Remedial Investigation Report

sound environmental strategies corporation

Property:

TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington

Prepared for:

TOC Holdings Co.
2737 West Commodore Way
Seattle, Washington

July 14, 2009

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Remedial Investigation Report
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0440-041

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EXECUTIVE SUMMARY

Sound Environmental Strategies Corporation has prepared this Remedial Investigation Report for TOC Holdings Co. Facility No. 01-443, located at 4910 Leary Avenue Northwest in Seattle, Washington (herein referred to as the Property), on behalf of TOC Holdings Co. The remedial investigation was conducted in general accordance with the Washington State Model Toxics Control Act promulgated in chapter 173-340-350 of the Washington Administrative Code.

The Property currently is occupied by a vacant 1942-vintage, single-story building. The Property was first developed prior to 1893, when a single-family residence occupied the Property. The Property appeared to have been residential in nature until 1922, when a Mobil-brand retail gasoline station and automotive repair facility was constructed. The facility was equipped with three fuel-dispensing pump islands, a hydraulic hoist, and a grease shed. No information regarding the associated underground storage tanks was available in the public record. In 1942, the 1922-vintage facility was upgraded, and the existing building was constructed. The three fuel-dispensing pump islands were replaced with a single pump island, and two 550-gallon underground storage tanks and a 1,000-gallon underground storage tank were installed. Retail gasoline sales ceased by 1964, when the canopy and dispenser islands were removed. From 1964 through 2006 the Property operated as a vehicle repair/tire center. In 2001, an underground storage tank containing waste oil was removed from the Property; two gasoline underground storage tanks and approximately 1,193 tons of petroleum-contaminated soil were removed from the Property in 2004. The Station Bistro and Cocktail Lounge was the most recent occupant of the Property.

The results of subsurface investigations conducted at the Property between 2000 and 2008 indicate that concentrations of include gasoline- and oil-range petroleum hydrocarbons, naphthalene, benzene, ethylbenzene, and/or total xylenes exceed the Washington State Model Toxics Control Act Method A cleanup levels in soil and/or groundwater beneath the Property and the adjoining rights-of-way to the east and southwest.

Based on the findings of the investigations conducted between 2000 and 2005, the Site has been defined to include petroleum-contaminated soil extending beneath the Property and a short distance beyond the eastern and southwestern boundaries of the Property; petroleum-contaminated groundwater that resulted from a release at the Property appears to be limited to the immediate vicinity of monitoring well MW11, located on the southeastern portion of the Property. Although petroleum-contaminated soil and groundwater have been encountered at locations to the east, south, and southwest of the Property, these impacts appear to be related to releases from off-Property locations and are therefore not included within the boundaries of the Site.

This executive summary is presented solely for introductory purposes, and the information contained in this section should be used only in conjunction with the full text of this report. A complete description of the project, Site conditions, investigative methods, and investigation results is contained within this report.

ACRONYMS AND ABBREVIATIONS

bgs	below ground surface
BINMIC	Ballard Interbay Northend Manufacturing and Industrial Center
BTEX	benzene, toluene, ethylbenzene, and total xylenes
COCs	chemicals of concern
CSM	Conceptual Site Model
DRPH	diesel-range petroleum hydrocarbons
Ecology	Washington State Department of Ecology
EDB	ethylene dibromide
EDC	ethylene dichloride
EDR	Environmental Data Resources, Inc.
EPA	United States Environmental Protection Agency
GeoEngineers	GeoEngineers, Inc.
GRPH	gasoline-range petroleum hydrocarbons
LNAPL	light non-aqueous phase liquid
MTBE	methyl tertiary-butyl ether
MTCA	Washington State Model Toxics Control Act
NWTPH	Northwest Total Petroleum Hydrocarbon
ODEQ	State of Oregon Department of Environmental Quality
ORPH	oil-range petroleum hydrocarbons
PCS	petroleum-contaminated soil
PID	photoionization detector
the Property	4910 Leary Avenue Northwest, Seattle, Washington
RI	remedial investigation
ROW	right-of-way
SES	Sound Environmental Strategies Corporation

ACRONYMS AND ABBREVIATIONS (CONTINUED)

the Site	petroleum-contaminated soil extending beneath the Property and a short distance beyond the eastern and southwestern boundaries of the Property, as well as petroleum-contaminated groundwater in the immediate vicinity of monitoring well MW11, located on the southeastern portion of the Property
TEE	Terrestrial Ecological Evaluation
UST	underground storage tank
VGT	Vashon Glacial Till
VOCs	volatile organic compounds
VRO	Vashon Recessional Outwash
WAC	Washington Administrative Code

1.0 INTRODUCTION

Sound Environmental Strategies Corporation (SES) has prepared this Remedial Investigation (RI) Report on behalf of TOC Holdings Co. for TOC Holdings Co. Facility No. 01-443 Property located at 4910 Leary Avenue Northwest in Seattle, Washington (herein referred to as the Property) (Figure 1). This RI was prepared for submittal to the Washington State Department of Ecology (Ecology), and it was developed to meet the general requirements of an RI as defined by the Washington State Model Toxics Control Act (MTCA) Regulation in Chapters 173-340-350 and 173-340-360 of the Washington Administrative Code (WAC 173-340-350 and 173-340-360).

As established in WAC 173-340-200, the "Site" is defined by the full lateral and vertical extent of contamination that has resulted from the former operation of a retail gasoline service station on the Property. Based on the information gathered to date, the Site has been defined to include the following criteria:

- Extent of petroleum-contaminated soil (PCS) extending beneath the Property and a short distance beyond the eastern and southwestern boundaries of the Property associated with the historical use of the Property as a retail gasoline and automotive repair facility.

- Petroleum-contaminated groundwater in the immediate vicinity of monitoring well MW11, located on the southeastern portion of the Property. Ecology has determined that the groundwater contamination associated with the historical use of the Property is limited to the southern portion of the Property.

As discussed in this report, off-Property impacts by ethylene dichloride (EDC) and the petroleum hydrocarbon contamination encountered in the vicinity of monitoring wells MW09 and MW10 are not the result of a release from the Property and are subsequently excluded from the Site definition (Figure 2).

1.1 PURPOSE AND OBJECTIVES

The purpose of the RI was to collect data necessary to adequately characterize the Site for the purposes of developing and evaluating cleanup action alternatives. This RI Report presents historical information regarding the former use of the Property and surrounding parcels, summarizes the information obtained during the review of historical information, summarizes the scope and findings of each subsurface investigation that has been conducted on the Site, and presents a Conceptual Site Model (CSM).

1.2 REPORT ORGANIZATION

This RI Report is organized into the following sections:

- **Section 2.0, Background.** This section provides a description of the Property features and location; a summary of historical Property use; a description of the local geology, hydrology, and land use pertaining to the Property; and a description of the discovery of the release at the Property.
- **Section 3.0, Remedial Investigation.** This section provides a description of the RI field work program conducted at the Site between 2001 and 2009 and includes a discussion of the scope of work and the results of each phase of subsurface investigation conducted at the Site.
- **Section 4.0, Terrestrial Ecological Evaluation.** This section provides a discussion of the evaluation of potential impacts to ecological receptors from a release of hazardous substances.

- **Section 5.0, Conceptual Site Model.** This section provides a summary of the CSM derived from the results of the subsurface investigations performed at the Site and the results of the RI. Included is a discussion of confirmed and suspected source areas, the chemicals of concern (COCs), affected media, fate and transport characteristics of the release of hazardous substances, and a preliminary exposure assessment.
- **Section 6.0, Bibliography.** This section lists references used to prepare this document.
- **Section 7.0, Limitations.** This section discusses document limitations.

2.0 BACKGROUND

The following section provides a summary of current and historical land use on the Property and the vicinity.

2.1 PROPERTY LOCATION AND DESCRIPTION

The following subsections present the current land use practices on the Property and surrounding parcels.

2.1.1 Subject Property

The Property includes a single tax parcel (King County parcel number 276770-3340) that covers approximately 5,700 square feet (0.13 acres) of land. The Property is listed as 4910 Leary Avenue Northwest and is located approximately 5 miles northwest of downtown Seattle, Washington (Figure 1).

Improvements to the Property include a 1942-vintage building that was most recently occupied by the Station Bistro. Exterior portions of the Property include an asphalt-paved parking lot and perimeter landscaping. Potable water, sewer, solid waste disposal, and recycling services are provided to the Property by the City of Seattle. Seattle City Light provides electricity to the building.

2.1.2 Adjoining Properties

The Property and surrounding parcels are currently zoned for industrial use. Uses of nearby parcels at the time this report was prepared are summarized below and depicted on Figure 3.

- **Northwest.** The adjoining property to the northwest is currently occupied by an equipment distribution facility; however, sources such as historical maps, reverse city directories, and aerial photographs indicate that the use of this adjoining property has been primarily occupied by automotive repair and sales facilities for much of the last 50 years (Figure 3).

- **West/Southwest.** Leary Avenue Northwest, a City of Seattle right-of-way (ROW), provides the southwestern Property boundary. An 18-inch-diameter sanitary sewer main, storm sewer main, and water main are located beneath the Leary Avenue Northwest ROW. The properties on the southwest side of Leary Avenue Northwest are currently occupied by warehouses and office buildings. Historically, these properties primarily operated as automotive repair facilities and warehouses (Figure 3).

- **East/Southeast.** The eastern Property boundary is provided by 17th Avenue Northwest, a City of Seattle ROW. A 12-inch storm sewer main, sanitary sewer main, and a natural gas line are located beneath the 17th Avenue Northwest ROW.

The properties to the east of 17th Avenue Northwest currently consist of an unoccupied parcel that previously operated as an automobile repair and service station, including retail gasoline sales; a mixed-use building containing a tavern and apartments; and a retail sales building. The historical use of these nearby properties has been primarily dedicated to automotive sales and repair (Figure 3).

2.2 PROPERTY LAND USE HISTORY

Certified Sanborn Fire Insurance Maps (Appendix A), King County Assessor records (Appendix B), aerial photographs, and City of Seattle records (Appendix C) were reviewed as part of the RI in order to provide an evaluation of historical land use practices on and surrounding the Property. The following is a summary of our observations of the information provided in historical records.

According to the Sanborn Fire Insurance Maps published in 1893, 1905, and 1917, the Property was developed with a single-family residence by 1893 (Environmental Data Resources, Inc. [EDR] 2009). Archived King County Assessor records indicate that the Property was redeveloped as a retail gasoline station in 1922. The 1922-vintage building was constructed as a single-story, wood-framed building with three canopies extending to the south. The photograph enclosed with the Assessor records shows two fuel-dispensing pump islands, each equipped with three fuel dispensers, located under the main canopy. Single fuel dispensers are visible in the photograph under smaller canopies located on the west and east side of the building. A grease shed is also listed as an amenity on the record. According to archived records, the 1922-vintage building was replaced with a service station equipped with three repair bays containing a hydraulic hoist (central bay), pit area (east bay), and a canopy extending to the south with a single fuel-dispensing pump island in 1942 (Figure 2). The 1942-vintage facility was equipped with two 550-gallon underground storage tanks (USTs) and one 1,000-gallon UST. Time Oil Co. (currently TOC Holdings Co.) purchased the Property in 1957 (King County Assessor 2009a). According to reverse city directories, the Property was unoccupied by 1964, after which the facility was dedicated to automotive repair. The Station Bistro and Cocktail Lounge occupied the Property between 2006 and 2008.

2.3 HISTORICAL USE OF THE ADJOINING PROPERTIES

This section describes the findings of SES' research into the historical usage of the adjoining properties. These adjoining properties are depicted on Figure 3.

- **North.** The north-adjoining property, located at 4918 Leary Avenue Northwest, is currently occupied by an equipment distributing facility. The 1893 and 1905 Sanborn Fire Insurance Maps indicate that the north-adjoining property was originally occupied by a single-family residence (EDR 2009). King County Assessor records indicate that a single story auto sales building was constructed in 1915 and remodeled between 1918 and 1936. Nelson Chevrolet opened in 1922 and operated in this location until at least 1985, when Fuller O'Brian Corp. paint sales occupied the property (King County Assessor 2009a).
- **West.** Leary Avenue Northwest, a City of Seattle ROW, provides the southwestern Property boundary. An 18-inch-diameter sanitary sewer main and a water main are located beneath the Leary Avenue Northwest ROW (Figure 2). The properties on the southwest side of Leary Avenue Northwest were primarily occupied by residential structures or light industrial/warehouse facilities. In addition, the property listed at 4905 Leary Avenue Northwest, is currently occupied by a 1948-vintage service repair garage.
- **East/Southeast.** The eastern Property boundary is provided by 17th Avenue Northwest, a City of Seattle ROW. A 12-inch storm sewer main and a natural gas line are located beneath the 17th Avenue Northwest ROW. The properties on the east side of 17th Avenue

Northwest are primarily occupied by residential, retail, and light industrial/warehouse facilities. A retail gasoline station equipped with a single fuel-dispensing pump island and two 550-gallon USTs was constructed at the property listed at 4810 17th Avenue Northwest in 1925 (Appendix A and B), and a retail gasoline station was visible on the property located on what is now the southeast corner of the intersection of 17th Avenue Northwest and Leary Avenue Northwest in the 1950 Sanborn Fire Insurance Map (EDR 2009).

2.4 FUTURE PROPERTY LAND USE

SES is unaware of any future land use plans at the Property.

2.5 ENVIRONMENTAL SETTING

The following subsections provide a summary of the environmental setting of the Property, including land use, meteorology, and groundwater use.

2.5.1 Land Use

The Property is located within the Ballard Interbay Northend Manufacturing and Industrial Center (BINMIC) area, and land use on the Property and surrounding parcels is primarily commercial and light industrial. Additionally, there are several retail stores, office buildings, and other commercial uses within BINMIC. Although a small number of residential properties are located within the north BINMIC area, the Property and vicinity are zoned industrial by the City of Seattle (Seattle Municipal Code 23.50), and new residential developments are not permitted. Any residences located within the BINMIC area were constructed prior to adoption of the industrial zoning codes.

2.5.2 Meteorology

The climate of the Seattle area is maritime and experiences moderate seasonal fluctuations in temperature. The historical average annual rainfall in the Seattle area is approximately 33.7 inches (Richardson et al. 1968), with peak rainfall occurring in the months of December and January. More recent averages suggest upwards of 38 inches of annual rainfall (Weather.com 2009). Surface water runoff and evapotranspiration are estimated at 15 inches annually in the North BINMIC area (Richardson et. al 1968), leaving only a modest amount of annual rainfall as potential recharge to groundwater.

2.5.3 Groundwater Use

No active production wells are located within the BINMIC area, and groundwater use is generally limited to non-potable emergency and industrial supply wells (Seattle Municipal Code 23.50). The Property is not located in a wellhead protection area.

2.6 GEOLOGIC AND HYDROGEOLOGIC SETTING

The following sections provide a summary of the geology and hydrogeology beneath and in the vicinity of the Property.

2.6.1 Topography

According to elevation data presented on the King County iMap online application, the Property is located on a relatively flat surface at an approximate elevation between approximately 35 and 40 feet above mean sea level (King County Assessor 2009b). Salmon Bay, the nearest surface water body, is located approximately 950 feet to the southwest of the Property (Figure 1). The King County iMap application depicts topography in the vicinity of the Property as sloping toward the west-southwest.

2.6.2 **Regional Geology**

The native geologic materials underlying the North BINMIC area consist of glacial and non-glacial depositional materials to depths of more than 1,500 feet below ground surface (bgs). Fill materials predominate from the surface to depths of between 10 and 30 feet bgs. The area-wide fill generally consists of loose silt, sand, and clay with wood and construction debris, including creosoted railroad ties and old piers. Because of the thick fill layer in the region and the shallow depth to groundwater, shallow groundwater is frequently encountered within the fill deposits. Native soil underlying the fill material consists of stiff to loose silt and fine sand layers with occasional clay and peat layers. The uppermost soil underlying the fill is described as Holocene Depression Fill, below which is generally the Vashon Recessional Outwash (VRO), consisting of medium-dense silt to gravelly sand at depths generally between 10 and 30 feet bgs. Underlying the VRO and Holocene fill is Vashon Glacial Till (VGT) and Lawton Clay beginning at depths of 30 to 60 feet and extending to depths of 90 feet or more (Floyd Snider McCarthy 2003).

2.6.3 **Regional Hydrogeology**

Within the North BINMIC area, shallow groundwater is first encountered within the fill material at depths between 1 and 20 feet bgs (Floyd Snider McCarthy 2003). The saturated thickness of the shallow aquifer is between 20 and 30 feet. Shallow groundwater flows downward from the surrounding hillsides into Salmon Bay, although vertical movement is limited due to the dense VGT and Lawton Clay confining layers that are located beneath the uppermost water-bearing interval. The general regional groundwater flow direction is toward the south-southwest, although it is noted that local variations in stratigraphy and anthropogenic influences, including sanitary and storm sewer lines, impact groundwater movement and flow direction (Floyd Snider McCarthy 2003).

2.6.4 **Property Geology**

According to the *Geologic Map of Seattle – A Progress Report* (Troost et al. 2005) the Property is underlain by Quaternary Vashon Till (map unit Qvt), and just west of a contact with Vashon Recessional Sand (map unit Qvt). The map also indicated that near-surface fill material may be present in the area. According to the map, the glacial till is characterized by very dense sands, gravels, and cobbles supported by a variably cemented silt-rich matrix. Borings completed by SES and others at the Property and adjoining ROWs generally confirmed these conditions. Specifically, material encountered in the borings consisted of loose to medium dense sand with variable gravel and local stiff silt-rich interbeds to depths of approximately 6 to 9 feet bgs, much of which was interpreted to be fill material. The fill material is underlain by very dense sand to silty sand with variable gravel that extends to the full depth explored of 35 feet bgs. The very dense underlying soils are interpreted to be Quaternary Vashon Till (Figures 4, 5, and 6).

2.6.5 **Property Hydrogeology**

The hydrological conditions at the Property are characterized by a shallow unconfined water-bearing zone at depths ranging from about 8.75 to 12.25 feet bgs. Groundwater elevation and flow direction calculated from the most recent groundwater monitoring event is depicted in the groundwater contour map (Figure 7). Based on measurements collected from the monitoring wells at the Site, the groundwater flow direction is toward the west-southwest with an approximate hydraulic gradient ranging between 0.01 and 0.02 feet per foot.

2.7 RELEASE DISCOVERY

GeoEngineers, Inc. (GeoEngineers) conducted a site assessment on the Property in November 2000 to evaluate the environmental condition of soil and groundwater beneath the former lubrication bay located within the existing building. Two soil borings (H1 and H2) were advanced using a hand auger to depths between 3 and 4 feet beneath the base of the lubrication bay (Figure 8). Soil and groundwater samples collected from depths between 1.5 and 3.5 feet bgs did not contain concentrations of diesel- and oil-range petroleum hydrocarbons (DRPH and ORPH, respectively) in excess of the applicable MTCA Method A cleanup levels (GeoEngineers 2001a). However, the sample collected from boring H2 at a depth of 3.5 feet bgs contained a concentration of benzene that exceeded the MTCA Method A cleanup level (Table 1).

In March 2001, GeoEngineers removed a 125-gallon waste oil UST from the northeast corner of the Property and one hydraulic hoist located within the existing building (Figure 2). Two soil samples were collected from the base of the UST excavation at approximately 6 feet bgs and from the base of the excavation from the hydraulic hoist removal at approximately 8 feet bgs (Figure 2). The samples were analyzed for DRPH, ORPH, gasoline-range petroleum hydrocarbons (GRPH); benzene, toluene, ethylbenzene, and total xylenes (BTEX); arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver; and volatile organic compounds (VOCs). A small amount of PCS was removed from beneath the hydraulic hoist; however, limitations due to the proximity of the UST excavation to the foundation footing prevented the complete removal of PCS from the UST excavation area. Concentrations of GRPH and ORPH that exceeded the MTCA Method A cleanup level were confirmed in soil sample S-SS-1 (Figure 8 and Table 1) (GeoEngineers 2001b). A concentration of ORPH that exceeded the MTCA Method A cleanup level was also detected in soil sample HSP-1, which was collected from the stockpile of excavated soil (Table 1).

2.8 DATA GAPS

Following completion of the above-described release discovery, the lateral and vertical extent of soil and groundwater contamination in the vicinity of the lubrication bay remained unassessed and no information was obtained regarding the environmental quality of soil and groundwater in the vicinity of the USTs and former fuel-dispensing pump islands.

3.0 REMEDIAL INVESTIGATION

Between 2000 and 2008, a series of excavations and subsurface investigations have been conducted on the Property and within the adjacent ROWs, as described below. The locations of excavations, soil borings, monitoring wells, and other Property features are shown on Figure 2. The soil and most recent groundwater analytical results are summarized on Figures 8 and 9 and in Tables 1 and 2. For evaluation purposes, those concentrations that exceed the current MTCA Method A cleanup levels for soil and groundwater are presented in bold red font in the figures and tables. The remainder of this report includes references to cleanup levels; unless otherwise specified, these refer to the MTCA Method A Cleanup Levels for Groundwater or the MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses.

3.1 2001 AND 2002 SUBSURFACE ASSESSMENT

GeoEngineers oversaw the advancement of 11 direct-push soil borings (GP-1 through GP-11), one hollow-stem auger boring (B-1), and the installation of five groundwater monitoring wells (MW01 through MW05) in June 2001, December 2001, and January 2002, respectively, in an effort to evaluate the vertical and lateral extent of PCS and petroleum-contaminated groundwater beneath the Site. Soil samples were collected and analyzed for DRPH, ORPH, GRPH, and BTEX. Soil samples collected from GP-5 through GP-8, GP-10, and GP-11

contained concentrations of GRPH, benzene, ethylbenzene, and/or total xylenes in excess of the applicable cleanup levels (Figure 8, Table 1). Concentrations of benzene that slightly exceeded the cleanup level were detected in soil samples collected from a depth of 21 feet bgs in the vicinity of monitoring wells MW03 and MW05 and a depth of 31 feet bgs in the vicinity of monitoring well MW04. Considering the relatively low concentrations of benzene detected in soil samples collected from wells MW03 and MW04, PCS is not anticipated to extend a significant distance to the west/southwest of these locations. No detectable concentrations of benzene were present in any of the soil samples collected at depths above or below these samples. No detectable concentrations of petroleum hydrocarbons or BTEX constituents were present in any of the soil samples collected from the borings for wells MW01 or MW02. Groundwater samples were first collected from the monitoring wells on January 8, 2002, and were tested for the presence of GRPH and BTEX constituents; none of the groundwater samples collected from any of the wells contained concentrations of GRPH or BTEX constituents in excess of the laboratory reporting limits and/or the applicable cleanup levels (Table 2) (GeoEngineers 2002).

3.2 2004 UST REMOVAL AND REMEDIAL EXCAVATION

In July and August 2004, GeoEngineers performed a UST removal and remedial excavation at the Property, which included the removal of a 500-gallon gasoline UST, a 650-gallon gasoline UST, and the associated fuel delivery systems. Prior to excavation activities, wells MW01 and MW05 were decommissioned as a result of their location within the proposed excavation area.

Approximately 1,193 tons of PCS was excavated from the southern portion of the Property. Soil samples collected from the limits of the excavation indicated that PCS remained in place along the eastern and western boundaries of the UST system excavation (Figure 8). Additional overexcavation of PCS could not be conducted without threatening the structural stability of the adjoining ROWs (GeoEngineers 2004).

3.3 2004 GROUNDWATER MONITORING AND MONITORING WELL INSTALLATION

In November and December 2004, GeoEngineers installed two monitoring wells (MW01A and MW05A) to replace those that were decommissioned during the remedial excavation and UST removal conducted in 2004. The newly installed monitoring wells were positioned within 5 feet of the original wells (MW01 and MW05). Groundwater samples collected from all five wells (MW01A, MW02 through MW04, and MW05A) in 2004 and 2005 were analyzed for GRPH, BTEX, and VOCs, including EDC; none of the groundwater samples contained concentrations of GRPH or BTEX that exceeded the laboratory reporting limit and/or the applicable cleanup levels. However, groundwater collected from monitoring well MW03, located to the south of the Property, was found to contained concentrations of EDC in excess of the cleanup level (Table 2). GeoEngineers concluded that the EDC detected in groundwater collected from MW03 likely did not originate from the Property and may have been influenced by a leaking sewer line in Leary Avenue Northwest. EDC has not been detected in any soil samples collected from the Property, nor was it used as an additive in gasoline during the period that gasoline sales occurred at the Property (GeoEngineers 2005a).

3.4 2005 GROUNDWATER MONITORING AND NEIGHBORHOOD EDC ASSESSMENT

In March and June 2005, GeoEngineers continued the groundwater monitoring program and encountered concentrations of EDC that exceeded the cleanup level in groundwater collected from monitoring well MW03, located within the Leary Avenue Northwest ROW to the south of the Property. None of the groundwater samples collected from the two monitoring wells that existed on the Property in 2005 (MW01A and MW05A) contained concentrations of GRPH, BTEX, or EDC in excess of the applicable cleanup levels (Table 2). GeoEngineers subsequently conducted an assessment of possible sources of EDC in the vicinity of the Property. They

identified eight potential sources of EDC (e.g., automotive repair facilities) within a 2-block radius (Figure 3) and 40 potential sources within 0.5 miles of the Property. Evidence cited by GeoEngineers suggests that the EDC contamination is likely a regional issue and is not associated with activities historically conducted at the Property (Table 2) (GeoEngineers 2005b).

3.5 2005 SUBSURFACE INVESTIGATION

In October 2005, SES conducted a subsurface investigation to assess whether a magnetic anomaly identified beneath the 17th Avenue Northwest ROW was acting as a source of the EDC detected in groundwater beneath the adjacent Leary Avenue Northwest ROW. Six soil borings (P01 through P06) were advanced on the Property and adjoining ROWs during the investigation. Soil borings P01 and P02 were advanced within 5 feet of the north and south ends of the magnetic anomaly, respectively. Soil borings P03 through P06 were advanced to the west and southwest of the magnetic anomaly in a hydrologically downgradient position. Temporary wells were installed in each boring for groundwater sampling. Selected samples were analyzed for GRPH, DRPH, ORPH, BTEX, VOCs and total lead. Soil samples collected from borings P01 and P02 at depths between 15 and 20 feet bgs contained concentrations of GRPH and/or benzene that exceeded their respective cleanup levels. A soil sample collected from boring P03, located on the southern portion of the Property, contained a concentration of GRPH that exceeded the cleanup level and a soil sample collected from boring P04, located within the adjacent ROW to the south of the Property, contained a concentration of benzene that exceeded the cleanup level. No detectable concentrations of GRPH, BTEX, or EDC were present in the soil samples collected from borings P05 or P06 (Figure 8). Reconnaissance groundwater samples collected from P02 through P05 were found to contain concentrations of GRPH and/or benzene that exceeded the applicable cleanup level. The reconnaissance groundwater sample collected from P05 was also found to contain a concentration of DRPH that exceeded the cleanup level. EDC was detected at a concentration exceeding the cleanup level in reconnaissance groundwater sample collected from boring P06. Considering the absence of EDC in the soil and groundwater samples collected from the borings located on the Property and in the vicinity of the magnetic anomaly, SES concluded that the EDC concentrations detected at other locations were not the result of a release that occurred on the Property or in the vicinity of the anomaly (SES 2005). Considering the upgradient hydrologic location of borings P01 and P02 relative to the Property, the petroleum-contaminated soil and/or groundwater encountered in these borings does not appear to have resulted from a release at the Property.

3.6 2008 SUPPLEMENTAL SUBSURFACE INVESTIGATION

In May and September of 2008, SES conducted a subsurface investigation and collected groundwater samples to further evaluate the source and extent of GRPH, DRPH, ORPH, EDC, and BTEX in soil and groundwater beneath the adjacent Leary Avenue Northwest and 17th Avenue Northwest ROWs, as well as to investigate the cause of the magnetic anomaly observed within 17th Avenue Northwest. On May 1 and 2, 2008, SES advanced five soil borings (B02 through B06) to a maximum depth of 35 feet bgs. The borings were completed as 2-inch-diameter groundwater monitoring wells MW06 through MW10 (Figure 8). Selected soil samples were analyzed for GRPH, total lead, BTEX, and VOCs. In addition, one soil sample collected from boring B05 was analyzed for DRPH and ORPH. The results of the investigation indicated that contamination concentration of GRPH the exceeded the cleanup level was detected in soil collected from boring B06 at 13.5 feet bgs, which was advanced south of the Property in the intersection of Leary Avenue Northwest and 17th Avenue Northwest (Figure 8, Table 1). PCS was not encountered in any of the other borings. The magnetic anomaly within the ROW of 17th Avenue Northwest was explored by a limited excavation that was approximately 3.5 feet by 3

feet wide at the ground surface and extended to a total depth of approximately 5 feet. Metallic objects or other potential sources of the magnetic anomaly were not encountered in the course of the excavation activities, and no evidence of impacts such as petroleum odors or staining was observed during the excavation.

SES returned to the Property on September 23, 2008, to collect groundwater samples from each of the monitoring wells at the Site. Groundwater collected from monitoring wells MW03, MW04, and MW08, which are located within the Leary Avenue Northwest ROW, contained concentrations of EDC that exceeded the cleanup level (Table 2). In addition, GRPH, DRPH, and benzene were detected at concentrations that exceeded the cleanup level in groundwater collected from monitoring well MW09, and benzene was detected at a concentration exceeding the cleanup level in groundwater collected from monitoring well MW10. None of the groundwater samples collected from monitoring wells located on or hydrologically upgradient of the Property (MW01A, MW05A, and MW02) contained concentrations of petroleum hydrocarbons, BTEX, or VOCs in excess of the laboratory reporting limits and/or the applicable cleanup level. These findings clearly demonstrated that the EDC encountered beneath the Leary Avenue Northwest ROW resulted from a release at a downgradient hydrologic position relative to the Property. In addition, the elevated concentrations of petroleum hydrocarbons detected in the groundwater samples collected from monitoring wells MW09 and MW10 appear to have originated from a release at the retail gasoline station formerly located to the southeast of the Property at 4810 17th Avenue Northwest.

3.7 REGULATORY CORRESPONDENCE

On November 4, 2008, SES representatives met with Mr. Michael Kuntz and Mr. Nnamdi Madakor of Ecology in order to discuss the results of recent investigations and to provide a better understanding of the criteria that will likely need to be met in order to achieve a Property-specific determination of No Further Action. A summary of the meeting is provided as Appendix D.

SES provided a brief discussion regarding the historical uses of the Property, the environmental investigations that have been conducted to date, and the nature and extent of the releases that have occurred on the Property and surrounding properties. Although previous subsurface investigations have confirmed that limited volumes of PCS remain in inaccessible areas beneath the Property, the results of recent monitoring events indicated that the concentrations of petroleum hydrocarbons in groundwater beneath the Property are in compliance with the cleanup levels. SES also described the findings of the 2008 subsurface investigation that SES conducted beneath the 17th Avenue Northwest ROW, which confirmed that the magnetic anomaly identified during a previous investigation was not a UST or other potential source of the EDC that had been detected in groundwater samples collected in the vicinity of the Property (SES 2008).

After reviewing the information provided by SES, Mr. Kuntz and Mr. Madakor agreed with SES' conclusion that the EDC contamination encountered in groundwater collected from monitoring wells located within the Leary Avenue Northwest ROW likely originated from an off-Property source and that it would therefore not be practical for TOC Holdings Co. to attempt to implement any remedial actions to address the EDC contamination. Mr. Kuntz and Mr. Madakor also agreed that the elevated concentrations of GRPH and/or benzene detected in monitoring wells MW09 and MW10 to the south of the Property were likely the result of a release at the gasoline station that formerly operated on the parcel located to the southeast of the Property, and indicated that Ecology would not require TOC Holdings Co. to continue to monitor or further investigate this release (SES 2008).

In light of the apparent absence of groundwater contamination beneath the Property, SES advised Mr. Kuntz and Mr. Madakor that TOC Holdings Co. was interested in pursuing a Property-specific

determination of No Further Action. Mr. Kuntz and Mr. Madakor advised SES that in order to achieve such a determination it would be necessary to install an additional monitoring well, positioned so as to best assess the environmental quality of groundwater immediately downgradient of the PCS that had not been excavated from the eastern (upgradient) sidewall of the UST excavation. Mr. Kuntz and Mr. Madakor agreed that it was not necessary to conduct additional groundwater monitoring of off-Property monitoring wells MW02 through MW04 and MW06 through MW10 in order to obtain a Property-specific determination of No Further Action (SES 2008).

3.8 2009 SUPPLEMENTAL SUBSURFACE INVESTIGATION

In an effort to comply with Ecology's requirements for achieving a Property-specific determination of No Further Action, SES conducted a supplemental subsurface investigation and quarterly groundwater monitoring event in January and February of 2009, respectively. The results of the subsurface investigation and monitoring event are described in the following subsections.

3.8.1 **Pre-Field Activities**

Prior to conducting the field work, public utility locates were conducted and a health and safety plan was prepared. Available utility maps (e.g., side sewer cards from the City of Seattle Department of Planning and Development and City of Seattle Engineering Department) also were reviewed to identify proposed boring locations that might intersect or otherwise interfere with known utility corridors.

Subcontractors that provided services on the project included a private utility locator (Underground Detection Services, Inc.), a drilling contractor (Cascade Drilling, Inc.), and an Ecology-accredited analytical laboratory (Friedman & Bruya, Inc.).

3.8.2 **Soil Sampling**

One soil boring (B07) was advanced on the Property, near the eastern Property boundary in the vicinity of soil samples S10, S13, and S4, where PCS had been left in place following the 2004 UST excavation (Figure 2). The boring was advanced to a depth of 21 feet bgs and discrete soil samples were collected from the soil boring at depths of 5, 10, and 15 feet bgs using a Dames and Moore sampler advanced through the hollow-stem auger. The soil was classified using the Unified Soil Classification System. Soil characteristics, including moisture content, relative density, texture, and color, were recorded on the boring log, which is provided in Appendix E. The depths at which changes in soil lithology were observed and where groundwater was first encountered are also included on the boring log. Selected portions of recovered soil core samples were placed in a plastic bag so the presence or absence of VOCs could be quantified using a photoionization detector (PID). Soil core samples selected for laboratory chemical analysis were placed into laboratory-prepared glassware in accordance with United States Environmental Protection Agency (EPA) Method 5035A guidelines.

Selected soil samples were labeled, placed on ice in a cooler, and delivered to Friedman & Bruya, Inc. of Seattle, Washington, under standard chain-of-custody protocols for laboratory analysis. Soil samples were tested for GRPH by Northwest Total Petroleum Hydrocarbon (NWTPH) Method NWTPH-Gx; DRPH by Method NWTPH-Dx; and BTEX, VOCs (including ethylene dibromide [EDB], EDC, and methyl tertiary-butyl ether [MTBE]), and/or naphthalene by EPA Method 8260C. The laboratory analytical results are provided in Tables 1 and 2, and laboratory analytical reports are included as Appendix F.

3.8.3 **Monitoring Well Installation, Development, and Surveying**

Soil boring B07 was completed as a 2-inch-diameter monitoring well (MW11). The screen interval of 5 to 20 feet bgs was selected based on historical depth-to-water measurements, which range from approximately 9 to 13 feet bgs. The new monitoring well was completed to the Ecology standards for resource protection wells as specified in WAC 173-160.

The monitoring well was developed using a submersible pump. Monitoring well development consisted of surging and purging the well until a minimum of five submerged well volumes were removed and the groundwater no longer appeared turbid. Non-dedicated field sampling equipment was cleaned and decontaminated between uses and prior to leaving the Property. Water removed during development was placed in labeled drums for subsequent characterization and disposal. The well was allowed to stabilize for at least 1 week before being sampled.

The monitoring well location and elevation was surveyed by SES to calculate the top of casing elevation to an accuracy of 0.01 feet using an arbitrary benchmark with an assumed elevation of 100.00 feet, and it was incorporated into the existing well network.

3.8.4 **Groundwater Sampling**

Upon SES' arrival at the Property on February 9, 2009, monitoring wells MW01A, MW02 through MW04, MW05A and MW11 were opened, and water levels were permitted to equilibrate with atmospheric pressure for a minimum of 15 minutes before groundwater level measurements were obtained. Groundwater levels were measured to an accuracy of 0.01 feet using an electronic water level meter. Purging and sampling of on-Property monitoring wells MW01A, MW05A, and MW11 were performed using a peristaltic pump and dedicated polyethylene tubing at flow rates ranging from 100 to 300 milliliters per minute. The tubing intake was placed approximately 2 to 3 feet below the surface of the groundwater or mid-screen in each monitoring well sampled. During purging, water quality was monitored using a HORIBA U-22 water quality meter equipped with a flow-through cell. The water quality parameters that were monitored and recorded included temperature, pH, specific conductance, dissolved oxygen, and oxidation-reduction potential. Each monitoring well sampled was purged until all water quality parameters stabilized. Groundwater samples were not collected from the monitoring wells located outside of the Property boundaries (MW02 through MW04 and MW06 through MW10).

Following purging, groundwater samples were collected from the pump outlet tubing located upstream of the flow-through cell and placed directly into laboratory-prepared sample containers. The containers were placed on ice in a cooler and transported to Friedman & Bruya, Inc. of Seattle, Washington, under standard chain-of-custody protocols for laboratory analysis. The groundwater samples were submitted for analysis of DRPH by Method NWTPH-Dx; GRPH by Method NWTPH-Gx; and BTEX, naphthalene, and VOCs (including MTBE, EDB, and EDC) by EPA Method 8260C. The laboratory analytical results are provided in Appendix F and Table 2. Purge water generated during the monitoring event was placed in an appropriately labeled 55-gallon steel drum and temporarily stored on the Property pending receipt of analytical data and proper disposal.

3.8.5 **Subsurface Investigation Results**

Soil samples from boring B07 were selected for analysis based on field indications of potential contamination, including visual and olfactory notations, PID readings, and/or the location of the sample proximate to the soil-groundwater interface. Analytical results indicated that the soil sample collected from boring B07 at a depth of 10 feet contained a

concentration of GRPH above the cleanup level (Figure 8). Soil samples collected from boring B07 at depths of 5 and 15 feet bgs did not contain concentrations of petroleum hydrocarbons above their applicable cleanup levels.

Groundwater levels measured on February 9, 2009, ranged from 10.71 feet (monitoring well MW04) to 11.32 feet (monitoring well MW05A) below the top of the monitoring well casings (Table 2). Groundwater elevations were contoured using the water level measurements collected on February 9, 2009 (Figure 7, Table 2) The groundwater contours indicate a groundwater flow direction toward the west-southwest with a gradient of 0.014 feet per foot between monitoring wells MW01A and MW04 (Figure 7). Laboratory analytical results from the monitoring event indicated that concentrations of GRPH, benzene, total xylenes, and naphthalene exceeding the applicable cleanup levels were detected in the groundwater sample collected from monitoring well MW11 (Figure 9). DRPH was also detected at a concentration that exceeded the cleanup level in groundwater collected from monitoring well MW11; however, the DRPH result was flagged as not being indicative of diesel and is likely the result of overlap from aged GRPH. Groundwater collected from monitoring wells MW01A and MW05A did not contain concentrations of petroleum hydrocarbons in excess of the laboratory reporting limits.

4.0 TERRESTRIAL ECOLOGICAL EVALUATION

The Terrestrial Ecological Evaluation (TEE) is required by WAC 173-340-7940 at locations where a release of a hazardous substance to soil has occurred. The regulation requires that one of the following actions be taken:

- Documenting a TEE exclusion using the criteria presented in WAC 173-340-7491;
- Conducting a simplified TEE in accordance with WAC 173-340-7492; or
- Conducting a Site-specific TEE in accordance with WAC 173-340-7493.

Results from the TEE indicate that the Site qualifies for an exclusion based on WAC 173-340-7491. The results of ranking for the simplified TEE under Table 749-1 of WAC yields a score of 12, which qualifies the Site for TEE exclusion under the criteria set forth in WAC 173-340-7492 (Appendix G). No further consideration of ecological impacts is required under MTCA.

5.0 CONCEPTUAL SITE MODEL

This section presents a conceptual understanding of the Site and identifies potential or suspected sources of hazardous substances, types and concentrations of hazardous substances, potentially contaminated media, and actual and potential exposure pathways and receptors.

5.1 SITE DEFINITION

Based on the findings of the investigations conducted by SES and others since November 2000 and the historical research presented in this report, the Site has been defined to include the following criteria (Figure 10):

- PCS is confined to the sidewalls of the former UST excavations on the southern portion of the Property and extends approximately 5 to 15 feet to the west/southwest of the Property beneath Leary Avenue Northwest and approximately 2 to 7 feet to the east of the Property beneath 17th Avenue Northwest. PCS is also present beneath the former location of the used oil UST at a depth of approximately 8 feet bgs.

- Petroleum-contaminated groundwater associated with the historical use of the Property appears to be currently limited to the southernmost portion of the Property, in the vicinity of monitoring well MW11.

Based on the location of the Property within the BINMIC area, surrounding historical property uses, utility corridors in the ROWs adjacent to the Property, and the results of previous investigations conducted by SES and others, the impacts that have historically been detected in soil and/or groundwater at off-Property locations, including push-probe borings P01, P02, P04, P05, and P06 and monitoring wells MW03, MW04, MW08, MW09, and MW10 do not appear to be the result of a release that occurred on the Property. The EDC detected in groundwater collected from locations to the west/southwest of the Property appears to be the result of release(s) from off-Property locations such as the sewer line that runs beneath Leary Avenue Northwest. The elevated concentrations of petroleum hydrocarbons and BTEX constituents detected in soil and groundwater samples collected from off-Property borings and monitoring wells appears to be the result of releases that have occurred at one or more of the several retail gasoline stations and automotive repair facilities that have historically operated on the parcels surrounding the Property (Figure 3).

5.2 CHEMICALS OF CONCERN

Based on the findings of the investigations conducted on and adjacent to the Property, the primary COCs for the Property are GRPH, ORPH, naphthalene, benzene, ethylbenzene, and total xylenes.

5.3 CONFIRMED AND SUSPECTED SOURCE AREAS

The results of the investigations conducted on the Site between 2000 and 2009 suggest that the elevated concentrations of GRPH, BTEX, and naphthalene detected in soil and/or groundwater beneath the southern portion of the Property resulted from a release of petroleum hydrocarbons from the USTs and fuel-dispensing pump islands that formerly occupied the southern portion of the Property. The PCS that was detected beneath the northern portion of the Property appears to have resulted from the used oil UST that was formerly located adjacent to the east of the building.

5.4 MEDIA OF CONCERN

Based on the findings of the previous subsurface investigations and the RI, soil, soil vapor and groundwater are the affected media at the Site.

5.5 DISTRIBUTION OF CONTAMINANTS IN SOIL

PCS is located around the eastern and western perimeter of the former UST excavation on the southern portion of the Property and may extend a short distance beyond the eastern and western boundaries of the Property. The downgradient extent of PCS resulting from a release at the Property is limited by the apparent absence of shallow PCS in the vicinity of monitoring wells MW03 and MW04. Although concentrations of benzene that slightly exceeded the cleanup level were detected in soil collected at depths of 21 and 31 feet bgs in these borings, respectively, none of the soil samples collected from above or below these depths contained detectable concentrations of any COC. Furthermore, the impacted samples were collected 10 to 20 feet below the top of the water table, which suggests that the impacts are related to groundwater and not to soil.

A small volume of PCS remains in the vicinity of the building on the northern portion of the Property. The PCS appears to be limited to a small area beneath the former used oil UST and the former lubrication bay.

5.6 DISTRIBUTION OF CONTAMINANTS IN GROUNDWATER

The extent of petroleum-contaminated groundwater beneath the Site appears to be limited to the immediate vicinity of monitoring well MW11. Neither of the two other on-Property monitoring wells (MW01A and MW05A) or the monitoring well located immediately upgradient of the Property (monitoring well MW02) contain elevated concentrations of COCs (Table 2).

5.7 CONTAMINANT FATE AND TRANSPORT

This section includes a discussion of the transport mechanisms and environmental fate of petroleum hydrocarbons in the subsurface.

5.7.1 Transport Mechanisms Affecting Distribution of Petroleum Hydrocarbons in the Subsurface

The environmental transport mechanisms of petroleum hydrocarbons are related to the separate phases in the subsurface. The four phases of petroleum contamination in the subsurface are vapor (in soil gas), residual contamination (sorbed contamination on soil particles), aqueous phase (contaminants dissolved in groundwater), and light non-aqueous phase liquid (LNAPL). Each phase is in equilibrium in the subsurface with the other phases, and the relative ratio of total subsurface contamination by petroleum hydrocarbons between the four phases is controlled by dissolution, volatilization, and sorption.

Petroleum hydrocarbons observed in soil and groundwater beneath the Site have been transported from source areas and distributed throughout the Site primarily by dispersive transport mechanisms within the saturated zone. As with other chemicals, petroleum hydrocarbons tend to spread out as groundwater flows away from the source area. The extent of the hydrocarbon plume depends on the volume of the release, soil density, particle size, and seepage velocity.

Volatilization of the contaminant plume can result in mass removal of hydrocarbons by releasing vapor into the vadose zone, where soil hydrocarbon vapor can be biodegraded to an extent not possible in non-aqueous or dissolved phases, depending on environmental conditions. Sorption of contaminants onto soil particles or interstitial soil spaces can immobilize contaminants. Contaminants sorbed onto soil particles are not free to transport via aqueous transport or non-aqueous phase liquid advection. Residual contamination, although not necessarily broken down quickly over time, is generally immobile.

5.7.2 Environmental Fate in the Subsurface

The most significant fate process for petroleum hydrocarbons is biodegradation (i.e., natural attenuation). Biological degradation of contaminants in LNAPL, dissolved, residual, and vapor phases is possible under a variety of environmental conditions, although it occurs predominately in the aqueous, residual, and vapor phases. Degradation products of gasoline constituents are generally less toxic than their parent species. Petroleum hydrocarbons that are the most mobile (having the least viscosity and most solubility in water) are also the most easily biodegraded (e.g., aromatics). Because gasoline constituents contain thousands of carbon compounds, there is a vast array of biochemical transformations that occur in situ in the soil and groundwater media. For example, hydroxylation can alter hydrocarbon compounds to ketone or alcohol products that are less toxic or more biologically available; aromatic reduction can convert aromatic groups to naphthenes; ring cleavage can destroy aromatic functional group species; and reduction can alter olefin functionality. The alteration and destruction of gasoline constituents occurs both by microbial enzyme catalytic reactions on the contaminant substrate or by direct digestion of contaminants as an electron donor or acceptor. Any number of reactions can

occur within the subsurface by microorganisms that change the chemical distribution and concentrations of the contaminants.

The time frame over which these reactions occur vary depending on any number of limiting factors, primarily the availability of oxygen. For example, BTEX constituents are rapidly degraded under aerobic conditions but tend to persist for several years and/or decades under the anoxic conditions typical of most subsurface environments.

5.8 PRELIMINARY EXPOSURE ASSESSMENT

The following is a discussion of the potential migration pathways and potential targets for the COCs observed for the Site.

5.8.1 **Soil-to-Groundwater Pathway**

Analytical testing of groundwater samples collected at the Site indicate that contamination of groundwater via soil leaching appears to be complete in the vicinity of monitoring well MW11. SES reviewed registered water wells on the Ecology website, which revealed that the Site is not located within 0.5 miles of any water supply wells (Ecology 2009). While adverse impacts to shallow groundwater in the immediate vicinity of the source area have been confirmed, the potential for adverse impacts to the municipal water supply from contaminants on the Property is low.

5.8.2 **Direct Contact Pathway**

Direct contact with soil and groundwater exhibiting concentrations of petroleum hydrocarbons in excess of the cleanup levels is limited to human receptors who come into close contact with the media via direct exposure, including dermal contact or ingestion of excavated soil or groundwater. The standard point of compliance for soil contamination beneath a site is approximately 15 feet bgs, which represents a reasonable estimate of the depth that could be accessed during normal site redevelopment activities (WAC 173-340-740[6][d]). Although petroleum-contaminated soil and groundwater are present within 15 feet of the ground surface, due to the existing pavement at the Property, contaminated soil and groundwater at the Property are not easily accessed, thereby minimizing the direct contact pathway. However, until such point as the contaminated soil and groundwater are removed from the Site or an institutional control limiting direct contact is implemented, the direct contact pathway appears to be complete.

5.8.3 **Vapor Intrusion Pathway**

Volatile COCs, inclusive of benzene, have been identified at the Site. Baseline screening levels have not yet been established for use by Ecology; however, both the EPA and the State of Oregon Department of Environmental Quality (ODEQ) have established appropriate screening levels that may be applied to sites within Washington State. Utilization of the EPA Online Screening Level Johnson and Ettinger Model indicated that a modeled groundwater concentration of benzene of 5.52 micrograms per liter would be protective of indoor air. The ODEQ Risk-Based Concentrations spreadsheet, which includes soil-to-indoor air pathways, indicates that benzene concentrations ranging from 0.068 to 1.2 milligrams per kilogram would be protective of residential through occupational vapor intrusion scenarios. Concentrations of benzene in both soil and groundwater beneath the Site exceed the screening/calculated risked-based cleanup levels; as such, the vapor intrusion exposure pathway is considered to be complete at the Site.

5.8.4 **Surface Water**

Migration of contaminants via surface water infiltration and leaching to the subsurface is mitigated by the asphalt and concrete that covers the Property and adjacent ROWs. In addition, since there are no ongoing fueling operations at the Property or surface water bodies currently on or adjacent to the Property, there is no potential for human contact with contaminated surface water or for contaminant migration through this medium and the pathway is considered incomplete.

5.8.5 **Groundwater/Drinking Water**

Shallow groundwater in the vicinity of the Site is not developed as a significant water resource and is not likely to be developed in the future due to the current zoning regulations. Therefore, the groundwater to drinking water pathway is considered incomplete.

6.0 BIBLIOGRAPHY

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7.0 LIMITATIONS

The findings and conclusions documented in this report were prepared for the specific application to this project and were developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area. A potential always remains for the presence of

unknown, unidentified, or unforeseen subsurface contamination on portions of the Property not sampled, such as under buildings. No warranty, expressed or implied, is made. This report is for the exclusive use of TOC Holdings Co. and its representatives.

PHOTOGRAPHS

Site Photographs

Photograph 1. Looking northwest at the Property from the southeast.

Photograph 2. Looking north across the Property from the south.

Photograph 3. Looking south across Leary Avenue Northwest from 17th Avenue Northwest.

Photograph 4. Looking southeast toward 17th Avenue Northwest from Leary Avenue Northwest.

Photograph 5. Looking south across the Property along 17th Avenue Northwest.

Photograph 6. Looking southeast across 17th Avenue Northwest to the bike warehouse, a former gas station.

SOUND ENVIRONMENTAL STRATEGIES www.soundenvironmental.com	SES Project No.: 0440-041 Date: September 15, 2008 Drawn By: A. Dayalu Chk By: R. Bixby File ID: 01-443_2009RI_Site_Photographs.doc	**SITE PHOTOGRAPHS** TOC Holdings Co. Facility No. 01-443 4910 Leary Avenue Northwest Seattle, Washington

Photograph 7. Looking north along the east side of the Property; MW02 shown centrally in photo.

Photograph 8. Looking east across 17th Avenue Northwest to the vacant former service garage.

Photograph 9. Looking southeast at magnetic anomaly investigation.

Photograph 10. Looking north along the east side of the Property; MW02 shown centrally in photo.

Photograph 11. Looking northwest at the building located on the north-adjoining property.

Photograph 11. Looking southeast across 17th Avenue Northwest to the apartment, tavern, and warehouse.

SOUND ENVIRONMENTAL STRATEGIES www.soundenvironmental.com	SES Project No.: 0440-041 Date: September 15, 2008 Drawn By: A. Dayalu Chk By: R. Bixby File ID: 01-443_2009RI_Site_Photographs.doc	**SITE PHOTOGRAPHS** TOC Holdings Co. Facility No. 01-443 4910 Leary Avenue Northwest Seattle, Washington

Aerial Photographs

SOUND ENVIRONMENTAL STRATEGIES
www.soundenvironmental.com

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Date: May 28, 2009
Drawn By: RC
Chk By: Erin Rothman
SES Project No.: 0440-041
File ID: 01-443_1929_aerial_photograph

TOC Holdings Co.
Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington

1929 Aerial Photograph

SOUND ENVIRONMENTAL STRATEGIES
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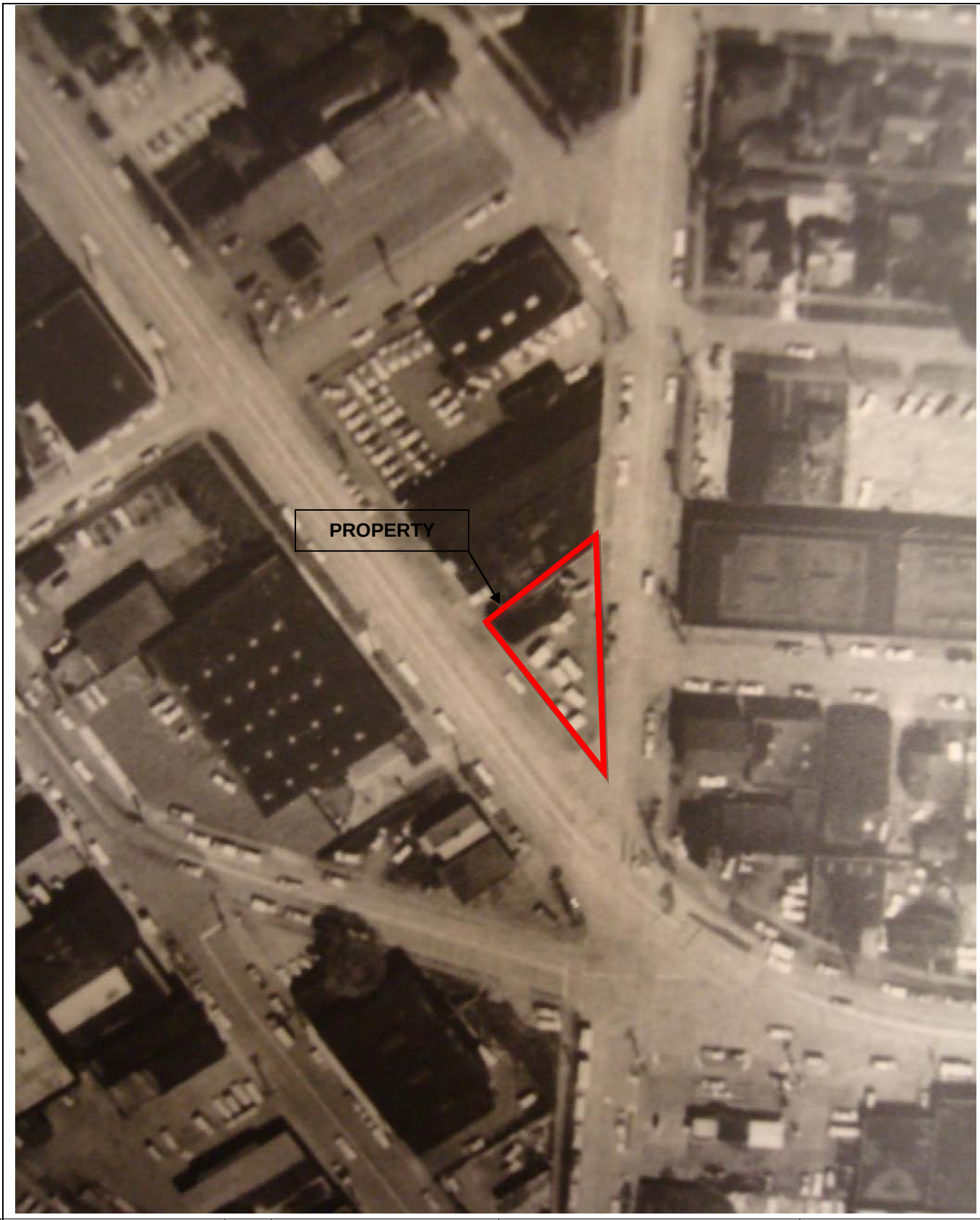
Date: May 28, 2009
Drawn By: RC
Chk By: Erin Rothman
SES Project No.: 0440-041
File ID: 01-443_1946_aerial_photograph

TOC Holdings Co.
Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington

1946 Aerial Photograph



SOUND ENVIRONMENTAL STRATEGIES
www.soundenvironmental.com

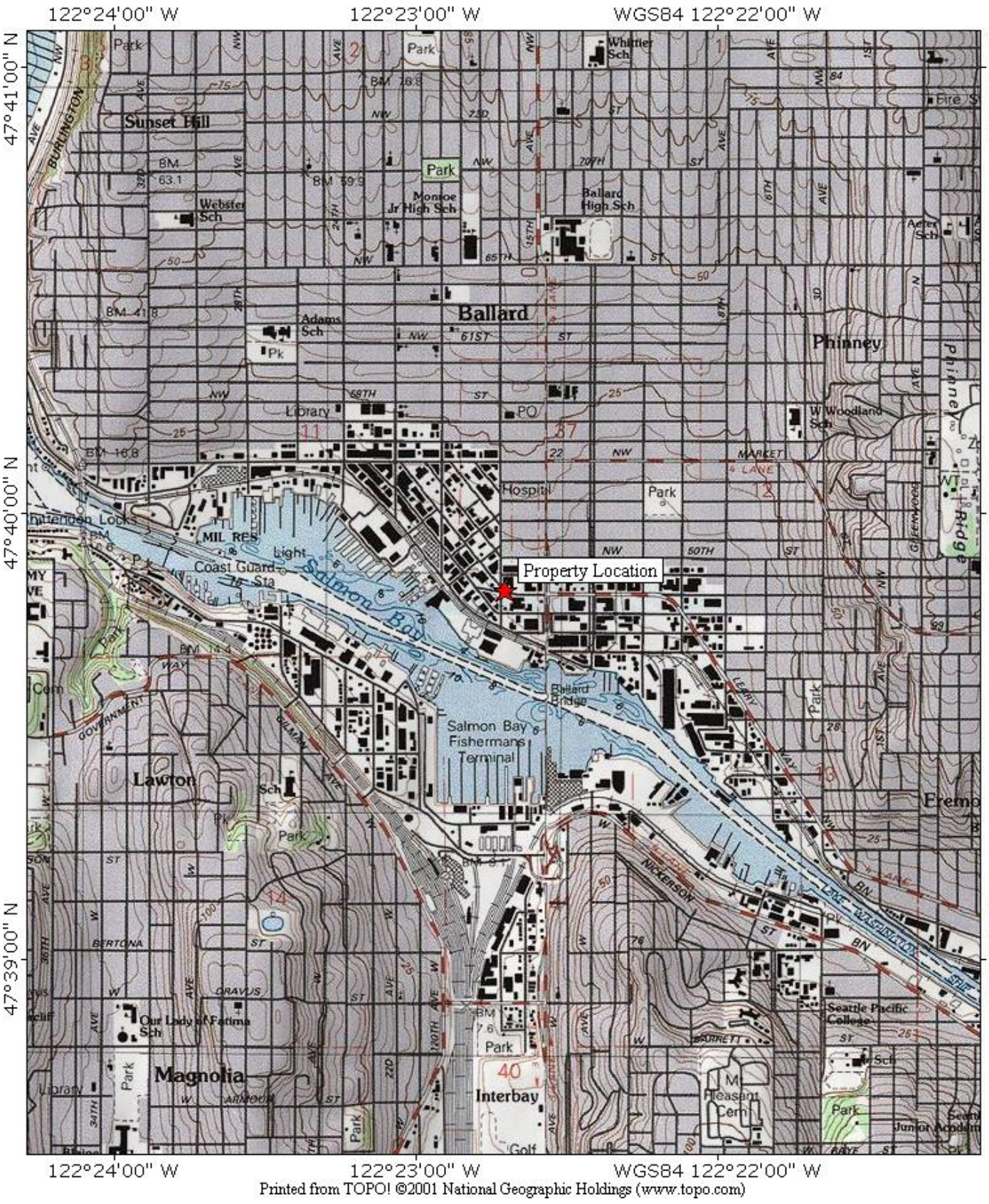
N

Date: May 28, 2009
Drawn By: RC
Chk By: Erin Rothman
SES Project No.: 0440-041
File ID: 01-443_1970_aerial_photograph

TOC Holdings Co.
Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington

1970 Aerial Photograph

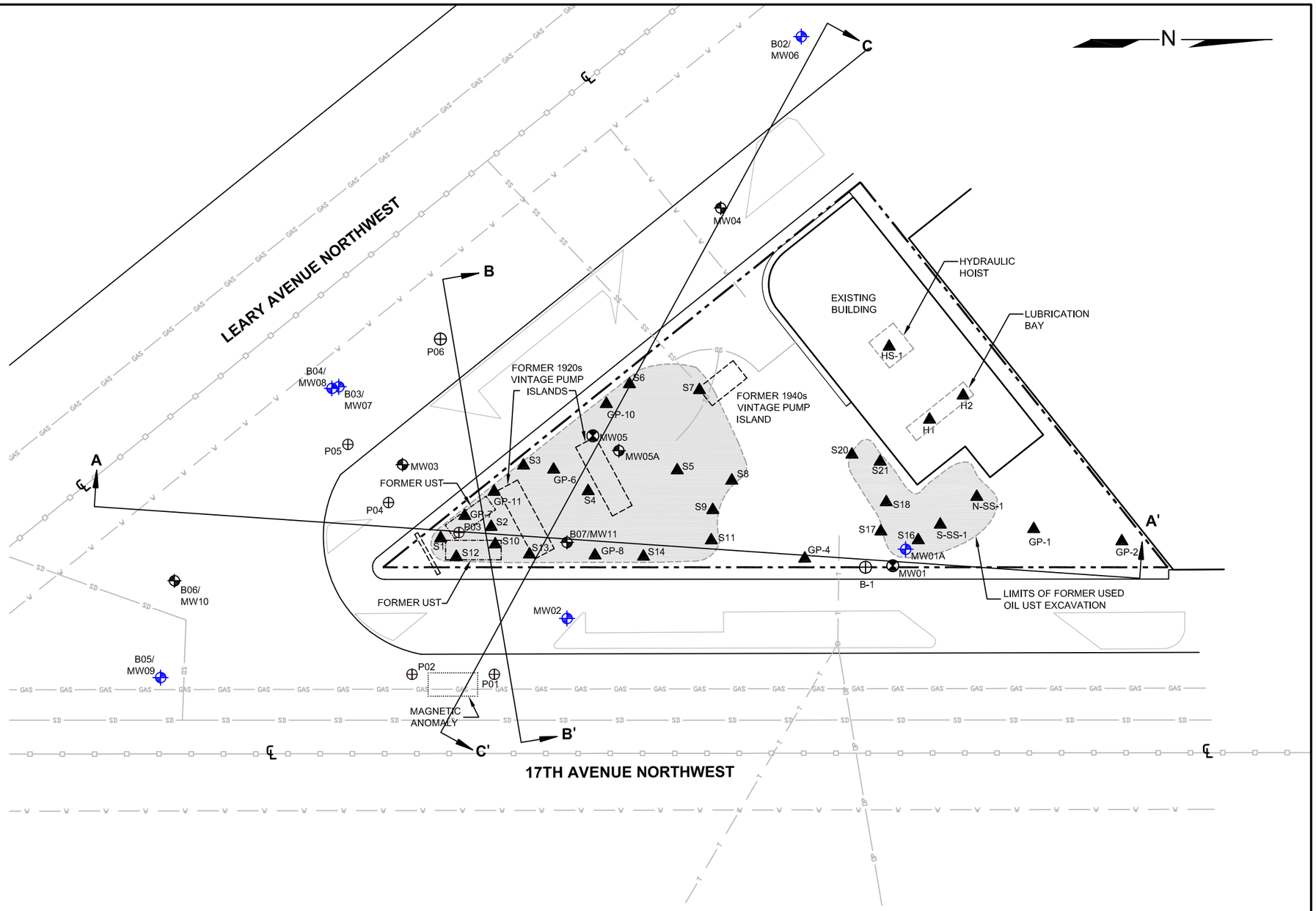
FIGURES



SOUND ENVIRONMENTAL STRATEGIES www.soundenvironmental.com	N	Date: January 30, 2008 Drawn By: J. Cheng Chk By: R. Bixby SES Project No.: 0440-041 File ID: 01-443_to_fig1	TOC Holdings Co. Facility No. 01-443 4910 Leary Avenue Northwest Seattle, Washington	**FIGURE 1** Property Location Map

LEGEND

B06/ MW10	BORING/MONITORING WELL
HA1, S-SS-1	SOIL SAMPLE (GEOENGINEERS 2001)
GP-6	GEOPROBE (GEOENGINEERS 2002)
B-1	HOLLOW-STEM AUGER BORING (GEOENGINEERS 2002)
S20	UST EXCAVATION SOIL SAMPLE (GEOENGINEERS 2004)
P01	SOIL BORING (SES OCTOBER 2005)
MW01	DECOMMISSIONED MONITORING WELL
UST	UNDERGROUND STORAGE TANK
MTCA	WASHINGTON STATE MODEL TOXICS CONTROL ACT
GEOENGINEERS	GEOENGINEERS, INC.
℄	CENTER LINE
SES	SOUNDENVIRONMENTAL STRATEGIES CORPORATION
GAS GAS	GAS LINE
SS SS	SANITARY SEWER
SD	STORM DRAIN
	COMBINED SEWER/STORM LINE
W W	WATER LINE
T T	TELECOMMUNICATIONS LINE
OP	OVERHEAD POWER
	PROPERTY BOUNDARY
	FORMER PUMP ISLAND
	FORMER UST
	MAGNETIC ANOMALY
	FORMER EXCAVATION AREAS
A A'	CROSS SECTION LOCATION



NOTE: BASEMAP ADAPTED FROM AUGUST 2004 ALTA SURVEY. BORING, SAMPLE, AND MONITORING WELL LOCATIONS APPROXIMATED FROM PREVIOUS REPORTS.

SOUND ENVIRONMENTAL STRATEGIES
SOUNDENVIRONMENTAL.COM

DATE: 06/09/09
DRAWN BY: VPB/JQC
CHECKED BY: RKB
CAD FILE: 01-443_ 2009RI_EL

PROJECT NAME: TOC HOLDINGS CO. FACILITY 01-443
SES PROJECT NUMBER: 0440-041
STREET ADDRESS: 4910 LEARY AVENUE NORTHWEST
CITY, STATE: SEATTLE, WASHINGTON

REGION:

0 5 10 20 40
APPROXIMATE SCALE IN FEET

FIGURE 2
EXPLORATION LOCATION PLAN WITH GEOLOGIC CROSS SECTIONS

P:\0440 TOC Holdings Co\01-443 Ballard\Technical\CAD\2009RI\01-443 2009 EL (FROM ALTA SURVEY) F.dwg

HISTORICAL PROPERTY USE

4917 LEARY AVENUE NORTHWEST

1969	PAINTING SERVICE
1979	GAS STATION
	EQUIPMENT MAINTENANCE
1989 - 1990	NEWSPAPER PRINTING
1996	ELECTRONICS REPAIR

4905 LEARY AVENUE NORTHWEST

1948	VINTAGE SERVICE REPAIR GARAGE
1989 - 1990	AUTOMOTIVE REPAIR
Current	MACHINE SHOP

4918 LEARY AVENUE NORTHWEST

1915 - 1985	AUTO SALES
1985 - ?	PAINT SALES
Current	EQUIPMENT DISTRIBUTING FACILITY

4904 17TH AVENUE NORTHWEST

1905 - 1917	WOOD AND COAL STORAGE YARD
1947 - 2006	AUTO PARTS AND REPAIR

4810 17TH AVENUE NORTHWEST

1975	RETAIL GAS STATION
Current	STORAGE WAREHOUSE

LEGEND

☆ PROPERTY LOCATION

—— - - —— PROPERTY BOUNDARY

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PROJECT NAME: TOC HOLDINGS CO. FACILITY 01-443
SES PROJECT NUMBER: 0440-041
STREET ADDRESS: 4910 LEARY AVENUE NORTHWEST
CITY, STATE: SEATTLE, WASHINGTON

REGION:

0 30 60 120
APPROXIMATE SCALE IN FEET

FIGURE 3
HISTORICAL LAND USES

P:\0440 TOC Holdings Co\01-443 Ballard\Technical\CAD\2009RI\01-443 2009 VIC (HISTORICAL USE) F.dwg

7/6/2009

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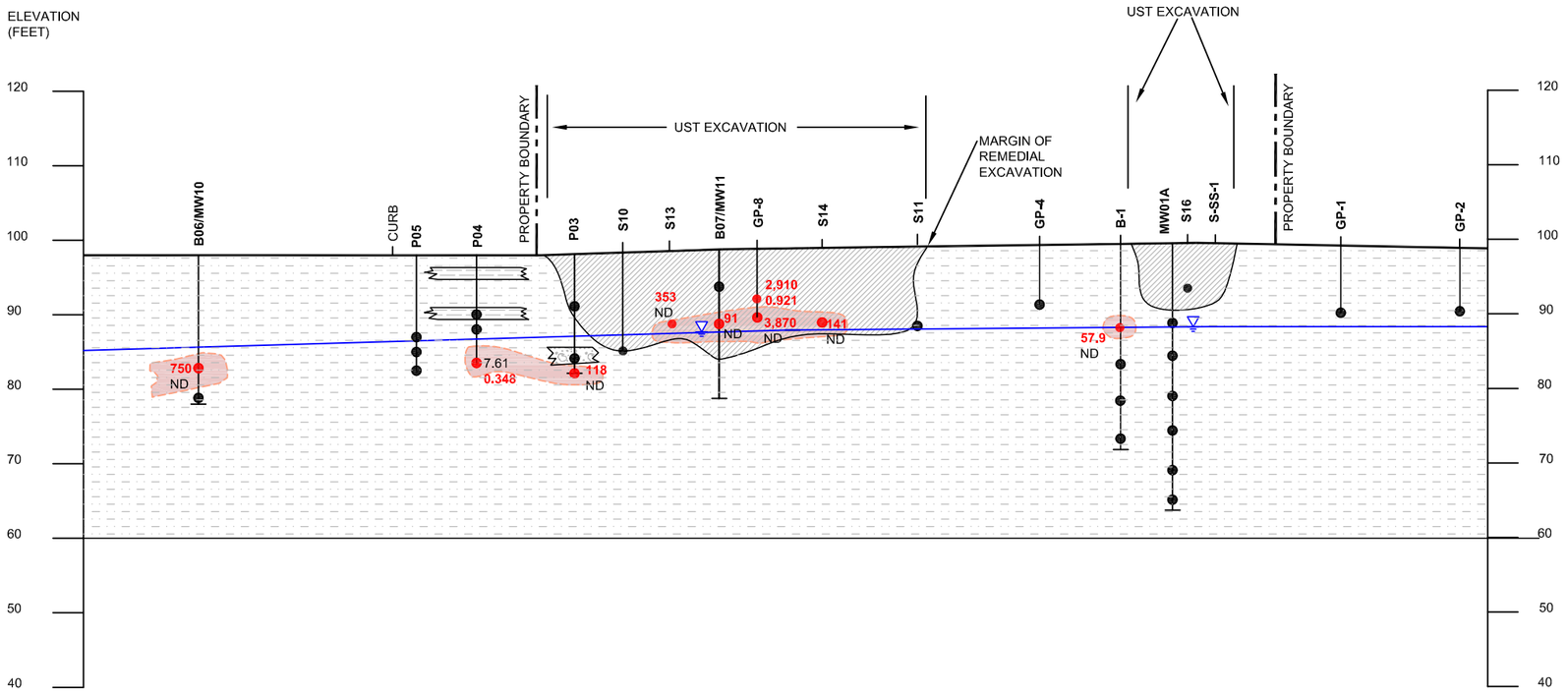
A
(SOUTH)

A'
(NORTH)



LEGEND

40 ND	GASOLINE-RANGE PETROLEUM HYDROCARBONS BENZENE
	ALL CONCENTRATIONS IN MILLIGRAMS PER KILOGRAM
ND	NOT DETECTED ABOVE LABORATORY REPORTING LIMIT
UST	UNDERGROUND STORAGE TANK
MTCA	WASHINGTON STATE MODEL TOXICS CONTROL ACT
RED	RED DENOTES SAMPLE LOCATION WITH CONCENTRATION(S) EXCEEDING MTCA METHOD A CLEANUP LEVEL(S) FOR SOIL
●	SOIL/BORING SAMPLE LOCATION
▽	GROUNDWATER TABLE (SEPTEMBER 23, 2008)
	SM - SILTY SANDS, SAND - SILT MIXTURES
	GM - SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
	ML - INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS
	FILL - EXCAVATION BACKFILL
	ESTIMATED LIMITS OF PETROLEUM-CONTAMINATED SOIL

RESULTS SHOWN IN MILLIGRAMS PER KILOGRAM

NOTE:ALL ELEVATIONS MEASURED RELATIVE TO AN ARBITRARY 100.00' DATUM

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CHECKED BY: RKB
CAD FILE: 01-443_2009_XAA

PROJECT NAME: TOC HOLDINGS CO. FACILITY 01-443
SES PROJECT NUMBER: 0440-041
STREET ADDRESS: 4910 LEARY AVENUE NORTHWEST
CITY, STATE: SEATTLE, WASHINGTON

REGION:

0 5 10 20 40
APPROXIMATE HORIZONTAL SCALE IN FEET

FIGURE 4
GEOLOGIC CROSS SECTION A-A'

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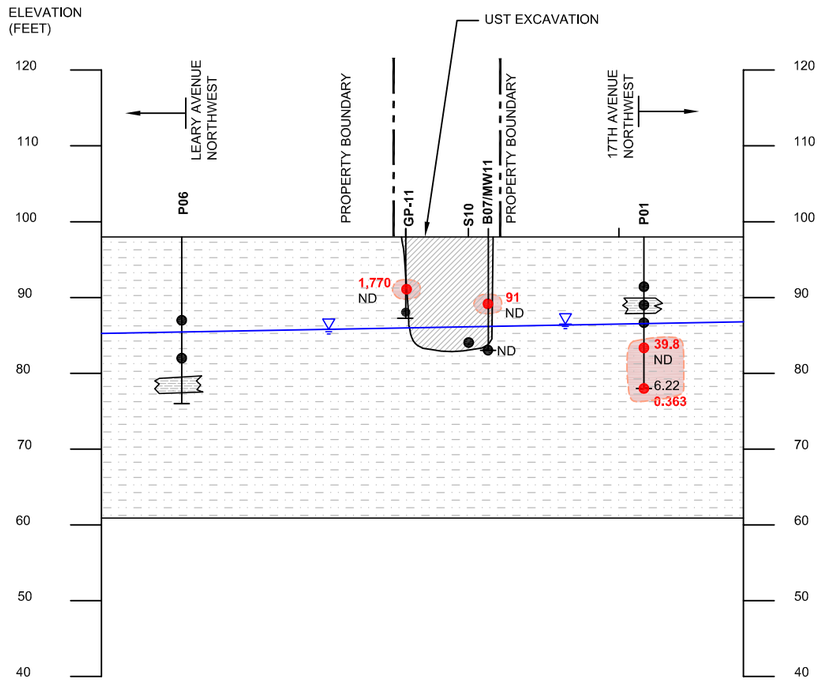
B
(WEST)

B'
(EAST)



LEGEND

40 ND	GASOLINE-RANGE PETROLEUM HYDROCARBONS BENZENE
	ALL CONCENTRATIONS IN MILLIGRAMS PER KILOGRAM
ND	NOT DETECTED ABOVE LABORATORY REPORTING LIMIT
UST	UNDERGROUND STORAGE TANK
MTCA	WASHINGTON STATE MODEL TOXICS CONTROL ACT
RED	RED DENOTES SAMPLE LOCATION WITH CONCENTRATION(S) EXCEEDING MTCA METHOD A CLEANUP LEVEL(S) FOR SOIL
●	SOIL/BORING SAMPLE LOCATION
▽	GROUNDWATER LEVEL (SEPTEMBER 23, 2008)
	SM - SILTY SANDS, SAND - SILT MIXTURES
	ML - INORGANIC SILTS AND VERY FINE SANDS, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
	EXCAVATION BACKFILL
	ESTIMATED AREA OF SOIL CONTAMINATION

RESULTS SHOWN IN MILLIGRAMS PER KILOGRAM

NOTE:ALL ELEVATIONS MEASURED RELATIVE TO AN ARBITRARY 100.00' DATUM

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PROJECT NAME: TOC HOLDINGS CO. FACILITY 01-443
SES PROJECT NUMBER: 0440-041
STREET ADDRESS: 4910 LEARY AVENUE NORTHWEST
CITY, STATE: SEATTLE, WASHINGTON

REGION:

0 5 10 20 40
APPROXIMATE HORIZONTAL SCALE IN FEET

FIGURE 5
GEOLOGIC CROSS SECTION B-B'

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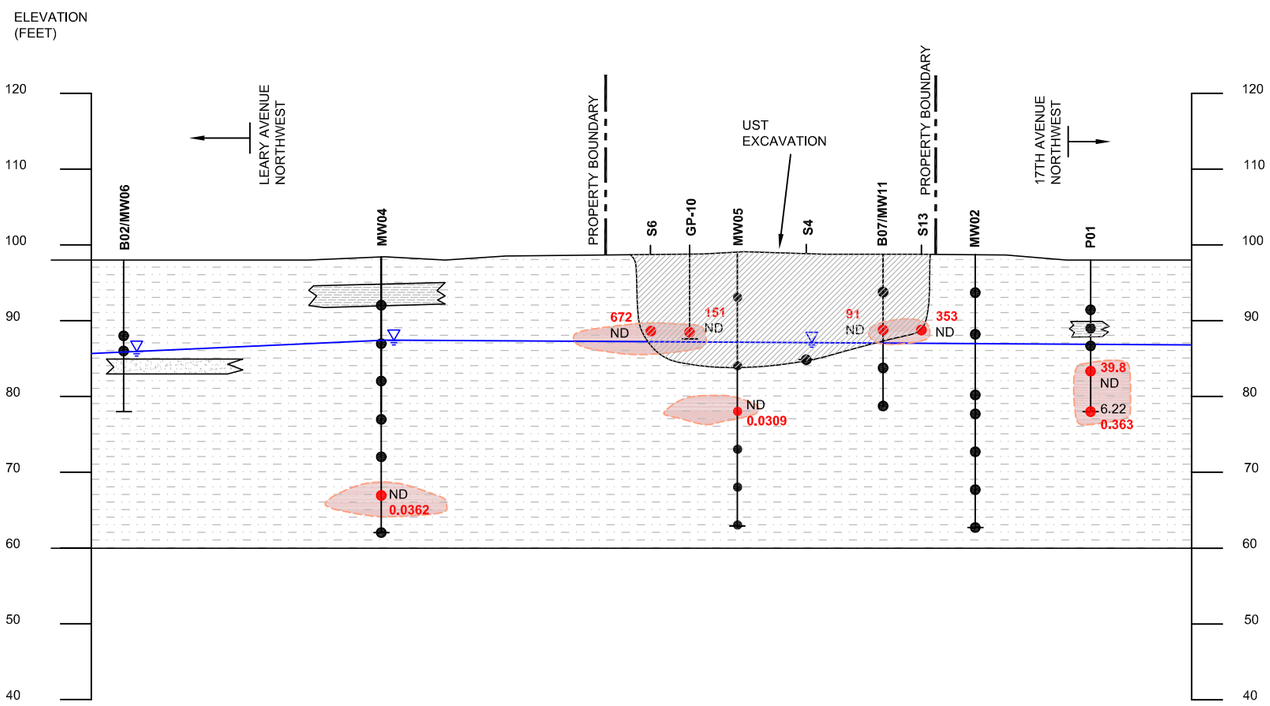
C
(NORTHWEST)

C'
(SOUTHEAST)



LEGEND

40 ND	GASOLINE-RANGE PETROLEUM HYDROCARBONS BENZENE
	ALL CONCENTRATIONS IN MILLIGRAMS PER KILOGRAM
ND	NOT DETECTED ABOVE LABORATORY REPORTING LIMIT
UST	UNDERGROUND STORAGE TANK
MTCA	WASHINGTON STATE MODEL TOXICS CONTROL ACT
RED	RED DENOTES SAMPLE LOCATION WITH CONCENTRATION(S) EXCEEDING MTCA METHOD A CLEANUP LEVEL(S) FOR SOIL
●	SOIL/BORING SAMPLE LOCATION
▽	GROUNDWATER LEVEL (SEPTEMBER 23, 2008)
	SM - SILTY SANDS, SAND - SILT MIXTURES
	SP - POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
	ML - INORGANIC SILTS AND VERY FINE SANDS, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
	UST EXCAVATION BACKFILL
	ESTIMATED AREA OF SOIL CONTAMINATION

RESULTS SHOWN IN MILLIGRAMS PER KILOGRAM

NOTE: ALL ELEVATIONS MEASURED RELATIVE TO AN ARBITRARY 100.00' DATUM

SOUND ENVIRONMENTAL STRATEGIES
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DATE: 06/15/09
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PROJECT NAME: TOC HOLDINGS CO. FACILITY 01-443
SES PROJECT NUMBER: 0440-041
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CITY, STATE: SEATTLE, WASHINGTON

REGION:

0 5 10 20 40
APPROXIMATE HORIZONTAL SCALE IN FEET

FIGURE 6
GEOLOGIC CROSS SECTION C-C'

P:\0440 TOC Holdings Co\01-443 Ballard\Technical\CAD\2009RI\01-443_2009_XCC_F.dwg

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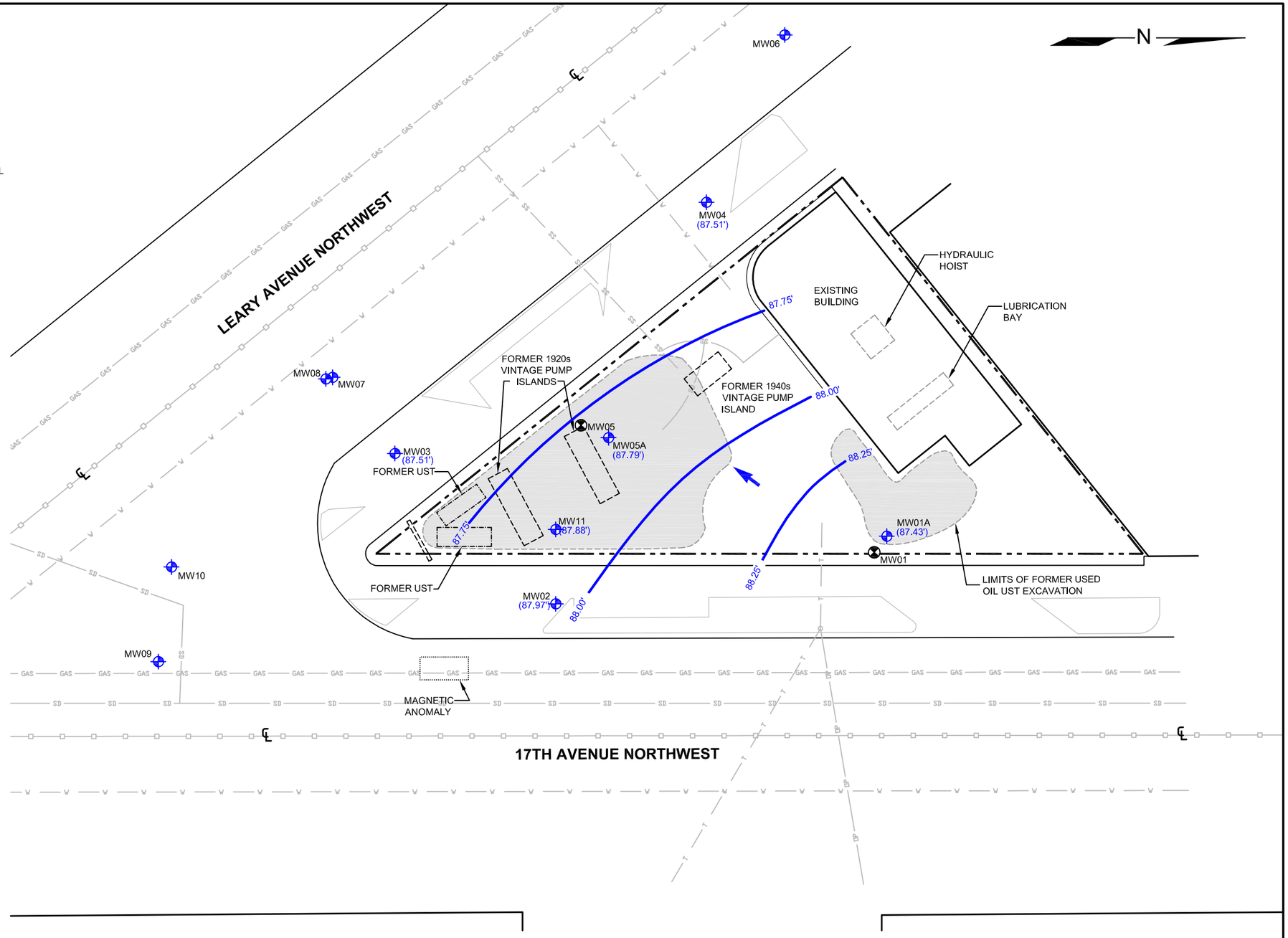
P:\0440 TOC HOLDINGS CO\01-443 BALLARD\TECHNICAL\CAD\2009RI\01-443_2009_CM (FROM ALTA SURVEY) F.DWG

LEGEND

- MW10 — MONITORING WELL
- MW5 — DECOMMISSIONED MONITORING WELL
- UST — UNDERGROUND STORAGE TANK
- MTCA — WASHINGTON STATE MODEL TOXICS CONTROL ACT
- ℄ — CENTER LINE
- GAS GAS — GAS LINE
- SS SS — SANITARY SEWER
- SD — STORM DRAIN
- COMBINED SEWER/STORM LINE
- W W — WATER LINE
- T T — TELECOMMUNICATIONS LINE
- OP — OVERHEAD POWER
- PROPERTY BOUNDARY
- FORMER PUMP ISLAND
- FORMER UST
- MAGNETIC ANOMALY
- (87.51') — GROUNDWATER ELEVATION
- 87.75' — 0.25-FOOT-INTERVAL GROUNDWATER CONTOUR
- FORMER EXCAVATION AREAS
- DIRECTION OF SHALLOW GROUNDWATER FLOW (FEBRUARY 9, 2009)



NOTE: BASEMAP ADAPTED FROM AUGUST, 2004 ALTA SURVEY. BORING, SAMPLE, AND MONITORING WELL LOCATIONS APPROXIMATED FROM PREVIOUS REPORTS.

SOUND ENVIRONMENTAL STRATEGIES
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DATE: 06/15/09
DRAWN BY: VPB/JQC
CHECKED BY: RKB
CAD FILE: 01-443_2009RI_CM

PROJECT NAME: TOC HOLDINGS CO. FACILITY NO. 01-443
SES PROJECT NUMBER: 0440-041
STREET ADDRESS: 4910 LEARY AVENUE NORTHWEST
CITY,STATE: SEATTLE, WASHINGTON

REGION:

0 10 20 40
APPROXIMATE SCALE IN FEET

FIGURE 7
GROUNDWATER CONTOUR MAP
(FEBRUARY 9, 2009)

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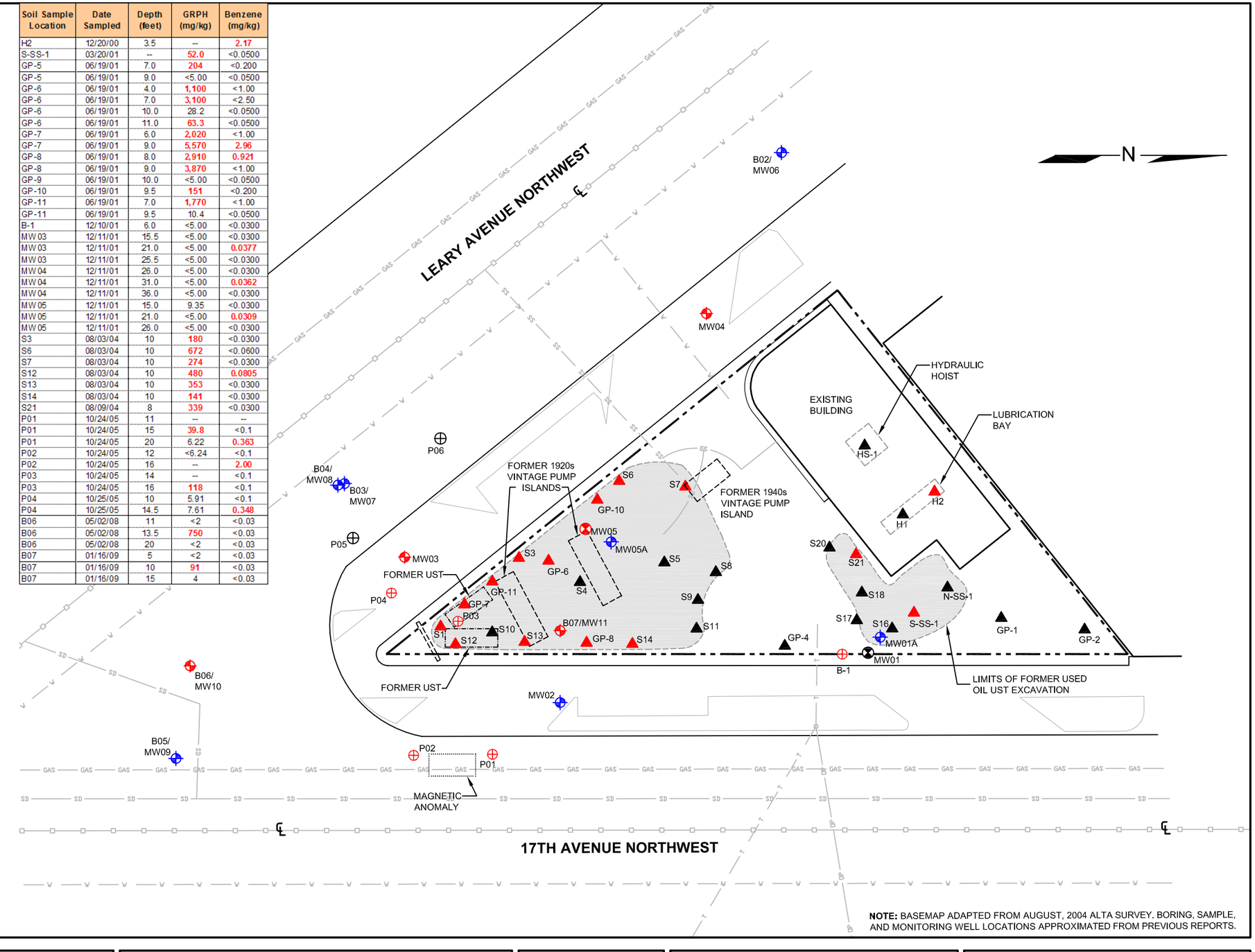
LEGEND

- B06/ MW10 — BORING/MONITORING WELL
- HA1, S-SS-1 — SOIL SAMPLE (GEOENGINEERS 2001)
- GP-6 — GEOPROBE (GEOENGINEERS 2002)
- S20 — UST EXCAVATION SOIL SAMPLE (GEOENGINEERS 2004)
- P01 — SOIL BORING (SES 2005)
- B-1 — HOLLOW-STEM AUGER BORING (GEOENGINEERS 2002)
- MW5 — DECOMMISSIONED MONITORING WELL
- RED — INDICATES SAMPLE LOCATION WITH CONCENTRATIONS OF PETROLEUM HYDROCARBONS EXCEEDING MTCA METHOD A CLEANUP LEVEL(S) THAT ORIGINATED FROM A RELEASE AT THE PROPERTY
- ENGINEERS — GEOENGINEERS, INC.
- UST — UNDERGROUND STORAGE TANK
- MTCA — WASHINGTON STATE MODEL TOXICS CONTROL ACT
- ℄ — CENTER LINE
- GAS GAS — GAS LINE
- SS SS — SANITARY SEWER
- SD — STORM DRAIN
- COMBINED SEWER/STORM LINE
- W W — WATER LINE
- T T — TELECOMMUNICATIONS LINE
- OP — OVERHEAD POWER
- PROPERTY BOUNDARY
- FORMER PUMP ISLAND
- FORMER UST
- MAGNETIC ANOMALY
- FORMER EXCAVATION AREA
- – — NOT ANALYZED
- < — CONCENTRATION NOT DETECTED ABOVE THE LABORATORY REPORTING LIMIT

RESULTS ARE REPORTED IN MILLIGRAMS PER KILOGRAM

Soil Sample Location	Date Sampled	Depth (feet)	GRPH (mg/kg)	Benzene (mg/kg)
H2	12/20/00	3.5	--	2.17
S-SS-1	03/20/01	--	52.0	<0.0500
GP-5	06/19/01	7.0	204	<0.200
GP-5	06/19/01	9.0	<5.00	<0.0500
GP-6	06/19/01	4.0	1,100	<1.00
GP-6	06/19/01	7.0	3,100	<2.50
GP-6	06/19/01	10.0	28.2	<0.0500
GP-6	06/19/01	11.0	63.3	<0.0500
GP-7	06/19/01	6.0	2,020	<1.00
GP-7	06/19/01	9.0	5,570	2.96
GP-8	06/19/01	8.0	2,910	0.921
GP-8	06/19/01	9.0	3,870	<1.00
GP-9	06/19/01	10.0	<5.00	<0.0500
GP-10	06/19/01	9.5	151	<0.200
GP-11	06/19/01	7.0	1,770	<1.00
GP-11	06/19/01	9.5	10.4	<0.0500
B-1	12/10/01	6.0	<5.00	<0.0300
MW03	12/11/01	15.5	<5.00	<0.0300
MW03	12/11/01	21.0	<5.00	0.0377
MW03	12/11/01	25.5	<5.00	<0.0300
MW04	12/11/01	26.0	<5.00	<0.0300
MW04	12/11/01	31.0	<5.00	0.0362
MW04	12/11/01	36.0	<5.00	<0.0300
MW05	12/11/01	15.0	9.35	<0.0300
MW05	12/11/01	21.0	<5.00	0.0309
MW05	12/11/01	26.0	<5.00	<0.0300
S3	08/03/04	10	180	<0.0300
S6	08/03/04	10	672	<0.0600
S7	08/03/04	10	274	<0.0300
S12	08/03/04	10	480	0.0805
S13	08/03/04	10	353	<0.0300
S14	08/03/04	10	141	<0.0300
S21	08/09/04	8	339	<0.0300
P01	10/24/05	11	--	--
P01	10/24/05	15	39.8	<0.1
P01	10/24/05	20	6.22	0.363
P02	10/24/05	12	<6.24	<0.1
P02	10/24/05	16	--	2.00
P03	10/24/05	14	--	<0.1
P03	10/24/05	16	118	<0.1
P04	10/25/05	10	5.91	<0.1
P04	10/25/05	14.5	7.61	0.348
B06	05/02/08	11	<2	<0.03
B06	05/02/08	13.5	750	<0.03
B06	05/02/08	20	<2	<0.03
B07	01/16/09	5	<2	<0.03
B07	01/16/09	10	91	<0.03
B07	01/16/09	15	4	<0.03



NOTE: BASEMAP ADAPTED FROM AUGUST, 2004 ALTA SURVEY. BORING, SAMPLE, AND MONITORING WELL LOCATIONS APPROXIMATED FROM PREVIOUS REPORTS.

SOUND ENVIRONMENTAL STRATEGIES
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CAD FILE: 01-443_ 2009RI_SBD

PROJECT NAME: TOC HOLDINGS CO. FACILITY 01-443
SES PROJECT NUMBER: 0440-041
STREET ADDRESS: 4910 LEARY AVENUE NORTHWEST
CITY, STATE: SEATTLE, WASHINGTON

REGION:

0 5 10 20 40
APPROXIMATE SCALE IN FEET

FIGURE 8
SOIL ANALYTICAL RESULTS

P:\0440 TOC Holdings Co\01-443 Ballard\Technical\CAD\2009RI\01-443_2009_SD1_(FROM ALTA SURVEY)_F.dwg

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7/6/2009

LEGEND

MW10	MONITORING WELL
MW05	DECOMMISSIONED MONITORING WELL
℄	CENTER LINE
GAS GAS	GAS LINE
SS SS	SANITARY SEWER
SD	STORM DRAIN
	COMBINED SEWER/STORM LINE
W W	WATER LINE
T T	TELECOMMUNICATIONS LINE
OP	OVERHEAD POWER
	PROPERTY BOUNDARY
	FORMER PUMP ISLAND
	FORMER UST
	MAGNETIC ANOMALY
	DIRECTION OF SHALLOW GROUNDWATER FLOW (FEBRUARY 9, 2009)
	FORMER EXCAVATION AREAS
RED	DENOTES SAMPLE LOCATION WITH CONCENTRATION(S) EXCEEDING MTCA METHOD A CLEANUP LEVEL IN GROUNDWATER
--	NOT ANALYZED
EDC	ETHYLENE DICHLORIDE
GRPH	GASOLINE-RANGE PETROLEUM HYDROCARBONS
MTCA	WASHINGTON STATE MODEL TOXICS CONTROL ACT
UST	UNDERGROUND STORAGE TANK
<	CONCENTRATION NOT DETECTED ABOVE THE LABORATORY REPORTING LIMIT

MTCA Method A Cleanup Level			
GRPH	Benzene	EDC	Naphthalene
800/1,000	5	5	160

ALL CONCENTRATIONS IN MICROGRAMS PER LITER

N

LEARY AVENUE NORTHWEST

17TH AVENUE NORTHWEST

MW06	GRPH	Benzene	EDC
09/23/08	<100	<1	<1

MW04	GRPH	Benzene	EDC
01/15/08	<100	<1	9.7
09/23/08	<100	<1	14

MW05A	GRPH	Benzene	EDC	Naphthalene
01/15/08	<100	<1	<1	--
09/23/08	<100	<1	<1	--
02/09/09	<100	<1	<1	<1

MW07	GRPH	Benzene	EDC
09/23/08	<100	<1	<1

MW08	GRPH	Benzene	EDC
09/23/08	<100	<1	13

MW03	GRPH	Benzene	EDC
01/15/08	<100	<1	23
09/23/08	<100	<1	24

MW01A	GRPH	Benzene	EDC	Naphthalene
01/15/08	<100	<1	<1	--
09/23/08	<100	<1	<1	--
02/09/09	<100	<1	<1	<1

MW11	GRPH	Benzene	EDC	Naphthalene
02/09/09	15,000	26	<1	420

MW02	GRPH	Benzene	EDC
01/15/08	<100	<1	<1
09/23/08	<100	<1	<1

MW10	GRPH	Benzene	EDC
09/23/08	<100	5.7	1.1

MW09	GRPH	Benzene	EDC
09/23/08	8,700	12	<1

MW06, MW04, MW08, MW07, MW03, MW10, MW09, MW05, MW05A, MW11, MW01A, MW01, MW02

EXISTING BUILDING

HYDRAULIC HOIST

LUBRICATION BAY

FORMER 1920s-VINTAGE PUMP ISLANDS

FORMER 1940s-VINTAGE PUMP ISLAND

GROUNDWATER FLOW ARROW

FORMER UST

FORMER UST

MAGNETIC ANOMALY

LIMITS OF FORMER USED OIL UST EXCAVATION

NOTE: BASEMAP ADAPTED FROM AUGUST, 2004 ALTA SURVEY. BORING, SAMPLE, AND MONITORING WELL LOCATIONS APPROXIMATED FROM PREVIOUS REPORTS.

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SES PROJECT NUMBER: 0440-041
STREET ADDRESS: 4910 LEARY AVENUE NORTHWEST
CITY,STATE: SEATTLE, WASHINGTON

REGION:

0 10 20 40
APPROXIMATE SCALE IN FEET

FIGURE 9
GROUNDWATER ANALYTICAL RESULTS
(FEBRUARY 9, 2009)

P:\0440 TOC HOLDINGS CO\01-443 BALLARD\TECHNICAL\CAD\2009RI\01-443_2009 GD F.DWG

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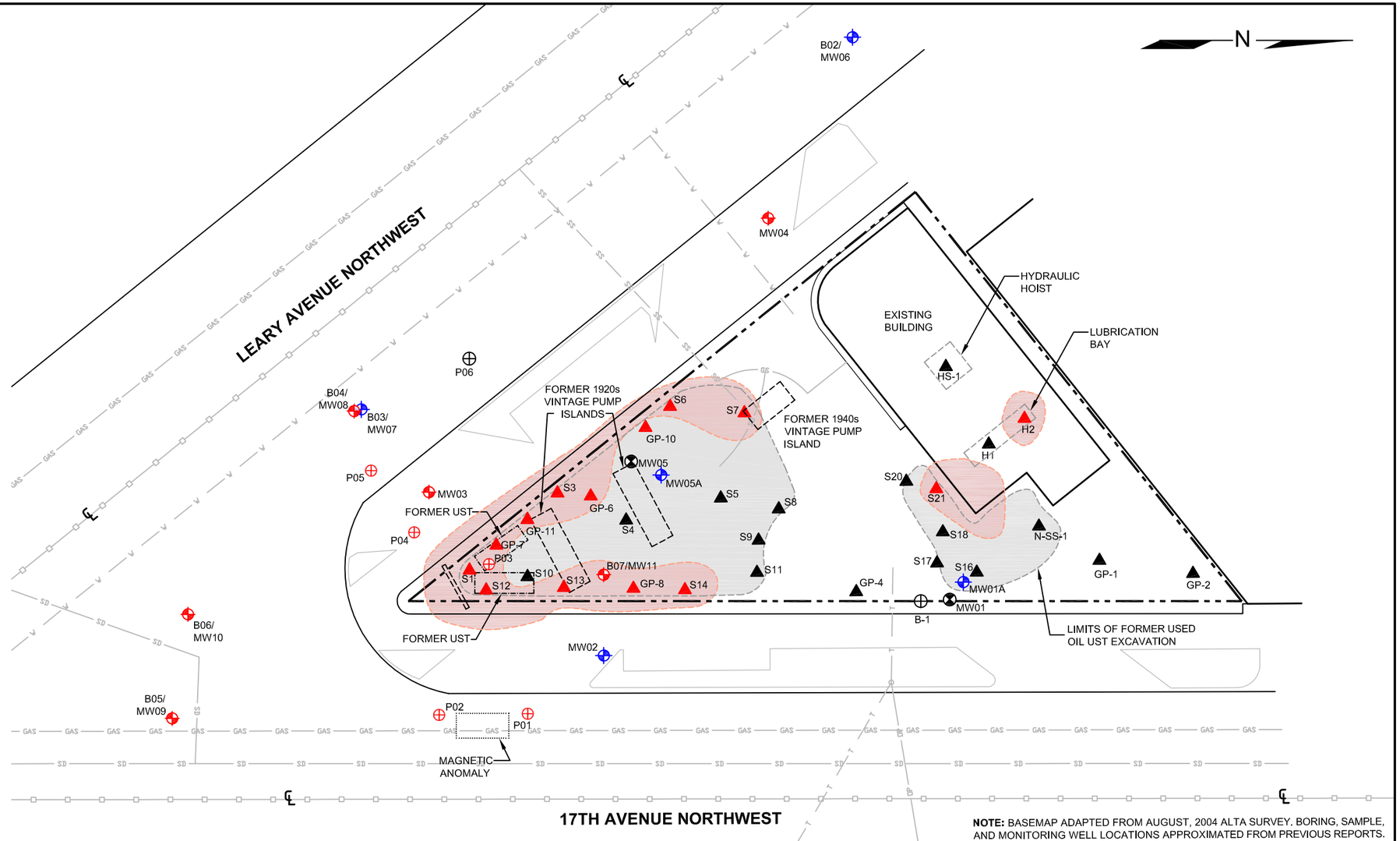
LEGEND

B06/ MW10	BORING/MONITORING WELL
HA1, S-SS-1	SOIL SAMPLE (GEOENGINEERS 2001)
GP-6	GEOPROBE (GEOENGINEERS 2002)
S20	UST EXCAVATION SOIL SAMPLE (GEOENGINEERS 2004)
P01	SOIL BORING (SES OCTOBER 2005)
B-1	HOLLOW-STEM AUGER BORING (GEOENGINEERS 2002)
MW5	DECOMMISSIONED MONITORING WELL
RED	DENOTES SAMPLE LOCATION WITH PETROLEUM HYDROCARBONS EXCEEDING MTCA METHOD A CLEANUP LEVEL FOR SOIL OR GROUNDWATER
UST	UNDERGROUND STORAGE TANK
MTCA	WASHINGTON STATE MODEL TOXICS CONTROL ACT
ENGINEERS	ENGINEERS, INC.
℄	CENTER LINE
GAS GAS	GAS LINE
SS SS	SANITARY SEWER
SD	STORM DRAIN
	COMBINED SEWER/STORM LINE
W W	WATER LINE
T T	TELECOMMUNICATIONS LINE
OP	OVERHEAD POWER
	PROPERTY BOUNDARY
	FORMER PUMP ISLAND
	FORMER UST
	MAGNETIC ANOMALY
	FORMER EXCAVATION AREA
	ESTIMATED EXTENT OF PETROLEUM CONTAMINATION ASSOCIATED WITH SITE



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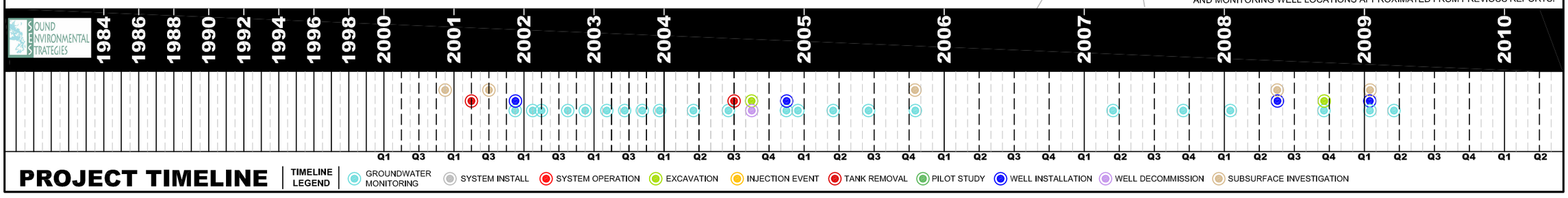

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DATE: 06/15/09
DRAWN BY: VPB/JQC
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CAD FILE: 01-443_ 2009RI_SBD

PROJECT NAME: TOC HOLDINGS CO. FACILITY 01-443
SES PROJECT NUMBER: 0440-041
STREET ADDRESS: 4910 LEARY AVENUE NORTHWEST
CITY, STATE: SEATTLE, WASHINGTON

REGION:

0 5 10 20 40
APPROXIMATE SCALE IN FEET

FIGURE 10
SITE BOUNDARY DEFINITION

P:\0440 TOC Holdings Co\01-443 Ballard\Technical\CAD\2009RI\01-443_2009_SBD_(FROM ALTA SURVEY)_F.dwg

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TABLES

SOUND ENVIRONMENTAL STRATEGIES
www.soundenvironmental.com

Table 1
Soil Analytical Results
TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington

Soil Sample Location	Soil Sample Number	Date Sampled	Sampled by	Depth (feet bgs)	Analytical Results (mg/kg)								
					GRPH[1]	Benzene[2]	Toluene[2]	Ethylbenzene[2]	Total Xylenes[2]	EDC[2]	EDB[2]	DRPH[3]	ORPH[3]
H1	H1	12/20/00	GeoEngineers	1.5	--	--	--	--	--	--	--	85.4	131
H2	H2	12/20/00	GeoEngineers	1.5	--	--	--	--	--	--	--	34.5	46
	H2	12/20/00	GeoEngineers	3.5	--	2.17	1.96	1.15	3.1	--	--	<10.0	<25.0
N-SS	N-SS-1	3/20/01	GeoEngineers	--	<50.0	<0.0500	<0.0500	<0.0500	<0.100	--	--	28.2	111
S-SS	S-SS-1	3/20/01	GeoEngineers	--	52.0	<0.0500	<0.0500	<0.0500	<0.138	--	--	594	2,760
TXSP	TXSP-1	3/20/01	GeoEngineers	--	<50	<0.0500	<0.0500	<0.0500	<0.100	--	--	116	543
HS	HS-1	3/20/01	GeoEngineers	--	--	--	--	--	--	--	--	<10.0	<25.0
HSP	HSP-1	3/20/01	GeoEngineers	--	<5.0	<0.0500	<0.0500	<0.0500	<0.100	--	--	368	2,120
GP-1	GP-1	06/19/01	GeoEngineers	9.0	<5.00	<0.0500	<0.0500	<0.0500	<0.100	--	--	21	11
GP-2	GP-2	06/19/01	GeoEngineers	8.5	<5.00	<0.0500	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
GP-3	GP-3	06/19/01	GeoEngineers	8.0	<5.00	<0.0500	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	GP-3	06/19/01	GeoEngineers	11.0	<5.00	<0.0500	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
GP-4	GP-4	06/19/01	GeoEngineers	8.0	<5.00	<0.0500	<0.0500	<0.0500	<0.100	--	--	11.9	<25.0
GP-5	GP-5	06/19/01	GeoEngineers	7.0	204	<0.200	<0.200	<0.200	0.482	--	--	587	731
	GP-5	06/19/01	GeoEngineers	9.0	<5.00	<0.0500	<0.0500	<0.0500	<0.100	--	--	11.5	<25.0
GP-6	GP-6	06/19/01	GeoEngineers	4.0	1,100	<1.00	<1.00	1.75	4.93	--	--	36.3	<25.0
	GP-6	06/19/01	GeoEngineers	7.0	3,100	<2.50	<2.50	7.40	19.9	--	--	111	<33.2
	GP-6	06/19/01	GeoEngineers	10.0	28.2	<0.0500	<0.0500	0.200	0.188	--	--	17.6	<25.0
	GP-6	06/19/01	GeoEngineers	11.0	63.3	<0.0500	0.0996	0.398	0.35	--	--	<10.0	<25.0
GP-7	GP-7	06/19/01	GeoEngineers	6.0	2,020	<1.00	<1.00	3.51	14.4	--	--	33.8	<25.0
	GP-7	06/19/01	GeoEngineers	9.0	5,570	2.96	5.36	24.6	60.8	--	--	286	<75.0
GP-8	GP-8	06/19/01	GeoEngineers	8.0	2,910	0.921	2.40	10.7	13.3	--	--	146	<75.0
	GP-8	06/19/01	GeoEngineers	9.0	3,870	<1.00	2.43	11.6	14.3	--	--	59.3	<25.0
GP-9	GP-9	06/19/01	GeoEngineers	10.0	<5.00	<0.0500	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	GP-9	06/19/01	GeoEngineers	11.0	<5.00	<0.0500	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
GP-10	GP-10	06/19/01	GeoEngineers	9.5	151	<0.200	<0.200	0.418	0.951	--	--	12.4	<25.0
GP-11	GP-11	06/19/01	GeoEngineers	7.0	1,770	<1.00	<1.00	2.10	9.39	--	--	106	37.1
	GP-11	06/19/01	GeoEngineers	9.5	10.4	<0.0500	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
B-1	B-1-6.0	12/10/01	GeoEngineers	6.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	B-1-11.0	12/10/01	GeoEngineers	11.0	57.9	<0.0300	<0.0500	<0.0500	0.206	--	--	<10.0	<25.0
	B-1-16.0	12/10/01	GeoEngineers	16.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	B-1-21.0	12/10/01	GeoEngineers	21.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	B-1-26.0	12/10/01	GeoEngineers	26.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
MW01	MW-1-31.0	12/10/01	GeoEngineers	31.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-1-35.5	12/10/01	GeoEngineers	35.5	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
MTCA Method A Cleanup Level[4]					**100/30[a]**	**0.03**	**7**	**6**	**9**	**NE**	**0.005**	**2,000**	**2,000**

SOUND ENVIRONMENTAL STRATEGIES
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Table 1
Soil Analytical Results
TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington

Soil Sample Location	Soil Sample Number	Date Sampled	Sampled by	Depth (feet bgs)	Analytical Results (mg/kg)								
					GRPH[1]	Benzene[2]	Toluene[2]	Ethylbenzene[2]	Total Xylenes[2]	EDC[2]	EDB[2]	DRPH[3]	ORPH[3]
MW02	MW-2-5.0	12/10/01	GeoEngineers	5.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-2-10.5	12/10/01	GeoEngineers	10.5	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-2-18.5	12/10/01	GeoEngineers	18.5	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-2-21.0	12/10/01	GeoEngineers	21.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-2-26.0	12/10/01	GeoEngineers	26.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-2-31.0	12/10/01	GeoEngineers	31.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-2-36.0	12/10/01	GeoEngineers	36.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
MW03	MW-3-6.0	12/11/01	GeoEngineers	6.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-3-13.0	12/11/01	GeoEngineers	13.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
MW03	MW-3-15.5	12/11/01	GeoEngineers	15.5	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-3-21.0	12/11/01	GeoEngineers	21.0	<5.00	**0.0377**	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-3-25.5	12/11/01	GeoEngineers	25.5	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-3-31.0	12/11/01	GeoEngineers	31.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-3-36.0	12/11/01	GeoEngineers	36.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
MW04	MW-4-6.0	12/11/01	GeoEngineers	6.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-4-11.0	12/11/01	GeoEngineers	11.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-4-16.0	12/11/01	GeoEngineers	16.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-4-21.0	12/11/01	GeoEngineers	21.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-4-26.0	12/11/01	GeoEngineers	26.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-4-31.0	12/11/01	GeoEngineers	31.0	<5.00	**0.0362**	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-4-36.0	12/11/01	GeoEngineers	36.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
MW05	MW-5-6.0	12/11/01	GeoEngineers	6.0	5.01	<0.0300	<0.0500	<0.0500	<0.100	--	--	10.2	46.9
	MW-5-15.0	12/11/01	GeoEngineers	15.0	9.35	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-5-21.0	12/11/01	GeoEngineers	21.0	<5.00	**0.0309**	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-5-26.0	12/11/01	GeoEngineers	26.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-5-31.0	12/11/01	GeoEngineers	31.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
	MW-5-36.0	12/11/01	GeoEngineers	36.0	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
S3	S-3-10'	08/03/04	GeoEngineers	10	**180**	<0.0300	<0.0500	0.758	0.801	<0.100	<0.100	33.8	<25.0
S4	S-4-14'	08/03/04	GeoEngineers	14	5.81	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
S5	S-5-14'	08/03/04	GeoEngineers	14	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
S6	S-6-10'	08/03/04	GeoEngineers	10	**672**	<0.0600	<0.100	1.53	5.89	--	--	<10.0	<25.0
S7	S-7-10'	08/03/04	GeoEngineers	10	**274**	<0.0300	<0.0500	0.369	2.61	--	--	206	<25.0
S8	S-8-10'	08/03/04	GeoEngineers	10	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
S9	S-9-10'	08/03/04	GeoEngineers	10	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
MTCA Method A Cleanup Level[4]					**100/30[a]**	**0.03**	**7**	**6**	**9**	**NE**	**0.005**	**2,000**	**2,000**

SOUND ENVIRONMENTAL STRATEGIES
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Table 1
Soil Analytical Results
TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington

Soil Sample Location	Soil Sample Number	Date Sampled	Sampled by	Depth (feet bgs)	Analytical Results (mg/kg)								
					GRPH[1]	Benzene[2]	Toluene[2]	Ethylbenzene[2]	Total Xylenes[2]	EDC[2]	EDB[2]	DRPH[3]	ORPH[3]
S10	S-10-14'	08/03/04	GeoEngineers	14	<5.00	<0.0300	<0.0500	0.064	<0.100	--	--	<10.0	<25.0
S11	S-11-10'	08/03/04	GeoEngineers	10	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
S12	S-12-10'	08/03/04	GeoEngineers	10	**480**	**0.0805**	0.102	3.32	**12**	--	--	<10.0	<25.0
S13	S-13-10'	08/03/04	GeoEngineers	10	**353**	<0.0300	<0.0500	0.407	2.57	--	--	<10.0	<25.0
S14	S-14-10'	08/03/04	GeoEngineers	10	**141**	<0.0300	<0.0500	0.152	0.873	--	--	<10.0	<25.0
S16	S-16-6'	08/09/04	GeoEngineers	6	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
S17	S-17-6'	08/09/04	GeoEngineers	6	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
S18	S-18-10'	08/09/04	GeoEngineers	10	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	72.7	111
S20	S-20-8.5'	08/09/04	GeoEngineers	8.5	<5.00	<0.0300	<0.0500	<0.0500	<0.100	--	--	<10.0	<25.0
S21	S-21-8'	08/09/04	GeoEngineers	8	**339**	<0.0300	<0.100	0.116	0.624	--	--	1,870	**3,190**
P01	P-1-7	10/24/05	SES	7	<6.86	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<11.3	<28.3
	P-1-9.5	10/24/05	SES	9.5	--	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	--	--
	P-1-11	10/24/05	SES	11	--	--	--	--	--	--	--	--	--
	P-1-15	10/24/05	SES	15	**39.8**	<0.1	<0.1	0.267	0.929	<0.1	<0.1	<11.7	<27.0
	P-1-20	10/24/05	SES	20	6.22	**0.363**	<0.1	<0.1	0.480	<0.1	<0.1	<11.0	<27.6
P02	P-2-6	10/24/05	SES	6	<4.91	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<11.3	<28.2
	P-2-9	10/24/05	SES	9	<6.08	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<10.8	<27.0
	P-2-12	10/24/05	SES	12	<6.24	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<10.9	<27.2
	P-2-16	10/24/05	SES	16	--	**2.00**	<0.1	<0.1	<0.3	<0.1	<0.1	--	--
P03	P-3-7	10/24/05	SES	7	<6.10	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<12.0	<30.1
P03	P-3-14	10/24/05	SES	14	--	<0.1	<0.1	0.546	1.51	<0.1	<0.1	--	--
	P-3-16	10/24/05	SES	16	**118**	<0.1	<0.1	1.10	4.30	<0.1	<0.1	<11.2	35.6
P04	P-4-8	10/25/05	SES	8	<5.89	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<10.9	<27.2
	P-4-10	10/25/05	SES	10	5.91	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<10.9	<27.2
	P-4-14.5	10/25/05	SES	14.5	7.61	**0.348**	<0.1	0.407	2.68	<0.1	<0.1	<10.8	<27.1
P05	P-5-11	10/25/05	SES	11	<5.94	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	--	--
	P-5-13	10/25/05	SES	13	<4.97	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	--	--
	P-5-15.5	10/25/05	SES	15.5	<5.11	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	--	--
P06	P-6-11	10/25/05	SES	11	<5.26	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	--	--
	P-6-16	10/25/05	SES	16	<5.56	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	--	--
B02/MW06	B02-11	05/01/08	SES	11	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	--	--
	B02-16	05/01/08	SES	13	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	--	--
B03/MW09	B03-11	05/01/08	SES	11	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	--	--
	B03-16	05/01/08	SES	16	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	--	--
MTCA Method A Cleanup Level[4]					**100/30[a]**	**0.03**	**7**	**6**	**9**	**NE**	**0.005**	**2,000**	**2,000**

SOUND ENVIRONMENTAL STRATEGIES
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Table 1
Soil Analytical Results
TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington

Soil Sample Location	Soil Sample Number	Date Sampled	Sampled by	Depth (feet bgs)	Analytical Results (mg/kg)								
					GRPH[1]	Benzene[2]	Toluene[2]	Ethylbenzene[2]	Total Xylenes[2]	EDC[2]	EDB[2]	DRPH[3]	ORPH[3]
B04/MW08	B04-11	05/02/08	SES	11	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	--	--
	B04-21	05/02/08	SES	21	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	--	--
	B04-31	05/02/08	SES	31	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	--	--
B05/MW09	B05-08	05/02/08	SES	8	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	--	--
	B05-11	05/02/08	SES	11	3	<0.03	<0.05	0.091	<0.2	<0.05	<0.05	<50.0	<250
	B05-20	05/02/08	SES	20	<2	<0.03	<0.05	0.11	0.25	<0.05	<0.05	--	--
B06/MW10	B06-11	05/02/08	SES	11	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	--	--
	B06-13.5	05/02/08	SES	13.5	**750**[ip]	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	--	--
	B06-20	05/02/08	SES	20	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	--	--
B07/MW11	B07-05	01/16/09	SES	5	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	--	--
	B07-10	01/16/09	SES	10	**91**[ip]	<0.03	<0.05	0.15	0.19	<0.05	<0.05	--	--
	B07-15	01/16/09	SES	15	4	<0.03	<0.05	<0.05	0.11	<0.05	<0.05	--	--
MTCA Method A Cleanup Level[4]					**100/30[a]**	**0.03**	**7**	**6**	**9**	**NE**	**0.005**	**2,000**	**2,000**

NOTES:

Samples collected after October 24, 2005, analyzed by North Creek Analytical, Inc., of Bothell, Washington or Friedman & Bruya, Inc., of Seattle, Washington.

Red denotes concentration in excess of MTCA Method A Cleanup Level for Soil.

[1]Analyzed by Method NWTPH-Gx.

[2]Analyzed by United States Environmental Protection Agency Method 8021B or 8260B.

[3]Analyzed by Method NWTPH-Dx.

[4]MTCA Method A Cleanup Levels, Table 740-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, revised November 2007.

[a]100 mg/kg when benzene is not present and 30 mg/kg when benzene is present.

Laboratory Note:

[ip]Exceeds verification standard. Reported result is an estimate.

-- = not analyzed/not measured
< = not detected at concentration above the laboratory reporting limit
bgs = below ground surface
DRPH = diesel-range petroleum hydrocarbons
EDB = ethylene dibromide
EDC = ethylene dichloride
GeoEngineers = GeoEngineers, Inc.
GRPH = gasoline-range petroleum hydrocarbons
mg/kg = milligrams per kilogram
MTCA = Washington State Model Toxics Control Act
NE = not established
NWTPH = Northwest Total Petroleum Hydrocarbon
SES = Sound Environmental Strategies Corporation

SOUND ENVIRONMENTAL STRATEGIES
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Table 2
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington

Sample Location	Date	Depth to Water[1] (feet)	Groundwater Elevation[2] (feet)	Analytical Results (µg/L)								
				GRPH[3]	DRPH[4]	ORPH[4]	Benzene[5]	Toluene[5]	Ethylbenzene[5]	Total Xylenes[5]	EDC[5]	Naphthalene[5]
P01	10/24/05	Dry	--	--	--	--	--	--	--	--	--	--
P02	10/24/05	16	--	**8,610**	--	--	**352**	<2.00	<2.00	11.7	<2.00	--
P03	10/24/05	12	--	**10,300**	250	<500	<1.00	1.90	84.4	185.0	<1.00	--
P04	10/25/05	13	--	**28,500**	--	--	**63.5**	59.5	688	**3,683**	<10	--
P05	10/25/05	13	--	**1,120**	**630**	<588	3.29	0.940	0.920	<0.200	1.6	--
P06	10/25/05	19	--	86.0	316	<500	<0.200	0.250	<0.200	0.530	**15.9**	--
MW01	12/11/01	10.39	89.48	--	--	--	--	--	--	--	--	--
TOC: 99.87 feet	01/08/02	9.86	90.01	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	--	--
	05/29/02	10.75	89.12	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	--	--
	09/10/02	11.50	88.37	<50.0	--	--	<1.00	<1.00	<1.00	<2.00	<1.00	--
	12/06/02	16.63	83.24	<50.0	--	--	<0.200	<0.200	<0.200	<0.500	<0.200	--
	03/26/03	10.90	88.97	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200	--
	06/20/03	11.18	88.69	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200	--
	09/16/03	12.13	87.74	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200	--
	12/22/03	11.11	88.76	<50.0	--	--	1.65	<0.500	<0.500	<1.00	<0.200	--
	03/19/04	10.58	89.29	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200	--
	06/28/04	10.88	88.99	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200	--
MW01A	12/27/04	10.06	89.58	<50	--	--	<1	<1	<1	<3	<0.01	--
TOC: 99.64 feet	03/22/05	10.41	89.23	<50.0	--	--	<1	<1	<1	<3	<0.02	--
	06/29/05	11.04	88.60	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200	--
	03/15/07	11.03	88.61	<100	<50	<250	<1	<1	<1	<3	<1	--
	09/21/07	12.61	87.03	<100	<51	<260	<1	<1	<1	<3	<1	--
	01/15/08	11.91	87.73	<100	<50	<250	<1	<1	<1	<3	<1	--
	09/23/08	11.92	87.72	<100	<50	<250	<1	<1	<1	<3	<1	--
	02/09/09	11.21	88.43	<100	<50	<250	<1	<1	<1	<3	<1	<1
MW02	01/08/02	9.83	89.12	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	--	--
TOC: 98.95 feet	05/29/02	9.50	89.45	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	--	--
	09/10/02	10.30	88.65	<50.0	--	--	<1.00	<1.00	<1.00	<2.00	<1.00	--
	12/06/02	11.25	87.70	<50.0	--	--	<0.200	<0.200	<0.200	<0.500	<0.200	--
	03/26/03	9.92	89.03	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200	--
	06/20/03	10.80	88.15	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200	--
	09/16/03	11.70	87.25	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200	--
	12/22/03	10.69	88.26	<50.0	--	--	0.628	<0.500	<0.500	<1.00	<0.200	--
	03/19/04	10.30	88.65	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200	--
	06/28/04	10.78	88.17	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200	--
	11/08/04	10.37	88.58	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200	--
	12/27/04	9.97	88.98	<50.0	--	--	<1	<1	<1	<3	<0.01	--
	03/22/05	10.38	88.57	<50.0	--	--	<1	<1	<1	<3	<0.02	--
	06/29/05	10.21	88.74	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200	--
	03/15/07	11.76	87.19	<100	<50	<250	<1	<1	<1	<3	<1	--
	09/21/07	11.73	87.22	<100	<52	<260	<1	<1	<1	<3	<1	--
	01/15/08	10.64	88.31	<100	<50	<250	<1	<1	<1	<3	<1	--
	09/23/08	11.62	87.33	<100	<50	<250	<1	<1	<1	<3	<1	--
	02/09/09	10.98	87.97	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Level for Groundwater[6]				**800/1,000[a]**	**500**	**500**	**5**	**1,000**	**700**	**1,000**	**5**	**160**

SOUND ENVIRONMENTAL STRATEGIES
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Table 2
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington

Sample Location	Date	Depth to Water[1] (feet)	Groundwater Elevation[2] (feet)	Analytical Results (µg/L)								
				GRPH[3]	DRPH[4]	ORPH[4]	Benzene[5]	Toluene[5]	Ethylbenzene[5]	Total Xylenes[5]	EDC[5]	Naphthalene[5]
MW03	12/11/01	9.49	88.94	--	--	--	--	--	--	--	--	--
TOC: 98.43 feet	01/08/02	9.33	89.10	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	--	--
	05/29/02	10.07	88.36	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	**46.4**	--
	09/10/02	11.08	87.35	<50.0	--	--	<2.00	<2.00	<2.00	<4.00	**50.6**	--
	12/06/02	12.16	86.27	<50.0	--	--	<1.00	<1.00	<1.00	<2.00	**36.5**	--
	03/26/03	9.58	88.85	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	**44.8**	--
	06/20/03	10.83	87.60	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	**41.4**	--
	09/16/03	11.83	86.60	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	**39.8**	--
	12/22/03	10.29	88.14	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	**32.2**	--
	03/19/04	10.57	87.86	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	**45.8**	--
	06/28/04	10.69	87.74	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	**37.8**	--
	11/08/04	10.83	87.60	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	**41.8**	--
	12/27/04	9.92	88.51	<50.0	--	--	<1	<1	<1	<3	**41**	--
	03/22/05	10.35	88.08	<50.0	--	--	<1	<1	<1	<3	**44**	--
	06/29/05	10.34	88.09	<50.0	--	--	0.889	<0.500	<0.500	<1.00	**33.9**	--
	03/15/07	11.09	87.34	190	210	<250	1.5	<1	<1	<3	**30**	--
	09/21/07	11.66	86.77	110	180	<260	<1	<1	<1	<3	**33**	--
	01/15/08	10.71	87.72	<100	120	<250	<1	<1	<1	<3	**23**	--
	09/23/08	12.25	86.18	<100	180	<250	<1	<1	<1	<3	**24**	--
	02/09/09	10.92	87.51	--	--	--	--	--	--	--	--	--
MW04	12/11/01	9.20	89.02	--	--	--	--	--	--	--	--	--
TOC: 98.22 feet	01/08/02	8.75	89.47	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	--	--
	05/29/02	9.57	88.65	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	--	--
	09/10/02	10.60	87.62	<50.0	--	--	<1.00	<1.00	<1.00	<2.00	3.19	--
	12/06/02	10.90	87.32	<50.0	--	--	<0.200	<0.200	<0.200	<0.500	4.42	--
	03/26/03	8.91	89.31	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200	--
	06/20/03	9.95	88.27	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	3.73	--
	09/16/03	10.90	87.32	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	3.78	--
	12/22/03	9.30	88.92	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200	--
	03/19/04	9.58	88.64	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	3.01	--
	06/28/04	9.90	88.32	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	3.06	--
	11/08/04	9.85	88.37	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	3.46	--
	12/27/04	9.43	88.79	<50.0	--	--	<1	<1	<1	<3	4	--
	03/22/05	10.34	87.88	<50.0	--	--	<1	<1	<1	<3	3.5	--
	06/29/05	9.64	88.58	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	2.65	--
	03/15/07	9.95	88.27	<100	130	<250	<1	<1	<1	<3	4.8	--
	09/21/07	11.43	86.79	<100	82	<260	<1	<1	<1	<3	**11**	--
	01/15/08	10.71	87.51	<100	<50	<250	<1	<1	<1	<3	**9.7**	--
	09/23/08	11.49	86.73	<100	68	<250	<1	<1	<1	<3	**14**	--
	02/09/09	10.71	87.51	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Level for Groundwater[6]				**800/1,000[a]**	**500**	**500**	**5**	**1,000**	**700**	**1,000**	**5**	**160**

SOUND ENVIRONMENTAL STRATEGIES
www.soundenvironmental.com

Table 2
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington

Sample Location	Date	Depth to Water[1] (feet)	Groundwater Elevation[2] (feet)	Analytical Results (µg/L)								
				GRPH[3]	DRPH[4]	ORPH[4]	Benzene[5]	Toluene[5]	Ethylbenzene[5]	Total Xylenes[5]	EDC[5]	Naphthalene[5]
MW05	12/11/01	--	--	--	--	--	--	--	--	--	--	--
TOC: 99.06 feet	01/08/02	9.36	89.70	91.4	--	--	<0.500	<0.500	<0.500	<1.00	--	--
	05/29/02	10.18	88.88	398	--	--	3.98	0.770	7.32	2.90	--	--
	09/10/02	11.11	87.95	594	--	--	**7.42**	26.0	1.94	33.01	<1.00	--
	12/06/02	11.39	87.67	503	--	--	2.88	<1.00	4.60	<2.00	<1.00	--
	03/26/03	9.51	89.55	**1,010**	--	--	**8.57**	1.79	20.3	4.08	<1.00	--
	06/20/03	10.50	88.56	741	--	--	**10.1**	2.41	23.8	5.92	0.460	--
	09/16/03	11.35	87.71	**1,340**	--	--	**13.6**	3.31	48.2	8.89	<0.200	--
	12/22/03	9.79	89.27	**2,090**	--	--	**23.7**	7.34	66.6	21.8	<0.200	--
	03/19/04	10.04	89.02	**1,550**	--	--	**15.1**	4.62	33.7	12.9	0.520	--
	06/28/04	10.40	88.66	**2,960**	--	--	**24.2**	9.32	91.7	27.7	<0.200	--
MW05A	12/27/04	10.13	88.98	<50.0	--	--	<1	<1	<1	<3	0.30	--
TOC: 99.11 feet	03/22/05	11.31	87.80	<50.0	--	--	<1	<1	<1	<3	0.38	--
	06/29/05	10.47	88.64	<50.0	--	--	3.86	<0.500	<0.500	<1.00	0.51	--
	03/15/07	10.56	88.55	<100	92	<250	<1	<1	<1	<3	<1	--
	09/21/07	12.03	87.08	<100	53	<260	<1	<1	<1	<3	<1	--
	01/15/08	11.05	88.06	<100	<50	<250	<1	<1	<1	<3	<1	--
	09/23/08	12.06	87.05	<100	58	<250	<1	<1	<1	<3	<1	--
	02/09/09	11.32	87.79	<100	<50	<250	<1	<1	<1	<3	<1	<1
MW06 TOC: 98.42 feet	09/23/08	13.20	85.91	<100	420	360	<1	<1	<1	<3	<1	--
MW07 TOC: 98.26 feet	09/23/08	12.30	86.81	<100	<50	<250	<1	<1	<1	<3	<1	--
MW08 TOC: 98.18 feet	09/23/08	12.23	86.88	<100	72	<250	<1	<1	<1	<3	**13**	--
MW09 TOC: 97.87 feet	09/23/08	11.85	87.26	**8,700**	**2,000**[x]	<250	**12**	96	540	381	<1	--
MW10 TOC: 97.94 feet	09/23/08	12.34	86.77	<100	<50	<250	**5.7**	<1	<1	<3	1.1	--
MW11 TOC: 98.78 feet	02/09/09	10.90	87.88	**15,000**	**3,700**[x]	<250	**27**	90	600	**1,930**	<1	**420**
MTCA Method A Cleanup Level for Groundwater[6]				**800/1,000**[a]	**500**	**500**	**5**	**1,000**	**700**	**1,000**	**5**	**160**

NOTES:

Red denotes concentration in excess of MTCA Method A Cleanup Level for Groundwater.

Samples collected after June 29, 2005, analyzed by Friedman & Bruya, Inc. of Seattle, Washington.

[1]As measured in feet below a fixed spot on the well casing rim.

[2]Measured relative to a temporary benchmark with an assumed elevation of 100.00 feet.

[3]Analyzed by Method NWTPH-Gx.

[4]Analyzed by Method NWTPH-Dx.

[5]Analyzed by United States Environmental Protection Agency Method 8021B, 8260B, or 8260C.

[6]MTCA Method A Cleanup Levels, Table 720-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, revised November 2007.

[a]800 µg/L when benzene is detected and 1,000 µg/L when benzene is not detected.

Laboratory Note:

[x]The pattern of peaks present is not indicative of diesel.

-- = not analyzed/not measured

< = not detected at a concentration exceeding the laboratory reporting limit

µg/L = micrograms per liter

DRPH = diesel-range petroleum hydrocarbons

Dry = no measurable groundwater encountered within the screened interval in the wall

EDC = 1,2-dichloroethylene (ethylene dichloride)

EPA = United States Environmental Protection Agency

GeoEngineers = GeoEngineers, Inc.

GRPH = gasoline-range petroleum hydrocarbons

MTCA = Washington State Model Toxics Control Act

NWTPH = Northwest Total Petroleum Hydrocarbon

ORPH = oil-range petroleum hydrocarbons

TOC = top of casing elevation

APPENDIX A
Certified Sanborn Map Report

TOC Holdings Co. Facility No. 01-443
4910 Leary Avenu Northwest
Seattle, WA 98107

Inquiry Number: 2469599.1
April 20, 2009

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

4/20/09

Site Name:
TOC Holdings Co. Facility No.
4910 Leary Avenu Northwest
Seattle, WA 98107

Client Name:
Sound Environmental
19020 33 rd West
Lynnwood, WA 98036

EDR Inquiry # 2469599.1

Contact: Erin K. Rothman

EDR® Environmental Data Resources Inc

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Sound Environmental Strategies were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: TOC Holdings Co. Facility No. 01-443
Address: 4910 Leary Avenu Northwest
City, State, Zip: Seattle, WA 98107
Cross Street:
P.O. # 0440-041-05
Project: NA
Certification # F1FA-4F2E-8F67

Maps Provided:

1968
1950
1917
1905
1893

Sanborn® Library search results
Certification # F1FA-4F2E-8F67

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

Limited Permission To Make Copies

Sound Environmental Strategies (the client) is permitted to make up to THREE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Certified Sanborn® Map Report Enhancements for 2009

The accompanying Certified Sanborn Map Report reflects a number of enhancements that make it easier for you to review these historical maps. EDR has digitally joined together the more than one million fire insurance maps from the Sanborn Library collection so that your target property is centered, making it easier for you to review adjoining properties. Here is a list of the new features:

· Your target property is centered on each map. You can quickly locate your target property and view adjoining properties. Plus, adjoining properties are included more often, reducing your need to refer to additional maps.

· All maps are now displayed at a uniform scale. This makes it easier for you to view changes to the property over time.

· We've increased coverage by adding thousands of new maps from 40 cities for years 1994-2007.

· A new Map Key and Sheet Thumbnails let you reference sheet numbers, year and volume of original Sanborn Map panels used for this report.

For more information about the new enhancements to the Certified Sanborn Map Report, contact your EDR representative at 800-352-0050.

Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

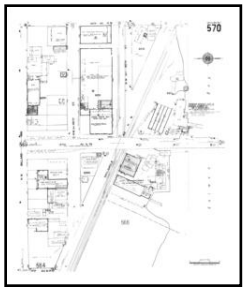
1968 Source Sheets

Volume 5, Sheet 563

Volume 5, Sheet 564

Volume 5, Sheet 568

Volume 5, Sheet 569

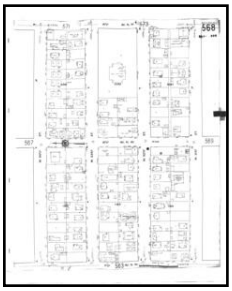


Volume 5, Sheet 570

1950 Source Sheets

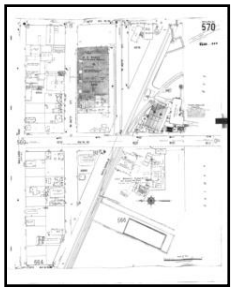
Volume 5, Sheet 563

Volume 5, Sheet 564



Volume 5, Sheet 568

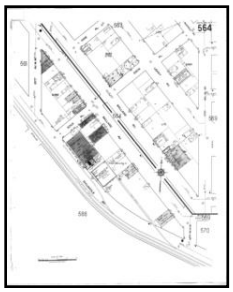
Volume 5, Sheet 569



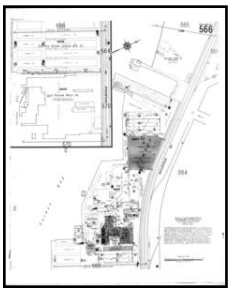
Volume 5, Sheet 570

1917 Source Sheets

Volume 5, Sheet 563

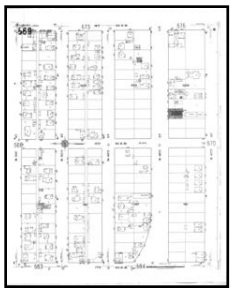


Volume 5, Sheet 564

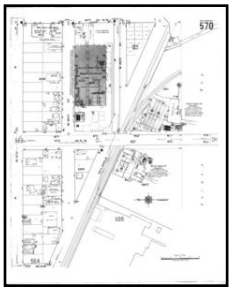


Volume 5, Sheet 566

Volume 5, Sheet 568

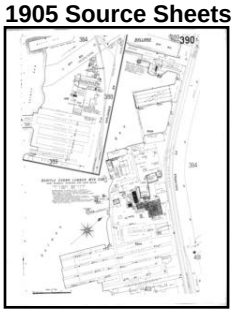


Volume 5, Sheet 569



Volume 5, Sheet 570

1905 Source Sheets

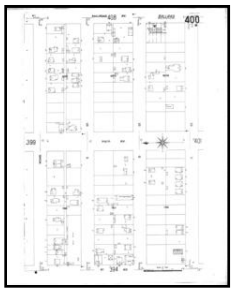


Volume 4, Sheet 390

Volume 4, Sheet 393

Volume 4, Sheet 394

Volume 4, Sheet 399



Volume 4, Sheet 400

Volume 4, Sheet 401

1893 Source Sheets

Volume 2, Sheet 90

Volume 2, Sheet 91

Volume 2, Sheet 91

1968 Certified Sanborn Map

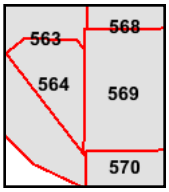
Certification # F1FA-4F2E-8F67

Site Name:	TOC Holdings Co. Facility No. 01-443
Address:	4910 Leary Avenu Northwest
City, ST, ZIP:	Seattle WA 98107
Client:	Sound Environmental Strategies
EDR Inquiry:	2469599.1
Order Date:	4/20/2009 8:59:03 AM
Certification #	F1FA-4F2E-8F67

Copyright: 1968

This Certified Sanborn Map combines the following sheets (thumbnails on page 3).

0 Feet 150 300 600



Volume 5, Sheet 563
Volume 5, Sheet 564
Volume 5, Sheet 568
Volume 5, Sheet 569
Volume 5, Sheet 570

N

1950 Certified Sanborn Map

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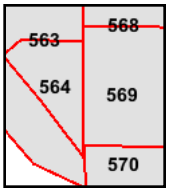
Certification # F1FA-4F2E-8F67

Site Name:	TOC Holdings Co. Facility No. 01-443
Address:	4910 Leary Avenu Northwest
City, ST, ZIP:	Seattle WA 98107
Client:	Sound Environmental Strategies
EDR Inquiry:	2469599.1
Order Date:	4/20/2009 8:59:03 AM
Certification #	F1FA-4F2E-8F67

Copyright: 1950

This Certified Sanborn Map combines the following sheets (thumbnails on page 3).

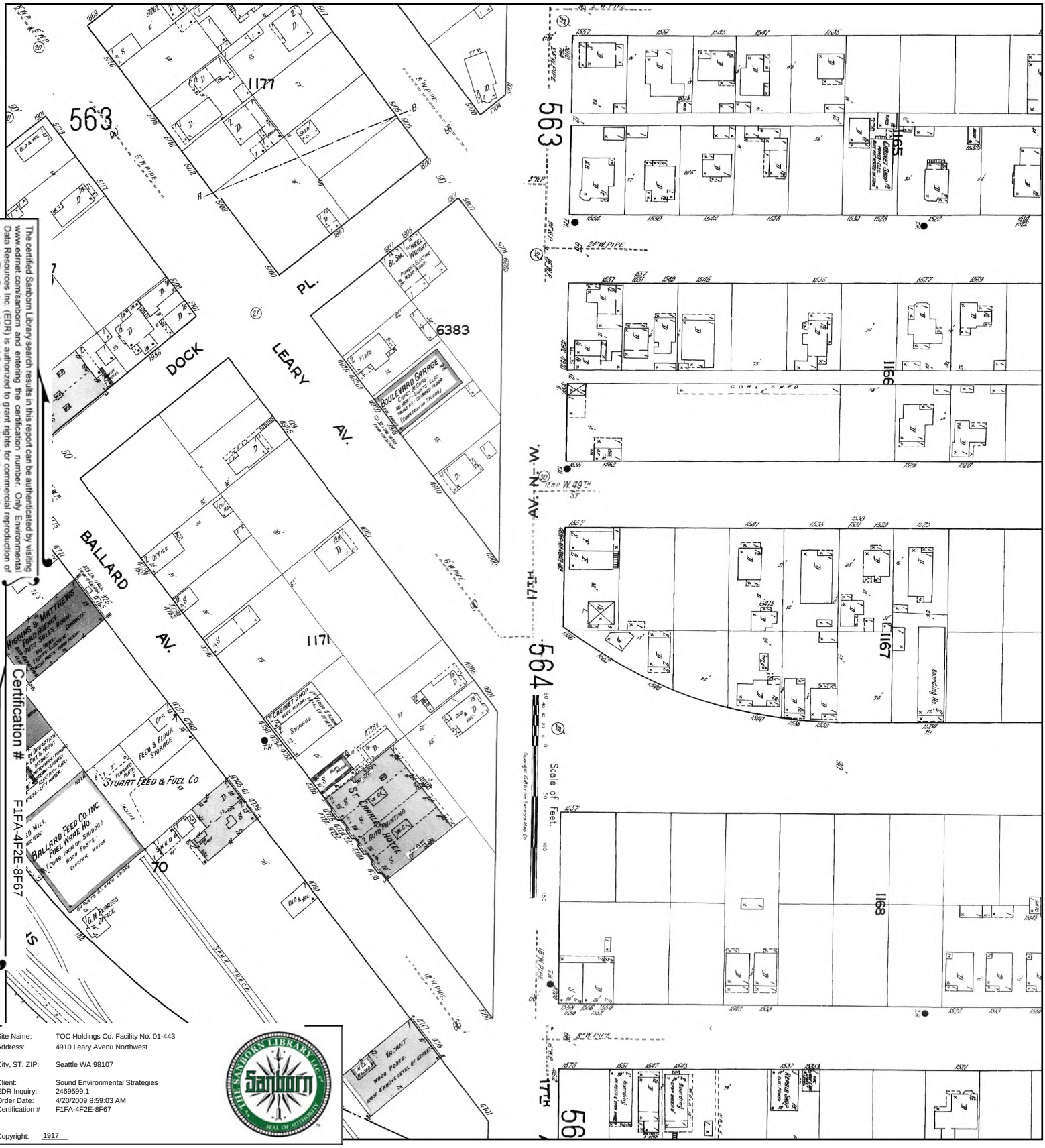
0 Feet 150 300 600



Volume 5, Sheet 563
Volume 5, Sheet 564
Volume 5, Sheet 568
Volume 5, Sheet 569
Volume 5, Sheet 570

N

1917 Certified Sanborn Map

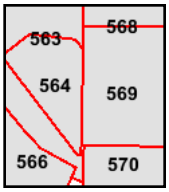


Certification # F1FA-4F2E-8F67

Site Name: TOC Holdings Co. Facility No. 01-443
Address: 4910 Leary Avenue Northwest
City, ST, ZIP: Seattle WA 98107

Client: Sound Environmental Strategies
EDR Inquiry: 2469599.1
Order Date: 4/20/2009 8:59:03 AM
Certification #: F1FA-4F2E-8F67

This Certified Sanborn Map combines the following sheets (thumbnails on page 3).



Volume 5, Sheet 563
Volume 5, Sheet 564
Volume 5, Sheet 566
Volume 5, Sheet 568
Volume 5, Sheet 569
Volume 5, Sheet 570

1905 Certified Sanborn Map

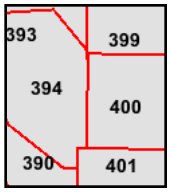
Certification # F1FA-4F2E-8F67

Site Name:	TOC Holdings Co. Facility No. 01-443
Address:	4910 Leary Avenu Northwest
City, ST, ZIP:	Seattle WA 98107
Client:	Sound Environmental Strategies
EDR Inquiry:	2469599.1
Order Date:	4/20/2009 8:59:03 AM
Certification #	F1FA-4F2E-8F67

Copyright: 1905

This Certified Sanborn Map combines the following sheets (thumbnails on page 3).

0 Feet 150 300 600



Volume 4, Sheet 390
Volume 4, Sheet 393
Volume 4, Sheet 394
Volume 4, Sheet 399
Volume 4, Sheet 400
Volume 4, Sheet 401

N

1893 Certified Sanborn Map

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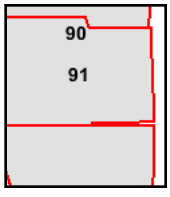
Certification # F1FA-4F2E-8F67

Site Name:	TOC Holdings Co. Facility No. 01-443
Address:	4910 Leary Avenu Northwest
City, ST, ZIP:	Seattle WA 98107
Client:	Sound Environmental Strategies
EDR Inquiry:	2469599.1
Order Date:	4/20/2009 8:59:03 AM
Certification #	F1FA-4F2E-8F67

Copyright: 1893

This Certified Sanborn Map combines the following sheets (thumbnails on page 3).



Volume 2, Sheet 90
Volume 2, Sheet 91
Volume 2, Sheet 91

0 Feet 150 300 600

N

APPENDIX B
King County Assessor Records

AFTER RECORDING MAIL TO:

Michael C. Slattery
P.O. Box 70583
Seattle, WA 98107

20060613002235
GEROGETOWN LLC QCD 33.00
PAGE001 OF 002
06/13/2006 14:52
KING COUNTY, WA

E2213842
06/13/2006 14:52
KING COUNTY, WA
TAX $10.00
SALE $0.00

PAGE001 OF 001

Document Title	Quit Claim Deed
Grantor	Michael C. Slattery and Judith C. Slattery
Grantee	Old Ballard LLC
Legal Description	Lot 11, Block 77, Gilman Park, according to plat thereof recorded in Volume 3 of Plats, page 40, records of King County, Washington.
Assessor's Tax Parcel Account No.	276770.3340.07

Quit Claim Deed

The Grantors, Michael C. Slattery and Judith C. Slattery, husband and wife, for good and valuable consideration, convey and quit claim to Old Ballard LLC, a Washington limited liability company, the following described real estate, situated in the County of King, State of Washington, together with all after acquired title of the Grantor therein.

Legal Description
Lot 11, Block 77, Gilman Park, according to plat thereof recorded in Volume 3 of Plats, page 40, records of King County, Washington.

Dated 5-30-06.

Michael C. Slattery

Judith C. Slattery

STATE OF WASHINGTON)
)ss:
County of King)

On this day personally appeared before me Michael C. Slattery and Judith C. Slattery, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30 day of May 2006.

(Use this space for notary stamp/seal)

Jacqueline M. Houston

Printed Name: Jacqueline M. Houston
Notary Public in and for the State of Washington, residing at Seattle
My Commission Expires: 1-23-10

AFTER RECORDING MAIL TO:

Exchange Facilitator Corporation
2621 Eastlake Ave E
Seattle, WA 98102

20040903001802
FIRST AMERICAN WD 21 00
PAGE001 OF 003
09/03/2004 13 04
KING COUNTY, WA

E2067887
09/03/2004 12.22
KING COUNTY, WA
TAX $5,073 00
SALE $285,000 00

PAGE001 OF 001

Filed for Record at Request of
First American Title Insurance Company National Commercial Services

First American Title Insurance Company

APN: 276770-3340

1ST AM (3) $21

STATUTORY WARRANTY DEED 101695LL

File No. **NCS-101695-WA1 (ll)** Date: **September /__, 2004**

THE GRANTOR(S) Time Oil Co., a Washington Corporation for and in consideration of **Ten Dollars and other Good and Valuable Consideration and as part of an I.R.C. Section 1031 Tax-Deferred Exchange**, in hand paid, conveys, and warrants to **Michael C. Slattery and Judith C. Slattery, husband and wife**, the following described real estate, situated in the County of **King**, State of **Washington.**

Lot 11, Block 77, Gilman Park, according to the plat thereof recorded in Volume 3 of Plats, page 40, records of King County, Washington.

Except road.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey. And, the following covenant on its face "Deed Restriction" as follows:

"The premises herein described shall not be used for a gasoline service station nor shall any gasoline be offered for sale thereon in any manner for a period of 25 years from the date of recording. It being the intention of the parties hereto that this covenant is to run with the said land and premises and shall be binding upon all successors, heirs, executors, administrators and assigns."

Time Oil Co , a Washington Corporation

By H Roger Holliday, President

By Raymond Stromer, Secretary

STATE OF Washington)
)-ss
COUNTY OF King)

I certify that I know or have satisfactory evidence that **H. Roger Holliday and Raymond Stromer**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and aknowledged it as the **President and Secretary** of **Time Oil Co.** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: September 1, 2004

Laurie A D'Alessandro

Notary Public in and for the State of Washington
Residing at. Bellevue, WA
My appointment expires: June 1, 2008

LAURIE A D'ALESSANDRO NOTARY PUBLIC COMMISSION EXPIRES 06/01/2008 STATE OF WASHINGTON

RVI150-18 (DATA ENTRY: RVI100-J)
C/I DATA COLLECTION AND DISPLAY FORM (100) ACCOUNT NO: 276770-3340-0
LOG/DATE: 120 08/14/93 FOLIO: 00628-A-
LEVY CODE: 0010 LAST UPDATE: 03/19/92 BY: RDA
TAX STATUS: TAXABLE APPR ID:____ MO__DA__YR__ AREA: 120
Q/SC/TW/RG: SE/11/25/03 __/__/__/__ BALLARD

LAND USE: 531 PROP NAME: BILLS TIRE EXCHANGE
INDUSTRIAL-SVC (105)
PROPERTY ADDRESS: 4900 LEARY AV NW
(110)
RB NUM FR PR STREET NAME TY SU

(112)++++++++++++++++++ COMMERCIAL/INDUSTRIAL LAND RECORD ++++++++++++++++++++++++

ZONING JURIS/__	SEATTLE	% USABLE/__	100
ZONE ACTUAL/__	IG2U/65	TOPOGRAPHY/_	LEVEL
ZONE CODE/__	INDUSTRL	SHAPE/_	IRREGULAR
LOT SIZE/_____.__	5,700.00	ACCESS/_	STANDARD
UNIT/S_A_	SQFT	VISUAL EXPOSURE/_	STANDARD
CORNER LOT/Y_N_	YES	OPEN SPACE CLASS.	NO
WATERFRONT ON/_	NONE	RESTRICTIVE CONDITIONS/Y_N_	NO
		CONTAMINATED PROP NO_ HW_ HC_ UT_ AS_	NO

(335)++++++++++++++++++++++++++++ PERMIT ACTIVITY ++++++++++++++++++++++++++++++++

ACT	BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
---					% ---%
---					% ---%
ADD	---	----	__/__/__	---------	% ---%

closed Ld 7/21/04 Dwn 1/04

(510)++DEL ALL BLDGS /__/+++++++ PROPERTY WIDE IMPROVEMENTS SUMMARY +++++++++++++++

excavate

DESC: SERVICE GARAGE		TOTAL BLDGS ON PROPERTY/__	1
		GROSS AREA (ALL BLDGS)/_____	1,157
YEAR BLT/__ 42 CLASS/__	FRAME	NET AREA (ALL BLDGS)/_____	1,157
EFF YEAR/__ 66 QUAL/__	FAIR	MULTI-USE/Y_N_	NO
LOT COVERAGE/_____	1,157	MULTI-PARCEL PROP/Y_N_	NO
NUMBER OF UNITS/___	0		

(500)++++++++++++++++++++ INDIVIDUAL BUILDING DETAILS ++++++++++++++++++++++++++++

BLD NUM	CL AS	QU AL	DESCRIPTION	NU ST	GROSS AREA	NET AREA	YB/EY	% CMP	HE AT	SP KL
#1	D	D	REPAIR SHOP	1	1,157	1,157	42 66	100	SH	N
#2	--	-	----------	--	------	------	__/__	--	--	N
#3	--	-	----------	--	------	------	__/__	--	--	N
#4	--	-	----------	--	------	------	__/__	--	--	N
	--	-	----------	--	------	------	__/__	--	--	-

(520)++++++++++++++++++++++ INTERIOR SECTION DETAILS ++++++++++++++++++++++++++++++

BLD#	SECT 1 AREA	SECT 1 STR-HT	SECT 2 AREA	SECT 2 STR-HT	SECT 3 AREA	SECT 3 STR-HT	SECT 4 AREA	SECT 4 STR-HT
1	1,157	12						
	D07-GARAGE,SERVICE							
2	------	-- __/__	------	-- __/__	------	-- __/__	------	-- __/__
3	------	-- __/__	------	-- __/__	------	-- __/__	------	-- __/__
4	------	-- __/__	------	-- __/__	------	-- __/__	------	-- __/__
	------	-- __/__	------	-- __/__	------	-- __/__	------	-- __/__

(589)++++++++++++++++++++ACCESSORY IMPROVEMENT SUMMARY ++++++++++++++++++++++++++++

ACT	ENT	DESCRIPTION	ACT	ENT	DESCRIPTION
/__/	(1)	----------	/__/	(2)	----------

(160)++++++++++++++++++++++++++++++ COMMENTS ++++++++++++++++++++++++++++++++++++

02691

JOB RVI100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 276770-3340-0
RPT RVI150-20 PRINTED ON: 08/23/91 FOLIO: 00628-A-
PROP NAME: BILLS TIRE EXCHANGE Q-S-T-R: SF-11-25-03
PROP ADDR: 4900 LEARY AV NW AREA: 120 LUC: 531
CLASS: FRAME QUAL: FAIR TAX STATUS: TAXABLE
YR-BLT/EFF-YR: 42/42 #STY: 99 #UNITS: LOG/DATE: 120 08/23/91
GBA/NRA: 1,157 / 1,157 AVG-UNIT-SIZE: SEG-MERGE DATE:

ECONOMIC INCOME

USE	AREA	RATE	GROSS	VCL	EXP	NET INC
	1157	$6.50	7521	5%	15%	6073
		$				
		$				
		$				
		$				
		$				

ECONOMIC INCOME APPROACH

NET INCOME _____
LESS PER. PROP. INCOME _____
LESS LAND INCOME _____
_____X(____+____) = _____
LAND VALUE INT + TAX
NET IMPROVEMENT INCOME _____
CAPITALIZATION RATE _____
_____ + _____ + _____ = _____
INT + TAX + RECAP
CAPITALIZED IMP. VALUE _____
LAND VALUE _____
EXCESS LAND/ADD LAND _____
TOTAL BY INCOME APPROACH $_____
= $_____/SF

OTHER VALUE INDICATORS

NET INC(6073)/(10541.1)OAR= 52,400
GR INC ( )X( )GRM=_____
UNITS( )X( )$/UNIT=_____
GBA (1,157)X( )$/SF=_____
RA (1,157)X( )$/SF=_____

LAND

ZONE/TYPE	AREA	$/SF	VALUE
			=$_____
			=$_____
			=$_____
TOTAL	5700.00SF	$20	=$_____

RATIOS: (SF LAND)/(SF GBA)= 4.9
(SF LAND)/(SF RA) = 4.9

SELECTED VALUE

APPRAISER RDA LAND $ 114,000
DATE 3-10-92 IMPS $ 1,000
TOTAL $ 115,000
=$_____/UNIT OR =$_____/SF

COST APPROACH

OCC#_____ CL__ RANK__
#STY __ STY HT __ EFF AGE__
HEAT __ ELEV __ SPR_____
AREA _____ PERIM____
MISC ___CODE _____SF
___CODE _____SF
___CODE _____SF

ACCY IMPS	AREA	COST	DEP	RCNLD

M&S BASE				
HEAT				
SPRINKLER				
ELEVATOR				
TOT BASE				
STY FACT				
HGT FACT				
AREA FACT				
REF COST				
COST MULT				
LCL MULT				
FINAL COST				

STY/BLDG	AREA	FIN COST	RCN-BLDG#1

SUB TOTAL _____
PHYSICAL DEPRECIATION _____
ECON-FUNCT OBSOLESCENCE _____
DEPRECIATED IMP VALUE _____
ACCESSORY IMPS(SEE ABOVE)_____
TOTAL IMPROVEMENTS _____
LAND _____
TOTAL BY COST APPROACH _____
=$_____/SF

SALES & COMPARABLES

PARCEL #	E-NUMBER	SALES PRICE	VC	DATE	$/RA	REMARKS

APPEAL ACTIVITY

PETITION	CHG ORDER	DATE	FROM-LAND	TO-LAND	FROM-IMPS	TO-IMPS

OTHER APPEALS:

COMMENTS

Income indicates taken on imp.
It would take a rent of $15/# to get an imp value.

2063

```
OB RVI100        C/I PARCEL VALUE ANALYSIS WORKSHEET    PARCEL NO: 276770-3340-0
PT RVI150-20              PRINTED ON: 09/13/89          FOLIO:          00628-A-
ROP NAME:  ELDORADO TIRES                               Q-S-T-R:        SE-11-25-03
ROP ADDR:  04900  2        LEARY                AV  NW  AREA: 120   LUC: 531
LASS/QUAL:           FRAME/      FAIR     CONDITION: _____ TAX STATUS: TAXABLE
R-BLT/EFF-YR: 42/42   #STY:       #UNITS:               LOG/DATE:  120 09/13/89
BA/RA:      1,157/    1,157   AVG-UNIT-SIZE:            SEG-MERG DATE:
```

INCOME APPROACH

SE | AREA | RATE | GROSS | VCL | EXP | NET INC

	ACTUAL	ECONOMIC
ET INCOME		
ESS PP INC		
ESS LAND INC		
( )X(+) LAND VAL INT + TAX		
ET IMP INC		
AP RATE		
( )+( )+( ) INT + TAX + RECAP		
AP IMP VAL		
AND VALUE		
XCESS LAND		
OT-INC APPR		

COST APPROACH

OCCUP# ___ CLASS __ RANK ___
#STY ______ STYHT _____ EFF AGE ___
HEAT ____ ELEV(Y/N) _ SPR(Y/N) _
AREA ____ PERIM ______
MISC: ____CODE ______________SF
____CODE ______________SF
____CODE ______________SF

ACCY-IMPS	AREA	COST

BASE
HEAT
SPRINK
ELEV
TOT BASE
STY FACT
HGT FACT
AREA FACT
REF COST
COST MULT
LCL MULT
FIN COST

STY	AREA	FIN COST	RCNLD-BLD-1

SUB TOTAL(RCN)
PHYSICAL DEPRECIATION
ECON OR FUNCT OBSOLESENCE
DEPRECIATION COST(RCNLD)
ACCESSORY IMPS(SEE ABOVE)
TOTAL IMPROVEMENTS
LAND
TOTAL BY COST APPROACH

THER VALUE INDICATORS:

R INC (   )X(   )GRM=
ET INC(   )/(   )OAR=
NITS(   )X(   )$/UNIT=
BA (1,157)X(   )$/SF=
A (1,157)X(   )$/SF=
AND: 5,700.00 SQFT
ATIO: (SF LAND)/(SF GBA) =   4.926

ELECTED VALUE:

LAND: 85500
IMPS: 1000
TOTAL: 86500

APPR: WLO DATE: 01/31/90

ALES:

ARCEL#	E-NUMBER	SALE PRICE	DATE	PRICE/GBA	PRICE/NRA	L/B-SF	REM

PPEAL ACTIVITY:

ETITION	CHG ORDER	DATE	FROM-LAND	TO-LAND	FROM-IMPS	TO-IMPS

OTHER APPEALS:

OMMENTS: Improvements not highest & best use for 15.00 ft land
Bldgs 1000

MAJOR _____ MINOR _____ SPLIT ____ FOLIO _____ SUBLETTER ____ SUBNUMBER ____

33 – PLAT OF BUILDING

34 – CALCULATIONS

33-55 – ACCESSORY IMPROVEMENTS

SECTION NO.	SECTION TITLE	TYPE	QUALITY	NUMBER	LENGTH	WIDTH	HEIGHT	AREA	CAPACITY	GAL/BBL	OUTSIDE DIAMETER	WALL LENGTH	BIN OUTSIDE DIAMETER	PSI	TOWER HEIGHT	DEPRECIATED VALUE	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION
55	old sundown service station														3000			19	%
																		19	%
																		19	%
																		19	%
																		19	%
																		19	%
																		19	%
																		19	%
																		19	%
																		19	%

56 – REMARKS

this old service station is now used as a repair shop for campers & trailers very poor condition

57 – INCOME DATA

ANNUAL ECONOMIC OR ACTUAL GROSS INCOME	$
LESS VACANCY	
ANNUAL EFFECTIVE GROSS INCOME	$
LESS EXPENSES	
ANNUAL NET INCOME	$
LAND VALUE (UNIT ____ X UNIT VALUE ____ = ____)	
LAND RATE (INTEREST ____ % + TAXES ____ % + ____ %)	
LESS LAND INCOME (VALUE ____ X RATE ____ %)	
NET INCOME TO BUILDING	$
÷ BUILDING RATE (INTEREST ____ % + TAXES ____ % + RECAPTURE ____ %)	
BUILDING VALUE	$
PERSONAL PROPERTY VALUE	
LAND VALUE	
INDICATED TOTAL PROPERTY VALUE	$

58 – PERMIT DATA

NUMBER	DATE	VALUE	DATE STARTED	DATE COMPLETED

59 – SALES RECORD

MONTH	YEAR	AMOUNT

60 – STAFF

DATE	ENUMERATOR	CLASSIFIER	CALCULATOR	REVIEWER
5-74	104	64	64	12

61 – APPRAISAL DATA

YEAR	PRINCIPAL BUILDING	OTHER BUILDINGS	ACCESSORY IMPROVEMENTS	TOTAL IMPROVEMENTS	LAND	TOTAL APPRAISED VALUE	REASON FOR APPRAISAL

*
*
*
**JOB RVI100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 276770-3340-0
RPT RVI150-20 PRINTED ON: 08/14/93 FOLIO: 00628-A-
PROP NAME: BILLS TIRE EXCHANGE Q-S-T-R: SE-11-25-03
PROP ADDR: 4900 LEARY AV NW AREA: 120 LUC: 531
CLASS: FRAME QUAL: FAIR TAX STATUS: TAXABLE
YR-BLT/EFF-YR: 42/66 #STY: 99 #UNITS: LOG/DATE: 120 08/14/93
GBA/NRA: 1,157 / 1,157 AVG-UNIT-SIZE: SEG-MERGE DATE:

ECONOMIC INCOME

USE	AREA	RATE	GROSS	VCL	EXP	NET INC
	1157	$ 50#	6942	5	10	5935

COST APPROACH

OCC# ____ CL __ RANK __
#STY __ STY HT __ EFF AGE __
HEAT __ ELEV __ SPR ____
AREA ____ PERIM ____
MISC ___CODE ____SF
___CODE ____SF
___CODE ____SF

ECONOMIC INCOME APPROACH

NET INCOME
LESS PER. PROP. INCOME
LESS LAND INCOME
____X(___+___) =
LAND VALUE INT + TAX
NET IMPROVEMENT INCOME
CAPITALIZATION RATE
___ + ___ + ___ =
INT + TAX + RECAP
CAPITALIZED IMP. VALUE
LAND VALUE
EXCESS LAND/ADD LAND
TOTAL BY INCOME APPROACH $
= $ ____/SF

ACCY IMPS	AREA	COST	DEP	RCNLD

M&S BASE
HEAT
SPRINKLER
ELEVATOR
TOT BASE
STY FACT
HGT FACT
AREA FACT
REF COST
COST MULT
LCL MULT
FINAL COST

STY/BLDG	AREA	FIN COST	RCN-BLDG#1

OTHER VALUE INDICATORS

NET INC(5935)/(11) OAR= 53958
GR INC ( )X( ) GRM=
UNITS( )X( ) $/UNIT=
GBA (1,157)X( ) $/SF=
RA (1,157)X( ) $/SF=

LAND

ZONE/TYPE	AREA	$/SF	VALUE
			=$
			=$
			=$
TOTAL	5700.00SF	20	=$ 114000

RATIOS: (SF LAND)/(SF GBA) = 4.9
(SF LAND)/(SF RA) = 4.9

SUB TOTAL
PHYSICAL DEPRECIATION
ECON-FUNCT OBSOLESCENCE
DEPRECIATED IMP VALUE
ACCESSORY IMPS(SEE ABOVE)
TOTAL IMPROVEMENTS
LAND
TOTAL BY COST APPROACH
=$ ____/SF

SELECTED VALUE

APPRAISER UPH LAND $ 114000
DATE 5-2-94 IMPS $ 1000
TOTAL $ 115000
=$ ____/UNIT OR =$ ____/SF

SALES & COMPARABLES

PARCEL #	E-NUMBER	SALES PRICE	VC	DATE	$/RA	REMARKS

APPEAL ACTIVITY

PETITION	CHG ORDER	DATE	FROM-LAND	TO-LAND	FROM-IMPS	TO-IMPS

OTHER APPEALS:

COMMENTS

Value in Land

02692

LOT WIDTH _____ FF VALUE _____ LOT ACRE _____

LOT DEPTH _____ ACRE VALUE _____

STANDARD WIDTH _____ LOT S

STANDARD DEPTH SF V

5700

4 – BUILDING CLASSIFICATION

PREDOMINANT SHELL TYPE

1	LIGHT WOOD
2	HEAVY TIMBER
3	LOAD BEARING MASONRY
4	STEEL (NOT FIREPROOFED)
5	FIRE RESISTANT
6	PRE-ENG (GALVANIZED STEEL
7	PRE-ENG (ENAMELED STEEL C
8	PRE-ENG (INSULATED SANDW
9	SERVICE STATION OR SPECIA

YEAR BUILT 1942

EFFECTIVE YEAR 19 ____

OBSOLESCENCE ____ %

TOTAL NET CONDITION ____ %

PERCENT COMPLETE %

5 – STRUCTURAL SHELL SECTIONS

1–LIGHT WOOD
2–HEAVY TIMBER
3–LOAD BEARING MASONRY
4–STEEL (NOT FIREPROOFED)
5–FIRE RESISTANT
6–PRE-ENG (GALVANIZED STEEL)
7–
8–
9–
10–
11–
12–

SEC. ION	TYPE	QUALITY (ACE) (9 A-E)	PERIMETER (1-8, 10-12)	GROUND AREA	WALL RATIO	STORIES (1-11)	HEIGHT
A							
B							
C							
D							
E							
F							
G							
H							

6 – EXTERIOR WALL

DO NOT USE "–" ENTRY FOR SHELL TYPES 1-5
FOR SHELL TYPES 6-9, USE ONLY FOR SUBSTITUTIONS OR MISSING WALLS
1–GROOVED PLYWOOD, STEEL SIDING, ETC.
2–WOOD OR ASBESTOS SIDING, CEMENT BLOCK, CLAY TILE, ETC.
3–TILTUP CONCRETE, MARBLECRETE, ETC.
4–COMMON BRICK, METAL SANDWICH PANELS, ETC.
5–FACE BRICK, REINFORCED CONCRETE, ETC.
6–COMMON BRICK PLUS CONCRETE
7–FACE BRICK PLUS CONCRETE
8–PRECAST CONCRETE PANELS, GLASS PANELS, ETC.
9–METAL & GLASS CURTAIN WALL
10–STONE MASONRY
11–LIMESTONE, SLATE, ETC.
12–MARBLE, ETC.
13–POLISHED GRANITE, ETC.
14–STORE FRONTS

TYPE	QUALITY (ACE)	*	MEASUREMENTS (HEIGHT, LENGTH)	WALL AREA

7 – PEDESTRIAN DOORS

1 REVOLVING
2 AUTOMATIC SWINGING
3 AUTOMATIC SLIDING
4 AIR CURTAIN

TYPE	QUALITY (ACE)	NUMBER (1-3)	LIN. FT. (4)

8 – VEHICLE DOORS

DO NOT USE FOR SHELL TYPE 9
1–WOOD SECTIONAL
2–STEEL SECTIONAL
3–STEEL ROLLUP
4–HANGER TYPE STEEL

TYPE	QUALITY (ACE)	NUMBER	MEASUREMENTS (WIDTH, HEIGHT)	AREA

13 – BALCONIES

1 – WOOD 2 – CONCRETE 3 – STEEL & CONCRETE

TYPE	QUALITY (ACE)	SPAN WIDTH	MEASUREMENTS (LENGTH, WIDTH)	AREA

17 – CANOPIES

QUALITY A-E	MEASUREMENTS (LENGTH, WIDTH)	AREA

18 – APARTMENT BUILDING DATA

NUMBER	ITEM	NUMBER	ITEM
	STUDIO APTS.		EXHAUST FAN
	1 BEDROOM APTS		EXHAUST HOOD & FAN
	2 BEDROOM APTS.		RANGE TOP & OVEN
	3 BEDROOM APTS.		DROPIN RANGE
			ELECTRIC FIREPLACE
	GARBAGE DISPOSAL		INTERCOM SYSTEM
	DISHWASHER		

19 – INTERIOR DEVELOPED AREAS

DO NOT USE FOR SHELL TYPE 9
1–APARTMENTS
2–APT UTILITY AREA
3–HOTELS & MOTELS
4–SMALL OFFICES
5–OPEN OFFICES
6–PROFESSIONAL OFFICES
7–CLINICS
8–RETAIL DISCOUNT TYPE
9–OTHER RETAIL STORES
10–BANKS & THEATERS
11–WAREHOUSES
12–LIGHT MANUFACTURING
13–HEAVY MANUFACTURING

AVERAGE SF/APT

TYPE	QUALITY (A-E)	NO. APTS. (1)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA

20 – BANK VAULTS

1 – CASH 2 – RECORDS

TYPE	MEASUREMENTS (LENGTH, WIDTH)	AREA

5–AIR CONDITIONING
6–IND FHA
9–IND UNIT HEATERS
10–APT CENTRAL COOLING
11–APT PACKAGE COOLING
19–COM'L PACKAGE COMB
20–IND CENTRAL COMB
21–IND PACKAGE COMB

TYPE	QUALITY (ACE)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA

24 – NO BOILER

ONLY FOR HEAT, TYPES 1, 4, OR 7

25 – MINIMUM INDUSTRIAL UNIT HEATERS

1–SMALL 2–MED 3–LARGE

TYPE	NUMBER

26 – PLUMBING

1 – APTS 2 – COM'L 3 – IND.

TYPE	QUALITY (ACE)	NUMBER

27 – ELECTRICAL

1 – APT 2 – COML. 3 – IND. DO NOT USE FOR SHELL TYPE 9

ILLUMINATION: 1–BRIGHT 2–ADEQUATE 3–MINIMUM 4–INADEQUATE

TYPE	QUALITY (ACE)	ILLUM (1-3) (3E: 4)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA

28 – SPRINKLERS

1–APTS 2–COM'L 3–IND

TYPE	QUALITY (ACE)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA

29 – COLD STORAGE

1–COOLER 3–FREEZER
2–CHILLER 4–QUICK FREEZE

TYPE	MEASUREMENTS (LENGTH, WIDTH)	AREA

30 – ESCALATORS

QUALITY (ACE)	WIDTH (INCHES)	HEIGHT	FLIGHTS

31 – ELEVATORS

1 – PASS AUTO ELEC LOC
2 – PASS AUTO ELEC EXP
3 – PASS MAN ELEC LOC
4 – PASS MAN ELEC EXP
5 – PASS HYD
6 – FREIGHT ELEC
7 – FREIGHT HYD
8 – PERSONNEL LIFT
9 – SIDEWALK MAN
10 – SIDEWALK HYD
11 – SIDEWALK ELEC
12 – DUMBWAITER ELEC
13 – DUMBWAITER MAN

TYPE	QUALITY (ACE) (1-7)	CAPACITY (LBS) (1-7)	STOPS (1-8)	NUMBER

32 – OTHER PRINCIPAL BUILDING COMPONENTS

SECTION	TYPE	QUALITY	OTHER DESCRIPTION	REPLACEMENT COST

ASSESSOR'S FORM 210-A

EFFECTIVE AGE 11 YEARS F

DIMENSIONS 14 x 56½ x SQUARE

791

See rm

IM

BUILDING

MAIN BUI

OTHER BU

TOTAL

ASSESSED

DATE

1. SIZE

2. STREE

3. SIDEW

4. LANDS

5. TREND

6. USE

1 District 5A Limits Ballard
Code No. 2
Permit No. 275504

2 Addition GILMAN PARK ADD. Name 1863
Section Twp. N. Range EWM: Block 77 Tract or Lot No. 11
Description less por for St

3 Address — Property 4910 Leary Ave. Cont. Purchaser
4 Fee Owner General Petroleum 7-3-30
5 Architect Contractor

Orig. Cost	Basement	Store Fronts	Extra Features None
$	None	Plain Glass	
6 Building		Sgle.Sash	Construction Frame, Single
GAS STATION			Miscellaneous None
1 Story			7 Condition: Exterior Fair Interior Fair Found. Fair
3 Rooms		Exterior	8 Main Support Column x Footing Conc. Span Ft.
(2 Rest Rms)		Frame, Single	9 First Floor Joist Conc. Inch Centers Bridged
	Foundation		10 Building Finished
	Concrete		11 Gross Income $ Expense $ Net Income $
			12 Depreciation: Cond. 56% Obslse. % Econ. Suit. % Total %
	Roof		Year Built 1922 Remodeled No
	Shingles		Effective Age 14 Years Future Life 11 Years
Interior	Composition		Dimensions 14 56½ x Square Ft. Area Cubic Ft.

Interior P & B
Ceiled, Office
Beaded
Rest Rms.Unfin.
Floors Cement
Fire Place None
Plumbing 4-Fixtures;
2 Toilets, 2 Basins
average
Tile Work None
Wiring Conduit
Heating Stove
Elevators None
Ceiling — Height 1st.Flr. 10'

791
See rmks.

Improvement Value
Building $
Main Building $
Other Buildings $
Total $1760
Assessed Value 50% $ 880
Date 11/29/37

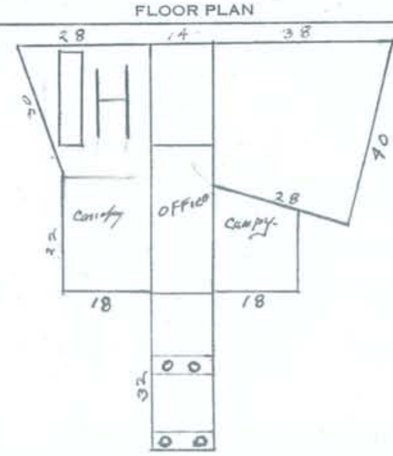
Land Information
1. Size x
Level - On Grade
2. Street — Road Graded-Paved
No - Alley
3. Sidewalk Conc. - Sewer
4. Landscaping Oil-Sta.,good
5. Trend Static Value $
6. Use Res.-Ind.
7. District Medium-Old

Other Buildings	Construction	Floor	Roof	Sty.	Dimension	Area	Value

Owner or Contract Purchaser	Date	File No.	Price	Mtge.	Stamp

Remarks Grease Shed - 2458 sq.ft.

Floor Plan 30' = 1"



[redacted]

Factor | Plus or Minus | Dimensions |

$

Assessed **Value 50%** $

Sup. Building **A. V.** $

H.
Spr

HEATING

Sto
Pip
Gra
Air
Arc
1-P
2-P
Hot
Oil
Coa

WIRING

Kn
Fle
Cor
Pov
Ra
No.

ELEVATO

Pas

DISTRICT F-1178 ADDITION Gilman Park. Section 11 Twp. 25 Range 3 Ewm. Block 77 LOT 11

5604 F628

lies for for st.

PERMIT No. 343133

DATE 3-14-41

[redacted]

Fee Owner

Condition of Exterior G

USE Service Station

- 1 No. Stories
- No. Stores
- No. Rooms
- Basement
- No. Offices
- No. Apartments
- 1 rm. 2 rm. 3 rm.
- 4 rm. 5 rm. 6 rm.

Jacob 1972 Roll SS1-A

TYPE OF CONSTRUCTION

- ✓ Frame
- Single ☑ Double
- Ordinary Masonry
- Mill Construction
- Class A Rein. Con.
- Stru. Steel and Con.
- Tile Brick
- Con. Rein. Con.

Good Med. Cheap

FOUNDATION

- Mud Sills
- Post and Pier
- Brick
- ✓ Concrete
- Pile

BASEMENT

- Full %
- Sub-Basement
- Size x
- Garage No. Cars
- Floors
- Plastered
- Living Rooms
- Service Rooms

Assessed Value 50% $

Sup. Building A. V. $

Total $

CHECK FOR CANOPY.

PLUMBING

- 4 No. Fixtures
- Toilets
- Tubs, Leg or Pem.
- 2 Basins, Ped.
- 1 Sinks
- Urinals
- Showers (Tub) (Stall)
- Laundry Trays
- H. W. Tank Fl. Drains
- Sprink. Sys. No. Hds.

HEATING

- ✓ Stove
- Pipeless Furnace
- Gravity H. A.
- Air Cond., Fan
- Arcola
- 1-Pipe Steam
- 2-Pipe St. or Vapor
- Hot Water
- Oil Burner FWF
- Coal Stoker

WIRING

- Knobe & Tube
- Flex Cable
- ✓ Conduit
- Power Wiring
- Range Wiring
- No. Outlets

1700

850 YMcD. '67

ELEVATORS

- Pass. Freight
- Elec.
- Hyd.
- Man.

~~3400~~ ~~1700~~ ~~1445~~ ~~1100~~

~~2 Kop~~ 35% Tote

77 1700

EXTERIOR WALL CONSTR.

- ✓ Single ☑ Double
- 2" x 4" Stud Walls
- 2" x 6" Stud Walls
- Brick Walls
- Brick With Pilasters
- Concrete Walls
- Con. With Pilasters
- Tile Walls
- Rein. Con. Skel.
- Filler Walls
- Laminated Walls

EXTERIOR FACING

- ✓ Siding Shingles
- Shakes Stucco
- Brick Veneer
- Kind
- Stone Cast S.
- Terra Cotta
- Struct. Glass
- Trim

FLOOR CONSTRUCTION

- Joist Con. Size x
- O. C. In Bridg.
- Mill Construction
- Rein. Con.

INTERIOR WALLS

- Stud and Plaster
- ✓ Lam. Plastered
- Ply Wood
- Ceiled
- Plaster Board
- Painted
- Stain Varnish
- Kalsomine
- Whitewashed
- Unfinished

INTERIOR TRIM

- ✓ Fir
- Mah. Oak
- Metal
- Doors
- Windows
- Stained
- Varnished
- Painted
- Unfinished

GAS STATIONS

- Frame
- Metal
- Masonry
- Plastered or Ceiled
- Floors

SERVICE BUILDING

- ✓ Frame
- Metal
- Masonry
- Plastered or Ceiled
- Floors

TANKS, ETC., LIST

- 2 550 GAL
- 1 1000 "
- 2 Hose wells
- 1 lite std
- 1 Hoists; AUTO Hyd.

DOCKS AND PIERS

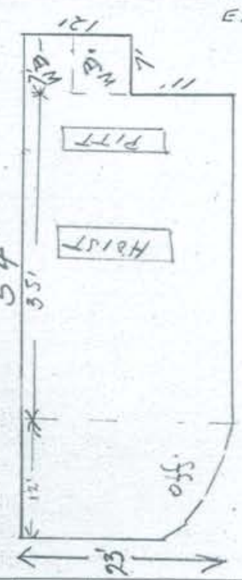
- Treated Piles and Timbers
- Untreated
- Treated Piles only
- Average Length
- Paved

C. H.: S.B., B, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22

GROUND FLOOR AREA

TOTAL FLOOR AREA 1165'

ELIZ



Pumps Island + Canopy

Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S. F. Area	Factor	Value	% Dep.	Deprec.	Net Value
Garage										$	$
~~Hole 5 sq ft of driveway by bottle Cone~~								$		$	$
~~2 driveways curbs extended~~								$		$	$
								$		$	$

~~Gas Pet. S.D. 101-009~~ 27677 3240

Limits	Road	School	Water	Fire	TOTAL ACREAGE	Timber	Improved	Unimproved
Ballard 7	Seattle-1				METRO 276770-3340		~~2480~~	~~2400~~ 0010

Year	Ac.	Land	Bldgs.	TOTAL	By	Date	Reason	Fee Owner	Date
1942		1800	880	2680				~~General Petroleum~~	~~2-3-30~~
1945		1800	1100	2900	M.S	3-3-44	Station rebuilt	Walter J. Fisher –	
1948		2000	1100	3100	NS	11-46			
1950		2000	1700	3700	J.S	9-48	Reval –	E276019 – 11720	
1957		2000	2400	4400	E.S	9/23/55	Per folio C.	Time Oil Co –	8-13-57
1957		2000	2400	4400	Am	5-31-57	R.V.		
1959		2000	2400	4400	LL	3-3-58	Rv		
1964		2480	2400	4880	SES	2-20-63	Rv		
1969		2480	850	3330	HS	10/24/67	Rv.		
19 71 L		4960 B	1700 T	6660*276770-3340-0 8/9					
19 72		9030	1700	10730	LLW	11/16/70	RV(1)		
19 72 L		7170 B	1350 T	8520*276770-3340-0 9/71					
19 73 L		9030 B	1700 T	10730*276770-3340-0 9/71					
19									
19									
19									
19									
19									
19									

DISTRICT	ROAD	SCHOOL	WATER	FIRE	DECREASE OR INCREASE IN ASSESSED VALUATION

Record of Assessed Value: Year	Ac.	Land	Bldgs.	Total	Date	By	Reason	Land: Decrease	Land: Increase	Building: Decrease	Building: Increase
1938		1800	880	2680							
1942		1800	880	2680	4-41	O.P.	reval				
19											
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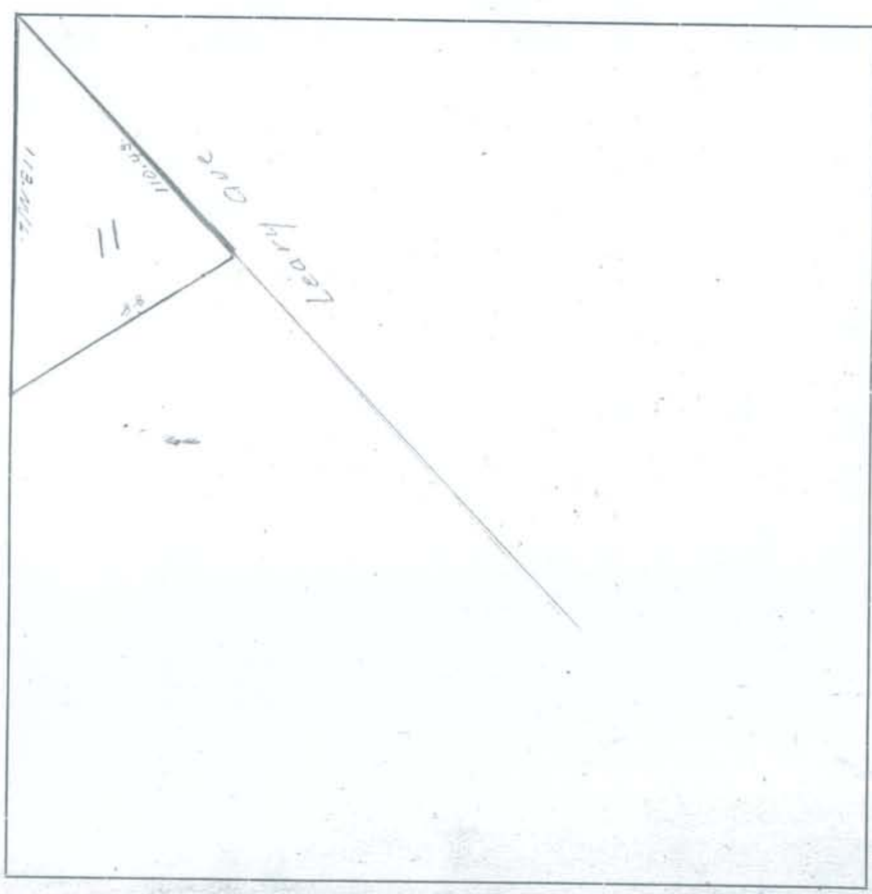


BLOCK NO.

LOT NO.

PARCEL NO.

TAX LOT NO.

SECTION SE 11

TWP. 25

RANGE 3

AERIAL PHOTO

QUARTER MAP

PLAT MAP #1178

LAND CLASSIFICATION AND SEGREGATION

6 rm.

CTION

Double

ry

n

on.

Con.

Brick

Rein. Con.

Cheap

%

No. Cars

Or. Tar and Gravel

Or. Tile

Lin. Ft. Dr. Bds.

Kit's. Fl. Walls

Date Built 1942 ☑ Finished ☐ Unfinished ☐ Remodeled

Effective Age 25 Years Future Life Years

Dep. For Cond. Dep. For Ob. Dep. For Es. Total 25 90

REPRODUCTION COST Factor Make Up

Factor	Plus or Minus	Dimensions			

Assessed Value 50% $

DISTRICT F-1178 ADDITION Gilman Park. Section 11 Twp 25 Range 3 Ewm.

Block 77 LOT 11

5604 F628

lees for for at.

PERMIT No. 343133

DATE 3-14-41

[redacted]

Fee Owner

Condition of Exterior G Interior G Foundation G

USE Service Station

Jank 1972 Roll SS1-A

1	No. Stories
	No. Stores
	No. Rooms
	Basement
	No. Offices
	No. Apartments
	1 rm. ☐ 2 rm. ☐ 3 rm. ☐ 4 rm. ☐ 5 rm. ☐ 6 rm. ☐

TYPE OF CONSTRUCTION

✓	Frame
	Single ☑ Double
	Ordinary Masonry
	Mill Construction
	Class A Rein. Con.
	Stru. Steel and Con.
	Tile ☐ Brick
	Con. ☐ Rein. Con.

Good ___ Med. ___ Cheap ___

FOUNDATION

	Mud Sills
	Post and Pier
	Brick
✓	Concrete
	Pile

BASEMENT

Full ☐ %; Sub-Basement; Size x; Garage ☐ No. Cars; Floors; Plastered; Living Rooms; Service Rooms

ROOF CONSTRUCTION

Frame Lam ☐; Mill Construction; Rein. Concrete; No. Trusses; Wood ☐ Steel

ROOFING MATERIAL

✓ Tar and Gravel; Or.

FLOOR FINISHES

Fir ☐ Maple; Oak ☐ 2" x 6" T&G; ✓ Lino. ☐ 3" x 6" T&G; Cement; Terrazzo; Rascolith; Tile; Or.

Baths ☐ Fl. ☐ Walls; Tile Total: Sq. Ft. Floors; Sq. Ft. Walls; Lin. Ft. Dr. Bds.; Lino. Total: Sq. Ft. Floors; Sq. Ft. Walls; Lin. Ft. Dr. Bds.; Kit's. ☐ Fl. ☐ Walls

PLUMBING

4	No. Fixtures
	Toilets
	Tubs, Leg or Pem.
2	Basins, Ped.
1	Sinks
	Urinals
	Showers (Tub) (Stall)
	Laundry Trays
	H. W. Tank Fl. Drains ☐
	Sprink. Sys. No. ___ Hds.

Date Built 1942 ☑ Finished ☐ Unfinished ☐ Remodeled

Effective Age 25 Years Future Life ___ Years

Dep. For Cond. ___ Dep. For Ob. ___ Dep. For Es. ___ Total 2590

REPRODUCTION COST Factor Make Up

Factor | Plus or Minus | Dimensions

Assessed Value 50% $

Sup. Building A. V. $

Total $

CHECK FOR CANOPY.

HEATING

✓	Stove
	Pipeless Furnace
	Gravity H. A.
	Air Cond., Fan
	Arcola
	1-Pipe Steam
	2-Pipe St. or Vapor
	Hot Water
	Oil Burner FWF
	Coal Stoker

WIRING

	Knobs & Tube
	Flex Cable
✓	Conduit
	Power Wiring
	Range Wiring
	No. Outlets

~~1700~~ 850 McD. 67

ELEVATORS

Pass. ☐ Freight; Elec. ☐; Hyd. ☐; Man. ☐

~~340~~ ~~1100~~ ~~1100~~

2 Rte 355 Total 1700

EXTERIOR WALL CONSTR.

✓	Single ☑ Double
	2" x 4" Stud Walls
	2" x 6" Stud Walls
	Brick Walls
	Brick With Pilasters
	Concrete Walls
	Con. With Pilasters
	Tile Walls
	Rein. Con. Skel. Filler Walls
	Laminated Walls

EXTERIOR FACING

✓	Siding ☐ Shingles
	Shakes ☐ Stucco
	Brick Veneer
	Kind
	Stone ☐ Cast S.
	Terra Cotta
	Struct. Glass
	Trim

FLOOR CONSTRUCTION

Joist Con. Size x; O. C. In Bridg ☐; Mill Construction; Rein. Con.

INTERIOR WALLS

	Stud and Plaster
✓	Lam. ☐ Plastered
	Ply Wood
	Ceiled
	Plaster Board
	Painted
	Stain ☐ Varnish
	Kalsomine
	Whitewashed
	Unfinished

INTERIOR TRIM

✓	Fir
	Mah. ☐ Oak
	Metal
	Doors
	Windows
	Stained
	Varnished
	Painted
	Unfinished

GAS STATIONS

Frame; Metal; Masonry; Plastered or Ceiled; Floors

SERVICE BUILDING

✓	Frame
	Metal
	Masonry
	Plastered or Ceiled
	Floors

TANKS, ETC., LIST

2	550 GAL
1	1000. "
2	Hose wells
1	lite std
1	Hoists: Air ~~Hyd.~~ AUTO

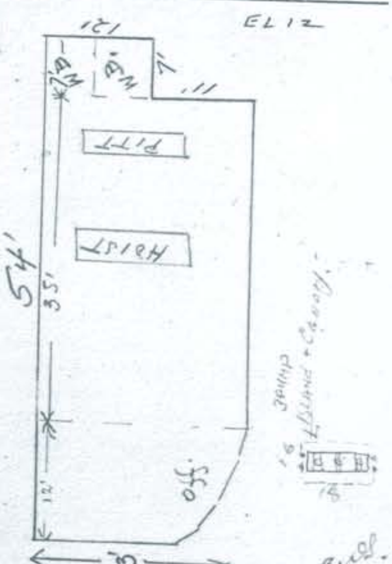
DOCKS AND PIERS

Treated Piles and Timbers; Untreated; Treated Piles only; Average Length; Paved

C. H. S.B., B, 1–22

GROUND FLOOR AREA

TOTAL FLOOR AREA 1165'



Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S. F. Area	Factor	Value	% Dep.	Deprec.	Net Value
Garage								$		$	$
~~Note 5424' of Driveways Asphaltic Conc~~								$		$	$
~~2 driveways onto sidewalk~~								$		$	$
								$		$	$

Or. Kit's. Fl. Walls

Built 1947 [X] Finished [ ] Unfinished [X] Remodeled 1950

Effective Age 20 Years Future Life Years

for Cond. Dep. for Ob. Dep. for Es. Total 10%

E

SJ

Other Buildings $

Total $ ~~1,969 - 31,750 - 5868~~

Laundry
H.W.Tar
Sprink. S

HEATING

Stove
Pipeless
Gravity
Air Cond
Arcola
1-Pipe S
2-Pipe S
X Hot Wat
X Oil Burn
Coal Sto

WIRING

Knobe &
X Flex Ca
X Condui
X Power
Range
No. Ou

ELEVATORS

Pass.
Auto.

Lots 19-24 INCL F-621

[redacted]

FOLIO 621

ADDITION Gilman Park

Section ~~20 to 24~~ Twp. Range Ewm Block 66 Tract or Lot 24

PERMIT No. 376467

JACOBS 1972 ROLL WM-3

DATE 10-11-46 4-8-70 RK

4902-04 - 17 N.W.

Fee Owner Nelson Chevrolet Co.

Condition of Exterior Good Interior Unf. Foundation Good

USE Garage

1	No. Stories
	No. Stores
1	No. Rooms
	Basement
1	No. Offices
	No. Apartments
	1 rm. 2 rm. 3 rm.
	4 rm. 5 rm. 6 rm.

ROOF CONSTRUCTION

X Frame Lam [X] 1508 — Mill Construction — Rein. Concrete — 10-7 No. Trusses — X Wood / Steel

ROOFING MATERIAL

X Tar and Gravel — Or

FLOOR FINISHES

Fir, Maple, Oak, 2" x 6" T&G, Lino., 3" x 6" T&G, Raw Cement, Terrazzo, Raecolith, 216 Tile, Or

Tile: Baths, Fl., Walls; Sq. Ft. Floors; Sq. Ft. Walls; Lin. Ft. Dr. Bds.

Lino.: Sq. Ft. Floors; Sq. Ft. Walls; Lin. Ft. Dr. Bds.; Kit's. Fl. Walls

PLUMBING

7	No. Fixtures 51
3 2	Toilets
	Tubs, Leg or Pem.
2 X	Basins, Ped.
1	Sinks
1	Urinals
	Showers (Tub) (Stall)
	Laundry Trays
	H.W. Tank Fl. Drains
	Sprink. Sys. No. Hds.

Date Built 1947 [X] Finished — Unfinished — [X] Remodeled 1950

Effective Age 20 Years — Future Life Years

Dep. for Cond. — Dep. for Ob. — Dep. for Es. — Total 10%

TYPE OF CONSTRUCTION

	Frame
	Single / Double
	Ordinary Masonry
	Mill Construction
X	Class A Rein. Con.
	Stru. Steel and Con.
	Tile / Brick
1X	Con. / Rein. Con.

Good X Med. X Cheap

FOUNDATION

	Mud Sills
	Post and Pier
	Brick
1X	Concrete
	Pile

BASEMENT

Full %, Sub-Basement, Size, Garage No. Cars, Floors, Plastered, Living Rooms, Service Rooms

Other Buildings $

Total ~~1969 — 31,750 — 5868~~

Assessed Value 50% $

Sup. Building A. V. $

Total $

HEATING HW 100%

	Stove
	Pipeless Furnace
	Gravity H. A.
	Air Cond., Fan
	Arcola
	1-Pipe Steam
	2-Pipe St. or Vapor
X	Hot Water Birchfield
X	Oil Burner Ray
	Coal Stoker

WIRING

	Knobe & Tube
X	Flex Cable
X	Conduit
X	Power Wiring
	Range Wiring
	No. Outlets

ELEVATORS

Pass. / Freight; Auto. / Elec.; Man. / Hyd.; Man.

~~48500~~ ~~5848~~ ~~28,500~~ 30000

EXTERIOR WALL CONSTR.

Single / Double; 2" x 4" Stud Walls; 2" x 6" Stud Walls; Brick Walls; 540 Brick With Pilasters; Raw Concrete Walls; 233 X Con. With Pilasters; Tile Walls; Rein. Con. Skel. Filler Walls; Laminated Walls

INTERIOR WALLS

Stud and Plaster; Lam. / Plastered; Ply Wood; Ceiled; Plaster Board; X Painted; Stain / Varnish; Kalsomine; Whitewashed; X Unfinished

GAS STATIONS

Frame; Metal; Masonry; Plastered or Ceiled; Floors

SERVICE BUILDING

Frame; Metal; Masonry; Plastered or Ceiled; Floors

C. H. S.B., B, 1 18', 2–22

GROUND FLOOR AREA ~~18,500~~ 16,500

TOTAL FLOOR AREA 75 16500

1950 add 30700

110 94730

72

75 — Asphalt Parking Area 8250 Sq. Ft. — 80 — 15' — Bldg. Roof — TSU — Alignment Pit — 140 — Repair Garage 26 1 Mezz. 1951 — 58 — Parts Room — Conc. Wall — 2X4 Lam Roof — Bolted Truss — Con. Pilasters — Brick Trim around bldg.

EXTERIOR FACING

Siding / Shingles; Shakes / Stucco; X Brick Veneer Base 6' 3620 Kind; Stone / Cast S.; Terra Cotta; Struct. Glass; Trim

INTERIOR TRIM

Fir; Mah. / Oak; X Metal; H.W. Doors; Windows; Stained; Varnished; Painted; Unfinished

TANKS, ETC., LIST

6' CHK FENCE 6X332 w/BR
6' CHK GATES 6X9 w/BR
ASP 19,954
2-14X14 OH WD DOOR
X-16X10 HWK BK

Hoists: Elect. Hyd.

DOCKS AND PIERS

Treated Piles and Timbers; Untreated; Treated Piles only; Average Length; Paved

FLOOR CONSTRUCTION

Joist Con. Size x; O. C. In Bridg.; Mill Construction; X Rein. Con. Mesh

Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S.F. Area	Factor	Value	% Dep.	Deprec.	Net Value
Garage					x			$		$	$
					x			$		$	$
					x			$		$	$
					x			$		$	$

53

276770 | 1910

276770-1910 ~~8550~~ ~~30700~~ 0010

LIMITS	ROAD	SCHOOL	WATER	FIRE	TOTAL ACREAGE	TIMBER	IMPROVED	UNIMPROVED
Ballard	Seattle-1	1			METRO			

YR	AC	LAND	BIDGS	TOTAL	BY	DATE	REASON	FEE OWNER	DATE
								WD-E636577-855,000 Und ½ Int Stanley Nelson Jr	5-16-66
19 38		310							
19 49		310	18500	18810	RG	7-48	New Inspection 1947		
1951		720	18500	19220	NS	2-50			
1952		720	28,500	29220	Ca	4-2-51	new add to imps.		
1953		720	30,600	31320	Hm.	1/31/52	Remod-1950.		
1953		3220	30600	33820	mSm	10-52	merged		
1957		3220	30700	33920	Hm.	8/23/55	RV. per folio		
1957		4650	30,700	35350	Am.	5-31-56	RV		
19 59		5880	30,700	36,580	LL	3-3-58	Rv		
19 64		8550	30,700	39,250	BLS	2-20-63	RV		
19 69		8550	31 750	40300	GG	1-24-68	Black top '67 (RV fr mi 1905)		
19 71 L 17100 B 63500 T 80600*276770-1910-0 8/9									
19 72		29060	94730	123790	LLW	11/13/70	RV(1)		
19 72 L 23074 B 75216 T 98290*276770-1910-0 9/71									
73 L 29060 B 94730 T 123790*276770-1910-0 9/71									
19									
19									
19									
19									

3 rm.
6 rm.

CTION

ouble
ıry
on
Con.
Con.
rick
Lein. Con.
leap

%

ROOFING MATERIAL

	Tar and Gravel	100%	Raecolith	Lino.	Sq. Ft. Walls
Or	T.P.	Or	Tile ASP	Total	Lin. Ft. Dr. Bds.
					Kit's ☐ Fl. ☐ Walls

Date Built 1951 ☒ Finished 1963 ☒ MOVED ~~Unfinished~~ ☒ 1963 ADD Remodeled

Effective Age 15 Years Future Life Years

Dep. for Cond. Dep. for Ob. Dep. for Es. Total 10 90

(E)

WF-1100H 0 55 C
Rc'm X?F...

FOLIO 621
PERMIT NO. BN 13447
DATE 12-7-62
48-70 RK

ADDITION GILMAN PARK
SE Section 11 Twp. 25 Range 3 Ewm. Block 66 Lot or Tract 1 Over 5
Tax Lot — Owner USO
Address 4912 - 17th AVE NW
Jacob
1972 Roll WF 10

Fee Owner JAMES FULLER Architect Contractor
Condition of Exterior G Interior G Foundation G Floor Plan: Good Accept Good

USE WHSE Fuller Roll

- 1 No. Stories
- No. Stores
- 2 No. Rooms
- Basement
- 1 No. Offices
- No. Apartments
- 1 rm. 2 rm. 3 rm.
- 4 rm. 5 rm. 6 rm.

TYPE OF CONSTRUCTION

- X Frame
- Single [X] Double
- Ordinary Masonry
- Mill Construction
- Class A Rein. Con.
- Stru. Steel and Con.
- Tile Brick
- Con. Rein. Con.
- Good Med. X Cheap

FOUNDATION

- Mud Sills
- - Post and Pier
- Brick
- X Concrete
- Pile

BASEMENT No

- Full %
- Sub-Basement
- Size
- Garage No. Cars
- Floors
- Plastered
- Living Rooms
- Service Rooms

ROOF CONSTRUCTION

- X 2x10 16" oc Frame Lam.
- Mill Construction
- Rein. Concrete
- No. Trusses
- ✓ Wood Steel

ROOFING MATERIAL

- Tar and Gravel
- Or T.P.

FLOOR FINISHES

- Fir Maple
- Oak 2"x6" T&G
- Lino. 3"x4" T&G
- Bal Cement
- Terrazo
- Raccolith
- 100% Tile asp
- Or

No Tile Lino.

- Baths Fl. Walls
- Tile Total: Sq. Ft. Floors; Sq. Ft. Walls; Lin. Ft. Dr. Bds.
- Lino. Total: Sq. Ft. Floors; Sq. Ft. Walls; Lin. Ft. Dr. Bds.
- Kit's Fl. Walls

PLUMBING

- 2 No. Fixtures
- 1 Toilets
- Tub, Leg or Pem.
- 1 Basins, Ped.
- Sinks
- Urinals
- Showers (Tub) (Stall)
- Laundry Trays
- H. W. Tank Fl. Drains
- Sprink. Sys. No. Hds.

HEATING EBB Kofonly

- X Stove Elec BB. off
- Pipeless Furnace
- Gravity H. A.
- Air Cond., Fan
- Suspended Gas, Hot Water
- Steam Heat
- Hot Water
- Oil Burner

Date Built 1951 [X] Finished 1963 Moved [X] Unfinished [X] 1963 Add Remodeled
Effective Age 15 Years Future Life Years
Dep. for Cond. Dep. for Ob. Dep. for Fs. Total 1090

Year	Assessed Value
1964	1700 LL-63
71	3400
72	8510

8x10 8' Chlk Fence
2-10 8' Chl gates
2-10 8' Chl K gates
2436 con
1004 CC Tile
Hoists: Elec. Hyd.

- Pass. Freight
- Auto. Elec.
- Man. Hyd.
- Man.

- Treated Piles, Timb
- Untreated
- Treated Piles only
- Average Length
- Paved

- Knob & Tube
- Flex. Cable
- X Conduit
- Power Wiring
- Range Wiring
- No. Outlets

EXTERIOR WALL CONST.

- Single [X] Double
- X 2" x 4" Stud Walls
- 2" x 6" Stud Walls
- Brick Walls
- Brick with Pilasters
- Concrete Walls
- Con. with Pilasters
- Tile Walls
- Rein. Con. Skel.
- Filler Walls
- Laminated Walls

EXTERIOR FACING

- 100% X Siding Shingles
- Shakes Stucco
- Brick Veneer
- Kind
- Stone Cast S.
- Terra Cotta
- Struc. Glass
- Trim

FLOOR CONSTRUCTION

- Joist Con. Size x
- O.C. In Bridg.
- Mill Construction
- Slab Rein. Con.

INTERIOR WALLS

- Stud and Plaster
- Lam. Plastered
- Mahog Plywood off 100%
- Ceiled
- Plaster Board
- Painted
- Stain [X] Varnish
- Kalsomine
- Whitewashed
- X Unfinished BAL

INTERIOR TRIM

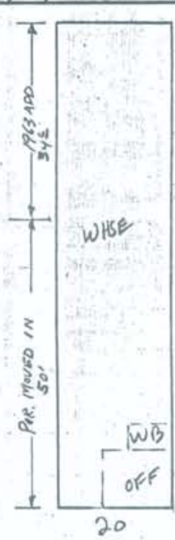
- Fir
- X Mah. off Oak
- Metal
- Wood Doors
- Wood Windows
- Stained
- X Varnished
- Painted
- X Unfinished BAL

C. H.

B	
1	9'-18'
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

GROUND FLOOR AREA 1690

TOTAL FLOOR AREA 1690



Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S. F. Area	Factor	Value	% Dep.	Deprec.	Net Value
Garage					x			$		$	$
					x			$		$	$
					x			$		$	$
					x			$		$	$

3M 2-61

27677 1820

LIMITS	ROAD	SCHOOL	WATER	FIRE	SEWER	276770-1820	1510	1700 0010 C	
Seattle		1						METRO	
1									

YR	AC	LAND	BLDGS	TOTAL	BY	DATE	REASON	CD	FEE OWNER	DATE	FILE #	PRICE
1964		1510		1510	BLS	2-20-63	Rev				E 467483	
1964		1510	1700	3210	GG	3-13-63	Imp moved here + remodeled '63					
71 L		3020 B	3400 T		6420*276770-1820-0 8/9							
72		5910	3510	9420	LLW	11-23-70	RUCI					
72 L		4693 B	2787 T		7480*276770-1820-0 9/71							
73 L		5910 B	3510 T		9420*276770-1820-0 9/71							

Toilet
SINK
~~Water Tank~~

- Waterbury

(SE)

1969 - 950 - THC
1971 - 1900

ICT
VK
~~... TANK~~

Waterbury

F622

1969 - 950 - Mcts
1971 - 1900

1 DISTRICT 50 — LANDS BALLARD — CODE NO. 2 — PERMIT NO.

2 ADDITION GILMAN PARK ADD. — NAME ~~05085~~ ~~4695~~ 1555 1/4

SECTION — TWP. — N. RANGE — EWM: BLOCK 67 — TRACT OR LOT NO. X S 50' of lots 1 & 2

DESCRIPTION S 50' Less - for St.

3 ADDRESS—PROPERTY 4810 17th Ave., N.W. — CONT. PURCHASER

4 FEE OWNER RICHARD JONES — 5-475

5 ARCHITECT — CONTRACTOR

ORIG. COST $

6 BUILDING
Gas Station + Canopy
GARAGE-
BARN Type 1 story

BASEMENT: None

FOUNDATION: P & B

ROOF: Tar Paper

STORE FRONTS: Large Sash-Glass

EXTERIOR: Frame-Siding

EXTRA FEATURES

CONSTRUCTION Cheap

MISCELLANEOUS

7 CONDITION: EXTERIOR Fair — INTERIOR Fair — FOUND. Fair

8 MAIN SUPPORT COLUMN x — FOOTING — SPAN FT.

9 FIRST FLOOR JOIST — INCH CENTERS BRIDGED

10 BUILDING

11 GROSS INCOME $ — EXPENSE $ — NET INCOME $

12 DEPRECIATION: COND. 40 % OBSLSE. % ECON. SUIT. % TOTAL 60 %

YEAR BUILT 1925 — REMODELED

EFFECTIVE AGE 10 YEARS — FUTURE LIFE 15 YEARS

DIMENSIONS 10 x 27-15 x 17 — SQUARE FT. 525 — AREA CUBIC FT.

INTERIOR
Post & Beam
Ceiled

FLOORS
Concrete

FIRE PLACE

PLUMBING 1 - TOILET
~~None~~ 1 - SINK
~~1 HOT WATER TANK~~

TILE WORK
None

WIRING

HEATING
Stove
1/1 BURNER - Waterbury

ELEVATORS

CEILING—HEIGHT
1st Flr 9'

1969 - 950 - 710 to 67
1971 - 1900

IMPROVEMENT VALUE

BUILDING $ 1400

~~MAIN BUILDING DEPRECIATION~~ $ 780

~~OTHER BUILDINGS VALUE~~ $ 620

~~TOTAL BUILDINGS~~ $ ~~1400~~ 1900

~~ASSESSED VALUE 50%~~ $ ~~700~~ 950-

DATE 6/8/37

LAND INFORMATION

1. SIZE x Level-On

2. STREET—ROAD
Graded-Paved — No Alley

3. SIDEWALK
Concrete

4. LANDSCAPING
None- Gas Station

5. TREND — VALUE $
Static

6. USE
Business- No View

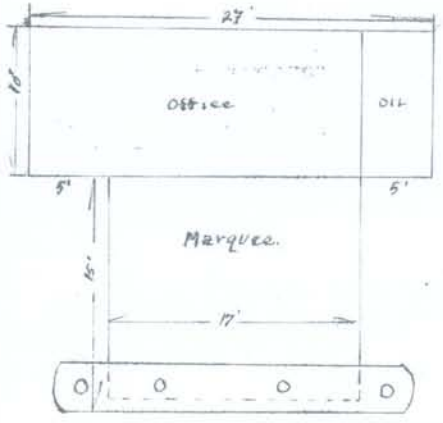
7. DISTRICT Medium-Old

C	OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
	GAS STA'ion	Frame	Conc.	Paper.	1	15x17 - 10x27	525	774

C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP

REMARKS
Also S 50' L 2
Tanks - 2 - 550 gal Tanks.

FLOOR PLAN 3/16"=1'



3 rm.
6 rm.

ROOFING MATERIAL

X Tar and Gravel

Or.

Raecolith

Tile

Or.

Lino. Total

Sq. Ft. Floors

Sq. Ft. Walls

Lin. Ft. Dr. Bds.

Kit's. ☐ Fl. ☐ Walls

Date Built 1948 ☒ Finished ☐ Unfinished ☐ Remodeled

Effective Age 30 Years Future Life Years

Dep. for Cond. Dep. for Ob. Dep. for Es. Total

$2,500 Main Building $

FOLIO 627

ADDITION GILMAN PARK

Section 11 Twp. 25 Range 3 Ewm Block 76 Tract or Lot E 50' of L 8

0506 S
- Lot 8 -
Less por. for st.

PERMIT No. 384006

DATE 11-6-47

Fee Owner

Condition of Exterior Good Interior Gd Foundation Gd Floor

Jacobs
1972 Roll
NF 2

USE
- 1 No. Stories
- 1 No. Stores
- 1 No. Rooms
- Basement
- No. Offices
- No. Apartments
- 1 rm. 2 rm. 3 rm.
- 4 rm. 5 rm. 6 rm.

TYPE OF CONSTRUCTION
- Frame
- Single Double
- X Ordinary Masonry
- Mill Construction
- Class A Rein. Con.
- Stru. Steel and Con.
- Tile Brick
- Con. Rein. Con.

Good X Med Cheap

FOUNDATION
- Mud Sills
- Post and Pier
- Brick
- X Concrete
- Pile

BASEMENT
- Full %
- Sub-Basement
- Size x
- Garage No. Cars
- Floors
- Plastered
- Living Rooms
- Service Rooms

ROOF CONSTRUCTION
- X Frame Lam
- Mill Construction
- Rein. Concrete
- 2 STEEL No. Trusses
- X Wood Steel

ROOFING MATERIAL
- X Tar and Gravel

Or

FLOOR FINISHES

163	Fir		Maple
	Oak		2" x 6" T&G
	Lino.		3" x 6" T&G
X	Cement		
	Terrazzo		
	Rascolith		
	Tile		

Or

Tile		Baths	Fl.	Walls
	Total	Sq. Ft.	Floors	
		Sq. Ft.	Walls	
		Lin. Ft.	Dr. Bds.	
Lino.		Sq. Ft.	Floors	
	Total	Sq. Ft.	Walls	
		Lin. Ft.	Dr. Bds.	
		Kit's.	Fl.	Walls

PLUMBING
- 3 X No. Fixtures
- 1 Toilets
- Tubs, Leg or Pem.
- Basins, Ped.
- 1 Sinks
- Urinals
- Showers (Tub) (Stall)
- Laundry Trays
- 1 H.W.Tank Fl. Drains
- Sprink. Sys. No. Hds.

Date Built 1948 X Finished Unfinished Remodeled

Effective Age 30 Years Future Life Years

Dep. for Cond. Dep. for Ob. Dep. for Es. Total

X 3500

Main Building	$
Other Buildings	$
Total	$
Assessed Value 50%	$
Sup. Building A. V.	$
Total	$

HEATING
- X Stove 1 Sus GAS
- Pipeless Furnace
- Gravity H. A.
- Air Cond., Fan
- Arcola
- 1-Pipe Steam
- 2-Pipe St. or Vapor
- Hot Water
- Oil Burner
- Coal Stoker

WIRING
- Knobe & Tube
- Flex Cable
- X Conduit
- Power Wiring
- Range Wiring
- No. Outlets

ELEVATORS
- Pass. Freight
- Auto. Elec.
- Man. Hyd.
- Man.

3900
4950
1900 DVG

EXTERIOR WALL CONSTR.
- Single Double
- 2" x 4" Stud Walls
- 2" x 6" Stud Walls
- Brick Walls
- Brick With Pilasters
- Y Concrete Walls Block ✓
- Con. With Pilasters
- Tile Walls
- Rein. Con. Skel.
- Filler Walls
- Laminated Walls

EXTERIOR FACING
- Siding Shingles
- Shakes Stucco
- Brick Veneer
- ~~Conc. Blocks~~
- Stone Cast S.
- Terra Cotta
- Struct. Glass
- Trim

FLOOR CONSTRUCTION
- Joist Con. Size x
- O. C. In Bridg.
- Mill Construction
- X ~~Rein.~~ Con.

INTERIOR WALLS
- Stud and Plaster
- Lam. Plastered
- Ply Wood
- Ceiled
- Plaster Board
- Painted
- Stain Varnish
- Kalsomine
- X Whitewashed
- Unfinished

INTERIOR TRIM
- Fir
- Mah. Oak
- Metal
- Doors
- X STEEL Windows
- Stained
- Varnished
- Painted
- Unfinished

GAS STATIONS
- Frame
- Metal
- Masonry
- Plastered or Ceiled
- Floors

SERVICE BUILDING
- Frame
- Metal
- Masonry
- Plastered or Ceiled
- Floors

TANKS, ETC., LIST

MAN Door 13x11
2 MAN Doors 9+90H
8x21 M FR STG
1750# Asp Paving

X Hoists: ~~Power~~ X Hyd.

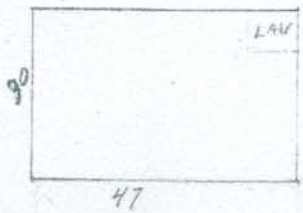
DOCKS AND PIERS
- Treated Piles and Timbers
- Untreated
- Treated Piles only
- Average Length
- Paved

C. H.

S. B.
B
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

GROUND FLOOR AREA 1410

TOTAL FLOOR AREA



1972
4040

Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S.F. Area	Factor	Value	% Dep.	Deprec.	Net Value
Garage					x			$		$	$
					x			$		$	$
					x			$		$	$
					x			$		$	$

2M 4-46 53

27677

3215

LIMITS	ROAD	SCHOOL	WATER	FIRE	TOTAL ACREAGE	TIMBER	IMPROVED	UNIMPROVED
Ballard	Seattle-1				METRO	276770-3215	~~700~~	~~1950~~ 0010

YR.	AC	LAND	BLDGS.	TOTAL	BY	DATE	REASON	FEE OWNER	DATE
1949		420			(JH)	7/2/49	Assess 1949 roll	J. L. Napier	5/9/49
1950		420	1700	2120	JH/m.	4-49	New Imp. for '48		
1957		420	1950	2370	JH/m.	9/27/54	(D) Helen Loy E156832 $11,026. 12-6-54 (also 9)		
1957		1250	1950	3200	Am	5-24-54	(D) Dave Beck E156833 $13,000 12-3-54 (also Lot 9)		
1959		1250	1950	3200	LL	3-3-58	Rv	W. T. Kenneth Elvin	10-25-54
1964		700	1950	2650	BLS	7-20-63	Rv	E 489088	$14,000.00
19 71	L	1400 B	3900 T	5300*276770-3215-0		8/9			
1972		3490	4040	7530	BMS	11-16-72	Rv(1)		
19 72	L	2771 B	3208 T	5979*276770-3215-0		9/71			
19 73	L	3490 B	4040 T	7530*276770-3215-0		9/71			
19									
19									
19									
19									
19									
19									
19									

1. DISTRICT 5A
LIMITS Ballard
CODE NO. 2

2. ADDITION GILMAN PARK ADD 05065 5522 1830
SECTION TWP. N. RANGE EWM. BLOCK 76 TRACT OR LOT NO. 8
DESCRIPTION Less for st.

3. ADDRESS OF PROPERTY
4. FEE OWNER
CONTRACT PURCHASER 3-19-79

LAND INFORMATION

1. SIZE OF TRACT OR LOT See Plat Over TOPOGRAPHY Sloping GRADE Slp. Back to gr. on side st. /STREET-ROAD Graded SURFACE Paved
ALLEY No. Not Paved. 3. SIDEWALK Concrete SEWAGE Sewer WATER City PUMP DRAINAGE
4. LANDSCAPING None CONDITION Natural 5. TREND Static VALUE OF LOT $ FRONT STREET
FACTOR $ SIDE STREET FACTOR $ DEPTH FACTOR $ CREDIT
6. USE Business 7. DISTRICT Medium-Old

LAND USE	SOIL TYPE	CROPS-TIMBER STAND	NO. ACRES	VALUE ACRE	VALUE
				$	$
					$
					$
					$
			TOTAL		$

LAND SIZE 72 x 290.17

OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
L. IMP. ASSM'T DEED TO CITY 3-30-42					
J. L. Nason	5/9/47		1040		

DISTRICT: ROAD	SCHOOL	WATER	FIRE

ASSESSED VALUE LAND

LOT	$
UNIMPROVED ACRES	$
IMPROVED ACRES	$
OTHER LANDS	$
TIMBER	$
TOTAL ASSESSED VALUE 50%	$
DATE	

REMARKS

YEAR	AC.	LAND	DATE	BY	REASON	LAND DECREASE	LAND INCREASE
1938		420					
1943		420	EX	L. IMP. ASSM'T DEED TO CITY 3-30-42	KING CO.		
19					CO. CONTRACT 1234		
1949		420	7/2/47		assess 1949 Roll		
19							
19							
19							
19							
19							
19							
19							

VACANT — KING COUNTY ASSESSOR — SEATTLE, WASHINGTON
FRAYN PRINTING CO., SEATTLE

LAND CLASSIFICATION AND SEGREGATION

THIS SQUARE INDICATES 2½ ACRES

INDICATE BY AREAS, USE OF LAND BY MARKS AND TYPE BY LETTERS

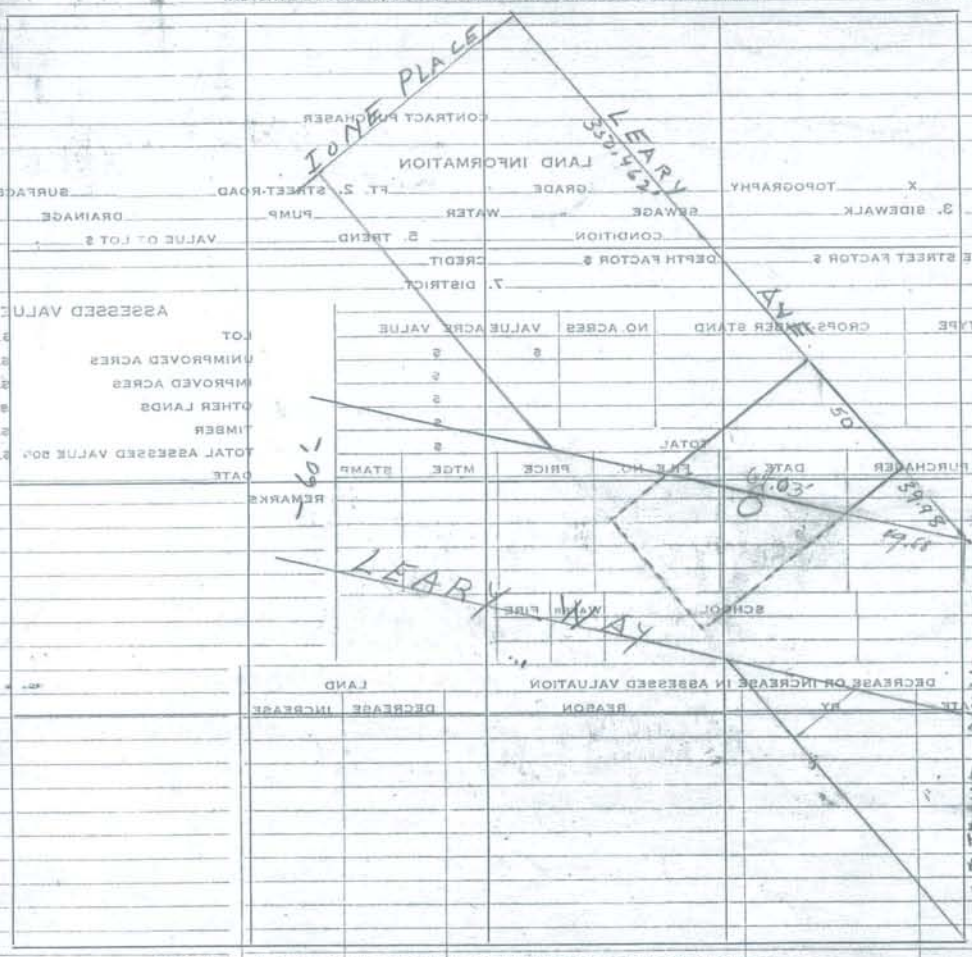
SECTION SE 11
TWP 23 N
RANGE 3 E

TAX LOT NO.
PARCEL NO.

AERIAL PHOTO
QUARTER MAP
PLAT MAP #1177

LAND USE	ACRES
CULTIVATED	
# PASTURE	
TIMBER	
XX STUMP	
... GRAVEL OR	
USELESS	
SWAMP	

LAND TYPE	ACRES
A SHOT CLAY	
B BOG	
C PEAT	
D SILT	
E LOAM	
F GRAVEL	
G BOTTOM	
H UPLANDS	
K HILLY	



YEAR	AC.	LAND
19		
19		
19		
19		
19		
19		
19		
19		
19		
19		
19		

IF USED AS ¼ SECT. SCALE ONE INCH 400 FEET OR 160 ACRES OR 2640 FEET
IF USED AS ¼ OF ¼ " SCALE ONE INCH 200 FEET OR 40 ACRES OR 1320 FEET
IF USED AS ¼-¼-¼ " SCALE ONE INCH 100 FEET OR 10 ACRES OR 660 FEET

1st flr 10'

6. USE OF DISTRICT

7. RESIDENTIAL med old

REMARKS

FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
			X		$

27677 VOID 3195

DISTRICT: ROAD	SCHOOL	WATER	FIRE	METRO
Seattle-1				

DECREASE OR INCREASE IN ASSESSED VALUATION

YEAR	AC.	LAND	BLDG'S.	TOTAL	DATE	BY	REASON	LAND DECREASE	LAND INCREASE	BUILDING DECREASE	BUILDING INCREASE
1938		500	240	740							
1947		500	400	900	5.46	S MS	Re val				
1955		500	750	1250	3/8/54	ES	R.V.				
1957		1000	750	1750	5-31-56	Am	RV				
1959		1000	—	1000	2-4-57	DJL	Razed 750 Imp Torn Down				
1959		1000	—	1000	3-3-58	LL	Rv				
1964		1540	—	1540	2-20-63	BES	Rv				
1971 L 3080 B T 3080*276770-3195-0 8/9											
19											
1972		6050	—	6050	11-16-70	ME	Rv (1)				
72 L 4804 B 0 T 4804*276770-3195-0 9/71											
73 L 6050 B 0 T 6050*276770-3195-0 9/71											
19											
19											
19											
19											
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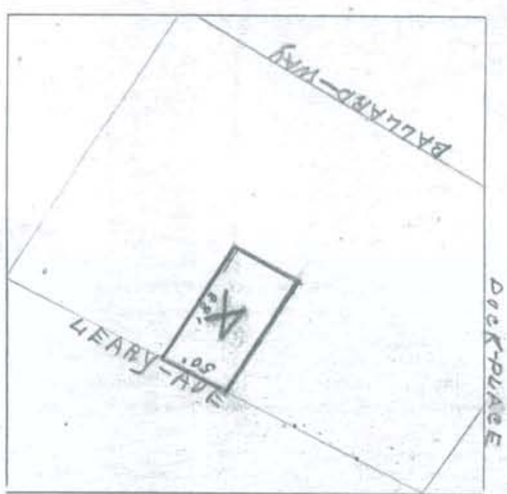
19											



PARCEL NO. ____
TAX LOT NO. ____

SECTION 11 SE
TWP. 25 N
RANGE 3 E

LL11 #
PLAT MAP
QUARTER MAP
AERIAL PHOTO

LAND CLASSIFICATION AND SEGREGATION
SCALE ONE INCH 100 FEET TO 2½ ACRES OR 330 FEET
THIS SQUARE INDICATES 2½ ACRES

1. DISTRICT 5? | 2. ADDITION GILMAN PARK ADD | 05065 | 551018-76

SECTION ___ TWP ___ N. RANGE ___ EWM. ___ BLOCK 76 TRACT OR LOT NO. 4 less por for St

LIMITS Ballard

DESCRIPTION Jacobs 1972 Roll

CODE NO. 2 | 276770-3195 | ~~1540~~ | 0010

PERMIT NO. 278635 / 279130

DATE

3. ADDRESS OF PROPERTY 4925-Leary Ave | CONTRACT PURCHASER
4. FEE OWNER Delmar Houts et al 1-6-27
5. ARCHITECT | CONTRACTOR
6. ORIG. BUILDING COST $ ___ OCCUPIED BY tenant RENTAL PER MONTH $ 20.00 ESTIMATED RENTAL PER MONTH $ 20.00
7. CONDITION OF EXTERIOR fair INTERIOR fair FOUNDATION fair FLOOR PLAN poor

8. BUILDING	TILE WORK	PORCHES	
2 fmly dwl	no	2 1 story	9. CORNER JOINTS cased DOWN SPOUTS SEWER CONNECTED no
2 stories		2 roofed	10. FIRST FLOOR JOIST SIZE 2 x 8 AND 18 INCH CENTERS BRIDGED no
7 rooms			11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE 6 x 6
4 1st flr		EXTRA FEATURES	12. CLASS OR GRADE NO 1 SHAPE NO
3 2nd flr		no	13. BUILDING FINISHED OR UNFINISHED finished
INTERIOR WALLS	ATTIC	BUILT-INS	14. DEPRECIATION: CONDITION 78 % OBSLSE ___ % ECON. SUIT ___ % TOTAL ___ %
7 plaster	no	usual	DATE BUILT 1900 REMODELED
		CONSTRUCTION	EFFECTIVE AGE 29 YEARS FUTURE LIFE 11 YEARS
FLOORS	HEATING	double med	LAND INFORMATION
7 fir	stove	CEILING HEIGHT	1. SIZE ___ x ___ TOPOGRAPHY level GRADE below 12 FEET
FIRE PLACE		bsmt 14'	2. STREET ROAD graded SURFACE paved ALLEY no
no		1st flr 10'	3. SIDEWALK conc SEWERAGE sewer WELL ___ ELECT. PUMP
INTERIOR TRIM	BASEMENT full		4. LANDSCAPING garden COND. poor
7 fir	frame conc		5. TREND static VALUE OF LAND
PLUMBING	12' 2		6. USE OF DISTRICT residential Bus VIEW
8 fixtures	conc flr		7. RESIDENTIAL med old ZONED
2 tublegs	drain		REMARKS
2 toilets	FOUNDATION		
1 basin	concrete		
1 sink	P.B. pch		
1 h.w.tank	ROOF		
1 ldy tray	shingles		
cheap	EXTERIOR WALLS		
	cedar siding		

MAIN BUILDING

DIMENSION	SQ. FT. AREA
24 x 26	624
add 18 x 20	360
x	
x	
PCH. 6 x 32	192
PCH. 6 x 14	84

IMPROVEMENT VALUE

MAIN BUILDING ~~480~~
OTHER BUILDINGS
TOTAL 800 / 400 $ ~~480~~
ASSESSED VALUE 50% $ ~~240~~
DATE 5-25-37

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
GARAGE					x		$
					x		
					x		
					x		
					x		

FLOOR PLAN SC-20'1"

FRONT

O C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO. F	PRICE	MTGE.	STAMP
W/D	John P. Drebstad etux	11/4/58	E319201	$5500		
C	Seattle Cedar Lbr Mfg	3-15-60	380166	17,200		
W/D	Knight Outboard Marine	9-9-66	E65/224	$60,000		

REMARKS

RESIDENCE — KING COUNTY ASSESSOR — SEATTLE, WASHINGTON | FRATH PRINTING CO., SEATTLE

HE
660
YEA
196
197
71
72

SC. TANKS, Etc.	ELEVATORS		DOCKS AND PIERS		WIRING Code.	
HOISTS: Elec. Hydr.		Pass.___Frght.		Hvy.__Med.__Lgt.		Knob & Tube
Id DooRS Man 12 x 12		Auto.___Elec.		Untrtd. Pile Tmbr.		Flex. Cable
MEZZ FR - 576		Man.___Hydr.		Conc. Piles & Bms.		Conduit
Asph Paving	Doors-Auto__Man.__			Trtd. Pile Tmbr.		Pwr. Wiring
Intl Conc Curbing		Escalators		Paved		

Code 001D

276770 3190

LIMITS	ROAD	SCHOOL	WATER	FIRE	SEWER	HOSPITAL		METRO	PK & REC
Sea 1		1						METRO	~~[illegible]~~

YR	AC	LAND	BLDGS	TOTAL	BY	DATE	REASON	CD	FEE OWNER	DATE	FILE #	PRICE
1964		1540		1540	BS	2/20/63	Rev.					
68		1540	30,950	32490	DS	2/2/67	New Imp. Jan '66					
1970		1540	33450	34990	DJ	9-23-68	added area + plbg 68 fin					
71	L	3080 B	66900 T	69980*276770-3190-0 8/9								
72		6050.	63220	69270	ME	11-16-70	RV(1					
72	L	4804 B	50197 T	55001*276770-3190-0 9/71								
73	L	6050 B	63220 T	69270*276770-3190-0 9/71								

Jacobs 1972 Bll WF2

FOLIO 627

PERMIT NO. BN 26440

DATE 9-29-66

ADDITION Gilman Park

Section SE 11 Twp 25 Range 3 EWM. Block 76 Lot or 3-~~4-5~~

Tax Lot ______ Tract ______

Address 4921-Leary Ave. N.W.

Fee Owner Wright Outboard Marine Co. Architect ______ Contractor ______

Zoning I-G Condition of Exterior G Interior G Foundation G Floor Plan: Good ______ Accept. ✓ Poor ______

USE Shop + off.

- 1 No. Stories WRIGHT MTR.
- No. Stores
- 6 No. Rooms
- Basement Unit
- 4 No. Offices Sq. Ft.
- No. Apartmts.
- 1 rm. 2 rm. 3 rm.
- 4 rm. 5 rm. 6 rm.

ROOF CONSTRUCTION

- ✓ Frame-Joist 2X10-16"o.c.
- Mill-Deck
- Rein. Conc. 7"X34" GLB
- Steel Fr. ______ Metal Deck
- Trusses ______ Span
- ✓ Wood ______ Steel

FLOOR FINISHES

- 3150# Fir Mezz — Maple
- Oak — 2x6TG
- Lino — 3x6TG
- Rem ✓ Cement — Lgtwgt. Conc.
- Terrazzo
- 2510# Asphalt Tile ✓ Vinyl Tile
- or offices

Tile Lino Form.

- Bath Floor
- Bath Walls 6
- Tub Recess
- Drain Bds.
- Vanities

PLUMBING

- ~~14~~ 68 No. Fixtures 68
- ~~5~~ 8 Toilets 1 Urinals
- Tubs Leg. or Pem.
- 6 ~~8~~ Basins ______ Dr. Fms.
- 1 Sinks
- Washers ______ Dryers
- Showers (tub) (stall)
- 2 H.W. Tanks 1 Ldy. Trays
- D-Washers Disposals
- 2 Drkg Fount.
- ✓ Sprinkler Sys. NT.

Date Built 1966 Date Add. Built ______ ☒ Finished ☐ Unfinished ☐ Remodeled

Effective Age 4 Years Future Life ______ Years

Dep. for Cond. ______ Dep for Ob. ______ Dep. for Ec. ______ Total ______

FACTO

HEATING

- 660# Elec. Bd. Oil +8-Gas
- H.W. ______ St. ______ H.A.
- B.Bd. ✓ Suspended
- ✓ FHA ______ Pipeless
- A. Cond. ______ Wall Unit
- Comb. Unit ______ Custom
- Refrig. ______ Convector
- Heat Pump ______ Fireplace
- 72 F.H.A.-Gas for off. 2210#

YEAR	ASSESSED VALUE
~~1968~~	~~30960 - 66 BAK~~
~~1970~~	~~39450 - HCDLS~~
71	66,900
72	63,220

TYPE OF CONSTRUCTION

- Frame
- Metal-Prefab
- Ordinary Masonry
- Mill Construction
- ✓ ~~Class A Rein.~~ Conc.
- Stru. Steel and Conc.
- Struct. Steel, Frame
- or Tilt-Up.

QUALITY-TYPE

Good ✓ Med. Cheap

FOUNDATION

- Mud Sill ☐ Post Pier
- ✓ Conc. ☐ Brick
- Load Hgt. ☐ Piling

BASEMENT None

- Full % Part.
- Sub-Basement
- Size
- Garage ☐ No. Cars
- Floors
- Plastered ☐ Pl. Bd.
- No. Apartments
- Service Rooms

MISC. TANKS, Etc.

HOISTS: Elec. Hydr.

- 3-OvHd Doors Man 12X12
- 3150# Mezz Fr-Std
- 13760# Asph Paving
- 2510# Mtl Sus Ceiling

ELEVATORS

- Pass. ______ Frght
- Auto. ______ Elec.
- Man. ______ Hydr.
- Doors-Auto ______ Man.
- Escalators
- Stops ______ Speed
- Cap'y.

DOCKS AND PIERS

- Hvy. ______ Med. ______ Lgt.
- Untrtd. Pile Tmbr.
- Conc. Piles & Bms
- Trtd. Pile Tmbr.
- Paved
- Dolphins
- Deck

WIRING Code.

- Knob & Tube
- Flex. Cable
- Conduit
- Pwr. Wiring
- Range Wiring
- Outlets

EXTERIOR WALL CONST.

- Single ☐ Double
- 1410# Stud Walls
- Brick ______ Pil. ☐
- Conc. ______ Pil. ☐
- Rein. Conc. Skeleton
- Str. Stl.-Frame
- Pre-Fab Metal
- Rem ✓ Tilt-Up
- Filler Wall
- Curtain Wall

EXTERIOR FACING

- Siding
- Stucco ______ Shakes
- 3070# Marblecrete
- Brick ☐ Veneer
- ✓ Conc. ☐ Conc. Blk.
- 8710# Siding Vert

FLOOR CONSTRUCTION

- Joist x x O.C.
- Mill ______ Car Deck
- ✓ R.Conc. ______ Elev.
- Steel ______ GLB.
- or

ROOF COVERING

- ✓ Bit.-Up ______ Tar.&Gr.
- Comp. ______ Metal
- or

INTERIOR WALLS & CEILING

- Stud Wood Metal
- Plaster Off ✓ Dry Wall
- Acc. Tile Celotex
- Ceiled ✓ Plywood
- Solid Block
- Sound Proofed Lamin.
- Finished Rem ✓ Unfinished
- ✓ Painted Varnished
- ~~Susp. Acc. Clg. in offices.~~

INSULATION

- Exter. ______ Partitions
- Roof ______ Floor

INTERIOR TRIM

- ✓ Fir ______ Birch
- ✓ Mah. ______ Oak
- Metal
- Wood ______ Metal Doors
- Wood ______ Metal Sash
- ✓ Stained ______ Varnish
- ✓ Painted ______ Unfin.

GROUND FLOOR AREA ~~17760~~

TOTAL FLOOR AREA ~~18180~~ - incl. Mezz. off. 20572

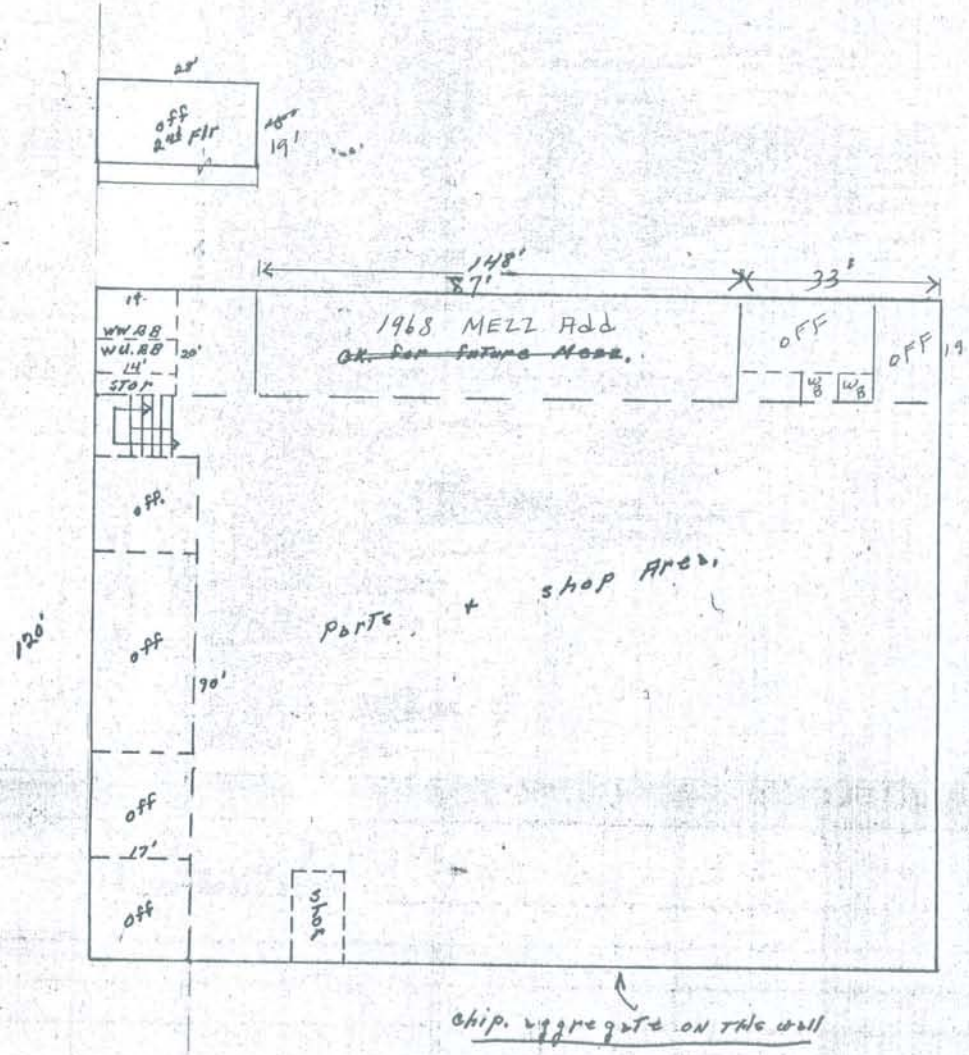
SB	C.Hgt.
B	
1	22'
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	

See supl. sheet

20M 11/62

FOLIO 627 ADDITION Gilman Park
B.N. 26440 Section SE 11 Twp 25 Range 3 Ewm. Block 76 Lot or Tract 3-4-5
DATE 9-29-66
ADDRESS 4921 - Leary Ave. N.W.

Fee Owner



1. DISTRICT 5A | 2. ADDITION GILMAN PARK ADD | 27677 | ~~85085~~ | ~~5507~~ 1827

LIMITS Ballard | SECTION ___ TWP. ___ N. RANGE ___ EWM. ___ BLOCK 76 TRACT OR LOT NO. 3 | Less R for st. | 319

CODE NO. 2 | DESCRIPTION

276770-3190 1540 0010

3. ADDRESS OF PROPERTY ___ CONTRACT PURCHASER ___

4. FEE OWNER King Co. TAX 1-19-83

LAND INFORMATION

1. SIZE OF TRACT OR LOT See Plat Over TOPOGRAPHY Sloping GRADE Below 10' FT. 2. STREET-ROAD Graded SURFACE Paved

ALLEY No 3. SIDEWALK Concrete SEWAGE Sewer WATER City PUMP ___ DRAINAGE ___

4. LANDSCAPING None CONDITION Natural 5. TREND Static VALUE OF LOT $ ___ FRONT STREET

FACTOR $ ___ SIDE STREET FACTOR $ ___ DEPTH FACTOR $ ___ CREDIT ___

6. USE Business-Residential 7. DISTRICT ___ Med-Old

LAND USE	SOIL TYPE	CROPS-TIMBER STAND	NO. ACRES	VALUE ACRE	VALUE
				$	$
					$
					$
					$

LAND SIZE X TOTAL $

OWNER OR CONTRACT PURCHASER	DATE	FILE NO. E	PRICE	MTGE.	STAMP
E. M. Berg	8-18-43	379329	345.00		
C Seattle Cedar Str Mfg	C 3-15-60	380167	980.00		
WD Knight Outboard Marine	9-9-66	E651224	$60,000	see off	

DISTRICT: ROAD	SCHOOL	WATER	FIRE

ASSESSED VALUE LAND

LOT $ ___
UNIMPROVED ACRES $ ___
IMPROVED ACRES $ ___
OTHER LANDS $ ___
TIMBER $ ___
TOTAL ASSESSED VALUE 50% $ ___
DATE ___

REMARKS ___

YEAR	AC.	LAND	DATE	BY	REASON	LAND DECREASE	LAND INCREASE
1938		500			Exempt		
1945		500	10-9-45	JS	Assess 1945 Role		
1957		1000	5-31-56	Am	Rv		
1959		1000	3-3-58	LL	Rv		
1964		1540	7-20-63	sel	Rv		
19							
19							
19							
19							
19							
19							

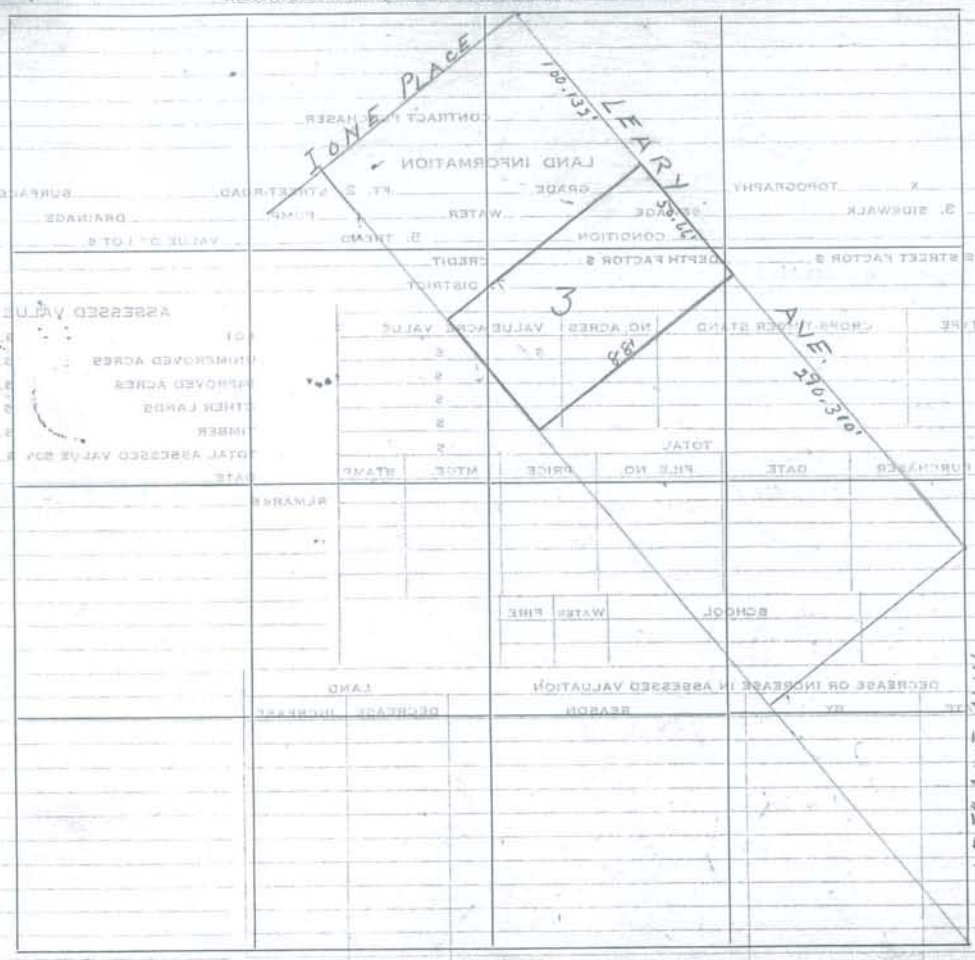
LAND CLASSIFICATION AND SEGREGATION

THIS SQUARE INDICATES 3 1/2 ACRES

INDICATE BY AREAS, USE OF LAND BY MARKS AND TYPE BY LETTERS

SECTION SE 11
TWP. 25 N
RANGE 3 E

TAX LOT NO.
PARCEL NO.



AERIAL PHOTO
QUARTER MAP
PLAT MAP
#1177

LAND USE	ACRES
111 CULTIVATED	
# PASTURE	
OO TIMBER	
XX STUMP	
... GRAVEL OR USELESS	
V SWAMP	

LAND TYPE	ACRES
A SHOT CLAY	
B BOG	
C PEAT	
D SILT	
E LOAM	
F GRAVEL	
G BOTTOM	
H UPLANDS	
K HILLY	

IF USED AS ¼ SECT. SCALE ONE INCH 400 FEET OR 160 ACRES OR 2640 FEET
IF USED AS ¼ OF ¼ " SCALE ONE INCH 200 FEET OR 40 ACRES OR 1320 FEET
IF USED AS ¼-¼-¼ " SCALE ONE INCH 100 FEET OR 10 ACRES OR 660 FEET

REMARKS

FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
Plank	T.P.	1	20 x 20	400	$ 20
Dirt	T.P.	1	11 x 17	187	5
"					

27677 VOID 3200

DISTRICT: ROAD	SCHOOL	WATER	FIRE
Seattle-1			

METRO DECREASE OR INCREASE IN ASSESSED VALUATION

RECORD OF ASSESSED VALUE					DATE	BY	REASON	LAND		BUILDING	
YEAR	AC.	LAND	BLDG'S.	TOTAL				DECREASE	INCREASE	DECREASE	INCREASE
1938		500	190	690			July BE # 852				
1947		500	300	800	5-46	B MS	Rev val				
1957		1000	300	1300	5-31-56	Rm	RV				
1959		1000	300	1300	3-3-58	LL	RV				
1963		1000	—	1000	6-19-61	tmd	Bldg torn down				
1964		1540	—	1540	2-20-63	BES	RV				
1971	L	3080	B	T	3080*276770-3200-0		8/9				
1972		6050	—	6050	11-96-70	ME	RV (1)				+
72	L	4804	B	T	4804*276770-3200-0		9/71				
73	L	6050	B	T	6050*276770-3200-0		9/71				
19											
19											
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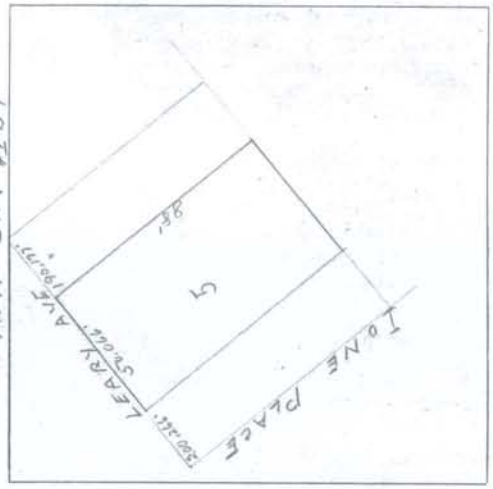


PARCEL NO.
TAX LOT NO.

#1177

AERIAL PHOTO
QUARTER MAP
PLAT MAP

SECTION 11 TWP 25 N RANGE 3 E

LAND CLASSIFICATION AND SEGREGATION
SCALE ONE INCH 100 FEET TO 2½ ACRES OR 330 FEET
THIS SQUARE INDICATES 2½ ACRES

1. DISTRICT | 2. ADDITION GILMAN PARK ADD | ~~05065~~ ~~5519~~ 1879

SECTION ___ TWP ___ N. RANGE ___ EWM. ___ BLOCK 76 TRACT OR LOT NO. 5 Less por for st.

DESCRIPTION

LIMITS Ballard — Jacobs 1972 Rev — 276770-3200 — ~~1540~~ — 0010

CODE NO. 2

PERMIT NO.

DATE

3. ADDRESS OF PROPERTY 4921 Leary Ave. — CONTRACT PURCHASER
4. FEE OWNER MAY HULL 6-?-86
5. ARCHITECT — CONTRACTOR
6. ORIG. BUILDING COST $ ___ OCCUPIED BY Owner — RENTAL PER MONTH $ — ESTIMATED RENTAL PER MONTH $ 15.00
7. CONDITION OF EXTERIOR Poor — INTERIOR Poor — FOUNDATION Poor — FLOOR PLAN Poor

8. BUILDING	TILE WORK	PORCHES	
1 Two-Family	None	2 One-Sty	9. CORNER JOINTS Cased in — DOWN SPOUTS SEWER CONNECTED No
2 Stys		2 Roofed	10. FIRST FLOOR JOIST SIZE 2 x 6 AND 20 INCH CENTERS BRIDGED No
8 rms			11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE 6 x 6
4 rms 1st flr		EXTRA FEATURES	12. CLASS OR GRADE NO. I — SHAPE NO.
4 rms bsmt		None	13. BUILDING FINISHED OR UNFINISHED Finished
Unfin. Attic	ATTIC		14. DEPRECIATION: CONDITION 76 % OBSLSE. ___ % ECON. SUIT ___ % TOTAL ___ %
INTERIOR WALLS	Strwy rough	BUILT-INS	DATE BUILT 1899 — REMODELED No
4 ceiled	Useful-storage	Usual	EFFECTIVE AGE 19 YEARS — FUTURE LIFE 6 YEARS
4 cornell bd.			LAND INFORMATION
		CONSTRUCTION	1. SIZE See Plat Over TOPOGRAPHY Level — GRADE Below 12' FEET
	HEATING	Single	2. STREET ROAD Graded — SURFACE Paved — ALLEY No
FLOORS	Stove	Cheap	3. SIDEWALK Concrete — SEWERAGE Sewer — WELL ___ ELECT. PUMP ___
8 Fir		CEILING HEIGHT	4. LANDSCAPING Garden — COND. Fair
		Bsmt-9'6"	5. TREND Static — VALUE OF LAND
		1st Flr-8'	6. USE OF DISTRICT Residential-Business — VIEW None
FIRE PLACE			7. RESIDENTIAL Med-Old — ZONED Manufacturing-Business
None	BASEMENT		REMARKS
	4-Rm. Apt.		
INTERIOR TRIM	Cem Blks & Posts		
8 Fir	Board Flr		
PLUMBING	FOUNDATION		
8 Fixtures	W.Post Conc Blk		
1 Tub-Leg			
2 Toilets	ROOF		
1 Basin-Ped	Shgle		
2 Sinks			
2 H.W. Tank	EXTERIOR WALLS		
Cheap	Shlp (part)		
	Rustic (part)		

VOID

MAIN BUILDING

DIMENSION	SQ. FT. AREA
24 x 33	792
x	
x	
x	
PCH. 5 x 24	120
PCH. 5 x 14	70

IMPROVEMENT VALUE

MAIN BUILDING $ 360
OTHER BUILDINGS $ 20
TOTAL $ ~~380~~ 600
ASSESSED VALUE 50% $ ~~190~~ 300
DATE 5/25/37

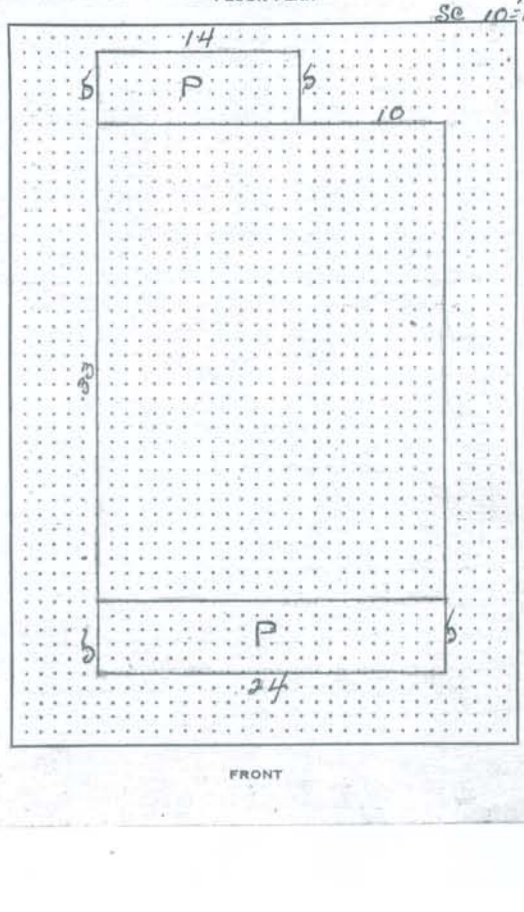
OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
GARAGE	Single	Plank	T.P.	1	20 x 20	400	$ 20
Shed	Frame	Dirt	T.P.	1	11 x 17	187	5
"	"	"	"		6 x 11	66	2
					x		27
					x		

OWNER OR CONTRACT PURCHASER	DATE	FILE NO. E	PRICE	MTGE.	STAMP
D JOHN P. GREBSTAD	4-9-57	E255319	5500		
C Seattle Cedar Lbr Mfg Co	3-25-60	380166	19200	Tgw lot 4	
? Wright Outboard	9-9-66	E651224	$60,000	sev ?	

VOID

REMARKS This is a two-story house-one story below street.

FLOOR PLAN — Sc 10'=1"



FRONT

Dep. for Cond. Dep. for Ob. Dep. for Es. Total

Main Building $

Other Buildings $

Total $

Assessed Value 50% $

Sup. Building A. V. $

3205

27677

LIMITS	ROAD	SCHOOL	WATER	FIRE	SEWER	HOSPITAL	AIRPORT	FERRY	
Seattle-1									

276770-3205 ~~1540~~ ~~3150~~ 0010

METRO

YEAR	AC	LAND	BLDGS	TOTAL	BY	DATE	REASON	C D	FEE OWNER	DATE	FILE #	PRICE
1949		500		500	W	8/27	Assess 1949 roll	d	Richard Speiger	3/9/50	E246109	$5,100
1955		500	3150	3650	ES	3/9/54	New Imp 1953	SW	Royal Court Co.	10/20/64	E723588	$35,000
1957		1250	3150	4400	hm	5-31-56	Rv					
1959		1000	3150	4150	LL	3-3-58	Rv					
1964		1540	3150	4690	SB	2-20-63	Rv					
1971	L	3080 B	6300 T	9380*276770-3205-0 8/9								
1972		6050	6140	12190	ME	11-Ro-70	Rv (1)					
1972	L	4804 B	4875 T	9679*276770-3205-0 9/71								
1973	L	6050 B	6140 T	12190*276770-3205-0 9/71								
19												
19												
19												
19												
19												
19												
19												
19												
19												

FOLIO 627

PERMIT No. 4v1896

DATE 6/5/53

ADDITION GILMAN PARK

Section 11 Twp. 25 Range 3 Ewm Block 76 Tract or Lot 6

4917- Leary Way

Less por for St

[redacted]

Fee Owner

Condition of Exterior Fair Interior Fair Foundation Good Address [redacted]

Floor Pl [redacted]

Jacobs 1972 Roll S1-B

USE Carpenter Shop

1	No. Stories RESWAN Co.
	No. Stores
4	No. Rooms
1	Basement
2	No. Offices
	No. Apartments
	1 rm. ☐ 2 rm. ☐ 3 rm.
	4 rm. ☐ 5 rm. ☐ 6 rm.

ROOF CONSTRUCTION

Frame · Lam ☐ · Mill Construction · Rein. Concrete · No. Trusses · Wood ☐ Steel

ROOFING MATERIAL

Tar and Gravel · Or Comp

FLOOR FINISHES

Fir ☐ Maple · Oak ☐ 2" x 6" T&G · Lino. ☐ 3" x 6" T&G · Cement · Terrazzo · Rasconlith · Tile · Or 288 # CPT

Tile / Lino.

Baths ☐ Fl. ☐ Walls · Tile Total: Sq. Ft. Floors · Sq. Ft. Walls · Lin. Ft. Dr. Bds. · Lino. Total: Sq. Ft. Floors · Sq. Ft. Walls · Lin. Ft. Dr. Bds. · Kit's. ☐ Fl. ☐ Walls

PLUMBING

6	No. Fixtures
	Toilets
	Tubs, Leg or Pem.
1	Basins, Ped.
1	Sinks
	Urinals
	Showers (Tub) (Stall)
	Laundry Trays
1	H.W.Tank Fl. Drains ☐
	Sprink. Sys. No. Hds.

TYPE OF CONSTRUCTION

✓	Frame
✓	Single ☐ Double
	Ordinary Masonry
	Mill Construction
	Class A Rein. Con.
	Stru. Steel and Con.
	Tile ☐ Brick
	Con. ☐ Rein. Con.

Good Med ✓ Cheap ✓

Date Built 1952 ☑ Finished ☐ Unfinished ☐ Remodeled

Effective Age 20 Years Future Life Years

Dep. for Cond. Dep. for Ob. Dep. for Es. Total 390

Main Building $

Other Buildings $

Total $

Assessed Value 50% $

Sup. Building A. V. $

Total $

HEATING

Stove · Pipeless Furnace · Gravity H. A. · ✓ Air Cond., Fan FA 288 # · Arcola · 1-Pipe Steam · 2-Pipe St. or Vapor · Hot Water · Oil Burner · Coal Stoker

WIRING

Knobs & Tube · Flex Cable · Conduit CODE · Power Wiring · Range Wiring · No. Outlets

ELEVATORS

Pass. ☐ Freight · Auto. ☐ Elec. · Man. ☐ Hyd. · ☐ Man.

FOUNDATION

Mud Sills · Post and Pier · Brick · ✓ Concrete · Pile

BASEMENT unf

✓ Full ☐ % · Sub-Basement · Size x · Garage ☐ No. Cars · 100% Conc Floors · Plastered · Living Rooms · Service Rooms

EXTERIOR WALL CONSTR.

100% Single ☐ Double · 2" x 4" Stud Walls · 2" x 6" Stud Walls · Brick Walls · Brick With Pilasters · Concrete Walls · Con. With Pilasters · Tile Walls · Rein. Con. Skel. · Filler Walls · Laminated Walls

EXTERIOR FACING

RES Siding ☐ Shingles · Shakes ☐ Stucco · 140 # Brick Veneer · Kind · Stone ☐ Cast S. · Terra Cotta · Struct. Glass · Trim

FLOOR CONSTRUCTION

Joist Con. Size 2 x 10 · O.C. 16" In Bridg yes ☐ · Mill Construction · Rein. Con.

INTERIOR WALLS

Stud and Plaster · Lam. ☐ Plastered · Ply Wood · 228 # Ceiled 1 office · Plaster Board 1 office · Painted · Stain ☐ Varnish · Kalsomine · Whitewashed · Unfinished

INTERIOR TRIM

✓ Fir · Mah. ☐ Oak · Metal · Doors · Windows · Stained · Varnished · ✓ Painted · Unfinished

GAS STATIONS

Frame · Metal · Masonry · Plastered or Ceiled · Floors

SERVICE BUILDING

Frame · Metal · Masonry · Plastered or Ceiled · Floors

TANKS, ETC., LIST

520 # ASP 536 Conv

1 Man Door 12x9

1 Man Door 8x7

Hoists: Elect. Hyd.

DOCKS AND PIERS

Treated Piles and Timbers · Untreated · Treated Piles only · Average Length · Paved

C. H. S.B. · B · 1–22

GROUND FLOOR AREA

TOTAL FLOOR AREA 1536

288 # OFF

1972 6140

Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S.F. Area	Factor	Value	% Dep.	Deprec.	Net Value
Garage					x			$		$	$
					x			$		$	$
					x			$		$	$
					x			$		$	$

L&H CO. 5M 6-48

24-28-12-24

1. DISTRICT 5A | 2. ADDITION GILMAN PARK ADD | ~~85068~~ 5516-1830

SECTION ___ TWP. ___ N. RANGE ___ EWM. ___ BLOCK 76 TRACT OR LOT NO. 6

DESCRIPTION Less pt for st. 3205

LIMITS Ballard

CODE NO. 4

CO. CONTRACT 9-1-44

3. ADDRESS OF PROPERTY ___ CONTRACT PURCHASER ___

4. FEE OWNER ___

LAND INFORMATION

1. SIZE OF TRACT OR LOT See Plat Over TOPOGRAPHY Level GRADE Below 12' FT. 2. STREET-ROAD Graded SURFACE Paved

ALLEY No. Not paved 3. SIDEWALK Concrete SEWAGE Sewer WATER City PUMP ___ DRAINAGE ___

4. LANDSCAPING Garden CONDITION Fair 5. TREND Static VALUE OF LOT $ ___ FRONT STREET

FACTOR $ ___ SIDE STREET FACTOR $ ___ DEPTH FACTOR $ ___ CREDIT ___

6. USE Business-Industrial 7. DISTRICT Med-Old

LAND USE	SOIL TYPE	CROPS-TIMBER STAND	NO. ACRES	VALUE ACRE	VALUE
				$	$
					$
					$
					$
LAND SIZE 78 x 93.60		TOTAL			$

OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
King Co. Tax Deed 12-14-40 No. 16127					
Agnes Malina	9/2/47		500		

ASSESSED VALUE LAND

LOT $ ___

UNIMPROVED ACRES $ ___

IMPROVED ACRES $ ___

OTHER LANDS $ ___

TIMBER $ ___

TOTAL ASSESSED VALUE 50% $ ___

DATE ___

REMARKS ___

DISTRICT: ROAD	SCHOOL	WATER	FIRE

YEAR	AC.	LAND	DATE	BY	REASON	LAND DECREASE	LAND INCREASE
1938		600					
1942	EXEMPT	500			~~CO. CONTRACT 9-1-44~~		
1949		500	8-49	W	Assess 1949 Roll ~~COUNTY CONT.~~ 9-1-44		
19							
19							
19							
19							
19							
19							
19							
19							
19							

LAND CLASSIFICATION AND SEGREGATION

THIS SQUARE INDICATES 2 1/2 ACRES

INDICATE BY AREAS, USE OF LAND BY MARKS AND TYPE BY LETTERS

SECTION SE 11

TWP 25 N

RANGE 3 E

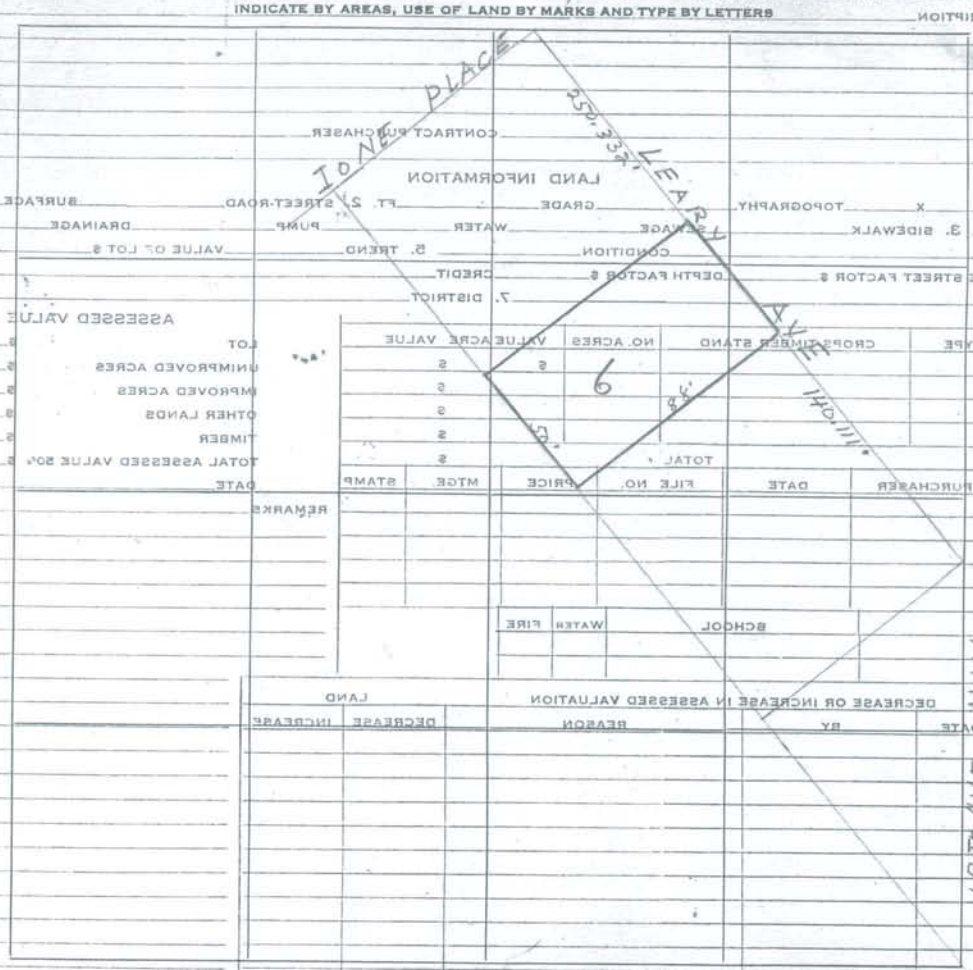
AERIAL PHOTO

QUARTER MAP

PLAT MAP FF 477

TAX LOT NO.

PARCEL NO.



LAND USE — ACRES

A SHOT CLAY
B BOG
C PEAT
D SILT
E LOAM
F GRAVEL
G BOTTOM
H UPLANDS
K HILLY

YEAR	ASSESSED VALUE LAND	AC.	
19			
19			
19			
19			
19			
19			
19			
19			
19			
19			

IF USED AS ¼ SECT. SCALE ONE INCH 400 FEET OR 160 ACRES OR 2640 FEET
IF USED AS ¼ OF ¼ " SCALE ONE INCH 200 FEET OR 40 ACRES OR 1320 FEET
IF USED AS ¼-¼-¼ " SCALE ONE INCH 100 FEET OR 10 ACRES OR 660 FEET

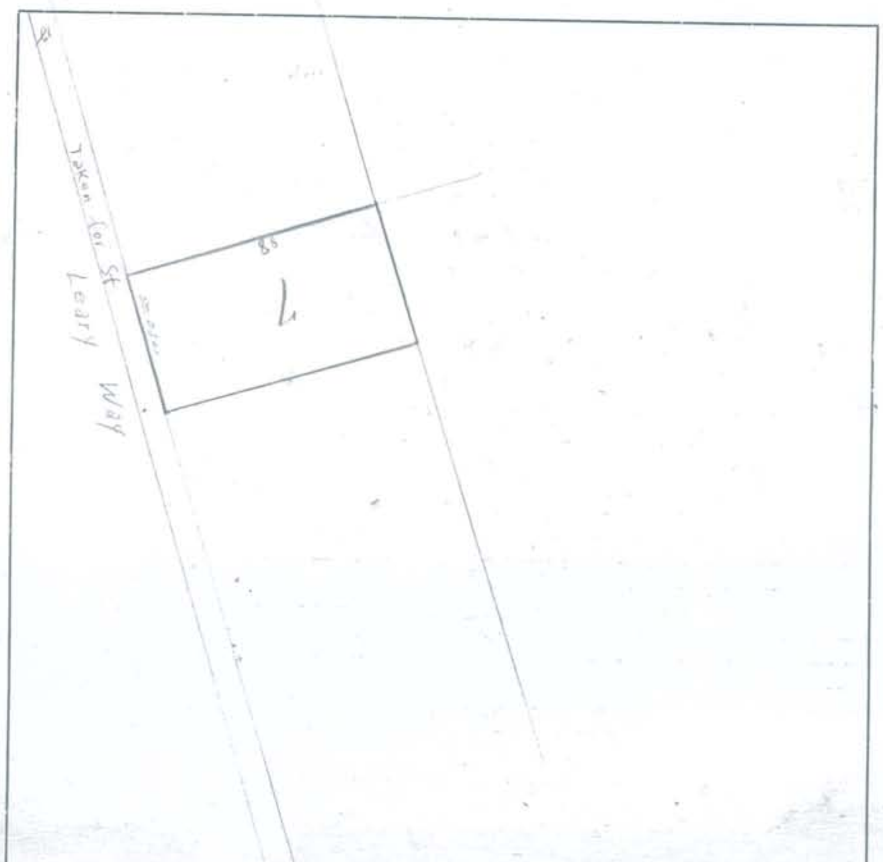
VACANT — KING COUNTY ASSESSOR — SEATTLE, WASHINGTON


CIGARS & TOBACCO
WE HAVE POP
ON ICE
CIGARS · TOBACCO
DRINK
Coca-Cola
GROCERIES
GILMAN PK.
8-76 L-7
4911 - 2 DARY AV :

1973-1750

DISTRICT	ROAD	SCHOOL	WATER	FIRE	METRO	DECREASE OR INCREASE IN ASSESSED VALUATION
Seattle-1						27677 3210

RECORD OF ASSESSED VALUE YEAR	AC.	LAND	BLDGS.	TOTAL	DATE	BY	REASON	LAND DECREASE	LAND INCREASE	BUILDING DECREASE	BUILDING INCREASE
19 38		480	390	870							
19 57		480	450	930	7/22/55	HBm	RV.				
19 57		1250	450	1700	5-31-56	Am	RV				
19 59		1250	450	1700	3-3-58	LL	Rv				
19 64		1500	450	1950	2-20-63	SLS	Rv				
19 64		1500	680	2180	4-3-63	DRD	Rv. Z - See 61 AV. per Folio 627 (not posted)				
19 71	L	3000 B	1360 T	4360*276770-3210-0 8/9							
19											
1972		6440	1750	8190	11-16-70	OME	Rv(1)				
72	L	5113 B	1390 T	6503*276770-3210-0 9/71							
73	L	6440 B	1750 T	8190*276770-3210-0 9/71							



BLOCK NO.
LOT NO.
PARCEL NO.
TAX LOT NO.

1177
PLAT MAP
QUARTER MAP
AERIAL PHOTO

RANGE 3
TWP. 25
SECTION SE 11

LAND CLASSIFICATION AND SEGREGATION 801

1 DISTRICT A LIMITS Ballard CODE No. 2 PERMIT No.

2 ADDITION GILMAN PARK ADD NAME ~~05005~~ ~~5519~~ 1831

SECTION TWP. N. RANGE EWM: BLOCK 76 TRACT OR LOT No. 7

DESCRIPTION Jacobs 1972 ... Reest Sty — less por St.

276770-3210 1500 ~~680~~ 0010

3 ADDRESS — PROPERTY 4911 - Leary Way CONT. PURCHASER

4 FEE OWNER BALLARD SAV. AND L. ASSN 11-30-34

5 ARCHITECT CONTRACTOR

ORIG. COST $

6 BUILDING
~~Frame house~~ Bs.
1 story
1 store
3 rooms

BASEMENT unf full
24'x 36'
frame & conc.
4' 3'
~~cement~~ Conc. flr.

FOUNDATION
concrete

ROOF
shingle

STORE FRONTS
large sash glass
wood sash
wood bulk hd.

EXTERIOR
frame cedar siding

EXTRA FEATURES none

CONSTRUCTION frame double- medium

MISCELLANEOUS

7 CONDITION: EXTERIOR fair INTERIOR fair FOUND. fair

8 MAIN SUPPORT COLUMN x FOOTING SPAN FT.

9 FIRST FLOOR JOIST INCH CENTERS BRIDGED

10 BUILDING finished

11 GROSS INCOME $ EXPENSE $ NET INCOME $

12 DEPRECIATION: COND. 35 % OBSLSE. % ECON. SUIT. % TOTAL %

YEAR BUILT 1922 REMODELED

EFFECTIVE AGE 35 ~~yrs~~ YEARS FUTURE LIFE 36 YEARS

DIMENSIONS 24 x 36 x SQUARE FT. 864 AREA CUBIC FT.

INTERIOR
plastered
3 partitions
frame & plaster fir trim

FLOORS
fir double construction

FIRE PLACE
none

PLUMBING 6 fixtures medium
1 tub-leg 1 basin -1 sink
1 toilet -1 ldy.tray-1 h.w.t

TILE WORK
none

WIRING
open

HEATING Grav 100%
~~stove~~ oil burner

ELEVATORS
none

CEILING — HEIGHT
1st.flr. 8' 6"

Tanks, Etc. List 9X48 Conc. Can ~~Canopy~~

1972-1750

IMPROVEMENT VALUE
BUILDING $
MAIN BUILDING $
OTHER BUILDINGS $ ~~150~~
TOTAL $ 780
ASSESSED VALUE 50% $ 390
DATE 6/9/37 ~~680~~

LAND INFORMATION 1360
1. SIZE x level-below 8'
2. STREET — ROAD graded-paved alley - no
3. SIDEWALK conc. sewer
4. LANDSCAPING none -cond.fair
5. TREND static VALUE $
6. USE business-industrial
7. DISTRICT medium - old

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
Canopy	fr	wd	comp		7X12		
canopy	fr	wd	comp		6X24		

OWNER OR CONTRACT PURCHASER	DATE	FILE No.	PRICE	MTGE.	STAMP
Excise HERBERT CALDER	2-26-51	E120489	1500		
WD Q.D. Berwick etux	3-14-62	E459653	12500		

REMARKS Porch 7 x 12 - 84

See Folio #627 for drawing

FLOOR PLAN

SMALL COMMERCIAL — KING COUNTY ASSESSOR, SEATTLE, WASHINGTON

1. DISTRICT 34 CITY Ballard CODE NO. V

2. ADDITION GILMAN PARK ADD 27677 05065 ~~5554~~ 1847

SECTION TWP N. RANGE EWM. BLOCK 76 TRACT OR LOT NO. 16

DESCRIPTION Por NE¼ of W 48th St. 3256

276770-3256 ~~50~~ 0010

3. ADDRESS OF PROPERTY

4. FEE OWNER Scott Miller CONTRACT PURCHASER 10-21-30

LAND INFORMATION

1. SIZE OF TRACT OR LOT See Plat Over TOPOGRAPHY Level GRADE Below 8' FT. 2. STREET-ROAD Graded SURFACE Paved
ALLEY No 3. SIDEWALK Concrete SEWAGE Sewer WATER City PUMP DRAINAGE
4. LANDSCAPING None CONDITION Natural 5. TREND Static VALUE OF LOT $ FRONT STREET
FACTOR $ SIDE STREET FACTOR $ DEPTH FACTOR $ CREDIT
6. USE Business- 7. DISTRICT Mod-Old

LAND USE	SOIL TYPE	CROPS-TIMBER STAND	NO. ACRES	VALUE ACRE	VALUE
				$	$
					$
					$
					$
				TOTAL	$

O C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP

DISTRICT: ROAD	SCHOOL	WATER	FIRE
Seattle-1			

METRO

ASSESSED VALUE LAND

LOT $
UNIMPROVED ACRES $
IMPROVED ACRES $
OTHER LANDS $
TIMBER $
TOTAL ASSESSED VALUE 50% $
DATE
REMARKS

ASSESSED VALUE YEAR	AC.	LAND	DECREASE OR INCREASE IN ASSESSED VALUATION DATE	BY	REASON	LAND DECREASE	LAND INCREASE
1938		30					
1957		50	5-31-57	Rm	Rv		
1959		50	3-3-58	LL	RW		
1964		50	2-20-63	BLS	Rv		
1971 L		100 B		T	100*27677C-3256-0 8/9		
19							
1972		4030	11-17-70	MES	RV(1)		
72 L		3200 B		0 T	3200*276770-3256-0 9/71		
73 L		4030 B		0 T	4030*276770-3256-0 9/71		
19							
19							

VACANT — KING COUNTY ASSESSOR — SEATTLE, WASHINGTON

FRAYN PRINTING CO., SEATTLE

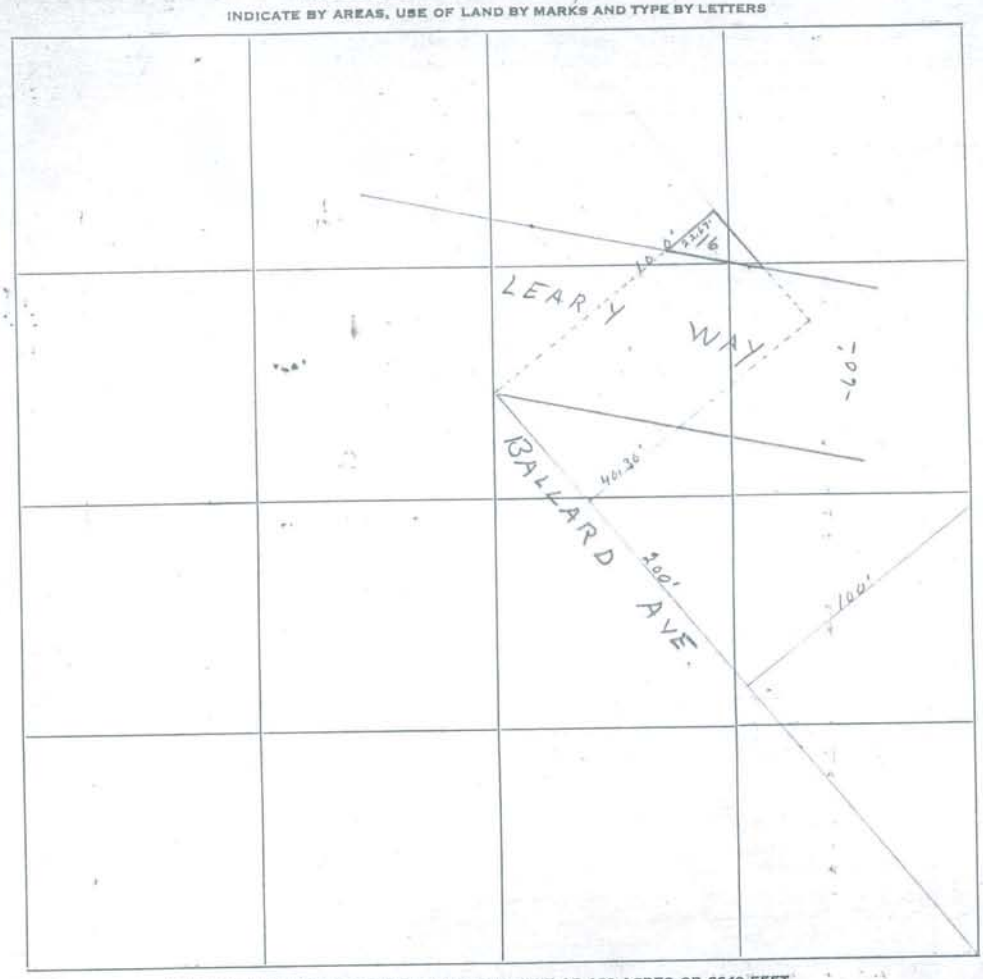
LAND CLASSIFICATION AND SEGREGATION

THIS SQUARE INDICATES 2½ ACRES

INDICATE BY AREAS, USE OF LAND BY MARKS AND TYPE BY LETTERS

SECTION SE 11
TWP 25 N
RANGE 3 E

TAX LOT NO.
PARCEL NO.



AERIAL PHOTO
QUARTER MAP
PLAT MAP
#1177

	LAND USE	ACRES
111	CULTIVATED	
#	PASTURE	
OO	TIMBER	
XX	STUMP	
...	GRAVEL OR	
	USELESS	
V	SWAMP	

	LAND TYPE	ACRES
A	SHOT CLAY	
B	BOG	
C	PEAT	
D	SILT	
E	LOAM	
F	GRAVEL	
G	BOTTOM	
H	UPLANDS	
K	HILLY	

17TH. AVE. N.W.

IF USED AS ¼ SECT. SCALE ONE INCH 400 FEET OR 160 ACRES OR 2640 FEET
IF USED AS ¼ OF ¼ " SCALE ONE INCH 200 FEET OR 40 ACRES OR 1320 FEET
IF USED AS ¼-¼-¼ " SCALE ONE INCH 100 FEET OR 10 ACRES OR 660 FEET

ep. for Cond. _____ Dep. for Ob. _____ Dep. for Es. _____ Total _____

REPRODUCTION COST Factor Make-Up

		Auto. ☐	Elec.		Untreated		Flex. Cable
		Man. ☐	Hyd.		Treated Piles only	X	Conduit
			Man.		Average Length		Power Wiring
					Paved		Range Wiring

DISTRICT	ROAD	SCHOOL	WATER	FIRE
Seattle-1				

276770 METRO — DECREASE OR INCREASE IN ASSESSED VALUATION 1945

276770-1945 ~~1900~~ ~~5850~~ 0010

RECORD OF ASSESSED VALUE

YEAR	AC.	LAND	BLDGS.	TOTAL	DATE	BY	REASON	DECREASE	INCREASE	DECREASE	INCREASE
19 38		430	370	800							
19 48		430	800	1230	5/47	DL	Imp. remodeled 1946				
19 50		430	1050	1480	9-14-48	FS	Rfval				
19 51		600	1050	1650	2-50	RB					
19 53		900	1050	1950	10-52	MBm	Merged				
19 57		900	2000	2900	9/21/56	Wm.	RV. Heat.				
19 57		1200	2,000	3,200	5-31-26	hm	R.V.				
19 59		1350	2000	3250	3-3-58	LL	RV				
19 61		1250	5850	7100	4/25/60	Wm.	Bldg #2 near RV				
19 64		1900	5850	7750	2-20-63	BLS					
19 71	L	3800	B	11700	T	15500*276770-1945-0	8/9				
19 72		6880	13170	20050	11-13-70	Y.B	Rwl				
19 72	L	5463	B	10457	T	15920*276770-1945-0	9/71				
19 73	L	6880	B	13170	T	20050*276770-1945-0	9/71				
19 74		5463	7940	13403	1-10-74	RD	July B of E #71-401-C				
19 73		6880	10000	16880	1-10-74	RD	" "				

LAND CLASSIFICATION AND SEGREGATION

SECTION 5 E-11
TWP. 25
RANGE 3

TAX LOT NO.
PARCEL NO.
LOT NO.
BLOCK NO.

AERIAL PHOTO
QUARTER MAP
PLAT MAP
1176

FOLIO 622

PERMIT NO. BN00862

DATE

ADDITION GILMAN PARK

SE Section 11 Twp. 25 Range 3 Ewm. Block 67 Lot or 1&2 less S0 50' [redacted]

Tax Lot ___ Tract

Address 549 W 49th ST

Bldg #2

Bldg. #2

Fee Owner STATE-WIDE HARDWARE CO Architect

Condition of Exterior G Interior G Foundation G Floor Plan: Good Accept X Good

USE WHSE

1	No. Stories
	No. Stores
1	No. Rooms
	Basement
	No. Offices
	No. Apartments
	1 rm. ☐ 2 rm. ☐ 3 rm.
	4 rm. ☐ 5 rm. ☐ 6 rm.

ROOF CONSTRUCTION

	Frame Lam. ☐
X	Mill Construction 3x6 T&G, 7x27" GL-13 12' o.c.
	Rein. Concrete
	No. Trusses No POSTS
	Wood ☐ Steel

ROOFING MATERIAL

Tar and Gravel

Or BU

FLOOR FINISHES

	Fir. ☐ Maple
	Oak ☐ 2"x6" T&G
	Lino. ☐ 3"x6" T&G
X	Cement
	Terrazzo
	Rasconlith
	Tile
	Or

N Tile ☐ Lino.

Baths ☐ Fl. ☐ Walls

Tile Total: Sq. Ft. ___ Floors; Sq. Ft. ___ Walls; Lin. Ft. ___ Dr. Bds.

Lino. Total: Sq. Ft. ___ Floors; Sq. Ft. ___ Walls; Lin. Ft. ___ Dr. Bds.

Kit's ☐ Fl. ☐ Walls

PLUMBING

5	No. Fixtures
2	Toilets
	Tub, Leg or Pem.
2	Basins, Ped.
	Sinks
	Urinals
	Showers (Tub) (Stall)
	Laundry Trays
1	H. W. Tank Fl. Drains ☐
	Sprink. Sys. No. ___ Hds.

TYPE OF CONSTRUCTION

	Frame
	Single ☐ Double
X	Ordinary Masonry
	Mill Construction
	Class A Rein. Con.
	Stru. Steel and Con.
	Tile ☐ Brick
	Con. ☐ Rein. Con.

Good ___ ✓ Med. ___ Cheap ___

Date Built 1960 ☒ Finished ☐ Unfinished ☐ Remodeled

Effective Age ___ Years Future Life ___ Years

Dep. for Cond. ___ Dep. for Ob. ___ Dep. for Ec. ___ Total ___

REPRODUCTION COST Factor Make-Up

HEATING

	Stove
	Pipeless Furnace
	Gravity H. A.
	Air Cond., Fan
1	Suspended Gas, ~~Hot Water~~
	Steam Heat
	Hot Water
	Oil Burner

Year	Assessed Value
1961	3850 FHo
71	7700
72	8360 Jacobsrud

FOUNDATION

	Mud Sills
	Post and Pier
	Brick
X	Concrete
	Pile

BASEMENT N

	Full ☐ %
	Sub-Basement
	Size
	Garage ☐ No. Cars
	Floors
	Plastered
	Living Rooms
	Service Rooms

TA

Hoists: Elec. ___ Hyd. ___

Auto. ☐ Elec.; Man. ☐ Hyd.; ☐ Man.

Untreated; Treated Piles only; Average Length; Paved

Flex. Cable; X Conduit; Power Wiring; Range Wiring; No. Outlets

EXTERIOR WALL CONST.

	Single ☐ Double
	2" x 4" Stud Walls
	2" x 6" Stud Walls
	Brick Walls
	Brick with Pilasters
	Concrete Walls
	Con. Blk with Pilasters
	Tile Walls
	Rein. Con. Skel.
	___ Filler Walls
	Laminated Walls

EXTERIOR FACING

	Siding ☐ Shingles
	Shakes ☐ Stucco
	Brick Veneer
	___ Kind
	Stone ☐ Cast S.
	Terra Cotta
	Struc. Glass
✓	CONC BLK Trim

FLOOR CONSTRUCTION

Joist Con. Size ___ x ___

O.C. ___ In Bridg. ☐

Mill Construction

✓ Rein. Con. 6"

INTERIOR WALLS

	Stud and Plaster
	Lam. ☐ Plastered
	Plywood
	Ceiled EXPOSED CLGS
	Plaster Board
	Painted
	Stain ☐ Varnish
	Kalsomine
	Whitewashed
X	Unfinished
✓	CONC BLK

INTERIOR TRIM

	Fir
	Mah. ☐ Oak
	Metal
X	WOOD Doors
✓	ALUM Windows
	Stained
	Varnished
	Painted
	Unfinished

C. H.

B	
1	16
2	
3	
4	
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6	
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11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

GROUND FLOOR AREA 2457

TOTAL FLOOR AREA 2457

49'7" × 49'7"

Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S. F. Area	Factor	Value	% Dep.	Deprec.	Net Value
Garage					x			$		$	$
					x			$		$	$
					x			$		$	$
					x			$		$	$

5M 1-59


GILMAN PARK
B-67 L-1 Less S
4814-18 -17th. N.W.


Gilman P.K.
11-25-3 B-67 L-1
4818 17th N.W.

1 D... Ba... CODE NO. 2	2 ADDITION GILMAN PARK ADD. 27677 NAME ~~05063~~ Folio 622
PERMIT NO. 399601	SECTION TWP. N. RANGE EWM. BLOCK 67 TRACT OR LOT NO. 1 less S 50' of Lots 1+2
	DESCRIPTION Bldg #1
	3 ADDRESS—PROPERTY 4818 17th N.W. CONT. PURCHASER
	4 FEE OWNER C. H. McSORLEY (?)
	5 ARCHITECT CONTRACTOR

ORIG. COST $	BASEMENT	STORE FRONTS	EXTRA FEATURES
6 BUILDING	None	Large Sash	CONSTRUCTION Medium
Store & Apts		Wood Trim	MISCELLANEOUS
2 Story			7 CONDITION: EXTERIOR Poor INTERIOR Medium FOUND. Poor
1 ~~2~~ Stores		EXTERIOR — Good.	8 MAIN SUPPORT COLUMN x FOOTING SPAN FT.
2-3 Room Apts.		Frame-Siding	9 FIRST FLOOR JOIST INCH CENTERS BRIDGED
	FOUNDATION — Fair	Shakes 53 Compo	10 BUILDING
	P & B		11 GROSS INCOME $ EXPENSE $ NET INCOME $
		Facing	12 DEPRECIATION: COND. 76 % OBSLSE. % ECON. SUIT. % TOTAL 50 %
	ROOF		YEAR BUILT 1890 REMODELED 1926 - 1946 - Tavern
	Compo - 1940?		EFFECTIVE AGE 19 YEARS FUTURE LIFE 6 YEARS
			DIMENSIONS 36 x 40 x SQUARE FT. 1440 AREA CUBIC FT.

INTERIOR
Plaster - (1) 1946 - Good

FLOORS
Fir - Rascolith over conc. 16x40

FIRE PLACE
None

PLUMBING 16 ~~8~~ Fixtures. 5 toilets
3 tubs; 2 basins, ped. 1946
3 h.W. tanks

TILE WORK

WIRING

HEATING Stove
~~None~~ 1 Air Cond. Fan. Susp.

ELEVATORS
None

CEILING—HEIGHT
1st Flr 14'

IMPROVEMENT VALUE 4600 ~~2050~~

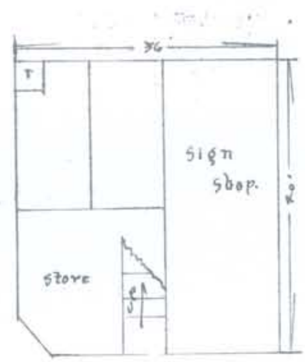
BUILDING	[illegible]
~~LESS DEPRECIATION~~	$
~~DEPRECIATED VALUE~~	$ 2100
OTHER BUILDINGS	$ 7410 1050 1946
ASSESSED VALUE 50%	$ 3700 800
DATE	4/47

LAND INFORMATION
1. SIZE x 72-4610
No Alley
2. STREET—ROAD
Graded-Paved
3. SIDEWALK
Concrete
4. LANDSCAPING
None
5. TREND VALUE $
Static
6. USE
Business- No View
7. DISTRICT Medium-Old

C	OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
	Gar. on 2/67 less S 50	Single	Dirt	Pap.	1	10x16	160	No. A.V.

C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
F/C	[illegible]	[illegible]	[illegible]	13,000		
C	M.E. Lee	5-7-58	E296655	$10,500.00		

FLOOR PLAN Sc. 20'=1"



REMARKS Also LESS S.50' N.K. - Gilman Park Add.
Made ½ of 1st flr. into modern tavern, conc. flr with rascolith over; plastered walls - 2 new windows. balance of Imp. in poor condition, 2 apts rented for 17.50 & 1 for 20, 1 apt. vacant owner of bldg. operates tavern.
Ted 4/47

SMALL COMMERCIAL—KING COUNTY ASSESSOR, SEATTLE, WASHINGTON PIGOTT-WASHINGTON PRINTING CO.

RV1150-18 (DATA ENTRY: RV1100-J)
C/I DATA COLLECTION AND DISPLAY FORM (100)
ACCOUNT NO: 276770-1945-0
LOG/DATE: AE2 12/23/96
FOLIO: 00622- -
LEVY CODE: 0010 LAST UPDATE: 12/19/96 BY: DAT
TAX STATUS: TAXABLE APPR ID:____ MO__DA__YR__
AREA: 120 ___
Q/SC/TW/RG: SE/11/25/03 __/__/__/__/
BALLARD

LAND USE: 116 ___ PROP NAME: BIT TAVERN APTS & WHSE
MIXED USE APT/ (105)
PROPERTY ADDRESS: 4818 17TH AV NW
(110)
RB NUM FR PR STREET NAME TY SU

(112)++++++++++++++++++ COMMERCIAL/INDUSTRIAL LAND RECORD ++++++++++++++++++++++++

ZONING JURIS/__	SEATTLE	% USABLE/__	100
ZONE ACTUAL/__	IG2U/65	TOPOGRAPHY/_	LEVEL
ZONE CODE/__	INDUSTRL	SHAPE/_	REGULAR
LOT SIZE/_____.__	5,000.00	ACCESS/_	STANDARD
UNIT/S_A_	SQFT	VISUAL EXPOSURE/_	STANDARD
CORNER LOT/Y_N_	YES	OPEN SPACE CLASS.	NO
WATERFRONT ON/_	NONE	RESTRICTIVE CONDITIONS/Y_N_	NO
		CONTAMINATED PROP NO_ HW_ HC_ UT_ AS_	NO

(335)++++++++++++++++++++++++++++ PERMIT ACTIVITY ++++++++++++++++++++++++++++++++

ACT	BLDG:	TYPE	PERMIT DATE	VALUE	% COMPLETE
---					___%
---					___%
---					___%
ADD	___	____	__/__/__	_____	___%

(510)++DEL ALL BLDGS /__/+++++++ PROPERTY WIDE IMPROVEMENTS SUMMARY +++++++++++++++

DESC: TAVERN/WHSE		TOTAL BLDGS ON PROPERTY/__	2
		GROSS AREA (ALL BLDGS)/_____	5,380
YEAR BLT/__ 0 CLASS/__	FRAME	NET AREA (ALL BLDGS)/_____	5,380
EFF YEAR/__ 65 QUAL/__	LOW COST	MULTI-USE/Y_N_	NO
LOT COVERAGE/_____	3,940	MULTI-PARCEL PROP/Y_N_	NO
NUMBER OF UNITS/___	0		

(500)++++++++++++++++++++ INDIVIDUAL BUILDING DETAILS ++++++++++++++++++++++++++++

BLD NUM	CL AS	QU AL	DESCRIPTION	NU ST	GROSS AREA	NET AREA	YB/EY	% CMP	HE AT	SP KL
#1	C	C	WAREHOUSE	1	2,500	2,500	60/68	100	SH	N
#2	D	E	TAVERN WITH APARTMENTS ABOVE	2	2,880	2,880	0/62	100	FA	N
#3							__/__			N
#4							__/__			N

(520)++++++++++++++++++++ INTERIOR SECTION DETAILS ++++++++++++++++++++++++++++++

BLD#	SECT 1 AREA	SECT 1 STR-HT	SECT 2 AREA	SECT 2 STR-HT	SECT 3 AREA	SECT 3 STR-HT	SECT 4 AREA	SECT 4 STR-HT
1	2,500	16						
	D12-WAREHOUSE							
	____	__/__	____	__/__	____	__/__	____	__/__
2	1,440	14	1,440	9				
	C06-RESTAURANT		A01-APARTMENT					
	____	__/__	____	__/__	____	__/__	____	__/__
3								
	____	__/__	____	__/__	____	__/__	____	__/__
4								
	____	__/__	____	__/__	____	__/__	____	__/__

(589)++++++++++++++++++++ACCESSORY IMPROVEMENT SUMMARY ++++++++++++++++++++++++++++

ACT	ENT	DESCRIPTION	ACT	ENT	DESCRIPTION
		SHED			
/__/	(1)	_____	/__/	(2)	_____

(160)++++++++++++++++++++++++++++++++ COMMENTS ++++++++++++++++++++++++++++++++++++

_____

*
*
*
**JOB RVI100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 276770-1945-0
RPT RVI150-20 PRINTED ON: 08/14/93 FOLIO: 00622- -
PROP NAME: BIT TAVERN APTS & WHSE Q-S-T-R: SE-11-25-03
PROP ADDR: 4818 17TH AV NW AREA: 120 LUC: 116
CLASS: FRAME QUAL: LOW COST TAX STATUS: TAXABLE
YR-BLT/EFF-YR: 00/55 #STY: 99 #UNITS: LOG/DATE: 120 08/14/93
GBA/NRA: 5,380 / 5,380 AVG-UNIT-SIZE: SEG-MERGE DATE:

ECONOMIC INCOME

USE	AREA	RATE	GROSS	VCL	EXP	NET INC
Tavern	1440	$ 8.00	11520	5%	17%	9084
Apt	1440	$ 55/mo.	9504	5%	37%	5688
Whse	2500	$ 5.50	13750	5%	17%	10842
		$				
		$				
		$				

COST APPROACH
OCC# ____ CL __ RANK __
#STY __ STY HT __ EFF AGE __
HEAT __ ELEV __ SPR ____
AREA ____ PERIM ____
MISC ___CODE ______SF
___CODE ______SF
___CODE ______SF

ECONOMIC INCOME APPROACH
NET INCOME ________
LESS PER. PROP. INCOME ________
LESS LAND INCOME ________
______ X (___ + ___) = ________
LAND VALUE INT + TAX
NET IMPROVEMENT INCOME ________
CAPITALIZATION RATE ________
____ + ____ + ____ = ________
INT + TAX + RECAP
CAPITALIZED IMP. VALUE ________
LAND VALUE ________
EXCESS LAND/ADD LAND ________
TOTAL BY INCOME APPROACH $________
= $________/SF

ACCY IMPS	AREA	COST	DEP	RCNLD

M&S BASE
HEAT
SPRINKLER
ELEVATOR
TOT BASE
STY FACT
HGT FACT
AREA FACT
REF COST
COST MULT
LCL MULT
FINAL COST
STY/BLDG AREA FIN COST RCN-BLDG#1

OTHER VALUE INDICATORS
NET INC (25614) / (11%) OAR = 232,900
GR INC (34774) X (6.5) GRM = 226,000
UNITS ( ) X ( ) $/UNIT = ________
GBA (5,380) X ( ) $/SF = ________
RA (5,380) X ( ) $/SF = ________

LAND

ZONE/TYPE	AREA	$/SF	VALUE
			=$
			=$
			=$
TOTAL	5000.00SF	$20	=$

RATIOS: (SF LAND)/(SF GBA) = .9
(SF LAND)/(SF RA) = .9

SUB TOTAL
PHYSICAL DEPRECIATION
ECON-FUNCT OBSOLESCENCE
DEPRECIATED IMP VALUE
ACCESSORY IMPS (SEE ABOVE)
TOTAL IMPROVEMENTS
LAND
TOTAL BY COST APPROACH
=$ ________/SF

SELECTED VALUE
APPRAISER RDA LAND $ 100,000
DATE 4-18-94 IMPS $ 130,000
TOTAL $ 230,000
=$ ________/UNIT OR =$ 43 /SF

SALES & COMPARABLES

PARCEL #	E-NUMBER	SALES PRICE	VC	DATE	$/RA	REMARKS

APPEAL ACTIVITY

PETITION	CHG ORDER	DATE	FROM-LAND	TO-LAND	FROM-IMPS	TO-IMPS

OTHER APPEALS: 808198

COMMENTS
Tavern/apts/whse.
NCAV.

02328

**JOB RVI100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 276770-1945-0
RPT RVI150-20 PRINTED ON: 08/23/91 FOLIO: 00622- -
PROP NAME: BIT TAVERN APTS & WHSE Q-S-T-R: SE-11-25-03
PROP ADDR: 4818 17TH AV NW AREA: 120 LUC: 425
CLASS: FRAME QUAL: LOW COST TAX STATUS: TAXABLE
YR-BLT/EFF-YR: 00/00 #STY: 99 #UNITS: LOG/DATE: 120 08/23/91
GBA/NRA: 5,380 / 5,380 AVG-UNIT-SIZE: SEG-MERGE DATE:

**** ECONOMIC INCOME **** **** COST APPROACH ****

USE	AREA	RATE	GROSS	VCL	EXP	NET INC
Tavern	1440	$8.00	11,520	5%	28%	8,755
Apt	1440	$6.00	8640	5%	30%	5748
Whse	2500	$5.50	13750	5%	12%	11495
		$				
		$				
		$				

OCC#_____ CL__ RANK__
#STY __ STY HT __ EFF AGE__
HEAT __ ELEV __ SPR_____
AREA _____ PERIM____
MISC ___CODE _____SF
___CODE _____SF
___CODE _____SF

**** ECONOMIC INCOME APPROACH ****

NET INCOME _____
LESS PER. PROP. INCOME _____
LESS LAND INCOME _____
_____X(____+____) = _____
LAND VALUE INT + TAX
NET IMPROVEMENT INCOME _____
CAPITALIZATION RATE _____
_____ + _____ + _____ = _____
INT + TAX + RECAP
CAPITALIZED IMP. VALUE _____
LAND VALUE _____
EXCESS LAND/ADD LAND _____
TOTAL BY INCOME APPROACH $_____
= $_____/SF

**** OTHER VALUE INDICATORS ****

NET INC(25,996)/(10.5+1.1)OAR= 224,100
GR INC (33,910)X(6.5)GRM= 220,400
UNITS( )X( )$/UNIT=_____
GBA (5,380)X( )$/SF=_____
RA (5,380)X(50)$/SF= 269,000

**** LAND ****

ZONE/TYPE	AREA	$/SF	VALUE
			=$_____
			=$_____
			=$_____
TOTAL	5000.00SF	220	=$_____

RATIOS: (SF LAND)/(SF GBA)= .9
(SF LAND)/(SF RA) = .9

**** SELECTED VALUE ****

APPRAISER RDA LAND $ 100,000
DATE 2-20-92 IMPS $ 130,000
TOTAL $ 230,000
=$_____/UNIT OR =$ 43 /SF

ACCY IMPS	AREA	COST	DEP	RCNLD

M&S BASE			
HEAT			
SPRINKLER			
ELEVATOR			
TOT BASE			
STY FACT			
HGT FACT			
AREA FACT			
REF COST			
COST MULT			
LCL MULT			
FINAL COST			

STY/BLDG	AREA	FIN COST	RCN-BLDG#1

SUB TOTAL _____
PHYSICAL DEPRECIATION _____
ECON-FUNCT OBSOLESCENCE _____
DEPRECIATED IMP VALUE _____
ACCESSORY IMPS(SEE ABOVE) _____
TOTAL IMPROVEMENTS _____
LAND _____
TOTAL BY COST APPROACH _____
=$_____/SF

**** SALES & COMPARABLES ****

PARCEL #	E-NUMBER	SALES PRICE	VC	DATE	$/RA	REMARKS
	118683				77.23	Retail/Apt
	1020680				28.87	Whse

**** APPEAL ACTIVITY ****

PETITION	CHG ORDER	DATE	FROM-LAND	TO-LAND	FROM-IMPS	TO-IMPS

OTHER APPEALS: 808198

**** COMMENTS ****

Tavern /apt/ warehouse.
Most weight to income.

02297

JOB RVI100 C/I PARCEL VALUE ANALYSIS WORKSHEET
RPT RVI150-20 PRINTED ON: 09/13/89

PARCEL NO: 276770-1945-0
FOLIO: 00622- -
Q-S-T-R: SE-11-25-03
AREA: 120 LUC: 425
TAX STATUS: TAXABLE
LOG/DATE: 120 09/13/89
SEG-MERG DATE:

PROP NAME: BIT TAVERN APTS & WHSE
PROP ADDR: 04818 17TH AV NW
CLASS/QUAL: FRAME/ LOW COST CONDITION: _____
YR-BLT/EFF-YR: 00/00 #STY: #UNITS:
GBA/RA: 5,380/ 5,380 AVG-UNIT-SIZE:

* * * * * * * INCOME APPROACH * * * * * * *

USE	AREA	RATE	GROSS	VCL	EXP	NET INC
Whse	2500	4.00	10000	---	----	-------
Retail	1440	6.00	8640	---	----	-------
apt	1440	5.00	7200	---	----	-------
-----	5380	(.081)	25840	5%	1500	20866

	ACTUAL	ECONOMIC
NET INCOME		
LESS PP INC		
LESS LAND INC		
	( )X(+)	
	LAND VAL INT + TAX	
NET IMP INC		
CAP RATE		
	( )+( )+( )	
	INT + TAX + RECAP	
CAP IMP VAL		
LAND VALUE		
EXCESS LAND		
TOT-INC APPR		

OTHER VALUE INDICATORS:

GR INC (25840)X(7)GRM=_180800_
NET INC(20866)/(.11)OAR=_189600_
UNITS( )X( )$/UNIT=_ _
GBA (5,380)X( )$/SF=_ _
RA (5,380)X(31.19)$/SF=_ 167800_
LAND: 5,000.00 SQFT
RATIO: (SF LAND)/(SF GBA) = .929

SELECTED VALUE:

LAND:_ 75000_
IMPS:_ 110000_
TOTAL:_ 185000_
APPR: WRD DATE: 11/22/89

* * * * * COST APPROACH * * * * * *

OCCUP# ___ CLASS __ RANK ___
#STY _____ STYHT _____ EFF AGE ___
HEAT ____ ELEV(Y/N) _ SPR(Y/N) _
AREA _ _ _ _ _ _ _ PERIM _ _ _ _ _
MISC: ____CODE _____SF
____CODE _____SF
____CODE _____SF

ACCY-IMPS	AREA	COST

BASE				
HEAT				
SPRINK				
ELEV				
TOT BASE				
STY FACT				
HGT FACT				
AREA FACT				
REF COST				
COST MULT				
LCL MULT				
FIN COST				

STY	AREA	FIN COST	RCNLD-BLD-1

SUB TOTAL(RCN)	
PHYSICAL DEPRECIATION	
ECON OR FUNCT OBSOLESCENCE	
DEPRECIATION COST(RCNLD)	
ACCESSORY IMPS(SEE ABOVE)	
TOTAL IMPROVEMENTS	
LAND	
TOTAL BY COST APPROACH	

* *

SALES:

PARCEL#	E-NUMBER	SALE PRICE	DATE	PRICE/GBA	PRICE/NRA	L/B-SF	REM
-----	0923135	90000	12/31/86	31.19	------	---	--
-----	----	-------	----	-----	------	---	--
-----	----	-------	----	-----	------	---	--
-----	----	-------	----	-----	------	---	--
-----	----	-------	----	-----	------	---	--

APPEAL ACTIVITY:

PETITION	CHG ORDER	DATE	FROM-LAND	TO-LAND	FROM-IMPS	TO-IMPS

OTHER APPEALS: 808198

COMMENTS: Sale & Income indicate a value of
180000 Previous A/V 185000 OK

03756

FOLIO NO. 622 PARCEL NO. 276770-1945

CLASS/QUAL.	/	M-S PAGE	
YR. BLT.		CONDITION	
E. Y./REL.	/	NO. UNITS/A. U. S.	/

INCOME APPROACH

USE	AREA	RATE	GROSS	VCL	EXP	NET
bldg 1	1440 @ 6.00		Rtl			
	1440 @ 5.00		Apt.			
2	2500	4.00				

	ACTUAL	ECONOMIC
ANNUAL POTENTIAL GROSS		25800
LESS VAC. AND CL.		5
EFFECTIVE GROSS		
MISC. INCOME		
LESS EXPENSES (2/3 @ 30 1/3 @ 40)		15
ANN. NET INCOME		20833
LESS INCOME INCOME TO P. P.		
LESS INCOME TO LAND		
( ) x (+) LAND VALUE INT. TAX		
NET INCOME TO IMPS.		
CAPITALIZED AT		
( ) + ( ) + ( ) INT. TAX RECAP.		
CAPITALIZED IMP. VALUE		
LAND VALUE		
EXCESS LAND		
TOTAL BY INCOME APPROACH		

OTHER VALUE INDICATORS

NET INC. (20833) ÷ 1041.3 AR =		184300
GROSS INC. ( ) x ( ) GRM. =		
NO. UNITS ( ) x ( ) /UNIT =		
AREA (total 5380 (35) $/SF =		188,300

LAND CALC.: 5000 ac @ 15.00

SELECTED VALUE

LAND:	75000
IMPS:	110000
SAY TOTAL:	185000

APPR. Whv

DATE 6/7/88

STORY/HGT.					
PERIM.					
AREA					

COST APPROACH

BASE					
HEAT					
SPRINK					
ELEV.					
	.66 @ 10 %		6.6		
TOTAL BASE	.3 @ 40 %		12		
STY. FAC.			SAY 15		
HGT. FAC.					
AREA FAC.					
REF. COST					
COST MUL.					
LOCAL MUL.					
FIN. COST					

STORIES	AREA	FIN. COST	RCN BLDG. 1	RCN BLDG. 2

SUBTOTAL (RCN)		
PHYSICAL DEPREC.		
ECON. OR FUNCT. OBSOL.		
DEP. COST (RCNLD.)		
ACC. IMPS. (SEE BELOW)		
TOTAL IMPROVEMENTS		
LAND		
TOTAL BY COST APPROACH		

DATE COSTED TO:

ACC. IMPS.	AREA	COST	DEP.	RCNLD
TOTAL				

COMPARABLE SALES

	E NO.	AMOUNT	DATE	DETAILS/REMARKS
1				
2		See Fld		
3				
4				

COMMENTS: bldg 1 tav, shop, Apts.

ASSESSORS FORM AP 66

ASSESSOR'S FORM NO.

FOLIO NO. 622

ASSESSOR'S ACCT NO. 276770 - 1945

GRADE		USE CODE		STORY STATISTICS	STORIES	1-						
YEAR BUILT		CONDITION			PERIMETER							
EFFECTIVE AGE		NO. OF UNITS			SQUARE FEET							

STORY HGT.	ADDITIONS		FLAT ITEMS		BUILDING CALCULATIONS						
BSMT.	SF @		PLUMBING		STORIES	1-					
1 ST	SF @				BASE						
2 ND	SF @				HGT. FAC.						
3 RD	SF @				AREA FAC.						
4 TH	SF @				STY. FAC.						
5 TH	SF @				ADJ. FAC.						
6 TH	SF @				ADJ. BASE						
7 TH	SF @				BSMT.						
8 TH	SF @				FLOOR						
9 TH	SF @				ROOF						
10 TH	SF @				CEIL						
11 TH	SF @				PART						
					HEAT						
					AIR COND.						
					LIGHTS						
					SPRINK.						
					TOTAL						
					STORIES						
						SF @					
						SF @					
						SF @					
						SF @					
	TOTAL		TOTAL			SF @					

	AREA OR QUANTITY	UNIT COST	REPLACE COST	FFF. AGE	DEPR. NET	TOTAL VALUE
TOTAL ACCESSORY BUILDINGS & OTHER IMPROVEMENTS						$

FLAT ITEMS	
SUB - TOTAL	
ADDITIONS	
TOTAL	
COST FACTOR	
TOTAL REPLACEMENT COST	$
PHYSICAL DEPRECIATION (NET)	X
TOTAL PHYSICAL VALUE	$
ECON. OR FUNCT OBSOL. (NET)	X
FINAL APPRAISED VALUE	$
PERCENT COMPLETE (NET)	X
PARTIAL VALUE	$

INCOME APPROACH

	ACTUAL	ECONOMIC
ANNUAL POTENTIAL GROSS		
LESS VAC. & CREDIT LOSS		
ANNUAL EFFECTIVE GROSS		
LESS EXPENSES		
ANNUAL NET INCOME		

____ + ____ + ____ = ____

INT RATE TAX RATE LAND RATE

LESS LAND INCOME:

____ X ____ = ____

LAND VALUE LAND RATE

NET INCOME TO BUILDING

÷ BLDG RATE:

____ + ____ + ____ = ____

INT. RATE TAX RATE RECAPTURE RATE BUILDING RATE

BUILDING VALUE

PERSONAL PROP. VALUE

LAND VALUE

INDIC TOTAL PROPERTY VALUE

INCOME APPROACH	#1	#2
3. COST APPROACH OR RCN		
4. MKT #1: ____ GRM X ____ GROSS =		
5. MKT #2: ____ NO. UNITS X ____ $ PER UNIT =		
6. MKT #3: ____ AREA X ____ $ PER SQ. FT. =		

SELECTED VALUE: LAND 47500

APPRAISER JVH BLD'G 69705

DATE 6-81 TOTAL 117200

COMMENTS

WAREHOUSE 166 # TAVERN 38 ¢ 4 APTS @ 200 EA

#400 X 12 =	4800.	# 190 X 12 =	2280	800 X 12 = 9600
	95		95	95
	4560		2166	9120
EXP	90		80	60
	4104		1732 =	7208 = 5472
LD	2280		LD	-1520
	1824			5684
RECAP	10		RECAP	1103
	18240			31532

INCOME FROM LESSEES - EST APT RENT

TAVERN AT 165. ON 5 YR LEASE TO RENEGOTIATE IN NOV - EST WILL BE #190 I J VHCA 6/81

SALES

	PARCEL	E #	AMOUNT	DATE	LOCATION	NOTES
SUBJECT						
SUBJECT						
COMP						
COMP						

ASSESSOR'S FORM NO. 250-2 FOLIO NO 622 ASSESSOR'S ACCT NO 276770 - 1945

GRADE		USE CODE		STORY STATISTICS	STORIES		1-				
YEAR BUILT		CONDITION			PERIMETER						
EFFECTIVE AGE		NO. OF UNITS			SQUARE FEET						

STORY HGT.	ADDITIONS		FLAT ITEMS		BUILDING CALCULATIONS					
BSMT.	SF @		PLUMBING		STORIES	1-				
1 ST	SF @				BASE					
2 ND	SF @				HGT FAC.					
3 RD	SF @				AREA FAC.					
4 TH	SF @				STY. FAC.					
5 TH	SF @				ADJ. FAC.					
6 TH	SF @				ADJ. BASE					
7 TH	SF @				BSMT.					
8 TH	SF @				FLOOR					
9 TH	SF @				ROOF					
10 TH	SF @				CEIL					
11 TH	SF @				PART					
					HEAT					
					AIR COND.					
					LIGHTS					
					SPRINK.					
					TOTAL					
					STORIES					
						SF @				
						SF @				
						SF @				
						SF @				
	TOTAL		TOTAL			SF @				

	AREA OR QUANTITY	UNIT COST	REPLACE COST	EFF. AGE	DEPR NET	TOTAL VALUE		
							FLAT ITEMS	
							SUB-TOTAL	
							ADDITIONS	
							TOTAL	
							COST FACTOR	
							TOTAL REPLACEMENT COST	$
							PHYSICAL DEPRECIATION (NET)	x
							TOTAL PHYSICAL VALUE	$
							ECON. OR FUNCT OBSOL (NET)	x
							FINAL APPRAISED VALUE	$
							PERCENT COMPLETE (NET)	x
TOTAL ACCESSORY BUILDINGS & OTHER IMPROVEMENTS						$	PARTIAL VALUE	$

(1) B.+ Tav. / Apts

whse (-)

(2) whse. consolidate net # twin

INCOME APPROACH

	ACTUAL	ECONOMIC
ANNUAL POTENTIAL GROSS		22,800
LESS VAC. & CREDIT LOSS		x.95
ANNUAL EFFECTIVE GROSS		21,660
LESS EXPENSES		x.85
ANNUAL NET INCOME		18411

___ + ___ + ___
INT RATE TAX RATE LAND RATE

LESS LAND INCOME: 55,000 x .08 = -4400
LAND VALUE LAND RATE

NET INCOME TO BUILDING 14011

÷ BLDG RATE: 7 + 1 + 8 = ÷16%
INT. RATE TAX RATE RECAPTURE RATE BUILDING RATE

BUILDING VALUE		87,568
PERSONAL PROP VALUE		
LAND VALUE		55,000
INDIC TOTAL PROPERTY VALUE		142,568

INCOME APPROACH #1 " #2 26.50/□

3. COST APPROACH OR RCN

4. MKT #1: ___ x ___ = ___ (GRM, GROSS)

5. MKT #2: ___ x ___ = ___ (NO. UNITS, $ PER UNIT)

6. MKT #3: ___ x ___ = ___ (AREA, $ PER SQ. FT.)

SELECTED VALUE: LAND 55,000

APPRAISER STH BLD'S 85,200

DATE 4/9/86 TOTAL 140,200

COMMENTS

TAV/APTS & WHSE 4818 17TH AV NW

BLDG #1) TAV/APTS: 2 STRY FR / BLT '00 / GBA = 2880 □
1ST FLR 1440 □ - TAV, 2ND FLR 1440 □ - 4 STUDIO APTS

BLDG #2) WHSE/SHOP: 1 STORY (16' HIGH) CON BLK / BLT '60
GBA = 2500 □

TOTAL GBA BLDGS 1 & 2 = 5380 □

EST ECON RENT: BLDG #1. 1ST FLR @ 400/m ≈ .28/□
2ND FLR @ 600/m = 150/u ≈ .41/□
→ WITHIN 5% PREV AV BLDG #2 - 900/m = .26/□

'86 LAND AV = 5001 □ @ 11.00/□ = 55,000
L/B = 0.93

SALES

	PARCEL	E #	AMOUNT	DATE	LOCATION	NOTES
SUBJECT						
SUBJECT						
COMP						
COMP						

KING COUNTY ASSESSOR'S COMMERCIAL - INDUSTRIAL PROPERTY RECORD
PRINCIPAL BUILDINGS

1 of 2

FOR REFERENCE ONLY

1 – IDENTIFICATION
MAJOR 276770
MINOR 1945 SPLIT BLDG.NO. 1

2 – PROPERTY
FOLIO 622 SUBLETTER SUBNUMBER
TOTAL BLDGS 2 LAST SALE DATE AMOUNT
ADDRESS 1549 – NW 49
ADDITION Kilmon Park Add
QUARTER 4 SECTION 11 TOWNSHIP 25 RANGE 03
BLOCK 67 LOT 01 TAX LOT TRACT
DESCRIPTION See Legal
FEE OWNER See N.E.

3 – LAND 6370
ZONE ACTUAL 16 CONFORMITY YES HIGHEST & BEST USE YES
LOT WIDTH FF VALUE LOT ACRE
LOT DEPTH ACRE VALUE
STANDARD WIDTH LOTSF 5001
STANDARD DEPTH SF VALUE 3.50 SITE VALUE

4 – BUILDING CLASSIFICATION

PREDOMINANT SHELL TYPE		PREDOMINANT USE TYPE	
1	LIGHT WOOD	1	APARTMENT
2	HEAVY TIMBER	2	HOTEL OR MOTEL
X	LOAD BEARING MASONRY	3	OFFICE
4	STEEL (NOT FIREPROOFED)	X	COMMERCIAL
5	FIRE RESISTANT	5	INDUSTRIAL
6	PRE-ENG (GALVANIZED STEEL)		SERVICE STATION OR SPECIALTY TYPE
7	PRE-ENG (ENAMELED STEEL OR ALUMINUM)		
8	PRE-ENG (INSULATED SANDWICH PANELS)		
9	SERVICE STATION OR SPECIALTY BLDG.		

YEAR BUILT 1960 OVERAL QUALITY
EFFECTIVE YEAR 19 60 — A HIGH; X ABOVE AVERAGE; C AVERAGE; D BELOW AVERAGE; E LOW
OBSOLESCENCE %
TOTAL NET CONDITION %
PERCENT COMPLETE %

WHSE. MFG. REP.

5 – STRUCTURAL SHELL SECTIONS

1–LIGHT WOOD; 2–HEAVY TIMBER; 3–LOAD BEARING MASONRY; 4–STEEL (NOT FIREPROOFED); 5–FIRE RESISTANT; 6–PRE-ENG (GALVANIZED STEEL); 7–PRE-ENG (ENAMELED STEEL OR ALUMINUM); 8–PRE-ENG (INSULATED SANDWICH PANELS); 9–SERVICE STATION OR SPECIALTY BLDG.; 10–BASEMENT & CONCRETE 1ST FLOOR; 11–BASEMENT & WOOD 1ST FLOOR; 12–DOCK HIGH FOUNDATION

SECTION	TYPE	QUALITY (ACE) (9 A-E)	PERIMETER (1-8, 10-12)	GROUND AREA	WALL RATIO	STORIES (1-11)	HEIGHT
A	3	C	200	2500		1	16
B							
C							
D							
E							
F							
G							
H							

6 – EXTERIOR WALL

DO NOT USE "–" ENTRY FOR SHELL TYPES 1-5
FOR SHELL TYPES 6-9, USE ONLY FOR SUBSTITUTIONS OR MISSING WALLS
1–GROOVED PLYWOOD, STEEL SIDING, ETC.
2–WOOD OR ASBESTOS SIDING, CEMENT BLOCK, CLAY TILE, ETC.
3–TILTUP CONCRETE, MARBLECRETE, ETC.
4–COMMON BRICK, METAL SANDWICH PANELS, ETC.
5–FACE BRICK, REINFORCED CONCRETE, ETC.
6–COMMON BRICK PLUS CONCRETE
7–FACE BRICK PLUS CONCRETE
8–PRECAST CONCRETE PANELS, GLASS PANELS, ETC.
9–METAL & GLASS CURTAIN WALL
10–STONE MASONRY
11–LIMESTONE, SLATE, ETC.
12–MARBLE, ETC.
13–POLISHED GRANITE, ETC.
14–STORE FRONTS

TYPE	QUALITY (ACE)	*	MEASUREMENTS (HEIGHT, LENGTH)	WALL AREA
2	C	+		3200

7 – PEDESTRIAN DOORS

1 REVOLVING; 2 AUTOMATIC SWINGING; 3 AUTOMATIC SLIDING; 4 AIR CURTAIN

TYPE	QUALITY (ACE)	NUMBER (1-3)	LIN. FT. (4)

8 – VEHICLE DOORS

DO NOT USE FOR SHELL TYPE 9
1–WOOD SECTIONAL; 2–STEEL SECTIONAL; 3–STEEL ROLLUP; 4–HANGER TYPE STEEL

TYPE	QUALITY (ACE)	NUMBER	MEASUREMENTS (WIDTH, HEIGHT)	AREA
1	C	3	12X14	168

9 – VEHICLE DOOR OPERATOR

QUALITY (ACE)	NUMBER

10 – EXTERIOR STAIRS
1–WOOD; 2–CONCRETE; 3–STEEL CONCRETE; 4–STEEL

TYPE	QUALITY (ACE)	FLIGHTS

11 – FIRE PLACES

QUALITY (ACE)	NUMBER

12 – FLOOR ADJUSTMENTS
1 – CONCRETE ON GRADE SHELLS; 2 – WOOD (SHELLS 1, 2, & 11); 3 – CONCRETE & STEEL (SHELLS 3 & 4); 4 – REINFORCED CONCRETE (SHELLS 8 & 10)

TYPE	QUALITY (ACE)	*	MEASUREMENTS (LENGTH, WIDTH)	AREA

13 – BALCONIES
1 – WOOD; 2 – CONCRETE; 3 – STEEL & CONCRETE

TYPE	QUALITY (ACE)	MEASUREMENTS (LENGTH, WIDTH)	AREA
1	E		300

14 – FLOOR GRATING
1 – STEEL; 2 – ALUMINUM; 3 – PLASTIC

TYPE	QUALITY (ACE)	MEASUREMENTS (LENGTH, WIDTH)	AREA

15 – ROOF ADJUSTMENTS
1–LIGHT WOOD (SHELL 1); 2–HEAVY TIMBER (SHELL 2); 3–STEEL NOT FIREPR'FED (SHELLS 3 & 4); 4–CONCRETE (SHELL 5); 5–GALVANIZED STEEL (SHELL 6); 6–ENAM. STEEL OR ALUM (SHELL 7); 7–INSUL. SANDWICH PANELS (SHELL 8); 8–PRECAST CONCRETE

TYPE	QUALITY (ACE)	*	MEASUREMENTS (LENGTH, WIDTH)	AREA
2	C	+		2500
3	C	–		2500

16 – WIDE SPAN ROOFS
1 – WOOD TRUSS; 2 – WOOD GLULAM BEAM; 3 – STEEL TRUSS; 4 – PRESTRESSED CONCRETE

TYPE	QUALITY (ACE)	SPAN WIDTH	MEASUREMENTS (LENGTH, WIDTH)	AREA

17 – CANOPIES

QUALITY A-E	MEASUREMENTS (LENGTH, WIDTH)	AREA

18 – APARTMENT BUILDING DATA

NUMBER	ITEM	NUMBER	ITEM
	STUDIO APTS.		EXHAUST FAN
	1 BEDROOM APTS		EXHAUST HOOD & FAN
	2 BEDROOM APTS.		RANGE TOP & OVEN
	3 BEDROOM APTS.		DROPIN RANGE
			ELECTRIC FIREPLACE
	GARBAGE DISPOSAL		INTERCOM SYSTEM
	DISHWASHER		

19 – INTERIOR DEVELOPED AREAS
DO NOT USE FOR SHELL TYPE 9
1–APARTMENTS; 2–APT UTILITY AREA; 3–HOTELS & MOTELS; 4–SMALL OFFICES; 5–OPEN OFFICES; 6–PROFESSIONAL OFFICES; 7–CLINICS; 8–RETAIL DISCOUNT TYPE; 9–OTHER RETAIL STORES; 10–BANKS & THEATERS; 11–WAREHOUSES; 12–LIGHT MANUFACTURING; 13–HEAVY MANUFACTURING

AVERAGE SF/APT

TYPE	QUALITY (A-E)	NO. APTS. (1)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA
1	E			2900
4	E			300

20 – BANK VAULTS
1 – CASH; 2 – RECORDS

TYPE	MEASUREMENTS (LENGTH, WIDTH)	AREA

21 – BANK VAULT DOORS
1 – CASH; 2 – RECORDS

TYPE	THICKNESS (INCHES)	MEASUREMENTS (HEIGHT, WIDTH)	AREA

22 – BANK ACCESSORIES
2 – DRIVE-IN WINDOW; 3 – NIGHT DEPOSITORY

TYPE	QUALITY (ACE)	NUMBER

23 – HEATING & COOLING

1–APT HW OR STEAM; 2–APT FHA; 3–APT UNIT HEATERS; 4–COM'L HW OR STEAM; 5–COM'L FHA; 6–COM'L UNIT HEATERS; 7–IND HW OR STEAM; 8–IND FHA; 9–IND UNIT HEATERS; 10–APT CENTRAL COOLING; 11–APT PACKAGE COOLING; 12–COM'L CENTRAL COOLING; 13–COM'L PACKAGE COOLING; 14–IND CENTRAL COOLING; 15–IND PACKAGE COOLING; 16–APT CENTRAL COMB; 17–APT PACKAGE COMB; 18–COM'L CENTRAL COMB; 19–COM'L PACKAGE COMB; 20–IND CENTRAL COMB; 21–IND PACKAGE COMB

TYPE	QUALITY (ACE)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA
6	C		2500

24 – NO BOILER
ONLY FOR HEAT, TYPES 1, 4, OR 7

25 – MINIMUM INDUSTRIAL UNIT HEATERS
1–SMALL 2–MED 3–LARGE

TYPE	NUMBER

26 – PLUMBING
1 – APTS 2 – COM'L 3 – IND.

TYPE	QUALITY (ACE)	NUMBER
2	C	2

27 – ELECTRICAL
1 – APT 2 – COML. 3 – IND. DO NOT USE FOR SHELL TYPE 9
ILLUMINATION: 1–BRIGHT 2–ADEQUATE 3–MINIMUM 4–INADEQUATE

TYPE	QUALITY (ACE)	ILLUM (1-3) (SEE 4)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA
2	C	3		2500

28 – SPRINKLERS
1–APTS 2–COM'L 3–IND

TYPE	QUALITY (ACE)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA

29 – COLD STORAGE
1–COOLER; 2–CHILLER; 3–FREEZER; 4–QUICK FREEZE

TYPE	MEASUREMENTS (LENGTH, WIDTH)	AREA

30 – ESCALATORS

QUALITY (ACE)	WIDTH (INCHES)	HEIGHT	FLIGHTS

31 – ELEVATORS
1 – PASS AUTO ELEC LOC; 2 – PASS AUTO ELEC EXP; 3 – PASS MAN ELEC LOC; 4 – PASS MAN ELEC EXP; 5 – PASS HYD; 6 – FREIGHT ELEC; 7 – FREIGHT HYD; 8 – PERSONNEL LIFT; 9 – SIDEWALK MAN; 10 – SIDEWALK HYD; 11 – SIDEWALK ELEC; 12 – DUMBWAITER ELEC; 13 – DUMBWAITER MAN

TYPE	QUALITY (ACE) (1-7)	CAPACITY (LBS) (1-7)	STOPS (1-8)	NUMBER

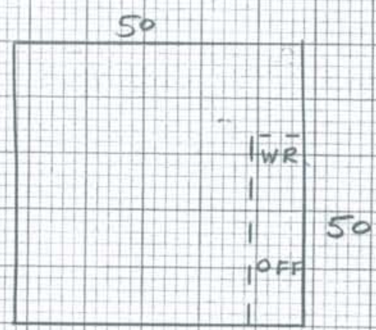
32 – OTHER PRINCIPAL BUILDING COMPONENTS

SECTION	TYPE	QUALITY	OTHER DESCRIPTION	REPLACEMENT COST

ASSESSOR'S FORM 210-A

MAJOR ______ MINOR ______ SPLIT ____ FOLIO ______ SUBLETTER ____ SUBNUMBER ____

33 – PLAT OF BUILDING



34 – CALCULATIONS

Renter
Mr. Monte Nicolson
140.00 mo.
782- 5380
Call for rental info.
~~Norman~~ See Owner
632-3022 Fremont Hardware Store
2 Apts Upstairs
$50.00 Rent
1 Rental next door
Vacant
on (Sheet 2 of 2)

Bowlds - Morris Inc.
Mfg. Rep.
$250/Month
on 5 Yr. Lease
Con/Blk Bldg. on
E ½ of Lot
on (Sheet 1 of 2)

33-55 – ACCESSORY IMPROVEMENTS

SECTION NO.	SECTION TITLE	TYPE	QU...	DEPRECIATED VALUE	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION
						19	%
						19	%
						19	%
						19	%
						19	%
						19	%
						19	%
						19	%
						19	%

56 – REMARKS

VALUE	DATE STARTED	DATE COMPLETED

ANNUAL NET INCOME	$
LAND VALUE (UNIT ____ X UNIT VALUE ____ = ____)	
LAND RATE (INTEREST ____ % + TAXES ____ % = ____ %)	
LESS LAND INCOME (VALUE ____ X RATE ____ %)	
NET INCOME TO BUILDING	$
÷ BUILDING RATE (INTEREST ____ % + TAXES ____ % + RECAPTURE ____ %)	
BUILDING VALUE	$
PERSONAL PROPERTY VALUE	
LAND VALUE	
INDICATED TOTAL PROPERTY VALUE	$

59 – SALES RECORD

MONTH	YEAR	AMOUNT

60 – STAFF

DATE	ENUMERATOR	CLASSIFIER	CALCULATOR	REVIEWER
4/24	65	65	65	12

61 – APPRAISAL DATA

YEAR	PRINCIPAL BUILDING	OTHER BUILDINGS	ACCESSORY IMPROVEMENTS	TOTAL IMPROVEMENTS	LAND	TOTAL APPRAISED VALUE	REASON FOR APPRAISAL

KING COUNTY ASSESSOR'S COMMERCIAL - INDUSTRIAL PROPERTY RECORD
PRINCIPAL BUILDINGS

1 of 2

SDR REFERENCE GIVEN

1 – IDENTIFICATION
MAJOR 276770
MINOR 1945 SPLIT BLDG.NO. 1

2 – PROPERTY
FOLIO 622 SUBLETTER SUBNUMBER
TOTAL BLDGS 2 LAST SALE DATE AMOUNT
ADDRESS 1549 – NW 49
ADDITION Kilmon Park Odd
QUARTER 4 SECTION 11 TOWNSHIP 25 RANGE 03
BLOCK 62 LOT 01 TAX LOT TRACT
DESCRIPTION Ly Legal
FEE OWNER See N. E

3 – LAND 6370
ZONE ACTUAL 16 CONFORMITY Yes HIGHEST & BEST USE Yes
LOT WIDTH FF VALUE LOT ACRE
LOT DEPTH ACRE VALUE
STANDARD WIDTH LOT SF 5001
STANDARD DEPTH SF VALUE 3.50 SITE VALUE

4 – BUILDING CLASSIFICATION

	PREDOMINANT SHELL TYPE		PREDOMINANT USE TYPE
1	LIGHT WOOD	1	APARTMENT
2	HEAVY TIMBER	2	HOTEL OR MOTEL
X	LOAD BEARING MASONRY	3	OFFICE
4	STEEL (NOT FIREPROOFED)	X	COMMERCIAL
5	FIRE RESISTANT	5	INDUSTRIAL
6	PRE-ENG (GALVANIZED STEEL)		SERVICE STATION OR SPECIALTY TYPE
7	PRE-ENG (ENAMELED STEEL OR ALUMINUM)		
8	PRE-ENG (INSULATED SANDWICH PANELS)		
9	SERVICE STATION OR SPECIALTY BLDG.		

YEAR BUILT 1960 OVERAL QUALITY
EFFECTIVE YEAR 19 60 — A HIGH; X ABOVE AVERAGE
OBSOLESCENCE % — C AVERAGE
TOTAL NET CONDITION % — D BELOW AVERAGE
PERCENT COMPLETE % — E LOW

W HSE. MFG. REP.

5 – STRUCTURAL SHELL SECTIONS
1–LIGHT WOOD; 2–HEAVY TIMBER; 3–LOAD BEARING MASONRY; 4–STEEL (NOT FIREPROOFED); 5–FIRE RESISTANT; 6–PRE-ENG (GALVANIZED STEEL); 7–PRE-ENG (ENAMELED STEEL OR ALUMINUM); 8–PRE-ENG (INSULATED SANDWICH PANELS); 9–SERVICE STATION OR SPECIALTY BLDG.; 10–BASEMENT & CONCRETE 1ST FLOOR; 11–BASEMENT & WOOD 1ST FLOOR; 12–DOCK HIGH FOUNDATION

SECTION	TYPE	QUALITY (ACE) (B A-E)	PERIMETER (1-8, 10-12)	GROUND AREA	WALL RATIO	STORIES (1-11)	HEIGHT
A	3	C	200	2500		1	16
B							
C							
D							
E							
F							
G							
H							

6 – EXTERIOR WALL
DO NOT USE "–" ENTRY FOR SHELL TYPES 1-5
FOR SHELL TYPES 6-9, USE ONLY FOR SUBSTITUTIONS OR MISSING WALLS
1–GROOVED PLYWOOD, STEEL SIDING, ETC.; 2–WOOD OR ASBESTOS SIDING, CEMENT BLOCK, CLAY TILE, ETC.; 3–TILT UP CONCRETE, MARBLECRETE, ETC.; 4–COMMON BRICK, METAL SANDWICH PANELS, ETC.; 5–FACE BRICK, REINFORCED CONCRETE, ETC.; 6–COMMON BRICK PLUS CONCRETE; 7–FACE BRICK PLUS CONCRETE; 8–PRECAST CONCRETE PANELS, GLASS PANELS, ETC.; 9–METAL & GLASS CURTAIN WALL; 10–STONE MASONRY; 11–LIMESTONE, SLATE, ETC.; 12–MARBLE, ETC.; 13–POLISHED GRANITE, ETC.; 14–STORE FRONTS

TYPE	QUALITY (ACE)	#	MEASUREMENTS (HEIGHT, LENGTH)	WALL AREA
2	C	+		3200

7 – PEDESTRIAN DOORS
1 REVOLVING; 2 AUTOMATIC SWINGING; 3 AUTOMATIC SLIDING; 4 AIR CURTAIN

TYPE	QUALITY (ACE)	NUMBER (1-3)	LIN. FT. (4)

8 – VEHICLE DOORS
DO NOT USE FOR SHELL TYPE 9
1–WOOD SECTIONAL; 2–STEEL SECTIONAL; 3–STEEL ROLLUP; 4–HANGER TYPE STEEL

TYPE	QUALITY (ACE)	NUMBER	MEASUREMENTS (WIDTH, HEIGHT)	AREA
1	C	1	12X14	168

9 – VEHICLE DOOR OPERATOR

QUALITY (ACE)	NUMBER

10 – EXTERIOR STAIRS
1–WOOD; 2–CONCRETE; 3–STEEL CONCRETE; 4–STEEL

TYPE	QUALITY (ACE)	FLIGHTS

11 – FIRE PLACES

QUALITY (ACE)	NUMBER

12 – FLOOR ADJUSTMENTS
1 – CONCRETE ON GRADE SHELLS; 2 – WOOD (SHELLS 1, 2, & 1½); 3 – CONCRETE & STEEL (SHELLS 3 & 4); 4 – REINFORCED CONCRETE (SHELLS 5 & 10)

TYPE	QUALITY (ACE)	#	MEASUREMENTS (LENGTH, WIDTH)	AREA

13 – BALCONIES
1 – WOOD; 2 – CONCRETE; 3 – STEEL & CONCRETE

TYPE	QUALITY (ACE)	MEASUREMENTS (LENGTH, WIDTH)	AREA
1	E		300

14 – FLOOR GRATING
1 – STEEL; 2 – ALUMINUM; 3 – PLASTIC

TYPE	QUALITY (ACE)	MEASUREMENTS (LENGTH, WIDTH)	AREA

15 – ROOF ADJUSTMENTS
1–LIGHT WOOD (SHELL 1); 2–HEAVY TIMBER (SHELL 2); 3–STEEL NOT FIREPROOFED (SHELLS 3 & 4); 4–CONCRETE (SHELL 5); 5–GALVANIZED STEEL (SHELL 6); 6–ENAM. STEEL OR ALUM (SHELL 7); 7–INSUL. SANDWICH PANELS (SHELL 8); 8–PRECAST CONCRETE

TYPE	QUALITY (ACE)	#	MEASUREMENTS (LENGTH, WIDTH)	AREA
2	C	+		2500
3	C	–		2500

16 – WIDE SPAN ROOFS
1 – WOOD TRUSS; 2 – WOOD GLULAM BEAM; 3 – STEEL TRUSS; 4 – PRESTRESSED CONCRETE

TYPE	QUALITY (ACE)	SPAN WIDTH	MEASUREMENTS (LENGTH, WIDTH)	AREA

17 – CANOPIES

QUALITY A-E	MEASUREMENTS (LENGTH, WIDTH)	AREA

18 – APARTMENT BUILDING DATA

NUMBER	ITEM	NUMBER	ITEM
	STUDIO APTS.		EXHAUST FAN
	1 BEDROOM APTS.		EXHAUST HOOD & FAN
	2 BEDROOM APTS.		RANGE TOP & OVEN
	3 BEDROOM APTS.		DROPIN RANGE
			ELECTRIC FIREPLACE
	GARBAGE DISPOSAL		INTERCOM SYSTEM
	DISHWASHER		

19 – INTERIOR DEVELOPED AREAS
DO NOT USE FOR SHELL TYPE 9
1–APARTMENTS; 2–APT UTILITY AREA; 3–HOTELS & MOTELS; 4–SMALL OFFICES; 5–OPEN OFFICES; 6–PROFESSIONAL OFFICES; 7–CLINICS; 8–RETAIL DISCOUNT TYPE; 9–OTHER RETAIL STORES; 10–BANKS & THEATERS; 11–WAREHOUSES; 12–LIGHT MANUFACTURING; 13–HEAVY MANUFACTURING

AVERAGE SF/APT

TYPE	QUALITY (A-E)	NO. APTS. (1)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA
1	C			2900
4	E			300

20 – BANK VAULTS
1 – CASH; 2 – RECORDS

TYPE	MEASUREMENTS (LENGTH, WIDTH)	AREA

21 – BANK VAULT DOORS
1 – CASH; 2 – RECORDS

TYPE	THICKNESS (INCHES)	MEASUREMENTS (HEIGHT, WIDTH)	AREA

22 – BANK ACCESSORIES
2 – DRIVE-IN WINDOW; 3 – NIGHT DEPOSITORY

TYPE	QUALITY (ACE)	NUMBER

23 – HEATING & COOLING
1–APT HW OR STEAM; 2–APT FHA; 3–APT UNIT HEATERS; 4–COM'L HW OR STEAM; 5–COM'L FHA; 6–COM'L UNIT HEATERS; 7–IND HW OR STEAM; 8–IND FHA; 9–IND UNIT HEATERS; 10–APT CENTRAL COOLING; 11–APT PACKAGE COOLING; 12–COM'L CENTRAL COOLING; 13–COM'L PACKAGE COOLING; 14–IND CENTRAL COOLING; 15–IND PACKAGE COOLING; 16–APT CENTRAL COMB; 17–APT PACKAGE COMB; 18–COM'L CENTRAL COMB; 19–COM'L PACKAGE COMB; 20–IND CENTRAL COMB; 21–IND PACKAGE COMB

TYPE	QUALITY (ACE)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA
6	C		2500

24 – NO BOILER
ONLY FOR HEAT. TYPES 1, 4, OR 7

25 – MINIMUM INDUSTRIAL UNIT HEATERS
1–SMALL 2–MED 3–LARGE

TYPE	NUMBER

26 – PLUMBING
1 – APTS; 2 – COM'L; 3 – IND.

TYPE	QUALITY (ACE)	NUMBER
2	C	2

27 – ELECTRICAL
1 – APT; 2 – COML; 3 – IND. DO NOT USE FOR SHELL TYPE 9
ILLUMINATION: 1–BRIGHT 2–ADEQUATE 3–MINIMUM 4–INADEQUATE

TYPE	QUALITY (ACE)	ILLUM (1-3) (36 : 4)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA
2	C	3		2500

28 – SPRINKLERS
1–APTS 2–COM'L 3–IND

TYPE	QUALITY (ACE)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA

29 – COLD STORAGE
1–COOLER; 2–CHILLER; 3–FREEZER; 4–QUICK FREEZE

TYPE	MEASUREMENTS (LENGTH, WIDTH)	AREA

30 – ESCALATORS

QUALITY (ACE)	WIDTH (INCHES)	HEIGHT	FLIGHTS

31 – ELEVATORS
1 – PASS AUTO ELEC LOC; 2 – PASS AUTO ELEC EXP; 3 – PASS MAN ELEC LOC; 4 – PASS MAN ELEC EXP; 5 – PASS HYD; 6 – FREIGHT ELEC; 7 – FREIGHT HYD; 8 – PERSONNEL LIFT; 9 – SIDEWALK MAN; 10 – SIDEWALK HYD; 11 – SIDEWALK ELEC; 12 – DUMBWAITER ELEC; 13 – DUMBWAITER MAN

TYPE	QUALITY (ACE) (1-7)	CAPACITY (LBS) (1-7)	STOPS (1-8)	NUMBER

32 – OTHER PRINCIPAL BUILDING COMPONENTS

SECTION	TYPE	QUALITY	OTHER DESCRIPTION	REPLACEMENT COST

ASSESSOR'S FORM 210-A

KING COUNTY ASSESSOR'S COMMERCIAL - INDUSTRIAL PROPERTY RECORD
PRINCIPAL BUILDINGS

5-3

2 of 2

FOR REFERENCE ONLY

1 – IDENTIFICATION
MAJOR 276770
MINOR 1945 SPLIT BLDG.NO. 2

2 – PROPERTY
FOLIO 622 SUBLETTER SUBNUMBER
TOTAL BLDGS 9 LAST SALE DATE AMOUNT
ADDRESS 4818 17th NW
ADDITION Gilman Park Add.
QUARTER SECTION TOWNSHIP RANGE
BLOCK LOT TAX LOT TRACT
DESCRIPTION
FEE OWNER

3 – LAND 5820
ZONE ACTUAL IG CONFORMITY Yes HIGHEST & BEST USE Yes
LOT WIDTH FF VALUE LOT ACRE
LOT DEPTH See Bldg ACRE VALUE #1
STANDARD WIDTH LOT SF
STANDARD DEPTH SF VALUE SITE VALUE

4 – BUILDING CLASSIFICATION

PREDOMINANT SHELL TYPE		PREDOMINANT USE TYPE	
X	1 LIGHT WOOD	X	1 APARTMENT
	2 HEAVY TIMBER		2 HOTEL OR MOTEL
	3 LOAD BEARING MASONRY		3 OFFICE
	4 STEEL (NOT FIREPROOFED)		4 COMMERCIAL
	5 FIRE RESISTANT		5 INDUSTRIAL
	6 PRE-ENG (GALVANIZED STEEL)		6 SERVICE STATION OR SPECIALTY TYPE
	7 PRE-ENG (ENAMELED STEEL OR ALUMINUM)		
	8 PRE-ENG (INSULATED SANDWICH PANELS)		
	9 SERVICE STATION OR SPECIALTY BLDG.		

Tavern & Multa Res

YEAR BUILT 1900 OVERAL QUALITY
EFFECTIVE YEAR 19 00 A HIGH
OBSOLESCENCE 30 % B ABOVE AVERAGE
TOTAL NET CONDITION % C AVERAGE
PERCENT COMPLETE % D BELOW AVERAGE
X LOW

5 – STRUCTURAL SHELL SECTIONS Post & Pier

1–LIGHT WOOD
2–HEAVY TIMBER
3–LOAD BEARING MASONRY
4–STEEL (NOT FIREPROOFED)
5–FIRE RESISTANT
6–PRE-ENG (GALVANIZED STEEL)
7–PRE-ENG (ENAMELED STEEL OR ALUMINUM)
8–PRE-ENG (INSULATED SANDWICH PANELS)
9–SERVICE STATION OR SPECIALTY BLDG.
10–BASEMENT & CONCRETE 1ST FLOOR
11–BASEMENT & WOOD 1ST FLOOR
12–DOCK HIGH FOUNDATION

SECTION	TYPE	QUALITY (ACE) (9 A-E)	PERIMETER (1-8, 10-12)	GROUND AREA	WALL RATIO	STORIES (1-11)	HEIGHT
A	1	E	164	1440		2	23
B							
C							
D							
E							
F							
G							
H							

6 – EXTERIOR WALL
DO NOT USE "–" ENTRY FOR SHELL TYPES 1-5
FOR SHELL TYPES 6-9, USE ONLY FOR SUBSTITUTIONS OR MISSING WALLS
1–GROOVED PLYWOOD, STEEL SIDING, ETC.
2–WOOD OR ASBESTOS SIDING, CEMENT BLOCK, CLAY TILE, ETC.
3–TILTUP CONCRETE, MARBLECRETE, ETC.
4–COMMON BRICK, METAL SANDWICH PANELS, ETC.
5–FACE BRICK, REINFORCED CONCRETE, ETC.
6–COMMON BRICK PLUS CONCRETE
7–FACE BRICK PLUS CONCRETE
8–PRECAST CONCRETE PANELS, GLASS PANELS, ETC.
9–METAL & GLASS CURTAIN WALL
10–STONE MASONRY
11–LIMESTONE, SLATE, ETC.
12–MARBLE, ETC.
13–POLISHED GRANITE, ETC.
14–STORE FRONTS

TYPE	QUALITY (ACE)	+	MEASUREMENTS (HEIGHT, LENGTH)	WALL AREA
1	E	+		3772

7 – PEDESTRIAN DOORS
1 REVOLVING 2 AUTOMATIC SWINGING 3 AUTOMATIC SLIDING 4 AIR CURTAIN

TYPE	QUALITY (ACE)	NUMBER (1-3)	LIN. FT. (4)

8 – VEHICLE DOORS
DO NOT USE FOR SHELL TYPE 9
1–WOOD SECTIONAL 2–STEEL SECTIONAL 3–STEEL ROLLUP 4–HANGER TYPE STEEL

TYPE	QUALITY (ACE)	NUMBER	MEASUREMENTS (WIDTH, HEIGHT)	AREA

9 – VEHICLE DOOR OPERATOR

QUALITY (ACE)	NUMBER

10 – EXTERIOR STAIRS
1–WOOD 2–CONCRETE 3–STEEL CONCRETE 4–STEEL

TYPE	QUALITY (ACE)	FLIGHTS

11 – FIRE PLACES

QUALITY (ACE)	NUMBER

12 – FLOOR ADJUSTMENTS
1 – CONCRETE ON GRADE SHELLS 3 – CONCRETE & STEEL (SHELLS 3 & 4)
2 – WOOD (SHELLS 1, 2, & 11) 4 – REINFORCED CONCRETE (SHELLS 5 & 10)

TYPE	QUALITY (ACE)	+	MEASUREMENTS (LENGTH, WIDTH)	AREA
1	D	–		1512
2	D	+	Post & Pier	1512

13 – BALCONIES
1 – WOOD 2 – CONCRETE 3 – STEEL & CONCRETE

TYPE	QUALITY (ACE)	MEASUREMENTS (LENGTH, WIDTH)	AREA

14 – FLOOR GRATING
1 – STEEL 2 – ALUMINUM 3 – PLASTIC

TYPE	QUALITY (ACE)	MEASUREMENTS (LENGTH, WIDTH)	AREA

15 – ROOF ADJUSTMENTS
1–LIGHT WOOD (SHELL 1)
2–HEAVY TIMBER (SHELL 2)
3–STEEL NOT FIREPRFED (SHELLS 3 & 4)
4–CONCRETE (SHELL 5)
5–GALVANIZED STEEL (SHELL 6)
6–ENAM. STEEL OR ALUM (SHELL 7)
7–INSUL. SANDWICH PANELS (SHELL 8)
8–PRECAST CONCRETE

TYPE	QUALITY (ACE)	+	MEASUREMENTS (LENGTH, WIDTH)	AREA
2				

16 – WIDE SPAN ROOFS
1 – WOOD TRUSS 3 – STEEL TRUSS
2 – WOOD GLULAM BEAM 4 – PRESTRESSED CONCRETE

TYPE	QUALITY (ACE)	SPAN WIDTH	MEASUREMENTS (LENGTH, WIDTH)	AREA

17 – CANOPIES

QUALITY A-E	MEASUREMENTS (LENGTH, WIDTH)	AREA

18 – APARTMENT BUILDING DATA E

NUMBER	ITEM	NUMBER	ITEM
4	STUDIO APTS.		EXHAUST FAN
	1 BEDROOM APTS.		EXHAUST HOOD & FAN
	2 BEDROOM APTS.		RANGE TOP & OVEN
	3 BEDROOM APTS.		DROPIN RANGE
			ELECTRIC FIREPLACE
	GARBAGE DISPOSAL		INTERCOM SYSTEM
	DISHWASHER		

19 – INTERIOR DEVELOPED AREAS
DO NOT USE FOR SHELL TYPE 9
1–APARTMENTS
2–APT UTILITY AREA
3–HOTELS & MOTELS
4–SMALL OFFICES
5–OPEN OFFICES
6–PROFESSIONAL OFFICES
7–CLINICS
8–RETAIL DISCOUNT TYPE
9–OTHER RETAIL STORES
10–BANKS & THEATERS
11–WAREHOUSES
12–LIGHT MANUFACTURING
13–HEAVY MANUFACTURING

AVERAGE SF/APT

TYPE	QUALITY (A-E)	NO. APTS. (1)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA
1	E	4		1440
9	E			1440

20 – BANK VAULTS
1 – CASH 2 – RECORDS

TYPE	MEASUREMENTS (LENGTH, WIDTH)	AREA

21 – BANK VAULT DOORS
1 – CASH 2 – RECORDS

TYPE	THICKNESS (INCHES)	MEASUREMENTS (HEIGHT, WIDTH)	AREA

22 – BANK ACCESSORIES
2 – DRIVE-IN WINDOW 3 – NIGHT DEPOSITORY

TYPE	QUALITY (ACE)	NUMBER

23 – HEATING & COOLING
1–APT HW OR STEAM
2–APT FHA
3–APT UNIT HEATERS
4–COM'L HW OR STEAM
5–COM'L FHA
6–COM'L UNIT HEATERS
7–IND HW OR STEAM
8–IND FHA
9–IND UNIT HEATERS
10–APT CENTRAL COOLING
11–APT PACKAGE COOLING
12–COM'L CENTRAL COOLING
13–COM'L PACKAGE COOLING
14–IND CENTRAL COOLING
15–IND PACKAGE COOLING
16–APT CENTRAL COMB
17–APT PACKAGE COMB
18–COM'L CENTRAL COMB
19–COM'L PACKAGE COMB
20–IND CENTRAL COMB
21–IND PACKAGE COMB

TYPE	QUALITY (ACE)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA
S	E		2240

24 – NO BOILER
ONLY FOR HEAT. TYPES 1, 4, OR 7

25 – MINIMUM INDUSTRIAL UNIT HEATERS
1–SMALL 2–MED 3–LARGE

TYPE	NUMBER

26 – PLUMBING
1 – APTS 2 – COM'L. 3 – IND.

TYPE	QUALITY (ACE)	NUMBER
2	D	16

27 – ELECTRICAL
1 – APT 2 – COML. 3 – IND. DO NOT USE FOR SHELL TYPE 9
ILLUMINATION: 1–BRIGHT 2–ADEQUATE 3–MINIMUM 4–INADEQUATE

TYPE	QUALITY (ACE)	ILLUM (1-3) (SE: 4)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA
1	E	3		3024

28 – SPRINKLERS
1–APTS 2–COM'L 3–IND

TYPE	QUALITY (ACE)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA

29 – COLD STORAGE
1–COOLER 2–CHILLER 3–FREEZER 4–QUICK FREEZE

TYPE	MEASUREMENTS (LENGTH, WIDTH)	AREA

30 – ESCALATORS

QUALITY (ACE)	WIDTH (INCHES)	HEIGHT	FLIGHTS

31 – ELEVATORS
1 – PASS AUTO ELEC LOC
2 – PASS AUTO ELEC EXP
3 – PASS MAN ELEC LOC
4 – PASS MAN ELEC EXP
5 – PASS HYD
6 – FREIGHT ELEC
7 – FREIGHT HYD
8 – PERSONNEL LIFT
9 – SIDEWALK MAN
10 – SIDEWALK HYD
11 – SIDEWALK ELEC
12 – DUMBWAITER ELEC
13 – DUMBWAITER MAN

TYPE	QUALITY (ACE) (1-7)	CAPACITY (LBS) (1-7)	STOPS (1-8)	NUMBER

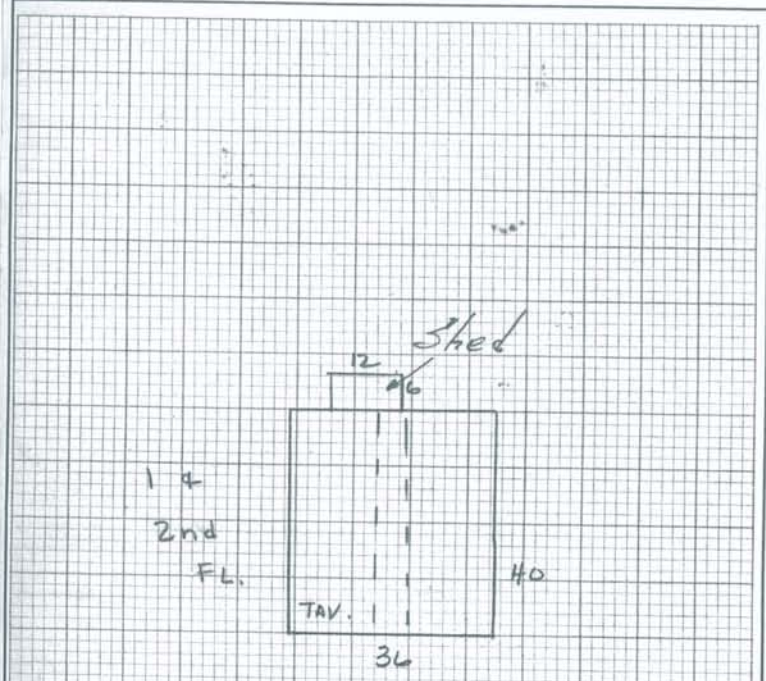
32 – OTHER PRINCIPAL BUILDING COMPONENTS

SECTION	TYPE	QUALITY	OTHER DESCRIPTION	REPLACEMENT COST

ASSESSOR'S FORM 210-A

MAJOR _____ MINOR _____ SPLIT ____ FOLIO _____ SUBLETTER ____ SUBNUMBER ____

33 – PLAT OF BUILDING



34 – CALCULATIONS

See 1 of 2 card
Next door Rented
$37,000

33-55 – ACCESSORY IMPROVEMENTS

SECTION NO.	SECTION TITLE	TYPE
36	Conc Pad	2
42	Shed	

DEPRECIATED VALUE	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION
	1900	19	%
400	1900	19	%
		19	%
		19	%
		19	%
		19	%
		19	%
		19	%
		19	%

56 – REMARKS

Ref E 71-401-
Bldg 26340 - 20
This refers to tow
only

VALUE	DATE STARTED	DATE COMPLETED

AMOUNT

CLASSIFIER	CALCULATOR	REVIEWER
65	65	12

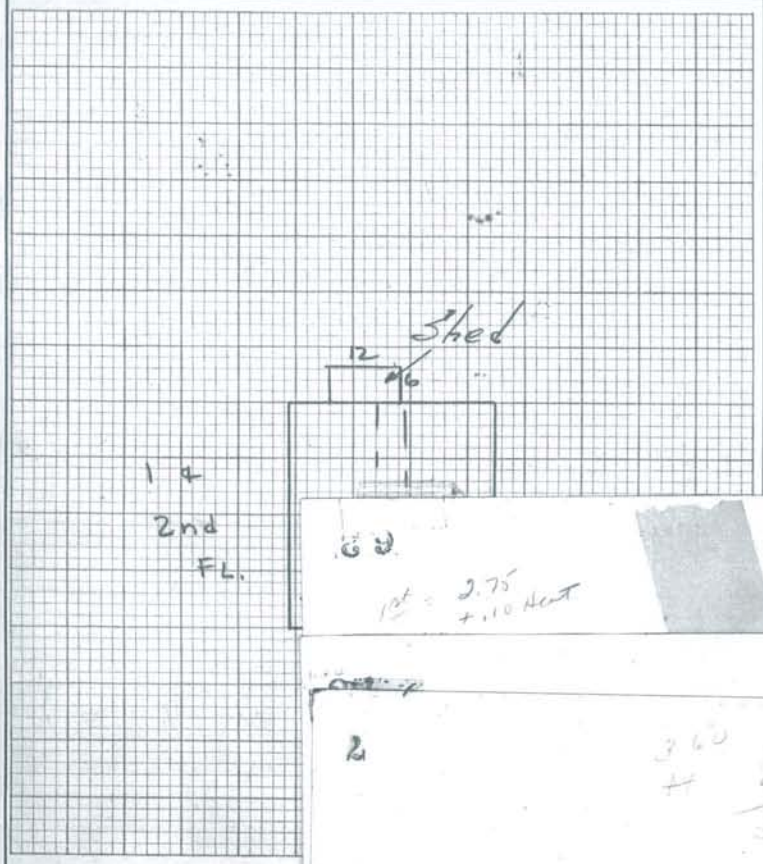
INDICATED TOTAL PROPERTY VALUE $

61 – APPRAISAL DATA

YEAR	PRINCIPAL BUILDING	OTHER BUILDINGS	ACCESSORY IMPROVEMENTS	TOTAL IMPROVEMENTS	LAND	TOTAL APPRAISED VALUE	REASON FOR APPRAISAL

MAJOR _____ MINOR _____ SPLIT ____ FOLIO _____ SUBLETTER ____ SUBNUMBER ____

33 – PLAT OF BUILDING



34 – CALCULATIONS

See 1 of 2 cont'd
Next door listed
#37,000

33-35 – ACCESSORY IMPROVEMENTS

SECTION NO.	SECTION TITLE	TYPE	DEPRECIATED VALUE	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION
36	Conc Pad	2		1900	19	%
42	Shed		400	1900	19	%
					19	%
					19	%
					19	%
					19	%
					19	%
					19	%
					19	%

56 – REMARKS

B of E 71-401-C
Bldg 26340 – 20,000
This refers to Tavern Bldg only

57 – INCOME DATA

ANNUAL ECONOMIC OR ACTUAL GROSS INCOME	$
LESS VACANCY	
ANNUAL EFFECTIVE GROSS INCOME	$
LESS EXPENSES	
ANNUAL NET INCOME	$
LAND VALUE (UNIT ____ X UNIT VALUE ____ = ____)	
LAND RATE (INTEREST ____ % + TAXES ____ % = ____ %)	
LESS LAND INCOME (VALUE ____ X RATE ____ %)	
NET INCOME TO BUILDING	$
÷ BUILDING RATE (INTEREST ____ % + TAXES ____ % + RECAPTURE ____ %)	
BUILDING VALUE	$
PERSONAL PROPERTY VALUE	
LAND VALUE	
INDICATED TOTAL PROPERTY VALUE	$

58 – PERMIT DATA

NUMBER	DATE	VALUE	DATE STARTED	DATE COMPLETED

59 – SALES RECORD

MONTH	YEAR	AMOUNT

60 – STAFF

DATE	ENUMERATOR	CLASSIFIER	CALCULATOR	REVIEWER
4/74	65	65	65	12

61 – APPRAISAL DATA

YEAR	PRINCIPAL BUILDING	OTHER BUILDINGS	ACCESSORY IMPROVEMENTS	TOTAL IMPROVEMENTS	LAND	TOTAL APPRAISED VALUE	REASON FOR APPRAISAL

el

25'

EFFECTIVE AGE ~~15~~ 12 YEARS

DIMENSIONS See xPlans x

SQUARI

~~5180~~

I

BUILDIN

MAIN BU

OTHER B

TOTAL

ASSESSE

DATE

1. SIZE

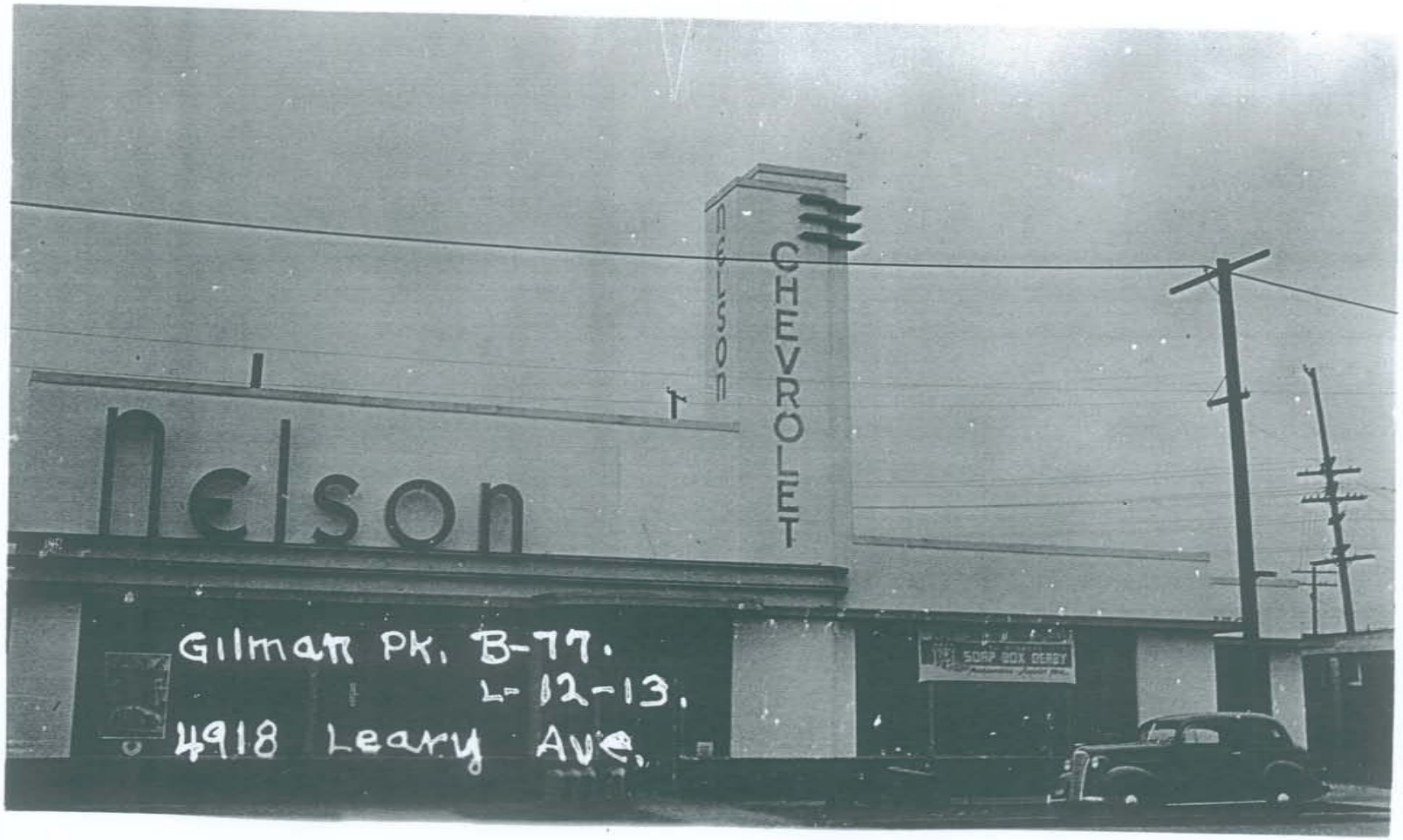
2. STRE

3. SIDE

4. LAND

5. TREN

6. USE



Gilman Pk. B-77.
L- 12-13.
4918 Leary Ave.

1 DISTRICT A
LIMITS Ballard
CODE NO. 2
PERMIT NO. Jacobs
ORIG. COST 1937 Roll WF-1
$

2 ADDITION GILMAN PARK ADD.
SECTION TWP. N. RANGE EWM: BLOCK 77 TRACT OR LOT NO. 13 Ptn of 10 NW of N Ln of lot 12
DESCRIPTION Ext to 17th Ave NW & 13 less por for St

NAME 05065 5598 / 8615

F628

3 ADDRESS — PROPERTY 4918 Leary Ave.
CONT. PURCHASER
4 FEE OWNER Stanley Nelson Sr (11-10-38) 8-7-39
5 ARCHITECT
CONTRACTOR

6 BUILDING
STORE-Auto Sales
1 Story
1 Store '55
3 Rooms offices 2000

BASEMENT None

FOUNDATION P & B

ROOF Tar & Gravel

STORE FRONTS
Plate Glass 24sq.ft.
Wood Sash, Tile-Blkhead, 16 Lin.Ft
Copper Trim

EXTERIOR
Frame, Siding
Corrugated Iron-2-sides.
2' x 6' Stud walls

EXTRA FEATURES None
CONSTRUCTION Mill P&B, medium
MISCELLANEOUS None
7 CONDITION: EXTERIOR Fair INTERIOR Fair FOUND. Fair
8 MAIN SUPPORT COLUMN 6 x 6 FOOTING Conc. SPAN 8 FT.
9 FIRST FLOOR JOIST 2x4 Laminated INCH CENTERS BRIDGED
10 BUILDING Finished
11 GROSS INCOME $ EXPENSE $ NET INCOME $
12 DEPRECIATION: COND. 51 % OBSLSE. % ECON. SUIT. % TOTAL %
YEAR BUILT 1915 REMODELED 1918-1936
EFFECTIVE AGE ~~19~~ 20 YEARS FUTURE LIFE 16 YEARS
DIMENSIONS See Plans x SQUARE FT. 7689 AREA CUBIC FT.

INTERIOR Wood doors Painted
P & B
Ceiled Shiplap
1 Partition, Frame 2x6 T&G
Fir Trim
FLOORS Laminated 2 x 4
Cement on top
FIRE PLACE None
PLUMBING 4-Fixtures;
2 Toilets, 2 Sinks
average
TILE WORK None
WIRING Conduit, 13 - 6x44
Trusses
HEATING ~~Hot Air~~ Hot Water '55
2 susp gas
ELEVATORS None
CEILING — HEIGHT 1st. Flr. 14'

Picture of re-modeled building

IMPROVEMENT VALUE
BUILDING 8000
MAIN BUILDING $ ~~7300~~ 7298
OTHER BUILDINGS ~~2200~~
TOTAL $ ~~9500~~
ASSESSED VALUE 50% $ ~~4750~~
DATE 11/26/37

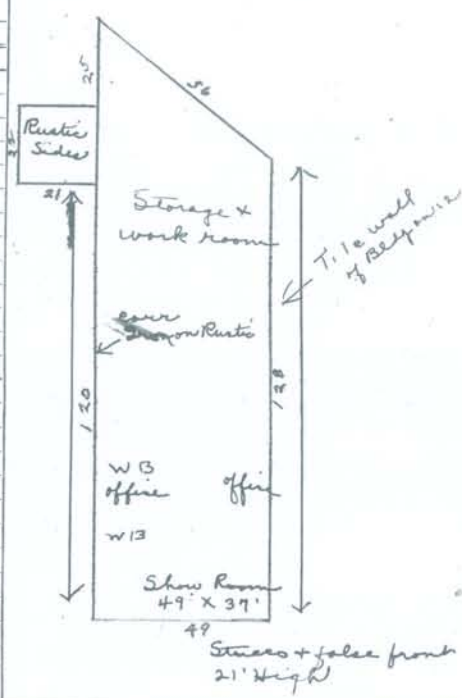
LAND INFORMATION
1. SIZE x
Level-On Grade
2. STREET — ROAD Graded-Paved
No - Alley
3. SIDEWALK Conc. - Sewer
4. LANDSCAPING Natural
5. TREND Static VALUE $
6. USE Res.-Ind.
7. DISTRICT Medium-Old

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE

OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP

REMARKS
Also Undivided 1/2 Int. in portion of 10/77 of Gilman Park Add.
Also Undivided 1/2 Int. in all of 14/77 of Gilman Park Add

FLOOR PLAN 40' = 1"



1 DISTRICT	A
LIMITS	Ballard
CODE NO.	2
PERMIT NO.	281790
2 ADDITION	GILMAN PARK ADD.
NAME	~~050085~~
SECTION / TWP. / N. RANGE / EWM: BLOCK	77
TRACT OR LOT NO.	~~13~~ ~~Lots 10 & 12 of ...~~
DESCRIPTION	Jacobs Roll 1972 WM-2
	Lot 10 Also Lots 12 to 14 INCL. less por for St.
3 ADDRESS — PROPERTY	4918 Leary Ave.
CONT. PURCHASER	
4 FEE OWNER	Stanley Nelson (11-10-38) 8-7-39
5 ARCHITECT	
CONTRACTOR	

ORIG. COST $

6 BUILDING ~~Garage~~ Store
GARAGE
1 Story
1 Store
2 Rooms 55
Offices 1650

BASEMENT ~~None~~ 10'X16'

FOUNDATION Concrete, 2'

ROOF Frame
Tar & Gravel
Truss Span 25'

STORE FRONTS
Plate Glass
Wood Sash
Struct-Gl.Blkhead

EXTERIOR
3 sides Brick-Solid, Com.
Clay-Tile, Stucco
on Front, Cornice
Frame.

EXTRA FEATURES None

CONSTRUCTION Ord.Masonry, good

MISCELLANEOUS None

7 CONDITION: EXTERIOR Good INTERIOR Good FOUND. Good

8 MAIN SUPPORT COLUMN Conc. FOOTING Conc. SPAN FT.

9 FIRST FLOOR JOIST Conc. INCH CENTERS BRIDGED

10 BUILDING Finished

11 GROSS INCOME $ EXPENSE $ NET INCOME $

12 DEPRECIATION: COND. 12% OBSLSE. % ECON. SUIT. % TOTAL 25%

YEAR BUILT ~~1927~~ 1928 REMODELED ~~No~~ 1936

EFFECTIVE AGE ~~X~~ 12 YEARS FUTURE LIFE ~~XX~~ 48 YEARS

DIMENSIONS See Plans x 30 SQUARE FT. ~~5120~~ 5145 AREA CUBIC FT.

INTERIOR
2 Plastered
1 Partition
Frame Post + Beam

FLOORS X Cement
X Tile asph. 1650 '55

FIRE PLACE None

PLUMBING 2-Fixtures;
1 Toilet, 1 Basin
(good)

TILE WORK None

WIRING

HEATING ~~Central-see rmks~~
~~2 furnaces~~ 1 Hot Water
~~1 Gravity~~ 2984
SUSP gas

ELEVATORS None

CEILING — HEIGHT 1st.Flr. 11',
Mean Roof Hgt. 16'.

Picture of re-modeled building

IMPROVEMENT VALUE

BUILDING	$
MAIN BUILDING	$ ~~8300~~
OTHER BUILDINGS	$ ~~4150~~ 1948
TOTAL	$ ~~6240~~
ASSESSED VALUE 50%	$ ~~3120~~ 10800
DATE	11/27/37

LAND INFORMATION

1. SIZE x
Level - On Grade
2. STREET — ROAD Graded-Paved
No - Alley
3. SIDEWALK Conc. - Sewer
4. LANDSCAPING Natural
5. TREND Static VALUE $
6. USE Res.-Ind.
7. DISTRICT Medium-Old

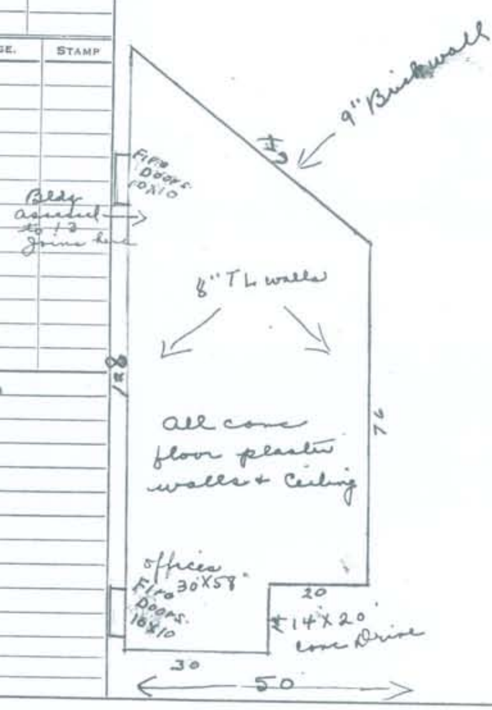
OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE

OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
Nelson Chev. Co.					

REMARKS Office of Bldg. heated by Hot Air from Bldg. Next door.

Also por. Lot 11 / 77
Gilman Park add.

30' = 1"
FLOOR PLAN



SMALL COMMERCIAL — KING COUNTY ASSESSOR, SEATTLE, WASHINGTON

DISTRICT	ROAD	SCHOOL	WATER	FIRE	DECREASE OR INCREASE IN ASSESSED VALUATION 8496

RECORD OF ASSESSED VALUE					DATE	BY	REASON	LAND		BUILDING	
YEAR	AC.	LAND	BLDGS.	TOTAL				DECREASE	INCREASE	DECREASE	INCREASE
1938		600	3120	3720							
1942		800	3120	3920	4-41	[illegible]	reval		200		
1946		1000	3120	4120	11-44	BKL	Merge				
1948		1250	3120	4370	11-46	NE					
1950		1250	4150	5400	9-24-48	JS	Reval				
19											
19											
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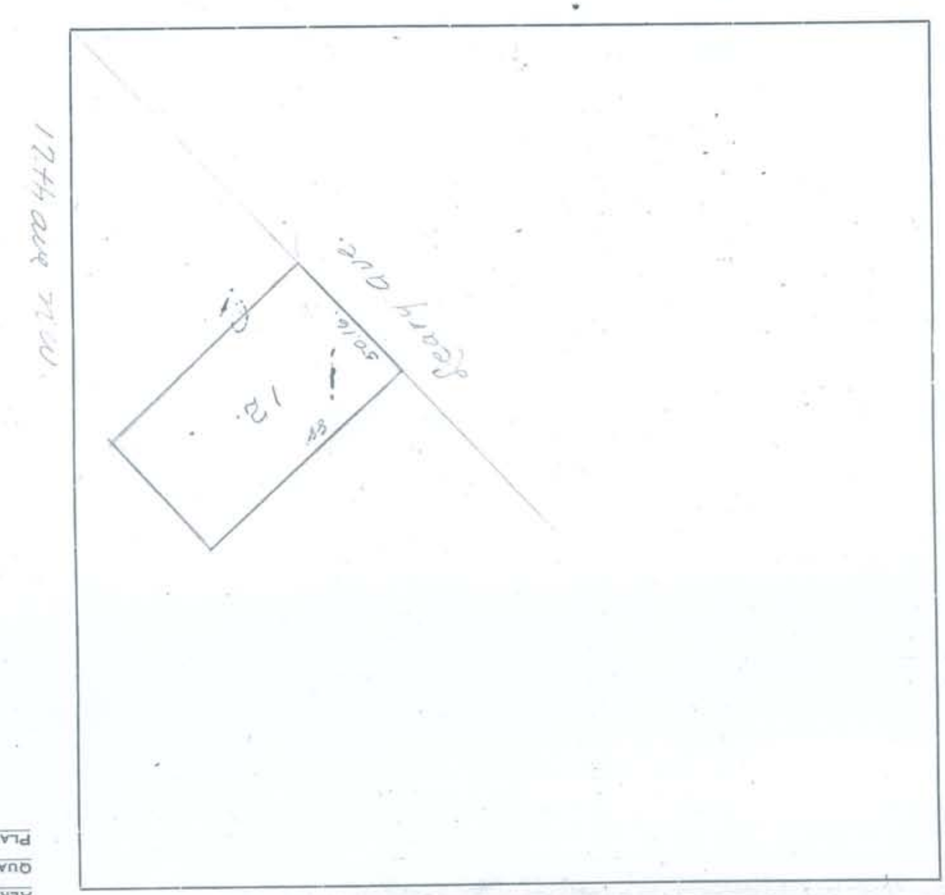

BLOCK NO.
LOT NO.
PARCEL NO.
TAX LOT NO.

SECTION SE 11
TWP. 25
RANGE 3

PLAT MAP #1198
QUARTER MAP
AERIAL PHOTO

LAND CLASSIFICATION AND SEGREGATION

DISTRICT	ROAD	SCHOOL	WATER	FIRE	DECREASE OR INCREASE IN ASSESSED VALUATION 8495

RECORD OF ASSESSED VALUE					DATE	BY	REASON	LAND		BUILDING	
YEAR	AC.	LAND	BLDGS.	TOTAL				DECREASE	INCREASE	DECREASE	INCREASE
~~1938~~		~~600~~	~~1750~~	~~2350~~			Undivided ½ interest				
~~1942~~		~~800~~	~~1750~~	~~2550~~	4-41	D.L.	reval		200		
~~1946~~		~~1200~~	~~1750~~	~~2950~~	~~11-44~~	~~B.K.S.~~	Merge				
1946		1200	2200	3400	4-45	U.S. Serg	Revalued				
1948		1500	2200	3700	11-46	N.S.					
1950		1500	3500	5000	9-24-48	J.G.	Reval				
19											
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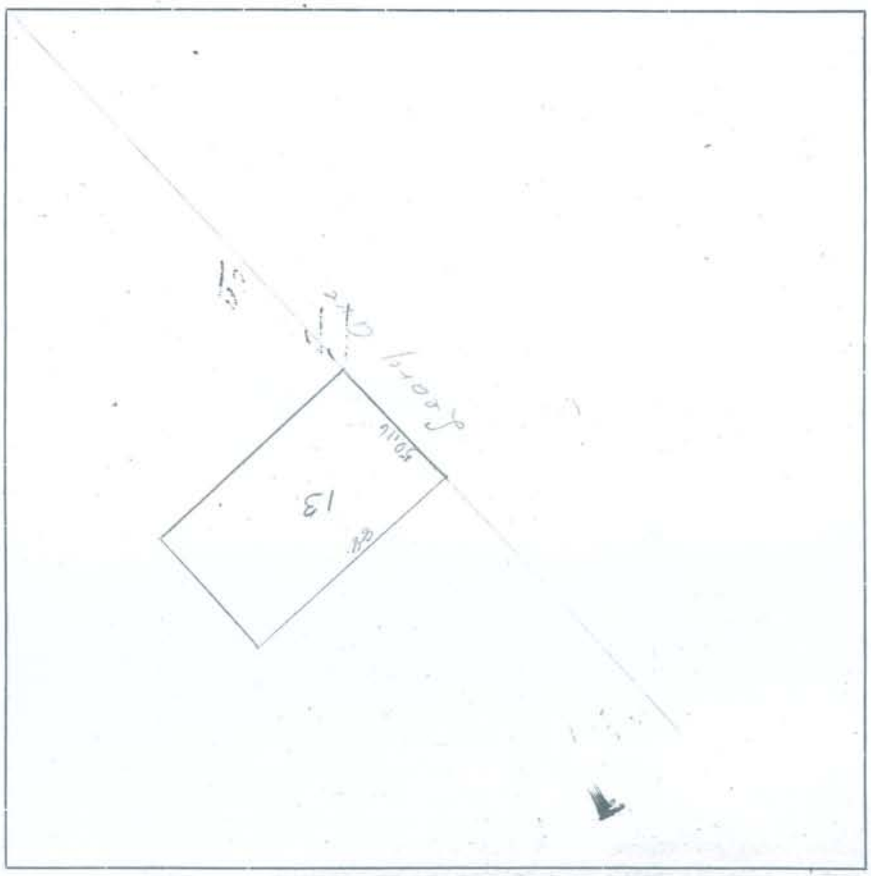
1744 20 ave W



SECTION 11 SE
TWP. 25
RANGE 3

TAX LOT NO.
PARCEL NO.
LOT NO.
BLOCK NO.

AERIAL PHOTO
QUARTER MAP
PLAT MAP #1178

LAND CLASSIFICATION AND SEGREGATION

	Tar and Gravel T.P.	Asph Or	Tile	Lin Tot	Sq. Ft. ____ Walls Lin. Ft. ____ Dr. Bds. Kit's ☐ Fl. ☐ Walls		Showe Laun H. W. Sprin

Built 1960 ☒ Finished ☐ Unfinished ☐ Remodeled

tive Age ____ Years Future Life ____ Years

for Cond. ____ Dep. for Ob. ____ Dep. for Es. ____ Total 10%

HEATING

X	Stove
	Pipele
	Gravi
	Air C
	Suspe
	Steam
	Hot W
	Oil Bu

Year	
1957	
71	

FOLIO 628

PERMIT NO.

DATE

ADDITION GILMAN PARK

Section 11 Twp. 2S Range 3 Ewm. Block 77 Lot or Tract 14-15

Tax Lot

Address 4918 Leary Ave

Lot 14

Fee Owner Nelson Chev. Co. Architect

Condition of Exterior F Interior F Foundation F Floor Plan: Good Accept X Good

USE OTT

- 1 No. Stories
- No. Stores
- 1 No. Rooms
- Basement
- 1 No. Offices
- No. Apartments
- 1 rm. ☐ 2 rm. ☐ 3 rm.
- 4 rm. ☐ 5 rm. ☐ 6 rm.

TYPE OF CONSTRUCTION

- X Frame
- X Single ☐ Double
- Ordinary Masonry
- Mill Construction
- Class A Rein. Con.
- Stru. Steel and Con
- Tile ☐ Brick
- Con. ☐ Rein. Con.

Good Med Cheap X

FOUNDATION

- Mud Sills
- X Post and Pier
- Brick
- Concrete
- Pile

BASEMENT

- Full ☐ %
- Sub-Basement
- Size
- Garage ☐ No. Cars
- Floors
- Plastered
- Living Rooms
- Service Rooms

EXTERIOR WALL CONST.

- X Single ☐ Double
- X 2" x 4" Stud Walls
- 2" x 6" Stud Walls
- Brick Walls
- Brick with Pilasters
- Concrete Walls
- Con. with Pilasters
- Tile Walls
- Rein. Con. Skel.
- Filler Walls
- Laminated Walls

EXTERIOR FACING

- Siding ☐ Shingles
- Shakes ☐ Stucco
- Brick Veneer
- Plywood Kind
- Stone ☐ Cast S.
- Terra Cotta
- Struct. Glass
- Trim

FLOOR CONSTRUCTION

Joist Con. Size 2 x

O.C. In Bridg ☐

- Mill Construction
- Rein. Con.

ROOF CONSTRUCTION

- X Frame Lam ☐
- Mill Construction
- Rein. Concrete
- No. Trusses
- Wood ☐ Steel

ROOFING MATERIAL

- Tar and Gravel
- Or T.T.

FLOOR FINISHES

- Fir ☐ Maple
- Oak ☐ 2"x0" T&G
- Lino. ☐ 3"x0" T&G
- Cement
- Terrazzo
- Raecolith
- Asph Tile
- Or

Tile ☐ Lino.

Tile Total: Baths ☐ Fl. ☐ Walls; Sq. Ft. Floors; Sq. Ft. Walls; Lin. Ft. Dr. Bds.

Lino. Total: Sq. Ft. Floors; Sq. Ft. Walls; Lin. Ft. Dr. Bds.

Kit's ☐ Fl. ☐ Walls

PLUMBING

- No. Fixtures
- 10 Toilets
- Tubs, Leg or Pem.
- Basins, Ped.
- Sinks
- Urinals
- Showers (Tub) (Stall)
- Laundry Trays
- H. W. Tank Fl. Drains ☐
- Sprink. Sys. No. Hds.

Date Built 1950 ☒ Finished ☐ Unfinished ☐ Remodeled

Effective Age Years Future Life Years

Dep. for Cond. Dep. for Ob Dep. for Es Total 10%

HEATING

- X Stove
- Pipeless Furnace
- Gravity H. A.
- Air Cond., Fan
- Suspended Gas, Hot Water
- Steam Heat
- Hot Water
- Oil Burner

Year	Assessed Value
1961	350
71	700 H.T.

Auto. ☐ Elec. ☐ Man. ☐ Hyd. ☐ Man.

Holsts: Elec. Hyd.

- Untreated
- Treated Piles only
- Average Length
- Paved

- Flex. Cable
- Conduit
- Power Wiring
- Range Wiring
- No. Outlets

INTERIOR WALLS

- Stud and Plaster
- Lam. ☐ Plastered
- 1 Plywood
- Ceiled
- Plaster Board
- 1 Painted
- Stain ☐ Varnish
- Kalsomine
- Whitewashed
- Unfinished

INTERIOR TRIM

- 1 Fir
- Mah. ☐ Oak
- Metal
- Doors
- Windows
- Stained
- Varnished
- 1 Painted
- Unfinished

C. H.

B	
1	7
2	
3	
4	
5	
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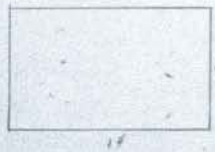
GROUND FLOOR AREA 119

TOTAL FLOOR AREA



Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S. F. Area	Factor	Value	% Dep.	Deprec.	Net Value
Garage					x			$		$	$
					x			$		$	$
					x			$		$	$
					x			$		$	$

N P B N. CO.

1 District: CA Limits	2 Addition: Gilman Park Add — Name:
Code No.: Ballard	Section — Twp. — N. Range — EWM: Block 77 — Tract or Lot No. 14 — F628
Permit No.	Description: Less Por for St.
	3 Address — Property: 4918 Leary Ave — Cont. Purchaser
	4 Fee Owner
	5 Architect — Contractor

Orig. Cost $

6 Building: Parking Lot

Foundation

Roof

Store Fronts

Exterior

Docks

Interior

Extra Features

Construction

Refrigeration

7 Condition: Exterior — Interior — Found.

8 Main Support Column x — Footing — Span Ft.

9 First Floor Joist — Inch Center Bridged

10 — Building

11 Gross Income $ — Expense $ — Net Income $

12 Depreciation: Cond. % Obslse. % Econ. Suit. % Total %

Year Built — Remodeled

Effective Age Years — Future Life Years

Dimensions 50 x 88 x — Square Ft. 4400 □ — Area Cubic Ft.

Floors

Plumbing

Tile Work

Wiring

Heating

Elevators

Ceilings — Story Height

Basement

50'x88' Black Top
Parking Lot for used cars.

Void
See new sheet
7/5[illegible]

Void

Improvement Value

Main Building $

Other Buildings $

Total $

Assessed Value 50% $ 300 ~~[illegible]~~ 1948

Date

Land Information

1. Size x
2. Street — Road
3. Sidewalk
4. Landscaping
5. Trend — Value $
6. Use
7. District

O C	Owner or Contract Purchaser	Date	File No.	Price	Mtge.	Stamp

Remarks

Floor Plan

DISTRICT	ROAD	SCHOOL	WATER	FIRE	METRO
Seattle-1					

DECREASE OR INCREASE IN ASSESSED VALUATION ~~8575~~ 3335

27677

RECORD OF ASSESSED VALUE								LAND		BUILDING	
YEAR	AC.	LAND	BLDGS.	TOTAL	DATE	BY	REASON	DECREASE	INCREASE	DECREASE	INCREASE
1948		900			11-46	NS					
1950		900	300	1200	9-24-48	JG	Black Top.				
1954		3650	7950 (3)	11,600	2-19-54	Wds (B)	Lot 10 also Lots 12 to 14 etc. Seg B 939				
1957		3650	9750 (3)	13,400	9/27/55	E S.	New office Bldg 44 — Black top carried in Lot 15				
1957		4450	9750	14,200	5-31-56	Am	R.V.				
1959		4450	9750	14200	3-3-58	LL	Rv				
1964		7850	9750	17600	2-20-63	Bls	Rv				
19 71 L 15700 B 19500 T 35200*276770-3335-0 8/9											
19											
1972		24790	28660	53450	11-16-70	LLW	RV(1)				
72 L 19683 B 22756 T 42439*276770-3335-0 9/71											
73 L 24790 B 28660 T 53450*276770-3335-0 9/71											
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LAND CLASSIFICATION OR SEGREGATION

THIS SQUARE INDICATES ______ ACRES

LOT NO.

BLOCK NO.

SECTION

TWP.

RANGE

TAX LOT NO.

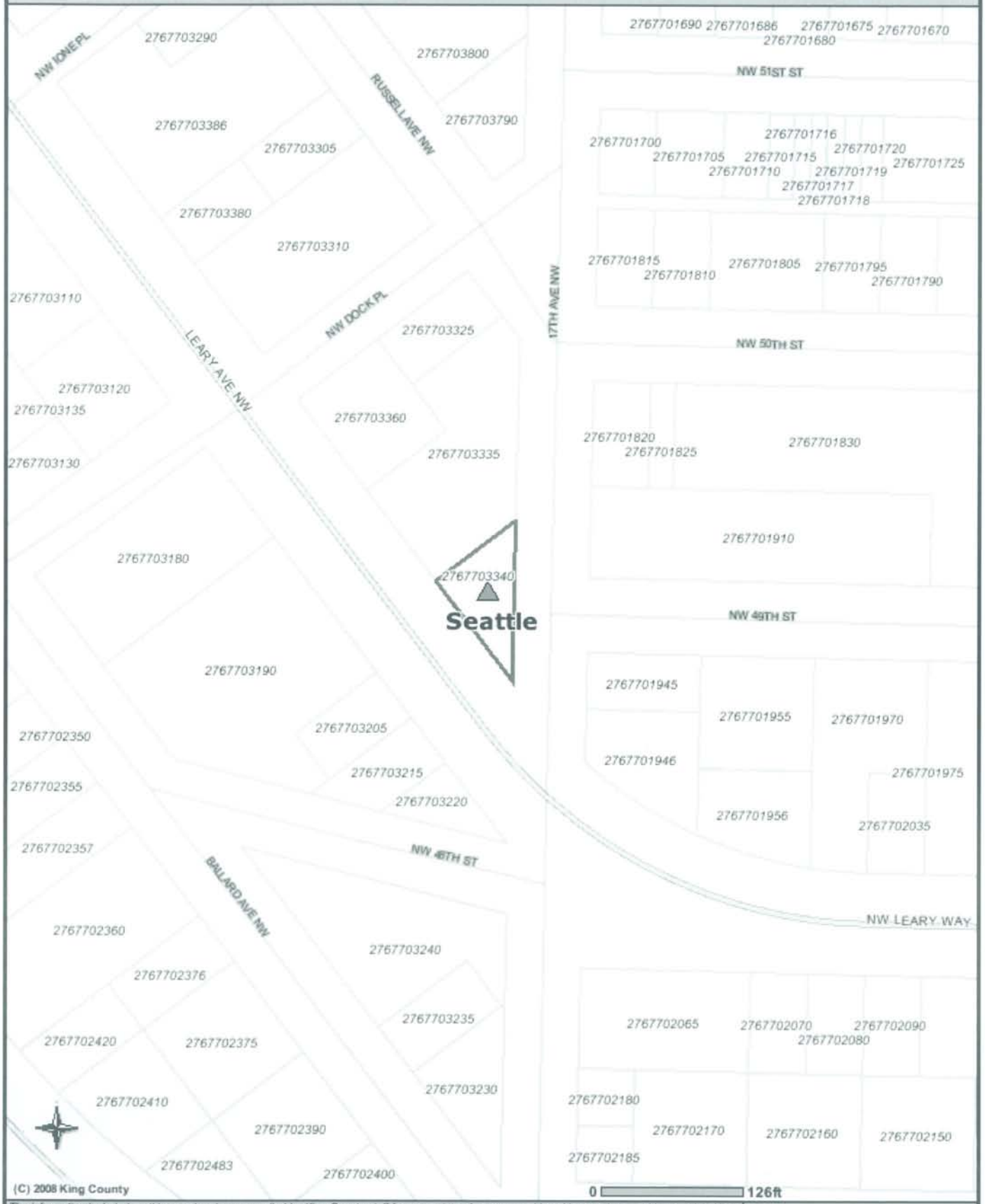
PARCEL NO.

PLAT MAP

QUARTER MAP

AERIAL PHOTO

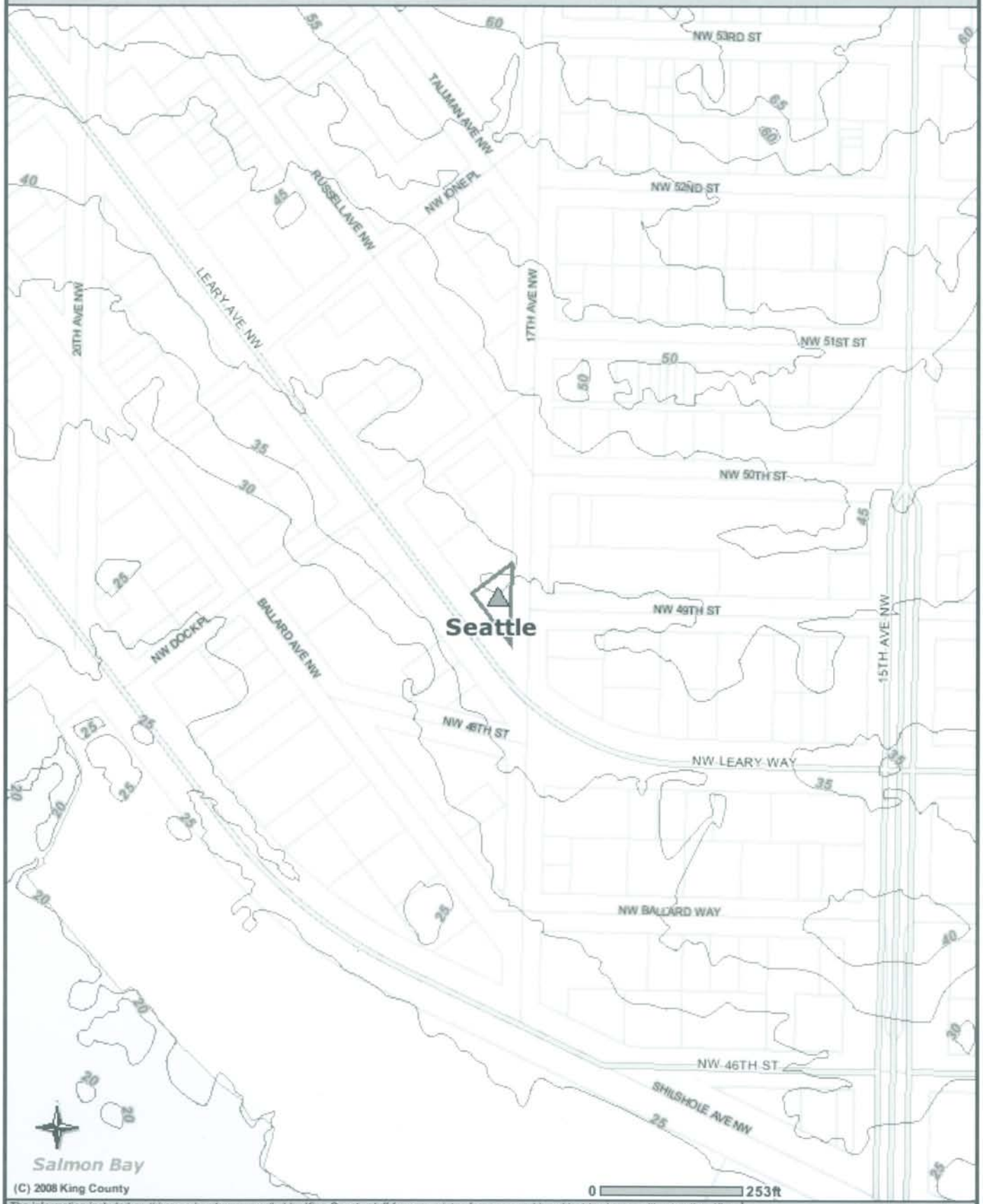
iMAP



Date: 9/15/2008 Source: King County iMAP - Property Information (http://www.metrokc.gov/GIS/iMAP)

King County

iMAP



Date: 9/15/2008 Source: King County iMAP - Property Information (http://www.metrokc.gov/GIS/iMAP)

King County

King County

SP

Assessor information for parcel number 2767703340

Taxpayer name	OLD BALLARD L L C	Parcel number	2767703340
Mailing address	PO BOX 70583 SEATTLE WA 98107	Tax Account number	276770334007
		Levy code	0010
		Jurisdiction	SEATTLE
		Present use	Service Building
		Appraised value	$343,000
Address(es) at this parcel	4900 LEARY AVE NW 98107		

Legal description

GILMAN PARK ADD LESS ST

Sales/Quit Claims/Transfers

Sale date	Sale price	Buyer	Seller	Excise tax number	Recording number	Instrument type	Sale reason
05-30-2006	$0	OLD BALLARD L L C	SLATTERY MICHAEL C+JUDITH C	2213842	20060613002235	Quit Claim Deed	Other
09-01-2004	$285,000	SLATTERY MICHAEL C+JUDITH C	TIME OIL CO	2067887	20040903001802	Statutory Warranty Deed	None

Parcel description

Property name	bistro	Plat name	GILMAN PARK BLKS 050 THRU 94	Water system	WATER DISTRICT
Property type	C - COMMERCIAL	Plat block	77	Sewer system	PUBLIC
Present use	Service Building	Plat lot	11	Access	PUBLIC
Lot area	5,700 sq. ft. (0.13 acres)	Q-S-T-R	SE-11-25-3	Street surface	PAVED

Commercial building description

Building	1 of 1	Building description	restaurant
Year built	1942	Predominant use	RESTAURANT, TABLE SERVICE (350)
Stories	1	Gross sq. ft.	1,157
Building quality	AVERAGE	Net sq. ft.	1,157
Construction class	WOOD FRAME	Heating system	SPACE HEATERS
Building shape	Rect or Slight Irreg	Sprinklers	N
		Elevators	

Taxable value history

Tax year	Tax status	Taxable value reason	Appraised value	Taxable value
2009	TAXABLE	NONE OR UNKNOWN	$342,000 (land) + $1,000 (improvements) **$343,000** (total)	$342,000 (land) + $1,000 (improvements) **$343,000** (total)
2008	TAXABLE	NONE OR UNKNOWN	$285,000 (land) + $1,000 (improvements) **$286,000** (total)	$285,000 (land) + $1,000 (improvements) **$286,000** (total)
2007	TAXABLE	NONE OR UNKNOWN	$256,500 (land) + $1,000 (improvements) **$257,500** (total)	$256,500 (land) + $1,000 (improvements) **$257,500** (total)
2006	TAXABLE	NONE OR UNKNOWN	$199,500 (land) + $1,000 (improvements) **$200,500** (total)	$199,500 (land) + $1,000 (improvements) **$200,500** (total)

Related resources

King County Assessor: Submit a request to correct information in this report
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King County Recorders Office: Excise Tax Affidavits Report
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King County Recorders Office: Scanned images of surveys and other map documents.
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N

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Assessor information for parcel number 2767703335

Taxpayer name	NELSON MOTORS INC
Mailing address	22020 HWY 99 - PO BOX 1177 EDMONDS WA 98020
Address(es) at this parcel	4918 LEARY AVE NW 98107

Parcel number	2767703335
Tax Account number	276770333504
Levy code	0010
Jurisdiction	SEATTLE
Present use	Service Building
Appraised value	$1,413,800

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+ 47.59909 N
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+ 47° 35' 56.72"
- 122° 19' 52.90"

Legal description

GILMAN PARK ADD LESS ST

Parcel description

Property name	BALLARD FRAME & AXLE & SO-PAC	Plat name	GILMAN PARK BLKS 050 THRU 94	Water system	WATER DISTRICT
Property type	C - COMMERCIAL	Plat block	77	Sewer system	PUBLIC
Present use	Service Building	Plat lot	9-10 & 12-13	Access	PUBLIC
Lot area	17,545 sq. ft. (0.40 acres)	Q-S-T-R	SE-11-25-3	Street surface	PAVED

Commercial building description

Building	1 of 2	Building description	warehouse /office
Year built	1928	Predominant use	OFFICE BUILDING (344)
Stories	1	Gross sq. ft.	5,145
Building quality	AVERAGE	Net sq. ft.	5,145
Construction class	MASONRY	Heating system	HOT WATER
Building shape	Rect or Slight Irreg	Sprinklers	N
		Elevators	

Building	2 of 2	Building description	WHSE
Year built	1928	Predominant use	STORAGE WAREHOUSE (406)
Stories	1	Gross sq. ft.	5,425
Building quality	AVERAGE	Net sq. ft.	5,425
Construction class	MASONRY	Heating system	SPACE HEATERS
Building shape	Rect or Slight Irreg	Sprinklers	N
		Elevators	

Taxable value history

Tax year	Tax status	Taxable value reason	Appraised value	Taxable value
2009	TAXABLE	NONE OR UNKNOWN	$1,052,700 (land) + $361,100 (improvements) **$1,413,800** (total)	$1,052,700 (land) + $361,100 (improvements) **$1,413,800** (total)
2008	TAXABLE	NONE OR UNKNOWN	$877,200 (land)	$877,200 (land)

			+ $255,800 (improvements) **$1,133,000** (total)	+ $255,800 (improvements) **$1,133,000** (total)
2007	TAXABLE	NONE OR UNKNOWN	$789,500 (land) + $314,200 (improvements) **$1,103,700** (total)	$789,500 (land) + $314,200 (improvements) **$1,103,700** (total)
2006	TAXABLE	NONE OR UNKNOWN	$614,000 (land) + $327,900 (improvements) **$941,900** (total)	$614,000 (land) + $327,900 (improvements) **$941,900** (total)

Related resources

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NW

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Assessor information for parcel number 2767703190

Taxpayer name	**HATCH MARSHALL**
Mailing address	**1301 SPRING ST UNIT 19-G SEATTLE WA 98104**
Address(es) at this parcel	**4925 LEARY AVE NW 98107**

Parcel number	**2767703190**
Tax Account number	**276770319008**
Levy code	**0010**
Jurisdiction	**SEATTLE**
Present use	**Warehouse**
Appraised value	**$2,122,900**

Legal description

GILMAN PARK ADD ALL 3-4-5-17-18-19-20 LESS STS

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giscenter@kingcounty.gov

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+ 47° 35' 56.72"
- 122° 19' 52.90"

Sales/Quit Claims/Transfers

Sale date	Sale price	Buyer	Seller	Excise tax number	Recording number	Instrument type	Sale reason
12-20-2004	$0	HATCH FAMILY LIMITED LIABILITY COMPANY	HATCH MARSHALL+GRAVENKEMPER JEANNIE HELEN+DANIELS	2098922	20050131000623	Quit Claim Deed	Other
10-31-2003	$0	GRAVENKEMPER JEANNIE HELEN+DANIELS CATHERINE ANN H	HATCH MARSHALL	2090429		Deed of Personal Rep	Estate Settlement
12-09-2002	$0	DANIELS CATHY HATCH	KIRK VERA VERNELLE - TRUSTEE	1946821	20030325000760	Trustees' Deed	Trust
03-15-1989	$0	KIRK VERA VERNELLE (TRUST OF)	KIRK JACK(PR)	1053781	198904070741	Other - See Affidavit	Estate Settlement

Parcel description

Property name	**HATCH & KIRK**
Property type	**C - COMMERCIAL**
Present use	**Warehouse**
Lot area	**31,078 sq. ft. (0.71 acres)**

Plat name	**GILMAN PARK BLKS 050 THRU 94**
Plat block	**76**
Plat lot	**POR**
Q-S-T-R	**SE-11-25-3**

Water system	**WATER DISTRICT**
Sewer system	**PUBLIC**
Access	**PUBLIC**
Street surface	**PAVED**

Commercial building description

Building	**1 of 1**
Year built	**1966**
Stories	**1**
Building quality	**AVERAGE**
Construction class	**MASONRY**
Building shape	**Rect or Slight Irreg**

Building description	**MARINE SUPPLY WAREHOUSE**
Predominant use	**STORAGE WAREHOUSE (406)**
Gross sq. ft.	**22,282**
Net sq. ft.	**22,282**
Heating system	**SPACE HEATERS**
Sprinklers	**Y**
Elevators	

Taxable value history

Tax year	Tax status	Taxable value reason	Appraised value	Taxable value
2009	TAXABLE	NONE OR UNKNOWN	$1,864,600 (land) + $258,300 (improvements) **$2,122,900** (total)	$1,864,600 (land) + $258,300 (improvements) **$2,122,900** (total)
2008	TAXABLE	NONE OR UNKNOWN	$1,553,900 (land) + $278,200 (improvements)	$1,553,900 (land) + $278,200 (improvements)

			$1,832,100 (total)	**$1,832,100** (total)
2007	TAXABLE	NONE OR UNKNOWN	$1,398,500 (land) + $385,800 (improvements) **$1,784,300** (total)	$1,398,500 (land) + $385,800 (improvements) **$1,784,300** (total)
2006	TAXABLE	NONE OR UNKNOWN	$1,087,700 (land) + $565,100 (improvements) **$1,652,800** (total)	$1,087,700 (land) + $565,100 (improvements) **$1,652,800** (total)

Related resources

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Assessor information for parcel number 2767703205

print

Taxpayer name	**BAUMCHEN DAVID**
Mailing address	**1369 N ARROWHEAD RD CAMANO ISLAND WA 98292**

Parcel number	**2767703205**
Tax Account number	**276770320501**
Levy code	0010
Jurisdiction	SEATTLE
Present use	**Office Building**
Appraised value	**$392,500**

Address(es) at this parcel **4917 LEARY AVE NW 98107**

Legal description

GILMAN PARK ADD LESS ST

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201 S. Jackson St.
Suite 706
Seattle, WA 98104
giscenter@kingcounty.gov

+ 47.59909 N
- 122.33136 W

+ 47° 35' 56.72"
- 122° 19' 52.90"

Sales/Quit Claims/Transfers

Sale date	Sale price	Buyer	Seller	Excise tax number	Recording number	Instrument type	Sale reason
02-27-1984	$0	BAUMCHEN DAVID R	BAUMCHEN PEGGY E	1046329	198902220389	Quit Claim Deed	Settlement

Parcel description

Property name	**RICH ELECTRONICS**	Plat name	**GILMAN PARK BLKS 050 THRU 94**	Water system	**WATER DISTRICT**
Property type	**C - COMMERCIAL**	Plat block	**76**	Sewer system	**PUBLIC**
Present use	**Office Building**	Plat lot	**6**	Access	**PUBLIC**
Lot area	**4,400 sq. ft. (0.10 acres)**	Q-S-T-R	**SE-11-25-3**	Street surface	**PAVED**

Commercial building description

Building	**1 of 1**	Building description	**OFFICE & SHOP**
Year built	**1952**	Predominant use	**WAREHOUSE OFFICE (810)**
Stories	**1**	Gross sq. ft.	**3,072**
Building quality	**AVERAGE**	Net sq. ft.	**3,072**
Construction class	**WOOD FRAME**	Heating system	**FORCED AIR UNIT**
Building shape	**Rect or Slight Irreg**	Sprinklers	**N**
		Elevators	

Taxable value history

Tax year	Tax status	Taxable value reason	Appraised value	Taxable value
2009	TAXABLE	NONE OR UNKNOWN	$264,000 (land) + $128,500 (improvements) **$392,500** (total)	$264,000 (land) + $128,500 (improvements) **$392,500** (total)
2008	TAXABLE	NONE OR UNKNOWN	$220,000 (land) + $129,600 (improvements) **$349,600** (total)	$220,000 (land) + $129,600 (improvements) **$349,600** (total)
2007	TAXABLE	NONE OR UNKNOWN	$198,000 (land)	$198,000 (land)

			+ $141,800 (improvements) **$339,800** (total)	+ $141,800 (improvements) **$339,800** (total)
2006	TAXABLE	NONE OR UNKNOWN	$154,000 (land) + $134,200 (improvements) **$288,200** (total)	$154,000 (land) + $134,200 (improvements) **$288,200** (total)

Related resources

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search by condo name

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SW

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Assessor information for parcel number 2767703215

print

Taxpayer name	BARNES BROOKE A
Mailing address	3055 PERKINS LN W SEATTLE WA 98199
Address(es) at this parcel	4911 LEARY AVE NW 98107

Parcel number	2767703215
Tax Account number	276770321509
Levy code	0010
Jurisdiction	SEATTLE
Present use	Warehouse
Appraised value	$274,100

Legal description

GILMAN PARK ADD ALL LOTS 7 & 16 LY NELY OF NW 48TH ST & LY SWLY OF LEARY WY NW

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201 S. Jackson St.
Suite 706
Seattle, WA 98104
giscenter@kingcounty.gov

+ 47.59909 N
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Sales/Quit Claims/Transfers

Sale date	Sale price	Buyer	Seller	Excise tax number	Recording number	Instrument type	Sale reason
06-15-1989	$72,000	BARNES BROOKE A	BURNS JAMES A+SARAH E	1066857	198906191378	Warranty Deed	None

Parcel description

Property name	WHSE	Plat name	GILMAN PARK BLKS 050 THRU 94	Water system	WATER DISTRICT
Property type	C - COMMERCIAL	Plat block	76	Sewer system	PUBLIC
Present use	Warehouse	Plat lot	7 & 16	Access	PUBLIC
Lot area	4,552 sq. ft. (0.10 acres)	Q-S-T-R	SE-11-25-3	Street surface	PAVED

Commercial building description

Building	1 of 1	Building description	WAREHOUSE
Year built	1992	Predominant use	STORAGE WAREHOUSE (406)
Stories	1	Gross sq. ft.	3,700
Building quality	AVERAGE	Net sq. ft.	3,700
Construction class	PREFAB STEEL	Heating system	SPACE HEATERS
Building shape	Rect or Slight Irreg	Sprinklers	N
		Elevators	

Taxable value history

Tax year	Tax status	Taxable value reason	Appraised value	Taxable value
2009	TAXABLE	NONE OR UNKNOWN	$273,100 (land) + $1,000 (improvements) **$274,100** (total)	$273,100 (land) + $1,000 (improvements) **$274,100** (total)
2008	TAXABLE	NONE OR UNKNOWN	$227,600 (land) + $1,000 (improvements) **$228,600** (total)	$227,600 (land) + $1,000 (improvements) **$228,600** (total)
2007	TAXABLE	NONE OR UNKNOWN	$204,800 (land)	$204,800 (land)

			+ $6,100 (improvements) **$210,900** (total)	+ $6,100 (improvements) **$210,900** (total)
2006	TAXABLE	NONE OR UNKNOWN	$159,300 (land) + $1,000 (improvements) **$160,300** (total)	$159,300 (land) + $1,000 (improvements) **$160,300** (total)

Related resources

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Assessor information for parcel number 2767703220

print

Taxpayer name	BURNS JAMES A
Mailing address	910 10TH N EDMONDS WA 98020

Parcel number	2767703220
Tax Account number	276770322002
Levy code	0010
Jurisdiction	SEATTLE
Present use	Service Building
Appraised value	$222,400

Address(es) at this parcel: 4905 LEARY AVE NW 98107

Legal description

GILMAN PARK ADD LESS PORS FOR NW 48TH ST & LEARY WY NW

Parcel description

Property name	HILL MACHINE	Plat name	GILMAN PARK BLKS 050 THRU 94	Water system	WATER DISTRICT
Property type	C - COMMERCIAL	Plat block	76	Sewer system	PUBLIC
Present use	Service Building	Plat lot	8 - 9	Access	PUBLIC
Lot area	3,185 sq. ft. (0.07 acres)	Q-S-T-R	SE-11-25-3	Street surface	PAVED

King County GIS Center
King Street Center
201 S. Jackson St.
Suite 706
Seattle, WA 98104
giscenter@kingcounty.gov

+ 47.59909 N
- 122.33136 W

+ 47° 35' 56.72"
- 122° 19' 52.90"

Commercial building description

Building	1 of 1	Building description	GARAGE
Year built	1922	Predominant use	GARAGE, SERVICE REPAIR (528)
Stories	1	Gross sq. ft.	1,440
Building quality	AVERAGE	Net sq. ft.	1,440
Construction class	MASONRY	Heating system	SPACE HEATERS
Building shape	Rect or Slight Irreg	Sprinklers	N
		Elevators	

Taxable value history

Tax year	Tax status	Taxable value reason	Appraised value	Taxable value
2009	TAXABLE	NONE OR UNKNOWN	$191,100 (land) + $31,300 (improvements) **$222,400** (total)	$191,100 (land) + $31,300 (improvements) **$222,400** (total)
2008	TAXABLE	NONE OR UNKNOWN	$159,200 (land) + $56,300 (improvements) **$215,500** (total)	$159,200 (land) + $56,300 (improvements) **$215,500** (total)
2007	TAXABLE	NONE OR UNKNOWN	$143,300 (land) + $66,700 (improvements) **$210,000** (total)	$143,300 (land) + $66,700 (improvements) **$210,000** (total)
2006	TAXABLE	NONE OR UNKNOWN	$111,400 (land) + $29,300 (improvements) **$140,700** (total)	$111,400 (land) + $29,300 (improvements) **$140,700** (total)

Related resources

King County Assessor: Submit a request to correct information in this report
King County Assessor: eReal Property Report (PDF format requires Acrobat)

NE

Assessor information for parcel number 2767701820

print

Taxpayer name	**ANDERSON DEWEY & ELAINE**
Mailing address	**314 172ND PL SE** **BOTHELL WA 98012**

Parcel number	**2767701820**
Tax Account number	**276770182000**
Levy code	0010
Jurisdiction	SEATTLE
Present use	**Warehouse**
Appraised value	**$277,000**

Address(es) at this parcel **4912 17TH AVE NW 98107**

Legal description

GILMAN PARK ADD & POR VAC ALLEY ADJ

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Suite 706
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giscenter@kingcounty.gov

+ 47.59909 N
- 122.33136 W

+ 47° 35' 56.72"
- 122° 19' 52.90"

Sales/Quit Claims/Transfers

Sale date	Sale price	Buyer	Seller	Excise tax number	Recording number	Instrument type	Sale reason
09-01-1985	$75,000	ANDERSON DEWEY G+ELAINE	FULLER JAMES L+ARLENE M	841501	198509061339	Warranty Deed	None

Parcel description

Property name	**FULLER-ANDERSON ROOFING**	Plat name	**GILMAN PARK BLKS 050 THRU 94**	Water system	**WATER DISTRICT**
Property type	**C - COMMERCIAL**	Plat block	**66**	Sewer system	**PUBLIC**
Present use	**Warehouse**	Plat lot	**1**	Access	**PUBLIC**
Lot area	**4,600 sq. ft. (0.11 acres)**	Q-S-T-R	**SE-11-25-3**	Street surface	**PAVED**

Commercial building description

Building	**1 of 1**	Building description	**WAREHOUSE**
Year built	**1951**	Predominant use	**STORAGE WAREHOUSE (406)**
Stories	**1**	Gross sq. ft.	**1,700**
Building quality	**AVERAGE**	Net sq. ft.	**1,700**
Construction class	**WOOD FRAME**	Heating system	**FORCED AIR UNIT**
Building shape	**Rect or Slight Irreg**	Sprinklers	**N**
		Elevators	

Taxable value history

Tax year	Tax status	Taxable value reason	Appraised value	Taxable value
2009	TAXABLE	NONE OR UNKNOWN	$276,000 (land) + $1,000 (improvements) **$277,000** (total)	$276,000 (land) + $1,000 (improvements) **$277,000** (total)
2008	TAXABLE	NONE OR UNKNOWN	$230,000 (land) + $1,000 (improvements) **$231,000** (total)	$230,000 (land) + $1,000 (improvements) **$231,000** (total)

2007	TAXABLE	NONE OR UNKNOWN	$207,000 (land) + $1,000 (improvements) **$208,000** (total)	$207,000 (land) + $1,000 (improvements) **$208,000** (total)
2006	TAXABLE	NONE OR UNKNOWN	$161,000 (land) + $1,000 (improvements) **$162,000** (total)	$161,000 (land) + $1,000 (improvements) **$162,000** (total)

Related resources

King County Assessor: Submit a request to correct information in this report
King County Assessor: eReal Property Report (PDF format requires Acrobat)
King County Assessor: Quarter Section Map (PDF format requires Acrobat)
King County GIS: Property information FAQ
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King County DDES: Permit Applications Report (for unincorporated areas only)
King County Treasury Operations: Property Tax Information for this property
King County Recorders Office: Excise Tax Affidavits Report
King County Recorders Office: Scanned images of plats.
King County Recorders Office: Scanned images of surveys and other map documents.
Open iMAP to this property (requires a high speed internet connection)
Open Parcel Viewer to this property (any connection speed, but less features than iMAP)

Search:

Address or parcel number: Go Reset

search by condo name

example address: 8621 428TH AVE SE | example parcel number: 0942000860

This report was generated on 9/9/2008 11:58:43 AM

E

Assessor information for parcel number 2767701910

print

Taxpayer name	SBFP INC C/O NELSON CHEVROLET CO
Mailing address	PO BOX 70627 SEATTLE WA 98107

Parcel number	2767701910
Tax Account number	276770191001
Levy code	0010
Jurisdiction	SEATTLE
Present use	Service Building
Appraised value	$1,459,000

Address(es) at this parcel: 4904 17TH AVE NW 98107

Legal description

GILMAN PARK ADD & POR VAC ALLEY ADJ

Parcel description

Property name	NELSON CHEV SERVICE GARAGE	Plat name	GILMAN PARK BLKS 050 THRU 94	Water system	WATER DISTRICT
Property type	C - COMMERCIAL	Plat block	66	Sewer system	PUBLIC
Present use	Service Building	Plat lot	19 THRU 24	Access	PUBLIC
Lot area	24,300 sq. ft. (0.56 acres)	Q-S-T-R	SE-11-25-3	Street surface	PAVED

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201 S. Jackson St.
Suite 706
Seattle, WA 98104
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+ 47.59909 N
- 122.33136 W

+ 47° 35' 56.72"
- 122° 19' 52.90"

Commercial building description

Building	1 of 1	Building description	SERVICE GARAGE
Year built	1947	Predominant use	GARAGE, SERVICE REPAIR (528)
Stories	1	Gross sq. ft.	18,660
Building quality	AVERAGE	Net sq. ft.	18,660
Construction class	MASONRY	Heating system	HOT WATER
Building shape	Rect or Slight Irreg	Sprinklers	N
		Elevators	

Taxable value history

Tax year	Tax status	Taxable value reason	Appraised value	Taxable value
2009	TAXABLE	NONE OR UNKNOWN	$1,458,000 (land) + $1,000 (improvements) **$1,459,000** (total)	$1,458,000 (land) + $1,000 (improvements) **$1,459,000** (total)
2008	TAXABLE	NONE OR UNKNOWN	$1,215,000 (land) + $1,000 (improvements) **$1,216,000** (total)	$1,215,000 (land) + $1,000 (improvements) **$1,216,000** (total)
2007	TAXABLE	NONE OR UNKNOWN	$1,093,500 (land) + $1,000 (improvements) **$1,094,500** (total)	$1,093,500 (land) + $1,000 (improvements) **$1,094,500** (total)
2006	TAXABLE	NONE OR UNKNOWN	$850,500 (land) + $1,000 (improvements) **$851,500** (total)	$850,500 (land) + $1,000 (improvements) **$851,500** (total)

Related resources

King County Assessor: Submit a request to correct information in this report

King County
Always at your service

KCGIS Center
www.KingCounty.gov/GIS

SE

KCGIS Parcel Reports
Property Report
Districts and Development Conditions Report
Find Your Council District
Find Your Watershed
KCGIS Center

Assessor information for parcel number 2767701945

print

Taxpayer name	**STANLEY NELSON III LLC**
Mailing address	**651 NW 162ND ST SHORELINE WA 98177**
Address(es) at this parcel	**4818 17TH AVE NW 98107**

Parcel number	**2767701945**
Tax Account number	**276770194500**
Levy code	**0010**
Jurisdiction	**SEATTLE**
Present use	**Apartment(Mixed Use)**
Appraised value	**$731,500**

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Suite 706
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+ 47.59909 N
- 122.33136 W

+ 47° 35' 56.72"
- 122° 19' 52.90"

Legal description

GILMAN PARK ADD LESS S 50 FT

Sales/Quit Claims/Transfers

Sale date	Sale price	Buyer	Seller	Excise tax number	Recording number	Instrument type	Sale reason
12-12-2000	$0	STANLEY NELSON III LLC	STANLEY NELSON III FAMILY LP	1791692	20001213001914	Special Warranty Deed	Other
01-14-2000	$0	STANLEY NELSON III FAMILY L P	NELSON STANLEY III	1735423	20000209000244	Special Warranty Deed	Other
01-11-2000	$0	NELSON STANLEY III	NELSON CHEVROLET CO	1731620	20000113000002	Special Warranty Deed	Other
06-03-1999	$265,000	NELSON CHEVROLET CO	SEE NORMAN E	1695572	19990701000531	Quit Claim Deed	Trust
02-06-1995	$0	SEE NORMAN E	KEY TRUST COMPANY OF THE NW	1419801	199503141016	Quit Claim Deed	Other

Parcel description

Property name	**BIT TAVERN APTS & WHSE**	Plat name	**GILMAN PARK BLKS 050 THRU 94**	Water system	**WATER DISTRICT**
Property type	**C - COMMERCIAL**	Plat block	**67**	Sewer system	**PUBLIC**
Present use	**Apartment(Mixed Use)**	Plat lot	**1-2**	Access	**PUBLIC**
Lot area	**5,000 sq. ft. (0.11 acres)**	Q-S-T-R	**SE-11-25-3**	Street surface	**PAVED**

Commercial building description

Building	**1 of 2**	Building description	**WAREHOUSE**
Year built	**1960**	Predominant use	**STORAGE WAREHOUSE (406)**

Stories	1	Gross sq. ft.	2,500
Building quality	AVERAGE	Net sq. ft.	2,500
Construction class	MASONRY	Heating system	SPACE HEATERS
Building shape	Rect or Slight Irreg	Sprinklers	N
		Elevators	

Building	2 of 2	Building description	TAVERN WITH APARTMENTS ABOVE
Year built	1900	Predominant use	APARTMENT (300)
Stories	2	Gross sq. ft.	2,880
Building quality	AVERAGE	Net sq. ft.	2,880
Construction class	WOOD FRAME	Heating system	FORCED AIR UNIT
Building shape	Rect or Slight Irreg	Sprinklers	N
		Elevators	

Taxable value history

Tax year	Tax status	Taxable value reason	Appraised value	Taxable value
2009	TAXABLE	NONE OR UNKNOWN	$300,000 (land) + $431,500 (improvements) **$731,500** (total)	$300,000 (land) + $431,500 (improvements) **$731,500** (total)
2008	TAXABLE	NONE OR UNKNOWN	$250,000 (land) + $404,700 (improvements) **$654,700** (total)	$250,000 (land) + $404,700 (improvements) **$654,700** (total)
2007	TAXABLE	NONE OR UNKNOWN	$225,000 (land) + $360,700 (improvements) **$585,700** (total)	$225,000 (land) + $360,700 (improvements) **$585,700** (total)
2006	TAXABLE	NONE OR UNKNOWN	$175,000 (land) + $316,800 (improvements) **$491,800** (total)	$175,000 (land) + $316,800 (improvements) **$491,800** (total)

Related resources

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King County Recorders Office: Excise Tax Affidavits Report
King County Recorders Office: Scanned images of plats.
King County Recorders Office: Scanned images of surveys and other map documents.
Open iMAP to this property (requires a high speed internet connection)
Open Parcel Viewer to this property (any connection speed, but less features than iMAP)

Search:

Address or parcel number: Go Reset

search by condo name

example address: 8621 428TH AVE SE | example parcel number: 0942000860

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SE

Assessor information for parcel number 2767701946

print

Taxpayer name	OLD BALLARD L L C
Mailing address	PO BOX 70583 SEATTLE WA 98107
Address(es) at this parcel	4810 17TH AVE NW 98107

Parcel number	2767701946
Tax Account number	276770194609
Levy code	0010
Jurisdiction	SEATTLE
Present use	Warehouse
Appraised value	$490,300

Legal description

GILMAN PARK ADD S 50 FT OF LOTS 1-2 TGW ALL OF LOTS 23-24 LESS ST

King County GIS Center
King Street Center
201 S. Jackson St.
Suite 706
Seattle, WA 98104
giscenter@kingcounty.gov

+ 47.59909 N
- 122.33136 W

+ 47° 35' 56.72"
- 122° 19' 52.90"

Sales/Quit Claims/Transfers

Sale date	Sale price	Buyer	Seller	Excise tax number	Recording number	Instrument type	Sale reason
05-30-2006	$0	OLD BALLARD L L C	SLATTERY MICHAEL C+JUDITH C	2213838	20060613002229	Quit Claim Deed	Other

Parcel description

Property name	ANCHOR PACKING CO	Plat name	GILMAN PARK BLKS 050 THRU 94	Water system	WATER DISTRICT
Property type	C - COMMERCIAL	Plat block	67	Sewer system	PUBLIC
Present use	Warehouse	Plat lot	1-2 & 23-24	Access	PUBLIC
Lot area	8,156 sq. ft. (0.19 acres)	Q-S-T-R	SE-11-25-3	Street surface	PAVED

Commercial building description

Building	1 of 1	Building description	WAREHOUSE
Year built	1925	Predominant use	STORAGE WAREHOUSE (406)
Stories	1	Gross sq. ft.	2,790
Building quality	AVERAGE	Net sq. ft.	2,790
Construction class	WOOD FRAME	Heating system	FORCED AIR UNIT
Building shape	Rect or Slight Irreg	Sprinklers	N
		Elevators	

Taxable value history

Tax year	Tax status	Taxable value reason	Appraised value	Taxable value
2009	TAXABLE	NONE OR UNKNOWN	$489,300 (land) + $1,000 (improvements) **$490,300** (total)	$489,300 (land) + $1,000 (improvements) **$490,300** (total)
2008	TAXABLE	NONE OR UNKNOWN	$407,800 (land) + $1,000 (improvements) **$408,800** (total)	$407,800 (land) + $1,000 (improvements) **$408,800** (total)
2007	TAXABLE	NONE OR UNKNOWN	$367,000 (land)	$367,000 (land)

			+ $1,000 (improvements) **$368,000** (total)	+ $1,000 (improvements) **$368,000** (total)
2006	TAXABLE	NONE OR UNKNOWN	$285,400 (land) + $1,000 (improvements) **$286,400** (total)	$285,400 (land) + $1,000 (improvements) **$286,400** (total)

Related resources

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Open iMAP to this property (requires a high speed internet connection)
Open Parcel Viewer to this property (any connection speed, but less features than iMAP)

Search:

Address or parcel number: Go Reset

search by condo name

example address: 8621 428TH AVE SE | example parcel number: 0942000860

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Contact us at giscenter@kingcounty.gov.

APPENDIX C

City of Seattle
Department of Planning and Development Records

LEARY AVE. N.W.

ADD.

5-11-93
27
5

PARK Ave. N.W.

27.5

12" storm

15" storm

11

GILMAN

77

12

13

14

15

4914

4900

4918

4930

4731

PLACE

DOCK N.W.

Relaid with 6" C.C.

169.5'

219.5'

187.5' SAN.

120'

136'

92'

86'

58'

37.5'

42'

15'

18"

15"

146

154

270'

262.5'

238.5'

287'

320'

246.5'

C.C.

0=14'
382'

370.5' Conc.

341' Park

387.5'

419.5'

6" Pipe

4905
DYED
CONC.
2-13-64

4911

4917

4921

4935
Out

4939

76

9

8

7

6

5

4

3

2

1

16

17

10

4744

N.W. 48TH ST.

See Card #3322

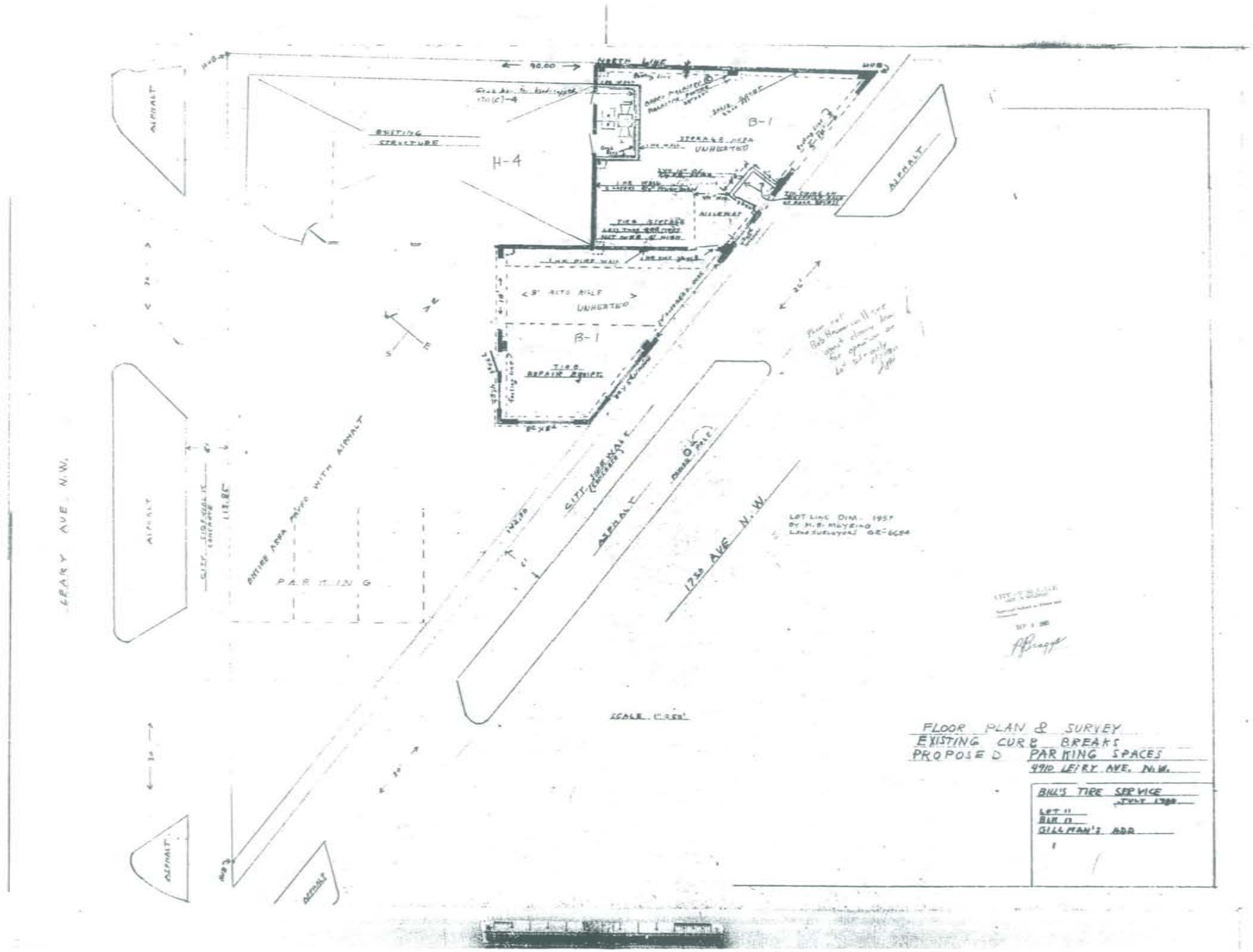
See Ballard Books
D. 126-129
& Original St. Permits

Ballard S.R. - P. 126 & 127.
Blk 28 L.I.D. 3322 P. 12

Storm Sep.
7-17-153
0-d-99789

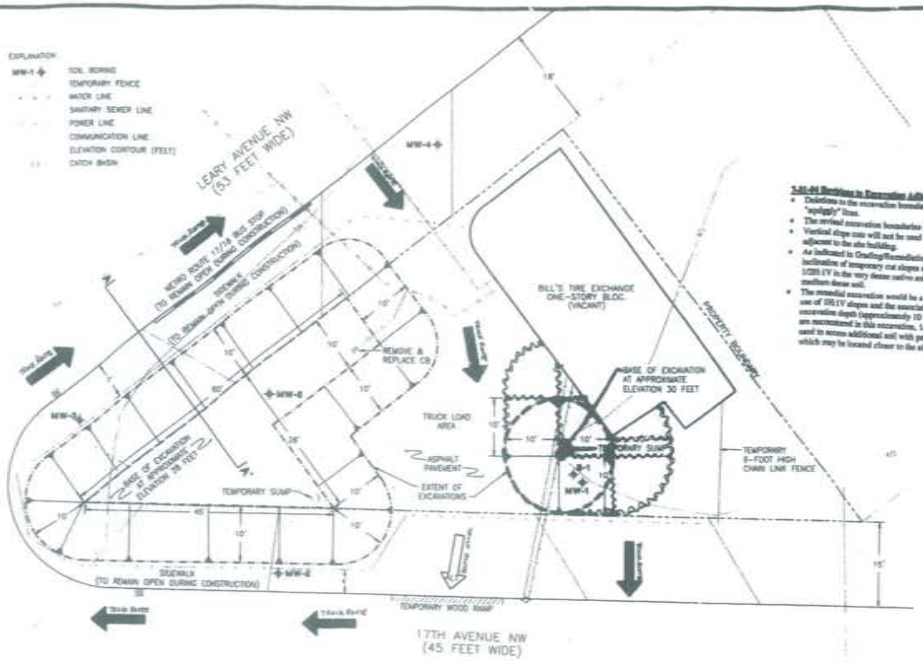
NOV 18 1926

HOUSE NUMBER	PERMIT AND PLAT NUMBER	DATE ISSUED	APPROVED	OWNER	CONTRACTOR	INSPECTOR	DATE INSPECTION	REMARKS
4914	11923	11-11-09	A.A.M.	H.W. Maxwell.	T. Christensen	Wright.	11-27-09	
4939	21165	5-4-14	"	Wm Twig	P. Rodal	B.F. Smith	5-6-14	
4935	10161							
4918	23662	10-6-15	A.G.T.	A.M. Austin	S. Pentti J. Manninen	Parker.	10-8-15	#4924 Existing conn. at this date.
4925	C-3184	8-18-28	C.E.H.	G.J. Huwer.	~~G.J. Huwer~~	Tourtello	8-22-28	
4900	E.3866	4-17-41	I.J.S.	Genl. Pstr. Co	F. Colagrossi	"	4-21-41	
4917	H-1841	9-15-52	Lukevich	Kaare Gregor & Son	L.O. Franklin	"	9-25-53	Treas. Rec. No. 81324 Fee #15.36
4921	N-3446	5-1768	W. Throw	Wright Outboard	H.S. Ferguson	G BOYLE	5-22-68	$20.00 7.5 hrs.
4930	S-2842	3-12-85	McGIFFORD	NELSON MOTORS	ALHI CONSTR	D. BIANCHINI	3-15-85	SAN. $1251.00 2 CB DIR. DISCH $150.00
4918	002323	10-30-00	RColón	Nelson Motors	ACES4			$65. Repairs
4918	002568	11-30-00	Scott	" "	" "			$130.00 ROW repair



FLOOR PLAN & SURVEY
EXISTING CURB BREAKS
PROPOSED PARKING SPACES
4910 LEARY AVE. N.W.

BILL'S TIRE SERVICE
LOT 11
BLK 13
GILLMAN'S ADD



0 10 20
SCALE IN FEET

GRADING/REMEDIATION AND TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 10'

5-22-04 Revisions to Excavation Adjacent to Site Building

- Deletions to the excavation boundaries are indicated by the "squiggly" lines.
- The revised excavation boundaries are shown in bold.
- Vertical slope cuts will not be used at the site, including adjacent to the site building.
- As indicated in Grading/Remediation Note #4, the inclination of temporary cut slopes shall be no steeper than 1/2(H):1V in the very dense native soil, and 1(H):1V in the medium dense soil.
- The remedial excavation would be a conical shape based on the use of 1(H):1V slopes and the associated maximum allowable excavation depth (approximately 10 feet). If very dense soils are encountered in this excavation, 1/2(H):1V slopes may be used to access additional soil with petroleum hydrocarbons which may be located closer to the site building.

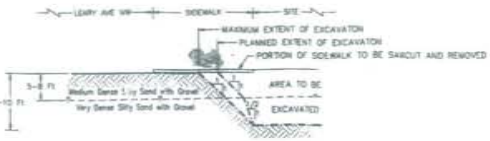
GRADING/REMEDIATION NOTES:

1. A temporary six-foot high chain link fence will be placed around the site.
2. Existing pavements located within the excavation areas will be removed. The edges of the sidewalk area pavements to be removed will be saw-cut.
3. Soil with petroleum hydrocarbons, and clean overburden soil will be excavated from the approximate areas as shown to anticipated depths of approximately 10 feet below ground surface. Excavated material will be loaded directly onto trucks and transported to an approved disposal or recycling facility. Some excavated soil may be temporarily stockpiled at the site. The soil will be temporarily placed on and covered with plastic sheeting pending disposal or use as structural backfill at the site.
4. The inclination of temporary cut slopes shall be no steeper than 1/2(H):1V (horizontal to vertical) in the very dense native soil, and 1(H):1V in the medium dense soil. See Section A-A' (Temporary Excavation Configuration) for additional detail.
5. The temporary excavation adjacent to the site building will be limited to reduce the risk of disturbing the existing foundation (no underpinning of footings is planned).
6. Cut slopes will be covered with plastic sheeting at the end of each work day.
7. The remedial excavations will be backfilled with structural fill consisting of City of Seattle Type 17 Mineral Aggregate. The structural fill shall be placed in loose lifts no greater than 10 inches in thickness. Each lift shall be compacted to an unyielding condition using mechanical equipment such as a hoepack mounted on an excavator or a vibratory roller. The structural fill shall be compacted to at least 95 percent of the maximum dry density (MDD) as determined in accordance with ASTM D1557.
8. Upon completion of structural fill placement, the excavation areas within the site boundaries will be paved with a 3- inch thick layer of Class "B" asphalt concrete pavement underlain by 6-inches of compacted 1-1/4-inch minus crushed rock fill. See Section A-A' (Backfill and Restoration) for additional detail. The excavation areas within the sidewalk areas will be repaired in accordance with the City of Seattle concrete sidewalk specifications detailed on this sheet.

TESC NOTES:

1. Existing pavements shall be preserved to reduce the area of exposed soil.
2. A low berm constructed of sand bags shall be placed around the excavation areas as needed to reduce the amount of clean runoff water entering the excavation.
3. Excavated material will be loaded directly onto trucks and transported to an approved disposal facility. If it becomes necessary to temporarily stockpile soil at the site, the soil will be placed on and covered with plastic sheeting.
4. The loading areas will be kept clean by the contractor. A street sweeper will clean the paved areas in and around the site as necessary.
5. A temporary sump shall be provided at a low point in each excavation area as needed. The sump shall be drained as necessary using a vacuum truck. The vacuum truck contractor will transport the collected water to an approved disposal facility.

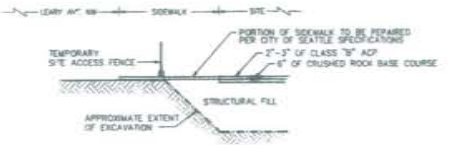
Notes: 1. The locations of all features shown are approximate.
2. This figure is for informational purposes only. Data were compiled from sources listed in this figure. The data sources do not guarantee these data are accurate or complete. There may have been updates to the data since the publication of this figure. This figure is a copy of a master document. The master hard copy is stored by GeoEngineers, Inc. and will serve as the official document of record.
Reference: Drawing entitled "4900 Leary Ave. NW" produced by the City of Seattle-Geographic Systems Section on 11/03/03.



SECTION A-A' (TEMPORARY EXCAVATON CONFIGURATION)

SCALE: 1" = 10'

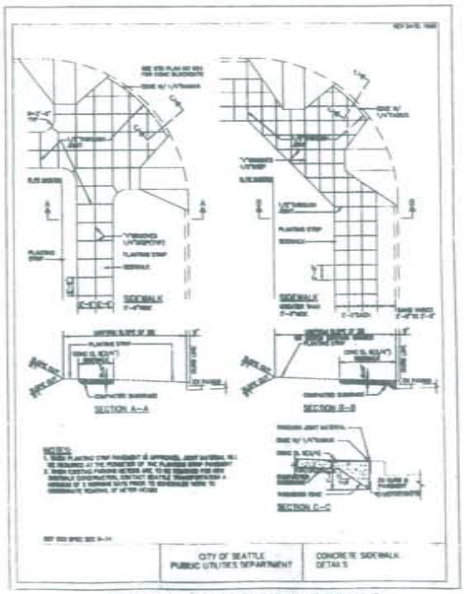
NOTES: 1. THIS TEMPORARY SLOPE CONFIGURATION WILL BE USED ON ALL SIDES OF EXCAVATIONS.
2. SEE GRADING/REMEDIATION NOTES FOR ADDITIONAL DETAIL.



SECTION A-A' (BACKFILL AND RESTORATION)

SCALE: 1" = 10'

NOTE: SEE GRADING/REMEDIATION NOTES FOR ADDITIONAL DETAIL.



CONCRETE SIDEWALK DETAILS

NOT TO SCALE

THE CITY OF SEATTLE
DEPARTMENT OF
PLANNING
AND DEVELOPMENT
JUL 9 1 2004

Revision	Description	Date	By	Chk	Rev.
1	Revised excavation adjacent to building	7-12-04	GPP		

GeoEngineers

FORMER BILL'S TIRE EXCHANGE
4900 LEARY AVENUE NW

SHEET
2 OF 2

DCLU PLAN TAG

FINANCIAL RESPONSIBILITY STATEMENT

Project Address: 4900 Leary Ave NW DCLU Project Number: 2207548

Property Owner Name: Time Oil Co.
Company Name: Time Oil Co.
Address (PO Box not acceptable): 2737 West Commodore Way
City: Seattle State: WA Zip Code: 98124-0447
Phone: 206.286.6457 Fax: 206.285.7833

Property Owner's relationship to the project: ☐ Developer ☒ Owner ☐ None ☐ Lessor ☐ Seller Other:

Applicant (Project Owner) Scott Sloan
Company Name: Time Oil Co.
Address (PO Box not acceptable): 2737 West Commodore Way
City: Seattle State: WA Zip Code: 98124-0447
Phone: 206.286.6457 Fax: 206.285.7833

Applicant's relationship to the project: ☒ Property Owner (Rep.) ☐ Contractor Purchaser ☐ Lessee ☐ Rezone Petitioner

FINANCIAL RESPONSIBILITY ACCEPTANCE:

Property Owner:

I, Scott Sloan, declare under penalty of perjury under the laws of the State of Washington that I am the Owner of the above referenced property, or the representative (relationship) of the Owner, Time Oil Co. (business entity), that the information provided herein is correct and complete, and that I have authority to bind the Owner to this statement. Owner will pay all permit fees for the above project, regardless whether the permit is issued or whether the application is canceled before permit issuance. If the Owner's address changes at any time before DCLU has received full payment for all fees billed or owing, Owner will immediately notify DCLU of the new address.

Signed this 13th day of March, 20 03, at Seattle (City), WA (State)

By: Scott B. Sloan (For, and on behalf of, Time Oil Co.)
Signature

Applicant:

I, Scott Sloan, declare under penalty of perjury under the laws of the State of Washington that I am the Applicant of the above referenced property, or the ____ (relationship) of the Applicant, ____ (business entity), that the information provided herein is correct and complete, and that I have authority to bind the Applicant to this statement. Applicant will pay all permit fees for the above project, regardless whether the permit is issued or whether the application is canceled before permit issuance. If the Applicant's address changes at any time before DCLU has received full payment for all fees billed or owing, Applicant will immediately notify DCLU of the new address.

Signed this 13th day of March, 20 03, at Seattle (City), WA (State)

By: Scott B. Sloan (For, and on behalf of, Time Oil Co.)
Signature

Title: Sr. Environmental Project Manager

RECEIVED
APR 09 2003
DESIGN, CONSTRUCTION & LAND USE
APPLICANT SERVICE CENTER

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

03-13-03

2207548

City of Seattle
Department of Design, Construction and Land Use
ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

Remedial excavation of soil with petroleum hydrocarbons, Former Bill's Tire Exchange, 4900 Leary Avenue NW.

2. Name of applicant:

Time Oil Company

3. Address and phone number of applicant and contact person:

Applicant: **Time Oil Co.**
2737 Commodore Way
Seattle, WA 98124-0447
Phone: 206-286-6457

Contact: **Scott Sloan, Time Oil Co.**
2737 Commodore Way
Seattle, WA 98124-0447
Phone: 206-286-6457

4. Date checklist prepared:

October 18, 2002

5. Agency requesting checklist:

City of Seattle, Department of Design, Construction and Land Use (DCLU)

6. Proposed timing or schedule (including phasing, if applicable):

Excavation and backfill activities are planned for the fall of 2002 or spring of 2003, pending weather conditions.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A "Subsurface Assessment Report" dated April 2, 2002 was prepared by GeoEngineers, Inc. which summarizes the results of soil and groundwater sampling and testing conducted at the site between June 2001 and January 2002. Petroleum hydrocarbons was identified in soil beneath the site during this study. Subsurface assessment results indicate (1) the extent of the petroleum

hydrocarbons generally appears to be limited to on-site shallow soil and perched discontinuous lenses of groundwater, and (2) petroleum hydrocarbons do not appear to migrate offsite. A report summarizing the completed remedial excavation activities will be prepared for Time Oil Co. at the completion of the project.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

DCLU Design Review, City of Seattle Street Use Permit.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The site is a vacant service station and tire store. Petroleum hydrocarbons were identified in soil and groundwater beneath portions of the site during previous subsurface assessment activities. Time Oil Co. plans to excavate the estimated 500 to 1,000 cubic yards of soil with petroleum hydrocarbons from the site using a backhoe. Excavated soil will be loaded onto trucks and transported to an authorized disposal or recycling facility. Samples will be obtained from the limits of the excavation to document the success of the remedial excavation activities. Clean imported fill will be backfilled and compacted to existing grade in the excavation areas. The excavation areas will be paved to meet existing pavement conditons.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located in Ballard at 4900 Leary Avenue NW, at the north corner of the intersection of Leary Avenue NW and 17th Avenue NW. The site parcel number is 2767703340. The triangular site consists of a one story building and paved parking areas.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one):
Flat, rolling, hilly, steep slopes, mountainous, other:_____

Site is flat.

b. What is the steepest slope on the site (approximate percent slope)?

0% (site is flat).

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The subsurface soil generally consists of dense, glacially consolidated materials, including silty sand with varying amounts of gravel. Fill consisting of approximately 5 feet of silty sand and silt was identified beneath some portions of the site.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Approximately 500 to 1,000 cubic yards of soil with petroleum hydrocarbons will be excavated from the site. The excavation areas will be approximately 10 feet deep. The excavated soil will be transported to an approved off-site disposal or recycling facility (likely the CSR/Rinker Materials Everett facility or the TPS Tacoma facility).

f. Could erosion occur as a result of clearing, construction, or use? If so, describe.

Because the site is flat and the excavations will be sloped inwards, erosion is expected to be minor and easily prevented from leaving the site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No new impervious surface will be added as a result of this project. Pavements will be removed prior to the excavation activities and replaced at the completion of the excavation activities.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Best management practices appropriate for the time of year and the amount of rainfall or runoff will be implemented.

2. Air

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Minor dust and/or hydrocarbon vapors may be generated during the excavation activities. Because of the moist nature of the subsurface soil, limited dust generation is expected. Hydrocarbon vapors generated from the excavated/exposed soil likely will evaporate quickly, and are not expected to affect adjacent properties.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust generated during excavation activities will be controlled to minimize offsite impacts. The excavated soil will be hauled directly to a disposal/recyling facility, or will be temporarily stockpiled at the site on and under secured plastic sheeting.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into

No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No. The waters of the ship canal/Salmon Bay are located more than 800 feet from the boundaries of the site.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Shallow perched groundwater was observed at depths ranging between approximately 8 and 9 feet below ground surface beneath some portions of the site during previous subsurface assessment activities. Shallow perched groundwater

may be encountered during excavation activities. If removal of the perched groundwater is necessary to complete remedial excavations, the perched groundwater will be pumped from the excavation(s) and transported offsite to an approved disposal facility.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Water runoff from the site is expected to be minimal during the short duration of the excavation activities. The commencement of the excavation activities may be dependant upon the weather. Clean stormwater surface water runoff across the site will be diverted around the excavation areas and into the site vicinity's existing stormwater system (catch basins). Precipitation water that falls into the excavations will be removed as necessary as described in Section B.3.b.1.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Possible but unlikely. Removing soil with petroleum hydrocarbons from the ground will reduce the potential for contact with groundwater. As stated below, control measures will be maintained to reduce the potential contact of excavated soil with surface runoff.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The commencement of the excavation activities may be dependant upon the weather. Excavated soil will be loaded directly into trucks for offsite disposal, or will be stockpiled on, and covered with secured plastic sheeting to minimize contact with surface water runoff across the site. The paved portions of the site will be swept clean as necessary.

4. Plants

a. Check or circle types of vegetation found on the site:
__ deciduous tree: alder, maple, aspen, other
__ evergreen tree: fir, cedar, pine, other
__ shrubs
__ grass/pasture
__ crop or grain
__ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
__ water plants: water lily, eelgrass, milfoil, other

There is currently no vegetation on the site.

b. What kind and amount of vegetation will be removed or altered?

None.

c. List threatened or endangered species known to be on or near the site.

None.

d. Proposed landscaping, use of native plants, or other measures to pre-serve or enhance vegetation on the site, if any:

None.

5. Animals

a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:
birds: hawk, heron, eagle, songbirds, other:_____
mammals: deer, bear, elk, beaver, other:_____
fish: bass, salmon, trout, herring, shellfish, other:_____

Due to the industrial, developed nature of the site, its use by birds and mammals is expected to be minimal. No fish occur on the site.

b. List any threatened or endangered species known to be on or near the site.

None.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No special energy conservation measures are proposed.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
1) Describe special emergency services that might be required.
2) Proposed measures to reduce or control environmental health hazards, if any:

GeoEngineers collected representative soil and groundwater samples from the site during past subsurface assessment activities and had them analyzed for petroleum hydrocarbons. Petroleum hydrocarbon were detected in some of the samples at concentrations that exceed Washington's Model Toxic Control Act Method A cleanup criteria. Personnel present on-site during remedial excavation activities will be OSHA HAZWOPER trained, and will have site specific health and safety plans that address the health and safety hazards (including toxicity, fire, explosion, etc.) related to the project. Ambient air quality will be monitored relative to explosivity and permissible exposure levels during the excavation activities, and appropriate actions/personal protective equipment will be utilized accordingly.

REQUIRE CERTIFICATION OF CONTAMINATION REMOVAL
7/29/03

b. Noise
1) What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?
2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from site.
3) Proposed measures to reduce or control noise impacts, if any:

Existing noises in the site vicinity (vehicular traffic, etc.) will not affect the excavation project. Noise generated during the short term project will include operation of an excavator and dump trucks. No mitigation measures are considered necessary.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The site and adjacent properties generally are utilized for industrial purposes.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

The site contains one single story masonry garage building and surrounding paved parking areas.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

The site is zoned IG2 (General Industrial 2).

f. What is the current comprehensive plan designation of the site?

Industrial.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as an "environmentally critical" area?

No.

i. Approximately how many people would reside or work in the completed project?

None, the site is vacant.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed.

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any:

None.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

None.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

c. Proposed measures to reduce or control impacts, if any:

None.

14. Transportation

a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

The site is accessed along either Leary Avenue Northwest or 17th Avenue Northwest. The remedial excavation project would not alter site access or impact traffic on adjacent streets.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes, a Metro bus stop (Routes 17 and 18) is located adjacent to the site along Leary Avenue Northwest, and will remain open during construction.

c. How many parking spaces would the completed project have? How many would the project eliminate?

None.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No. (Public sidewalks disturbed during excavation activities will be restored)

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

None.

g. Proposed measures to reduce or control transportation impacts, if any.

None.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, water, telephone, sanitary sewer.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in immediate vicinity which might be needed.

No utilities will be required to complete the remedial excavation project.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: _____
Date submitted: 3-13-03

This checklist was reviewed by: _____ 7/29/03
Land Use Planner, Department of Design, Construction and Land Use

Any comments or changes made by the Department are entered in the body of the checklist and contain the initials of the reviewer.

MASTER USE AND CONSTRUCTION APPLICATION AND PERMIT

CITY OF SEATTLE
DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE

PERMIT NUMBER:

PROJECT NUMBER: 2207348

KROLL: 54

PROPERTY ADDRESS: 04900 LEARY AV NW ( )

LEGAL DESCRIPTION: LOT 11, BLK 77, GILMAN PARD ADD. EXCEPT THE S 12' CONDEMNED FOR STREET

APN: 276770-3340

RELATED FILES/PERMITS:

PERMIT REMARKS: HDV:TRANSITION AREA, UV:CROWN HILL/BALLARD

CONSTRUCTION VALUE
NEW: 50,000
ALTER: 0
TOTAL: 50,000
DCLU: 0

PROJECT DESCRIPTION: Permission is hereby given to do the following according to the conditions stated hereon and on the attachments and according to the approved plans and specifications pertaining thereto, subject to compliance with the ordinances of the City of Seattle:

OTHER GRADING ONLY FOR SOIL REMEDIATION OF FORMER GAS
OTHER STATION, 500-1000 CU-YDS, SEPA REVIEW, PER PLAN

BLDG. IDENTIFIER: 1
OCCY GROUP & CHAIR: GRADING ONLY
NO. DWELLING UNITS
TYPE OF CONSTRUCTION: NA
EXISTING: 0
ASSEMBLY OCCUPANT LOAD: NA
NEW: 0
SPRINKLER SYSTEM LOCATION: NA
DEMOLISH: 0
NUMBER OF STORIES, BASEMENTS: NA
TOTAL: 0
USE PER LAND USE CODE: GRADING ONLY
ZONING: IG2 U/65
DEMOLITION LICENSE: NA

OCCUPANCY CERT. REQUIRED?	N	
SPECIAL INSPECTIONS REQUIRED?	Y	
ENVIRON SENSITIVE AREA?	N	
SHORELINE AREA?	N	
PROTECTED DISTRICT / LANDMARK	N	
GREENBELT?	N	

RECEIPT NUMBER	RECEIPT AMOUNT
211796	3,156.50
568182	94.00

PERMIT SPECIALIST: WRM
LAND USE TECHNICIAN:
BLDG CODE PLANS EXAM / ENGR:

OWNER / LESSEE: TIME OIL CO
CONTACT PERSON: SCOTT SLOAN
PHONE: 2866457
ADDRESS: 2737 W COMMODORE WY
ZIP: 98124
CONTRACTOR: CUSTOM BACKHOE
LIC. NO: BD050K5

DIRECTOR OF DESIGN, CONSTRUCTION & LAND USE BY:

DATE PERMIT ISSUED | CONSTRUCTION EXPIRATION DATE | LAND USE EXPIRATION DATE

DATE	CONSTRUCTION COMPONENT	FEE
030409	LARGE SIGN	370.00
030409	WA SURCHARGE	4.50
030409	SITE REV	150.00
021025	SITE DEV	.00

DATE	MASTER USE COMPONENT	ACTION	FEE

DATE	STREET USE COMPONENT	ACTION	FEE

	OTHER	FEE

TOTAL PERMIT FEES: 524.50

NOTICE TO THE APPLICANT: The Department of Design, Construction and Land Use cannot guarantee any specific time frame for project review. The applicant shall determine applicability of and compliance with all relevant codes. DCLU permit action is based upon information supplied by the applicant. The Department reserves the right to require additional information. Field revisions on issued permits may be required if errors or omissions are discovered.

Construction or substantial progress toward construction of a project for which a Master Use Permit or construction permit has been granted must be undertaken prior to the expiration date. Extension of the construction permit without penalty may be granted if application is made within the 30 days prior to the date of expiration. Additional fees will be assessed to reinstate an expired permit.

Not valid unless signed by the DIRECTOR OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE. Starting construction without a building permit is punishable by fine and/or imprisonment. All work shall be done in accordance with the permit and approved plans. Call for inspection before placing any concrete or installing any piling on private property. Phone (206) 684-8900.

I certify that I have read the above notice, and that to the best of my knowledge the information which I have provided is complete and accurate.

APPLICANT'S SIGNATURE: DATE 1-9-03

APPLICANT'S RELATIONSHIP TO PROJECT: G

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

MASTER USE AND CONSTRUCTION APPLICATION AND PERMIT

CITY OF SEATTLE
DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE

PERMIT NUMBER:

PROJECT NUMBER: 2207548

KROLL: 54

PROPERTY ADDRESS: 04900 LEHRY AV NW

LEGAL DESCRIPTION: LOT 11, BLK 77, GILMAN PARD ADD. EXCEPT THE S 12' CONDEMNED FOR STREET

APN: 276770-3340

RELATED FILES/PERMITS
PERMIT REMARKS: HOV:TRANSITION AREA, UV:CROWN HILL/BALLARD

PROJECT DESCRIPTION: Permission is hereby given to do the following according to the conditions stated hereon and on the attachments and according to the approved plans and specifications pertaining thereto, subject to compliance with the ordinances of the City of Seattle

ALTERATION
MASTER USE

GRADING ONLY FOR SOIL REMEDIATION OF FORMER GAS STATION, 500-1000 CU-YDS, SEPA REVIEW, DER PLAN

Revised application

CONSTRUCTION VALUE
NEW: 50,000
ALTER: 0
TOTAL: 50,000
DCLU: 0

BLDG. IDENTIFIER: 1
NO. DWELLING UNITS
EXISTING: 0
NEW: 0
DEMOLISH: 0
TOTAL: 0

OCCY GROUP & CHAIR: GRADING ONLY
TYPE OF CONSTRUCTION: NA
ASSEMBLY OCCUPANT LOAD: NA
SPRINKLER SYSTEM LOCATION: NA
NUMBER OF STORIES, BASEMENTS: NA
USE PER LAND USE CODE: GAS STATION
DEMOLITION LICENSE: NA

ZONING: IG2 U/65

OCCUPANCY CERT. REQUIRED?	N
SPECIAL INSPECTIONS REQUIRED?	Y
ENVIRON SENSITIVE AREA?	N
SHORELINE AREA?	N
PROTECTED DISTRICT : LANDMARK	N
GREENBELT?	N

RECEIPT NUMBER	RECEIPT AMOUNT
211796	3,156.50
568182	94.00

PERMIT SPECIALIST:
LAND USE TECHNICIAN: WRM
BLDG CODE PLANS EXAM / ENGR: ERM

DATE	COMPONENT	FEE
030409	HR LU FEE	.00
030409	LARGE SIGN	370.00
030409	MIN LU FEE	2,632.00
030409	WA SURCHARGE	4.50
030409	SITE REV	150.00
021025	SITE DEV	.00

DATE	COMPONENT	ACTION	FEE
030409	SEPA HOURS		.00

OWNER / LESSEE: TIME OIL CO

CONTACT PERSON: SCOTT SLOAN (206) PHONE: 2866457

ADDRESS: 2737 W COMMODORE WY SEATTLE, WA ZIP: 98124

CONTRACTOR: CUSTOM BACKHOE LIC. NO: BD050K5

DIRECTOR OF DESIGN, CONSTRUCTION, & LAND USE BY _____

DATE	COMPONENT	ACTION	FEE
	OTHER XXXXXXXXXXX		

DATE PERMIT ISSUED | CONSTRUCTION EXPIRATION DATE | LAND USE EXPIRATION DATE

TOTAL PERMIT FEES: 3,156.50

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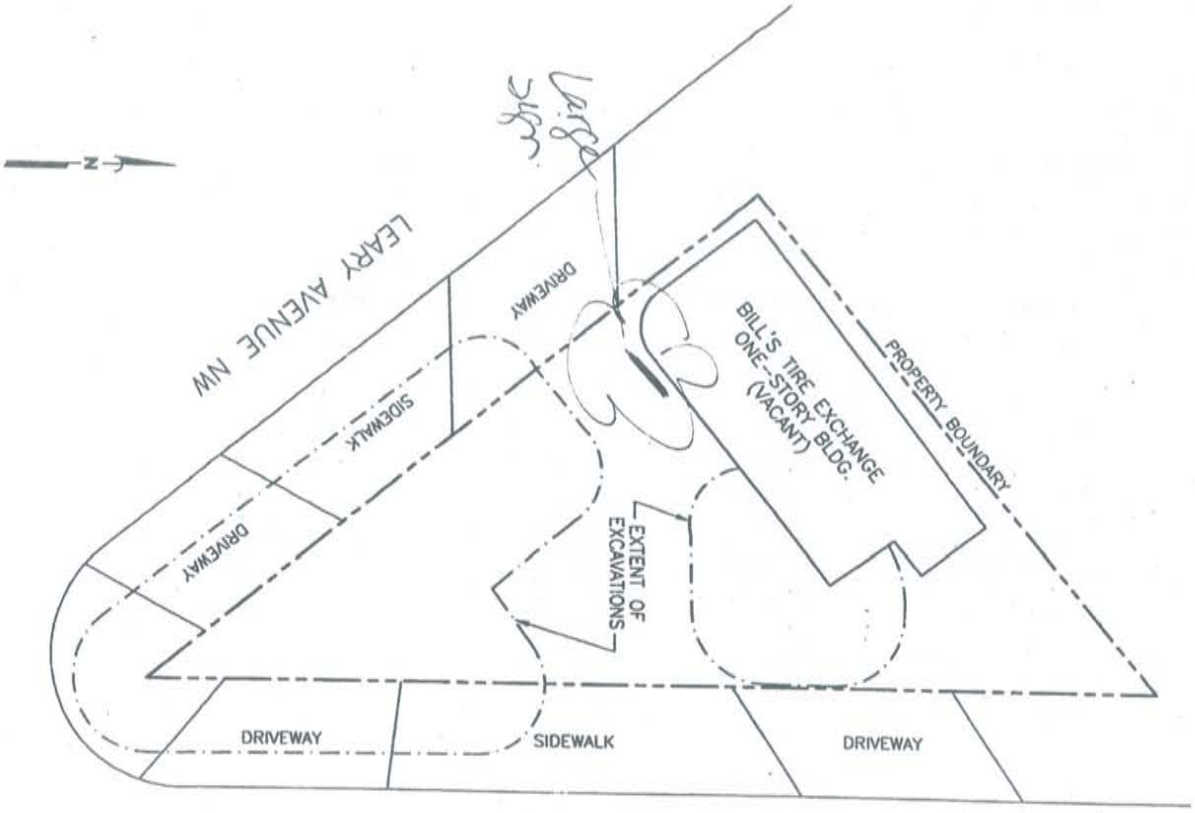
I certify that I have read the above notice, and that to the best of my knowledge the information which I have provided is complete and accurate.

APPLICANT'S SIGNATURE: Signature on file DATE 4/23/03 APPLICANT'S RELATIONSHIP TO PROJECT: G

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.


N
LEARY AVENUE NW
DRIVEWAY
SIDEWALK
DRIVEWAY
BILL'S TIRE EXCHANGE
ONE-STORY BLDG.
(VACANT)
PROPERTY BOUNDARY
EXTENT OF
EXCAVATIONS
DRIVEWAY
SIDEWALK
DRIVEWAY
17TH AVENUE NW

City of Seattle

Gregory J. Nickels, Mayor
Department of Design, Construction and Land Use
D. M. Sugimura, Director

CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE

Application Number: 2207548

Applicant Name: Scott Sloan for Time Oil Company

Address of Proposal: 4900 Leary Avenue NW

SUMMARY OF PROPOSED ACTION

Master Use Permit for grading to remove 1,000 cubic yards of contaminated soil and to replace with 1,000 cubic yards of backfill for soil remediation at an existing gas station (Time Oil Company).

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code.

SEPA DETERMINATION: [ ] Exempt [ ] DNS [ ] MDNS [ ] EIS

[X] DNS with conditions

[ ] DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

BACKGROUND DATA

Site Description

This proposal site located at the northwest corner of 17th Avenue NW and Leary Avenue NW in the Ballard neighborhood. The site is currently occupied by a vacant building that was

previously used as a tire store. The site is relatively flat. The site is within a General Industrial 2 zone with a maximum height limit of sixty-five feet for non-industrial uses (IG2 U/65).

Development in the Vicinity

The vicinity of the project site is developed with various industrial and commercial uses.

Proposal Description

The applicant proposes to grade 1000 cubic yards for soil remediation. Impacted soil will be removed from several locations on the property. The proposal is a result of a subsurface assessment that identified soils exceeding Model Toxics Control Act cleanup criteria of Department of Ecology. The proposal is to remediate accessible soil contamination by excavation. Shoring at the property boundaries will take place. Excavated contaminated soil will be taken off site to a licensed disposal/treatment facility. Noncontaminated soil will be used as backfill material. Samples will be taken during excavation to ensure that all contamination is removed. The completed excavation will be backfilled to meet surrounding paving conditions.

Public Comments

There were no public comments on this proposal.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated 13 March 2003. The information in the checklist, a subsurface assessment, project plans and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states in part: "where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" (subject to some limitations). Under certain limitations/circumstances (SMC 25.05.665 D 1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulates from construction activities and hydrocarbon emissions from construction vehicles and equipment; increased dust caused by drying mud tracked onto streets during grading activities; increased traffic and demand for parking from soils hauling, equipment and personnel; increased noise; and consumption of renewable and non-renewable resources.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The proposal includes excavation of soils for soils remediation. The applicant estimates approximately 1,000 cu. yds. of excavation. Contaminated material to be disposed of must be deposited in a licensed, approved site. The Stormwater, Grading and Drainage Control Code regulate site excavation and require that soil erosion control techniques be initiated for the duration of work. The Street Use Ordinance requires watering streets to suppress dust, on-site washing of truck tires, removal of debris, and regulates obstruction of the pedestrian right-of-way. Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the city. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment and no further conditioning pursuant to SEPA policies is warranted.

Air Quality - The Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality. Compliance with PSCAA regulations will mitigate the potential adverse short term impacts to air.

Grading - Earth/Soils - The Stormwater, Grading and Drainage Control Code requires preparation of a soils report to evaluate the site conditions and provide recommendations for safe construction on sites where grading will involve cuts or fills of greater than three feet in height or grading greater than 100 cubic yards of material. The current proposal involves cuts greater than three feet in height and grading of more than 100 cubic yards of material. The Stormwater, Grading and Drainage Control Code provides extensive conditioning authority and prescriptive construction methodology to assure safe construction techniques are used, therefore, no additional conditioning is warranted pursuant to SEPA policies.

Environmental Health - The proposal provides assurance that all contaminated soils will be removed. There can be no way of ensuring that such removal has been achieved in the absence of a statement to that effect by a certified professional. Accordingly, prior to finaling of the permit, such a statement shall be provided.

Traffic - Existing City code (SMC 11.62) requires truck activities to use arterial streets to every extent possible. The proposal site is near several major arterials and traffic impacts resulting from the truck traffic associated with the hauling of debris will be of short duration and mitigated by enforcement of SMC 11.62.

For the removal and disposal of the spoil materials, the Code (SMC 11.74) provides that material hauled in trucks not be spilled during transport. The City requires that a minimum of one foot of "freeboard" (area from level of material to the top of the truck container) be provided in loaded uncovered trucks which minimize the amount of spilled material and dust from the truck bed enroute to or from a site.

Long-term Impacts

Long-term or use-related impacts associated with of approval of this proposal include stormwater and erosion potential; and stability of the site. Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: Stormwater, Grading and Drainage Control Code which requires on site detention of stormwater with provisions for controlled tightline release to an approved outlet and may require additional design elements to prevent isolated flooding. Compliance with all other applicable codes and ordinances is adequate to achieve sufficient mitigation of most long term impacts and no further conditioning is warranted by SEPA policies.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2c.

[ ] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2c.

CONDITIONS – SEPA

Prior to finaling the grading permit:

1. The owner(s) and/or responsible party(s) shall provide DCLU certification by a competent professional that all contaminated soils have been removed from the site.

Signature: _____ Date: August 4, 2003

Paul Janos, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services

PJ:bg
P:\pj\doc\2207548

APPENDIX D
Ecology Correspondence

SOUND ENVIRONMENTAL STRATEGIES
www.soundenvironmental.com

November 10, 2008

Michael Kuntz
Washington State Department of Ecology
PO Box 47600
Olympia, Washington 98504-7600

SUBJECT: MEETING SUMMARY ECOLOGY SITE ID 85572141
TOC Holdings Co. Facility No. 01-443 Bill's Tires
4910 Leary Avenue Northwest
Seattle, Washington

Dear Mr. Michael Kuntz,

On behalf of our client, Sound Environmental Strategies Corporation (SES) would like to thank you and Mr. Madakor for taking the time to meet with us regarding TOC Holdings Co. Facility No. 01-443 (the Property) on November 4, 2008. The meeting was requested by SES in order to discuss with you with the results of recent investigations, and to provide SES with a better understanding of the criteria that will likely need to be met in order to achieve a Property-specific determination of No Further Action.

SES provided a brief discussion regarding the historical uses of the Property, the environmental investigations that have been conducted to date, and the nature and extents of the releases that have occurred on the Property and surrounding properties. In particular, we noted that although previous subsurface investigations have confirmed that limited volumes of petroleum-contaminated soil (PCS) remain in inaccessible areas beneath the Property, the results of recent monitoring events have revealed that the concentrations of chemicals of concern in groundwater beneath the Property are in compliance with the Model Toxics Control Act Method A cleanup levels. We also described the findings of the recent subsurface investigation that SES conducted beneath the 17th Avenue Northwest right-of-way (ROW), which confirmed that the magnetic anomaly identified during a previous investigation was not an underground storage tank or other potential source of the 1,2-dichloroethylene (EDC) that had been detected in groundwater samples collected in the vicinity of the Property.

After reviewing the information provided by SES, you and Mr. Madakor agreed with our conclusion that the EDC contamination encountered in groundwater collected from monitoring wells located within the Leary Avenue Northwest ROW may have originated from an off-Property source and that it would therefore not be practical for our client to attempt to implement any remedial actions to address the EDC contamination. You also agreed that the elevated concentrations of gasoline-range petroleum hydrocarbons and/or benzene detected in monitoring wells MW09 and MW10 to the south of the property were likely the result of a release at the gasoline station that formerly operated on the property located to the east of the Property, and that the Washington State Department of Ecology (Ecology) would not require our client to continue to monitor or further investigate this release.

In light of the apparent absence of groundwater contamination beneath the Property, SES advised you that our client was interested in pursuing a Property-specific determination of no further action for the residual soil contamination. You advised us that in order to achieve such a determination it would be necessary to complete the following tasks:

a) Provide justification for the exclusion of the contamination which remains beneath the adjacent city ROWs as described in section 3.5.2 of Ecology's *Guidelines for Property Cleanups under the Voluntary Cleanup Program*, dated July 2008.

b) Provide a figure showing the estimated vertical and lateral extent of the residual PCS present beneath the Property.

c) Provide a work plan for the installation of one additional monitoring well, positioned so as to best assess the environmental quality of groundwater immediately downgradient of the PCS that was not excavated from the eastern sidewall of the UST excavation.

d) Provide a plan for continuation of compliance monitoring of the on-Property groundwater monitoring wells.

SES has discussed these requirements with our client and we are looking forward to working with you to achieve closure on this Property. If you have any questions or concerns, please contact Brian Dixon or Ryan Bixby at (206) 306-1900.

Respectfully,

Sound Environmental Strategies Corporation

Brian A. Dixon
Project Scientist

APPENDIX E
Boring Logs

Log of Exploratory Boring:

Notes
To the N in 17th Avenue NW

Drilling Co./Driller:	ESN / John
Drilling Method:	Direct Push
Location:	15' N of Street Sign, 23' E
Surface Condition:	Concrete
Total Depth:	20
First GW Depth:	16

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
▼ After Completion
▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0							CONC	Concrete		
1								Damp, silty medium SAND with gravel, gray-brown, no hydrocarbon odor		
2		0.0	70						Dp	
3										
4		0.0			P-1-3		SM			
5										
6		0.0	75					-some orange mottling, very faint hydrocarbon odor at 5 feet below ground surface (bgs).	Dp	
7					P-1-7					
8								-dark brown at 7 feet bgs.		
9							SM-ML	Damp, sandy SILT, gray-brown, no hydrocarbon odor.	Dp	
10		301	100					Damp, silty SAND, gray-brown, weak hydrocarbon odor.		
11					P-1-11					
12		>2000						-with gravel, gray, moderate hydrocarbon odor at 11 feet bgs.	Dp	
13										
14			25					-weak hydrocarbon odor at 13.5 feet bgs.		
15					P-1-15		SM			
16		200			P-1-16				▽	
17								-wet, no gravel, strong hydrocarbon odor at 16 feet bgs.	Wet	
18		>2000	75		P-1-18			Damp, silty fine SAND, laminated, weak hydrocarbon odor at 17 to 20 feet bgs.	Dp	
19										
20					P-1-20					
21								Boring terminated at 20 feet bgs and backfilled with hydrated bentonite chips. Reconnaissance groundwater sample could not be collected due to insufficient recharge.		
22										
23										
24										
25										

SOUND ENVIRONMENTAL STRATEGIES

TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue NW
Seattle, Washington 98107

Date Started: 10/24/2005
Date Finished: 10/24/2005
Logged By: CC
Chk By: JAC
SES Project No.: 0440-041
File ID.: C:\DOCUME~1\JCYR\DESKTOP\01-443_2005SI_P01-P06JAC.GPJ

BORING LOG
P01

Log of Exploratory Boring:

Notes
On 17th Avenue NW-S

Drilling Co./Driller:	ESN / Dave
Drilling Method:	Direct Push
Location:	23' E of Street Sign
Surface Condition:	Concrete
Total Depth:	16.5
First GW Depth:	16

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
▼ After Completion
▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0							CONC	Concrete		
1					P-2-1			Damp, silty SAND with gravel, grayish medium-brown, no hydrocarbon odor.	Dp	
2			75							
3					P-2-3					
4										
5			30							
6					P-2-6				Mst	
7								-moist at 6 feet below ground surface (bgs).		
8			90							
9					P-2-9		SM	-damp, weak hydrocarbon odor at 8 feet bgs.	Dp	
10					P-2-10					
11			95							
12								-no hydrocarbon odor at 11.5 feet bgs.		
13										
14			75		P-2-14			-no gravel, gray at 13.5 feet bgs.	Dp	
15										
16			65		P-2-16			-wet at 16 feet bgs.	▽	
17								Boring terminated at 16.5 feet bgs and backfilled with hydrated bentonite chips. Collected reconnaissance groundwater sample P-2-W.		
18										
19										
20										

SOUND ENVIRONMENTAL STRATEGIES

TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue NW
Seattle, Washington 98107

Date Started: 10/24/2005
Date Finished: 10/24/2005
Logged By: CC
Chk By: JAC
SES Project No.: 0440-041
File ID.: C:\DOCUME~1\JCYR\DESKTOP\01-443_2005SI_P01-P06JAC.GPJ

BORING LOG
P02

Log of Exploratory Boring:

Notes
At Bill's Tires Sign

Drilling Co./Driller:	ESN / John
Drilling Method:	Direct Push
Location:	23' N of Street Sign
Surface Condition:	Asphalt
Total Depth:	16
First GW Depth:	12

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
▼ After Completion
▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0								Asphalt		
1								Dry, GRAVEL with silt, gray, no hydrocarbon odor (Fill).		
2			75				FILL	Damp, sandy, silty GRAVEL, medium brown, no hydrocarbon odor (Fill) at 1.5 feet below ground surface (bgs).	Dp	
3										
4		0.0			P-3-4					
5								Damp, gravelly, silty SAND, medium brown, no hydrocarbon odor.	Dp	
6			95							
7		0.0			P-3-7					
8		53					SM	-very faint hydrocarbon odor at 8 feet bgs.		
9										
10			90							
11		78			P-3-11					
12									▽	
13							GM	Wet, silty GRAVEL, brown, very faint hydrocarbon odor.	Wet	
								Moist, gravelly, silty SAND, gray, very faint hydrocarbon odor.	Moist	
14			70		P-3-14		SM			
15										
					P-3-16			-wet, weak hydrocarbon odor, sheen on gravel at 15 feet bgs.	Wet	
16								Boring terminated at 16 feet below ground surface and backfilled with hydrated bentonite chips. Collected reconnaissance groundwater sample P-3-W.		
17										
18										
19										
20										

SOUND ENVIRONMENTAL STRATEGIES

TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue NW
Seattle, Washington 98107

Date Started: 10/24/2005
Date Finished: 10/24/2005
Logged By: CC
Chk By: JAC
SES Project No.: 0440-041
File ID.: C:\DOCUME~1\JCYR\DESKTOP\01-443_2005\SI_P01-P06\JAC.GPJ

BORING LOG
P03

Log of Exploratory Boring:

Notes
On sidewalk near later section road signs

Drilling Co./Driller:	ESN / John
Drilling Method:	Direct Push
Location:	3' N of Street Sign
Surface Condition:	Concrete
Total Depth:	15
First GW Depth:	13

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
▼ After Completion
▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0							CONC	Concrete		
1							OL	Damp, organic silt, dark brown, no hydrocarbon odor.		
2			50						Dp	
3							SM	Damp, silty SAND, medium brown, no hydrocarbon odor.		
4					P-4-4					
5							SM-ML	Damp, sandy SILT with organic silt, dark, medium brown and gray with orange mottling, slightly plastic, no hydrocarbon odor.		
6		80	100						Dp	
7								Damp, silty SAND, bluish gray, very faint hydrocarbon odor.		
8					P-4-8					
9			100					-bluish gray with green mottling, weak hydrocarbon odor at 8 feet below ground surface (bgs).	Dp	
10					P-4-10		SM	-with gravel, gray, very faint hydrocarbon odor at 10 feet bgs.		
11										
12			100						Dp	
13					P-4-13				▽	
14		>2000	100		P-4-13.5			-wet, moderate hydrocarbon odor at 13 feet bgs.	Wet	
15					P-4-14.5			-very faint hydrocarbon odor at 14 feet bgs.	Dp	
16								Boring terminated at 15 feet below ground surface and backfilled with hydrated bentonite chips. Collected reconnaissance groundwater sample P-4-W.		
17										
18										
19										
20										

SOUND ENVIRONMENTAL STRATEGIES

TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue NW
Seattle, Washington 98107

Date Started: 10/25/2005
Date Finished: 10/25/2005
Logged By: CC
Chk By: JAC
SES Project No.: 0440-041
File ID.: C:\DOCUME~1\JCYR\DESKTOP\01-443_200505_P04-P06JAC.GPJ

BORING LOG
P04

Log of Exploratory Boring:

Notes
On Leary Avenue to the SE

Drilling Co./Driller:	ESN / John
Drilling Method:	Direct Push
Location:	13' W of Street Sign
Surface Condition:	Concrete
Total Depth:	16
First GW Depth:	13

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
▼ After Completion
▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0							CONC	Concrete		
1			30		P-5-2		SM-ML	Damp, sandy SILT with gravel, brown and orange, no hydrocarbon odor.	Dp	
2										
3							SM	Damp, silty SAND with gravel, brown, no hydrocarbon odor.	Dp	
4			30							
5					P-5-5		SM-ML	Moist, sandy SILT with gravel, black to dark brown and medium orange brown, no hydrocarbon odor.	Mst	
6										
7			90					Damp, gravelly, silty SAND, greenish-gray, no hydrocarbon odor, wood from 6.5 to 7.0 feet below ground surface (bgs).	Dp	
8					P-5-8			-no gravel, gray and orange mottled at 7.5 feet bgs.		
9							SM	-grayish-brown at 9 feet bgs.		
10										
11			100		P-5-11					
12										
13					P-5-13		SP-SM	Wet, silty, coarse SAND, gray, very faint hydrocarbon odor.	▽ Wet	
14			100							
15							SM	Damp, silty, fine SAND, gray, no hydrocarbon odor.	Dp	
16					P-5-15					
17								Boring terminated at 16 feet bgs due to refusal and backfilled with hydrated bentonite chips. Collected reconnaissance groundwater sample P-5-W and a duplicate groundwater sample D-5-W.		
18										
19										
20										

SOUND ENVIRONMENTAL STRATEGIES

TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue NW
Seattle, Washington 98107

Date Started: 10/25/2005
Date Finished: 10/25/2005
Logged By: CC
Chk By: JAC
SES Project No.: 0440-041
File ID.: C:\DOCUME~1\JCYR\DESKTOP\01-443_260581_P01-P06JAC.GPJ

BORING LOG
P05

Log of Exploratory Boring:

Notes
Leary Way to the NW

Drilling Co./Driller:	ESN / John
Drilling Method:	Direct Push
Location:	25' N of Street Sign, 13' W
Surface Condition:	Concrete
Total Depth:	22
First GW Depth:	19

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
▼ After Completion
▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0							CONC	Concrete		
1							OL	Damp, organic, sandy SILT, dark brown, no hydrocarbon odor.		
2			80					Damp, silty SAND with gravel, medium brown, no hydrocarbon odor.	Dp	
3										
4		0.0			P-6-4					
5										
6			80							
7								-wet at 6.5 feet below ground surface (bgs).	Wet	
8		199			P-6-8			-damp, gray at 7 feet bgs.	Dp	
9		40 150								
10			100				SM			
11					P-6-11					
12										
13			80		P-6-13					
14								-no gravel at 14 feet bgs.		
15										
16		100	100		P-6-16					
17										
18							SM-ML	Damp, sandy SILT with gravel, gray, no hydrocarbon odor		
19								Wet, silty SAND with gravel, gray, no hydrocarbon odor	▽	
20			90				SM		Wet	
21					P-6-21					
22								Boring terminated at 22 feet bgs and backfilled with hydrated bentonite chips. Collected reconnaissance groundwater sample P-6-W.		
23										
24										
25										

SOUND ENVIRONMENTAL STRATEGIES

TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue NW
Seattle, Washington 98107

Date Started: 10/25/2005
Date Finished: 10/25/2005
Logged By: CC
Chk By: JAC
SES Project No.: 0440-041
File ID.: C:\DOCUME~1\JCYR\DESKTOP\01-443_20055_P01-P06JAC.GPJ

BORING LOG
P06

Log of Exploratory Boring:

Notes

Drilling Co./Driller:	Cascade / Scott
Drilling Method:	Hollow Stem Auger
Location:	2.5 ft S and 30.25 ft W of NW Building Corner
Surface Condition:	Concrete
Total Depth:	20
First GW Depth:	10

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
▼ After Completion
▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0								Concrete		
1								Air-knife to 7.5 feet below ground surface (bgs).		
2										
3										
4										
5										
6										
7										
8	2 2 2	0.0	100		B02-08		FILL	Moist, loose, silty SAND, some fine gravel, wood debris, gray, no hydrocarbon odor (Fill)	Mst	
9										
10									▽	
11	5 7 9	0.0	100		B02-11		FILL	Wet, medium dense, same as above (Fill).	Wet	
12										
13	16 50/6"	0.0	60		B02-13		SM SP-SM	Very dense, silty SAND, with fine gravel, brown, no hydrocarbon odor. Moist, very dense, medium- to coarse-grained SAND with silt, some coarse gravel, gray, no hydrocarbon odor	Mst	
14									Mst	
15	42 50/6"	0.0	60		B02-16		SM	Moist, very dense, silty SAND, some fine gravel, grayish brown, gray below 16.5 feet, no hydrocarbon odor.		
16									Mst	
17										
18	35 50/6"	0.0	50				SM	Same as above, with fine- to medium-grained sand below 17.5 feet.		
19	40 50/5"	0.0	60		B02-20		SM	Same as above.		
20								Boring terminated at 20 feet, completed as a 2-inch-diameter monitoring well MW06, screened from 10-20 feet bgs. Concrete from 0-2 feet bgs, bentonite seal from 2-8 feet bgs, sand filter pack from 8-20 feet bgs.		
21										
22										
23										
24										
25										

SOUND ENVIRONMENTAL STRATEGIES

TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington 98107

Date Started: 5/1/2008
Date Finished: 5/1/2008
Logged By: BAD
Chk By: JAC
SES Project No.: 0440-041
File ID.: C:\DOCUME~1\JCYR\DESKTOP\01-443_20080502_MW06-MW10.JAC.GPJ

BORING LOG
B02/MW06

Log of Exploratory Boring:

Notes
NE = Not encountered

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
▼ After Completion
▽ During Drilling

Drilling Co./Driller:	Cascade / Scott
Drilling Method:	Hollow Stem Auger
Location:	103 ft S and 16.5 ft E of NW Building Corner
Surface Condition:	Concrete
Total Depth:	20
First GW Depth:	NE

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0								Concrete		
1								Air-knife to 7.5 feet below ground surface (bgs).		
2										
3										
4										
5										
6										
7										
8	23 33 31	0.0	100		B03-08		FILL	Damp, very dense, medium- to coarse-grained SAND with silt and fine to coarse gravel, brown, no hydrocarbon odor (Fill).	Dp	
9										
10	42 50/6"	0.0	60		B03-11		SM	Damp, very dense, silty SAND with fine gravel, brownish gray, no hydrocarbon odor.	Dp	
11										
12										
13	45 50/6"	0.0	40		B03-13		SM	Damp, very dense, silty, fine-grained SAND with fine gravel, gray, no hydrocarbon odor.	Dp	
14										
15	45 50/6"	0.0	45		B03-16		SM	Same as above.	Dp	
16										
17										
18	45 50/6"	0.0	50				SM	Same as above.	Dp	
19	45 50/6"	0.0	60		B03-20		SM	Same as above.	Dp	
20								Boring terminated at 20 feet bgs, completed as a 2-inch-diameter monitoring well MW07, screened from 10-20 feet bgs. Concrete from 0-2 feet bgs, bentonite seal from 2-8 feet bgs, sand filter pack from 8-20 feet bgs.		
21										
22										
23										
24										
25										

SOUND ENVIRONMENTAL STRATEGIES
www.soundenvironmental.com

TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington 98107

Date Started: 5/1/2008
Date Finished: 5/1/2008
Logged By: BAD
Chk By: JAC
SES Project No.: 0440-041
File ID.: C:\DOCUME~1\JCYR\DESKTOP\01-443_2008\502_MW06-MW10JAC.GPJ

BORING LOG
B03/MW07

Log of Exploratory Boring:

Notes
NE = Not encountered

Drilling Co./Driller:	Cascade / Scott
Drilling Method:	Hollow Stem Auger
Location:	104.5 ft S and 16.25 ft E of NW Building Corner
Surface Condition:	Concrete
Total Depth:	35
First GW Depth:	NE

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
▼ After Completion
▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0								Concrete		
1								Air knife to 7.5 feet below ground surface (bgs).		
2										
3										
4										
5										
6										
7										
8	15 19 30	0.0	90		B04-08		FILL	Moist, dense, fine- to medium-grained SAND with fine gravel, few fines, brown, no hydrocarbon odor (Fill).	Mst	
9										
10	42 50/6"	0.0	70		B04-11		SM	Moist, very dense, silty, fine- to medium-grained SAND, trace gravel, grayish brown, no hydrocarbon odor.	Mst	
11										
12										
13	45 50/6"	0.0	60				SM	Same as above, no gravel, gray.	Mst	
14					B04-14					
15	50/6"	0.0	55				SM	Same as above.	Mst	
16					B04-16					
17										
18	50/6"	0.0	60		B04-18		SM	Same as above, with fine gravel.	Mst	
19										
20										

SOUND ENVIRONMENTAL STRATEGIES

TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington 98107

Date Started: 5/2/2008
Date Finished: 5/2/2008
Logged By: BAD
Chk By: JAC
SES Project No.: 0440-041
File ID.: C:\DOCUME~1\JCYR\DESKTOP\01-443_20080502_MW08-MW10JAC.GPJ

BORING LOG
B04/MW08

Log of Exploratory Boring:

Notes
NE = Not encountered

Drilling Co./Driller:	Cascade / Scott
Drilling Method:	Hollow Stem Auger
Location:	104.5 ft S and 16.25 ft E of NW Building Corner
Surface Condition:	Concrete
Total Depth:	35
First GW Depth:	NE

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
▼ After Completion
▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
20										
21	42 50/6"	0.0	60		B04-21		SP	Damp, very dense, fine- to medium-grained SAND, trace fines, gray, no hydrocarbon odor.	Dp	
22										
23	45 50/6"	0.0	60		B04-23		SP	Same as above.		
24										
25	38 50/6"	0.0	60				SP	Same as above, moist.	Mst	
26					B04-26					
27										
28	50/5"	0.0	40		B04-28		SP	Same as above.	Mst	
29										
30	50/6"	0.0	50				SM	Moist, very dense, silty fine- to medium-grained SAND, gray, no hydrocarbon odor.	Mst	
31					B04-31					
32										
33	35 50/6"	0.0	65				SM	Same as above.	Mst	
34										
35	35 50/6"	0.0	75		B04-35		SM	Same as above.	Mst	
36								Boring terminated at 35 feet bgs, completed as a 2-inch-diameter monitoring well MW08, screened from 15-35 feet bgs. Concrete from 0-2 feet bgs, bentonite seal from 2-13 feet bgs, sand filter pack from 13-35 feet bgs.		
37										
38										
39										
40										

SOUND ENVIRONMENTAL STRATEGIES

TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington 98107

Date Started: 5/2/2008
Date Finished: 5/2/2008
Logged By: BAD
Chk By: JAC
SES Project No.: 0440-041
File ID.: C:\DOCUME~1\JCYR\DESKTOP\01-443_20080502_MW08-MW10.JAC.GPJ

BORING LOG
B04/MW08

Log of Exploratory Boring:

Notes

Drilling Co./Driller:	Cascade / Scott
Drilling Method:	Hollow Stem Auger
Location:	153 ft S and 69 ft E of NW Building Corner
Surface Condition:	Concrete
Total Depth:	20
First GW Depth:	10

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
▼ After Completion
▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0								Concrete		
1								Air-knife to 7.5 feet below ground surface (bgs).		
2										
3										
4										
5										
6										
7										
8	15 16 18	0.0	80		B05-08		FILL	Moist, dense, fine- to medium-grained SAND, trace fine gravel, few fines, brownish gray, no hydrocarbon odor. (Fill)	Mst	
9										
10									▽	
11	35 50/6"	31.3	65		B05-11		SP-SM	Wet, very dense, fine- to medium-grained SAND with silt and fine gravel, gray, moderate hydrocarbon odor.	Wet	
12										
13	50/6"	19.8	60		B05-13.5		SM	Moist, very dense, silty, fine- to medium-grained SAND, brownish gray to gray, weak hydrocarbon odor.	Mst	
14										
15	50/6"	34.7	60		B05-16		SM	Moist, very dense, silty, fine- to medium-grained SAND, few fine to medium gravels, gray, moderate hydrocarbon odor.	Mst	
16										
17										
18	50/6"	36.8	50				SM	Same as above, no hydrocarbon odor.	Mst	
19	50/6"	27.9	50		B05-20		SM	Same as above.	Mst	
20								Boring terminated at 20 feet bgs, completed as a 2-inch-diameter monitoring well MW09, screened from 10-20 feet bgs. Concrete from 0-2 feet bgs, bentonite seal from 2-8 feet bgs, sand filter pack from 8-20 feet bgs.		
21										
22										
23										
24										
25										

SOUND ENVIRONMENTAL STRATEGIES

TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington 98107

Date Started: 5/2/2008
Date Finished: 5/2/2008
Logged By: BAD
Chk By: JAC
SES Project No.: 0440-041
File ID.: C:\DOCUME~1\JCYR\DESKTOP\01-443_20080502_MW06-MW10JAC.GPJ

BORING LOG
B05/MW09

Log of Exploratory Boring:

Notes

Drilling Co./Driller:	Cascade / Scott
Drilling Method:	Hollow Stem Auger
Location:	144 ft S and 44 ft E of NW Building Corner
Surface Condition:	Concrete
Total Depth:	20
First GW Depth:	11

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
▼ After Completion
▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0								Concrete		
1								Air-knife to 7.5 feet below ground surface (bgs).		
2										
3										
4										
5										
6										
7										
8	15 18 26	0.0	90		B06-09		FILL	Moist, dense, fine- to coarse-grained SAND with fine gravel, brick fragments from 7.5-8.5 feet bgs, brownish gray, no hydrocarbon odor. (Fill)	Mst	
9										
10	13 15 15	0.0	90		B06-11		SM	Moist to wet, dense, silty, fine- to coarse-grained SAND, trace fine gravel, brown, no hydrocarbon odor.	▽	
11										
12										
13	23 50/6"	3003	60		B06-13.5		SM	Moist, very dense, silty, fine- to coarse-grained SAND, trace fine gravel, gray, blue-gray staining at 13.5 feet bgs, strong hydrocarbon odor.	Mst	
14										
15	33 50/6"	8.0	60		B06-16		SP-SM	Moist, very dense, fine- to medium-grained SAND with silt, gray, weak hydrocarbon odor.	Mst	
16										
17										
18	40 50/6"	31.3	65				SP-SM	Same as above.	Mst	
19										
20	35 50/6"	0.0	70		B06-20		SP-SM	Same as above.		
21								Boring terminated at 20 feet bgs, completed as a 2-inch-diameter monitoring well MW10, screened from 10-20 feet bgs. Concrete from 0-2 feet bgs, bentonite seal from 2-8 feet bgs, sand filter pack from 8-20 feet bgs.		
22										
23										
24										
25										

SOUND ENVIRONMENTAL STRATEGIES

TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington 98107

Date Started: 5/2/2008
Date Finished: 5/2/2008
Logged By: BAD
Chk By: JAC
SES Project No.: 0440-041
File ID.: C:\DOCUME~1\JCYR\DESKTOP\01-443_20080502_MW06-MW10JAC.GPJ

BORING LOG
B06/MW10

Log of Exploratory Boring:

Notes

Drilling Co./Driller:	Cascade / David
Drilling Method:	Hollow Stem Auger
Location:	12'9" West and 4' South of MW02
Surface Condition:	Asphalt
Total Depth:	21
First GW Depth:	12.5

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
▼ After Completion
▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0								Asphalt		
1								Soil cuttings - Moist, medium dense, gravelly fine to medium SAND, trace to some silt, no hydrocarbon odor (Fill).		
2										
3							FILL			
4										
5	7				B07-05					
6	9 9	2.2	80				FILL	Moist, fine to medium SAND, some gravel, trace to some silt, brown with some gray, no hydrocarbon odor (Fill)	Moist	
7										
8	23 50/6"	161	90		B07-07.5		SP-SM	Moist, very dense, gravelly fine to medium SAND, some silt grading to "silty" at 8 feet bgs, brown mixed with stained gray, moderate hydrocarbon odor.	Moist	
9										
10					B07-10					
11	27 50/6"	1,809	100				SM	Moist, very dense, silty fine SAND, some gravel, stained gray, moderate to strong hydrocarbon odor.	Moist	
12									▽	
13	21 50/6"	1,464	100		B07-12.5		SM SP	Same as above, wet, strong hydrocarbon odor. Wet, very dense, gravelly fine to coarse SAND, trace to some silt, strong hydrocarbon odor.	Wet	
14										
15	9				B07-15					
16	11 13	78.9	95				SP	Wet, medium dense, medium to coarse SAND, some gravel, trace silt, gray, weak to moderate hydrocarbon odor.	Wet	
17										
18	18 50/6"	89.0	100		B07-17.5		SP-SM	Wet, very dense, gravelly fine to coarse SAND, some silt and local silt-rich zones, gray, moderate hydrocarbon odor.	Wet	
19										
20	24				B07-20					
21	50/6"	37.4	100				SM	Wet, very dense, silty fine SAND, some gravel, gray, moderate hydrocarbon odor.	Wet	
22								Boring terminated at 21 feet bgs and completed as a 2-inch-diameter monitoring well MW11, screened from 5-20 feet below ground surface (bgs). Concrete from 0-2 feet bgs, bentonite seal from 2 to 4 feet bgs, and sand filter pack from 4 to 20 feet bgs.		
23										
24										
25										

SOUND ENVIRONMENTAL STRATEGIES

TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington 98107

Date Started: 1/16/2009
Date Finished: 1/16/2009
Logged By: CCC
Chk By: JAC
SES Project No.: 0440-041
File ID.: C:\DOCUME~1\JCYR\DESKTOP\01-443_2000\11_MW11JAC.GPJ

BORING LOG
B07/MW11

APPENDIX F
Laboratory Analytical Results

Friedman & Bruya, Inc. #901129

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
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3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

January 29, 2009

Ryan Bixby, Project Manager
Sound Environmental Strategies Corporation
2400 Airport Way S., Suite 200
Seattle, WA 98134-2020

Dear Mr. Bixby:

Included are the results from the testing of material submitted on January 16, 2009 from the TOC_01-443_20090116 WORFDB2, F&BI 901129 project. There are 9 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: Mark Chandler, Erin Rothman, Brian Dixon
SOU0129R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on January 16, 2009 by Friedman & Bruya, Inc. from the Sound Environmental Strategies TOC_01-443_20090116 WORFDB2, F&BI 901129 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Sound Environmental Strategies
901129-01	B07-05
901129-02	B07-07.5
901129-03	B07-10
901129-04	B07-12.5
901129-05	B07-15
901129-06	B07-17.5
901129-07	B07-20

All quality control requirements were acceptable.

Date of Report: 01/29/09
Date Received: 01/16/09
Project: TOC_01-443_20090116 WORFDB2, F&BI 901129
Date Extracted: 01/19/09
Date Analyzed: 01/19/09

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS GASOLINE USING METHOD NWTPH-Gx

Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

Sample ID Laboratory ID	Gasoline Range	Surrogate (% Recovery) (Limit 58-139)
B07-05 901129-01	<2	95
B07-10 d 901129-03 1/10	91	ip
B07-15 901129-05	4	100
Method Blank	<2	103

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	B07-05	Client:	Sound Environmental Strategies
Date Received:	01/16/09	Project:	TOC_01-443_20090116 WORFDB2
Date Extracted:	01/19/09	Lab ID:	901129-01
Date Analyzed:	01/19/09	Data File:	011907.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	136	42	152
Toluene-d8	122	36	149
4-Bromofluorobenzene	90	50	150

Compounds:	Concentration mg/kg (ppm)
Ethanol	<50
t-Butyl alcohol (TBA)	<3
Methyl t-butyl ether (MTBE)	<0.05
Ethyl t-butyl ether (ETBE)	<0.05
t-Amyl methyl ether (TAME)	<0.05
Diisopropyl ether (DIPE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,2-Dibromoethane (EDB)	<0.05
Benzene	<0.03
Toluene	<0.05
Ethylbenzene	<0.05
m,p-Xylene	<0.1
o-Xylene	<0.05
Naphthalene	<0.05

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	B07-10	Client:	Sound Environmental Strategies
Date Received:	01/16/09	Project:	TOC_01-443_20090116 WORFDB2
Date Extracted:	01/19/09	Lab ID:	901129-03
Date Analyzed:	01/19/09	Data File:	011908.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	120	42	152
Toluene-d8	111	36	149
4-Bromofluorobenzene	85	50	150

Compounds:	Concentration mg/kg (ppm)
Ethanol	<50
t-Butyl alcohol (TBA)	<3
Methyl t-butyl ether (MTBE)	<0.05
Ethyl t-butyl ether (ETBE)	<0.05
t-Amyl methyl ether (TAME)	<0.05
Diisopropyl ether (DIPE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,2-Dibromoethane (EDB)	<0.05
Benzene	<0.03
Toluene	<0.05
Ethylbenzene	0.15
m,p-Xylene	0.19
o-Xylene	<0.05
Naphthalene	0.26

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	B07-15	Client:	Sound Environmental Strategies
Date Received:	01/16/09	Project:	TOC_01-443_20090116 WORFDB2
Date Extracted:	01/19/09	Lab ID:	901129-05
Date Analyzed:	01/19/09	Data File:	011909.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	133	42	152
Toluene-d8	121	36	149
4-Bromofluorobenzene	92	50	150

Compounds:	Concentration mg/kg (ppm)
Ethanol	<50
t-Butyl alcohol (TBA)	<3
Methyl t-butyl ether (MTBE)	<0.05
Ethyl t-butyl ether (ETBE)	<0.05
t-Amyl methyl ether (TAME)	<0.05
Diisopropyl ether (DIPE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,2-Dibromoethane (EDB)	<0.05
Benzene	<0.03
Toluene	<0.05
Ethylbenzene	<0.05
m,p-Xylene	0.11
o-Xylene	<0.05
Naphthalene	0.063

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	Method Blank	Client:	Sound Environmental Strategies
Date Received:	NA	Project:	TOC_01-443_20090116 WORFDB2
Date Extracted:	01/19/09	Lab ID:	09-063 mb
Date Analyzed:	01/19/09	Data File:	011906.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	98	42	152
Toluene-d8	99	36	149
4-Bromofluorobenzene	95	50	150

Compounds:	Concentration mg/kg (ppm)
Ethanol	<50
t-Butyl alcohol (TBA)	<3
Methyl t-butyl ether (MTBE)	<0.05
Ethyl t-butyl ether (ETBE)	<0.05
t-Amyl methyl ether (TAME)	<0.05
Diisopropyl ether (DIPE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,2-Dibromoethane (EDB)	<0.05
Benzene	<0.03
Toluene	<0.05
Ethylbenzene	<0.05
m,p-Xylene	<0.1
o-Xylene	<0.05
Naphthalene	<0.05

Date of Report: 01/29/09
Date Received: 01/16/09
Project: TOC_01-443_20090116 WORFDB2, F&BI 901129

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS GASOLINE USING METHOD NWTPH-Gx

Laboratory Code: 901129-01 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Gasoline	mg/kg (ppm)	<2	<2	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	mg/kg (ppm)	20	102	61-153

Date of Report: 01/29/09
Date Received: 01/16/09
Project: TOC_01-443_20090116 WORFDB2, F&BI 901129

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR VOLATILES BY EPA METHOD 8260C

Laboratory Code: 901094-30 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Ethanol	mg/kg (ppm)	<50	<50	nm
t-Butyl alcohol (TBA)	mg/kg (ppm)	<3	<3	nm
Methyl t-butyl ether (MTBE)	mg/kg (ppm)	<0.05	<0.05	nm
Diisopropyl ether (DIPE)	mg/kg (ppm)	<0.05	<0.05	nm
Ethyl t-butyl ether (ETBE)	mg/kg (ppm)	<0.05	<0.05	nm
t-Amyl methyl ether (TAME)	mg/kg (ppm)	<0.05	<0.05	nm
1,2-Dichloroethane (EDC)	mg/kg (ppm)	<0.05	<0.05	nm
Benzene	mg/kg (ppm)	<0.03	<0.03	nm
Toluene	mg/kg (ppm)	<0.05	<0.05	nm
1,2-Dibromoethane (EDB)	mg/kg (ppm)	<0.05	<0.05	nm
Ethylbenzene	mg/kg (ppm)	<0.05	<0.05	nm
m,p-Xylene	mg/kg (ppm)	<0.1	<0.1	nm
o-Xylene	mg/kg (ppm)	<0.05	<0.05	nm
Naphthalene	mg/kg (ppm)	<0.05	<0.05	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Ethanol	mg/kg (ppm)	125	86	88	19-157	2
t-Butyl alcohol (TBA)	mg/kg (ppm)	12.5	92	101	70-121	9
Methyl t-butyl ether (MTBE)	mg/kg (ppm)	2.5	102	101	82-112	1
Diisopropyl ether (DIPE)	mg/kg (ppm)	2.5	102	107	85-117	5
Ethyl t-butyl ether (ETBE)	mg/kg (ppm)	2.5	109	106	84-117	3
t-Amyl methyl ether (TAME)	mg/kg (ppm)	2.5	104	103	84-118	1
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2.5	103	102	82-120	1
Benzene	mg/kg (ppm)	2.5	100	98	80-112	2
Toluene	mg/kg (ppm)	2.5	97	96	80-116	1
1,2-Dibromoethane (EDB)	mg/kg (ppm)	2.5	102	102	86-120	0
Ethylbenzene	mg/kg (ppm)	2.5	99	98	81-115	1
m,p-Xylene	mg/kg (ppm)	5	98	96	80-118	2
o-Xylene	mg/kg (ppm)	2.5	98	97	78-122	1
Naphthalene	mg/kg (ppm)	2.5	94	94	70-122	0

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

A1 – More than one compound of similar molecule structure was identified with equal probablility.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte indicated may be due to carryover from previous sample injections.

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.

fb - The analyte indicated was found in the method blank. The result should be considered an estimate.

fc – The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.

ht - The sample was extracted outside of holding time. Results should be considered estimates.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j – The result is below normal reporting limits. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the compound indicated is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc – The sample was received in a container not approved by the method. The value reported should be considered an estimate.

pr – The sample was received with incorrect preservation. The value reported should be considered an estimate.

ve - The value reported exceeded the calibration range established for the analyte. The reported concentration should be considered an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The pattern of peaks present is not indicative of diesel.

y - The pattern of peaks present is not indicative of motor oil.

Friedman & Bruya, Inc. #901129 additional

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
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3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

February 13, 2009

Ryan Bixby, Project Manager
Sound Environmental Strategies Corporation
2400 Airport Way S., Suite 200
Seattle, WA 98134-2020

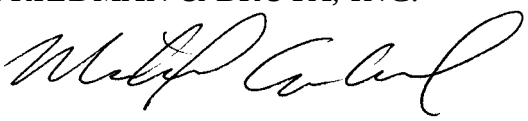
Dear Mr. Bixby:

Included are the additional results from the testing of material submitted on January 16, 2009 from the TOC_01-443_20090116 WORFDB2, F&BI 901129 project. There are 7 pages included in this report.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures
c: Mark Chandler, Erin Rothman, Andrea Liljegren
SOU0213R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on January 16, 2009 by Friedman & Bruya, Inc. from the Sound Environmental Strategies TOC_01-443_20090116 WORFDB2, F&BI 901129 project. Samples were logged in under the laboratory ID's listed below. Samples -03 and -05 were composited and then analyzed for RCRA metals.

Laboratory ID	Sound Environmental Strategies
901129-01	B07-05
901129-02	B07-07.5
901129-03	B07-10
901129-04	B07-12.5
901129-05	B07-15
901129-06	B07-17.5
901129-07	B07-20

All quality control requirements were acceptable.

Analysis For Total Metals By EPA Method 200.8

Client ID:	B07-10/B07-15 Comp	Client:	Sound Environmental Strategies
Date Received:	01/16/09	Project:	TOC_01-443_20090116, F&BI 901129
Date Extracted:	02/06/09	Lab ID:	901129-03+05 comp
Date Analyzed:	02/09/09	Data File:	901129-03.023
Matrix:	Soil	Instrument:	ICPMS1
Units:	mg/kg (ppm)	Operator:	hr

Internal Standard:	% Recovery:	Lower Limit:	Upper Limit:
Germanium	85	60	125
Indium	83	60	125
Holmium	95	60	125

Analyte:	Concentration mg/kg (ppm)
Chromium	11.0
Arsenic	<1
Selenium	<1
Silver	<1
Cadmium	<1
Barium	25.7
Lead	1.66

Analysis For Total Metals By EPA Method 200.8

Client ID:	Method Blank	Client:	Sound Environmental Strategies
Date Received:	Not Applicable	Project:	TOC_01-443_20090116, F&BI 901129
Date Extracted:	02/06/09	Lab ID:	I9-053 mb
Date Analyzed:	02/09/09	Data File:	I9-053 mb.021
Matrix:	Soil	Instrument:	ICPMS1
Units:	mg/kg (ppm)	Operator:	hr

Internal Standard:	% Recovery:	Lower Limit:	Upper Limit:
Germanium	84	60	125
Indium	86	60	125
Holmium	99	60	125

Analyte:	Concentration mg/kg (ppm)
Chromium	<1
Arsenic	<1
Selenium	<1
Silver	<1
Cadmium	<1
Barium	<1
Lead	<1

Date of Report: 02/13/09
Date Received: 01/16/09
Project: TOC_01-443_20090116 WORFDB2, F&BI 901129
Date Extracted: 02/06/09
Date Analyzed: 02/06/09

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR TOTAL MERCURY USING EPA METHOD 1631E

Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

Sample ID Laboratory ID	Total Mercury
B07-10/B07-15 Comp. 901129-03+05 comp	<0.2
Method Blank	<0.2

Date of Report: 02/13/09
Date Received: 01/16/09
Project: TOC_01-443_20090116 WORFDB2, F&BI 901129

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR TOTAL METALS USING EPA METHOD 200.8

Laboratory Code: 902021-02 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference	Acceptance Criteria
Chromium	mg/kg (ppm)	27.1	29.5	8	0-20
Arsenic	mg/kg (ppm)	2.35	2.34	0	0-20
Selenium	mg/kg (ppm)	<1	<1	nm	0-20
Silver	mg/kg (ppm)	<1	<1	nm	0-20
Cadmium	mg/kg (ppm)	<1	<1	nm	0-20
Barium	mg/kg (ppm)	42.2	52.7	22 hr	0-20
Lead	mg/kg (ppm)	6.91	6.40	8	0-20

Laboratory Code: 902021-02 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Chromium	mg/kg (ppm)	50	27.1	70 b	50-150
Arsenic	mg/kg (ppm)	10	2.35	96 b	50-150
Selenium	mg/kg (ppm)	5	<1	90	50-150
Silver	mg/kg (ppm)	10	<1	101	50-150
Cadmium	mg/kg (ppm)	5	<1	99	50-150
Barium	mg/kg (ppm)	50	42.2	132 b	50-150
Lead	mg/kg (ppm)	50	6.91	104	50-150

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Chromium	mg/kg (ppm)	50	102	70-130
Arsenic	mg/kg (ppm)	10	96	70-130
Selenium	mg/kg (ppm)	5	100	70-130
Silver	mg/kg (ppm)	10	103	70-130
Cadmium	mg/kg (ppm)	5	100	70-130
Barium	mg/kg (ppm)	50	105	70-130
Lead	mg/kg (ppm)	50	105	70-130

Date of Report: 02/13/09
Date Received: 01/16/09
Project: TOC_01-443_20090116 WORFDB2, F&BI 901129

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR TOTAL MERCURY USING EPA METHOD 1631E

Laboratory Code: 902021-02 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Mercury	mg/kg (ppm)	0.125	<0.2	96	101	50-150	5

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Mercury	mg/kg (ppm)	0.125	92	70-130

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

A1 – More than one compound of similar molecule structure was identified with equal probability.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte indicated may be due to carryover from previous sample injections.

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

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hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.

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j – The result is below normal reporting limits. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the compound indicated is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc – The sample was received in a container not approved by the method. The value reported should be considered an estimate.

pr – The sample was received with incorrect preservation. The value reported should be considered an estimate.

ve - The value reported exceeded the calibration range established for the analyte. The reported concentration should be considered an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The pattern of peaks present is not indicative of diesel.

y - The pattern of peaks present is not indicative of motor oil.

901129 a Brian Dixon **SAMPLE CHAIN OF CUSTODY** ME 01/16/09 VSI / CT 1

Page 1 of

Send Report To Erin Rothman, Ryan Bixby
Company SES
Address 2400 Airport Way South
City, State, ZIP Seattle WA
Phone # 206 306 1900 Fax #

SAMPLERS (signature) BDS

PROJECT NAME/NO. Toc #01-443 Bill's Tires

PO #

REMARKS

GEMS Y / N

Per E&D 1/16/09 ML

TURNAROUND TIME
☒ Standard (2 Weeks)
☐ RUSH
Rush charges authorized by:

SAMPLE DISPOSAL
☐ Dispose after 30 days
☐ Return samples
☒ Will call with instructions

Sample ID	Sample Location	Sample Depth	Lab ID	Date Sampled	Time Sampled	Matrix	# of jars	ANALYSES REQUESTED: NWTPH-Dx	NWTPH-Gx	BTEX by 8260C	VOC's by 8260	SVOC's by 8270	RCRA-8 Metals			Notes
B07-05	B07	5	01 A-D	1-16-09	0910	Soil	4		X	X						
B07-07.5		7.5	02 A-D		0915		4									HOLD
B07-10		10	03 A-D		0920		4		X	X			comp			
B07-12.5		12.5	04 A-E		0925		5									HOLD
B07-15		15	05 A-D		0930		4		X	X			comp			
~~B07-16~~					~~0935~~											
B07-17.5		17.5	06 A-D		0935		4									HOLD
B07-20		20	07 A-D		0940		4									HOLD

Samples received at 2 °C

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: BDS	Brian Dixon	SES	1-16-09	1220
Received by: Heather Rankin	H. Rankin	F&B, I	1/16/09	1220p
Relinquished by:				
Received by:				

Friedman & Bruya, Inc.
3012 16th Avenue West
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Ph. (206) 285-8282
Fax (206) 283-5044

Friedman & Bruya, Inc. #902083

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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February 24, 2009

Ryan Bixby, Project Manager
Sound Environmental Strategies Corporation
2400 Airport Way S., Suite 200
Seattle, WA 98134-2020

Dear Mr. Bixby:

Included are the results from the testing of material submitted on February 9, 2009 from the TOC_01-443_20090209 WORFDB2, F&BI 902083 project. There are 16 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: Mark Chandler, Erin Rothman
SOU0224R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on February 9, 2009 by Friedman & Bruya, Inc. from the Sound Environmental Strategies TOC_01-443_20090209 WORFDB2, F&BI 902083 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Sound Environmental Strategies
902083-01	MW01A-20090209
902083-02	MW05A-20090209
902083-03	MW11-20090209
902083-04	MW99-20090209

All quality control requirements were acceptable.

Date of Report: 02/24/09
Date Received: 02/09/09
Project: TOC_01-443_20090209 WORFDB2, F&BI 902083
Date Extracted: 02/10/09
Date Analyzed: 02/10/09 and 02/12/09

RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS GASOLINE USING METHOD NWTPH-Gx

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Gasoline Range	Surrogate (% Recovery) (Limit 51-134)
MW01A-20090209 902083-01	<100	89
MW05A-20090209 902083-02	<100	93
MW11-20090209 d 902083-03 1/20	15,000	117
MW99-20090209 d 902083-04 1/20 r	16,000	118
Method Blank	<100	95

Date of Report: 02/24/09
Date Received: 02/09/09
Project: TOC_01-443_20090209 WORFDB2, F&BI 902083
Date Extracted: 02/12/09
Date Analyzed: 02/12/09

RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL AND MOTOR OIL USING METHOD NWTPH-Dx

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Diesel Range (C_{10}-C_{25})	Motor Oil Range (C_{25}-C_{36})	Surrogate (% Recovery) (Limit 50-150)
MW01A-20090209 902083-01	<50	<250	78
MW05A-20090209 902083-02	<50	<250	78
MW11-20090209 902083-03	3,700 x	<250	82
MW99-20090209 902083-04	3,600 x	<250	79
Method Blank	<50	<250	75

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW01A-20090209	Client:	Sound Environmental Strategies
Date Received:	02/09/09	Project:	TOC_01-443_20090209 WORFDB2
Date Extracted:	02/13/09	Lab ID:	902083-01
Date Analyzed:	02/14/09	Data File:	021322.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	97	58	118
Toluene-d8	98	59	117
4-Bromofluorobenzene	101	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<1,000
t-Butyl alcohol (TBA)	<50
Methyl t-butyl ether (MTBE)	<1
Ethyl t-butyl ether (ETBE)	<1
t-Amyl methyl ether (TAME)	<1
Diisopropyl ether (DIPE)	<1
1,2-Dichloroethane (EDC)	<1
1,2-Dibromoethane (EDB)	<1
Benzene	<1
Toluene	<1
Ethylbenzene	<1
m,p-Xylene	<2
o-Xylene	<1
Naphthalene	<1

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW05A-20090209	Client:	Sound Environmental Strategies
Date Received:	02/09/09	Project:	TOC_01-443_20090209 WORFDB2
Date Extracted:	02/13/09	Lab ID:	902083-02
Date Analyzed:	02/14/09	Data File:	021323.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	96	58	118
Toluene-d8	99	59	117
4-Bromofluorobenzene	100	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<1,000
t-Butyl alcohol (TBA)	<50
Methyl t-butyl ether (MTBE)	<1
Ethyl t-butyl ether (ETBE)	<1
t-Amyl methyl ether (TAME)	<1
Diisopropyl ether (DIPE)	<1
1,2-Dichloroethane (EDC)	<1
1,2-Dibromoethane (EDB)	<1
Benzene	<1
Toluene	<1
Ethylbenzene	<1
m,p-Xylene	<2
o-Xylene	<1
Naphthalene	<1

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW11-20090209	Client:	Sound Environmental Strategies
Date Received:	02/09/09	Project:	TOC_01-443_20090209 WORFDB2
Date Extracted:	02/13/09	Lab ID:	902083-03
Date Analyzed:	02/14/09	Data File:	021324.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	95	58	118
Toluene-d8	110	59	117
4-Bromofluorobenzene	100	45	141

Compounds:	Concentration ug/L (ppb)	
Ethanol	<1,000	
t-Butyl alcohol (TBA)	<50	
Methyl t-butyl ether (MTBE)	<1	
Ethyl t-butyl ether (ETBE)	<1	
t-Amyl methyl ether (TAME)	<1	
Diisopropyl ether (DIPE)	<1	
1,2-Dichloroethane (EDC)	<1	
1,2-Dibromoethane (EDB)	<1	
Benzene	27	
Toluene	90	
Ethylbenzene	580	ve
m,p-Xylene	1,600	ve
o-Xylene	160	ve
Naphthalene	450	ve

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW11-20090209	Client:	Sound Environmental Strategies
Date Received:	02/09/09	Project:	TOC_01-443_20090209 WORFDB2
Date Extracted:	02/16/09	Lab ID:	902083-03 1/10
Date Analyzed:	02/16/09	Data File:	021609.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	96	58	118
Toluene-d8	98	59	117
4-Bromofluorobenzene	95	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<10,000
t-Butyl alcohol (TBA)	<500
Methyl t-butyl ether (MTBE)	<10
Ethyl t-butyl ether (ETBE)	<10
t-Amyl methyl ether (TAME)	<10
Diisopropyl ether (DIPE)	<10
1,2-Dichloroethane (EDC)	<10
1,2-Dibromoethane (EDB)	<10
Benzene	26
Toluene	83
Ethylbenzene	600
m,p-Xylene	1,800
o-Xylene	130
Naphthalene	420

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW99-20090209	Client:	Sound Environmental Strategies
Date Received:	02/09/09	Project:	TOC_01-443_20090209 WORFDB2
Date Extracted:	02/13/09	Lab ID:	902083-04
Date Analyzed:	02/14/09	Data File:	021325.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	97	58	118
Toluene-d8	108	59	117
4-Bromofluorobenzene	101	45	141

Compounds:	Concentration ug/L (ppb)	
Ethanol	<1,000	
t-Butyl alcohol (TBA)	<50	
Methyl t-butyl ether (MTBE)	<1	
Ethyl t-butyl ether (ETBE)	<1	
t-Amyl methyl ether (TAME)	<1	
Diisopropyl ether (DIPE)	<1	
1,2-Dichloroethane (EDC)	<1	
1,2-Dibromoethane (EDB)	<1	
Benzene	26	
Toluene	89	
Ethylbenzene	540	ve
m,p-Xylene	1,500	ve
o-Xylene	150	
Naphthalene	430	ve

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW99-20090209	Client:	Sound Environmental Strategies
Date Received:	02/09/09	Project:	TOC_01-443_20090209 WORFDB2
Date Extracted:	02/16/09	Lab ID:	902083-04 1/10
Date Analyzed:	02/16/09	Data File:	021610.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	98	58	118
Toluene-d8	98	59	117
4-Bromofluorobenzene	95	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<10,000
t-Butyl alcohol (TBA)	<500
Methyl t-butyl ether (MTBE)	<10
Ethyl t-butyl ether (ETBE)	<10
t-Amyl methyl ether (TAME)	<10
Diisopropyl ether (DIPE)	<10
1,2-Dichloroethane (EDC)	<10
1,2-Dibromoethane (EDB)	<10
Benzene	26
Toluene	89
Ethylbenzene	660
m,p-Xylene	2,000
o-Xylene	150
Naphthalene	480

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	Method Blank	Client:	Sound Environmental Strategies
Date Received:	NA	Project:	TOC_01-443_20090209 WORFDB2
Date Extracted:	02/13/09	Lab ID:	090195 mb
Date Analyzed:	02/14/09	Data File:	021321.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	97	58	118
Toluene-d8	99	59	117
4-Bromofluorobenzene	103	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<1,000
t-Butyl alcohol (TBA)	<50
Methyl t-butyl ether (MTBE)	<1
Ethyl t-butyl ether (ETBE)	<1
t-Amyl methyl ether (TAME)	<1
Diisopropyl ether (DIPE)	<1
1,2-Dichloroethane (EDC)	<1
1,2-Dibromoethane (EDB)	<1
Benzene	<1
Toluene	<1
Ethylbenzene	<1
m,p-Xylene	<2
o-Xylene	<1
Naphthalene	<1

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	Method Blank	Client:	Sound Environmental Strategies
Date Received:	NA	Project:	TOC_01-443_20090209 WORFDB2
Date Extracted:	02/16/09	Lab ID:	090196 mb
Date Analyzed:	02/16/09	Data File:	021606.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	97	58	118
Toluene-d8	97	59	117
4-Bromofluorobenzene	97	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<1,000
t-Butyl alcohol (TBA)	<50
Methyl t-butyl ether (MTBE)	<1
Ethyl t-butyl ether (ETBE)	<1
t-Amyl methyl ether (TAME)	<1
Diisopropyl ether (DIPE)	<1
1,2-Dichloroethane (EDC)	<1
1,2-Dibromoethane (EDB)	<1
Benzene	<1
Toluene	<1
Ethylbenzene	<1
m,p-Xylene	<2
o-Xylene	<1
Naphthalene	<1

Date of Report: 02/24/09
Date Received: 02/09/09
Project: TOC_01-443_20090209 WORFDB2, F&BI 902083

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS GASOLINE USING METHOD NWTPH-Gx

Laboratory Code: 902055-06 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Gasoline	ug/L (ppb)	<100	<100	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	ug/L (ppb)	1,000	93	69-134

Date of Report: 02/24/09
Date Received: 02/09/09
Project: TOC_01-443_20090209 WORFDB2, F&BI 902083

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL EXTENDED USING METHOD NWTPH-Dx

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	103	105	69-135	2

Date of Report: 02/24/09
Date Received: 02/09/09
Project: TOC_01-443_20090209 WORFDB2, F&BI 902083

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR VOLATILES BY EPA METHOD 8260C

Laboratory Code: 902083-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Ethanol	ug/L (ppb)	2,500	<1,000	65	42-145
t-Butyl alcohol (TBA)	ug/L (ppb)	250	<50	62	45-157
Methyl t-butyl ether (MTBE)	ug/L (ppb)	50	<1	84	80-119
Diisopropyl ether (DIPE)	ug/L (ppb)	50	<1	103	83-120
Ethyl t-butyl ether (ETBE)	ug/L (ppb)	50	<1	103	80-118
t-Amyl methyl ether (TAME)	ug/L (ppb)	50	<1	92	84-117
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	<1	88	69-133
Benzene	ug/L (ppb)	50	<1	94	77-120
Toluene	ug/L (ppb)	50	<1	92	77-120
1,2-Dibromoethane (EDB)	ug/L (ppb)	50	<1	87	69-134
Ethylbenzene	ug/L (ppb)	50	<1	93	78-120
m,p-Xylene	ug/L (ppb)	100	<2	96	76-121
o-Xylene	ug/L (ppb)	50	<1	100	71-125
Naphthalene	ug/L (ppb)	50	<1	87	47-159

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Ethanol	ug/L (ppb)	2,500	84	85	50-148	1
t-Butyl alcohol (TBA)	ug/L (ppb)	250	82	82	59-142	0
Methyl t-butyl ether (MTBE)	ug/L (ppb)	50	93	96	72-125	3
Diisopropyl ether (DIPE)	ug/L (ppb)	50	107	111	80-120	4
Ethyl t-butyl ether (ETBE)	ug/L (ppb)	50	106	110	76-123	4
t-Amyl methyl ether (TAME)	ug/L (ppb)	50	101	105	72-123	4
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	99	102	74-129	3
Benzene	ug/L (ppb)	50	100	104	76-115	4
Toluene	ug/L (ppb)	50	98	104	77-115	6
1,2-Dibromoethane (EDB)	ug/L (ppb)	50	99	102	84-116	3
Ethylbenzene	ug/L (ppb)	50	100	105	80-113	5
m,p-Xylene	ug/L (ppb)	100	102	108	80-120	6
o-Xylene	ug/L (ppb)	50	105	110	79-115	5
Naphthalene	ug/L (ppb)	50	102	106	74-131	4

Date of Report: 02/24/09
Date Received: 02/09/09
Project: TOC_01-443_20090209 WORFDB2, F&BI 902083

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR VOLATILES BY EPA METHOD 8260C

Laboratory Code: 902137-01 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Ethanol	ug/L (ppb)	<1,000	<1,000	nm
t-Butyl alcohol (TBA)	ug/L (ppb)	<50	<50	nm
Methyl t-butyl ether (MTBE)	ug/L (ppb)	<1	<1	nm
Diisopropyl ether (DIPE)	ug/L (ppb)	<1	<1	nm
Ethyl t-butyl ether (ETBE)	ug/L (ppb)	<1	<1	nm
t-Amyl methyl ether (TAME)	ug/L (ppb)	<1	<1	nm
1,2-Dichloroethane (EDC)	ug/L (ppb)	<1	<1	nm
Benzene	ug/L (ppb)	<1	<1	nm
Toluene	ug/L (ppb)	<1	<1	nm
1,2-Dibromoethane (EDB)	ug/L (ppb)	<1	<1	nm
Ethylbenzene	ug/L (ppb)	<1	<1	nm
m,p-Xylene	ug/L (ppb)	<2	<2	nm
o-Xylene	ug/L (ppb)	<1	<1	nm
Naphthalene	ug/L (ppb)	<1	<1	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Ethanol	ug/L (ppb)	2,500	96	95	50-148	1
t-Butyl alcohol (TBA)	ug/L (ppb)	250	103	101	59-142	2
Methyl t-butyl ether (MTBE)	ug/L (ppb)	50	97	95	72-125	2
Diisopropyl ether (DIPE)	ug/L (ppb)	50	108	107	80-120	1
Ethyl t-butyl ether (ETBE)	ug/L (ppb)	50	110	107	76-123	3
t-Amyl methyl ether (TAME)	ug/L (ppb)	50	105	103	72-123	2
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	99	97	74-129	2
Benzene	ug/L (ppb)	50	100	97	76-115	3
Toluene	ug/L (ppb)	50	99	96	77-115	3
1,2-Dibromoethane (EDB)	ug/L (ppb)	50	101	100	84-116	1
Ethylbenzene	ug/L (ppb)	50	101	97	80-113	4
m,p-Xylene	ug/L (ppb)	100	103	99	80-120	4
o-Xylene	ug/L (ppb)	50	104	101	79-115	3
Naphthalene	ug/L (ppb)	50	106	104	74-131	2

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

A1 – More than one compound of similar molecule structure was identified with equal probability.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte indicated may be due to carryover from previous sample injections.

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.

fb - The analyte indicated was found in the method blank. The result should be considered an estimate.

fc – The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.

ht - The sample was extracted outside of holding time. Results should be considered estimates.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j – The result is below normal reporting limits. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the compound indicated is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc – The sample was received in a container not approved by the method. The value reported should be considered an estimate.

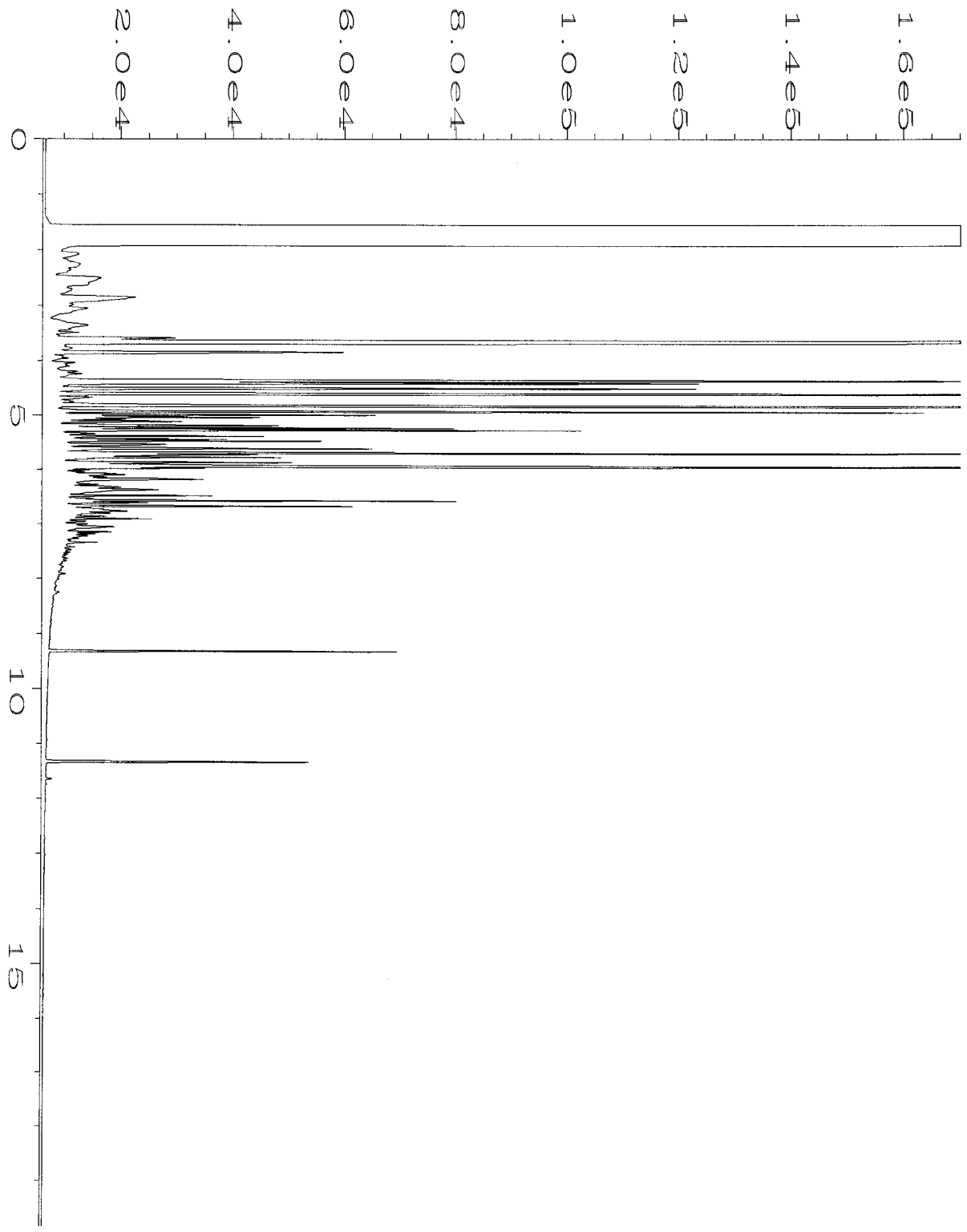
pr – The sample was received with incorrect preservation. The value reported should be considered an estimate.

ve - The value reported exceeded the calibration range established for the analyte. The reported concentration should be considered an estimate.

vo - The value reported fell outside the control limits established for this analyte.

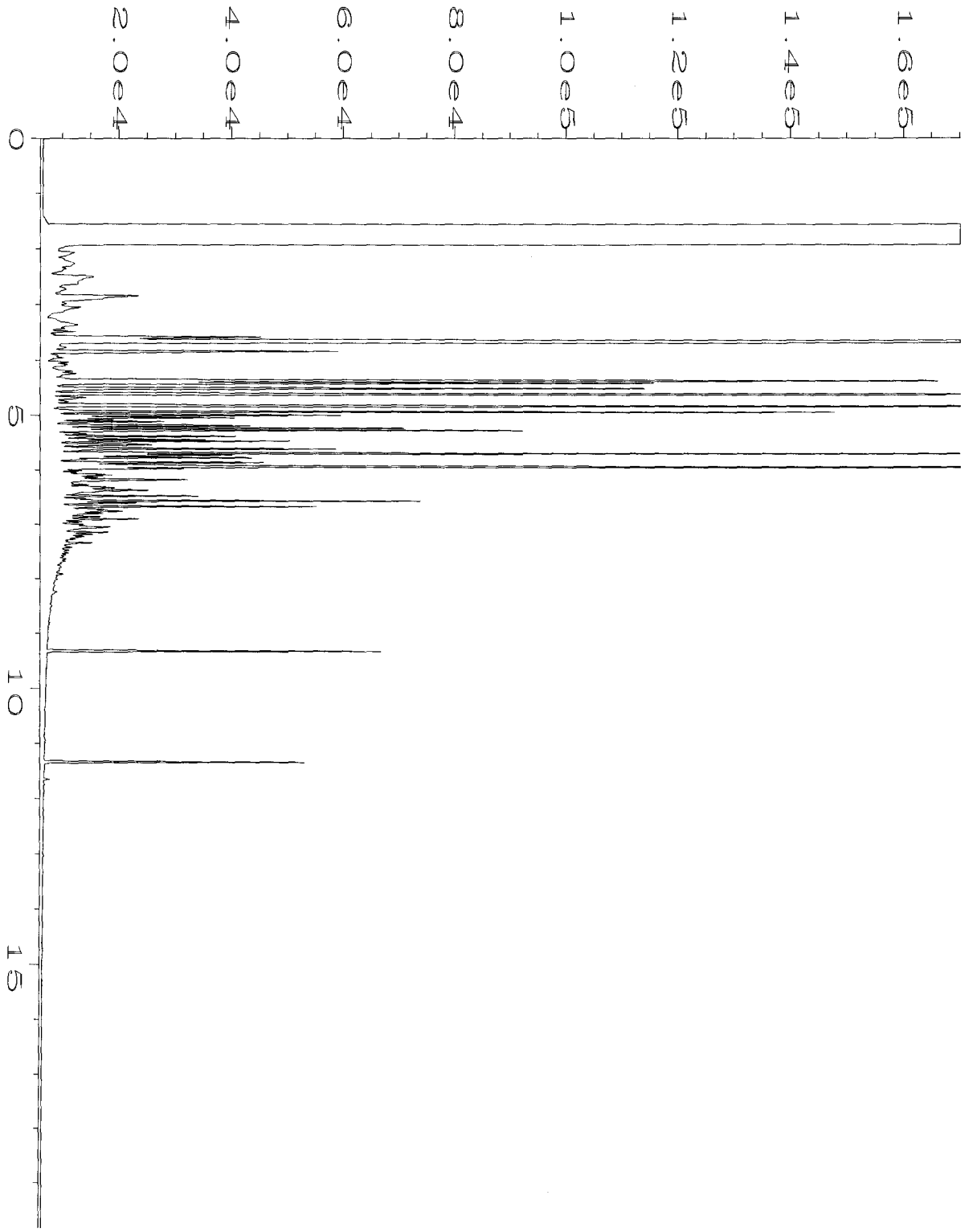
x - The pattern of peaks present is not indicative of diesel.

y - The pattern of peaks present is not indicative of motor oil.



Data File Name : C:\HPCHEM\1\DATA\02-12-09\016F0701.D
Operator : ay
Instrument : GC1
Sample Name : 902083-03
Run Time Bar Code:
Acquired on : 12 Feb 09 04:17 PM
Report Created on: 13 Feb 09 11:36 AM

Page Number : 1
Vial Number : 16
Injection Number : 1
Sequence Line : 7
Instrument Method: TPHD.MTH
Analysis Method : SIMDNEW.MTH



Data File Name : C:\HPCHEM\1\DATA\02-12-09\017F0701.D
Operator : ay
Instrument : GC1
Sample Name : 902083-04
Run Time Bar Code:
Acquired on : 12 Feb 09 04:44 PM
Report Created on: 13 Feb 09 11:36 AM

Page Number : 1
Vial Number : 17
Injection Number : 1
Sequence Line : 7
Instrument Method: TPHD.MTH
Analysis Method : SIMDNEW.MTH

902083

SAMPLE CHAIN OF CUSTODY ME 2/9/09 C04/V3

Page # 1 of 1

Send Report To Erin Rothman
Company Sound Environmental Strategies
Address 2400 Airport Way South, Suite 200
City, State, ZIP Seattle, WA 98134
Phone # 206.306.1900 Fax # 206.306.1907

SAMPLERS (signature): Larry Namba

PROJECT NAME/NO.: TOC Holding - B.11's Tire
0440-841-03
01-443

PO #:

REMARKS:

GEMS Y / N

TURNAROUND TIME
☑ Standard (2 Weeks)
☐ RUSH
Rush charges authorized by:

SAMPLE DISPOSAL
☑ Dispose after 30 days
☐ Return samples
☐ Will call with instructions

Sample ID	Sample Location	Sample Depth	Lab ID	Date Sampled	Time Sampled	Matrix	# of jars	ANALYSES REQUESTED: NWTPH-Dx	NWTPH-Gx	BTEX by 8021B	BTEX & Oxygenates VOC's by 8260B	SVOC's by 8270	RCRA-8 Metals			Notes
MW01A-20090209	MW-01A		01 A-E	02/09/09	1356	Water	5	✓	✓	✓	✓					
MW05A-20090209	MW-05A		02 A-E	02/09/09	1448	Water	5	✓	✓	✓	✓					
MW11-20090209	MW-11		03 A-E	02/09/09	1538	Water	5	✓	✓	✓	✓					
MW99-20090209	MW-99		04 A-E	02/09/09	1552	Water	5	✓	✓	✓	✓					

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

	SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Larry Namba	Larry Namba	SES	02/09/09	1706
Received by:	Alexandra Yeshow	Alexandra Yeshow	F/B	〃	〃
Relinquished by:					
Received by:			Samples received at	14 °C	

APPENDIX G
Terrestrial Ecological Evaluation Form

Washington State Department of Ecology
Toxics Cleanup Program

Table 749-1

Simplified Terrestrial Ecological Evaluation-Exposure Analysis Procedure

Estimate the area of contiguous (connected) undeveloped land on the site or within 500 feet of any area of the site to the nearest 1/2 acre (1/4 acre if the area is less than 0.5 acre).	
1) From the table below, find the number of points corresponding to the area and enter this number in the field to the right.	
Area (acres) / Points 0.25 or less / 4 0.5 / 5 1.0 / 6 1.5 / 7 2.0 / 8 2.5 / 9 3.0 / 10 3.5 / 11 4.0 or more / 12	4
2) Is this an industrial or commercial property? If yes, enter a score of 3. If no, enter a score of 1	3
3)[a] Enter a score in the box to the right for the habitat quality of the site, using the following rating system[b]. High=1, Intermediate=2, Low=3	3
4) Is the undeveloped land likely to attract wildlife? If yes, enter a score of 1 in the box to the right. If no, enter a score of 2.[c]	2
5) Are there any of the following soil contaminants present: Chlorinated dioxins/furans, PCB mixtures, DDT, DDE, DDD, aldrin, chlordane, dieldrin, endosulfan, endrin, heptachlor, benzene hexachloride, toxaphene, hexachlorobenzene, pentachlorophenol, pentachlorobenzene? If yes, enter a score of 1 in the box to the right. If no, enter a score of 4.	4
6) Add the numbers in the boxes on lines 2-5 and enter this number in the box to the right. If this number is larger than the number in the box on line 1, the simplified evaluation may be ended.	12

Notes for Table 749-1

[a] It is expected that this habitat evaluation will be undertaken by an experienced field biologist. If this is not the case, enter a conservative score of (1) for questions 3 and 4.

[b] **Habitat rating system.** Rate the quality of the habitat as high, intermediate or low based on your professional judgment as a field biologist. The following are suggested factors to consider in making this evaluation:

> **Low:** Early successional vegetative stands; vegetation predominantly noxious, nonnative, exotic plant species or weeds. Areas severely disturbed by human activity, including intensively cultivated croplands. Areas isolated from other habitat used by wildlife.

High: Area is ecologically significant for one or more of the following reasons: Late-successional native plant communities present; relatively high species diversity; used by an uncommon or rare species; priority habitat (as defined by the Washington Department of fish and Wildlife); part of a larger area of habitat where size or fragmentation may be important for the retention of some species.

Intermediate: Area does not rate as either high or low.

[c] Indicate "yes" if the area attracts wildlife or is likely to do so. Examples: Birds frequently visit the area to feed; evidence of high use b mammals (tracks, scat, etc.); habitat "island" in an industrial area; unusual features of an area that make it important for feeding animals; heavy use during seasonal migrations.

[Area Calculation Aid] [Aerial Photo with Area Designations] [TEE Table 749-1] [Index of Tables]

[Exclusions Main] [TEE Definitions] [Simplified or Site-Specific?] [Simplified Ecological Evaluation] [Site-Specific Ecological Evaluation] [WAC 173-340-7493]

[TEE Home]