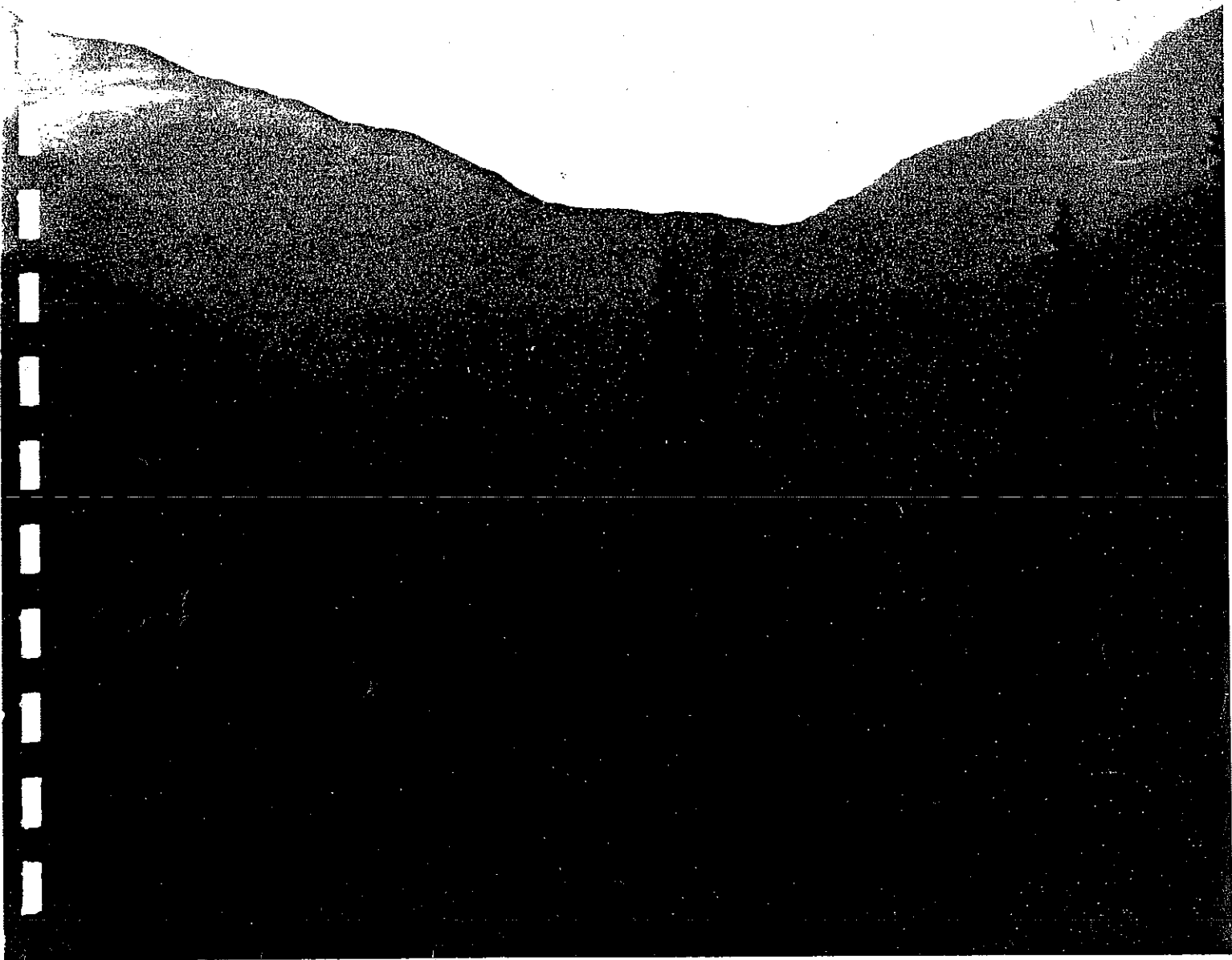


Environmental  
Consulting Services

**ATEC**®



Phase I Environmental Site Assessment  
Yard Birds Shopping Center  
500 North Capitol Way  
Olympia, Washington 98501  
ATEC Project No. 93-00059



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Prepared For:

Yard Birds Properties Limited Partnership  
c/o Ryan, Swanson and Cleveland  
1201 Third Avenue, Suite 3400  
Seattle, Washington 98101-3034

Attention: Mr. Robie Russell

June 24, 1993

# **ATEC Associates, Inc.**



13037 Bellevue-Redmond Road, Suite 100  
Bellevue, Washington 98005  
(206) 450-0576 FAX (206) 450-0577

June 24, 1993

Mr. Robie Russell  
Yard Birds Properties Limited Partnership  
c/o Ryan, Swanson and Cleveland  
1201 Third Avenue, Suite 3400  
Seattle, Washington 98101-3034

RE: Phase I Environmental Site Assessment  
**Yard Birds Shopping Center**  
500 North Capitol Way  
Olympia, Washington 98501  
ATEC Project No. 93-00059

Dear Mr. Russell:

ATEC Associates, Inc. (ATEC) has completed the Phase I Environmental Site Assessment for the above referenced site. This report details the results of our findings from visual surveys, data bank research, and investigations and discussions with governmental regulatory agencies.

Two underground storage tanks have been identified on-site. They are reportedly out of service and the contents have been removed. The age of the tanks is unknown as are the capacities. It is not known when the tanks were last used. One of the tanks had water removed rather than petroleum product, suggesting the possibility of the tank having rust holes in the bottom. We are therefore recommending installation of one monitoring well near each tank.

Through a review of historic information, we have identified a former gasoline wholesale facility on the south side of the subject site. Based on this information, we are recommending two additional monitoring wells in the area thought to be the former location of aboveground petroleum tanks.

Historic information review has also identified the presence of two petroleum wholesale facilities off-site. Due to the close proximity to the subject site, we are recommending two additional monitoring wells be installed on property boundaries, to investigate potential on-site migration of contaminants from off-site sources. This totals six monitoring wells recommended.

Additionally, we have identified three materials which are suspected of containing asbestos. We are recommending a good faith asbestos survey to ascertain if the materials do contain asbestos

and to assess their general condition.

We appreciate the opportunity to provide Yard Birds Properties Limited Partnership with these services. If you have any questions or comments about this report, please contact us at your convenience.

Sincerely,

**ATEC ASSOCIATES, INC.**

Gary Peters  
Project Manager

Mark W. Anderson, P.E.  
District Manager

## EXECUTIVE SUMMARY

On June 11, 1993, ATEC Associates, Inc. performed a Phase I Environmental Site Assessment of the Yard Birds Shopping Center complex located in Olympia, Washington. The methods used in the site assessment consisted of interviews and regulatory research of local agencies, reviews of historic aerial photographs of the site vicinity, and a physical evaluation of the subject property and its vicinity.

Based on the site visit, review of aerial photographs back to 1934, and review of city directories, we have identified environmental concerns regarding the one block now occupied by the furniture store and the farmers market. This block is bounded by North Capitol way on the east; by Thurston Avenue on the south; by Columbia Street on the west; and by "B" Avenue on the north. Personnel on-site are aware of two underground storage tanks (USTs) under one end of the structure now occupied by the furniture store and the metal building to the south. One tank was reportedly used to store heating oil and has recently been pumped out. The other tank was reportedly used to store gasoline. It was also reportedly pumped out recently and was apparently partially filled with water. Since groundwater is known to be quite shallow (3 to 5 feet below the surface), the possibility exists that the UST has been perforated by rust.

A second concern has been identified concerning historic use of the southern portion of the same block. City directories for the years 1941 through 1960 list either Associated Oil Company or Tidewater Oil Company at the address of 401 North Capitol Way. This address would be located on the southeast corner of the block in question. Aerial photographs of the subject site's for the years 1934 and 1970 show objects on the north side of Thurston Avenue (the south side of the subject site). These objects appear to be four (4) tall, aboveground tanks arranged in a row parallel with Thurston Avenue.

Two off-site concerns have been identified also. A currently existing gasoline jobber (distributor) facility has been identified approximately 100 feet southwest of the subject sites

southern boundary. Historic aerial photos show this facility back to 1934 at this location. In addition, Chevron Oil Company occupies offices on the corner of Columbia Street and "B" Avenue. Aboveground storage tanks (ASTs) have been identified at this location in the past. An aerial photo dated 1990 does not show ASTs at this location, however, earlier photos show 9 ASTs of various sizes in an area just north of the office complex.

The area in which the subject site is located is built up fill material brought in at the turn of the century. Groundwater is known to be quite shallow with a poorly-defined gradient or flow direction.

Two additional concerns were identified in the Yard Birds Stores. Approximately 30 to 40 feet of thermal pipe wrap was observed near the ceiling of the store on the west side of North Capitol Way. The material has reportedly been tested in the past and determined to contain asbestos. Some of the pipe wrap was reportedly removed in the past. The pipe wrap appears to be in good condition. Additionally, transite board has been observed on several portions of the two store buildings.

Based on this information, the potential for the subject site to have been impacted from on-site and/or off-site sources is high. We therefore recommend the installation of one monitoring well near each of the two known USTs and one each on the west and north sides of the property. In addition, we recommend the installation of at least two monitoring wells on the south boundary of the property (on the north side of Thurston Avenue), for a total of six (6) monitoring wells. Because groundwater is anticipated at 3 to 5 feet, monitoring wells will be very shallow. Samples collected from the wells should be analyzed for hydrocarbon contamination.

We are recommending a good faith asbestos survey to ascertain if the building materials observed do, in fact, contain asbestos. The survey will also estimate the amount of material and its general condition. Since the amount of thermal pipe insulation is relatively small, removal is recommended rather than management. The transite board should be labeled as to its asbestos

content. Transite board should not be removed, cut or drilled without proper precautions. Removal should be completed by a licensed abatement contractor.

## TABLE OF CONTENTS

<b>Letter of Transmittal</b>	i
<b>Executive Summary</b>	ii
<b>1.0 Introduction</b>	1
<b>2.0 Physical Site Description</b>	2
2.1 General Site Conditions	2
2.2 Storage Tanks	5
2.3 Polychlorinated Biphenyls (PCBs)	5
2.4 Asbestos-Containing Materials (ACM)	6
2.5 Utilities	7
2.6 Potentially Hazardous Materials	7
2.7 Flood Zone Information	8
<b>3.0 ADJACENT LAND USE</b>	8
<b>4.0 SITE HISTORY AND RECORDS REVIEW</b>	9
4.1 Prior Ownership and Usage	9
4.2 Aerial Photography	11
4.3 Regulatory Review	12
4.3.1 Federal Agencies	13
4.3.2 State Agencies	14
4.3.3 Local Agencies	17
<b>5.0 OBSERVATIONS AND RECOMMENDATIONS</b>	18
<b>6.0 QUALIFICATIONS</b>	19
<b>FIGURES</b>	
APPENDIX A - Site Photographs	
APPENDIX B - Contacts and References	

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
Yard Birds Shopping Center  
500 North Capitol Way  
Olympia, Washington 98501  
ATEC Project No. 93-00059

1.0 INTRODUCTION

On June 8, 1993, ATEC Associates, Inc. (ATEC) was authorized by Yard Birds Properties Limited Partnership (YBP) to conduct a Phase I Environmental Site Assessment of the Yard Birds Shopping Center located on four city blocks on both sides of the 400 and 500 blocks of North Capitol Way, in Olympia, Washington. The purpose of this investigation was to determine environmental hazards which may have affected the site.

The following scope of services was completed during this study:

1. A review of information and records applicable to the site, which included contacting the Washington State Department of Ecology, City of Olympia Fire Marshall and Puget Power.
2. A review of State Record databases for Leaking Underground Storage Tank (LUST) facilities which may be present at the site or within a 0.5 mile radius of the site. Registered underground storage tank lists will be researched for facilities with a 0.25 mile radius of the subject site.
3. A review of the Environmental Protection Agency (EPA), Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS), National Priority List (NPL), Emergency Response Notification System (ERNS), Toxic Release Inventory Data System (TRIS) and Resource Conservation and Recovery Act (RCRA) listings was performed. The purpose of this review was to identify the presence of hazardous materials being stored, generated, or transported in the area or any state liens related to violations of the above acts.
4. A visual site evaluation of the property was performed with the express purpose

of identifying possible sources of polychlorinated biphenyls (PCBs) as well as conducting a limited hazardous material inventory at the property.

5. A review of past and present aerial photographs as pertaining to land usage for the site was performed.
6. Lists of available source materials and copies of any other relevant reports which were reviewed are attached.
7. Lists of agencies visited and personnel interviewed for this investigation are provided.
8. This report is issued detailing our findings.

## 2.0 PHYSICAL SITE DESCRIPTION

The site was visually investigated by ATEC staff members Gary Peters and Mark Watts, on June 11, 1993. The project includes four city blocks with one single story shed, two single story enclosed structures, on the west side of the 400 block of North Capitol Way. The east side of North Capitol Way in the 400 block is a parking lot. The 500 block has two story structures on both sides (Figure 1). The subject site is situated on both sides of North Capitol Way between Thurston Avenue on the south and "B" Avenue on the north (Figure 2).

### 2.1 General Site Conditions

The subject site is a rectangular-shaped parcel of land, divided into four equal-sized blocks by North Capitol Way (north to south) and "A" Avenue (east to west). Site improvements consist of a paved parking lot on the southeast block; open sheds for the farmers market, one one-story metal barn type structure and one one-story retail store on the southwest block; one two-story structure occupying approximately 80 percent of the northwest block and one two-story structure occupying approximately 90 percent of the northeast block.

Yard Birds Shopping Center occupies the two two-story buildings on the north half of the subject site. The southwest block is leased to several entities. The open air shed on the south side of this block is leased to the Farmers Cooperative for sales of produce items, crafts items, and second hand goods in a four-day-per-week flea market type operation. The single story metal structure in the middle of the block and the single story structure on the north side of this block are leased to a furniture outlet and second hand merchandise store (Treasure Chest). Additionally, two spaces are leased to others in the east building: a coin shop and an insurance agency. The west building also leases space to "Pellegrinos Italian Deli".

According to information provided by Robie Russell, the two buildings on-site being occupied by Yard Birds contain approximately 71,000 and 53,000 square feet of floor space, respectively. See Figure 2 and Appendix A, photos 1 and 2.

The subject site and adjacent properties are zoned "CW" (commercial waterfront), according to Jean Taylor of the City of Olympia - Zoning. The buildings are 100 percent occupied, according to store manager Terry Kamplin.

The two structures occupied by Yard Birds are wood-framed with formed-in-place reinforced concrete walls. The roofs of these two buildings are arched truss resulting in a rounded profile. The roofing material is built-up asphalt. Interior flooring is concrete covered with tile on the ground floor and wood planking on the second floor.

The furniture outlet store on the north side of the southwest block is of wood frame construction with concrete block walls, a concrete slab floor, and a flat roof of built-up asphalt. The adjacent building to the south is a former feed and grain barn. It is constructed of wood frame and corrugated metal siding. The roof is also constructed of corrugated metal panels. The floor is constructed of heavy wood planking.

The structure on the south side of this same block is an open air farmer's market

operation. The structure is two rows of shed-type construction, with wood framing and a flat roof. The structure is open on the sides and at ground level. The ground is paved with asphalt under and between the two rows of sheds.

The subject site is approximately 10 feet above mean sea level with relatively flat topography. The site apparently receives drainage (storm runoff) from on-site sources. The highest point of the site is not apparent, due to the flat topography. Stormwater appears to drain to street drains, then to storm sewers, which in turn drain into Budd Inlet (extreme southern end of Puget Sound).

According to the Preliminary Geologic Map of The South Half of the Tacoma Quadrangle, Washington, by the U.S. Geological Survey, 1987, the subject site is mapped as Alluvial, described as sands and gravels deposited by the Vashon Glacier. The soils are generally well-drained and stratified. The subject site is built on fill material which was imported to this location. The imported soils are from unknown origin and soil characteristics are unknown.

Based on surface topography, as interpreted from the USGS Tumwater, Washington, topographic map, the local groundwater apparently flows in a westerly direction. However, the immediate area around the subject site is built-up fill material imported in the early 1900's. Topographic gradient and inferred groundwater flow direction is poorly defined.

## **2.2 Storage Tanks**

Mr. Terry Kamplin, manager of the Yard Birds facility was interviewed at the time of the site visit. He states that he is aware of two underground storage tanks (USTs) on the subject site. According to Mr. Kamplin, the former feed and grain store has an underground heating oil tank at the west end (Appendix A, photo 4). He is not aware of the tank size, but did have heating oil removed from it recently. He states that the tank has been out of service for many years. According to Mr. Kamplin, a second UST exists under the floor of a storeroom at the rear of the furniture outlet store (Appendix A, photo 3). The storeroom was not accessible at the time of our site visit. Mr. Kamplin is not aware of the size of the tank but states that he had it pumped out at the same time the heating oil tank was pumped out. This tank was last used to store gasoline which fueled the feed and grain business delivery trucks. When the tank was pumped out, reportedly the contents removed was water.

Dan Doles, Fire Marshall for the City of Olympia, stated that he had no record of USTs or hazardous materials spills at the subject site, however, the fire department began archiving UST information in 1987.

Aboveground storage tanks (ASTs) were not observed on-site and Mr. Kamplin states that he is not aware of past or present uses. We have identified one historic facility which was located on the south side of the southwest block (north side of Thurston Avenue), that is thought to have had aboveground tanks for storage of petroleum products. Sections 4.1 and 4.2 furnish additional information regarding historic use and interpretation of aerial photographs.

## **2.3 Polychlorinated Biphenyls (PCBs)**

Polychlorinated biphenyls (PCBs) are contained in toxic coolant or lubricating oils used in some electrical transformers, light ballasts, electrical panels or other similar

equipment. PCB content in electrical transformers has been broken down into three categories by the federal government. Those units that contain less than 50 parts per million (ppm) of PCBs are defined as **non-PCB**. Units that contain between 50 ppm and 500 ppm of PCBs are defined as **PCB-contaminated**. Units with a PCB content of greater than 500 ppm are classified as **PCB-containing**.

Seven pole-mounted transformers were observed during ATEC's investigation of the subject site. Information regarding the PCB content of these transformers was requested from Puget Power and will be forwarded upon receipt along with changes in our recommendations which may result. Until the PCB content can be verified these transformers should be considered a potential source of PCBs. However, at the time of this evaluation, evidence of damage or leakage was not apparent. Therefore, they are not considered an immediate concern.

Fluorescent lights were noted throughout the building. Fluorescent light ballasts manufactured prior to 1979 may contain small quantities of PCBs. Due to access limitations, the light ballasts were not examined for labels identifying their PCB-content. Mr. Kamplin states that the light fixtures in the two stores are relatively old and approximately 10 to 12 ballasts are replaced each year. During routine maintenance they should be checked for "non-PCB" labels. If labels are not observed, leaking or large numbers of ballasts should be handled and disposed of according to local waste handling requirements for these materials. Small numbers of ballasts can be disposed into municipal waste receptacles.

#### **2.4 Asbestos-Containing Materials (ACM)**

A preliminary visual screening was conducted to identify suspect ACMs and to assess their general condition. Bulk sampling and analysis was not part of the scope of work for this project and the visual screening focused primarily on building materials. The following materials suspected of containing asbestos include: thermal pipe insulation,

vinyl floor tile and transite panels on exterior walls (Appendix A, Photo 5 and 6). Asbestos content can only be verified by sampling and analysis.

## **2.5 Utilities**

The City of Olympia supplies drinking water to the site. Water analysis information is available upon request. Sewage service is also provided by the City of Olympia. Electricity is provided at the site by Puget Power Company and natural gas is supplied by Washington Natural Gas.

## **2.6 Potentially Hazardous Materials**

Solid waste (paper, municipal waste) generated at the subject site is collected into several small dumpsters which Yard Birds empties into a large compactor unit rented from the City of Olympia. The compactor unit is part of a large roll-off unit. The compactor unit is stored in a fenced enclosure on the northeast corner of the northeast block. Cardboard is baled on-site and picked up for recycling on a weekly basis. The solid waste compacted by the unit is picked up approximately once a month by Olympia Disposal. The dumpster and compactor areas were observed to be free of clutter, debris, and stains. Only household/office waste was observed and evidence of potential chemical contamination was not observed at the time of the site investigation. Additionally, household cleaning supplies are presently in use, and these appear to pose minimal environmental concern. The Yard Birds store has a garden department, and garden chemicals and pesticides are found on shelves in the retail sales area. Mr. Kamplin states that reserve stock is not maintained in the warehouse. A pallet of cased pesticides, fungicides, and chemicals was observed in the warehouse area. It appeared that the pallet had just been delivered and had not been moved to the retail sales floor. Other chemical uses were not observed. The sporting goods department does stock black powder for muzzle loading firearms. Mr. Kamplin states that reserve stock is not

warehoused and that the only product in the store is on the shelves in the retail sales area. Black powder is extremely flammable and considered to be an explosive, requiring a permit to have on the premises. Mr Kamplin reports that a permit is held by Yard Birds.

## 2.7 Flood Zone Information

According to Jean Taylor of the City of Olympia - Zoning, the subject site and surrounding vicinity is considered to be in Flood Zone C; which is outside the 500 year flood plain.

## 3.0 ADJACENT LAND USE

The subject site is located north of the historic downtown Olympia area. The general area would be characterized historically as industrial. The subject site is bordered to the west by Columbia Street with waterfront restaurants and marinas beyond. These businesses front on the west arm of Budd Inlet, an extension of Puget Sound. On the east of the subject site is North Washington Avenue with commercial facilities beyond. Located north and south of the subject site are numerous commercial/office buildings. Figure 2, Site Plan, depicts the location of these adjacent properties. Adjacent to the southwest of the intersection of Thurston Avenue and Columbia Street is a small facility with a tank farm of a Unocal brand gasoline jobber (wholesaler). There are three aboveground (on-ground) tanks assumed to contain gasoline and/or diesel products.

## 4.0 SITE HISTORY AND RECORDS REVIEW

### 4.1 Prior Ownership and Usage

Mr. Kamplin states that the two main buildings on the subject site were previously a cannery. The furniture outlet store located on the southwest block was previously used by the Yard Birds operation as a garden shop. The building adjacent to the south was formerly a feed and grain store.

Review of city directories was completed at the Olympia main library. Polk's City Directories were researched for the years: 1990, 1980, 1970, 1960, 1951, 1943, 1941 and 1936. From review of this information, it is apparent that Yard Birds has been present at the site at least in part back as early as 1960. In 1960, Yard Birds is listed as a partial occupant of 506 North Capitol Way. Another occupant is listed as Sea Mart. Sea Mart is also listed at 503 North Capitol Way as a fish market. In 1970, Yard Birds is shown at the 503 address (across the street), selling general merchandise. Sea Mart is shown at the same address and across the street, as an auto parts store, as a supermarket, and as a drug store. The 417 North Capitol Way address is shown as Harvey's Olympia Feed Company. In 1980, Yard Birds is shown at 401, 417 and 500 North Capitol Way. This listing shows Yard Birds as a division of Pay-N-Save. The 503 address is shown as Sea Mart Shopping Center, 506 is shown as Sea Mart Drug and Storman's Discount Foods.

The 1960 city directory shows:

401 N. Capitol Wy.:	Tidewater Oil Co.
417 " " "	: Harvey & McKinney Olympia Feed
424 " " "	: Capitol City Produce
503 " " "	: Sea Mart Fish Market
506 " " "	: Sea Mart, Yard Birds

The 1951 city directory shows:

401 N. Capitol Wy.: Tidewater Oil Co.  
402 " " " : Washington Cooperative Farmers Association  
417 " " " : Olympia Feed Company  
421 " " " : Olympia Canning Co.  
424 " " " : Capitol City Produce Co.  
601 " " " : Standard Oil Co.

The earlier city directories contain listings similar to the 1951 directory. In 1943, the 401 address is shown as Tidewater/Associated Oil Company. In 1941, it is shown as the Tidewater Oil Company. In 1936, it is shown as the Associated Oil Company.

From review of available historic records, on-site and off-site facilities appear to pose an environmental concern. The Tidewater Oil Company is shown on the corner of North Capitol Way and Thurston Avenue. This would be on the south side of the southwest block of the existing subject site. Standard Oil Company is shown at the address of 601 North Capitol Way. This would be on the north side of "B" Avenue which is adjacent to the north boundary of the existing subject site.

## 4.2 Aerial Photography

Aerial photos of the site vicinity from 1934-1990 were reviewed at Walker and Associates, in Tukwila, Washington. Recorded environmental concerns, if any, related to the subject site or immediately adjacent properties may be reflected in past aerial photographs taken over this fifty-six (56) year period.

The following information was obtained:

- 1990: Scale 1"=2000' (color photo). The subject site and adjacent properties (including parking area on southeast block of subject site) are in their present configuration. Also present are the existing gasoline tanks (ASTs) on the west side of Columbia Street, adjacent to the southwest corner of the intersection of Thurston Avenue and Columbia Street.
- 1983: Scale 1"=1500' (black and white photo). The subject site appears much the same, although the existing farmers' market structures are not visible. That portion of the site appears to be vacant. Some staining is apparent in this area. The adjacent tank farm to the southwest appears to contain more tanks. Property to the north appears to have a tank farm also, with 10 aboveground tanks visible in this photo. The nearest tank in this complex appears to be less than 100 feet from the northern boundary of the subject site.
- 1978: Scale not provided (black and white photo). The subject site appears much the same, although the area north of Thurston Avenue appears to have some staining to the west of several small structures. The previously discussed off-site tank farms are visible.
- 1970: Scale not provided (black and white photo). The area north of Thurston

Avenue appears to be occupied by a tank farm. Four tall, cylindrical tanks are observed near and parallel to Thurston Avenue. Several small buildings and numerous trucks are observed around this facility. The remainder of the subject site appears the same as previously described. Adjacent properties appear the same as previously described.

1934: Scale not provided (black and white photo). The on-site tank farm described previously is visible. The two main buildings on the north half of the subject site are linked by a narrow structure. This is believed to be an overhead conveyor system used in the cannery. This was described by Mr. Kamplin who was aware of the original operation from talks with local residents who worked there in the past. The present day parking lot on the southeast block is partially occupied in this photo. A large building is observed on the northwest corner of this block. One other smaller structure is observed to the south. Adjacent tank farms previously described are visible in this photo also.

In summary, the aerial photo review reveals environmental concerns, in as much as the adjacent tank farms have existed for fifty years or more. Additionally, an on-site tank farm has been observed in the 1934 and 1970 photos.

#### **4.3 Regulatory Review**

Federal, state, and local agency files were accessed regarding information pertinent to environmental concerns, if any, as related to the subject site and properties within a given radius of the subject site, as defined in the scope of work.

#### 4.3.1 Federal

The National Priorities List (i.e., Superfund List) dated February 7, 1992 (provided by the U.S. Environmental Protection Agency) was researched and properties within a one mile radius of the subject site were not listed. The subject site was not listed.

The Comprehensive Environmental Response and Compensation Liability Information System (CERCLIS) "Site/Event Listing" dated April 24, 1992 (provided by the U.S. EPA Superfund Program), was researched and the subject site was apparently not listed, however, one (1) property within approximately one mile of the subject site was listed.

- 1) Cascade Pole is located at 1412 N. Washington Street approximately 0.75 mile north of the subject site. The USEPA has currently listed this facility as "NFA"; no further action. Cascade Pole is apparently hydraulically downgradient relative to the subject site and is not believed to have an impact upon groundwater at the Yard Birds site.

The Toxic Release Inventory Data System (TRIS) was researched and facilities within a one mile radius of the subject site were not listed. The subject site was not listed.

The Emergency Response Notification System (ERNS) Spill Report for Region 10 (1987-August 1991) was researched and incident reports were not identified that were within one mile of the subject site. The subject site addresses were not found on the list.

The Resource Conservation and Recovery Act List (RCRA) "Total RCRA Notifiers" dated April 22, 1991 (provided by the U.S. Environmental Protection Agency EPA), was researched and one (1) large quantity RCRA generator was identified within an approximately one mile radius of the subject site. The subject site was apparently not listed.

- 1) Cascade Pole is located at 1412 N. Washington Street approximately 0.75 mile north of the subject site. Cascade Pole is apparently hydraulically downgradient relative to the subject site and is not believed to have an impact upon the groundwater at the Yard Birds site.

#### 4.3.2 State

The Washington Department of Ecology's Toxics Cleanup Program Affected Media and Contaminants Report (dated June, 1992) was researched and two (2) facilities approximately 0.5 mile of the subject site were identified.

- 1) The Fourth Street Mobile is located at 1105 East Fourth Avenue approximately 0.5 mile of the subject site. This facility is apparently downgradient or crossgradient relative to the subject site and is not believed to have an impact upon the groundwater at the Yard Birds site.
- 2) Cascade Pole is located at 1100 N. Washington Street approximately 0.5 mile north of the subject site. This facility is also listed on the USEPA's CERCLIS list and has been given a "NFA"; no further action, rating. Cascade Pole is apparently hydraulically downgradient relative to the subject site and is not believed to have an impact upon the groundwater at the Yard Birds site.

The Washington Department of Ecology's list of leaking underground storage tanks (dated March, 1992) was researched and three (3) facilities were identified apparently within 0.5 mile of the subject site.

- 1) The Fourth Street Mobile is located at 1105 East Fourth Avenue approximately 0.5 mile of the subject site. This facility is apparently downgradient or crossgradient relative to the subject site and is not believed to have an impact

upon groundwater at the Yard Birds site.

- 2) Olympia Right of Way is located at 4th and East Bay Drive approximately 0.5 mile southeast of the subject site. This facility is apparently downgradient or crossgradient relative to the subject site.
- 3) Treasure Chest (Intercity Transit Property) is located at 222 State Street approximately 0.2 mile southeast of the subject site. This facility is apparently upgradient relative to the subject site. It should be noted that Treasure Chest currently occupies a building on-site located next to the farmer's market.

The Washington Department of Ecology's List of Registered Underground Storage Tanks (UST) List (dated September 19, 1992) was researched and six (6) facilities were identified apparently within 0.25 mile of the subject site.

- 1) Zeigler Welding is located at 322 North Capitol Way approximately 0.1 mile south of the subject site. The number of tanks and their respective age was not given.
- 2) Jay Blum is located at 222 North Capitol Way approximately 0.15 mile south of the subject site. The number of tanks and their respective age was not given.
- 3) The Olympia Right of Way is located on the northwest corner of Capitol Way and State Street approximately 0.15 mile south of the subject site. The number of tanks and their respective age was not given.
- 4) Wholesale Car Parts is located at 623 E. 5th Street approximately 0.2 mile south of the subject site. The number of tanks and their respective age was not given.
- 5) Acme Fuel Company is located at 416 East State Avenue approximately 0.2 mile

south of the subject site. Eight (8) USTs containing leaded gasoline are registered at this facility. The status of the tanks is listed as "closed".

- 6) WJ Lynch Painting Company is located at 501 East Fourth Avenue approximately 0.2 mile south of the subject site. One (1) UST is registered at this facility, however, the contents of the tank was not given.

The UST facilities listed above are apparently hydraulically upgradient relative to the subject site, which may indicate an environmental concern. However, these UST facilities were apparently not listed on the LUST list, therefore we believe they pose a minimal environmental concern at this time.

The Washington Department of Ecology's List of Active Landfill Sites for the State of Washington (dated January 1991) was researched and landfills located within a one mile radius of the subject site were apparently not listed.

#### 4.3.3 Local Agencies

The following interviews were conducted in person or by telephone:

Larry Kamplin, manager of Yard Birds, provided general information and a tour of the subject property.

Jean Taylor, land-use technician for the City of Olympia - Zoning, provided information regarding zoning and flood zone information.

Dan Doles, Fire Marshall of the City of Olympia - Fire Department, provided information regarding USTs in the general vicinity of the subject site.

## 5.0 OBSERVATIONS AND RECOMMENDATIONS

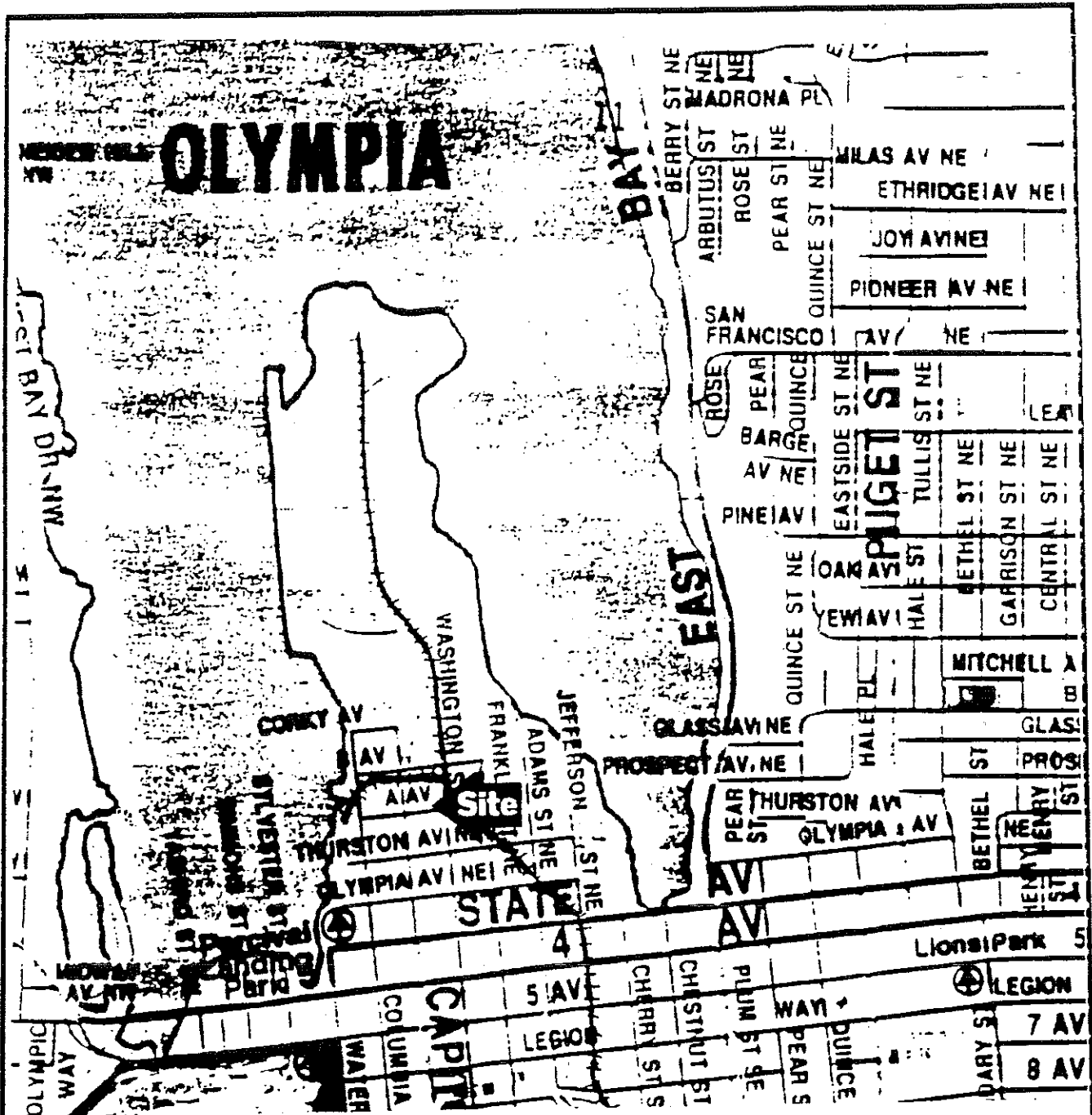
- Visual evidence of a hazardous materials release was not observed on-site.
- Regulatory research also indicates that hazardous materials releases have not occurred on-site.
- Regulatory research also indicates that hazardous materials releases have occurred within one mile of the subject site.
- A visual evaluation of suspect asbestos-containing materials indicates that the following materials may contain asbestos: floor tile, thermal pipe insulation, and transite exterior panels.
- Historic city directories and aerial photographs have indicated the former existence of a tank farm facility on the south side of the subject site.
- Visual observations, historic city directories, and aerial photographs have indicated the presence of two tank farm facilities near the subject site.
- The subject site is built on land that is known to be fill material moved to this area in the early 1900's. Due to the fill and relatively flat topography, groundwater flow direction is poorly defined. Contaminants in soil or groundwater nearby have the potential to impact the subject site.


Based on this information, we recommend a limited bulk sampling asbestos program to confirm the presence or absence of asbestos. We also recommend the installation of six monitoring wells. Two wells should be installed near the out-of-service USTs. Two wells should be installed in the area shown in aerial photos as the former location of four (4) aboveground storage tanks. One well should be installed on the western boundary to identify potential migration of contaminants from the tank farm facility to the southwest. One well should be installed on the north side of the subject site to identify potential migration of contaminants from the former tank farm facility located to the north.

## 6.0 QUALIFICATIONS

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. This warranty is in lieu of all other warranties either express or implied. This company is not responsible for the independent conclusions, opinions or recommendations made by others based on the field exploration and information research presented in this report.

It should be noted that environmental assessments are inherently limited in the sense that conclusions are drawn and recommendations developed from information obtained from limited research and site evaluation. Subsurface conditions were not field investigated as part of this study and may differ from the conditions implied by the observations. Additionally, the passage of time may result in a change in the environmental characteristics at this site and surrounding properties.

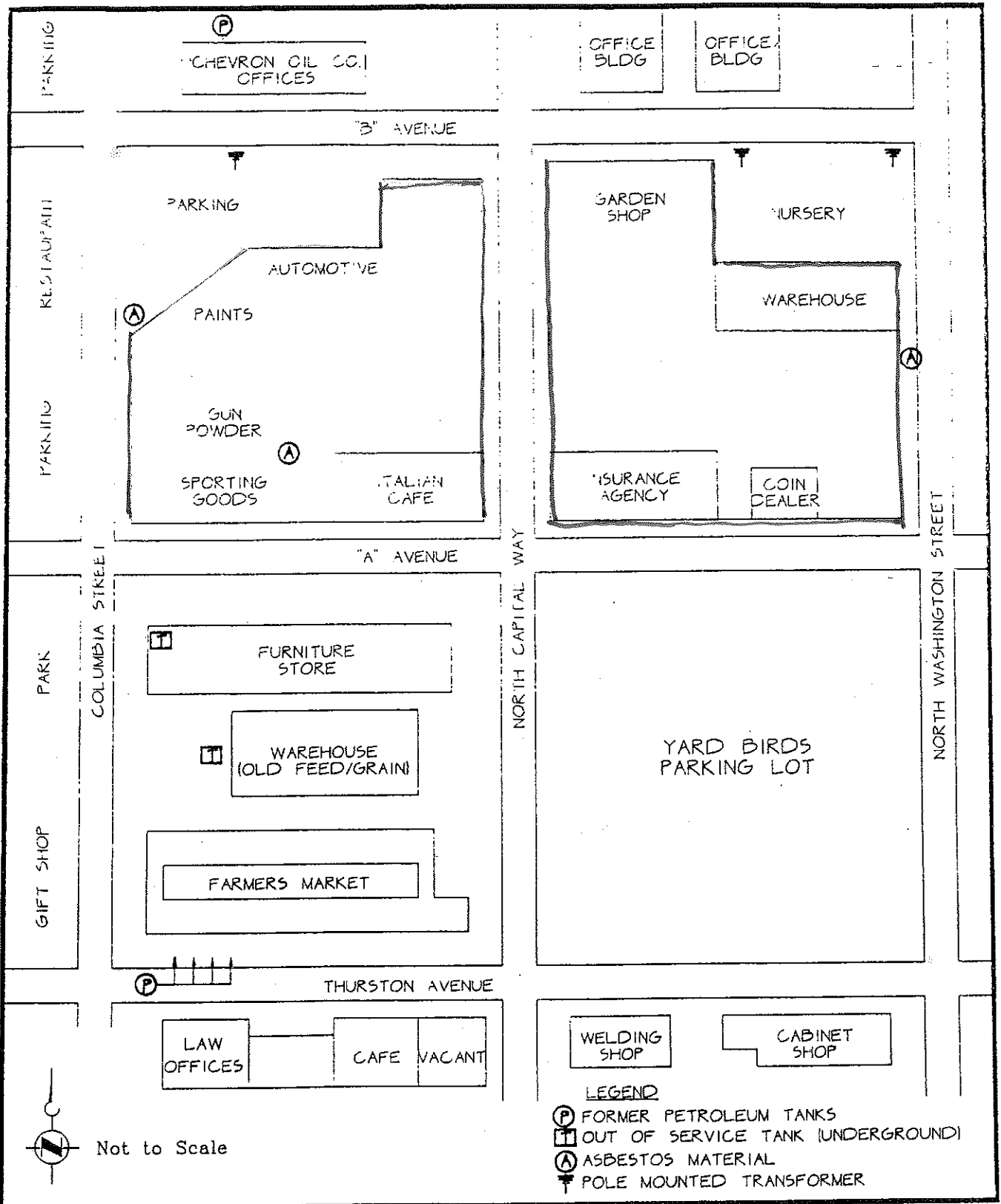



 Not to Scale

PROJECT NAME YARD BIRDS SHOPPING CENTER	
PROJECT No. 93-00059	DATE JUNE 24, 1993
CLIENT RYAN, SWANSON, & CLEVELAND	

  
 13037 BELLEVUE-REDMOND RD.  
 SUITE 100  
 BELLEVUE, WA 98005-2311  
 (206) 450-0878

FIGURE 1  
 VICINITY MAP  
 Yard Birds Shopping Center  
 Olympia, Washington



PROJECT NAME YARD BIRDS SHOPPING CENTER	
PROJECT No. 93-00059	DATE JUNE 24, 1993
CLIENT RYAN, SWANSON, & CLEVELAND	



13037 BELLEVUE-REDMOND RD.  
SUITE 100  
BELLEVUE, WA 98008-2332  
(206) 450-0578

FIGURE 2  
SITE AND ADJACENT PROPERTIES  
Yard Birds Shopping Center  
Olympia, Washington

**APPENDIX A**



PHOTO 1: FACING WEST. ENTRANCE TO WEST BUILDING



PHOTO 2: PARKING LOT ON RIGHT, YARD BIRDS STORE (EAST BLDG) OF RIGHT FACING NORTHEAST

PROJECT NAME Yard Birds Shopping Center Olympia, WA		PHOTOLOG 1 Photos 1 & 2
PROJECT NO. 0300059	DATE 6-24-93	

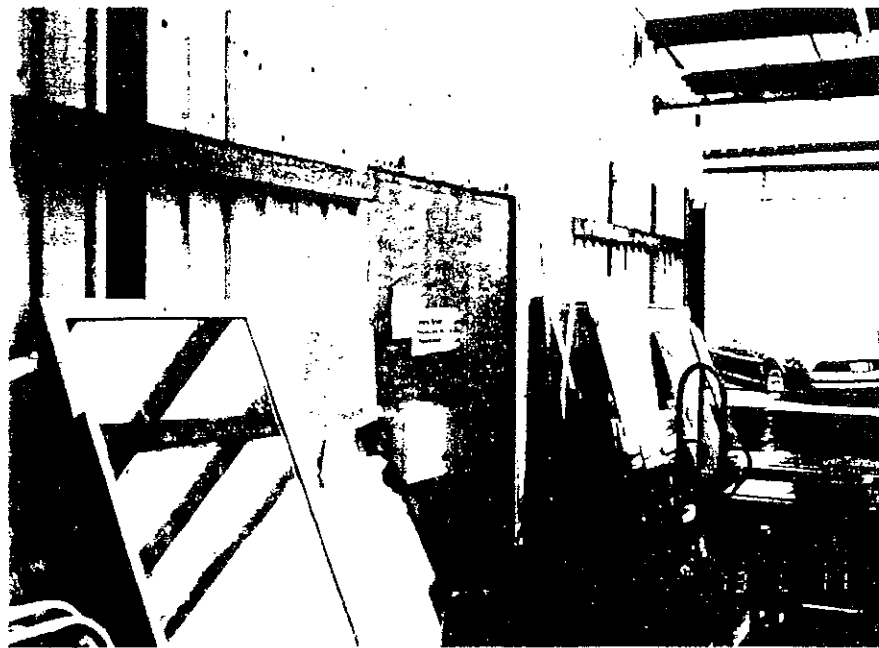


PHOTO 3: INACCESSIBLE ROOM, UST REPORTEDLY UNDER FLOOR IN THIS ROOM  
REAR OF FURNITURE OUTLET STORE



PHOTO 4: FILL PIPE TO HEATING OIL, UST, WEST END OF OLD FEED STORE

PROJECT NAME Yard Birds Shopping Center Olympia, WA		PHOTOLOG 2 Photos 3 & 4
PROJECT NO. 9300059	DATE 7-24-93	

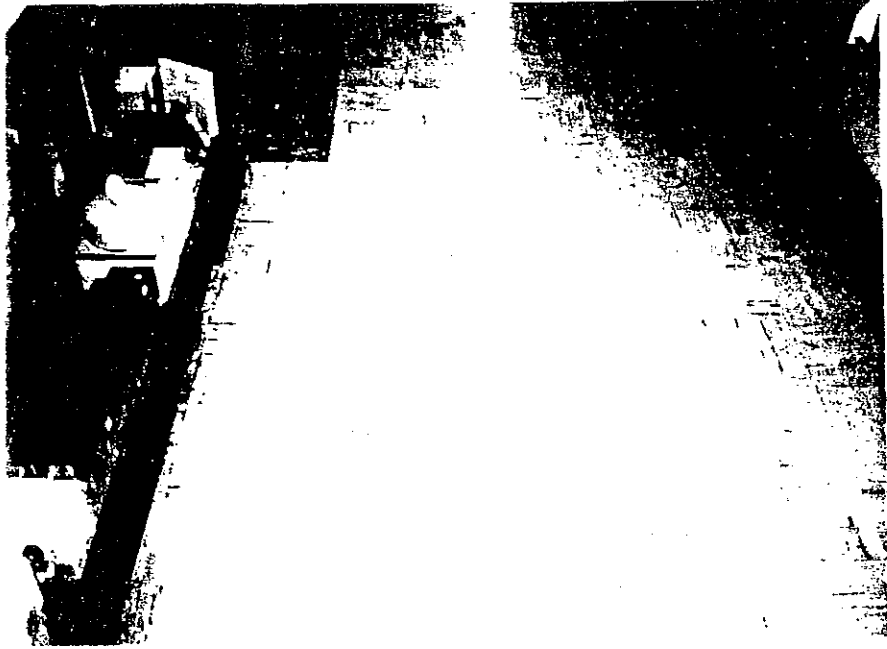


PHOTO 5: SUSPECT ASBESTOS CONTAINING VINYL FLOOR TILE IN BOTH STORES

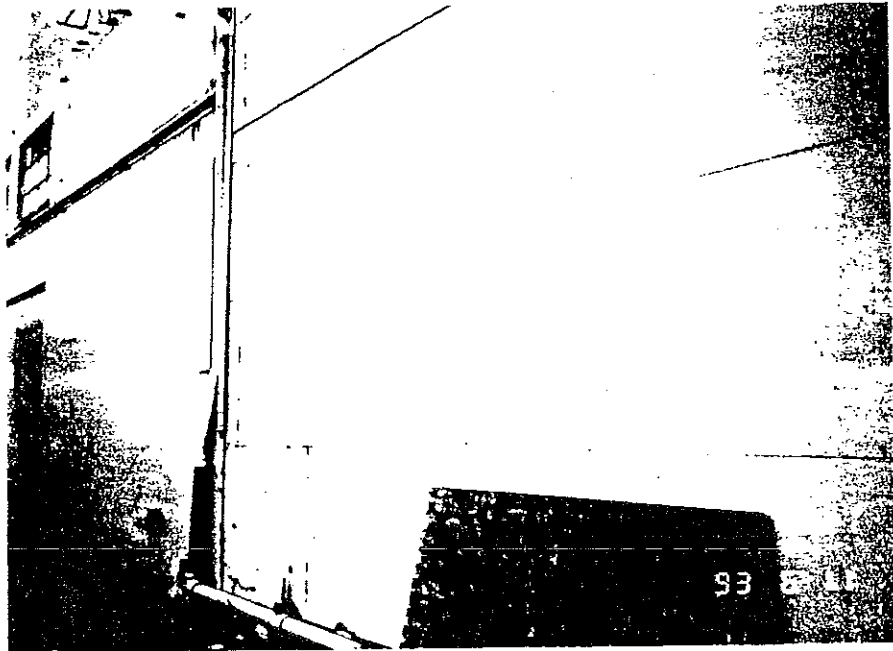


PHOTO 6: EXTERIOR WALL PANELS, SUSPECTED OF BEING ASBESTOS CONTAINING TRANSITE BOARD, EAST SIDE OF EAST BUILDING, FACING SOUTHWEST

PROJECT NAME Yard Birds Shopping Center Olympia, WA		PHOTOLOG 3 Photos 5 & 6
PROJECT NO. 9300059	DATE 5 24 93	

**APPENDIX B**

APPENDIX B  
CONTACTS AND REFERENCES

Documents:

- National Priorities List, February, 1992; by the U.S. EPA Region 10.
- CERCLIS Site/Event Listing, January, 1992; by the U.S. EPA Superfund Program.
- RCRA, Total RCRA Notifiers, April 22, 1991; by the U.S. EPA Region 10.
- Emergency Response Notification System (ERNS) Spill Reports, August, 1991; by the U.S. EPA Region 10.
- Toxics Cleanup Program Affected Media and Contaminants Report, June, 1992; by the Washington State Department of Ecology (DOE).
- Listing of Leaking Underground Storage Tanks (LUST), March, 1992; by the Washington State Department of Ecology (DOE).
- Registered Underground Storage Tank List (UST), October 10, 1991; by the Washington State Department of Ecology (DOE).
- Solid Waste (Landfill) Inventory, January 1991; by the Washington Department of Ecology (DOE).

Maps:

- U.S.G.S. Topographic-bathymetric Map, Tumwater, Washington, 1983.
- Walker and Associates, Inc., Aerial Photography Collection in Tumwater, Washington dates flown 1936-1990.
- U.S. Geological Survey Map 87-3: Preliminary Geologic Map of the South Half of the Tacoma Quadrangle, Washington, 1981, by the Washington Department of Natural Resources.

Telephone Communications:

- Jean Taylor, City of Olympia - Zoning
- Dan Doles, City of Olympia, Fire Department

Interviews:

- Mr. Terry Kamplin, manager of Yard Birds Shopping Center