Dean Richelson

PHASE I - ENVIRONMENTAL SITE ASSESSMENT

Maryatt Industries
773 Valley Street
Seattle, Washington

June 23, 1992

Prepared for:

CINTAS
6800 Cintas Boulevard
Cincinnati, Ohio 45262

Prepared by:

ROUX ASSOCIATES
1855 Gateway Boulevard, Suite 770
Concord, California 94520
(510) 602-2333

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1.0 INTRODUCTION

This report describes the work conducted by Roux Associates (Roux) in response to Cintas' request for a Phase I Environmental Site Assessment at 773 Valley Street Seattle, Washington (Site, Figure 1). This work was authorized by Cintas Corporation (CINTAS) in an agreement for services dated May 26, 1992.

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment is to identify the presence of hazardous materials on the Site in the subsurface or in the immediate vicinity of the Maryatt Industries Seattle Site, or any related activity which might include a source of hazardous materials.

1.2 Scope of Work

In accordance with our proposal dated May 14, 1992, this Phase I Preliminary Environmental Site Assessment consisted of four tasks:

- Evaluate readily available information provided by the current property owners, historical aerial photography, and lists provided by Federal, State and local regulatory agencies of documented hazardous substance releases at sites within a ½-mile radius surrounding the Site.

- Inspection of Site and surrounding area. Observed Site conditions and collected information from the Site owner's representatives about past activities involving hazardous wastes or hazardous substances.

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- Contact regulatory agencies to determine if they have knowledge of past area activities. Review agency file data for the Site and documented hazardous material release investigations information for nearby facilities within a ½-mile radius of the Site (Figure 2).

- Prepare a report which includes our findings and conclusions regarding the potential for a source of contamination at the Site.

1.3 Site Description and History

The Site is located at 773 Valley Street in Seattle, Washington. Downtown Seattle is just south of the Site and Interstate 5 is located about one mile east. Access to the Site is from Interstate 5 west on Mercer Street to Dexter Avenue. Lake Union is about 1,000 ft. northeast of the Site. The Site encompasses approximately 1.4 acres with the three level plant and office structure covering most of the Site. Total production and office space in the building is approximately 100,000 sq. ft. The Maryatt operations have been located at this Site since approximately the 1920's. A major expansion of the building and the Seattle operations was undertaken in 1947. The wastewater treatment system was installed about 1985 and upgraded in 1991 by addition of a shaker screen.

2.0 EVALUATION OF READILY AVAILABLE INFORMATION

2.1 Client Provided Information

At the start of this investigation, Roux was provided with a package of information regarding the Maryatt facilities. This package was based on a request by CINTAS to Maryatt to supply information on any areas in which they were not in compliance with regulatory requirements. The following are areas of non-compliance as identified by Maryatt.

- Wastewater Discharge

  The waste water discharge permit (# 7089) for the facility is valid from 5/89-5/94. The waste water treatment sludge has been analyzed by the Seattle King County Department of Public Health and bis(2-ethylhexyl)phthalate was found at a concentration of 540 ppm. This concentration exceeds Washington state limits to dispose of the waste as non-hazardous and therefore will be designated as a dangerous waste.

Maryatt Industries identified the following as potential areas of non-compliance.

- Boilers and Underground Storage Tanks

  Boiler Permit (#15660) was renewed in May,1992 after descaling of the tubes by Clean Systems, Inc. Four 6,000-gallon fuel storage tanks exist to be used as a back up for interruptable natural gas.

2.2 Aerial Photo Review

As part of this investigation, Roux reviewed five aerial photographs of the Site supplied by Walker and Associates of Seattle, Washington. The earliest photo dates from 1956, and the most recent was taken on July 10, 1991.

1956

The Site building was already present, as were many of the buildings on the surrounding blocks. Most of the Site area had been developed as industrial or warehouse construction. Two large natural gas 'tanks' were present two blocks south of the Site. The lot south of the Site was occupied by two small buildings. The lot west of the Site was occupied by a parking lot.

June 23, 1960

The area appears very similar to the previous photograph. The only significant difference was that the block southeast of the Site had been leveled to re-route a major street.

March 20, 1974

The small buildings south of the Site had been replaced by a parking lot. The natural gas 'tanks' had been removed, and a multi-story building had been erected in their place.

April 27, 1980

No significant changes had taken place since 1974.

July 10, 1980

A large building has been erected directly west of the Site on land previously occupied by a parking lot. No other significant changes had occurred since 1974.

2.3 Agency File Review

As part of this investigation, Roux compiled lists of sites within a ½-mile of the Maryatt Facility which are listed by either Federal, State, or local agencies as known or suspected contaminated sites (Figure 3). The following sections present the files held by each agency.

2.3.1 Federal

As part of the agency file review (Appendix A) Roux checked the following federal lists:

- Comprehensive Environmental Response Compensation and Liabilities Act List (CERCLIS)
- National Priority List (NPL)
- Resource Conservation and Recovery Act Notifiers (RCRA) List.

CERCLIS

The United States Environmental Protection Agency (USEPA) has developed and maintained lists of contaminated properties under the federal Superfund program pursuant to the Comprehensive Environmental Response Compensation and Liabilities Act of 1980 (CERCLA). The database containing this list is known as CERCLIS. No CERCLA sites were listed within the ½-mile area of review (Vista, 1992).

NPL

The USEPA uses a National Priority List (NPL) to identify sites which pose the greatest risk to human health and the environment. No NPL sites were found within the ½-mile radius (Vista, 1992).

RCRA Notifiers List

The USEPA provided Roux with a Resource Conservation and Recovery Act (RCRA) notifiers list (Appendix B) which identifies hazardous waste generators as conditionally exempt, small or large quantity generators, transporters, and/or hazardous waste treatment, storage and disposal facilities. No facilities within a ½-mile radius of the Site were identified on the RCRA Notifiers List.

2.3.2 State

A report from Vista Environmental Services (Appendix A) allowed Roux to identify hazardous waste and leaking underground storage tank (LUST) sites that should be researched with the State of Washington. As part of our agency file review, Roux checked the following state lists:

- Washington Affected Media and Contaminants Report
- Washington Leaking Underground Storage Tank (LUST)

Washington Affected Media and Contaminants Report

The Washington Department of Ecology (WA DOE), after learning of the potential for contamination, is responsible for performing an initial investigation of the Site. If the Site is recommended for further action, it will be added to the Washington Affected Media and Contaminants Report. The Hazardous Sites List is a subset of the Affected Media and Contaminants Report, and contains sites that have been ranked using the Washington ranking method. No sites were found on the Hazardous Sites List within the ½-mile area of review.

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Washington LUST List

The WA DOE is subject to inspecting underground storage tank removals. The department has derived a list of LUST sites. No leaking underground storage tanks were identified within the ½-mile area of review.

2.3.3 Local

As part of our agency file review Roux checked the following local agencies:

- Seattle Fire Department
- Seattle Building Department
- Puget Air Quality District

Seattle Fire Department

Underground Storage Tanks (USTs) at the Site were removed February 28, 1990 by Gaston Brothers. The Seattle Fire Department was present for the removal for safety issues. No files on tank removals are maintained by the Seattle Fire Department (Ono, 1992).

Seattle Building Department

Boiler permit number 15660 is current after descaling of the tubes was completed by Clean Systems, Inc.

Puget Sound Air Quality District

The Puget Sound Air Quality District notes a permit for 773 Valley Street. The permit identifies four boilers, a silo for bentonite, natural gas use, and four USTs for use when the natural gas service is interrupted (Williams, 1992).

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3.0 SITE/AREA RECONNAISSANCE

3.1 Site Reconnaissance

A Site walk was conducted by Roux on June 8 and June 9, 1992. All four levels of the Maryatt facility were examined. The main features of the facility include by level:

- paved yard and parking area,
- basement boiler room, wash water mixing and wastewater storage, handling and discharge, underground parking area,
- main production washing area, laundry pressing, folding and staging areas, division offices,
- upper sorting area, headquarters offices, and
- van and auto parking level.

A Site plan is presented by floor on Figures 4, 5 and 6.

The paved yard area is fenced. The entrance to the yard area is at the corner of 8th Avenue and Valley Street. Access to the underground parking garage is gained by this entrance. Salespersons' vehicles, service vans and tractor-trailers utilize this area for parking, or to load and unload. Several refuse dumpsters were observed adjacent to the wastewater treatment area inside the east fenceline. Waste material from the treatment plant is sent by pipeline into the dumpster. Loading docks handle processed laundry from the west side of the yard area.

While examining the yard area, the presence of three underground fuel tanks was revealed to Roux by various Maryatt staff. Maryatt staff indicated that there were three tanks: one 500-gallon tank and two 1,000-gallon tanks. They were installed in about 1946 and reportedly were made of steel. A fuel island was positioned directly

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over them near the current gate entrance. The estimated past location of the tanks and fuel island are shown on Photograph 6. According to Maryatt, while reconstruction of the yard area progressed, one of the fuel tanks was either cracked or partially crushed. At some later date, this crushed tank and the other two were removed. Fire department permit records indicate a 1990 removal date. According to Maryatt staff involved in the removal, additional soil was also removed from the yard area excavation and hauled off-site. No records were available related to the quantity of soil removed, the areal extent or concentrations of fuel in the soil, or whether the excavation extended into shallow ground water.

The paved yard drains towards the west side loading dock area.

The lower level of the Maryatt facility is primarily devoted to the wastewater, wash water and water heating aspects of the facility. Various water storage tanks, effluent tanks and drains are located on the lower floor. Chemicals used to treat or pretreat water to clean the laundry are added in the area shown on Figure 3 as the chemical supply room. At least two sumps related to water discharges exist on the lower level. One sump is in the chemical additive area and another is in the breezeway south of the yard area near the hot water tanks. Minor oil and solvent use continues at the facility related to parts cleaning and equipment maintenance.

Related to the water heating system, there are two Babcock & Wilcox boilers which are present on the west end of the lower level. Currently, the boilers use natural gas to fuel the boilers. Four underground fuel storage tanks serve as a backup fuel supply system. The four tanks are constructed of steel and were installed at about the same time as the boilers (1947). The location of the tanks are shown on Figure 4. They store 6,000 gallons each and are connected to a fuel metering area next to the boilers. The tanks are filled from the street via piping beneath the west end of the building. No double containment or special corrosion protection devices were observed or described by Maryatt personnel. The piping in the boiler room area is contained in concrete pipe trenches. Because of the unusual, custom configuration

of the tank system, tank "tightness" tests were considered but found to be infeasible due to long piping runs, lack of access for sampling devices and insufficient time to make retrofits.

The wastewater treatment system is substantially automated. Some monitoring of the machinery and instrumentation is performed regularly by Maryatt staff. Several above ground tanks were noted in the wastewater treatment plant area. They were seen to contain various pH adjustment chemicals and additives as well as used in the wastewater treatment process. During the Site reconnaissance, a consultant to Maryatt visited the Site to continue monitoring the wastewater system and to continue investigating the possible source of a chemical substance found in the Maryatt wastewater: bis-2 ethylhexylphthalate.

An elevator shaft extends below the lower floor of the building. The "well" or base of the elevator shaft could not be seen during our Site reconnaissance.

In the main production areas, clothes washing, pressing, folding and various sorting and loading activities were observed. Much of the washroom operation is automated. The storage of various chemicals related to the washing of clothes exists on this floor. A mixing of special additives occurs in containers near the washing machines. A former dry cleaning area identified by Maryatt staff was observed in the main production area near the west end of the building. No evidence of the machines or foundations were observed. This past dry cleaning area is directly above the parking garage of the lower floor. The Seattle division offices are also located on the main production floor.

The upper floors of the Maryatt facility in Seattle include sorting activities and headquarters offices. During our walk-through, strong odors of organic chemicals, possibly thinners or solvents, were noticed in the sorting area. Several air circulation

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devices and "carbon canisters" were being used to circulate and purify the air in this area.

Above the headquarters side of the upper floor, van and auto parking exists. The ramp leading to this parking area is located on the far west side of the building.

Site photographs were taken June 8 and 9, 1992 to document conditions which existed at the time of the Site reconnaissance (Appendix C).

3.2 Site Area Reconnaissance

The Site is bounded by Valley Street on the north, 8th Avenue on the east, Roy Street on the south and Dexter Avenue on the west. The principal land use in the vicinity of the Maryatt facility is for commercial office space and warehouse storage space. A few of the sites in the vicinity of the Maryatt facility clearly utilize or have utilized fuels, wastes or other chemicals. Fuel tanks were observed at the Seattle City Parks and Recreation warehouse and shops on 8th Avenue. Also, at a Yellow Cab site on Dexter Avenue north of the Site, refueling of the taxis occurs. Other sites near Maryatt which may handle fuel or chemicals included the Mercedes Benz dealership across the street on Dexter, the auto body shop(s) and repair shops on Old Highway 99 west of the Site and the Esterline-Korry marine products facility northwest of the site at Dexter and Aloha. Another unnamed site approximately ¼-mile southwest of the Maryatt facility had soil stockpiles on-site which resembled an underground storage tank excavation program. The nearby Pameco-Aire business was observed to have numerous industrial gas cylinders and containerized products stored at their site at 8th Avenue and Aloha Street.

Lake Union was observed from the upper floor parking area. It is approximately 1,000 ft. northeast of the Site. The elevation of the lake is about 20 to 30 ft. lower than the estimated lowest part of the Maryatt facility.

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Across Valley Street north of the Site, the headquarters and shops for the Seattle school district was operated until a few years ago. At the present time, the building is apparently leased to Futon of America and used for furniture and related product storage.

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4.0 SUMMARY AND CONCLUSIONS

The purpose of our site investigation was to identify and evaluate the actual or potential contamination of the Seattle Site by hazardous materials based on our observations, known information, and from available sources of information. Based on the data developed, specific summary remarks and conclusions are presented below.

On-Site Sources and Practices

The Seattle Maryatt Site has been at the same location since the 1920's. In that time, the plant and facility have undergone many changes. Many of the changes are documented, as in the case of the rebuilding of the boiler room area in 1947, but some of the original features of the Site may not have been documented or revealed in our Site walk or in discussions with Maryatt staff. In addition to this concern, several other Site features observed are cause for concern.

- The use and storage of fuel on-site in the past in the yard area is of concern since there was little documentation available which identifies the extent of the fuel found in the subsurface (if any) after the tank removal. Based on comments from various Maryatt personnel, there may have been an extensive fuel release. We conclude it is very likely that fuel, possibly both gasoline and diesel, were released into the subsurface at the former fuel tank site. Prior to the construction of the fuel island in about 1947 (now removed), it is not clear whether or not fuel was used or stored on-site at that location or elsewhere on-site.

- The boiler room piping and underground tank storage represents many unknown possibilities with respect to fuel releases to the subsurface. No integrity testing of the tanks has taken place since the tanks were installed and minimal inventory data are available. Since it is unlikely that the tanks

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or piping are double contained, coated or cathodically-protected, minor to potentially major degradation of the steel must have occurred since 1947. For this reason, it is a major concern for the subsurface soil and ground water quality at the Site.

- The use of solvents has been discontinued at the Site, but the former use, handling and disposal is only partially known. Little specific information regarding the disposal of solvents in the past was available. Without specific information regarding the solvent operations, a significant unknown potential for Site contamination remains.

- Current use, handling and storage of hazardous or dangerous chemicals at the Site other than boiler fuel is reportedly restricted to about ten gallons per month of solvent, and whatever is received in the wastewater treatment plant from garment and laundry wash water. Operations at the wastewater treatment plant have been upgraded over the past decade and have brought the wastewater discharges essentially into line with regulations enforced by local authorities. At the same time, data provided by CINTAS and Maryatt suggests that certain wastes must be handled and disposed of as a "dangerous" waste by Washington state law. Also, dumpsters which contain these wastes and various storage containers in the wastewater treatment area contain materials which could adversely affect the environment if allowed to spill, leak or be released in some way. Prior to the mid-1980's when treatment plant upgrades were implemented, it is not known how the wash water and other water treatment chemicals were disposed of.

- A transformer "explosion" in about 1990 may have released oils into the subsurface at the Site. The use of PCBs in transformer oil is a possibility, but could not be confirmed.

Off-Site Sources

Near the Seattle Maryatt Site there are several commercial establishments which may store, handle or dispose of hazardous materials. No sites were shown in various regulatory agency lists, but some were found to be close enough that a contamination problem could affect the Site. The Seattle Parks & Recreation fuel tank or tanks is located within about 300 hundred ft. of the Maryatt yard area and the northeast corner of the Site. A chemical spill responded to by the Seattle Fire Dept. at the Esterline/Korry marine products facility is a complete unknown with respect to the chemical spilled, the quantity, the fate of the chemicals in the ground (if any), or other details. Past operations of the Seattle school district shop and offices next door are also unclear. Other tank storage of fuel which have not to date been identified as leak or spill sites exist in the site area. For these reasons, the extent of soil and ground water contamination in the Site area due to off-site sources is not completely known and must therefore be considered possible.

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5.0 LIMITATIONS

This report, including the exhibits attached hereto, describes the results of Roux's initial investigation to identify the actual or potential presence of a significant contamination problem involving or affecting the subject property. The summary and conclusions represent the application of a variety of engineering and technical disciplines to material facts and conditions associated with the subject property and to existing environmental laws and regulations. Many of these facts, conditions, and regulations are subject to change over time. Accordingly, the conclusions must be considered within this context. The investigative activities took place between May 26, 1992 and June 22, 1992. Roux's on-site inspection of the subject property took place on June 9, 1992.

Roux has performed this environmental assessment in a professional manner using that degree of skill and care exercised by similar projects under similar conditions by reputable and competent environmental consultants. There is no warranty, expressed or implied, that the user of this environmental assessment and report will qualify for the Innocent Landowner Defense as provided through the Superfund Amendments and Reauthorization Act.

Roux shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld or not fully disclosed at the time the evaluation was performed.

This environmental assessment and report is not an appraisal or property value judgment. Roux will not be held liable for any use of the assessment and report which results in property value loss or gain.

The report has been prepared for the exclusive use of the client named herein for specific application to the proposed project covered in this study. Any third party use of this report is the sole responsibility of the client.

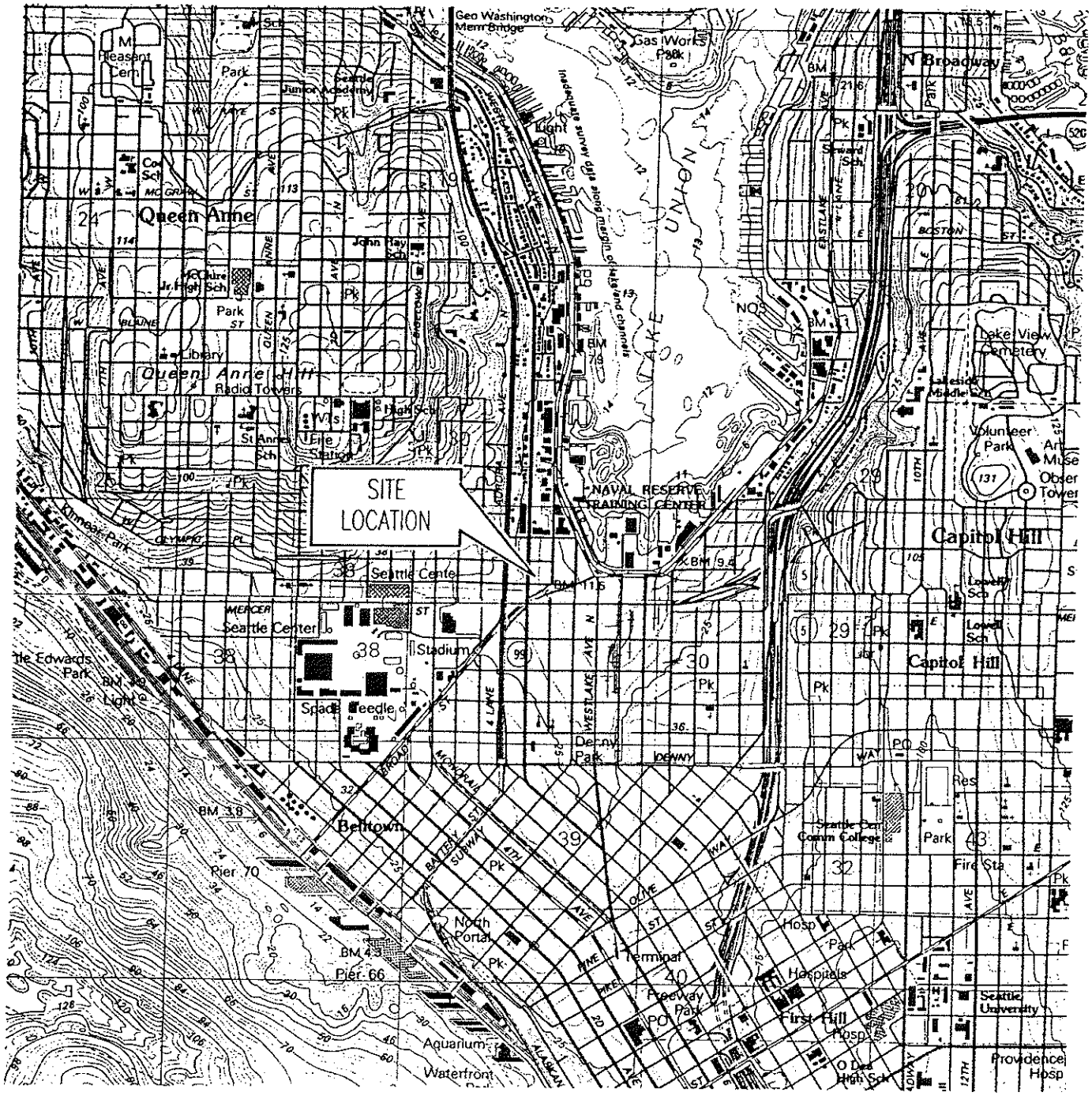
6.0 REFERENCES

Ono, L. 1992. Seattle Fire Department, Hazardous Materials, personal communication with Linda Dorn, Roux Associates. June 17, 1992.

Vista Environmental Information, Inc. 1992. Radius Status Report, San Diego, CA. June 8, 1992.

Williams, C. 1992. Puget Sound Air Quality District, personal communication with Linda Dorn, Roux Associates. June 16, 1992.

FIGURES



SOURCE NOTE:
USGS QUADRANGLE OF SEATTLE, WA

N

0' 2,000'

SCALE IN FEET

ROUX

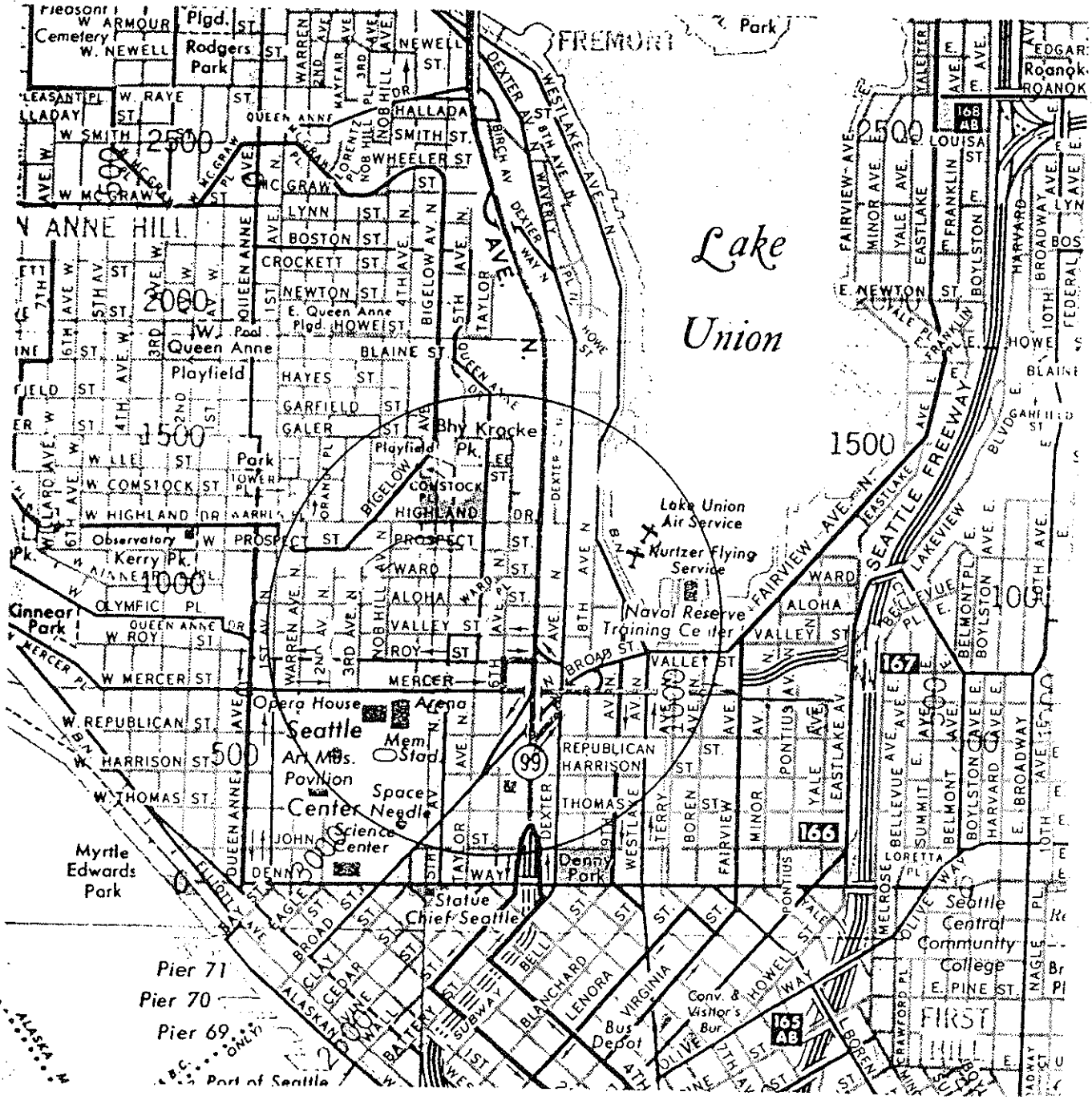
ROUX ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING & MANAGEMENT

COMPILED BY:	L.D.
PREPARED BY:	D.D.
PROJECT MNGR.	D.R.
DATE:	06/92
SCALE:	AS SHOWN
PROJECT NO.	26202W
FILE NAME:	MARYTP07

PREPARED FOR:
CINTAS CORPORATION
CINCINNATI, OHIO

TITLE:
SITE LOCATION
MARYATT INDUSTRIES
773 VALLEY STREET
SEATTLE, WA

FIGURE
1



SOURCE NOTE:
AAA, SEATTLE

N

0' 1/4 1/2

SCALE IN MILES

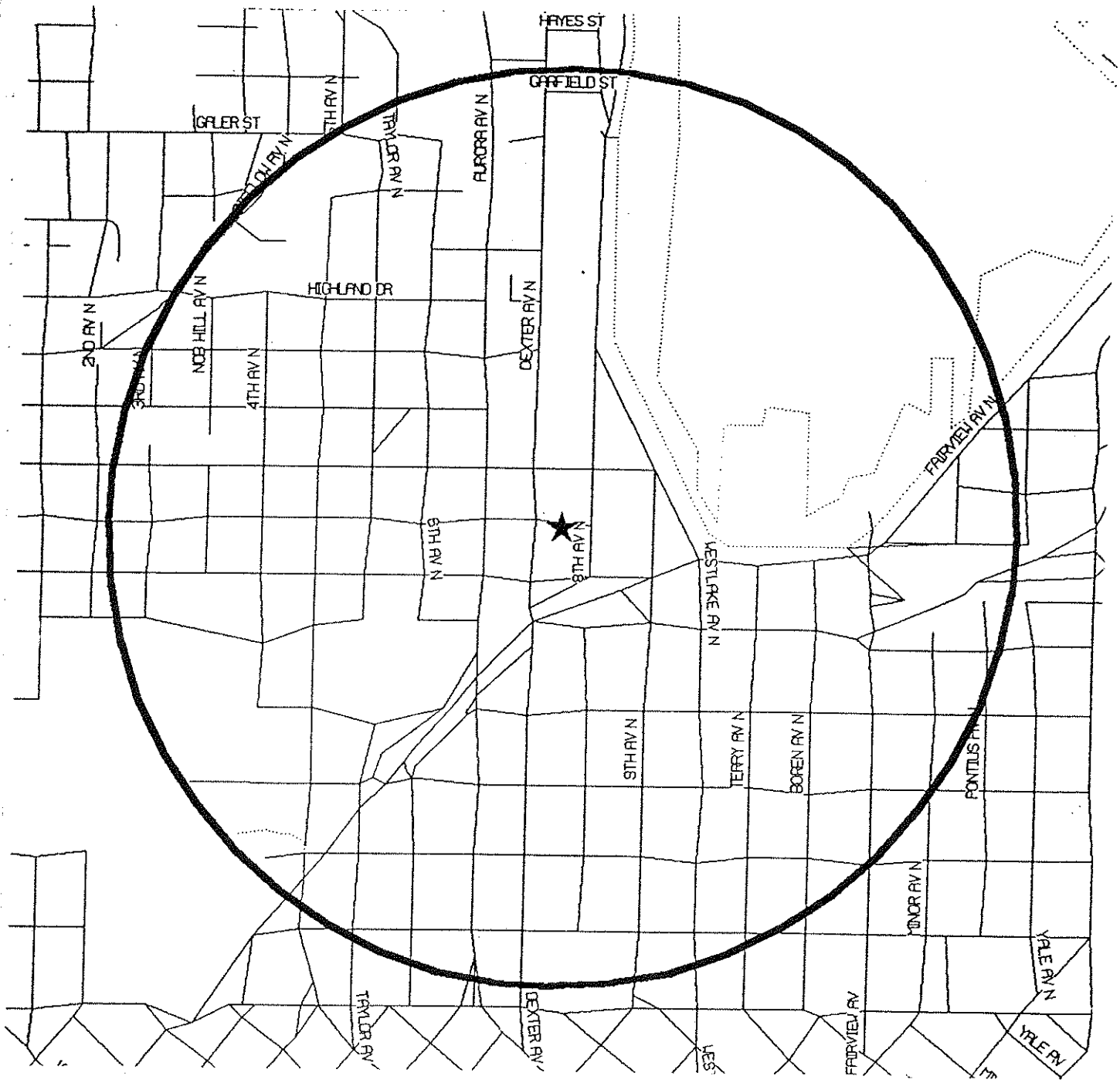
ROUX
ROUX ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING & MANAGEMENT

COMPILED BY:	L.D.
PREPARED BY:	D.D.
PROJECT MNGR.	D.R.
DATE:	06/92
SCALE:	AS SHOWN
PROJECT NO.	26202W
FILE NAME:	MARYTP07

PREPARED FOR:
CINTAS CORPORATION
CINCINNATI, OHIO

TITLE:
AREA OF REVIEW (1/2 MILE RADIUS)
MARYATT INDUSTRIES
773 VALLY STREET
SEATTLE, WA

FIGURE
2



SOURCE:
VISTA REPORT

EXPLANATION:
★ SUBJECT PROPERTY
AGENCY RECORDS

N

0' 1/4 1/2

SCALE IN MILES

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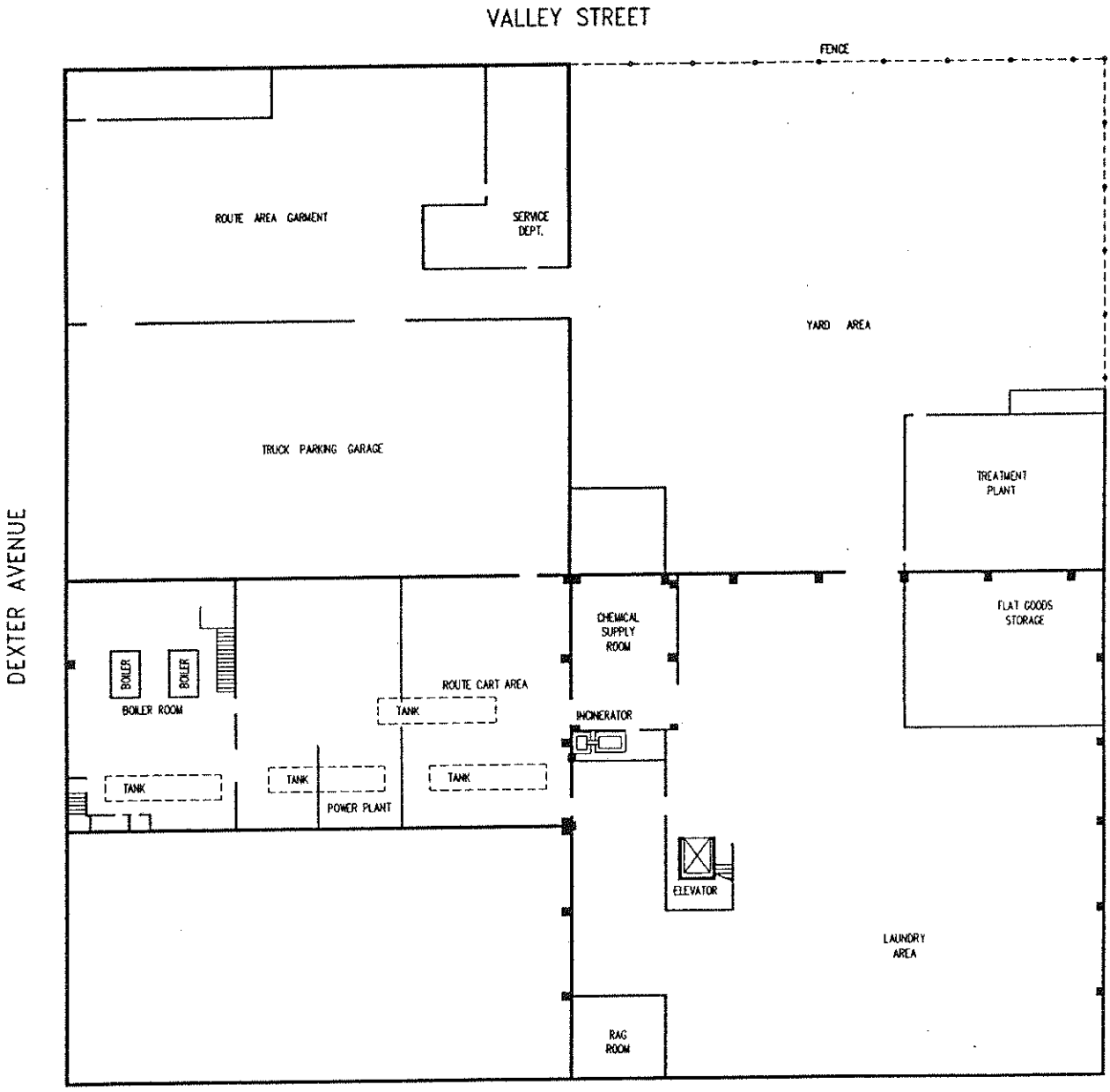
PREPARED BY:	D.D.		
PROJECT MNGR.	D.R.	TITLE:	SITES ON AGENCY LISTS MARYATT INDUSTRIES 773 VALLEY STREET SEATTLE, WA
DATE:	06/92		
SCALE:	AS SHOWN		
PROJECT NO.	26202W		
FILE NAME:	MARYTP07-		

FIGURE
3

ROUX
UX ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING & MANAGEMENT



SOURCE NOTE:
MARYATT INDUSTRIES
EMERGENCY EXIT PLAN
& BLUE PRINTS

N

0' 40' 80'

APPROX. SCALE IN FEET

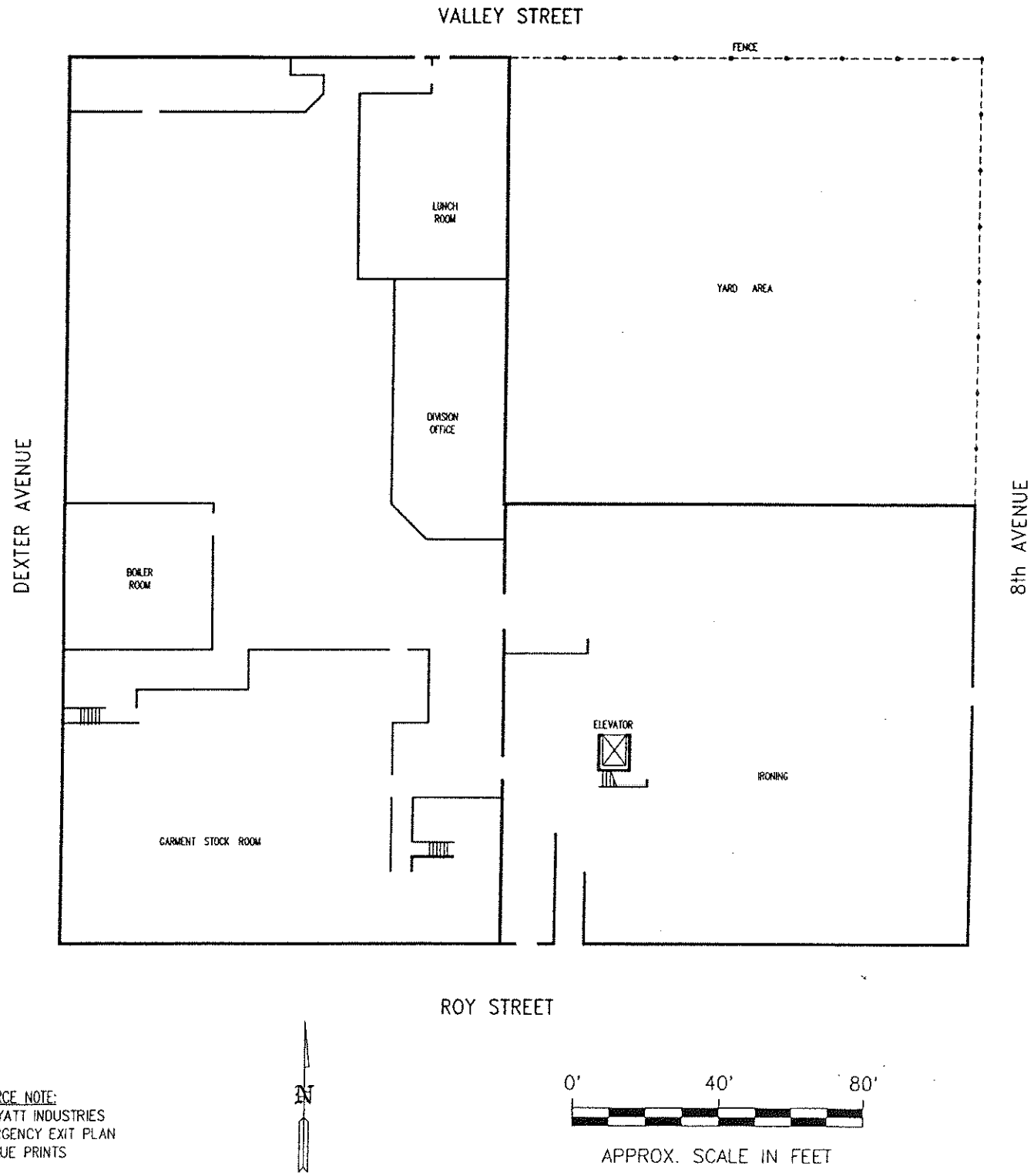
ROUX ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING & MANAGEMENT

COMPILED BY:	L.D.
PREPARED BY:	D.D.
PROJECT MNGR.	D.A.R.
DATE:	06/92
SCALE:	AS SHOWN
PROJECT NO.	26202W
FILE NAME:	MARYSIT2

PREPARED FOR: CINTAS CORPORATION
CINCINNATI, OHIO

TITLE: SITE PLAN, BASEMENT LEVEL
MARYATT INDUSTRIES
773 VALLEY STREET
SEATTLE, WA

FIGURE
4



SOURCE NOTE:
MARYATT INDUSTRIES
EMERGENCY EXIT PLAN
BLUE PRINTS

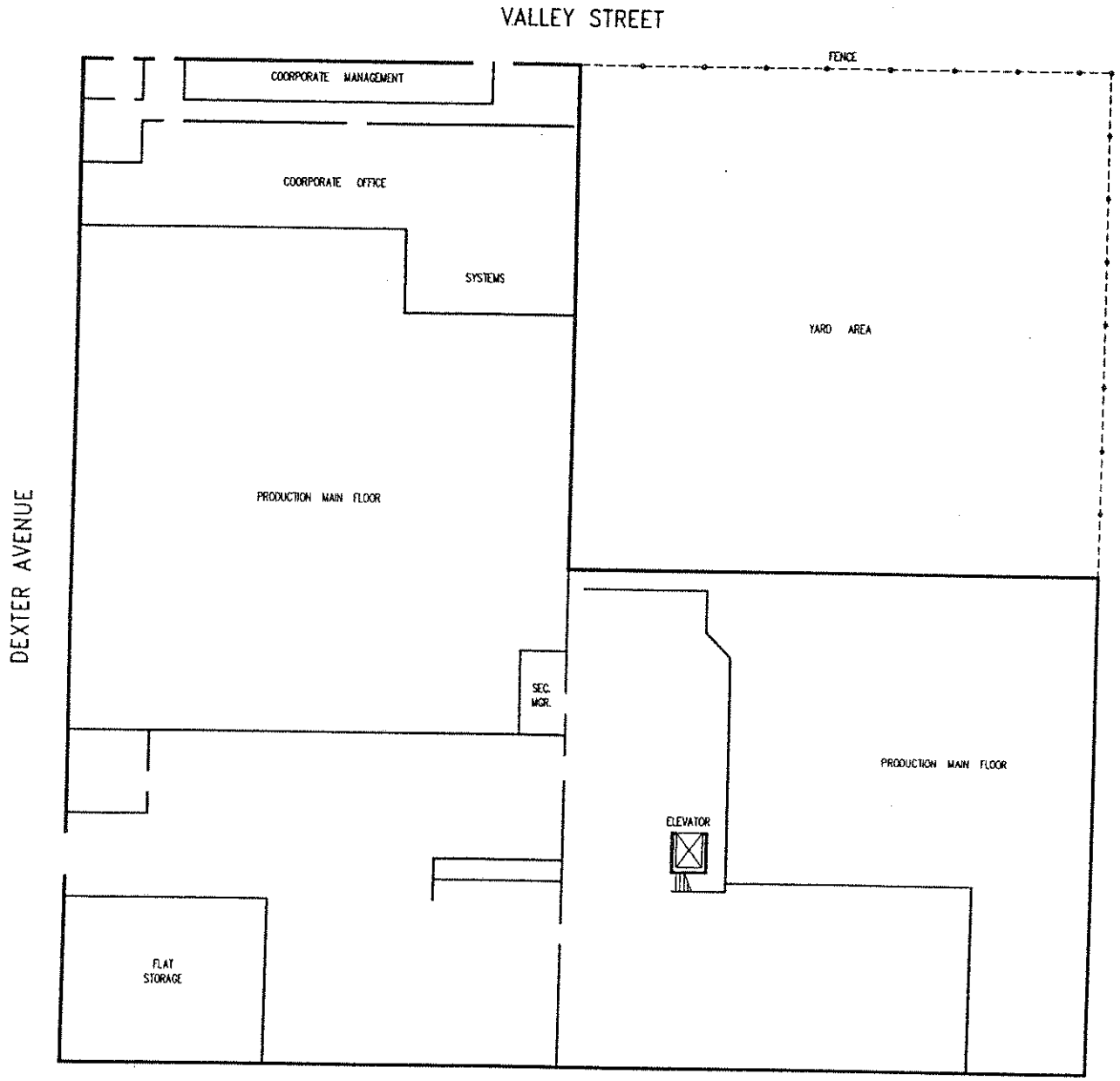
COMPILED BY:	L.D.
PREPARED BY:	D.D.
PROJECT MNGR.	D.A.R.
DATE:	06/92
SCALE:	AS SHOWN
PROJECT NO.	26202W
FILE NAME:	MARYSIT2

ROUX
ROUX ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING & MANAGEMENT

PREPARED FOR:
CINTAS CORPORATION
CINCINNATI, OHIO

TITLE:
SITE PLAN, FIRST FLOOR LEVEL
MARYATT INDUSTRIES
773 VALLEY STREET
SEATTLE, WA

FIGURE
5



SOURCE NOTE:
MARYATT INDUSTRIES
EMERGENCY EXIT PLAN
BLUE PRINTS

N

0' 40' 80'

APPROX. SCALE IN FEET

ROUX ASSOCIATES, INC.
ENVIRONMENTAL CONSULTING & MANAGEMENT

COMPILED BY:	L.D.
PREPARED BY:	D.D.
PROJECT MNGR.	D.A.R.
DATE:	06/92
SCALE:	AS SHOWN
PROJECT NO.	26202W
FILE NAME:	MARYSIT2

PREPARED FOR: CINTAS CORPORATION
CINCINNATI, OHIO

TITLE: SITE PLAN, MEZZANINE LEVEL
MARYATT INDUSTRIES
773 VALLEY STREET
SEATTLE, WA

FIGURE 6

APPENDICES

APPENDIX A

Vista Environmental Services Report

VISTA ENVIRONMENTAL INFORMATION, INC.
5-ROX-8831 RADIUS STATUS REPORT

Report Preparation Date: 6/11/92

Loan #: 26202W
Linda Dorn, Roux Associates Inc.
1855 Gateway Blvd, Suite 770, Concord, CA 94545

Loan Property: 773 Valley St
Seattle, WA 98109

VISTA DATABASE SEARCH RESULTS

Database & Date	Agency & Type of Records	Records Found
NPL 02/92	US EPA Superfund Sites	0
CERCLIS 01/92	US EPA Potential Superfund Sites	0
HAZWST 07/91	WA DEPT OF ECOLOGY Wasington Toxic Program - Affected Media & Contaminants	0
LUST 10/91	WA DEPT OF ECOLOGY Washington LUST listings	0
RCRA 03/91	US EPA RCRA Notification Data File	0
SWLF --/--	DEPT OF ECOLOGY, CURRENTLY NOT AVAILABLE FR VISTA Washington Solid Waste landfills	0
	Total:	0

Note: Sites often have more than one environmental record.

APPENDIX C
Photographic Documentation

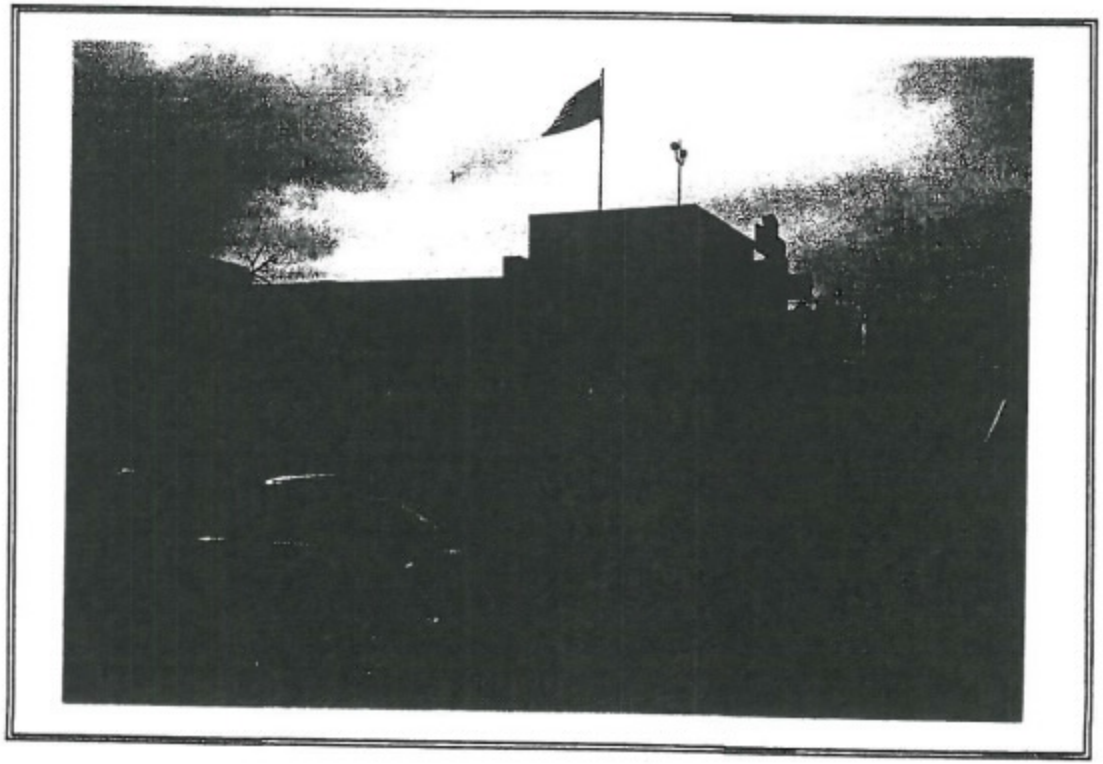


Photo 1. Main entrance at Valley and Dexter Streets.

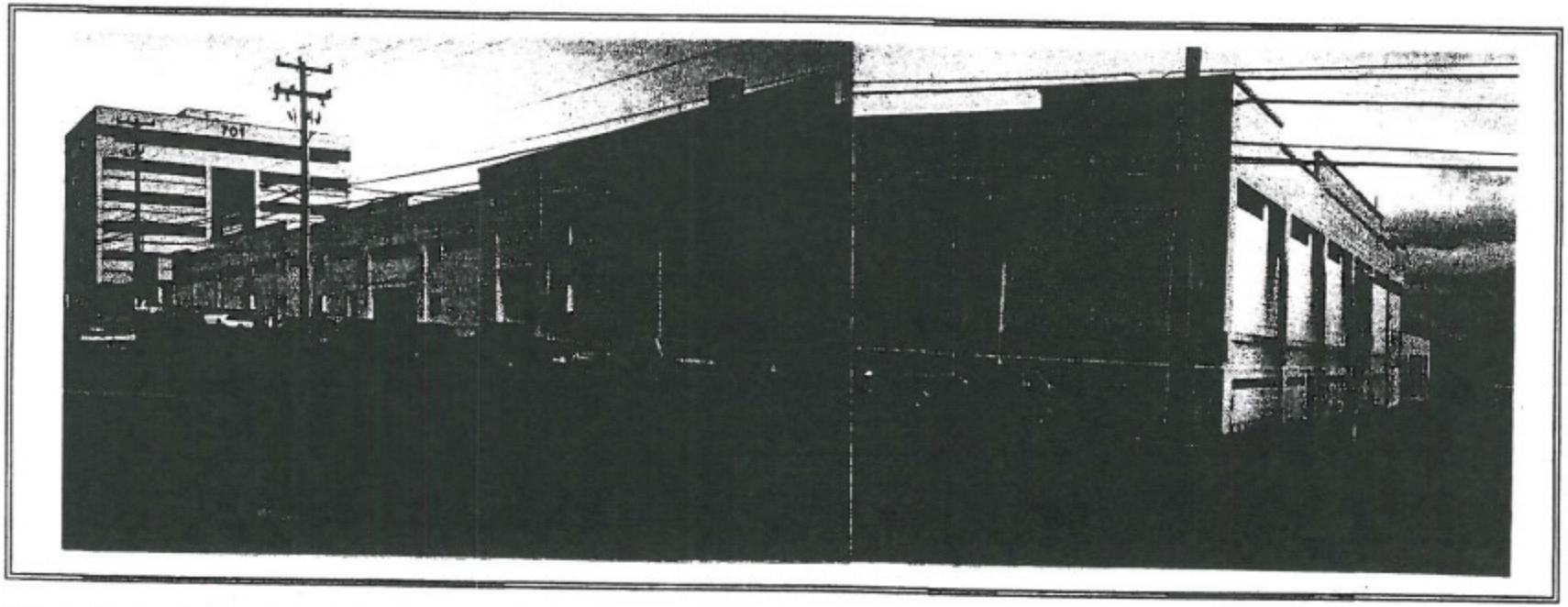


Photo 2. Main building, looking north from Roy Street.

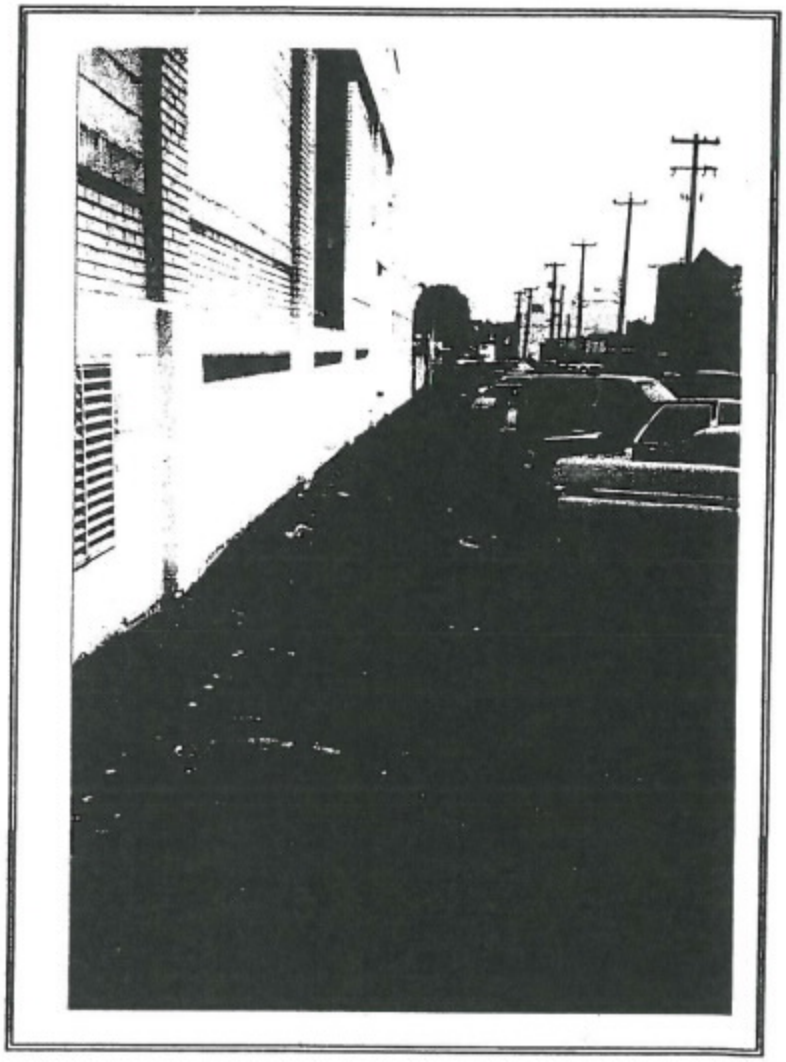


Photo 3. East wall of building. Note depression in sidewalk at middle of photo.

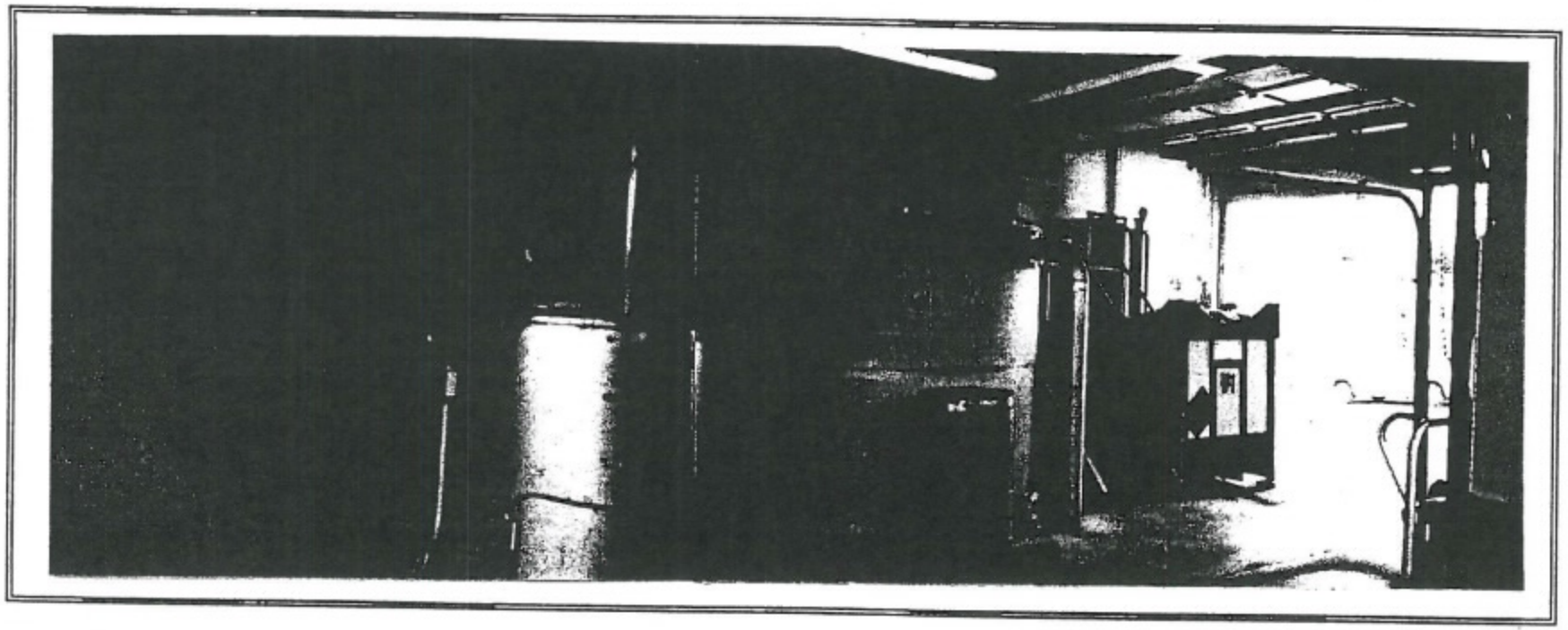


Photo 4. Tanks in wastewater treatment area.

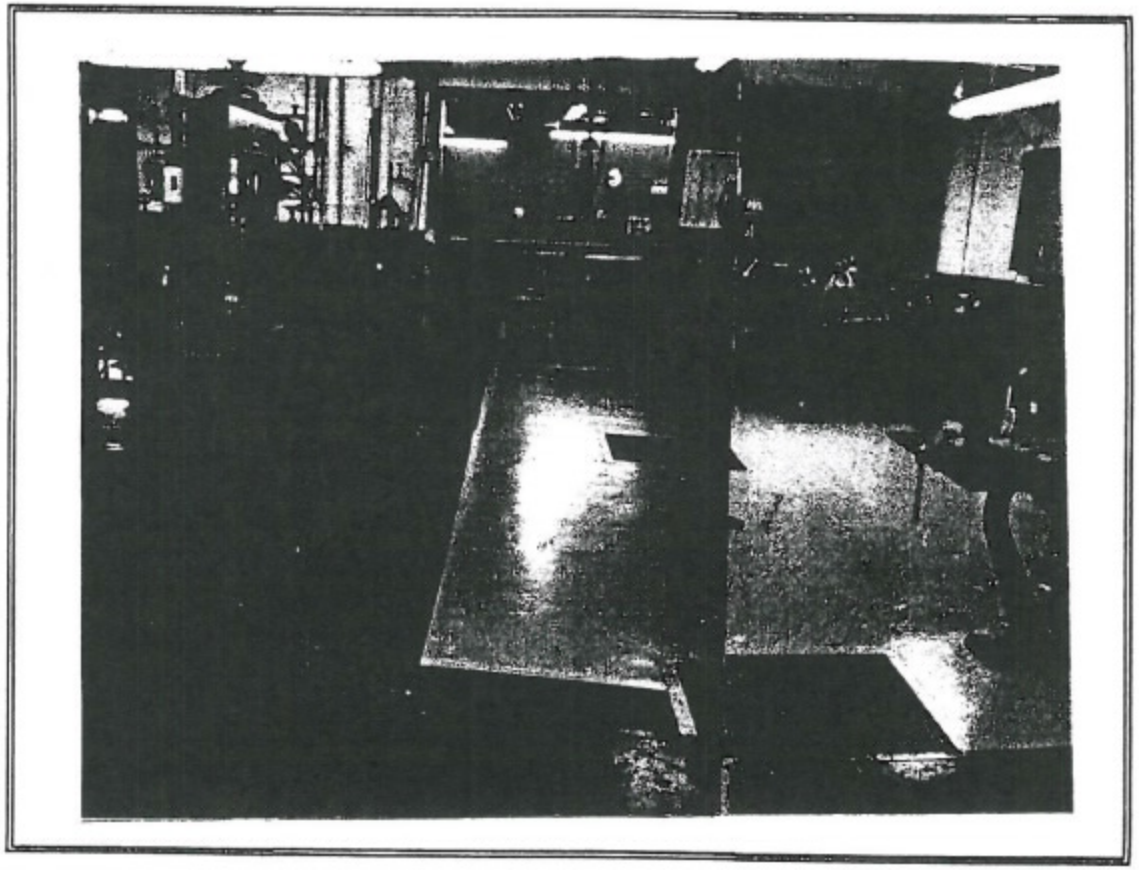


Photo 5. Tank access covers. Boiler fuel pumping and delivery is red piping in left corner of photo.

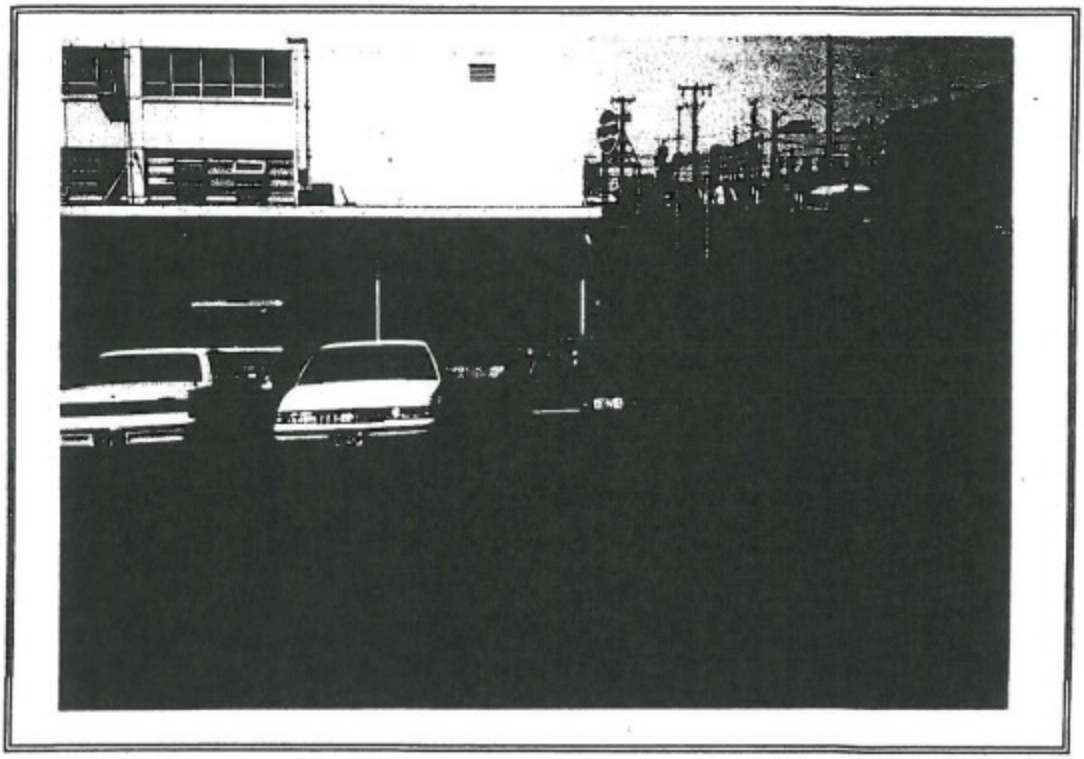


Photo 6. East wall of building. Former underground storage tank location and fuel island.

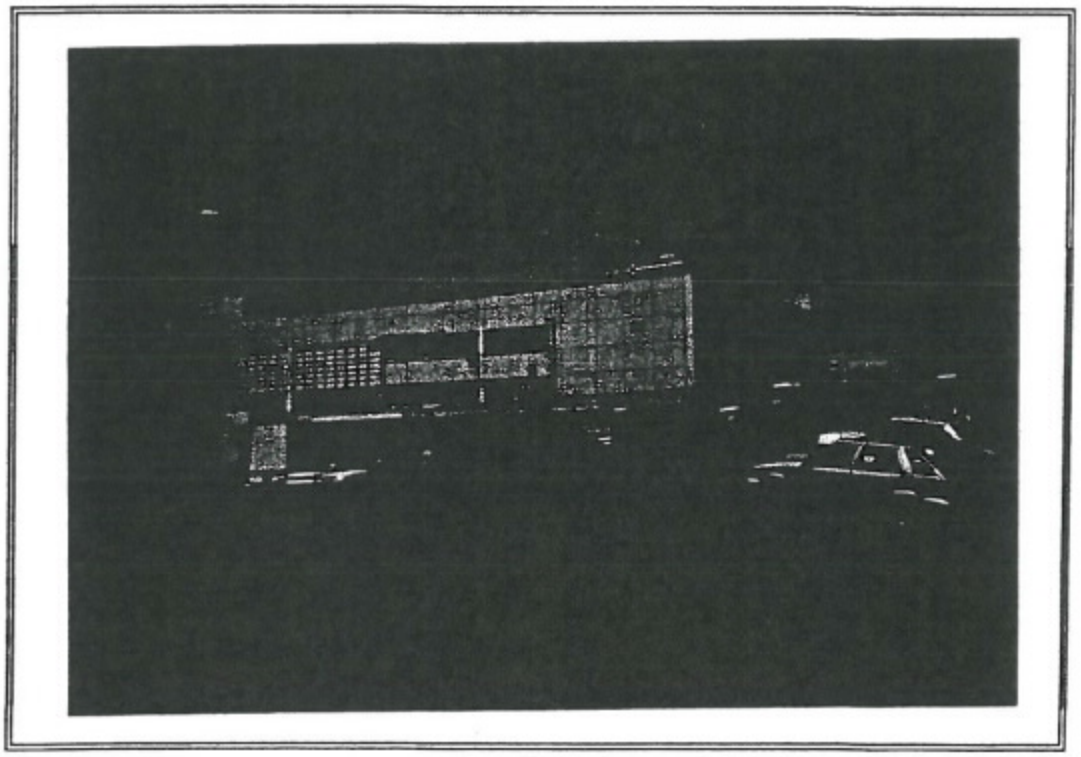


Photo 7. Main building from north at 8th and Valley Street.

Photo 8. Looking towards the northeast. Note propane tank in right corner of photo.

Photo 9. Washers and dryers inside main production area.

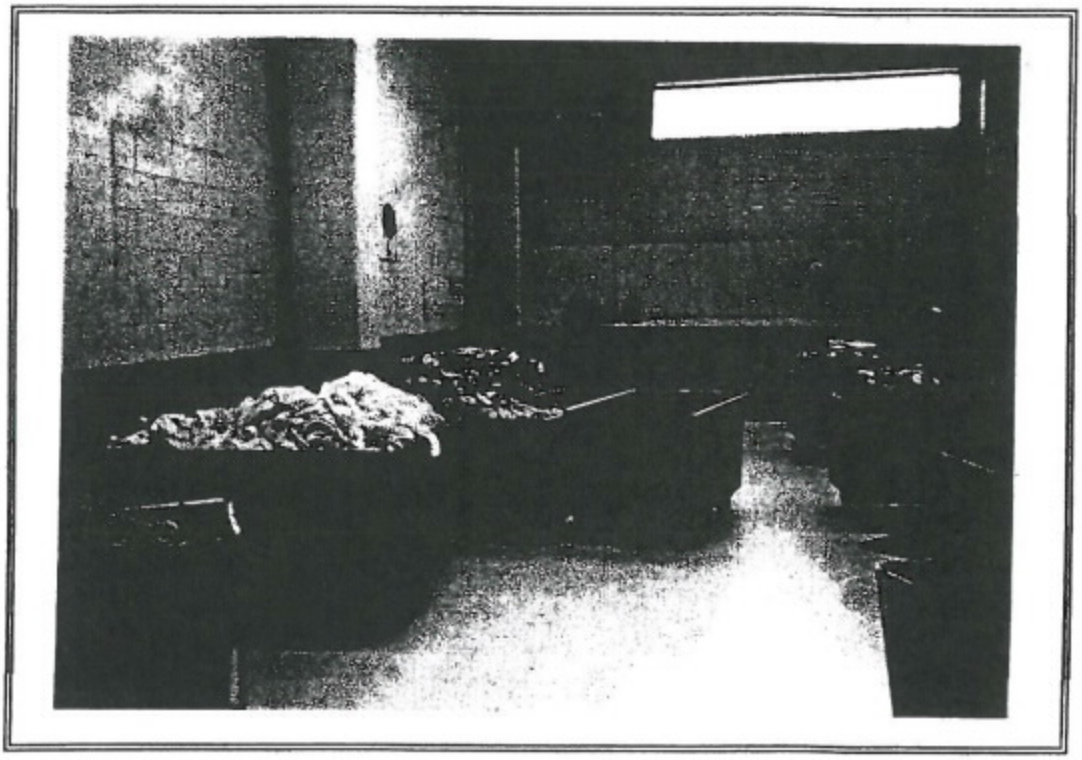


Photo 10. Former dry cleaning location.

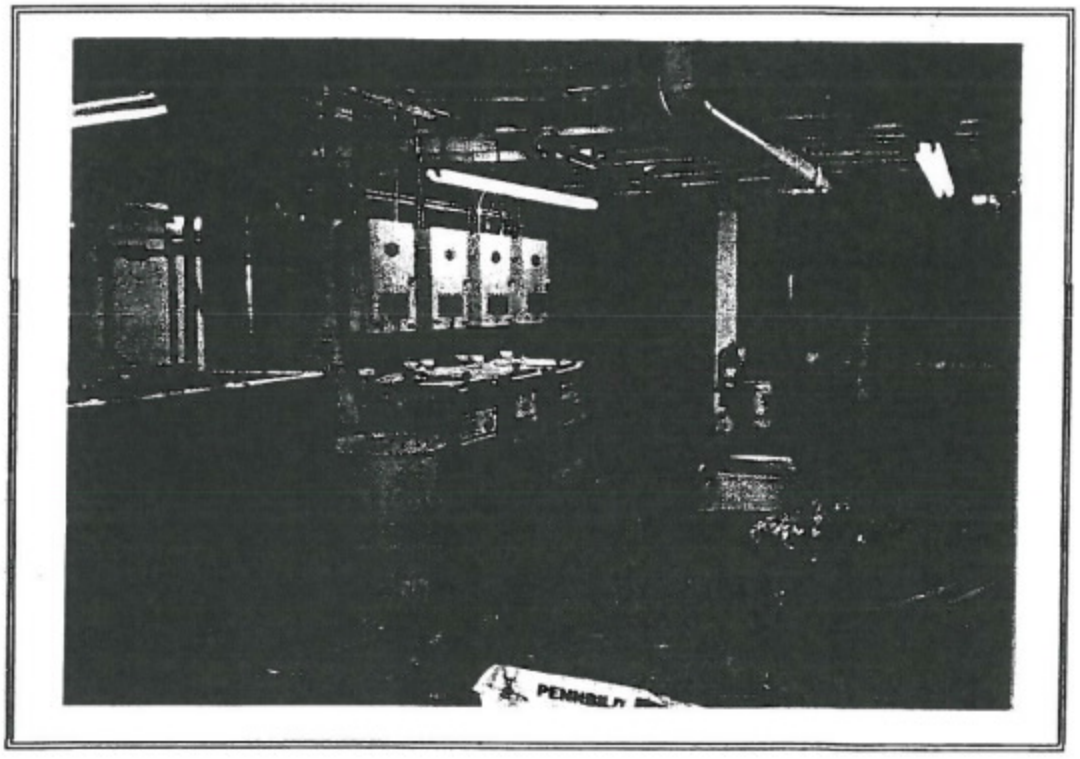


Photo 11. Wash water chemical treatment area.

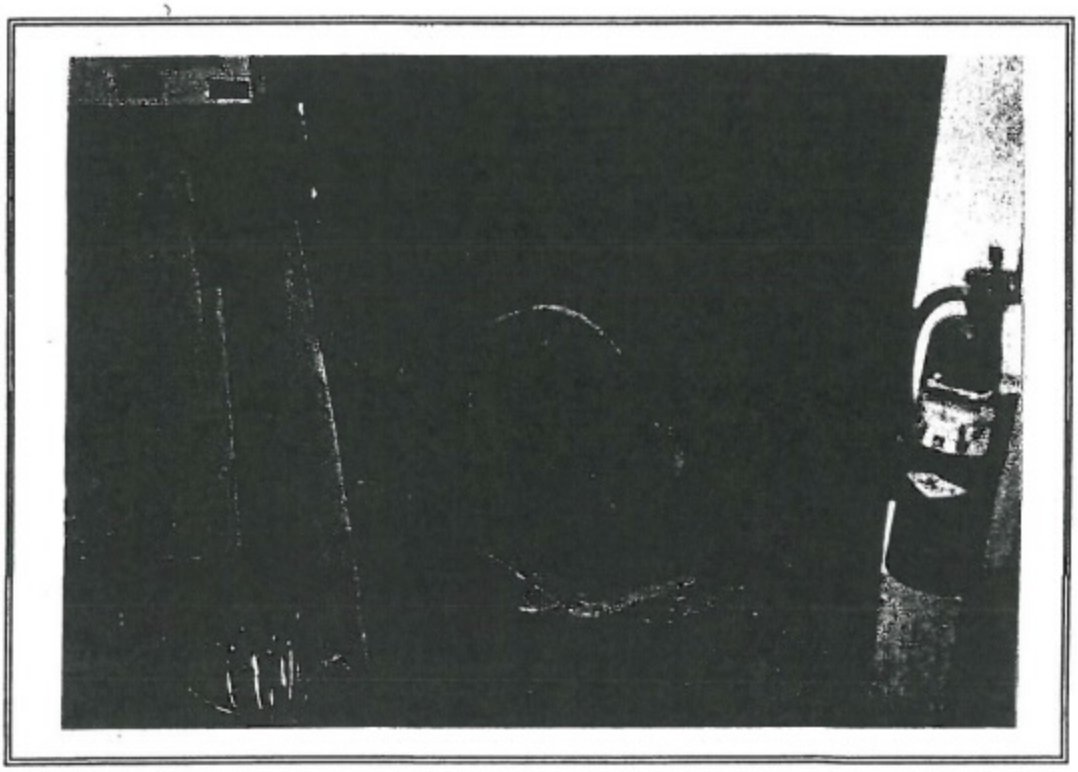


Photo 12. Drain system for the chemical treatment area, main floor.

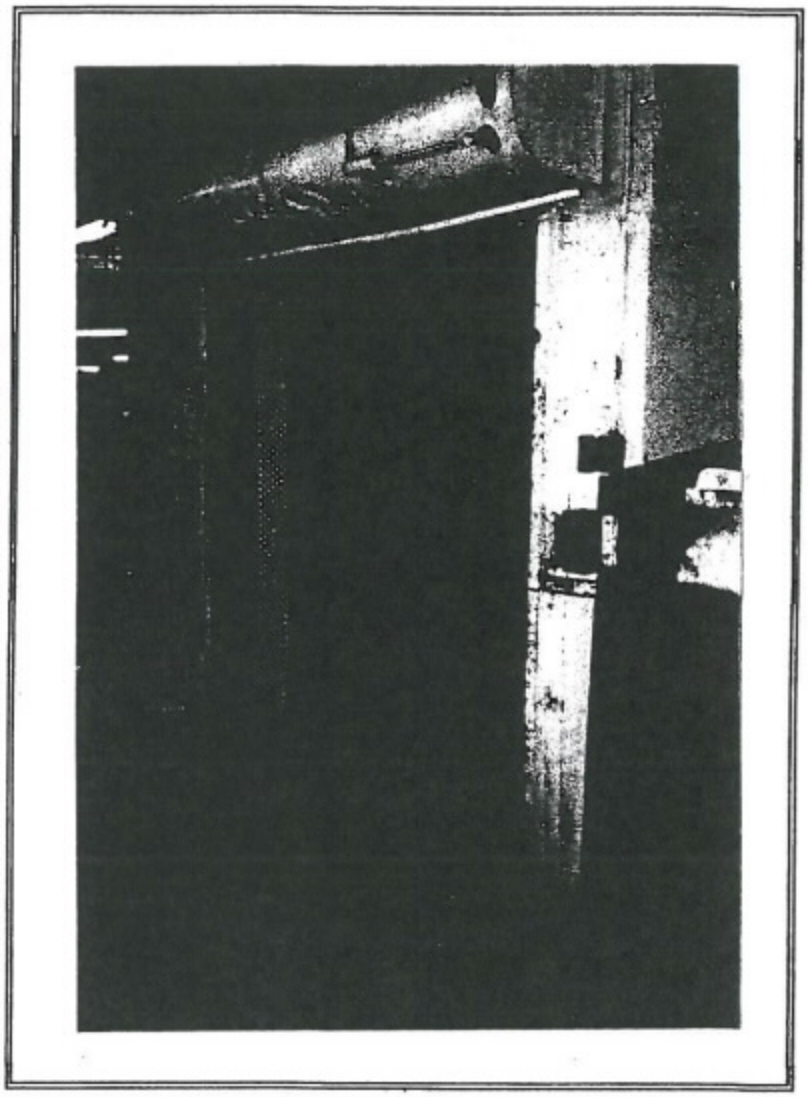


Photo 13. Freight elevator.