECTED VALUE				LAND: 303,600				
				IMPS:				
APPR. RDA				TOTAL:				
DATE 12-17-87								
				TOTAL				

COMPARABLE SALES

	E NO.	AMOUNT	DATE	DETAILS/REMARKS
1				
2				
3				
4				

L/B=1.00

COMMENTS:

Auto dealership. Uses minors 3440 + 3495 + 198620-0325. See minor 3385 for comps.

Minor	Lot #	GBA	YB	LAND	IMP	TOTAL
3510	13,200	28,260	21	303,600	43,500	347,100
3440	29,396	29,250	22	617,300	43,500	660,800
3495	7,711	5,595	41	192,700	8500	201,200
198620-0325	13,032	0		390,900	0	390,900
TOTALS	63,339	63,105		1,504,500	95,500	1,600,000





RDS
8-18-69
F. 1910
7.

Lake Union Shorelands
30-25-4 B-81 L-2-3-4+5
731 Westlake Ave. N.



FOLIO 1910 ADDITION LK. UNION SHORELANDS 408880-3510
Section NE 30 Twp 25 Range 4 E.W.M. Block 81 Lot or 4
PERMIT NO. Tax Lot Tract
DATE 8-20-82 Address 731 WESTLAKE AVE N.

Fee Owner KENNEY Toyota Architect Contractor
Zoning M Condition of Exterior Interior Foundation Floor Plan: Good Accept. Poor

USE	ROOF CONSTRUCTION	FLOOR FINISHES	PLUMBING	
No. Stories	Frame-Joist	Fir <input type="checkbox"/> Maple	Bath Floor	No. Fixtures
No. Stories	Mill-Deck	Oak <input type="checkbox"/> 2x6TG	Bath Walls	Toilets Urinals
No. Rooms	Rein. Conc. GLB	Lino <input type="checkbox"/> 3x6TG	Tub Recess	Tubs Log. or Pem.
No. Offices Sq. Ft.	Trusses Span	Asphalt Tile <input type="checkbox"/> Vinyl Tile	Urinal Uds.	Basins Dr. Fms.
No. Apartments	Wood Steel		Vanities	Sinks
1 rm. <input type="checkbox"/> 2 rm. <input type="checkbox"/> 3 rm.				Washers Dryers
4 rm. <input type="checkbox"/> 5 rm. <input type="checkbox"/> 6 rm.				Showers (rub) (stall)

TYPE OF CONSTRUCTION

☒ Frame

☐ Metal-Prefab

☐ Ordinary Masonry

☐ Mill Construction

☐ Class A Rein. Conc.

☐ Struc. Steel and Conc.

☐ Struct. Steel, Frame

QUALITY-TYPE

Good Med. Cheap

FOUNDATION

Mud Sill ☐ Post Pier

Conc. ☐ Brick

Load Mtg. ☐ Piling

BASEMENT

Full ☐ Part.

Sub-Basement

Size

Garage ☐ No. Cars

Floors

Plastered ☐ P. Bd.

No. Apartments

Service Rooms

EXTERIOR WALL CONST.

Single ☐ Double

Stud Walls

Brick ☐ Ptl.

Conc. ☐ Ptl.

Rein. Conc. Skeleton

Str. Stl. Frame

Pre-Fab Metal

Tilt-Up

Filler Wall

Curtain Wall

EXTERIOR FACING

Siding

Stucco Shakes

Marblecrete

Brick ☐ Veneer

Conc. ☐ Conc. Blk.

FLOOR CONSTRUCTION

Joist x x O.C.

Mill Car Deck

R. Conc. Elev.

Steel GLB.

ROOF COVERING

Blt.-Up Tar. & Gr.

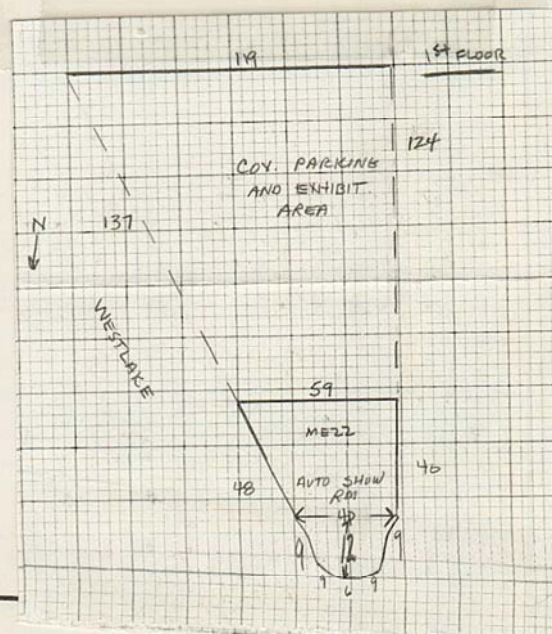
Comp. Metal

MISC. TANKS, Etc.	ELEVATORS	DOCKS AND PIERS	WIRING
HOISTS Elec. Hydr.	Pass. Fight	Hyv. Med. Lgt	Knob & Tube
	Auto. Elec.	Untrrd. Pile Tmbr.	Flex. Cable
	Man. Hydr.	Conc Piles & Bms.	Conduit
	Doors-Auto Man.	Trd. Pile Tmbr.	Pwr. Wiring
	Escalators	Paved	Range Wiring
	Stops Speed	Dolphins	Outlets
Cap'y.	Deck		

C.Mgr. GROUND FLOOR AREA PK DK AREA 11036 12 MB22/SKIN RM 3-22-82

TOTAL FLOOR AREA

INTERIOR WALLS & CEILING	INSULATION	INTERIOR TRIM
Stud Wood Metal	Ester. Partitions	Fir Birch
Plaster Dry Wall	Roof Floor	Mah. Oak
Acc. Tile Celotex		Metal
Ceiled Plywood		Wood Metal Doors
Solid Block		Wood Metal Sash
Sound Proofed Lamin.		Stained Varnish
Finished Unfinished		Painted Unfin.
Painted Varnished		



Form.		PLUMBING	
r s ss - - - -		No. Fixtures	
		Toilets _____	Urinals _____
		Tubs Leg. or Pem.	
		Basins _____	Dr. Fms. _____
		Sinks _____	
		Washers _____	Dryers _____
		Showers (tub) (stall)	
		H.W. Tanks _____	Ldy. Trays _____
Remodeled		D. Washers _____	Disposals _____

Date Built 1921 Date Add. Built 1982 ☐ Finished ☐ Unfinished ☐ Remodeled
Effective Age _____ Years parking deck added - see pictures Future Life _____ Years
Dep. for Cond. _____ Dep. for Ob. _____ Dep. for Es. _____ Total _____
See pp. 25-26 REPLACEMENT COST

	Sprinkler Sys.	
HEATING		
	Elec. _____	Oil _____ Gas _____
	H.W. _____	St. _____ H.A. _____
	B.Bd. _____	Suspended _____
	FHA _____	Pipeless _____
	A. Cond. _____	Wall Unit _____
	Comb. Unit _____	Custom _____
	Refrig. _____	Convector _____
	Heat Pump _____	Fireplace _____

[illegible][illegible]

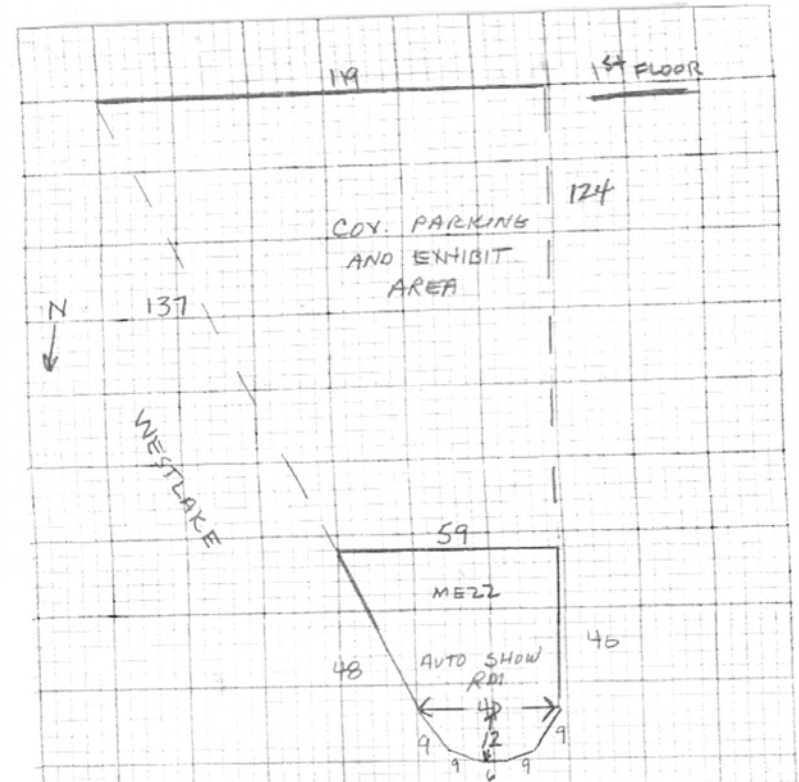
MISC. TANKS, ETC.		ELEVATORS		DOCKS AND PIERS		WIRING	
HOISTS, Elec. Hydr.		Pass. _____	Fight _____	Hvy. _____ Med. _____ Lgt _____		Knob & Tube	
		Auto. _____ Elec. _____		Untrd. Pile Tmbr.		Flex. Cable	
		Man. _____ Hydr. _____		Conc. Piles & Bms.		Conduit	
		Doors - Auto _____ Man. _____		Trd. Pile Tmbr.		Pwr. Wiring	
		Escalators _____		Paved _____		Range Wiring	
		Stops _____ Speed _____		Dolphins _____		Outlets _____	
Cap'y. _____				Deck _____			

C. Hg.		GROUND FLOOR AREA	PK DR AREA
	SB	TOTAL FLOOR AREA	
	8	<p>COY. PA AND EX ARE</p>	
	1		
	2		
	3		
INTERIOR WALLS & CEILING	4		
Stud Wood Metal	5		
Plaster Dry Wall	6		
Acc. Tile Celotex	7		
Ceiled Plywood	8		
Solid Block	9		
Sound Proofed Lamin.	10		
Finished Unfinished	11		
Painted Varnished	12		
	13		
INSULATION	14		

INSULATION		15	
Exter.	Partitions	16	
Roof	Floor	17	

INTERIOR TRIM		18	
<input type="checkbox"/>	Fir	Birch	19
<input type="checkbox"/>	Mah.	Oak	20
<input type="checkbox"/>	Metal		21

	Wood	Metal Doors	22	
& Gr.	Wood	Metal Sash	23	
al	Stained	Varnish	24	
	Painted	Unfin.	25	





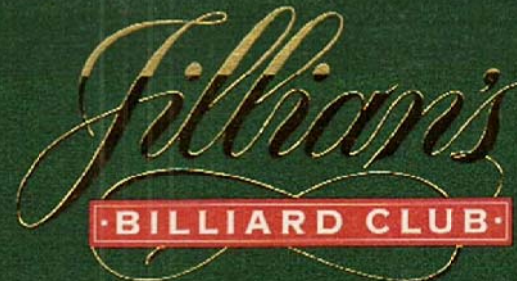
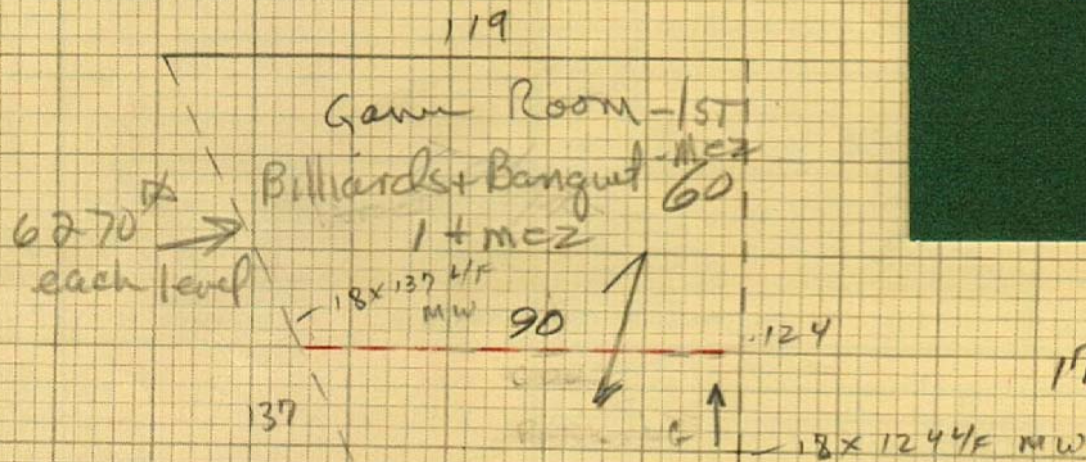


MAJOR 408880 MINOR 3510 SPLIT 1910 FOLIO 1910 SUBLETTER SUBNUMBER

33 - PLAT OF BUILDING

1 cm = 20'


34 - CALCULATIONS



Jillian's Billiard Club

731 Westlake Ave. No.
South Lake Union, Seattle, WA 98109
(206)223-0300

Economic rent - $3699 @ 20\% = 728$
 $11036 @ 8\% = 882$
1610

6300 Δ 
each level

1 ST FLWR
REST.
4330 #
+ 130 #
13,730 # 1st Fl.
ST. MEZ
6300 + 6270
6270
19900 GBA
12,570 # MEZ.
26,300 # gr + net
J. ARNOLD 9/98



33-55 - ACCESSORY IMPROVEMENTS

[illegible]

56 - REMARKS

SHOW ROOM

REMOD 1968
7-74 - ROOF EDGE SAGGING
ON ONE SIDE
5-31-77 PERMIT # 564505
DATED 7-9-76 \$ 850 FOR
2000 GAL U.G. FUEL TANK
OWNER STATES COST \$2529

LESS VACANCY	5% -	966
ANNUAL EFFECTIVE GROSS INCOME		\$ 18354
LESS EXPENSES	7% -	1284
ANNUAL NET INCOME		\$ 17070
LAND VALUE (UNIT <u> </u> X UNIT VALUE <u> </u>)		
LAND RATE (INTEREST <u>7</u> % + TAXES <u>2.3</u> %)		<u>9.3</u> %
LESS LAND INCOME (VALUE <u>2600</u> X RATE <u>9.3</u> %)		- 6751
NET INCOME TO BUILDING		\$ 10319
÷ BUILDING RATE (INTEREST <u>7</u> % + TAXES <u>2.3</u> % + RECAPTURE <u>5</u> %)		<u>14.3</u> %
PERSONAL PROPERTY VALUE		\$ 72100
LAND VALUE		
INDICATED TOTAL PROPERTY VALUE		\$

[illegible]

58 - PERMIT DATA

NUMBER	DATE	VALUE	DATE STARTED	DATE COMPLETED

59 - SALES RECORD

MONTH	YEAR	AMOUNT

60 - STAFF *AP*

DATE	NUMERATOR	CLASSIFIER	CALCULATOR	REVIEWER
7-74	56	56	56	15

[illegible][illegible]