

MEMORANDUM

To: Plaid #112 Project File
From: Martin Acaster
Date: July 29, 2011
Subject: Historic Information Review Summary

PNG has reviewed information regarding the Plaid #112 site including aerial photographs, a city directory abstract, and City of Vancouver building records for the property. This memorandum summarizes the findings of this site historical information review.

AERIAL PHOTOGRAPHS

PNG acquired aerial photographs of the Plaid #112 site vicinity from Environmental Data Resources (EDR) and the Washington Department of Transportation (WDOT). EDR provided aerial photographs dated 1951, 1955, 1960, 1963, 1970, 1975, 1984, 1986, 1990, 1994, 2000, 2005 and 2006. WDOT provided photographs dated 1955, 1966, 1970, 1978, and 1984. In general, the aerial photographs show two stages of commercial development at the Plaid #112 site. Aerial photographs for 1955, 1966, 1978, and 1984 are attached as Figures 1 through 4.

The first known development of the property (visible in aerial photographs from 1951 through 1978) consisted of a commercial building originally consisting of three conjoined structures. The primary structure is a square-shaped building located in the center of the property parcel. This building appears to have an attached canopy that extends towards the southeast corner of the property. Smaller satellite structures are attached to the northeast and southwest corners of the primary building. In photos prior to 1963 the northwest corner of the property appears to be covered with vegetation and the southeast corner of the property appears to be paved parking and driveways. The 1963 aerial photograph shows the construction of an addition to the northwest corner of the building with additional parking and driveway areas to the north and west of the expanded structure. No additional changes to this commercial structure are evident in aerial photographs dated 1966, 1970, 1975 and 1978.

The second stage of development at the site (visible in aerial photographs from 1984 through 2006) consists of the existing rectangular commercial building currently occupied by Plaid and a Domino's pizza shop. Aerial photographs dated 1984 through 2006 all show the current site features including the building, pump island canopy, concrete underground storage tank (UST) pad, and asphalt paved parking areas to the south of the building.

CITY DIRECTORY ABSTRACT

PNG acquired a city directory abstract report from EDR (Attachment A). The city directory abstract includes occupant listings for the Plaid #112 site under three site addresses for the years 1958, 1965, 1971, 1977, 1983, and 2000. The current Plaid site address is 1002 W Fourth Plain Boulevard. The current Domino's site address is 1006

W Fourth Plain Boulevard. According to Clark County GIS database a third address (2600 Kauffman Avenue) was historically included within the property boundaries and generated occupant listings in the city directory abstract. Plaid Pantry is the only listed occupant of the 1002 W Fourth Plain Boulevard address and was only listed in the 2000 directory. Occupants of the 1006 W Fourth Plain Boulevard address include a Furlong Barber Shop in 1958, Standard Dairy in 1965, a thrift/re-sale store in 1971 and 1977 and Domino's in 2000. The address was listed as vacant in 1983. Occupants of the 2600 Kauffman Avenue address include Anderson Garage auto repair and Champion Midway Service gasoline station in 1958, Anderson Garage and Midway Eagle Service in 1965, and Vancouver Auto Upholstery in 1971 and 1977. The 2600 Kauffman Avenue address was not listed in 1983 and 2000 directories.

CITY OF VANCOUVER BUILDING RECORDS

PNG reviewed City of Vancouver building records for the Plaid #112 property. Site addresses included in the search were 1002 W Fourth Plain, 1006 W Fourth Plain, and 2600 Kauffman Avenue. Building records for the three site addresses range from November 1954 through May 1985. The records also indicate that W Fourth Plain Boulevard was previously W 26th Street. Records from 1954, 1955, and 1960 identify the Perkins Oil Company as the site occupant. A 1962 building permit is for the construction of the Standard Dairy, presumably the new building addition visible in the 1963 aerial photograph. 1967 electrical permits indicate Daisy Dry Cleaners as an occupant of the 2600 Kauffman Avenue address and Standard Dairy as the occupant of the 1006 W Fourth Plain Boulevard address. A 1968 plumbing permit identifies Anderson Garage Auto Repair as the 2600 Kauffman Avenue occupant. A 1969 certificate of occupancy identifies a new site address 2602 Kauffman Avenue occupied by an auto detailing business. 1970 certificates of occupancy identify the Perkins Oil Company as the property owner and operator of a gasoline service station and a second hand store as an additional site occupant. A 1971 certificate of occupancy identifies a wood furniture refinishing shop as the occupant of the 1006 W Fourth Plain Boulevard (26th Street) address. Records from 1982 through 1985 show redevelopment of the property and Plaid and Domino's as site occupants.

SUMMARY

Each of the site historic information sources provides information that is consistent with two stages of development at the site. The first known site development appears to be a commercial building with as many as four tenant spaces. Site occupants include a gasoline service station, an auto repair shop, an auto detailing and upholstery shop, a dry cleaner, a barber shop, a dairy, a wood furniture refinishing shop, and a second hand store. The service station/vehicle maintenance shops, wood furniture refinishing shop, and dry cleaners all represent potential sources of contaminants at the Plaid #112 site. These historic uses of the site should be considered during site investigation and the selection of analytical methods for samples collected at the site.

Attachments: Figure 1 – 1955 Aerial Photograph
Figure 2 – 1966 Aerial Photograph
Figure 3 – 1978 Aerial Photograph
Figure 4 – 1984 Aerial Photograph
Attachment A – City Directory Abstract

FIGURES



1955 Aerial Photo

C:\Users\josh\Desktop\PNG-AutoCAD\1179-01 Plaid Pantry #112\2011\Oct 2011\1179-01_PP.dwg

PNG ENVIRONMENTAL, INC.

6665 SW Hampton St., Ste. 101 TEL (503) 620-2387
Tigard, OR 97223 FAX (503) 620-2977

DATE: 10-19-11
FILE NAME: 1179-01
DRAWN BY: JJT
APPROVED BY: PE

PLAID PANTRY #112
1002 W. FOURTH PLAIN BLVD
VANCOUVER, WASHINGTON

1955 AERIAL SITE PHOTO

Project No. 1179-01
Figure No.

1



1966 Aerial Photo

C:\Users\josh\Desktop\PNG-AutoCAD\1179-01 Plaid Pantry #112\2011\Oct 2011\1179-01_PP.dwg

PNG ENVIRONMENTAL, INC.

6665 SW Hampton St., Ste. 101 TEL (503) 620-2387
Tigard, OR 97223 FAX (503) 620-2977

DATE: 10-19-11
FILE NAME: 1179-01
DRAWN BY: JJT
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PLAID PANTRY #112
1002 W. FOURTH PLAIN BLVD
VANCOUVER, WASHINGTON

1966 AERIAL SITE PHOTO

Project No. 1179-01
Figure No.

2



1978 Aerial Photo

C:\Users\josh\Desktop\PNG-AutoCAD\1179-01 Plaid Pantry #112\2011\Oct 2011\1179-01_PP.dwg

PNG ENVIRONMENTAL, INC.
 6665 SW Hampton St., Ste. 101 Tigard, OR 97223
 TEL (503) 620-2387
 FAX (503) 620-2977

DATE: 10-19-11
 FILE NAME: 1179-01
 DRAWN BY: JJT
 APPROVED BY: PE

PLAID PANTRY #112
 1002 W. FOURTH PLAIN BLVD
 VANCOUVER, WASHINGTON

1978 AERIAL SITE PHOTO

Project No. 1179-01
 Figure No. 3



1984 Aerial Photo

C:\Users\josh\Desktop\PNG-AutoCAD\1179-01 Plaid Pantry #112\2011\Oct 2011\1179-01_PP.dwg

PNG ENVIRONMENTAL, INC.
 6665 SW Hampton St., Ste. 101 TEL (503) 620-2387
 Tigard, OR 97223 FAX (503) 620-2977

DATE: 10-19-11
 FILE NAME: 1179-01
 DRAWN BY: JJT
 APPROVED BY: PE

PLAID PANTRY #112
 1002 W. FOURTH PLAIN BLVD
 VANCOUVER, WASHINGTON

1984 AERIAL SITE PHOTO

Project No. 1179-01
 Figure No. 4

Attachment A
City Directory Abstract

Plaid #112

1002 W Fourth Plain Boulevard
Vancouver, WA 98660

Inquiry Number: 3122904.2
July 15, 2011

The EDR-City Directory Abstract

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Executive Summary

Findings

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

| <u>Year</u> | <u>Source</u> | <u>TP</u> | <u>Adjoining</u> | <u>Text Abstract</u> | <u>Source Image</u> |
|-------------|-----------------------|-----------|------------------|----------------------|---------------------|
| 2000 | Polk's City Directory | X | X | X | - |
| 1983 | Polk's City Directory | - | X | X | - |
| 1977 | Polk's City Directory | - | X | X | - |
| 1971 | Polk's City Directory | - | X | X | - |
| 1965 | Polk's City Directory | - | X | X | - |
| 1958 | Polk's City Directory | - | X | X | - |

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

1002 W Fourth Plain Boulevard
Vancouver, WA 98660

FINDINGS DETAIL

Target Property research detail.

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------------|-----------------------|
| 2000 | Plaid Pantry (groc) | Polk's City Directory |

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

Kauffman Ave

2518 Kauffman Ave

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-----------------------------------|-----------------------|
| 2000 | Caponey Tires | Polk's City Directory |
| | Used Tire Place | Polk's City Directory |
| 1983 | Kraemers Arco | Polk's City Directory |
| 1977 | Lyles Hancock Service (gas sta) | Polk's City Directory |
| 1971 | Lyles Hancock Service (gas sta) | Polk's City Directory |
| 1965 | Hodge's Hancock Service (gas sta) | Polk's City Directory |
| 1958 | Eli's Stop & Save (gas sta) | Polk's City Directory |

2600 Kauffman Ave

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-----------------------------------|-----------------------|
| 1977 | Vancouver Auto Upholstery | Polk's City Directory |
| 1971 | Vancouver Auto Upholstery | Polk's City Directory |
| 1965 | Anderson Garage (auto rpr) | Polk's City Directory |
| | Midway Eagle Service (gas sta) | Polk's City Directory |
| 1958 | Anderson Garage (auto rpr) | Polk's City Directory |
| | Champion Midway Service (gas sta) | Polk's City Directory |

2601 Kauffman Ave

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|---------------------------|-----------------------|
| 1977 | Kauffman Thriftway | Polk's City Directory |
| 1971 | Pay N Takit Stores (groc) | Polk's City Directory |
| 1965 | Pay N Takit Stores (groc) | Polk's City Directory |
| 1958 | Kramers Mkt (groc) | Polk's City Directory |

2610 Kauffman Ave

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|-------------|-----------------------|-----------------------|
| 2000 | Hidden Brick Co | Polk's City Directory |
| 1983 | Hidden Brick Co (mfr) | Polk's City Directory |
| 1977 | Hidden Brick Co (mfr) | Polk's City Directory |
| 1971 | Hidden Brick Co (mfr) | Polk's City Directory |
| 1965 | Hidden Brick Co (mfr) | Polk's City Directory |
| 1958 | Hidden Brick Co (mfr) | Polk's City Directory |

FINDINGS

W Fourth Plain Boulevard

W Fourth Plain Boulevard

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|--------------------|--|-----------------------|
| 2000 | No addresses listed between 815 and 1002 | Polk's City Directory |
| 1983 | No addresses listed between 817 and 901 | Polk's City Directory |
| 1977 | No addresses listed between 815 and 1006 | Polk's City Directory |
| 1971 | No addresses listed between 815 and 1006 | Polk's City Directory |

1006 W Fourth Plain Boulevard

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|--------------------|--------------------------|-----------------------|
| 2000 | Dominos Pizza | Polk's City Directory |
| 1983 | Vacant | Polk's City Directory |
| 1977 | Re-Sale Store (used clo) | Polk's City Directory |
| 1971 | Thrift Store | Polk's City Directory |

1008 W Fourth Plain Boulevard

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|--------------------|-----------------------------------|-----------------------|
| 1983 | Vacant | Polk's City Directory |
| 1977 | Central Personnel Employment Agcy | Polk's City Directory |

1009 W Fourth Plain Boulevard

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|--------------------|--------------------|-----------------------|
| 2000 | Residential | Polk's City Directory |
| 1983 | Residential | Polk's City Directory |
| 1977 | Vacant | Polk's City Directory |
| 1971 | Vacant | Polk's City Directory |

1011 W Fourth Plain Boulevard

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|--------------------|--------------------|-----------------------|
| 2000 | Residential | Polk's City Directory |
| 1983 | Residential | Polk's City Directory |
| 1977 | Residential | Polk's City Directory |
| 1971 | Residential | Polk's City Directory |

901 W Fourth Plain Boulevard

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|--------------------|---------------------------|-----------------------|
| 1983 | Kauffman Thriftway (groc) | Polk's City Directory |

FINDINGS

W Fourth Plain Boulevard (W 26th)

W Fourth Plain Boulevard (W 26th)

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|--------------------|--|-----------------------|
| 1965 | No addresses listed between 815 and 1006 | Polk's City Directory |
| 1958 | No addresses listed between 817 and 1006 | Polk's City Directory |

1006 W Fourth Plain Boulevard (W 26th)

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|--------------------|---------------------|-----------------------|
| 1965 | Standard Dairy | Polk's City Directory |
| 1958 | Furlong Barber Shop | Polk's City Directory |

1009 W Fourth Plain Boulevard (W 26th)

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|--------------------|--------------------|-----------------------|
| 1965 | Vacant | Polk's City Directory |
| 1958 | Residential | Polk's City Directory |

1011 W Fourth Plain Boulevard (W 26th)

| <u>Year</u> | <u>Uses</u> | <u>Source</u> |
|--------------------|--------------------|-----------------------|
| 1965 | Residential | Polk's City Directory |
| 1958 | Residential | Polk's City Directory |

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

| <u>Address Researched</u> | <u>Address Not Identified in Research Source</u> |
|-------------------------------|--|
| 1002 W Fourth Plain Boulevard | 1983, 1977, 1971, 1965, 1958 |

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

| <u>Address Researched</u> | <u>Address Not Identified in Research Source</u> |
|--|--|
| W Fourth Plain Boulevard | No Years Found |
| W Fourth Plain Boulevard (W 26th) | No Years Found |
| 1006 W Fourth Plain Boulevard | No Years Found |
| 1006 W Fourth Plain Boulevard (W 26th) | No Years Found |
| 1008 W Fourth Plain Boulevard | 1971 |
| 1008 W Fourth Plain Boulevard (W 26th) | 1965, 1958 |
| 1009 W Fourth Plain Boulevard | No Years Found |
| 1009 W Fourth Plain Boulevard (W 26th) | No Years Found |
| 1011 W Fourth Plain Boulevard | No Years Found |
| 1011 W Fourth Plain Boulevard (W 26th) | No Years Found |
| 2518 Kauffman Ave | No Years Found |
| 2600 Kauffman Ave | No Years Found |
| 2601 Kauffman Ave | No Years Found |
| 2610 Kauffman Ave | No Years Found |
| 901 W Fourth Plain Boulevard | 1977, 1971 |
| 901 W Fourth Plain Boulevard (W 26th) | 1965, 1958 |