



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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March 26, 2019

Pui Leung  
Vibrant Cities  
606 Maynard Ave S #251  
Seattle, Washington 98104

**Re: Preliminary Determination of Liability for Release of Hazardous Substances at the following Contaminated Site:**

- **Site Name: Texaco Downstream 211577 (Texaco-Monterey Apartments)**
- **Site Address: 631 Queen Anne Avenue North, Seattle, Washington 98109**
- **Cleanup Site ID: 6663**
- **Facility/Site ID: 77774779**

Dear Pui Leung:

Based on credible evidence, the Department of Ecology (Ecology) is proposing to find Roystone on Queen Anne, LLC (Roystone) liable under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW, for the release of hazardous substances at the **Texaco Downstream 211577** facility (Site). Any person whom Ecology finds, based on credible evidence, to be liable is known under MTCA as a “potentially liable person” or “PLP.”

This letter identifies the basis for Ecology’s proposed finding and your opportunity to respond to that finding. This letter also describes the scope of your potential liability and next steps in the cleanup process at the Site.

### **Proposed Finding of Liability**

Ecology is proposing to find Roystone liable under RCW 70.105D.040 for the release of hazardous substances at the Site. This proposed finding is based on the following evidence:

1. Roystone is the current owner of the Property where contamination has come to be located, as per King County Assessor’s record.
2. The *Cleanup Action Work Plan (CAWP)*, prepared by Riley Group, dated December 14, 2018, detailed the following:



- Soil sampling results at the Property from 1993 to 2017 identified that petroleum hydrocarbon contaminated soil extends to 24 feet below ground surface (bgs) across a large portion of the Property. There are isolated areas on the western and southwestern portions of the Property where petroleum hydrocarbon contaminated soil extends to depths of 31 feet bgs.
  - Ground water sampling results in 2017 and 2018 identified petroleum hydrocarbon contaminated ground water was present across the Property:
    - *Monitoring well MW-6*: 1,000 micrograms per liter ( $\mu\text{g/L}$ ) of diesel
    - *Monitoring well MW-9*: 1,500  $\mu\text{g/L}$  of diesel
    - *Extraction well DPE-5*: 1,300  $\mu\text{g/L}$  of diesel
    - *Extraction well DPE-6*: 3,300  $\mu\text{g/L}$  of diesel, and 610  $\mu\text{g/L}$  of heavy oil
    - *Extraction well DPE-7*: 4,100  $\mu\text{g/L}$  of diesel, and 850  $\mu\text{g/L}$  of heavy oil
    - *Soil boring P1*: 7,100  $\mu\text{g/L}$  of gasoline, 110,000  $\mu\text{g/L}$  of diesel, and 3,800  $\mu\text{g/L}$  of heavy oil
    - *Soil boring P3*: 1,200  $\mu\text{g/L}$  of gasoline, and 1,400  $\mu\text{g/L}$  of diesel
3. According to the *Final Remedial Investigation and Site Summary Report*, dated August 20, 2007, the *Second Semiannual 2013 Groundwater Monitoring Report*, dated March 26, 2014, and the December 2018 *CAWP*, petroleum hydrocarbon contaminated soil and ground water have extended off-Property:
- Petroleum hydrocarbon contaminated soil has extended off-Property to the west, south, and southwest.
    - *Monitoring well MW-23 (Lindberg Apartment)*: 1,200 milligrams per kilogram (mg/kg) of gasoline, and 0.12 mg/kg of benzene at 10 feet bgs
    - *Monitoring well MW-25 (1st Avenue West)*: 8,100 mg/kg of gasoline at 12.5 feet bgs
    - *Extraction well DPE-2 (Monterey Apartment)*: 24,000 mg/kg of gasoline, 3,000 mg/kg of diesel, and 93 mg/kg of benzene at 13 feet bgs
  - Petroleum hydrocarbon contaminated soil has also extended off-Property to the north, to a lesser extent.
    - *Monitoring well SSI-W2 (Sidewalk along West Roy Street)*: 69 mg/kg of gasoline at 12.5 feet bgs
  - Petroleum hydrocarbon contaminated ground water has extended off-Property to the west, south, and southwest.
    - *Monitoring well MW-21 (Bank of America, west of 1st Avenue West)*: 51  $\mu\text{g/L}$  of benzene

- *Monitoring well MW-33 (U-Park parking lot, west of 1st Avenue West):* 140 µg/L of benzene
- Petroleum hydrocarbon contaminated ground water may have extended off-Property to the north and east, but not beyond monitoring wells SSI-W1 and SSI-W2 that are located on the sidewalks along Queen Anne Avenue North and West Roy Street, respectively.

### **Opportunity to Respond to Proposed Finding of Liability**

In response to Ecology's proposed finding of liability, you may either:

1. Accept your status as a PLP without admitting liability and expedite the process through a voluntary waiver of your right to comment. This may be accomplished by signing and returning the enclosed form or by sending a letter containing similar information to Ecology; or
2. Challenge your status as a PLP by submitting written comments to Ecology within thirty (30) calendar days of the date you receive this letter; or
3. Choose not to comment on your status as a PLP.

Please submit your waiver or written comments to the following address:

Jing Song  
NWRO Toxics Cleanup Program  
3190 160th Avenue Southeast  
Bellevue, Washington 98008-5452

After reviewing any comments submitted, or after 30 days if no response has been received, Ecology will make a final determination regarding your status as a PLP and provide you with written notice of that determination.

### **Identification of Other Potentially Liable Persons**

Ecology has notified the following additional persons that they may be potentially liable for the release of hazardous substances at the Site.

1. Equiva Services, LLC (formerly Texaco, Inc., currently Chevron Environmental Management Company), by letter dated September 28, 1999.
2. Mr. and Mrs. Arnold, by letter dated October 5, 1994.

If you are aware of any other persons who may be liable for the release of hazardous substances at the Site, Ecology encourages you to provide us with their identities and the reason you believe

they are liable. Ecology also suggests you contact these other persons to discuss how you can jointly work together to most efficiently clean up the Site.

### **Responsibility and Scope of Potential Liability**

Ecology may either conduct or require PLPs to conduct remedial actions to investigate and clean up the release of hazardous substances at a site. PLPs are encouraged to initiate discussions and negotiations with Ecology and the Office of the Attorney General that may lead to an agreement on the remedial action to be conducted.

Each liable person is strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release of hazardous substances at a site. If Ecology incurs remedial action costs in connection with the investigation or cleanup of real property and those costs are not reimbursed, then Ecology has the authority under RCW 70.105D.055 to file a lien against that real property to recover those costs.

### **Next Steps in Cleanup Process**

In response to the release of hazardous substances at the Site, Ecology has conducted site investigations and interim cleanup actions since 1986. These investigations and interim actions were conducted under two separate cleanup sites: Texaco Downstream 211577 (facility ID 77774779), and Monterey Apartment Site (facility ID 2047).

To continue the cleanup process, Ecology intends to conduct the following actions under MTCA:

1. Combine the two cleanup sites (Texaco Downstream 211577 and Monterey Apartment Site) and assign a new site name.
2. Update a Site Hazard Assessment.
3. Ecology will invite Roystone as a PLP to negotiate an Agreed Order that will:
  - (1) Finalize a formal Remedial Investigation and Feasibility Study;
  - (2) Provide a draft Cleanup Action Plan for remediating the Site;
  - (3) Provide for additional interim actions.

For a description of the process for cleaning up a contaminated site under MTCA, please refer to the enclosed fact sheet.

Ecology's policy is to work cooperatively with PLPs to accomplish the prompt and effective cleanup of contaminated sites. Please note that your cooperation in planning or conducting remedial actions at the Site is not an admission of guilt or liability.

### **Contact Information**

Pui Leung  
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If you have any questions regarding this letter or if you would like additional information regarding the cleanup of contaminated sites, please contact me at 425-649-7109 or [jing.song@ecy.wa.gov](mailto:jing.song@ecy.wa.gov). Thank you for your cooperation.

Sincerely,



Jing Song  
Cleanup Project Manager  
Department of Ecology  
NWRO Toxics Cleanup Program

Enclosures (6)

1. FOCUS: MODEL TOXICS CONTROL ACT CLEANUP REGULATION:  
PROCESS FOR CLEANUP OF HAZARDOUS WASTE SITES (#94-129)
2. Voluntary Waiver of Right to Comment Form
3. King County Assessor Page
4. Property Vicinity Map
5. Historical Soil Analytical Results on the Property
6. Monitoring Wells at the Site

By certified mail to: 9171 9690 0935 0206 7584 67

cc: James Wong, Vibrant Cities  
Ryan Stoller, Stoller LLC  
Jerry Sawetz, Riley Group  
Andrew Fitz, Office of the Attorney General  
Ecology Site File



# Focus

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## Model Toxics Control Act Cleanup Regulation: Process for Cleanup of Hazardous Waste Sites

In March of 1989, an innovative, citizen-mandated toxic waste cleanup law went into effect in Washington, changing the way hazardous waste sites in this state are cleaned up. Passed by voters as Initiative 97, this law is known as the Model Toxics Control Act, chapter 70.105D RCW. This fact sheet provides a brief overview of the process for the cleanup of contaminated sites under the rules Ecology adopted to implement that Act (chapter 173-340 WAC).

### How the Law Works

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The cleanup of hazardous waste sites is complex and expensive. In an effort to avoid the confusion and delays associated with the federal Superfund program, the Model Toxics Control Act is designed to be as streamlined as possible. It sets strict cleanup standards to ensure that the quality of cleanup and protection of human health and the environment are not compromised. At the same time, the rules that guide cleanup under the Act have built-in flexibility to allow cleanups to be addressed on a site-specific basis.

The Model Toxics Control Act funds hazardous waste cleanup through a tax on the wholesale value of hazardous substances. The tax is imposed on the first in-state possessor of hazardous substances at the rate of 0.7 percent, or \$7 per \$1,000. Since its passage in 1988, the Act has guided the cleanup of thousands of hazardous waste sites that dot the Washington landscape. The Washington State Department of Ecology's Toxic Cleanup Program ensures that these sites are investigated and cleaned up.

### What Constitutes a Hazardous Waste Site?

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Any owner or operator who has information that a hazardous substance has been released to the environment at the owner or operator's facility and may be a threat to human health or the environment must report this information to the Department of Ecology (Ecology). If an "initial investigation" by Ecology confirms further action (such as testing or cleanup) may be necessary, the facility is entered onto either Ecology's "Integrated Site Information System" database or "Leaking Underground Storage Tank" database. These are computerized databases used to track progress on all confirmed or suspected contaminated sites in Washington State. All confirmed sites that have not been already voluntarily cleaned up are ranked and placed on the state "Hazardous Sites List." Owners, operators, and other persons known to be potentially liable for the cleanup of the site will receive an "Early Notice Letter" from Ecology notifying them that their site is suspected of needing cleanup, and that it is Ecology's policy to work cooperatively with them to accomplish prompt and effective cleanup.

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## Who is Responsible for Cleanup?

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Any past or present relationship with a contaminated site may result in liability. Under the Model Toxics Control Act a potentially liable person can be:

- A current or past facility owner or operator.
- Anyone who arranged for disposal or treatment of hazardous substances at the site.
- Anyone who transported hazardous substances for disposal or treatment at a contaminated site, unless the facility could legally receive the hazardous materials at the time of transport.
- Anyone who sells a hazardous substance with written instructions for its use, and abiding by the instructions results in contamination.

In situations where there is more than one potentially liable person, each person is jointly and severally liable for cleanup at the site. That means each person can be held liable for the entire cost of cleanup. In cases where there is more than one potentially liable person at a site, Ecology encourages these persons to get together to negotiate how the cost of cleanup will be shared among all potentially liable persons.

Ecology must notify anyone it knows may be a “potentially liable person” and allow an opportunity for comment before making any further determination on that person’s liability. The comment period may be waived at the potentially liable person’s request or if Ecology has to conduct emergency cleanup at the site.

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## Achieving Cleanups through Cooperation

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Although Ecology has the legal authority to order a liable party to clean up, the department prefers to achieve cleanups cooperatively. Ecology believes that a non-adversarial relationship with potentially liable persons improves the prospect for prompt and efficient cleanup. The rules implementing the Model Toxics Control Act, which were developed by Ecology in consultation with the Science Advisory Board (created by the Act), and representatives from citizen, environmental and business groups, and government agencies, are designed to:

- Encourage independent cleanups initiated by potentially liable persons, thus providing for quicker cleanups with less legal complexity.
- Encourage an open process for the public, local government and liable parties to discuss cleanup options and community concerns.
- Facilitate cooperative cleanup agreements rather than Ecology-initiated orders. *Ecology can, and does, however use enforcement tools in emergencies or with recalcitrant potentially liable persons.*

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## What is the Potentially Liable Person’s Role in Cleanup?

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The Model Toxics Control Act requires potentially liable persons to assume responsibility for cleaning up contaminated sites. For this reason, Ecology does not usually conduct the actual cleanup when a potentially liable person can be identified. Rather, Ecology oversees the cleanup of sites to ensure that investigations, public involvement and actual cleanup and monitoring are done appropriately. Ecology’s costs of this oversight are required to be paid by the liable party.

When contamination is confirmed at the site, the owner or operator may decide to proceed with cleanup without Ecology assistance or approval. Such “independent cleanups” are

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allowed under the Model Toxics Control Act under most circumstances, but must be reported to Ecology, and are done at the owner's or operator's own risk. Ecology may require additional cleanup work at these sites to bring them into compliance with the state cleanup standards. Most cleanups in Washington are done independently.

Other than local governments, potentially liable persons conducting independent cleanups do not have access to financial assistance from Ecology. Those who plan to seek contributions from other persons to help pay for cleanup costs need to be sure their cleanup is "the substantial equivalent of a department-conducted or department-supervised remedial action." Ecology has provided guidance on how to meet this requirement in WAC 173-340-545. Persons interested in pursuing a private contribution action on an independent cleanup should carefully review this guidance prior to conducting site work.

## **Working with Ecology to Achieve Cleanup**

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Ecology and potentially liable persons often work cooperatively to reach cleanup solutions. Options for working with Ecology include formal agreements such as consent decrees and agreed orders, and seeking technical assistance through the Voluntary Cleanup Program. These mechanisms allow Ecology to take an active role in cleanup, providing help to potentially liable persons and minimizing costs by ensuring the job meets state standards the first time. This also minimizes the possibility that additional cleanup will be required in the future – providing significant assurances to investors and lenders.

Here is a summary of the most common mechanisms used by Ecology:

- **Voluntary Cleanup Program:** Many property owners choose to cleanup their sites independent of Ecology oversight. This allows many smaller or less complex sites to be cleaned up quickly without having to go through a formal process. A disadvantage to property owners is that Ecology does not approve the cleanup. This can present a problem to property owners who need state approval of the cleanup to satisfy a buyer or lender.  
  
One option to the property owner wanting to conduct an independent cleanup yet still receive some feedback from Ecology is to request a technical consultation through Ecology's Voluntary Cleanup Program. Under this voluntary program, the property owner submits a cleanup report with a fee to cover Ecology's review costs. Based on the review, Ecology either issues a letter stating that the site needs "No Further Action" or identifies what additional work is needed. Since Ecology is not directly involved in the site cleanup work, the level of certainty in Ecology's response is less than in a consent decree or agreed order. However, many persons have found a "No Further Action" letter to be sufficient for their needs, making the Voluntary Cleanup Program a popular option.
- **Consent Decrees:** A consent decree is a formal legal agreement filed in court. The work requirements in the decree and the terms under which it must be done are negotiated and agreed to by the potentially liable person, Ecology and the state Attorney General's office. Before consent decrees can become final, they must undergo a public review and comment period that typically includes a public hearing. Consent decrees protect the potentially liable person from being sued for "contribution" by other persons that incur cleanup expenses at the site while facilitating any contribution claims against the other persons when they are responsible for part of the cleanup costs. Sites cleaned up under a consent decree are also exempt from having to obtain certain state and local permits that could delay the cleanup.



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- **De Minimus Consent Decree:** Landowners whose contribution to site contamination is “insignificant in amount and toxicity” may be eligible for a de minimus consent decree. In these decrees, landowner typically settle their liability by paying for some of the cleanup instead of actually conducting the cleanup work. Ecology usually accepts a de minimus settlement proposal only if the landowner is affiliated with a larger site cleanup that Ecology is currently working on.
  - **Prospective Purchaser Consent Decree:** A consent decree may also be available for a “prospective purchaser” of contaminated property. In this situation, a person who is not already liable for cleanup and wishes to purchase a cleanup site for redevelopment or reuse may apply to negotiate a prospective purchaser consent decree. The applicant must show, among other things, that they will contribute substantial new resources towards the cleanup. Cleanups that also have a substantial public benefit will receive a higher priority for prospective purchaser agreements. If the application is accepted, the requirements for cleanup are negotiated and specified in a consent decree so that the purchaser can better estimate the cost of cleanup before buying the land.
  - **Agreed Orders:** Unlike a consent decree, an agreed order is not filed in court and is not a settlement. Rather, it is a legally binding administrative order issued by Ecology and agreed to by the potentially liable person. Agreed orders are available for remedial investigations, feasibility studies, and final cleanups. An agreed order describes the site activities that must occur for Ecology to agree not to take enforcement action for that phase of work. As with consent decrees, agreed orders are subject to public review and offer the advantage of facilitating contribution claims against other persons and exempting cleanup work from obtaining certain state and local permits.

## **Ecology-Initiated Cleanup Orders**

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Administrative orders requiring cleanup activities without an agreement with a potentially liable person are known as **enforcement orders**. These orders are usually issued to a potentially liable person when Ecology believes a cleanup solution cannot be achieved expeditiously through negotiation or if an emergency exists. If the responsible party fails to comply with an enforcement order, Ecology can clean up the site and later recover costs from the responsible person(s) at up to three times the amount spent. The state Attorney General’s Office may also seek a fine of up to \$25,000 a day for violating an order. Enforcement orders are subject to public notification.

## **Financial Assistance**

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Each year, Ecology provides millions of dollars in grants to local governments to help pay for the cost of site cleanup. In general, such grants are available only for sites where the cleanup work is being done under an order or decree. Ecology can also provide grants to local governments to help defray the cost of replacing a public water supply well contaminated by a hazardous waste site. Grants are also available for local citizen groups and neighborhoods affected by contaminated sites to facilitate public review of the cleanup. See Chapter 173-322 WAC for additional information on grants to local governments and Chapter 173-321 WAC for additional information on public participation grants.

## **Public Involvement**

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Public notices are required on all agreed orders, consent decrees, and enforcement orders. Public notification is also required for all Ecology-conducted remedial actions.

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Ecology's Site Register is a widely used means of providing information about cleanup efforts to the public and is one way of assisting community involvement. The Site Register is published every two weeks to inform citizens of public meetings and comment periods, discussions or negotiations of legal agreements, and other cleanup activities. The Site Register can be accessed on the Internet at: [www.ecy.wa.gov/programs/tcp/pub\\_inv/pub\\_inv2.html](http://www.ecy.wa.gov/programs/tcp/pub_inv/pub_inv2.html).

## How Sites are Cleaned Up

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The rules describing the cleanup process at a hazardous waste site are in chapter 173-340 WAC. The following is a general description of the steps taken during the cleanup of an average hazardous waste site. Consult the rules for the specific requirements for each step in the cleanup process.

**1. Site Discovery:** Sites where contamination is found must be reported to Ecology's Toxics Cleanup Program within 90 days of discovery, unless it involves a release of hazardous materials from an underground storage tank system. In that case, the site discovery must be reported to Ecology within 24 hours. At this point, potentially liable persons may choose to conduct independent cleanup without assistance from the department, but cleanup results must be reported to Ecology.

**2. Initial Investigation:** Ecology is required to conduct an initial investigation of the site within 90 days of receiving a site discovery report. Based on information obtained about the site, a decision must be made within 30 days to determine if the site requires additional investigation, emergency cleanup, or no further action. If further action is required under the Model Toxics Control Act, Ecology sends early notice letters to owners, operators and other potentially liable persons inviting them to work cooperatively with the department.

**4. Hazard Ranking:** The Model Toxics Control Act requires that sites be ranked according to the relative health and environmental risk each site poses. Working with the Science Advisory Board, Ecology created the Washington Ranking Method to categorize sites using data from site hazard assessments. Sites are ranked on a scale of 1 to 5. A score of 1 represents the highest level of risk and 5 the lowest. Ranked sites are placed on the state Hazardous Sites List.

**3. Site Hazard Assessment:** A site hazard assessment is conducted to confirm the presence of hazardous substances and to determine the relative risk the site poses to human health and the environment.

**5. Remedial Investigation/Feasibility Study:** A remedial investigation and feasibility study is conducted to define the extent and magnitude of contamination at the site. Potential impacts on human health and the environment and alternative cleanup technologies are also evaluated in this study. Sites being cleaned up by Ecology or by potentially liable persons under a consent decree, agreed order or enforcement order are required to provide for a 30 day public review before finalizing the report.

**6. Selection of Cleanup Action:** Using information gathered during the study, a cleanup action plan is developed. The plan identifies preferred cleanup methods and specifies cleanup standards and other requirements at the site. A draft of the plan is subject to public review and comment before it is finalized.

**7. Site Cleanup:** Actual cleanup begins when the cleanup action plan is implemented. This includes design, construction, operation and monitoring of cleanup actions. A site may be taken off the Hazardous Sites List after cleanup is completed and Ecology determines cleanup standards have been met.

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## For More Information / Special Accommodation Needs

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If you would like more information about the state Model Toxics Control Act, please call us toll-free at **1-800-826-7716**, or contact your regional Washington State Department of Ecology office listed below. Information about site cleanup, including a listing of ranked hazardous waste sites, is also accessible through our Internet address:

<http://www.ecy.wa.gov/programs/tcp/cleanup.html>

- **Northwest Regional Office** **425/649-7000**  
(Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom Counties)
- **Southwest Regional Office** **360/407-6300**  
(Southwestern Washington, Olympic Peninsula, Pierce, Thurston and Mason Counties)
- **Central Regional Office** **509/575-2490**  
(Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima Counties)
- **Eastern Regional Office** **509/329-3400**  
(Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman Counties)

*If you need this publication in an alternative format, please contact the Toxics Cleanup Program at (360) 407-7170. Persons with a hearing loss can call 711 for the Washington Relay Service. Persons with a speech disability can call 877-833-6341.*

**Disclaimer Notice:** This fact sheet is intended to help the user understand the Model Toxics Control Act Cleanup Regulation, chapter 173-340 WAC. It does not establish or modify regulatory requirements.

# PLP Waiver Form Template

Pui Leung  
Vibrant Cities  
606 Maynard Ave S #251  
Seattle, Wasington 98104

Pursuant to WAC 173-340-500 and WAC 173-340-520(1)(b)(i), I [NAME] \_\_\_\_\_, a duly authorized representative of Vibrant Cities (also known as Roystone on Queen Anne, LLC) do hereby waive the right to the thirty (30) day notice and comment period described in WAC 173-340-500(3) and accept status of Vibrant Cities as a Potentially Liable Person at the following contaminated site:

- Site Name: **Texaco Downstream 211577 (Texaco-Monterey Apartments)**
- Site Address: 631 Queen Anne Avenue North, Seattle, Washington 98109
- Cleanup Site ID: 6663
- Facility/Site ID: 77774779

By waiving this right, Vibrant Cities makes no admission of liability.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Relation to the Site: owner or operator

## King County Department of Assessments

Fair, Equitable, and Understandable Property Valuations

You're In: [Assessor](#) >> [Look up Property Info](#) >> [eReal Property](#)

### Department of Assessments

500 Fourth Avenue, Suite ADM-AS-0708, Seattle, WA 98104

Office Hours: Mon - Fri 8:30 a.m. to 4:30 p.m.

TEL: 206-296-7300  
FAX: 206-296-5107  
TTY: 206-296-7888

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### ADVERTISEMENT

### Reference Links:

- [King County Tax Links](#)
- [Property Tax Advisor](#)
- [Washington State Department of Revenue \(External link\)](#)
- [Washington State Board of Tax Appeals \(External link\)](#)
- [Board of Appeals/Equalization](#)
- [Districts Report](#)
- [iMap](#)
- [Recorder's Office](#)

[Scanned images of surveys and other map documents](#)

[Scanned images of plats](#)

### PARCEL DATA

Parcel	387990-0425
Name	ROYSTONE ON QUEEN ANNE LLC
Site Address	631 QUEEN ANNE AVE N 98109
Geo Area	20-10
Spec Area	
Property Name	MANHATTAN EXPRESS (REDEVELOPMENT COMING)

Jurisdiction	SEATTLE
Levy Code	0010
Property Type	C
Plat Block / Building Number	9
Plat Lot / Unit Number	1-2
Quarter-Section-Township-Range	NE-25-25-3

**Legal Description**  
KINNEARS G ADD SUPL LESS ST  
Plat Block: 9  
Plat Lot: 1-2

### LAND DATA

Highest & Best Use As If Vacant	RETAIL/WHOLESALE
Highest & Best Use As Improved	PRESENT USE
Present Use	Retail Store
Land SqFt	11,070
Acres	0.25

Percentage Unusable	
Unbuildable	NO
Restrictive Size Shape	YES
Zoning	SM-UP 85 (M1)
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

Views	
Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

Waterfront	
Waterfront Location	
Waterfront Footage	0
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

Designations	
Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

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

Problems	
Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental	
Environmental	YES

Environmental Type	Information Source	Delineation study	Percentage Affected
Contamination	JURISDICTION	Y	100

### BUILDING

Building Number	1
Building Description	MINI-MART, DELI, & RESTAURANT
Number Of Buildings Aggregated	1
Predominant Use	CONVENIENCE MARKET (419)

Click the camera to see more pictures.  
Picture of Building 1

### ADVERTISEMENT

Shape	Rect or Slight Irreg
Construction Class	WOOD FRAME
Building Quality	LOW/AVERAGE
Stories	1
Building Gross Sq Ft	3,311
Building Net Sq Ft	3,311
Year Built	1955
Eff. Year	1979
Percentage Complete	100
Heating System	FORCED AIR UNIT
Sprinklers	No
Elevators	

Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	CONVENIENCE MARKET (419)		1	10		3,311	3,311

#### TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
387990042500	2018	2019		0010	999,000	1,000	1,000,000	0	999,000	1,000	1,000,000	
387990042500	2017	2018		0010	800,800	1,000	801,800	0	800,800	1,000	801,800	
387990042500	2016	2017		0010	142,400	1,000	143,400	0	142,400	1,000	143,400	
387990042500	2015	2016		0010	59,400	1,000	60,400	0	59,400	1,000	60,400	
387990042500	2014	2015		0010	57,700	1,000	58,700	0	57,700	1,000	58,700	
387990042500	2013	2014		0010	56,500	1,000	57,500	0	56,500	1,000	57,500	
387990042500	2012	2013		0010	54,000	1,000	55,000	0	54,000	1,000	55,000	
387990042500	2011	2012		0010	53,400	1,000	54,400	0	53,400	1,000	54,400	
387990042500	2010	2011		0010	49,000	1,000	50,000	0	49,000	1,000	50,000	
387990042500	2009	2010		0010	51,100	1,000	52,100	0	51,100	1,000	52,100	
387990042500	2008	2009		0010	48,400	1,000	49,400	0	48,400	1,000	49,400	
387990042500	2007	2008		0010	164,800	47,000	211,800	0	164,800	47,000	211,800	
387990042500	2006	2007		0010	43,900	44,900	88,800	0	43,900	44,900	88,800	
387990042500	2005	2006		0010	42,300	43,300	85,600	0	42,300	43,300	85,600	
387990042500	2004	2005		0010	39,200	40,200	79,400	0	39,200	40,200	79,400	
387990042500	2003	2004		0010	1,000	2,000	3,000	0	1,000	2,000	3,000	
387990042500	2002	2003		0010	357,400	1,000	358,400	0	357,400	1,000	358,400	
387990042500	2001	2002		0010	357,400	55,100	412,500	0	357,400	55,100	412,500	
387990042500	2000	2001		0010	301,000	1,000	302,000	0	301,000	1,000	302,000	
387990042500	1999	2000		0010	300,000	1,000	301,000	0	300,000	1,000	301,000	
387990042500	1998	1999		0010	0	0	0	0	300,000	1,000	301,000	
387990042500	1997	1998		0010	0	0	0	0	448,000	1,000	449,000	
387990042500	1996	1997		0010	0	0	0	0	399,000	1,000	400,000	
387990042500	1995	1996		0010	0	0	0	0	399,000	1,000	400,000	
387990042500	1994	1995		0010	0	0	0	0	399,000	1,000	400,000	
387990042500	1992	1993		0010	0	0	0	0	664,200	1,000	665,200	
387990042500	1990	1991		0010	0	0	0	0	332,100	126,100	458,200	
387990042500	1988	1989		0010	0	0	0	0	332,100	126,100	458,200	
387990042500	1986	1987		0010	0	0	0	0	265,600	126,200	391,800	
387990042500	1984	1985		0010	0	0	0	0	221,400	105,200	326,600	
387990042500	1983	1984		0010	0	0	0	0	182,500	54,000	236,500	
387990042500	1982	1983		0010	0	0	0	0	182,500	33,500	216,000	

#### SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
2898594	20171031002241	10/20/2017	\$1,000,000.00	TADLOCK DEBRA R - ADMINISTRATOR	ROYSTONE ON QUEEN ANNE LLC	Bargain and Sales Deed	Executor - to administrative guardian
1313558	199306151909	6/14/1993	\$0.00	YOO JOHN+YOUNG HEE	ARNOLD WILLIAM F+ERMA R	Other - See Affidavit	Settlement

#### REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
2004	0307109	Local Appeal	\$2,000	1/1/1900	\$0		Completed
1999	9802898	Local Appeal	\$665,200	1/1/1900	\$0		Completed
1998	9705068	Local Appeal	\$665,200	1/1/1900	\$449,000	REVISE, ASSESSOR RECOMMENDED	Completed
1995	9403388	Local Appeal	\$665,200	1/1/1900	\$400,000	REVISE	Completed

PERMIT HISTORY

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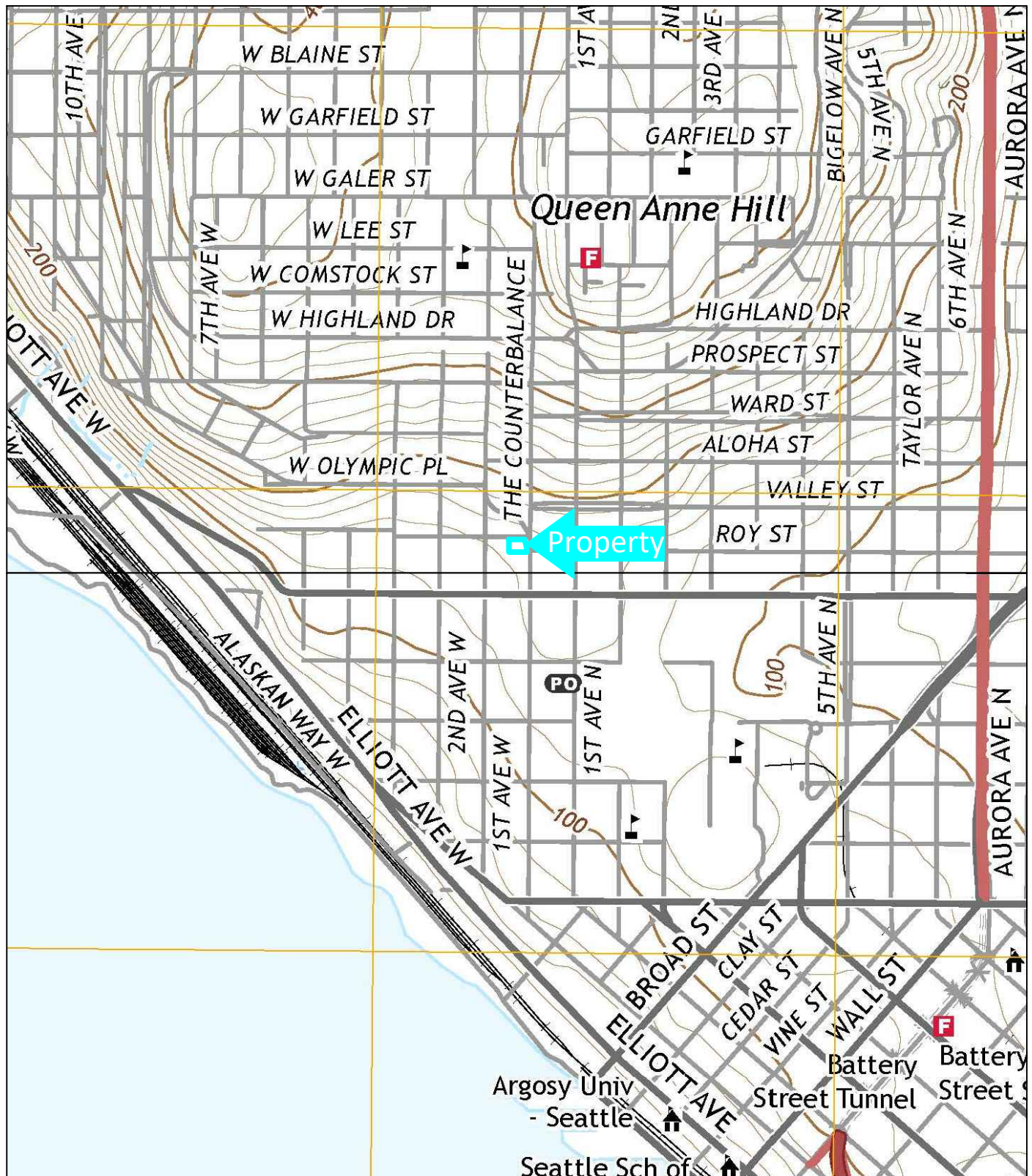


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Information for...

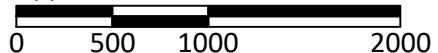
Get help

Do more online



USGS, 2017, Seattle North, Washington  
 USGS, 2017, Seattle South, Washington  
 7.5-Minute Quadrangle

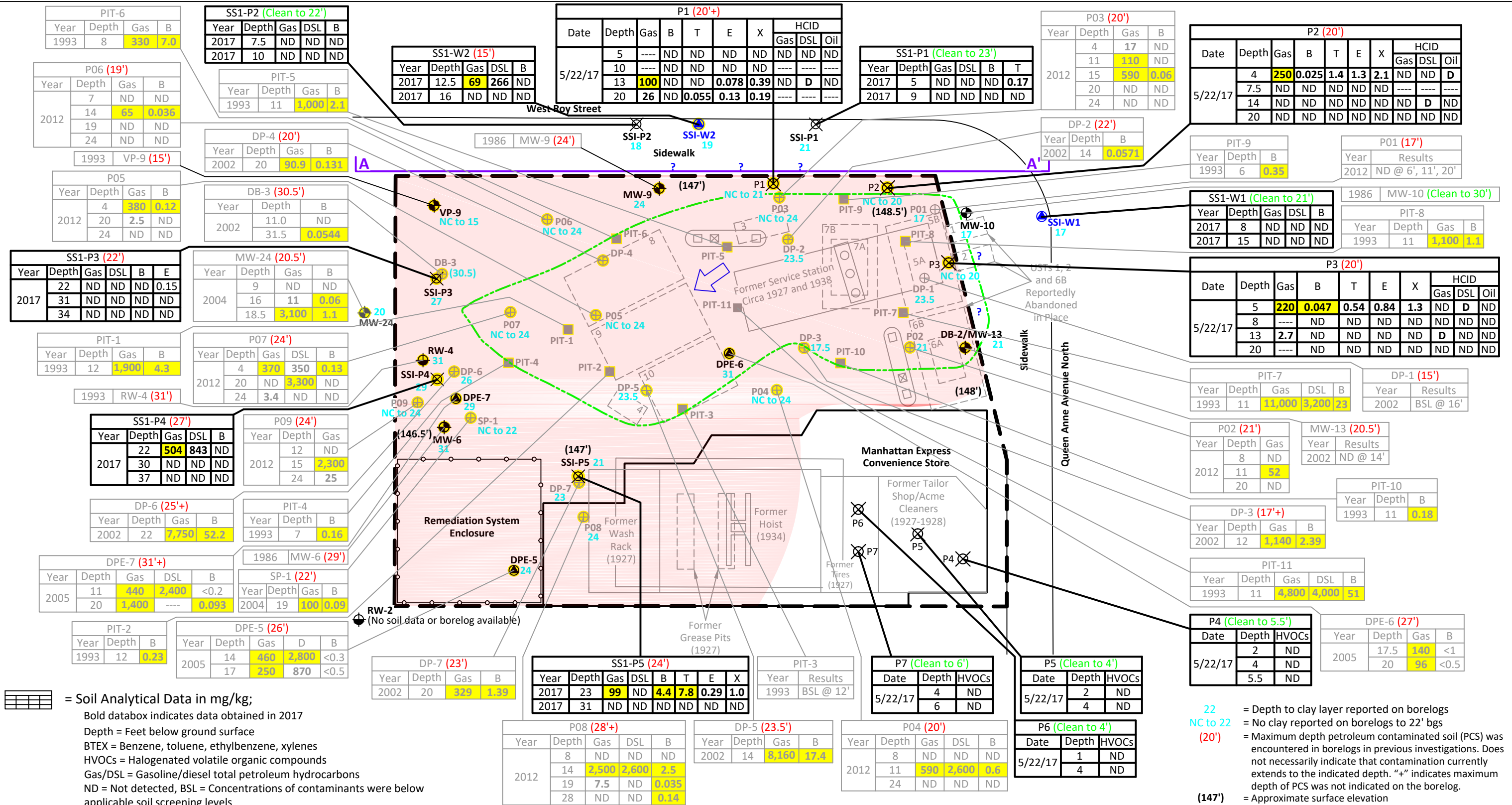
Approximate Scale: 1"=1000'



Corporate Office  
 17522 Bothell Way Northeast  
 Bothell, Washington 98011  
 Phone: 425.415.0551  
 Fax: 425.415.0311

Roystone on Queen Anne		Figure 1
RGI Project Number 2017-015E	Property Vicinity Map	Date Drawn: 12/2018
Address: 631 Queen Anne Avenue North, Seattle, Washington 98109		



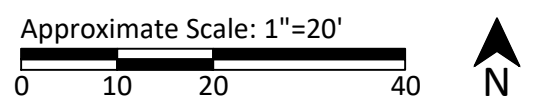


**= Soil Analytical Data in mg/kg;**  
 Bold databox indicates data obtained in 2017  
 Depth = Feet below ground surface  
 BTEX = Benzene, toluene, ethylbenzene, xylenes  
 HVOCS = Halogenated volatile organic compounds  
 Gas/DSL = Gasoline/diesel total petroleum hydrocarbons  
 ND = Not detected, BSL = Concentrations of contaminants were below applicable soil screening levels  
 Bold and yellow highlight indicates concentrations above MTCA soil screening levels. Highlighted symbol indicates location that contains, or is suspected to contain, concentrations of COCs above soil MTCA Cleanup levels.

**= Cross section A-A'**  
**= Fence**  
**= Approximate location of 1993 UST excavation boundary**  
**= Property boundary**

**= Estimated location of remedial excavation of contaminated soil at depths ranging from 5' to approximately 27' bgs**  
**= RGI test probe location, P1 - P7 drilled May 2017 and SSI-P1 - SSI-P5 drilled December 2017**  
**= Existing groundwater monitoring well location. SSI-W1 and SSI-W2 installed by RGI in December 2017**  
**= Monitoring well by others**  
**= Extraction well by others**  
**= Recovery well by others**  
**= Soil boring by others**  
**= Soil boring (Sound Earth 2012)**  
**= 1993 UST excavation sample**

**22** = Depth to clay layer reported on borelogs  
**NC to 22 (20')** = No clay reported on borelogs to 22' bgs  
**=** Maximum depth petroleum contaminated soil (PCS) was encountered in borelogs in previous investigations. Does not necessarily indicate that contamination currently extends to the indicated depth. "+" indicates maximum depth of PCS was not indicated on the borelog.  
**(147')** = Approximate surface elevation



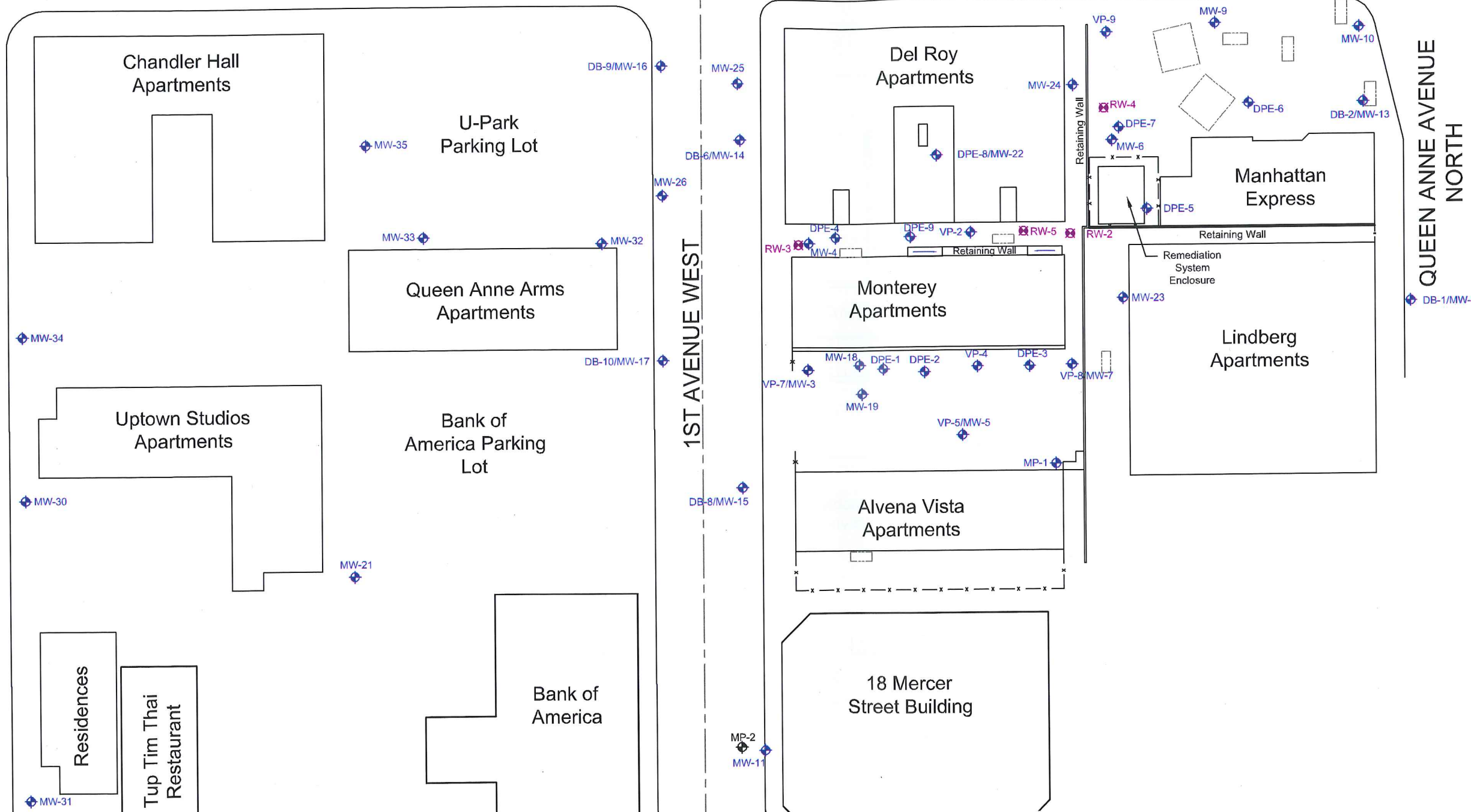
	Corporate Office 17522 Bothell Way Northeast Bothell, Washington 98011 Phone: 425.415.0551 Fax: 425.415.0311	Roystone on Queen Anne		Figure 4
	RGI Project Number 2017-015E	Summary of Select Historical Soil Analytical Results		Date Drawn: 12/2018
	Address: 631 Queen Anne Avenue North, Seattle, Washington 98109			

2ND AVENUE WEST

WEST ROY STREET

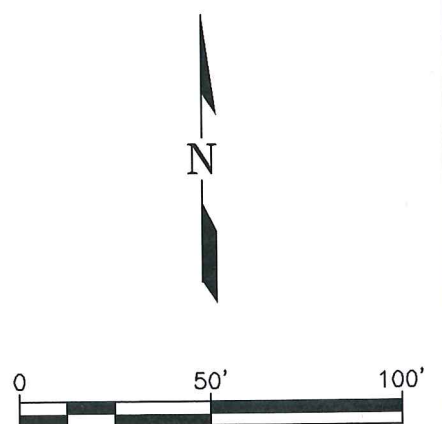
QUEEN ANNE AVENUE NORTH

1ST AVENUE WEST



- LEGEND:**
- MW-26 EXISTING 1" or 2" WELL LOCATION
  - DPE-1 EXISTING 4" DIA. WELL LOCATION
  - RW-2 EXISTING 6" or 8" DIA. RECOVERY WELL LOCATION

- FENCE
- STREET CENTER LINE



FORMER TEXACO SERVICE STATION  
 CHEVRON No. 211577  
 631 QUEEN ANNE AVENUE NORTH  
 SEATTLE, WASHINGTON

**FIGURE 1**  
 SITE MAP

FILE NAME: 211577\_BaseMap\_2008.dwg DATE: 10/16/2009