

Phase II Evaluation (April 28, 1994) – 2759 First Avenue South



April 28, 1994

E-5370-3

Mr. Kevin Daniels
First & Utah Street Associates, LP
2401 Utah Avenue South, #205
Seattle, Washington 98134

**Subject: Phase II Evaluation
Sears Auto Center
Seattle, Washington**

Dear Mr. Daniels:

A Phase I Environmental Site Assessment prepared by SEACOR on December 9, 1993 (4) raised environmental concerns in regards to the presence of a three-celled tank located at the site of the current Sears Auto Center at 2759 First Avenue South, Seattle, Washington. This letter is to address the concerns raised in that report and fulfill the work proposed by Earth Consultants, Inc., Project No. E-5370-3, March 8, 1994.

A review has been completed of associated reports (1, 2, 3, 4) and historical maps (5, 6) for the subject area. An attached figure (Plate 1), overlays the position of the existing building structure on historical structure locations. The positions of soil borings performed by Earth Consultants, Inc. under project number E-5730 in August of 1991 (1) are also indicated.

A review of historical records and reports indicate the following:

- A three-celled tank or vault was identified on circa 1940/1950 Sanborn Fire Insurance maps (5). It could not be determined whether this was a tank structure, a vault for oil/water separation, or a vault to hold three separate steel tanks and to keep them from sitting in the rather shallow water table.
- There have been various structures on the facility and the land surface has been both paved and unpaved at various times from the early 1900s until the present. Indications are that there has been some cutting to accommodate construction, but mostly filling at various times since the area was originally tide flats in the early 1900s.

- Review of field notes for soil boring logs in August 1991 (1) indicates that the soils are fill material with fairly universal composition over the first eight to ten feet. A review of the logs indicated that the location for boring number five was directly through the area of the subject vault or tank (1). A review of the log for Boring 5 (attached) indicated that, at the time, no odors or visual indications of any type of petroleum release were detected; fill materials of sand and brick were found; and at approximately five feet below the surface, a hard surface was penetrated, presumably the bottom of the old vault. The vault appears to have been constructed of concrete, or brick and concrete, and collapsed and filled quite some time ago.
- The northeast corner of the current structure for the Sears Auto Center is located over what would have been the western end of the subject vault. During construction of the current building, the existing building perimeter was overexcavated to four and one-half feet below grade and extending at least four feet beyond the perimeter (3). If a vault or tank was present, it would have been encountered at that time. No structure was encountered.
- In January, 1992, an underground tank for heating oil was discovered and removed from under a warehouse building located at the south end of the subject site (ECI, Project E-5370-1). No leakage or soil contamination from the tank was detected (2). Per conversation between Joe Nessel, of Earth Consultants, Inc. and Gerald Eilers, of SODO Center, Seattle, Washington, April 21, 1994, this appears to be the only tank that has been discovered and removed from this site, and there is no knowledge of any other recently removed or encountered tanks.

Based upon the review of referenced documents and records, ECI believes that the three-celled structure no longer exists and has not existed for a considerable time. Per conversation between Joe Nessel, of Earth Consultants, Inc. and Doug Knowlton, of the Washington State Department of Ecology, Underground Storage Tank Section, April 20, 1994, it appears that the structure was closed in accordance with the regulatory requirements of the time, there has been no release of contaminants and no release is to be expected; and in the absence of the structure and any release, UST issues are not involved and no further action is required with respect to the three-celled tank.

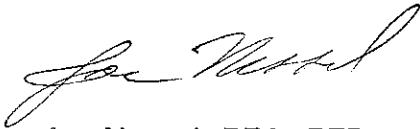
Mr. Kevin Daniels
First & Utah Street Associates, LP
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If you have any questions concerning our observations and conclusions, please feel free to call us.


Sincerely yours,

EARTH CONSULTANTS, INC.



Joe Nessel, REA, REP
Project Manager

JN/RSL/kml



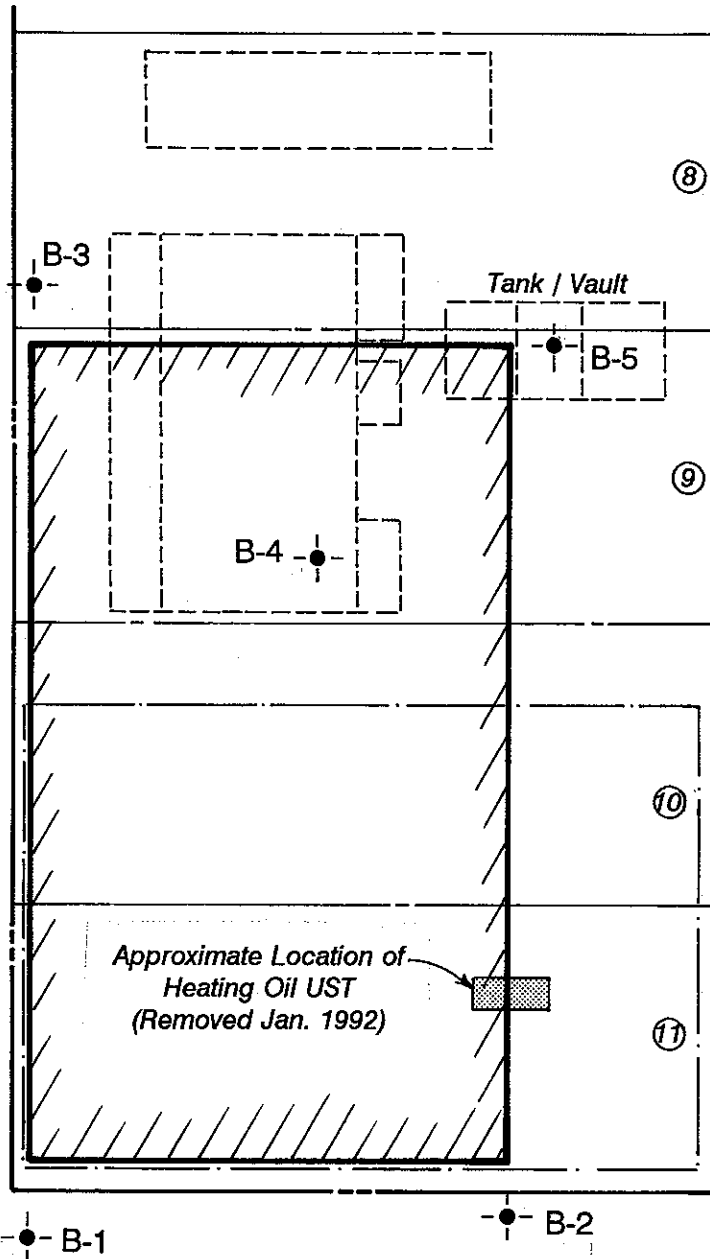
Robert S. Levinson, P.E.
Principal

References

1. Earth Consultants, Inc., Bellevue, Washington, "Geotechnical Engineering Study, Sears Automotive Center, SODO Center, 1st Avenue South and South Forest Street, Seattle, Washington", Project Number E-5730, August 30, 1991.
2. Earth Consultants, Inc., Bellevue, Washington, " Heating Oil UST Removal From Property Located at the Corner of 1st Avenue South and South Forest Street, Seattle, Washington", Project Number E-5730-1, February 20, 1992.
3. Earth Consultants, Inc., Bellevue, Washington, "Earthwork Observation and Testing, Sears Auto Center, 1st Avenue South, Seattle, Washington", Project Summary Update dated June 12, 1992, and Final Letter dated June 20, 1992, Project Number E-5370-2.
4. Science & Engineering Analysis Corporation (SEACOR), Bellevue, Washington, "Phase I Environmental Assessment, Sears Automotive Center, 2759 1st Avenue South, Seattle, Washington" SEACOR Job No. 00507-003-01, December 9, 1993.
5. Sanborn Fire Insurance Map, City of Seattle, Circa 1940/1950
6. Kroll Map Company, Inc., Seattle Washington, No. 50E

UTAH AVENUE

1st AVENUE S.



Approximate Location of Heating Oil UST (Removed Jan. 1992)

S. FOREST STREET

LEGEND

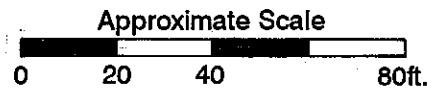
B-5 -●- Approximate Location of ECI Boring, Proj. No. E-5370, Aug. 1991

⑧ Lot Number

□ Approximate Area of Excavation for Structure Removed 1992

▨ Existing Structure (Sears Auto Center)

□ Existing Structures on 1940 Sanborn Map



References:
Sanborn Maps
Dated 1940

Kroll Map Co. Maps



Earth Consultants Inc.
Geotechnical Engineers, Geologists & Environmental Scientists

Site Plan
Sears Automotive Center
Seattle, Washington

Proj. No. 5370-3

Drwn. GLS

Date Apr. '94

Checked JN

Date 4/21/94

Plate 1

LOCATION : _____ ELEVATION : _____	JOB NO.	CLIENT	BORING	
	5370	SEARS AUTO CTR		5
	DRILLING METHOD	HSA		
	SAMPLING METHOD	SPT		
	HAMMER WT.	140	DROP	30
	DATE	7.25.91	BY	SD
	DRILLING CONTR.			SHEET
WATER LVL.	1.8'		1 OF 3	
TIME	12.45		START	
DATE	7.29		FINISH	

sample number	sample type	moisture %	density pcf	blows	N value	depth in feet	USCS code	SURFACE CONDITIONS :
				17	29	0	SM	Brown medium silty SAND, some gravel, dense, moist Brick pieces (fill to - Brick (possibly an old filled basement) - drilling on something hard - Brick
				13		1		
				16		2		
				9	29	3		
				14		4		
				15		5		
				8	14	6	- Brick	
				8		7		
				5		8		
				2	7	8	SP	Black poorly graded medium SAND, loose, wet - water bearing
				3		9		
				4		10		
				3	8	1		
				4		2		
				4		3		
				3	9	4		
				4		5		
				5		6		
				2	2	7	- SAND becomes fine grained, - very loose	
				1		8		
				1		9		
						10		

BORING TERMINATED AT 41.5 FEET BELOW EXISTING GRADE. GROUNDWATER ENCOUNTERED AT ~~(NO GROUNDWATER ENCOUNTERED)~~ 7 DURING DRILLING. 3/4" PVC STANDPIPE INSTALLED TO (BOTTOM OF BORING) _____ . LOWER _____ FEET SLOTTED. BORING BACKFILLED WITH _____ .

LOCATION :	JOB NO.	CLIENT	BORING	
	5370	SEARS AUTO CTR.		
	DRILLING METHOD	HSA		
	SAMPLING METHOD	SPT		
	HAMMER WT.	140	DROP	30
	DATE	7.26.91	BY	CS
	DRILLING CONTR.	ASSOCIATED		SHEET
ELEVATION :			2 OF 3	
	WATER LVL.		START	
	TIME		FINISH	
	DATE			

sample number	sample type	moisture %	density pcf	blows	N value	depth in feet	USCS code	SURFACE CONDITIONS :
				9		0		
				7	15	1		
				8		2		
						3		
						4		
				2		5		
				5	12	6		returns to medium grained
				7		7		
						8		
						9		
				5		30		
				8	24	1		- bivalve shell fragments
				16		2		- becomes dense
						3		
						4		
						5		
				6		6		- no recovery
				15	37	7		
				22		8		
						9		
						0		

BORING TERMINATED AT _____ FEET BELOW EXISTING GRADE. GROUNDWATER ENCOUNTERED AT (NO GROUNDWATER ENCOUNTERED) _____ DURING DRILLING. 3/4" PVC STANDPIPE INSTALLED TO (BOTTOM OF BORING) _____. LOWER _____ FEET SLOTTED. BORING BACKFILLED WITH _____.

LOCATION : ELEVATION : _____	JOB NO.	CLIENT	BORING	
	5370	SEARS AUTO CTR	S	
	DRILLING METHOD		HSA	
	SAMPLING METHOD		SPT	
	HAMMER WT.	140	DROP	20
	DATE	7.25.91	BY	SD
	DRILLING CONTR.		ASSOCIATED	SHEET
START	FINISH			
WATER LVL.				
TIME				
DATE				

sample number	sample type	moisture %	density pcf	blows	N value	depth in feet	USCS code	SURFACE CONDITIONS :
				4		0		
				11		1		
				22	33	1		
						2		BoH
						3		
						4		
						5		
						6		
						7		
						8		
						9		
						10		
						1		
						2		
						3		
						4		
						5		
						6		
						7		
						8		
						9		
						0		

BORING TERMINATED AT _____ FEET BELOW EXISTING GRADE. GROUNDWATER ENCOUNTERED AT (NO GROUNDWATER ENCOUNTERED) _____ DURING DRILLING. 3/4" PVC STANDPIPE INSTALLED TO (BOTTOM OF BORING) _____ . LOWER _____ FEET SLOTTED. BORING BACKFILLED WITH _____ .