A PHASE I
ENVIRONMENTAL SITE ASSESSMENT

Rainier Mall
(Former Safeway Store No. 441)
4208 Rainier Avenue S
Seattle, Washington

May 23, 2000

Prepared for:

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and
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EXECUTIVE SUMMARY

Hahn and Associates, Inc. has performed this Phase I environmental site assessment in conformance with the scope and limitation of the American Society for Testing and Materials Standard Practice E1527-97 of the Rainier Mall (Former Safeway store No. 441) located at 4208 Rainier Avenue S, Seattle, King County, Washington for PacTrust Inc. and Safeway, Inc. The environmental site assessment consisted of a site survey of the property, an examination of the surrounding land uses, a physical features evaluation of the subject property, and an historical and environmental regulatory review of the subject property and of the surrounding land uses.

The approximate 2.33-acre property was occupied by a former Safeway, Inc. grocery store that had been converted into a mixed-use retail mall. The tenants included a grocery store, furniture store, shoe store, cellular telephone store, a photographic developing shop, a bridal shop, a restaurant, a florist, a jewelry store, a hair salon, a travel agency, and a key shop. The remainder of the property consisted of asphalt-paved parking areas. According to a review of the available historical information, several residences, stores, a restaurant, and two dry cleaners occupied the property at various times prior to the construction of the Safeway, Inc. grocery store in 1968. The grocery store was remodeled in 1977 and enlarged in 1991. The was subsequently closed and vacated by Safeway, Inc. and was converted to its current use as a mixed-retail mall in 1998.

During the site survey, suspect asbestos-containing vinyl floor tiles, sheet-vinyl flooring, and acoustical ceiling tiles were noted throughout the store, and asphalt roofing material was noted on the roof of the store. However, based upon the fact that the roof was replaced in 1986, and the flooring and ceiling tiles were replaced in 1991, these materials would be unlikely to contain asbestos.

There was no evidence that would indicate the presence of underground storage tanks on the property. Likewise, aboveground storage tanks were not noted on the property. However, a 1965 pre-construction property survey indicated that a residence formerly located on the northeastern portion of the property was equipped with a heating oil underground storage tank. Information concerning the disposition of the tank was not available.

Four pole-mounted electrical transformers were noted adjacent to the subject property. The transformers were not labeled for polychlorinated biphenyl content, and should therefore be assumed to contain the hazardous substance. The utility that owns the transformers is responsible for any contamination that results from a release from their transformers. The transformers at the property did not appear to have leaked.

Based upon the age of the structure (constructed in 1968), it is possible that lead-based paint is present and also in the parking lot striping paint, and in other paint on the property. However, due to the good condition of the paint, it is unlikely that any lead-based paint would present an environmental concern to the property.

In addition, the copper plumbing in the structure may contain lead-based solder. According to Seattle Public Utilities, the agency that supplies drinking water to the subject property, Seattle's drinking water sources do not contain lead in excess of Federal regulatory standards. In addition, Seattle Public Utilities adds minerals to the drinking water supply to inhibit the corrosion and leaching of lead solder in plumbing systems. As such, it is unlikely that concentrations of lead above the United States Environmental Protection Agency's lead action level of 15 parts per billion are present in the drinking water at the property.

According to historical sources, at least two dry cleaners were formerly located on the southeastern portion of the property. Safeway, Inc. or PacTrust, Inc. the respective former and current property owners, did not have information concerning whether a subsurface investigation had ever been performed in the vicinity of the former dry cleaners.

Four stormwater catch basins were noted on the property. According to construction plans, the catch basins discharge to the municipal stormwater collection system. Staining was not noted on the asphalt pavement in the vicinity of the catch basins. An automatic photographic developer was located in the northwestern portion of the mall structure. According to the store manager, approximately 16 gallons of spent developer per year are picked up by a recycling service.

The May 2000 assessment revealed evidence of recognized environmental conditions associated with the subject property. From the data that has been assembled during the course of this investigation, it is the professional opinion of Hahn and Associates, Inc. that further investigatory work in the form of a Phase II environmental site assessment appears to be necessary for the subject property at this time. The following recommendation is presented to minimize environmental concerns at the subject property:

1. According to historical sources, at least two dry cleaning operations were formerly located on the southwestern portion of the property. In addition, a 1965 pre-construction property survey indicated that a residence formerly located on the northeastern portion of the property was equipped with a heating oil underground storage tank. Also, a number of residences were located at various times on the property. Safeway, Inc. or PacTrust, Inc., the respective former and current property owners, did not have information concerning whether a subsurface investigation had been performed in the vicinity of the former dry cleaners or residence to determine if releases had occurred. **Recommendation:** A subsurface investigation should be performed at the property to determine if the former dry cleaners or heating oil tank have impacted the property.

In addition, the following recommendation is presented in order to minimize environmental concerns at the subject property:

2. Based upon the age of the store, it is possible that lead-based paint is present in the structure, in parking lot striping paint, or in other paint on the property. Peeling or flaking paint was not noted at the subject property during the site survey. **Recommendation:** Based upon the lack of peeling or flaking paint, it is unlikely that the presence any lead-based paint on the property would present an environmental concern to the property at this time. However, if demolition, renovation, or any other activities are conducted that would disturb any paint on the property, it may be prudent to determine whether the paint contains lead, so that special measures can be taken to assure that any the lead-based paint which may be disturbed is properly abated, collected, and/or disposed.

1.0 INTRODUCTION

PacTrust, Inc. (PacTrust) and Safeway, Inc. (Safeway) have retained the environmental consulting firm of Hahn and Associates, Inc. (HAI) to perform a Phase I Environmental Site Assessment (ESA) of the approximate 2.33-acre Rainier Mall (former Safeway store No. 441) located at 4208 Rainier Avenue S, Seattle, King County, Washington (Figure 1). This environmental site assessment was undertaken by PacTrust and Safeway in order to determine the potential environmental risks on the subject property.

Information on the properties under consideration was gathered through a physical inspection (site survey) of the subject property, by a review of the available historical documents, by noting the physical features of the properties, by a survey of the surrounding land uses, through reviews of governmental agency files, and from the examination of other pertinent documents, including photographs and maps. The scope of work for this project followed the American Society for Testing and Materials (ASTM) guideline (E1527-97) entitled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

This report is divided into five additional sections including: Site Background, Site Investigation, Site History, Regulatory Review, and Conclusions and Recommendations. This report is not intended to be an exhaustive investigation of environmental conditions or a characterization of any contamination discovered.

2.0 SITE BACKGROUND

2.1 Site Location and Description

The subject property was located at 4208 Rainier Avenue S, Seattle, King County, Washington (Figures 1 and 2). It was consisted of Tax Lots 7 through 38, Block 9, within the SW 1/4 of Section 24, Township 24 North, Range 4 East of the Willamette Meridian (W.M.).

The approximate 2.33-acre property was occupied by a concrete-block on concrete-slab former Safeway store which had been converted to a mixed-use retail mall. The remainder of the property consisted of an asphalt-paved parking area. The property was bounded to the north

by a retail building and asphalt-paved parking lot, and to the east by 36th Avenue S, beyond which were residences, a community center, and a private school. It was bounded to the south by Genesee Street S, beyond which was a vacant, recently cleared lot. It was bounded to the west by Rainier Avenue S, beyond which were a dental office, a butcher shop, an automotive glass shop, and two vacant former restaurants.

2.2 Topography

The subject property was located on the U.S. Geological Survey 7.5-Minute Quadrangle, Seattle South, Washington, 1973. The property was relatively level at an elevation of approximately 32 to 37 feet above mean sea level (MSL). Lake Washington was located approximately 3,000 feet to the northeast of the subject property.

According to the National Flood Insurance Program Flood Insurance Rate Map, City of Seattle, Community Panel Number 53033C-0645F dated May 16, 1995, the subject property is located in Flood Zone X, described as an area outside of the 500-year flood zone.

2.3 Soils

The U.S. Department of Agriculture, Soil Conservation Service, *Soil Survey of King County Area, Washington*, 1973 did not include coverage of the subject property, due to its urban location. However, a 1967 pre-construction geotechnical report performed for the property, entitled *Report on Soils Investigation, Proposed Safeway store No 441, Rainier Avenue S, Seattle, Washington*, prepared by Dames and Moore, indicated that the surface soil at the site consisted of an approximately 1.5-foot thick layer of organic silt overlying an approximately 8- to 14-foot thick layer of mottled green and brown, moderately firm clay.

2.4 Geology

According to the U.S. Geological Survey (USGS) *Geologic Map of Surficial Deposits in the Seattle Quadrangle, Washington*, 1993, the soils in the vicinity of the subject property are underlain by Vashon Till, described as a light to dark gray non-sorted, non-stratified mixture of silt, sand, gravel, and boulders, 3 to 80 feet in thickness.

2.5 Hydrogeology

According to the Washington office of the USGS, there were no water wells constructed on the property. Well logs (Appendix A) obtained from the USGS for wells located within one mile of the property in Section 13, Township 24 North, Range 4 East of the W.M. indicate that the static water level in the vicinity of the property may range from approximately 27 to 195 below ground surface (bgs). Based on topography, the regional groundwater flow direction in the vicinity of the property is inferred to be to the northeast toward Lake Washington. However, groundwater flow direction may vary. HAI has not field-checked any of the site hydrogeological information for accuracy.

3.0 SITE INVESTIGATION

A site survey of the subject property was conducted on May 10, 2000 by Mr. Michael O'Connor, a representative of HAI. The property was inspected for visual evidence of contamination, for improper waste disposal and for the possible presence of asbestos, aboveground storage tanks (ASTs) and underground storage tanks (USTs), and polychlorinated biphenyls (PCBs).

3.1 Existing Site Conditions

The approximate 2.33-acre property was occupied by a former Safeway store that had been converted into a mixed-use retail mall. The tenants included a grocery store, furniture store, shoe store, cellular telephone store, a photographic developing shop, a bridal shop, a restaurant, a florist, a jewelry store, a hair salon, a travel agency, and a key shop (Figure 2). The remainder of the property consisted of asphalt paved parking area. Mr. Billy Vu, manager of the mall, provided access to the non-customer areas of the mall.

3.2 Asbestos-containing Materials (ACMs)

Asbestos is a U. S. Environmental Protection Agency (EPA)-regulated toxic substance and a human carcinogen. By EPA standards, ACMs are any materials that contain more than one percent asbestos. Some of the typical applications for ACMs include insulation materials, ceiling tiles, roofing materials and linoleum. However, due to the widespread use of ACMs for more than 60 years, their utilization cannot be limited to these examples.

The Code of Federal Regulations (CFR) Title 40 Part 61 requires that all friable asbestos materials must be removed from any building before demolition or renovation to prevent the release of asbestos fibers to the air. Friable asbestos is defined as any material with more than one percent asbestos by weight that hand pressure can crumble, pulverize or reduce to powder when dry.

In addition, the U.S. Occupational Safety and Health Administration (OSHA) and the State of Washington Industrial Safety and Health Administration (WISHA) require that building and facility owners perform surveys to identify ACMs in their buildings. Further, for buildings that contain ACMs, notification of the presence of ACMs and asbestos training must be provided to tenants, employees, and maintenance personnel that work in the buildings.

During the site survey, suspect asbestos-containing vinyl floor tiles, sheet-vinyl flooring, and acoustical ceiling tiles were noted throughout the store, and asphalt roofing material was noted on the roof of the store. However, based upon the fact that the roof was replaced in 1986, and all of the flooring and ceiling tiles were replaced in 1991, these materials would be unlikely to contain asbestos. The materials were noted to be in good condition.

3.3 Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs)

During the assessment activities, there was no visual evidence of USTs noted on the subject property. Visual evidence would include vent pipes, fill caps, pump islands, or steel or fiberglass tanks, all of which were absent. The property was not listed as a registered UST or leaking UST site by the WDOE. In addition, the Seattle Fire Marshal's Office did not have records of USTs at the property.

Original building plans for the property, dated July 1967, and reviewed at the PacTrust offices in Beaverton, Oregon, indicated that the store was equipped with an electrical heating system when constructed. A building permit for the property, reviewed at the City of Seattle Department of Construction and Land Use (DCLU), indicated that the Safeway store was converted to a natural gas-fueled heating system in 1986.

However, a 1965 pre-construction property survey, reviewed at the PacTrust offices, indicated that a residence formerly located on the northeastern portion of the property was equipped with a heating oil UST. Information concerning the disposition of the tank was not available.

ASTs were not noted on the property.

3.4 Polychlorinated Biphenyls (PCBs)

PCBs, EPA-regulated hazardous substances, are commonly found in electrical equipment manufactured prior to 1980, the year PCBs above 50 parts per million (ppm) were banned from commerce for most applications. Pole- and pad-mounted, fluid-filled, electrical transformers, and some components within fluorescent light fixtures, are typical of electrical equipment which would be suspected to contain PCBs.

Four pole-mounted transformers were noted adjacent to the subject property. The transformers were not labeled for PCB content, and should therefore be assumed to contain the hazardous substance. Puget Power, the utility that owns the transformers, is responsible for any contamination that results from a release from their transformers. The transformers at the property did not appear to have leaked.

Fluorescent light ballasts (used in light fixtures) manufactured prior to 1979 may contain PCBs. Several fluorescent light fixtures were located within the store. These types of units do not typically pose an environmental concern unless they leak. The fixtures that were noted during the site survey did not appear to have leaked.

PCBs may also be associated with submersible water well pumps manufactured prior to 1979. According to the WDOE, records for water wells were not located for the subject property. Visual evidence also did not indicate the presence of any water wells.

3.5 Lead in Drinking Water

The EPA Maximum Contaminant Level (MCL) for lead in drinking water is 15 parts per billion (ppb). Lead can be present in natural drinking water sources, but is more likely to present a human exposure hazard through the corrosion of lead service connections, pipes, or lead-based solder used in residential or commercial copper plumbing systems. Copper

plumbing has been in use since the late 1940s, but the City of Seattle did not ban the use of lead solder until 1980. As such, water supply piping in buildings constructed between the late 1940s and 1980 may contain lead-based solder.

Based on the age of the Rainier Mall structure, any copper plumbing in the structure may contain lead-based solder. According to Seattle Public Utilities, the agency that supplies drinking water to the subject property, Seattle's drinking water sources do not contain lead. In addition, Seattle Public Utilities adds minerals to the drinking water supply to inhibit the corrosion and leaching of lead solder in plumbing systems. As such, it is unlikely that concentrations of lead above the EPA's MCL for lead of 15 ppb are present in the drinking water at the property.

3.6 Lead-Based Paint (LBP)

Lead-based paint (LPB) is defined by the EPA and the U.S. Department of Housing and Urban Development (HUD) as that containing greater than one milligram of lead per square centimeter of surface area (>1mg/cm^2). There are no regulations requiring the removal of LBP from structures. However, over time, it is possible that LBP can flake off of structures and accumulate in nearby soils to levels above the EPA Region 9 Preliminary Remediation Goal (PRG) for residential soils of 400 parts per million (ppm).

During the site survey, a non-destructive, visual assessment of materials potentially containing LBP was performed by HAI. Areas of peeling or flaking paint were not noted inside or on the exterior of the Rainier Mall, including parking lot striping or fixtures such as light standards. Based upon the age of the store, it is possible that LBP is present in the structure, in parking lot striping paint, or in other paint on the property. However, due to the good condition of the paint, it is unlikely that any LBP on the property would present an environmental concern to the property.

3.7 Other Site Features

According to building plans and permits reviewed at the PacTrust offices and the City of Seattle DCLU, at least two dry cleaners were formerly located on the southeastern portion of the property. Safeway, Inc. or PacTrust, the respective former and current property owners, did not have information concerning whether a subsurface investigation had been performed in the vicinity of the former dry cleaners to determine if a release had occurred.

Four stormwater catch basins were noted on the property. According to construction plans, the catch basins discharge to the municipal stormwater collection system. Staining was not noted on the asphalt pavement in the vicinity of the catch basins. An automatic photographic developing unit was located in the northwestern portion of the mall structure. According to the store manager, approximately 16 gallons of spent developer per year are picked up by a recycling service. Several floor drains were noted in the mall structure. Building plans indicated that the floor drains discharge to the sanitary sewer. Staining or unusual odors were not noted in the vicinity of the floor drains.

4.0 SITE HISTORY

A combination of information obtained from public records, aerial photographs, and interviews was used to determine the prior uses of the subject property and of the surrounding properties.

Tax Assessment Records

The King County Assessor's Office records indicated that the owner of record for the Rainier Mall building is Kane Properties, L.L.C. The property consisted of Tax Lots 7 through 38, Block 9, in the SW 1/4 of Section 15, Township 24 North, Range, 4 east, of the Willamette Meridian.

Building Department Records

Building plans and permits were reviewed at the offices of PacTrust in Beaverton, Oregon, and at the DCLU in Seattle. The plans and permits indicated that, prior to the 1968 construction of the Safeway store, several retail stores were located on the southern and western portion of the property, along Rainier Avenue S and S Genesee Street. In addition, several residences were located on the northeastern portion of the property, along 36th Avenue S. One of the residences, on the northeastern portion of the property, was indicated in a 1965 pre-construction site plan to have been equipped with a heating oil underground storage tank. Information concerning the decommissioning of the tank and/or confirmatory soil sampling was not available from Safeway or PacTrust.

At least two dry cleaners were also indicated to have formerly been located on the property, according to the available records. The 1965 Safeway pre-construction site plan indicated that a dry cleaners was located on the south-central portion of the property, on S Genesee Street at that time. A 1962 building permit also referred to that establishment, at the address of 3550-3558 S Genesee Street. Building permits also indicated that a dry cleaning establishment was constructed in 1947 at 4234 Rainier Avenue, on the west-central portion of the property. The 4234 Rainier Avenue dry cleaners was indicated to have been demolished in 1967 prior to the construction of the Safeway store. The S Genesee Street dry cleaners building was indicated to have been demolished to enlarge the Safeway parking lot in 1978.

Sanborn Fire Insurance Maps

The University of Washington Allen Library in Seattle, Washington was visited to review available Sanborn Fire Insurance Maps (SFIMs) for the subject property for the years 1929, 1944, and 1967. The 1929 SFIM indicated that several retail stores were located on the southwestern and western portion of the property, along Rainier Avenue S and S Genesee Street. Several residences were located on the eastern portion of the property, along 36th Avenue S. Residences were also located to the east of the property, beyond 36th Avenue S. Retail establishments, including a restaurant, drug store, and bakery, were located to the south of the property, beyond S Genesee Street. A mixture of residences and retail establishments were located to the north of the property, and to the west of the property, beyond Rainier Avenue S.

The 1944 SFIM indicated that the subject property and surrounding properties did not change significantly, with the exception of the addition of a residence and retail store on the southern portion of the subject property, and the presence of a gasoline UST located to the south of the property, beneath the sidewalk on the south side of S Genesee Street (Figure 2).

The 1967 SFIM indicated that the majority of the structures on the subject property had been removed, with the exception of the retail establishments on the southwestern portion of the property. The surrounding properties did not change appreciably, with the exception of the fact that the gasoline UST located to the south of the property, beyond S Genesee Street in the 1944 SFIM was not indicated to be present in the 1967 SFIM.

City Directories

The University of Washington (UW) Allen Library was visited to review the available Polk City Directories (PCDs) for the subject property. Directories from 1940 through 1990 were reviewed at approximately 5 year intervals for the property. The 1940 PCD indicated that a restaurant, bicycle repair shop, real estate office, barber shop, and grocery store were located on the western portion of the property, along Rainier Avenue S. Residences were located on the eastern portion of the property, along 36th Avenue S. Several retail stores were indicated to be located on the southern portion of the property, along S Genesee Street.

The property and surrounding properties did not change significantly in the 1945 or 1950 PCDs. The 1955 PCD indicated that a dry cleaner was located at 4234 Rainier Avenue S, on the west-central portion of the property. Otherwise, the property and surrounding properties did not change appreciably. The property and surrounding properties did not change significantly in the 1960 PCD. The 1965 PCD indicated that an additional dry cleaner was located at 3550-3558 S Genesee Street, on the southern portion of the property, along with the dry cleaner at 4234 Rainier Avenue S, on the west-central portion of the property.

The 1970 PCD indicated that the Safeway store was located at 4208 Rainier Avenue S. The retail establishments on the western portion of the property, along Rainier Avenue S, and on the southern portion of the property, along S Genesee Street, did not appear in the 1970 or later PCDs. The Safeway store appeared in the PCDs through 1990. Additional listings corresponding to the subject property address, including the two dry cleaners, did not appear in the PCDs from 1970 through 1990. The surrounding properties were predominantly residential to the east of the property, beyond 36th Avenue S, and predominantly retail establishments to the north of the property, to the south of the property, beyond S Genesee Street, and to the west of the property, beyond Rainier Avenue S in the PCDs from 1970 through 1990.

Aerial Photography Review

Aerial photographs that were available from the Washington Department of Transportation in Olympia, Washington, and from the Allen Library at UW, for the years 1944, 1966, 1972, 1982, and 1992 were reviewed for the subject property. In addition, an electronic copy of a 1990 USGS aerial photograph for Seattle was retrieved from the Terraserver.com website.

Aerial photographs prior to 1944 and after 1992 were not available. Aerial photographs for 1966 and 1990 are included in this report.

According to the 1944 aerial photograph, the eastern portion of the subject property was occupied by residences, and the southern and western portions of the property were occupied by commercial structures. The surrounding properties to the north of the property, to the west of the property, beyond Rainier Avenue S, and to the south of the property beyond S Genesee Street, were also occupied by commercial structures. The northern portion of the property appeared to be an unpaved parking area. Residences were located to the east of the property, beyond 36th Avenue S.

The property and surrounding properties did not change significantly in the 1966 aerial photograph. The 1972 aerial photograph indicated that the Safeway store had been constructed on the northern portion of the subject property. Several adjoining commercial structures were present on southwestern portion of the property. The surrounding properties did not change significantly. The property and surrounding properties did not change appreciably in the 1982 aerial photograph. The 1992 aerial photograph indicated that the Safeway store had been enlarged to the west. In addition, the commercial structures on the southwestern portion of the property had been removed and replaced by asphalt-paved parking area. The surrounding properties did not change significantly in the 1982 aerial photograph. The property and surrounding properties did not change appreciably in the 1990 and 1992 aerial photographs.

Interviews

Mr. Billy Vu, Manager of the Rainier Mall since it was opened in early 1999, indicated that he was unaware of any ASTs, USTs, or water wells on the property. He indicated that approximately 16 gallons of spent developer per year are generated by the automated photographic developing unit and are picked up as needed by a recycling service. Used cooking oil, generated by the restaurant in the mall, is collected for recycling by a rendering service as necessary.

Mr. Andrew Jones, a representative of PacTrust, the property owner, indicated that he was unaware of the presence of USTs, ASTs, water wells, or hazardous materials disposal at the property.

To the best of their knowledge, Mr. Vu and Mr. Jones were not aware of any pending or historical litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property. There have not been any notices from government agencies regarding possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products. They indicated that there were no environmental liens on the property or any other recognized environmental conditions (RECs) associated with the property.

5.0 REGULATORY REVIEW

As a part of the environmental assessment of the subject property, inquiries were made to governmental agencies with jurisdiction over current and prior activities conducted at the subject property that could have affected the environment. When available, files on nearby properties were also reviewed and agency personnel knowledgeable about activities conducted in the area of the subject property were interviewed. Federal and state databases were reviewed as part of this ESA. For databases organized by zip code, the 97862 zip code was checked for the 1.0-mile and 0.5-mile radii.

Federal NPL Site List (1.0-mile radius)

The EPA National Priority List (NPL) details the locations of hazardous substance sites that present a potential for imminent and substantial harm to the environment. The subject property or sites located within a 1.0-mile radius of the subject property did not appear on the NPL list dated March 24, 2000.

Federal CERCLIS List (0.5-mile radius)

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) which lists hazardous substance sites undergoing EPA investigations was reviewed for the subject property. The subject property or sites located within a 0.5-mile radius of the subject property did not appear on the CERCLIS list dated March 7, 2000.

Federal RCRA TSD Facilities List (1.0-mile radius)

The Resource Conservation and Recovery Act (RCRA), Treatment, Storage and Disposal (TSD) facilities list identifies sites which manage hazardous waste for the purpose of on-site treatment, interim storage, or on-site disposal. As of February 15, 2000, the subject property or properties located within a 1.0-mile radius of the subject property did not appear on the RCRA TSD list.

Federal RCRA Generators List (Property and Adjoining Properties)

The EPA Hazardous Waste Generator (HWG) list, which lists facilities which have given notification as Fully Regulated Generators (FRG) or Small Quantity Generators (SQG) was reviewed for the subject property. As of February 15, 2000, the subject property or adjoining properties were not registered as HWGs.

Federal CORRACTS List (1.0-mile radius)

The Corrective Action Report (CORRACTS) List identifies hazardous waste handlers with RCRA corrective action activity. As of February 15, 2000, the subject property or properties within a 1.0-mile radius of the subject property did not appear on the CORRACTS list reviewed for this report.

Federal ERNS List (Property)

The subject property did not appear on the EPA Emergency Response Notification System (ERNS) list for the period from October 1987 to December 31, 1999.

Washington Department of Ecology C&SCS List (1.0-mile radius)

The WDOE Confirmed and Suspected Contamination Sites (C&SCS) list, which lists hazardous substance sites undergoing WDOE investigations, was reviewed for the subject property. As of November 29, 1999, the subject property did not appear on the C&SCS list. However, the following sites, located within a 1.0-mile radius of the subject property, appeared on the WDOE C&SCS list reviewed for this report:

- Genesee Landfill, S Genesee Street, and 43rd Avenue S, Seattle, Washington, located approximately 2,000 feet to the east of the subject property

  According to the C&SCS list for this site, soil and groundwater at the Genesee Landfill are suspected to be contaminated with halogenated solvents, metals, pesticides, and polyaromatic hydrocarbons. The site is awaiting a WDOE preliminary assessment.

  Based upon the distance of this site from the subject property, and the fact that it is inferred to be located in a hydrogeologically downgradient location with respect to the subject property, it would not appear to present an environmental concern to the subject property.

- Clayton VW Repair, 4709 Martin Luther King Way S, Seattle, Washington, located approximately 2,000 feet to the southwest of the subject property

  According to the C&SCS list, soil at this site is contaminated with petroleum hydrocarbons. WDOE has recommended additional investigation at the site to determine if groundwater has been impacted.

  Based upon the distance of this site from the subject property, and the fact that it is inferred to be located in a hydrogeologically cross-gradient location with respect to the subject property, it would not appear to present an environmental concern to the subject property.

- Rainier Plaza, 3800 Rainier Avenue S, Seattle, Washington, located approximately 1,800 feet to the north of the subject property

  According to the C&SCS list, soil and groundwater at this site is contaminated with petroleum hydrocarbons and non-halogenated solvents. The site is currently undergoing remediation.

  Based upon the distance of this site from the subject property, and the fact that it is inferred to be located in a hydrogeologically cross-gradient location with respect to the subject property, it would not appear to present an environmental concern to the subject

property.

- D. Leonard and Sons, 3626 34th Avenue S, Seattle, Washington, located approximately 3,500 feet to the northwest of the subject property

  According to the C&SCS list, soil at this site is contaminated with petroleum hydrocarbons. Groundwater was not indicated to have been impacted. The site is currently awaiting remedial action.

  Based upon the distance of this site from the subject property, the fact that groundwater was not indicated to have been impacted, and the fact that it is inferred to be located in a hydrogeologically cross-gradient location with respect to the subject property, this site would not appear to present an environmental concern to the subject property.

Washington Department of Ecology WAL Lists (0.5-mile radius)
The Washington Active Landfills (WAL) list, dated January 4, 2000, was reviewed. The subject property or sites located within a 0.5-mile of the property did not appear on the WAL list.

Washington Department of Ecology LUST List (0.5-mile radius)
The subject property did not appear on WDOE leaking underground storage tank (LUST) list of January 5, 2000. The following sites, located within a 0.5-mile radius of the property, appeared on the WDOE LUST list reviewed for this report:

- Genesee Mini-Mart, 3611 Genesee Street S, Seattle, Washington, located approximately 300 feet to the southeast of the subject property, beyond the intersection of S Genesee Street and 36th Avenue S

- Seattle Housing Authority, 4648 Viburnam Court, Seattle, Washington, located approximately 1,800 feet to the southwest of the subject property

According to the WDOE LUST list, soil at these sites is contaminated with petroleum hydrocarbons. Groundwater was not indicated to have been impacted. The sites are currently awaiting remedial action.

Based upon the fact that groundwater was not indicated to have been impacted at these sites, and the fact that the sites are inferred to be located in a hydrogeologically cross- to downgradient location with respect to the subject property, these sites would not appear to present an environmental concern to the subject property.

WDOE-Registered UST Sites (Property and adjoining properties)

The subject property and adjacent properties did not appear on the WDOE UST list of January 5, 2000.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Hahn and Associates, Inc. has performed this Phase I environmental site assessment in conformance with the scope and limitations of ASTM Practice E1527-97 of the approximate 2.33-acre Rainier Mall property located at 4208 Rainier Avenue S, Seattle, King County, Washington. The May 2000 assessment revealed evidence of recognized environmental conditions associated with the subject property. From the data that has been assembled during the course of this investigation, it is the professional opinion of Hahn and Associates, Inc. that further investigatory work in the form of a Phase II environmental site assessment appears to be necessary for the subject property at this time. The following recommendation is presented to minimize environmental concerns at the subject property:

1. According to historical sources, at least two dry cleaning operations were formerly located on the southwestern portion of the property. In addition, a 1965 pre-construction property survey indicated that a residence formerly located on the northeastern portion of the property was equipped with a heating oil underground storage tank. Also, a number of residences were located at various times on the property. Safeway, Inc. or PacTrust, Inc., the respective former and current property owners, did not have information concerning whether a subsurface investigation had been performed in the vicinity of the former dry cleaners or residence to determine if releases had occurred. **Recommendation:** A subsurface investigation should be performed at the property to determine if the former dry cleaners or heating oil tank have impacted the property.

In addition, the following recommendation is presented in order to minimize environmental concerns at the subject property:

2. Based upon the age of the store, it is possible that lead-based paint is present in the structure, in parking lot striping paint, or in other paint on the property. Peeling or flaking paint was not noted at the subject property during the site survey. **Recommendation:** Based upon the lack of peeling or flaking paint, it is unlikely that the presence any lead-based paint on the property would present an environmental concern to the property at this time. However, if demolition, renovation, or any other activities are conducted that would disturb any paint on the property, it may be prudent to determine whether the paint contains lead, so that special measures can be taken to

assure that any the lead-based paint which may be disturbed is properly abated, collected, and/or disposed.

Any questions regarding the information presented in this report are welcome and should be referred to the undersigned project manager. Thank you for the opportunity to be of service.

Hahn and Associates, Inc.

Prepared by:

By _____
Michael T. O'Connor
Sr. Environmental Scientist

Reviewed by:

by _____
Gary W. Hahn
President

7.0 LIMITATIONS

The purpose of this environmental assessment is to evaluate the possibility that the specified real property is contaminated by hazardous substances. It is not intended to be an exhaustive investigation of environmental conditions or a characterization of any contamination discovered. In performing an environmental assessment, a balance must be struck between the desire to conduct a complete inquiry into environmental matters and the limits of time, cost and technology. This report sets forth HAI's evaluation of the possibility of existing contamination based on the scope of work agreed to by the client and within the client's schedule and budget. Subject to these limitations, HAI warrants that the assessment and this report satisfy the standards of care, skill and diligence ordinarily provided by a professional in the performance of similar services as of the time the services were performed.

In its review, HAI focused its attention on: hazardous chemicals listed on the Material Safety Data Sheets provided by the client or by the client's representative and evidence of electrical transformers that may contain polychlorinated biphenyls (PCBs). HAI also looked generally for evidence of possible contamination by other hazardous substances that are likely to have been associated with the activities historically conducted on the property, to the extent those activities are known and described in this report. In this context, the term hazardous substance includes the chemicals listed as hazardous substances in Title 40 Code of Federal Regulations, Parts 302 and 355 and also petroleum products.

No investigation is thorough enough to ensure that no hazardous substances are present on a particular property. If samples were collected in connection with this assessment, the analyses of those samples only indicates the presence or absence of contaminants in the discrete samples. Although HAI attempts to collect samples from areas most likely to be contaminated based on the information known about the property, contamination may exist in areas not sampled, even in areas in the immediate vicinity of a clean sample. Consequently, any analytical results included in this report should be considered only as a rough indicator of possible conditions on the property, with limited statistical significance.

All conclusions, opinions and recommendations presented in this report are based on conditions existing at the time the services were performed and laws in effect as of that time. HAI is not able to predict future events that may affect the condition of the property or that may affect the risks attendant to those conditions. The reader should be aware that, as technology, social values and laws change, the acceptability of certain environmental conditions also change. This report concerns only those environmental conditions that generally are regarded as unacceptable as of the time the services were performed.

Unless otherwise specified in this report, HAI has not investigated conditions inside any buildings on the property or the possible presence of hazardous substances incorporated into buildings, equipment or other improvements on the property. HAI has not investigated conditions in any area of the property not readily accessible. Any area to which HAI was denied access was mentioned in the report. Except as specifically described in this report, HAI also has not investigated the presence of hazardous substances that may be naturally occurring on the property.

Unless otherwise specified in writing, this report has been prepared solely for the use by the client and only for use in connection with the evaluation and sale of the subject property. Any other use by the client or any use by any other person shall be at the user's sole risk, and HAI shall have no liability or responsibility with respect to such use.
(HAI 12/90)

PROFESSIONAL QUALIFICATIONS

MICHAEL T. O'CONNOR, R.E.A.

Education

B.A. Geology, University of Massachusetts, Amherst, Massachusetts

Relevant Experience FIVE YEARS

PROJECT MANAGER, Hahn and Associates, Inc., 1995 to present. Environmental site assessment specialist responsible for preparation of assessment reports. Conducts Phase I and Phase II environmental site assessments for a variety of commercial and industrial properties. Performs sampling and oversees site remediation projects.

ENGINEERING TECHNICIAN, Century West Engineering, 1995. Charted stormwater facilities using photo-metric maps. Developed database and recorded conditional assessments using database for City of Portland Stormwater Project, as client.

BUSINESS MANAGER/CONSULTANT, Mr. Sun Solar, 1989-1995. Sold, installed, and performed troubleshooting on electronic monitoring equipment, pumps, plumbing, and repair and maintenance. Wrote proposals, designed, sold, and supervised the installation of residential and commercial alternative energy and conservation products. Managed company operations.

Training

- OSHA 40-Hour Health and Safety Training for Hazardous Waste Workers
- OSHA 8-Hour Health and Safety Supervisor Training for Hazardous Waste Workers
- ASTM Environmental Site Assessment Course for Commercial Real Estate
- AHERA-Certified Asbestos Inspector

Professional Titles and Affiliations

- Registered Environmental Assessor (R.E.A.) No. REA-07332, California
- Oregon Department of Environmental Quality Underground Storage Tank Decommissioning and Soil Matrix Cleanup Supervisor

GARY W. HAHN

Education

B.S. Chemistry, Case Western Reserve University, Cleveland, Ohio

Experience TWENTY-FOUR YEARS

PRESIDENT, Hahn and Associates, Inc., 1987 to present. Owner and manager of an environmental consulting firm specializing in providing environmental regulatory assistance and hydrogeological and property assessment activities for industry and government. Design and implementation of environmental compliance programs and management of environmental cleanup projects.

SCIENTIST, SRH Associates, Inc., 1986 to 1987. Monitoring of regulatory activities, industrial compliance assessments, supervision of hazardous waste cleanup and disposal, and sampling and designation of waste streams.

ENVIRONMENTAL COMPLIANCE MANAGER, McCall Oil and Chemical Corporation, 1983 to 1986. Responsible for management of corporate compliance program, hazardous waste disposal and facility permitting and tracking for multi-branch chemical and petroleum distribution system, pesticide registration and USDA product approvals, DOT packaging, labeling, and shipping compliance, and OSHA Hazard Communication Standard compliance. Contractor management of hazardous waste and spill cleanup.

HAZARDOUS WASTE PROJECT SUPERVISOR, Chem-Security Systems, Inc., 1981 to 1983. On-site manager of hazardous waste remediation projects, including project design and implementation, supervision of subcontractors, and analytical program set up. Also responsible for soil excavation in cleanups of pesticide, PCBs, and other organic residues, and subcontractor management in the sampling and removal of drums from hazardous waste sites.

HAZARDOUS WASTE SPECIALIST, State of Washington, Department of Environmental Quality, 1980. Hazardous waste and pesticide disposal management program. On-site inspection for compliance with the regulations of hazardous waste generators and pesticide applicators.

ENVIRONMENTAL SPECIALIST, State of Ohio EPA, 1976 to 1979. Air quality chemist, instrument technician, and hazardous materials spill cleanup coordinator. Inspection of contractor spill cleanup activities.

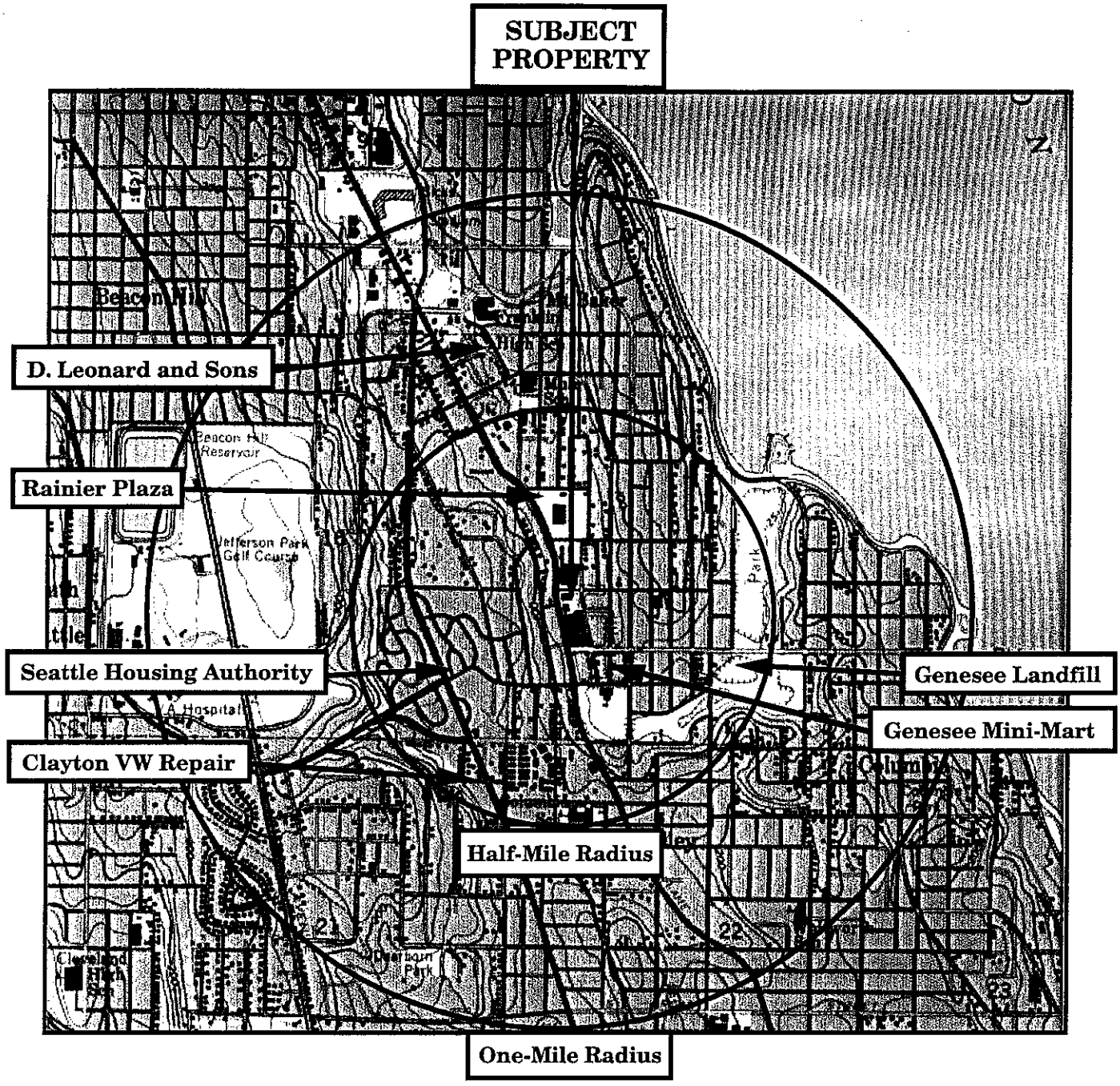
Training

- OSHA 40-Hour Health and Safety Training for Hazardous Waste Workers
- OSHA 8-Hour Health and Safety Supervisor Training for Hazardous Waste Workers

Professional Registrations/Affiliations

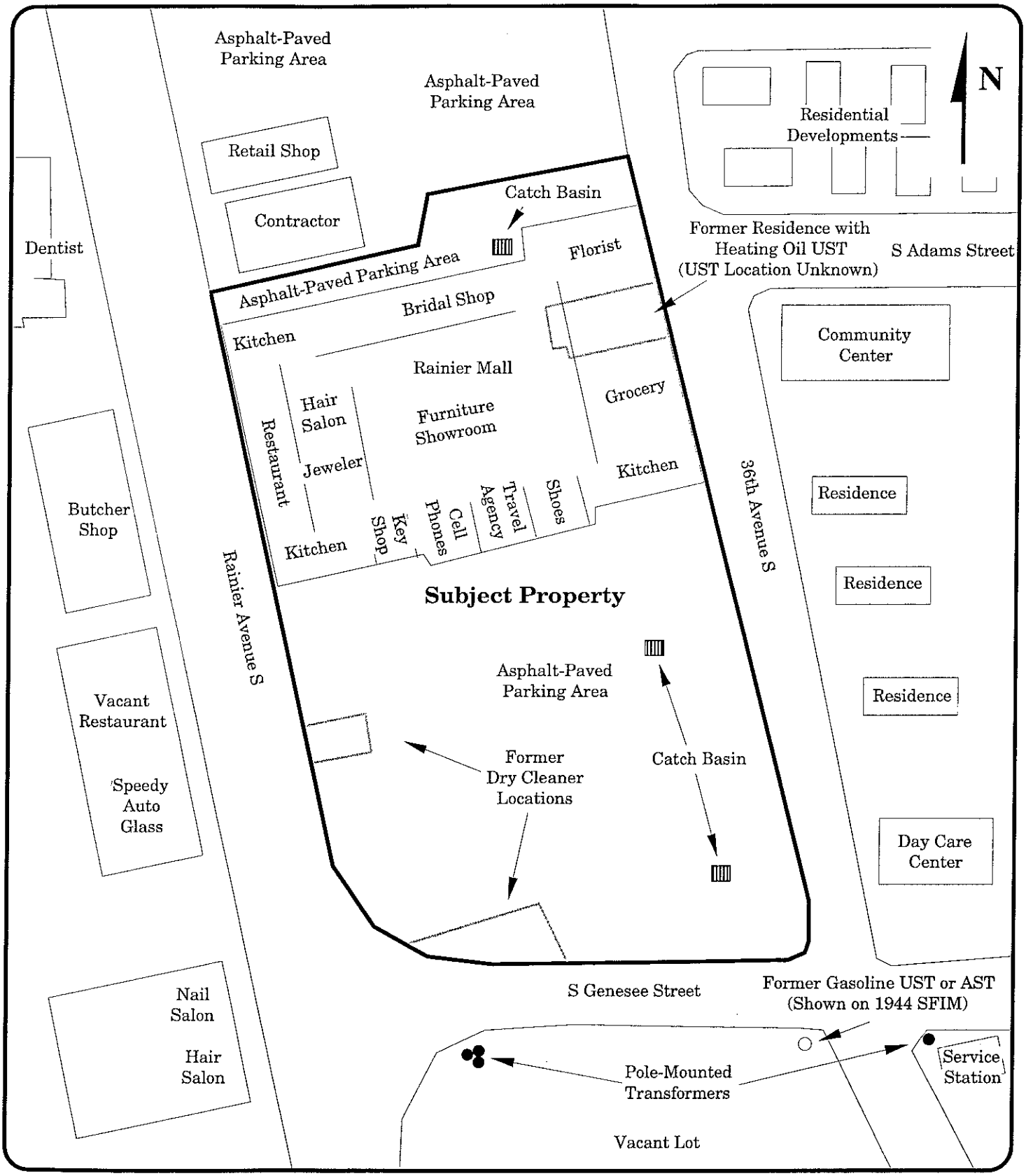
- Member, Board of Directors, Washington Association of Environmental Professionals

FIGURES



Note: Base Map from the Seattle South, Washington (1973) USGS 7.5 Minute Quadrangle
Contour Interval: 25 Feet

HAI Project No. 4936	**HAHN AND ASSOCIATES** INCORPORATED	**Location and Regulatory Lists Sites Map**	FIGURE 1
May 2000	ENVIRONMENTAL MANAGEMENT 434 NW SIXTH AVENUE, SUITE 203 PORTLAND, OREGON 97209 503/796-0717	Rainier Mall (Former Safeway Store 441) 4208 Rainier Avenue S Seattle, Washington	



HAI Project No. 4936	**HAHN & ASSOCIATES** INCORPORATED	**Site and Surrounding Land Use Map**	FIGURE 2
May 2000 Not to Scale	ENVIRONMENTAL MANAGEMENT 434 NW SIXTH AVENUE, SUITE 203 PORTLAND, OREGON 97209 503/796-0717	Rainier Mall (Former Safeway Store 441) 4208 Rainier Avenue S Seattle, Washington	

SITE PHOTOGRAPHS

Photograph 1. View of the subject property facing north (May 10, 2000).

Photograph 2. View of the interior of the Rainier Mall (May 10, 2000).

AERIAL PHOTOGRAPHS

1966 Aerial Photograph
Rainier Mall
(Former Safeway Store 441)
4208 Rainier Avenue S
Seattle, Washington

1990 Aerial Photograph
Rainier Mall
(Former Safeway Store 441)
4208 Rainier Avenue S
Seattle, Washington

Appendix A

United States Geological Survey of Washington

Water Well Logs

C001	Site ID (station number)	473426122135301
C002	Type of site	W
C003	Record classification	U
C004	Source agency code	USGS
C006	District code	53
C007	State code	53
C008	County code	033
C009	Latitude	473426
C010	Longitude	1221353
C011	Lat-long accuracy code	S
C012	Local well number	24N/04E-13B01
C014	Name of location map	MERCER ISLAND
C015	Scale of location map	24000
C016	Altitude of land surface	200
C017	Method altitude determined	M
C018	Altitude accuracy	2
C020	Hydrologic unit code	17110012
C021	Date well constructed	19510101
C022	Altitude Datum	NGVD29
C023	Primary use of site	W
C024	Primary use of water	H
C028	Depth of well	100
C029	Source of depth data	D
C032	Record ready for web flag	Y
C035	Method Lat/Long Determined	M
C036	Lat/Long Datum	NAD27
C039	National Water Use code	DO
C040	Date site record last updated	19981222150418
C061	User ID of person creating record	nwis
C062	User ID of person updating record	rclane
C303	Date site record created	19760303000000
C712	Data availability in other Ground Water files	NNNNNNNNNNNNNNNNNNN
C801	Drainage Basin Code	08
C802	Station-type codes	NNNNNYNNNNNNNNNNNNN
C803	Agency use of site code	O
C813	Mean Greenwich time offset	-8
C814	Local standard time flag	Y
C815	Locator sequence number	01
C900	Station name	24N/04E-13B01
C909	Latitude in Decimal Degrees	47.573888889
C910	Longitude in Decimal Degrees	122.231388889
C060	Date of construction	19510101
C063	Name of contractor	AXELSON DRIL
C064	Source of construction data	O
C065	Method of construction	D
C066	Type of finish	S
C068	Depth to bottom of seal	0
C403	User ID of person creating record	nwis
C404	Date record created	19981209000000
C405	User ID of person updating record	nwis
C723	Record number for construction subrecord	1
C754	Record type for CONS subrecord of CONS file	CONS
C755	Last update for CONS subrecord of CONS file	19940721000000
C850	Record ready for web flag	Y

C043	Type of lift	T
C045	Type of power	E
C046	Horsepower rating	2.00
C254	Record number for lift subrecord	1
C415	User ID of person creating record	nwis
C416	Date record created	19981209000000
C417	User ID of person updating record	nwis
C752	Record type for LIFT subrecord of CONS file	LIFT
C753	Last update for LIFT subrecord of CONS file	19860308000000
C854	Record ready for web flag	Y
C159	Date of ownership	19510101
C161	Owner	KINSMAN
C433	User ID of person creating record	nwis
C434	Date record created	19981209000000
C435	User ID of person updating record	nwis
C718	Sequence number for OWNR subrecord of MISC file	1
C768	Record type for OWNR subrecord of MISC file	OWNR
C769	Last update for OWNR subrecord of MISC file	19940927000000
C860	Record ready for web flag	Y
C235	Water-level measurement date	19510101
C237	Water level	60
C239	Water-level method	R
C244	Source of Water Level	D
C427	User ID of person creating record	nwis
C428	Date record created	19981208000000
C429	User ID of person updating record	nwis
C710	Date record updated	00000000000000
C858	Record ready for web flag	Y

C001	Site ID (station number)	473407122132601
C002	Type of site	W
C003	Record classification	U
C004	Source agency code	USGS
C006	District code	53
C007	State code	53
C008	County code	033
C009	Latitude	473407
C010	Longitude	1221326
C011	Lat-long accuracy code	S
C012	Local well number	24N/04E-13H01
C014	Name of location map	MERCER ISLAND
C015	Scale of location map	24000
C016	Altitude of land surface	200
C017	Method altitude determined	M
C018	Altitude accuracy	2
C020	Hydrologic unit code	17110012
C021	Date well constructed	19010101
C022	Altitude Datum	NGVD29
C023	Primary use of site	W
C024	Primary use of water	H
C028	Depth of well	225
C029	Source of depth data	D
C032	Record ready for web flag	Y
C035	Method Lat/Long Determined	M
C036	Lat/Long Datum	NAD27
C039	National Water Use code	DO
C040	Date site record last updated	19981222145746
C061	User ID of person creating record	nwis
C062	User ID of person updating record	rclane
C303	Date site record created	19760303000000
C712	Data availability in other Ground Water files	NNNNNNNNNNNNNNNNNNN
C801	Drainage Basin Code	08
C802	Station-type codes	NNNNNYNNNNNNNNNNNNN
C803	Agency use of site code	O
C813	Mean Greenwich time offset	-8
C814	Local standard time flag	Y
C815	Locator sequence number	01
C900	Station name	24N/04E-13H01
C909	Latitude in Decimal Degrees	47.568611111
C910	Longitude in Decimal Degrees	122.223888889
C060	Date of construction	19010101
C063	Name of contractor	WILSON & SON
C068	Depth to bottom of seal	.0
C403	User ID of person creating record	nwis
C404	Date record created	19981209000000
C405	User ID of person updating record	nwis
C723	Record number for construction subrecord	1
C754	Record type for CONS subrecord of CONS file	CONS
C755	Last update for CONS subrecord of CONS file	19981006000000
C850	Record ready for web flag	Y
C077	Depth to top of this casing string	0
C079	Diameter of this casing string	6
C409	User ID of person creating record	nwis
C410	Date record created	19981209000000
C411	User ID of person updating record	nwis
C725	Record number for casing subrecord	1

C758	Record type for CSNG subrecord of CONS file	CSNG
C759	Last update for CSNG subrecord of CONS file	19940707000000
C852	Record ready for web flag	Y
C901	Parent seq. num. for CSNG subrecord of CONS file	1
C043	Type of lift	J
C045	Type of power	E
C046	Horsepower rating	5.00
C254	Record number for lift subrecord	1
C415	User ID of person creating record	nwis
C416	Date record created	19981209000000
C417	User ID of person updating record	nwis
C752	Record type for LIFT subrecord of CONS file	LIFT
C753	Last update for LIFT subrecord of CONS file	19860308000000
C854	Record ready for web flag	Y
C159	Date of ownership	19520821
C161	Owner	STROUD
C433	User ID of person creating record	nwis
C434	Date record created	19981209000000
C435	User ID of person updating record	nwis
C718	Sequence number for OWNR subrecord of MISC file	1
C768	Record type for OWNR subrecord of MISC file	OWNR
C769	Last update for OWNR subrecord of MISC file	19940927000000
C860	Record ready for web flag	Y
C235	Water-level measurement date	19520821
C237	Water level	195
C239	Water-level method	R
C244	Source of Water Level	D
C427	User ID of person creating record	nwis
C428	Date record created	19981208000000
C429	User ID of person updating record	nwis
C710	Date record updated	00000000000000
C858	Record ready for web flag	Y

C001	Site ID (station number)	473357122133401
C002	Type of site	W
C003	Record classification	C
C004	Source agency code	USGS
C006	District code	53
C007	State code	53
C008	County code	033
C009	Latitude	473357
C010	Longitude	1221334
C011	Lat-long accuracy code	S
C012	Local well number	24N/04E-13J01
C014	Name of location map	MERCER ISLAND
C015	Scale of location map	24000
C016	Altitude of land surface	175
C017	Method altitude determined	M
C018	Altitude accuracy	2
C020	Hydrologic unit code	17110012
C021	Date well constructed	19510227
C022	Altitude Datum	NGVD29
C023	Primary use of site	W
C024	Primary use of water	H
C028	Depth of well	69
C029	Source of depth data	D
C032	Record ready for web flag	Y
C035	Method Lat/Long Determined	M
C036	Lat/Long Datum	NAD27
C039	National Water Use code	DO
C040	Date site record last updated	19981222145447
C061	User ID of person creating record	nwis
C062	User ID of person updating record	rclane
C303	Date site record created	19760303000000
C712	Data availability in other Ground Water files	NNNNNNNNNNNNNNNNNNN
C801	Drainage Basin Code	08
C802	Station-type codes	NNNNNYNNNNNNNNNNNNN
C803	Agency use of site code	O
C813	Mean Greenwich time offset	-8
C814	Local standard time flag	Y
C815	Locator sequence number	01
C900	Station name	24N/04E-13J01
C909	Latitude in Decimal Degrees	47.565833333
C910	Longitude in Decimal Degrees	122.226111111
C060	Date of construction	19510227
C063	Name of contractor	BRETZ, LEO
C065	Method of construction	D
C068	Depth to bottom of seal	0
C403	User ID of person creating record	nwis
C404	Date record created	19981209000000
C405	User ID of person updating record	nwis
C723	Record number for construction subrecord	1
C754	Record type for CONS subrecord of CONS file	CONS
C755	Last update for CONS subrecord of CONS file	19980922000000
C850	Record ready for web flag	Y
C077	Depth to top of this casing string	-.5
C078	Depth to bottom of this casing string	69
C079	Diameter of this casing string	38
C409	User ID of person creating record	nwis
C410	Date record created	19981209000000

C411	User ID of person updating record	rclane
C725	Record number for casing subrecord	1
C758	Record type for CSNG subrecord of CONS file	CSNG
C759	Last update for CSNG subrecord of CONS file	19990519081343
C852	Record ready for web flag	Y
C901	Parent seq. num. for CSNG subrecord of CONS file	1
C043	Type of lift	J
C045	Type of power	E
C046	Horsepower rating	1.00
C254	Record number for lift subrecord	1
C415	User ID of person creating record	nwis
C416	Date record created	19981209000000
C417	User ID of person updating record	nwis
C752	Record type for LIFT subrecord of CONS file	LIFT
C753	Last update for LIFT subrecord of CONS file	19860308000000
C854	Record ready for web flag	Y
C321	Begin date for use of this measuring point	19510227
C323	Height of this measuring point	.50
C424	User ID of person creating record	nwis
C425	Date record created	19981209000000
C426	User ID of person updating record	nwis
C728	Record number for meas. point subrecord	1
C766	Record type for MPNT subrecord of CONS file	MPNT
C767	Last update for MPNT subrecord of CONS file	19860308000000
C857	Record ready for web flag	Y
C159	Date of ownership	19511101
C161	Owner	KEARNS
C433	User ID of person creating record	nwis
C434	Date record created	19981209000000
C435	User ID of person updating record	nwis
C718	Sequence number for OWNR subrecord of MISC file	1
C768	Record type for OWNR subrecord of MISC file	OWNR
C769	Last update for OWNR subrecord of MISC file	19940927000000
C860	Record ready for web flag	Y
C235	Water-level measurement date	19510227
C237	Water level	27.3
C239	Water-level method	S
C244	Source of Water Level	D
C427	User ID of person creating record	nwis
C428	Date record created	19981208000000
C429	User ID of person updating record	nwis
C710	Date record updated	00000000000000
C858	Record ready for web flag	Y

C001	Site ID (station number)	473427122194401
C002	Type of site	W
C003	Record classification	U
C004	Source agency code	USGS
C006	District code	53
C007	State code	53
C008	County code	033
C009	Latitude	473427
C010	Longitude	1221944
C011	Lat-long accuracy code	S
C012	Local well number	24N/04E-17C01
C014	Name of location map	SEATTLE SOUTH
C015	Scale of location map	24000
C016	Altitude of land surface	15
C017	Method altitude determined	M
C018	Altitude accuracy	1
C020	Hydrologic unit code	17110013
C021	Date well constructed	19531002
C022	Altitude Datum	NGVD29
C023	Primary use of site	T
C024	Primary use of water	U
C028	Depth of well	91
C029	Source of depth data	D
C032	Record ready for web flag	Y
C035	Method Lat/Long Determined	M
C036	Lat/Long Datum	NAD27
C040	Date site record last updated	19981222150435
C061	User ID of person creating record	nwis
C062	User ID of person updating record	rclane
C303	Date site record created	19760303000000
C712	Data availability in other Ground Water files	NNNNNNNNNNNNNNNNNNN
C801	Drainage Basin Code	09
C802	Station-type codes	NNNNNYNNNNNNNNNNNNN
C803	Agency use of site code	O
C813	Mean Greenwich time offset	-8
C814	Local standard time flag	Y
C815	Locator sequence number	01
C900	Station name	24N/04E-17C01
C909	Latitude in Decimal Degrees	47.574166667
C910	Longitude in Decimal Degrees	122.328888889
C060	Date of construction	19531002
C063	Name of contractor	RAYMOND CONC
C064	Source of construction data	D
C065	Method of construction	V
C068	Depth to bottom of seal	0
C403	User ID of person creating record	nwis
C404	Date record created	19981209000000
C405	User ID of person updating record	nwis
C723	Record number for construction subrecord	1
C754	Record type for CONS subrecord of CONS file	CONS
C755	Last update for CONS subrecord of CONS file	19940721000000
C850	Record ready for web flag	Y
C159	Date of ownership	19531002
C161	Owner	STATE HIGHWAYS
C433	User ID of person creating record	nwis
C434	Date record created	19981209000000
C435	User ID of person updating record	rclane

C718	Sequence number for OWNR subrecord of MISC file	1
C768	Record type for OWNR subrecord of MISC file	OWNR
C769	Last update for OWNR subrecord of MISC file	19990729095816
C860	Record ready for web flag	Y
C199	Type of log	D
C202	Source of log data	D
C448	User ID of person creating record	nwis
C449	Date record created	19981209000000
C450	User ID of person updating record	nwis
C739	Sequence number for LOGS subrecord of MISC file	1
C778	Record type for LOGS subrecord of MISC file	LOGS
C779	Last update for LOGS subrecord of MISC file	19860310000000
C865	Record ready for web flag	Y

Appendix B

Interviews

INTERVIEWS

Mr. Billy Vu, Rainier Mall Manager, general property information, May 10, 2000

Mr. Andrew Jones, representative of PacTrust, the property owner, general property information, May 5, 2000

Appendix C

Research Resources

RESEARCH RESOURCES

Allen Library, University of Washington, Seattle, Washington, Sanborn Fire Insurance Maps, reviewed May 11, 2000

King County Tax Assessor's Office, May 17, 2000

National Flood Insurance Program Flood Insurance Rate Map, City of Seattle, Community Panel Number 53033C-0645F dated May 16, 1995

PacTrust property archives, Beaverton, Oregon, building plans review, reviewed May 6, 2000

Report on Soils Investigation, Proposed Safeway Store No 441, Rainier Avenue S, Seattle, Washington, Dames and Moore, 1967, subsurface soils information

Seattle Department of Construction and Land Use Department, May 11, 2000

Seattle Fire Department, UST permits, May 18, 2000

Terraserver.com, aerial photograph review, May 17, 2000

U.S. Environmental Protection Agency, Federal regulatory sites lists

U.S. Geological Survey *Geologic Map of Surficial Deposits in the Seattle Quadrangle, Washington*, 1993, geology in the vicinity of subject property

U.S. Geological Survey 7.5-Minute Quadrangles, Seattle South, Washington (1973)

University of Washington, aerial photographs review, May 16, 2000

Washington Department of Ecology, state regulatory site lists

Washington Department of Ecology, water well logs, in vicinity of subject property, May 18, 2000