



Phase I Environmental Site Assessment Final Report



Vacant Residential Parcels South Irving Street & Yakima Avenue South Seattle, WA 98144

EHSI Project #10737e-04

Prepared for:

City of Seattle

Finance and Administrative Services, Real Estate Services

700 5th Avenue, Suite 5200

Seattle, Washington 98104

Prepared by:

EHS-International, Inc.

1011 SW Klickitat Way, Suite 104

Seattle, Washington 98134

206.381.1128

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LIST OF ACRONYMS

AST	above-ground storage tank
ASTM	American Society for Testing and Materials
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 1980
CERCLIS.....	CERCLA Information System
CFR	Code of Federal Regulations
Client	City of Seattle Financial and Administrative Services, Real Estate Division
CORRACTS	RCRA Information System-Corrective Action Site
CREC	Controlled Recognized Environmental Condition
ECA	Environmentally Critical Area
Ecology	Washington State Department of Ecology
EDR.....	Environmental Data Resources, Inc.
EHSI	EHS-International, Inc.
EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
GIS	Geographic Information Systems
GTI	Groundwater Technology, Inc.
HREC.....	Historical Recognized Environmental Condition
NFA.....	No Further Action
NFRAP	No Further Remedial Action Planned
NPL	National Priority List
RCRA.....	Resource Conservation and Recovery Act of 1976
REC	Recognized Environmental Condition
SAIC	SAIC Energy, Environment & Infrastructure, LLC
SDCI	Seattle Department of Construction & Inspections
USGS.....	United States Geological Survey
UST	underground storage tank
WSDOT	Washington State Department of Transportation

1.0 INTRODUCTION

1.1 Purpose

The purpose of the Phase I Environmental Site Assessment (ESA) is to identify, to the extent feasible pursuant to the process prescribed in American Society for Testing and Materials (ASTM) E 1527-13, *recognized environmental conditions (RECs)* in connection with the subject property. A REC is defined as the presence or likely presence of hazardous substances or petroleum products in, on, or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The ASTM E 1527-13 practice constitutes all appropriate inquiries (defined under 40 Code of Federal Regulations [CFR], Part 312) for the purpose of Landowner Liability Protections, under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

The Phase I ESA Standard also includes *controlled RECs (CRECs)* and *historical RECs (HRECs)* that may be associated with a site.

The term CREC means:

A REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

The term HREC means:

A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the regulatory authority, without subjecting the property to any required controls.

The terms REC and CREC are not intended to include *de minimis* conditions that generally do not present a threat to human health and the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not RECs or CRECs.

This report reflects the observations, information, and data collected by EHS-International, Inc. (EHSI) in October 2016.

1.2 Detailed Scope of Services

EHSI prepared this Phase I ESA based upon our contract agreement with City of Seattle Financial and Administrative Services, Real Estate Division (Client). The Client intends to sell the subject property. The contract for the assessment was approved by the Client on October 5, 2016.

This Phase I ESA was performed in accordance with ASTM E 1527-13 (Standard Practice for ESAs: Phase I ESA Process) and consisted of the following tasks:

- Review environmental and regulatory records;
- Review historical information (topographic maps, aerial photographs, Sanborn fire insurance maps, and city directories);
- Review subject property tax records;
- Review of chain-of-title information;
- Conduct a detailed site reconnaissance of the subject property plus a cursory survey of adjacent properties;
- Conduct interviews with the owners and others;
- Review user provided information per the ASTM Standard; and
- Prepare a summary report.

Per the ASTM-13 Standard, EHSI's scope of services **did not include** non-scope considerations as listed in Section 13 of the ASTM-13 Standard and summarized below:

- Biological Agents;
- Cultural and Historic Resources;
- Ecological Resources;
- Endangered Species;
- Health and Safety;
- Indoor Air Quality;
- Industrial Hygiene;
- Lead in Drinking Water;
- Mold;
- Radon;
- Regulatory Compliance; and
- Wetlands.

1.3 Significant Assumptions

Information regarding the subject property was reasonably ascertainable and therefore, no significant assumptions have been made, unless otherwise noted in a specific section of the report.

1.4 Limitations and Exceptions

The findings within this ESA utilized information that was practically reviewable per ASTM E 1527-13, meaning that only relevant data relating to the subject property has been incorporated into the findings, disregarding extraordinary analysis of irrelevant data. The investigation conducted for this ESA was limited to data that was reasonably ascertainable, meaning that the information obtained was publicly available, obtainable within the cost and time constraints under the scope of services for this project, and practically reviewable.

EHSI does not warrant that there are no toxic or hazardous materials or contamination, nor does EHSI accept any liability if such are found at some future time, or could have been found if sampling or additional studies were conducted. EHSI does not assume responsibility for other environmental issues that may be associated with the subject property.

In view of the rapidly changing status of the environmental laws, regulations, and guidelines, EHSI cannot be responsible for changes in laws, regulations, or guidelines that occur after the study has been completed and that may affect the subject property.

1.5 Special Terms and Conditions

The findings of the ESA are limited and based on the completeness and accuracy of the data and conditions of the subject property as of the dates of the subject property investigation and when publicly obtained information was reviewed as described within this report.

1.6 User Reliance

This report was prepared solely for the use of the Client and authorized users, and is not intended for use by third parties. Unauthorized third parties shall indemnify and hold EHSI harmless against any liability for any loss arising out of, or related to, reliance by any third party on any work performed hereunder, or the contents of this report.

2.0 SUBJECT PROPERTY DESCRIPTION

2.1 Subject Property Location

The subject property is located at the intersection of Yakima Avenue South and South Irving Street (1300 Block of Yakima Avenue South) in Seattle, WA 98144 (Figure 1). The subject property is comprised of seven tax lots associated with the following parcel numbers and legal descriptions:

- 3644100185 (JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT LOT: 5)
- 3644100190 (JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT LOT: 6)
- 3644100195 (JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT LOT: 7)
- 3644100200 (JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT LOT: 8)
- 3644100205 (JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT LOT: 9)
- 3644100210 (JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT LOT: 10)
- 3644100215 (JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT LOT: 11)

A map showing the subject property in relation to surrounding parcels is presented in Figure 2.

2.2 Current Use of the Subject Property

The subject property is vacant and undeveloped, and densely overgrown with vegetation. Tree species include bigleaf maple, fir, ornamental cherry, invasive holly, and hawthorn, with a dense understory of laurel, bramble, and invasive ivy.

2.3 Description of Subject Property Structures, Roads and Improvements

2.3.1 Existing Structures

No habitable structures or storage structures exist on the subject property.

2.3.2 Existing Roads

Yakima Avenue South forms the west boundary of the subject property, and the South Irving Street right-of-way forms the south boundary of the subject property. South Irving Street is developed with a sidewalk but is not developed as a through-street. The land area south of South Irving Street is designated as Interstate I-90 right-of-way, and the east portal to the Mount Baker Tunnel is located southwest of the subject property. Washington State Department of Transportation's (WDOT) Interstate 90 Tunnel Operations facility is located south of the intersection of Yakima and Irving, at 1411 Yakima Avenue South.

2.3.3 Utilities

The subject property is not connected to any utility services. According to Seattle Department of Construction & Inspections' (SDCI) Side Sewer Cards and Maps website, the sewer main in the Yakima Avenue South right-of-way is equipped with three side sewer stubs angling toward the seven parcels that comprise the subject property, and no field notes indicating prior capping, suggesting that the subject property has never been developed (SDCI 2016a). Sewer card 6157 indicates that separate storm sewer is available in the Irving Street right-of-way west and downslope from its intersection with Yakima Avenue South.

Additional utility services available from the adjoining right-of-way include power (Seattle City Light) and natural gas (Puget Sound Energy) utilities, and communications infrastructure.

2.4 Current Use of Adjoining Properties

The following developments and land uses were noted adjacent to the subject property:

- The north-adjacent parcels consist of an undeveloped backyard parcel associated with the single-family residence at 1302 Yakima Avenue South. According to King County Assessor's website, the single-family residence was constructed in 1913 (King County 2016a);
- Yakima Avenue South forms the west boundary of the subject property. Across Yakima Avenue South to the west are single-family residences associated with street addresses 1307, 1311, 1315, 1317, and 1325 Yakima Avenue South. According to King County Assessor's website, those single-family residences were constructed in 1908, 1908, 1998, 1909, and 1900, respectively (King County 2016b, King County 2016c, King County 2016d, King County 2016e, King County 2016f);
- The South Irving Street right-of-way forms the south boundary of the subject property. Across the right-of-way to the south is a single-family residence at 1352 Yakima Avenue South. According to King County Assessor's website, the residence was constructed in 1918 (King

County 2016g); and,

- The east-adjacent parcels are developed with single-family residences associated with street addresses 1311, 1315, 1319, 1323 and 1325 30th Avenue South. According to King County Assessor's website, those single-family residences were constructed in 1925, 1922, 2010, 2014, and 1906, respectively (King County 2016h, King County 2016i, King County 2016j, King County 2016k, King County 2016l).

3.0 SUBJECT PROPERTY INFORMATION

3.1 Title Records

EDR prepared a chain-of-title report summarizing property ownership history from the present day back to 1940 or earlier (EDR 2016). According to the report, the City of Seattle acquired all seven parcels from King County in 1964, pursuant to Ordinance #92971. King County acquired all seven parcels prior to 1940. A copy of the chain-of-title report is included in Appendix A.

3.2 Environmental Liens or Activity and Use Limitations

No environmental liens or activity use limitations were reported for the subject property (Environmental Data Resources [EDR], 2016). According to the Excess Property Descriptions in the report, the City of Seattle acquired the seven contiguous parcels from King County Treasury Department, pursuant to Ordinance No. 92971, as "a tax property sale... for unpaid assessments for possible use as a right of way". The environmental lien/activity use limitation report is included in Appendix B.

3.3 Specialized Knowledge

The term "specialized knowledge" means information regarding the environmental condition of the subject property that would not be available in public records or other sources as referenced in this report and could only be obtained from disclosure by the owner, occupants, or operators on the subject property from personal experience.

The Client is not aware of any personnel who possess specialized knowledge of the subject property (Bretzke, 2016a).

3.4 Valuation Reduction for Environmental Issues

The subject property valuation is being reviewed as a part of the Client's disposition process (Bretzke 2016b).

3.5 Owner, Property Manager, and Occupant Information

The subject property is undeveloped and unoccupied. Owner information is summarized in Section 6.0 of this report.

3.6 Reason for Performing the Phase I ESA

This Phase I ESA is being performed for a purchase and sale agreement in compliance with industry standards for a reasonable due diligence level of environmental investigation, and to meet the requirements for CERCLA Landowner Liability Protection. EHSI understands that the Client intends to sell the subject property.

4.0 RECORDS REVIEW

4.1 Physical Setting Sources

4.1.1 Topography

Overall topography in the vicinity of the subject property slopes moderately downhill toward the south and steeply downhill toward the west. Steep, cut-face embankments approximately 4 to 10 feet tall form the south and west sides of the subject property, as a result of cutting the street grid into the side of a natural ridge. The average elevation of the subject property is 231 feet above sea level (EDR 2016). SDCI's Geographic Information System (GIS) website indicates that elevations at the subject property range from Elevation 236 feet near the northeast corner to Elevation 190 near the southwest corner (SDCI 2016b).

4.1.2 Groundwater

The direction of groundwater flow is unknown, but likely flows west, or nominally west-southwest, consistent with surface topography. EDR's Geo-Check search for groundwater wells indicates that the closest publicly available groundwater data points are located more than one-half mile west and southwest of the subject property. These data points are not considered representative of groundwater conditions beneath the subject site.

4.1.3 Soils

The United States Department of Agriculture soil types mapped in the subject property area include Alderwood gravelly sandy loam (EDR 2016), which develops in glacial till deposits. The Geologic Map of Seattle – A Progress Report indicates that the property is underlain by interglacial silt and clay deposits (USGS 2005). Anticipated soil types beneath the subject property include silty sands, clays, and silts.

4.1.4 Sensitive Receptors and Environmentally Critical Areas

There are no known sensitive receptors in the immediate vicinity of the subject site. The open space to the south of South Irving Street is Sam Smith Park, which was constructed above the structural lid over the east portal to the Interstate I-90 Mt. Baker Tunnel.

The majority of the subject property is mapped as an Environmentally Critical Area (ECA), due to steep slopes exceeding 40 percent (SDCI 2016b). The site-specific ECA condition is geotechnical in nature. No other ECA conditions, such as known wetland or riverine areas, are mapped in the vicinity of the subject property.

4.2 Environmental Record Sources

A Radius Map report was obtained from EDR for use in preparation of this Phase I ESA. The EDR report was obtained to fulfill the requirements pertaining to standard environmental record sources as well as supplementary information considered here as additional environmental records. A copy of EDR's Radius Map report is presented in its entirety in Appendix C.

The following federal, state and tribal environmental databases were reviewed as part of this investigation.

- Federal National Priority List (NPL)
- Federal Delisted NPL List
- Federal Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS)
- Federal Institutional Controls/Engineering Controls Registries
- Federal Emergency Response Notification System (ERNS) List
- State and Tribal Leaking Storage Tank Sites
- State and Tribal Registered Storage Tank Lists
- State and Tribal Voluntary Cleanup Sites
- Local Lists of Landfill/Solid Waste Disposal Sites
- Local Lists of Hazardous Waste/Contaminated Sites
- Local Land Records
- Records of Emergency Release Reports
- Federal CERCLIS No Further Remedial Action Planned (NFRAP) Sites List
- Federal Resource Conservation and Recovery Act (RCRA) Information System-Corrective Action (CORRACTS) Facilities List
- Federal RCRA Non-CORRACTS Transporters, Storage, and Disposal (TSD) Facilities List
- Federal RCRA Generators List
- State- and Tribal-Equivalent NPL
- State- and Tribal-Equivalent CERCLIS
- State and Tribal Landfill and/or Solid Waste Disposal Sites Lists
- State and Tribal Institutional Control/Engineering Control Registries
- State and Tribal Brownfields Sites
- State Tacoma Smelter Plume
- Local Brownfields Lists
- EDR High Risk Historical Records
- Other Ascertainable Records

4.2.1 Subject Property

The subject property is not listed on the EDR database report.

4.2.2 Adjacent Properties

The EDR report listed seven sites located in the vicinity of the subject property that were either release sites, sites of potential concern, or sites where subsurface investigations may have been performed and local subsurface conditions may have been documented. Details in regards to these sites and their potential to impact the subject property are presented below.

Seattle I-90 Tunnel and Lid, Seattle, WA

An exempt underground storage tank (UST) of unknown capacity or contents is registered to the Seattle I-90 Tunnel and Lid facility, which includes offices, tunnel ventilation, and emergency power generation facilities located downslope and southeast of the subject property at 1411 Yakima Avenue South. The registration date is October 4, 1988, which corresponds to the approximate timeframe for completion of the Interstate I-90 tunnel and floating bridge expansion project. The potential for a release from this facility, which is situated on top of the I-90 Tunnel and Lid, to impact the subject property is considered no risk.

McDowell Custom Laundry, 1314 30th Avenue South, Seattle, WA

EDR's historical cleaner database indicates that McDowell Custom Laundry has been associated with this street address from 2001 through 2009. The building located at 1314 30th Avenue South is a multi-family residence situated upslope and across 30th Avenue South up from the subject property. McDowell Custom Laundry advertises as a coin-operated laundry and janitorial/house-cleaning service, and is not currently registered with Washington Department of Ecology (Ecology) or U.S. Environmental Protection Agency (EPA) as a hazardous waste generator or small-quantity generator, and was not registered during the time interval from 2001 through 2009. It is possible that off-site business operations are registered to this residential address. The potential for a release from this address to impact the subject property is considered low risk.

Laing S Garage, 3007 Judkins, Seattle, WA

EDR's Historical Auto Salons database indicates that Laing S Garage operated an automobile repair business at 3007 South Judkins Street in 1930 and 1935, approximately one block upslope from the subject property. The address of this facility appears to correspond to the location of a gasoline service station at 1301 31st Avenue South. The potential for a release from former auto repair activities at this facility to impact the subject property is considered low to moderate risk.

Thomas, Albert D, 1301 31st Avenue South, Seattle, WA

EDR's Historical Auto Salons database indicates that Laing S Garage operated a gasoline service station at 1301 31st Avenue South between 1940 and 1960. This facility is located approximately one block northeast and upslope from the subject property and corresponds to the same location as the 3007 South Judkins Street (parcel situated southwest of the intersection of 31st Avenue South and South

Judkins Street). The address at 1301 31st Avenue South is associated with the following business operations:

Year	Name	Type
1940	Thomas, Albert D	Gasoline and Oil Service Stations
1944	Thomas, Albert D	Automobile Repairing
1944	Thomas, Albert D	Gasoline and Oil Service Stations
1951	Mt Baker Automotive Service	Automobile Repairing
1951	Mt Baker Automotive Service	Gasoline and Oil Service Stations
1951	Richfield Service Station	Gasoline Stations
1960	Henning S Richfield Automotive Service	Gasoline Stations
1966	Mt Baker Automotive Service	Gasoline Stations
1970	Mt Baker Automotive Service	Gasoline Stations

The potential for a release from former auto repair activities at this facility to impact the subject property is considered low to moderate risk.

WDOT Bradner Place Apartments, 1366 31st Ave. S., Seattle, WA

This address is located over two blocks south east of the subject property, directly over the Interstate I-90 north tunnel, and corresponds to the Texaco Downstream facility described in the following paragraph. Between March 7, 1994 and August 7, 2000, Ecology received 14 interim cleanup reports documenting remediation of petroleum-contaminated soil and groundwater at the above-referenced address, located two blocks east and up-slope from the subject property. This facility is further listed on Ecology's UST database for removal of six USTs of unknown capacity or contents on September 10, 2001.

According to King County Geographical Information System (KCGIS) Property Research, Parcel Viewer 2.0 website, this property was developed in 2014 with an 18-unit apartment building. The potential for a release from former auto repair activities at this facility to impact the subject property is considered low to moderate risk.

Texaco Downstream 211558, 1366 31st Ave. S., Seattle, WA

The Texaco Downstream facility is listed on Ecology's Confirmed and Suspected Contaminated Sites List (CSCSL) due to concentrations of gasoline, benzene, MTBE, and non-halogenated solvents, and other petroleum in soil and groundwater that exceed state cleanup levels. Ecology's Leaking Underground Storage Tank (LUST) database indicates that cleanup activities commenced in October 2012. The Texaco facility also is listed on Ecology's UST, Hazardous Waste Generator (HWG), Voluntary Cleanup Sites (VOLCLNST), and Resource Conservation and Recovery Act (RCRA) Non-Generator databases. The Texaco Downstream facility also is listed as a hazardous waste generator under EPA ID WAH000015305.

This is the same facility as the WDOT Bradner Place Apartments facility located at 1366 31st Avenue South; Texaco was the owner of the former gasoline service station at this location, and WDOT implemented environmental cleanup after WDOT acquired the land in the late 1980s or early 1990s. The potential for a release from former gasoline service station activities at this facility to impact the subject property is considered low to moderate risk.

Thomas, Albert D, 1374 31st Avenue South, Seattle, WA

This address is located one-and-a-half blocks southeast of the subject property, directly over the Interstate I-90 north tunnel, and corresponds to the Texaco Downstream and WDOT Bradner Place Apartments facilities described in the previous paragraphs. EDR’s Historical Auto Salons database indicates that Albert D Thomas operated a gasoline service station at 1374 31th Avenue South between 1940 and 1960. This facility is associated with the following historical business operations:

Year	Name	Type
1935	Thomas, Albert D	Gasoline and Oil Service Stations
1940	Davis, Lloyd H	Gasoline and Oil Service Stations
1944	Davis Texaco Service Station	Gasoline and Oil Service Stations
1951	Davis Texaco Station	Gasoline Stations
1955	Davis Texaco Service Station	Gas Stations
1960	Davis Texaco Service Station	Gasoline Stations
1966	Davis Texaco Service Station	Gasoline Stations
1970	Davis Texaco Service Station	Gasoline Stations
1975	Bill Favors Texaco Service Station	Gasoline Stations

This is the same facility as the WDOT Bradner Place Apartments facility located at 1366 31st Avenue South; Texaco was the owner of the former gasoline service station at this location, and WDOT implemented environmental cleanup after WDOT acquired the land in the late 1980s or early 1990s. The potential for a release from former gasoline service station activities at this facility to impact the subject property is considered low to moderate risk.

4.2.3 Vapor Encroachment Screen

EHSI evaluated the potential for vapor encroachment involving past and present activities occurring on the subject property and off the subject property. No vapor encroachment concerns exist for the subject property. A low vapor encroachment concern exists in connection with historical heating fuel storage on several adjacent parcels, due to proximities of less than 100 feet.

4.3 Historical Use – Subject Property and Adjoining Properties

The following discussions are presented for the purpose of compiling historical information on the activities that occurred on the subject property and adjacent properties.

4.3.1 Aerial Photographs

Historic aerial photographs dated 1936, 1943, 1953, 1956, 1965, 1969, 1975, 1977, 1980, 1985, 1990, 2006, 2009, and 2011 were reviewed as part of this assessment. Copies of the historical aerial photos are presented in Appendix D. The results of this review are included in the following table.

Table 4.3.1: Aerial Photograph Review		
Year	Subject Property Use	Adjacent Property Use
1936	The subject property is vacant and undeveloped. Scattered trees are visible in the northwest portion and along the east side of the subject property.	Five houses with pitched roofs and one outbuilding are visible on the same block as the subject property. The surrounding street grid has been constructed. South Irving Street is the only surrounding right-of-way that is not fully developed as a through-street. A flat-roofed, L-shaped structure is visible at the address corresponding to 1366 31 st Avenue South. Another flat-roofed structure is visible one block east of the subject property southwest of the intersection of South Judkins Street and 31 st Avenue South.
1943	Photographic resolution is poor. The subject property appears to be vacant and undeveloped. The southern half of the property appears to be cleared behind east-adjacent residences at 1323 and 1325 30 th Avenue South. The north central portion of the subject property appears to be cleared.	No changes to adjacent properties are discernable.
1953	The subject property appears vacant and undeveloped, with vegetation reclaiming previously cleared areas.	Six houses are discernable on the northern end and eastern side of the same block as the subject property. Martin Luther King Way is under construction several blocks west of the subject property. Interstate I-90 and the east portal to the Mount Baker Tunnel are visible two blocks south of the subject property.
1956	Photographic resolution is poor. No changes are discernable since 1953.	Photographic resolution is poor. No changes are discernable since 1953.
1965	The subject site appears vacant and undeveloped. No clearings are visible in the vegetation.	Six houses with numerous backyard outbuildings are visible on the northern end and eastern side of the same block as the subject property.
1969	The subject site appears vacant and undeveloped. No clearings are visible in the vegetation.	No changes to adjacent properties are apparent.
1975	Photographic resolution is insufficient to distinguish subject property features.	No changes to adjacent properties are apparent.

Table 4.3.1: Aerial Photograph Review		
Year	Subject Property Use	Adjacent Property Use
1977	The subject site appears vacant and undeveloped. It is becoming difficult to distinguish tree canopies from undergrowth.	No changes to the surrounding vicinity are apparent. The flat-roofed structures at 1366 31 st Avenue South and at the intersection of South Judkins Street and 31 st Avenue South are still visible.
1980	No changes to the subject property are apparent.	No changes to adjacent properties are apparent.
1985	No changes to the subject property are apparent.	No changes to adjacent properties are apparent. Expansion of Interstate I-90 is underway southwest of the intersection of Yakima Avenue South and South Irving Street.
1990	The subject property appears vacant, undeveloped, and overgrown with vegetation.	No changes to adjacent properties are apparent. Construction of the west portal to the Interstate I-90 north tunnel is still underway south of South Irving Street.
2006	The subject property appears vacant, undeveloped, and overgrown with vegetation.	No changes to adjacent properties are apparent. Interstate I-90 construction is complete. The WDOT facility at 1411 Yakima Avenue South is visible and the remaining freeway lid is greenscaped.
2009	No changes to the subject property are apparent.	No changes to adjacent properties are apparent.
2011	No changes to the subject property are apparent.	No changes to adjacent properties are apparent.

4.3.2 Fire Insurance Maps

Sanborn fire insurance maps dated 1893, 1904, 1916, 1950, and 1969 were reviewed as part of this assessment. A copy of the of the fire insurance map report is presented in Appendix E. The results of this review are included in the following table.

Table 4.3.2: Sanborn Fire Insurance Map Review		
Year	Subject Property Use	Adjacent Property Use
1893	The subject property is undeveloped.	Two dwellings with outbuildings have been constructed at the north end of the block, and small outbuildings abut the east property line. The surrounding blocks and street grid have not been developed; South Irving Street is named 'Chestnut Street' and South Judkins Street is named 'Baker Street'. Municipal water supply is available in the 31 st Avenue south right-of-way.
1904	The subject property is vacant and undeveloped.	There are three dwellings at the north end of same block, and new dwellings have been constructed across the street to the west. Surrounding streets have been renamed with current nomenclature. Municipal water supply pipes are indicated beneath South Irving Street and 30 th Avenue South. No commercial developments are indicated in close proximity to the subject property.
1916	The subject property remains vacant and undeveloped.	Two new dwellings have been constructed on the southern, east-adjacent parcels. South Irving Street is labeled "Impassable for Teams" south-adjacent of the subject site, presumably due to steep grades.
1950	The subject property remains vacant and undeveloped.	The north-adjacent dwelling at 1308 South Yakima Avenue South is gone, and two new dwellings have been constructed east-adjacent to the subject property, at 1311 and 1315 30 th Avenue South.

Table 4.3.2: Sanborn Fire Insurance Map Review		
Year	Subject Property Use	Adjacent Property Use
1969	The subject property remains vacant and undeveloped.	Adjacent properties to the north, east, south, and west appear unchanged. No commercial development is indicated in the vicinity of the subject property.

4.3.3 Local Street Directories

The following city directories were reviewed by EHSI: R.L. Polk Publishers from 1920 through 1996, and Cole Information Services from 2005 through 2013 (EDR, 2016). No listings were encountered for the subject property, in the form of even-numbered addresses on Yakima Avenue South. Only one business or commercial listing was encountered and is indicated in bold text under the row for the year 2005. A summary of the city directory review is presented below with the full listings included in Appendix F.

Table 4.3.3: City Directory Review			
Source	Date	Occupants Listed at Subject Property	Adjacent Occupants
Polk	1920	No Listings	Residential
Polk	1925	No Listings	Residential
Polk	1930	No Listings	Residential
Polk	1935	No Listings	Residential
Polk	1940	No Listings	Residential
Polk	1944	No Listings	Residential
Polk	1951	No Listings	Residential
Polk	1955	No Listings	Residential
Polk	1960	No Listings	Residential
Polk	1966	No Listings	Residential
Polk	1970	No Listings	Residential
Polk	1975	No Listings	Residential
Polk	1986	No Listings	Residential
Polk	1990	No Listings	Residential
Polk	1996	No Listings	Residential
Cole	2005	No Listings	Residential; 1 Business - Rath Law & Mediation PLLC (1302 Yakima)
Cole	2008	No Listings	Residential
Cole	2013	No Listings	Residential

4.3.4 Historic Topographic Maps

Historic topographic maps dated 1894, 1895, 1897, 1908, 1909, 1968, 1973, 1983, and 2014 were reviewed (EDR, 2016). A summary of the review is presented below with copies of the maps in Appendix G.

Table 4.3.4: Historic Topographic Maps Review		
Year	Subject Property Use	Adjacent Property Use
1894	No structures are indicated on the subject property. Topography slopes downhill toward the west-southwest between approximate elevations 200 and 250 feet.	One street approaches from the west (Judkins or Irving?) and terminates west of the subject property. One avenue approaches from the north (Yakima?) and terminates north of the subject property. No structures are apparent in the immediate vicinity of the subject property. No surface water features are indicated in the vicinity of the subject property.
1895	No structures are indicated on the subject property.	Map graphics indicate that the local street grid has been constructed and blocks north and east of the subject property have been platted for development.
1897	No changes.	No changes to the local street grid or block development.
1908	No structures are indicated on the subject property.	Structures are visible at the north end of the subject block. The local street grid and residential blocks have been expanded further south.
1909	No changes noted.	No changes noted.
1968	No changes; however, the subject site and vicinity are color-coded purple to indicate general urbanization. Topography slopes downhill toward the west-southwest between approximate elevations 200 and 225 feet.	The street grid more closely resembles the modern layout. No changes to the adjacent properties are apparent. Martin Luther King Way has been constructed to the west, and Interstate I-90 and the Lake Washington Pontoon Bridge have been constructed two blocks to the south (south of South Day Street).
1973	No changes noted; individual structures are no longer identified.	No changes noted.
1983	No changes noted; individual structures are no longer identified.	No changes noted.
2014	No changes noted; individual structures are no longer identified.	No changes to the adjoining properties. The Interstate I-90 right-of-way has been widened as far north as South Irving Street; former development associated with the South Day Street right-of-way are gone.

4.3.5 Tax Assessor Archives

EHSI reviewed pre-1972 King County Assessor field folios for the subject property and adjacent parcels at Puget Sound Regional Archives in Bellevue, Washington. As of 1972, all seven subject parcels were vacant and undeveloped. The north-adjacent parcel was developed with a house that was originally heated by a hot air system and an oil-burner; the phrase ‘Oil-burner’ was crossed out and ‘Gas’ was added, indicating an oil-to-gas conversion took place sometime prior to 1972. East-adjacent residences at 1315, 1323, and 1325 30th Avenue South were also equipped with oil-burning heating systems. Tax records do not indicate whether heating fuel was stored in above-ground tanks (AST) or underground storage tanks (UST). A summary of the review is presented below with copies of selected images in Appendix H.

Table 4.3.5: Archived Tax Assessor Records (Pre-1972)

Parcel No.	Street Address and Location	Year of Construction	Basement	Historical Heat Source
364410-0170	1302 Yakima Ave. S. Northwest Corner of Block	1913	No	Hot Water Oil Burner
364410-0175	1308 Yakima Ave. S. North-Adjacent	Unknown	Unknown	Unknown
364410-0185	NA Subject Parcel	Vacant	NA	NA
364410-0190	NA Subject Parcel	Vacant	NA	NA
364410-0195	NA Subject Parcel	Vacant	NA	NA
364410-0200	NA Subject Parcel	Vacant	NA	NA
364410-0205	NA Subject Parcel	Vacant	NA	NA
364410-0210	NA Subject Parcel	Vacant	NA	NA
364410-0215	NA Subject Parcel	Vacant	NA	NA
364410-0220	1301 30 th Ave. S. Northeast Corner of Block	1942	Yes	Oil Burner
364410-0235	1311 30 th Ave. S. East-Adjacent	1925	Yes	Pipless (sic)
364410-0240	1315 30 th Ave. S. East-Adjacent	1922	Yes	Oil Burner
364410-0250	1323 30 th Ave. S. East-Adjacent	1906	Yes	Pipeless Oil Burner Conv
364410-0265	1325 30 th Ave. S. East-Adjacent	1906	Yes	Steam/Oil Burner

Current King County tax assessor records indicate that heat sources have been modernized since 1972:

- The current heat source for the residence at 1302 Yakima Avenue South is natural gas (King County 2016g);
- The current heat source for the residence at 1311 30th Avenue South is electricity (King County 2016h);
- The current heat source for the residence at 1315 30th Avenue South is natural gas (King County 2016i);
- The current heat source for the residence at 1319 30th Avenue South is natural gas (King County 2016j);

- The current heat source for the residence at 1323 30th Avenue South is natural gas (King County 2016k); and
- The current heat source for the residence at 1325 30th Avenue South is natural gas (King County 2016l).

4.4 Ecology File Review

On November 17, 2016, EHSI reviewed available records from Ecology for the Texaco Downstream/WDOT Bradner Place Apartments facility files for a review of groundwater flow direction and groundwater quality data in the vicinity of the subject property. Texaco was the owner of the former gasoline service station at this location, and WDOT implemented environmental cleanup after WDOT acquired the land in the late 1980s or early 1990s. The Texaco Downstream file contains annual waste reports for generation and disposal of wastes generated in connection with WDOT remediation activities underway at the address 1366 31st Avenue South. The facility most recently generated regulated wastes in 2001, when that facility was classified as a Large Quantity Generator. No regulated wastes were generated at the facility during the reporting years 2002 through 2015.

The WDOT Bradner Place Apartments files contain subsurface investigation and groundwater monitoring reports prepared for the former gasoline station located at 1366 – 1374 31st Avenue South, approximately one-and-a-half blocks southeast and upslope from the subject property. The former gasoline service station at 1366 31st Avenue South is situated above the Interstate I-90 Mount Baker Tunnel, which was constructed during the 1990s. Dozens of reports, including quarterly groundwater monitoring reports generated between the 1990s and 2011, were available for review. EHSI observed that mapped groundwater flow directions trended west during the 1990s, and appear to have shifted southwest since the construction of the tunnel was completed.

Ecology's UST database indicates that six USTs were removed from the facility at 1366 31st Avenue South in 1979 (Ecology 2016). EHSI focused on review of the following three reports for information on the maximum distance that petroleum hydrocarbons migrated west from the source facility, and most recent groundwater quality data available (see Appendix I for a copy of these reports):

- Groundwater Technology, Inc.'s (GTI) 1995 *Report of Environmental Site Assessment* summarizes WDOT's 1990 discovery of environmental impairment and subsequent subsurface investigation and cleanup activities, and indicates that by 1995, a network of eight groundwater monitoring wells had been installed in the neighborhood. The monitoring well located closest to the subject property was MW-7, which was installed in the backyard of the townhome located at 1371 31st Avenue South, approximately on-half block southeast and upslope from the subject property. Although soil and groundwater impacts were documented at the east side of the townhome parcel, no soil or groundwater impacts were countered at the location of monitoring well MW-7. The groundwater flow direction on August 4, 1995 varied from west to northwest, toward the subject property. GTI concluded that, although monitoring well MW-7 is situated approximately 45 feet lower in elevation, it intersected the same water-bearing zone as wells installed at the former gasoline station facility (GTI 1995).

- SAIC Energy, Environment & Infrastructure, LLC's (SAIC) 2011 *Second Semiannual Groundwater Monitoring Report* indicates that, by August 2010, a network of eight different monitoring wells was being monitored twice per year, south and west of the former gasoline station. Concentrations of gasoline, benzene, toluene, ethylbenzene, and total xylenes continued to exceed cleanup levels in monitoring wells MW-16, MW-17, and MW-18. The direction of groundwater flow in August 2010 was toward the southwest. Monitoring well MW-7 and several other wells encircling the townhome at 1371 31st Avenue South were no longer monitored, but Table 1 does include the results of historical sampling and analysis from monitoring well MW-7 since March 7, 1995. On September 11, 1998, benzene was detected for the first time in MW-7 at a concentration of 0.756 micrograms per liter; the applicable cleanup level for benzene in groundwater is 5 micrograms per liter. Four unsuccessful attempts to locate and sample MW-7 were made between September 11, 1998 and September 29, 2002; monitoring well MW-7 was presumed lost or destroyed in overgrown vegetation (SAIC 2011).
- SAIC's 2012 *Fourth Quarter 2011 Groundwater Monitoring and Sampling Report* indicates that, since August 2012, additional monitoring wells had been installed at the former gasoline station facility, quarterly sampling program had been implemented, and groundwater samples were collected from eleven of the twelve monitoring wells in service. Concentrations of gasoline, benzene, toluene, ethylbenzene, total xylenes, and/or methyl-tertiary butyl ether continued to exceed their respective cleanup levels in monitoring wells MW-16, MW-17, MW-19, MW-20, and MW-21. Groundwater flowed south to southwest on November 30, 2011 (SAIC 2012).

During the EDR database review documented in Section 4.2.2, EHSI identified a similar, historical gasoline service station facility located at 1301 31st Avenue South/3007 South Judkins Street that operated between 1930 and 1970. The address 1301 31st Avenue South/3007 South Judkins Street is located approximately one block northeast and upslope from the subject property. Based on its absence on Ecology's databases, and for the purposes of this Phase I ESA, the former gasoline service station 1301 31st Avenue South/3007 South Judkins Street is presumed to be uninvestigated for potential impacts to the subsurface.

If a release from the former gasoline service station had occurred at 1301 31st Avenue South/3007 South Judkins Street, similar to the release documented at 1366 31st Avenue Sout, then groundwater impacts could reasonably be expected to migrate one-half to one block in the direction of the subject property.

5.0 SUBJECT PROPERTY RECONNAISSANCE

5.1 Methodology and Limiting Conditions

An EHSI environmental professional conducted a site reconnaissance on October 12, 2016 and returned on October 13, 2016 to take supplemental photographs. The site reconnaissance consisted of a site walk to visually inspect readily accessible areas of the subject property. Due to dense vegetation, the ground surface generally wasn't visible, and the northeast property corner was not readily accessible. Weather conditions at the time of the site reconnaissance were sunny with temperatures in the 60s Fahrenheit.

The subject property was observed for evidence of surface and subsurface disturbances including waste accumulations and debris, discolored soil, stressed vegetation, unusual mounds or depressions, pipes, standing water, and other indicators of potential contamination. A Subject Property Visit Checklist was filled out to document subject property conditions and is included in Appendix J. Key features of the subject property and neighboring parcels were photographed (Photographs).

5.2 General Subject Property Setting

The subject property consists of seven vacant residential parcels located within a residentially developed neighborhood.

5.3 Exterior Observations

The subject property is vacant and undeveloped, and densely overgrown with vegetation. Tree species include bigleaf maple, fir, invasive holly, and hawthorn, with a dense understory of laurel, bramble, and invasive ivy. Several ornamental cherries grow in or next to the South Irving Street right-of-way. The following information documents key exterior observations:

- The subject property is overgrown with dense vegetation with scattered clearings along the north and east perimeter. The northeast portion of the subject property was not readily accessible due to blackberry growth.
- A footpath accesses the middle of the west side of the subject property and loops through the middle of the property.
- The west and south sides of the subject property consist of steep, densely vegetated embankments that rise up to 10 feet above surrounding street grades.
- A terraced retaining wall constructed of landscaping blocks encroaches onto the southeast corner of the subject property. A fence at the top of the retaining wall appears to correspond to the approximate property line between the subject property and the east-adjacent residence at 1325 30th Avenue South.
- Fill soil containing concrete rubble and metal debris underlies the retaining wall and extends approximately 10 more feet onto the subject property.
- An estimated 400 square feet of vegetation has been cleared from the middle east side of the subject property, for gardening purposes, adjacent to the east end of the single-family residence with 1315 30th Avenue South.
- Two yard waste bins have been discarded in the north central portion of the subject property.

Other than street-side and windblown litter next to the east sidewalk of Yakima Avenue South, no evidence of dumping or littering was visible on the subject property.

5.4 Interior Observations

No structures exist on the subject property.

5.5 Adjacent Properties

With the exception of WDOT's Interstate I-90 Tunnel Operations facility at 1411 Yakima Avenue South, development of the surrounding neighborhood is single- and multi-family residential. The surrounding property usage is summarized below:

- The heavily treed north-adjacent parcel serves as the backyard for the single-family residence at 1302 South Yakima Avenue South. The understory has been cleared beneath the tree cover.
- Five single-family residences abut the east property boundary, from north to south: 1311, 1315, 1319, 1323, 1325 30th Avenue South. A sixth single-family residence exists at the northeast corner of the block. Due to blackberry growth, it was not clear if the property boundary east of 1311 30th Avenue South is fenced.
- Four single-family residences are located across Yakima Avenue South to the west, from north to south: 1311, 1315, 1317, and 1325 Yakima Avenue South.
- A single-family residence located at 1352 Yakima Avenue South is located across South Irving Street right-of-way to the south.

6.0 INTERVIEWS

6.1 Interview with Owner

EHSI forwarded a standard interview questionnaire to Mr. Daniel Bretzke, the Client representative, asking if a Client representative was familiar enough with the subject property to respond to the interview questions. Mr. Bretzke indicated that City of Seattle personnel know very little about these parcels (Bretzke 2016a).

6.2 Interview with Occupant

The subject property is vacant and undeveloped; an occupant interview was not performed.

6.3 Interviews with Others

EHSI submitted a public disclosure request (C006409-110116) to the City of Seattle Public Records Request Center, for UST records or notices of violations associated with adjacent street addresses of 1305, 1315, 1323, and 1325 30th Avenue South. The Seattle Fire Marshalls' Office responded that "A comprehensive search of my department resulted in no responsive documents." The absence of records is inconclusive regarding the presence or absence of heating fuel USTs.

EHSI reviewed SDCI's Permit & Complaint Status website for records of code violations at the 1302 Yakima Avenue South and 1311 through 1325 30th Avenue South. In January 2008, homeowners at 1325 30th Avenue South applied for a permit to install a gas furnace; otherwise, the remaining complaints, violations and inspections generally related to home remodels, electrical/wiring upgrades, and side sewer repairs (SDCI 2016c).

On November 2, 2016, EHSI interviewed one homeowner in the neighborhood, who did not agree to be identified. The homeowner was not aware of any dumping or trespass issues in connection with the subject property. The owner was familiar with the residence at 1314 30th Avenue South, which is discussed above in Section 4.2.2, and indicated that there was no evidence of commercial business activities at that location. The homeowner stated that a heating oil UST had been removed during a remodel of their home.

EHSI also left a note with a business card at 1315, 1323, and 1325 30th Avenue South, requesting further information on the subject property. On November 11, 2016, Mr. Michael Poulson called in response to EHSI's request for information and shared his observations about the subject property and vicinity. Mr. Poulson owns and occupies the east-adjacent residence located at 1325 30th Avenue South, and has lived at that address since 2012. Mr. Poulson observed that there had been a homeless encampment at the south end of the subject property in 2012 when he first moved in, but that encampments have not been a problem since that time. While cleaning up the encampment, Mr. Poulson observed that the southern parcels on the subject property appeared to be underlain by debris fill containing brick, pipes, guy wires, and asbestos-coated pipes. Mr. Poulson is aware that City personnel periodically spray herbicides on the subject property to control noxious weeds. Mr. Poulson confirmed that his house is heated by natural gas and electricity, and that a heating oil UST had been removed from his property as a prerequisite to purchasing the property. Mr. Poulson stated that the residence at 1323 30th Avenue South was completely remodeled since 2012, including removal of the heating fuel UST from that parcel. Mr. Poulson did not know about the existence or status of heating fuel systems at any of his other neighbors' homes on 30th Avenue South. Mr. Poulson was familiar with the residence across the street at 1314 30th Avenue South, and was not under the impression that that address was used for any activities other than routine owner-occupancy (Poulson 2016).

7.0 DATA GAPS

A data gap is defined by ASTM E 1527-13 as a lack of or inability to obtain information required by this practice despite good faith efforts by the Environmental Professional to gather such information. Data gaps may result from the incompleteness in any of the activities required by this practice including, but not limited to, the subject property reconnaissance, interviews, and historical research. Failure to achieve the historical research objectives identified in the standard is termed a data failure and is a type of data gap. For this project, we have identified the following data gaps:

- Portions of the east and north property lines were not directly observed due to steep slopes and/or dense vegetation.

8.0 CONCLUSIONS AND RECOMMENDATIONS

EHSI has performed a Phase I ESA in conformance with the Scope and Limitations of ASTM Practice E 1527-13 for the subject property consisting of seven contiguous vacant residential parcels located northeast of the intersection of South Irving Street and Yakima Avenue South (Tax Parcel Nos. 3644100185, 3644100190, 3644100195, 3644100200, 3644100205, 3644100210, and 3644100215). Any exceptions to, or deletions from, this practice are described in Sections 7.0 and 9.0 of this report. This

assessment has revealed no evidence of RECs in connection with the subject property, except for the following:

8.1 Subject Property

- Debris fill is present on the southern portions of the subject property. The fill material is of unknown origin, thickness, and composition; construction debris observed at the surface of the fill layer includes brick, concrete rubble, guy wire, pipe, and suspected asbestos-coated pipe.

8.2 Potential Off-site Sources

- Five residences on the same block as the subject property were historically heated with oil-burning equipment. Four of the five residences are situated upslope from the subject property at 1305, 1315, 1323, and 1325 30th Avenue South. Current King County records indicate that all five homes have been converted to natural gas-sourced heating systems. Although heating fuel USTs reportedly have been completely removed (rather than closed in-place) from at least two of those upslope residences, the historical use and upslope proximity pose a risk of impairment to subsurface soil and groundwater media on the subject property.
- Historical gasoline service station and automotive repair activities were documented between 1935 and 1975 at 1366-1374 31st Avenue South. UST removal and soil and groundwater remediation activities have been underway at that location from October 1992 through at least 2012 (WDOT Bradner Place Apartments/Texaco Downstream). Since the time that benzene appeared in groundwater at the westernmost monitoring well MW-7 in 1998, the overall groundwater flow direction at this facility has shifted southwest toward the underlying I-90 Tunnel. However, benzene concentrations in groundwater were never monitored after benzene's first appearance in 1998 in monitoring well MW-7.
- Historical gasoline station and automotive repair activities were documented at 1301 31st Avenue South/3007 Judkins between 1930 and 1970. Regulatory databases do not indicate whether potential impacts from those activities have been investigated or ruled out. The former gasoline service station and auto repair activities at 1301 31st Avenue South/3007 South Judkins Street are comparable in scope and history. If a release had occurred at 1301 31st Avenue South/3007 South Judkins Street that was comparable or worse than the documented release at 1366-1374 31st Avenue South, then that release could have migrated as far west as the subject property.

8.3 Recommendations

Physical access to the subject property for the purposes of conducting a Phase II ESA is extremely poor, and may not be safe for drill rig access without significant grading and/or clearing. EHSI recommends the following sequence of activities:

- Professionally survey the north, east, and south property boundaries for field reference;
- Clear and rough-grade an equipment access route from the South Irving right-of-way onto the subject property, along the eastern side of the subject property, and across the southern portion of the subject property where undocumented fill soils are evident;
- Mobilize a limited-access, push-probe drilling rig onto the subject property to collect groundwater and/or soil samples downslope from former heating oil sources. The thickness and composition of the undocumented fill soils can be investigated at the same time as the heating oil investigation.
- Advance soil borings in the 30th Avenue South right-of-way, between the former gasoline service station and auto repair facility at 1301 31st Avenue South/3007 South Judkins Street, to document soil and groundwater conditions and evaluate whether a historical release from that facility could have migrated as far west as the subject property.
- Advance soil borings in the 30th Avenue South right-of-way, between the former gasoline service station and auto repair facility at 1366-1374 31st Avenue South, to document soil and groundwater conditions and evaluate whether a historical release from that facility could have migrated as far northwest as the subject property.

The Phase II ESA results would be presented in report with updated conclusions and recommendations.

9.0 DEVIATIONS

No subject property-specific conditions were encountered that required deviation from the scope of services addressed in Section 1.2 of this report.

10.0 REFERENCES

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11.0 SIGNATURE

We declare that, to the best of our professional knowledge and belief, we meet the definition of an Environmental Professional as defined in Section §312.10 of 40 CFR Part 312. We have the specific qualifications based on education, training, and expertise to assess a property of the nature, history, and setting of the subject property. We have developed and performed the All Appropriate Inquires in conformance with the standards and practices set forth in 40 CFR Part 312.



Deborah Gardner
Staff Geologist

11.22.2016

Date



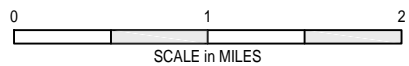
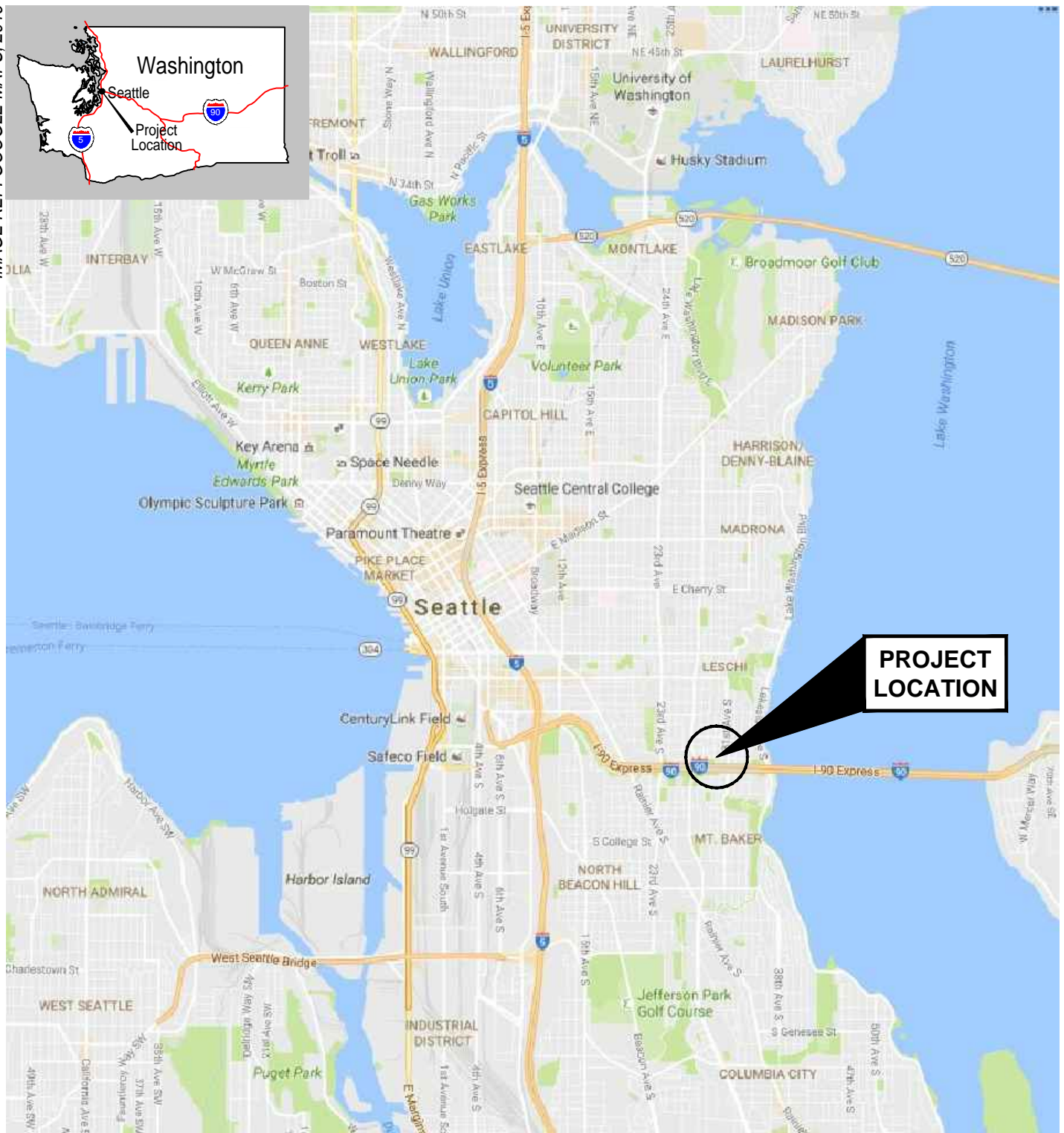
Kurt Easthouse
Washington Licensed Geologist



Kurt Allen Easthouse

Figures

IMAGE REF: GOOGLE MAPS, 2016

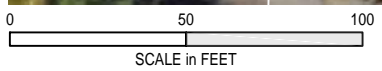


FOR ILLUSTRATIVE PURPOSES ONLY.




<p>1</p>	<p>PROJECT MANAGER: K. EASTHOUSE</p>	<p>VACANT RESIDENTIAL PARCELS S IRVING ST AND YAKIMA AVE S (1300 BLOCK YAKIMA AVE S) SEATTLE, WA</p> <p>SITE LOCATION MAP</p>	<p>EHS-International, Inc. 1011 SW Klickitat Way, Suite 104 Seattle, Washington 98134 Ph: 206.381.1128 Fax: 206.254.4279</p>
	<p>EHSI PROJECT #: 10737e-04</p>		
	<p>PREPARED BY: F. DIMALANTA</p>		
	<p>ISSUE DATE: 10/21/16</p>		
<p>SCALE: SHOWN</p>			

IMAGE REF: GOOGLE MAPS, 2016



FOR ILLUSTRATIVE PURPOSES ONLY.



2	PROJECT MANAGER: K. EASTHOUSE	VACANT RESIDENTIAL PARCELS S IRVING ST AND YAKIMA AVE S (1300 BLOCK YAKIMA AVE S) SEATTLE, WA ADJACENT PROPERTY MAP	 EHS-International, Inc. 1011 SW Klickitat Way, Suite 104 Seattle, Washington 98134 Ph: 206.381.1128 Fax: 206.254.4279
	EHSI PROJECT #: 10737e-04		
	PREPARED BY: F. DIMALANTA		
	ISSUE DATE: 10/21/16		
	SCALE: SHOWN		

Photographs



Southwest Corner of Subject Property at Left of Sidewalk, Viewing East up the South Irving Street right-of-way



Southeast Corner of Subject Property, Viewing North. Retaining Wall (Front Right) and Rubble Fill Soils (Front Left) Encroach on Subject Property (Assuming the Fence Corresponds to the Approximate Property Line)



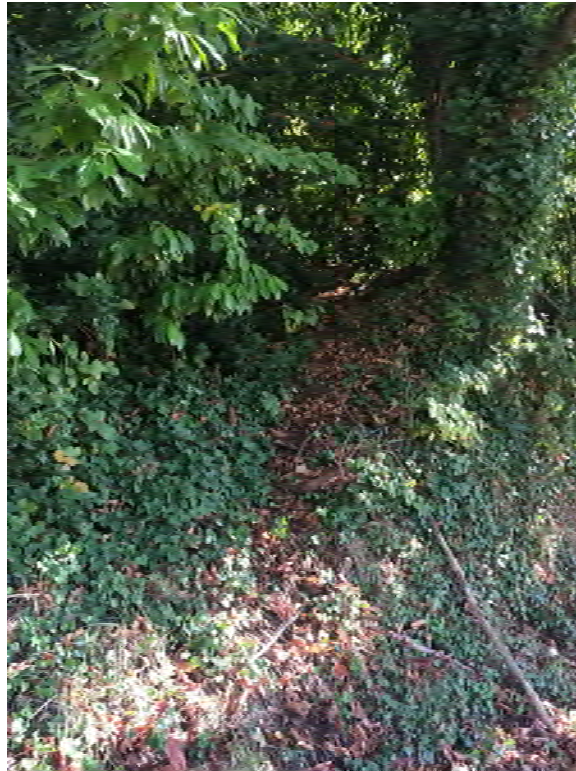
**Rubble Fill and Debris on Southwest Portion of Subject Property
West of and Below Retaining Wall**



**Approximate Northwest Corner of the Subject Property, Viewing
South down Yakima Avenue South right-of-way**



**Approximate Northeast Corner of the Subject Property Inferred
Left of Fence Corner, Viewing Northeast**



**Subject Property Accessible on Foot from Middle of West Side,
Viewing Southeast**



Foot Trail through Center of Subject Property, Viewing North



Yard Waste Bins Discarded in North Central Portion of Subject Site, Viewing Northwest



Estimated 400 Square Foot Area on Subject Property Cleared for Gardening, Beehive, and Chicken Coop, Viewing Northeast (Area Located West-Adjacent to Single-Family Residence at 1319 30th Avenue South)



Southern Portion of East Property Line, Viewing South, with Single-Family Residences at 1325, and 1353-1355 30th Avenue South at Left. Overhead Power in South Irving Street Right-of-Way.



Typical Vegetation and Discarded Landscaping Materials, South-Central Portion of Subject Property, Viewing Southwest



Discarded Sewer Plumbing Associated with Southwest Rubble Fill, Viewing South



**North-Adjacent Backyard Associated with Single-Family Residence
Located at 1302 Yakima Avenue South, Viewing North**



**Single-Family Residence Located at 1302 Yakima Avenue South,
Viewing Southeast across South Judkins Street Right-of-Way**



East-Adjacent Single-Family Residences at 1325 and 1323 30th Avenue South, From Left to Right, Viewing West



East-Adjacent Single-Family Residences at 1319 and 1315 30th Avenue South, From Left to Right, Viewing West



East-Adjacent Single-Family Residence at 1311 Yakima Avenue South, Viewing West



South-Adjacent Single-Family Residence at 1352 Yakima Avenue South, Viewing Southwest from South Irving Street Right-of-Way



WDOT Interstate 90 Tunnel Operations Facility Located at 1411 Yakima Avenue South (Southwest of the Subject Property)



**West-Adjacent Single-Family Residence at 1325 Yakima Avenue
South, Viewing North**



**West-Adjacent Single-Family Residence at 1317 Yakima Avenue
South, Viewing West**



West-Adjacent Single-Family Residences at 1315 and 1311 Yakima Avenue South, From Left to Right, Viewing West



West-Adjacent Single-Family Residence at 1307 Yakima Avenue South, Viewing West



Appendix A

Chain-of-Title Report

**IRVING & YAKIMA
YAKIMA AVENUE SOUTH
SEATTLE, WA 98144**

**INQUIRY NUMBER: 4751129.14S
OCTOBER 28, 2016**

The EDR 1940 Chain of Title



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Chain of Title

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A network of professional abstractors following established procedures, uses client supplied address information to locate:

- Historical Chain of Title research
- Leases and Miscellaneous

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EDR Chain of Title

TARGET PROPERTY INFORMATION

ADDRESS

IRVING & YAKIMA
YAKIMA AVENUE SOUTH
SEATTLE, WA 98144

RESEARCH SOURCE

SOURCE 1: KING COUNTY RECORDER

SOURCE 2: KING COUNTY ASSESSOR

EXAMINER'S NOTE: Public records of KING County, WA were searched from 1/1/1940 to OCTOBER 28, 2016, and no other deeds vesting title in the subject property were found of record during the period searched.

PROPERTY DESCRIPTION

CURRENT OWNER: CITY OF SEATTLE

LEGAL DESCRIPTION: JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT
LOT: 5

PROPERTY IDENTIFIERS: 364410-0185

GENERAL COMMENTS: NO DEED. KING COUNTY ACQUIRED THE PROPERTY PRIOR TO 1940. THE PURCHASE OF THE PROPERTY BY THE CITY OF SEATTLE IN 1964 WITH FUNDS FROM THE TAX PROPERTY SALES FUND WAS AUTHORIZED BY ORDINANCE NO. 92971. THE CITY OF SEATTLE IS THE CURRENT OWNER OF THE PROPERTY.

HISTORICAL CHAIN OF TITLE

SEE EXHIBIT "A"

LEASES AND MISCELLANEOUS

SEE EXHIBIT "B"

EDR Chain of Title

CHAIN OF TITLE

EXHIBIT "A"

EDR Chain of Title

HISTORICAL CHAIN OF TITLE

PARCEL 364410-0185

CHAIN 1

TITLE IS VESTED IN:	CITY OF SEATTLE
TITLE RECEIVED FROM:	KING COUNTY
DATE EXECUTED:	1964
ORDINANCE NO.:	92971
LAND RECORD COMMENTS:	NO DEED. KING COUNTY ACQUIRED THE PROPERTY PRIOR TO 1940. THE PURCHASE OF THE PROPERTY BY THE CITY OF SEATTLE IN 1964 WITH FUNDS FROM THE "TAX PROPERTY SALES FUND" WAS AUTHORIZED BY ORDINANCE NO. 92971. THE CITY OF SEATTLE IS THE CURRENT OWNER OF THE PROPERTY.

EDR Chain of Title

LEASES AND MISCELLANEOUS

EXHIBIT "B"

EDR Chain of Title

LEASES AND MISCELLANEOUS

1.	TYPE OF INSTRUMENT	NONE IDENTIFIED
	FIRST PARTY	
	SECOND PARTY	
	RECORDED	
	BOOK	
	PAGE	
	DOCUMENT NO.	
	COMMENTS	

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PROPERTY DESCRIPTION

CURRENT OWNER: CITY OF SEATTLE

LEGAL DESCRIPTION: JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT
LOT: 6

PROPERTY IDENTIFIERS: 364410-0190

GENERAL COMMENTS: NO DEED. KING COUNTY ACQUIRED THE PROPERTY PRIOR TO 1940. THE PURCHASE OF THE PROPERTY BY THE CITY OF SEATTLE IN 1964 WITH FUNDS FROM THE TAX PROPERTY SALES FUND WAS AUTHORIZED BY ORDINANCE NO. 92971. THE CITY OF SEATTLE IS THE CURRENT OWNER OF THE PROPERTY.

HISTORICAL CHAIN OF TITLE

SEE EXHIBIT "A"

LEASES AND MISCELLANEOUS

SEE EXHIBIT "B"

EDR Chain of Title

CHAIN OF TITLE

EXHIBIT "A"

EDR Chain of Title

HISTORICAL CHAIN OF TITLE

PARCEL 364410-0190

CHAIN 1

TITLE IS VESTED IN:	CITY OF SEATTLE
TITLE RECEIVED FROM:	KING COUNTY
DATE EXECUTED:	1964
ORDINANCE NO.:	92971
LAND RECORD COMMENTS:	NO DEED. KING COUNTY ACQUIRED THE PROPERTY PRIOR TO 1940. THE PURCHASE OF THE PROPERTY BY THE CITY OF SEATTLE IN 1964 WITH FUNDS FROM THE "TAX PROPERTY SALES FUND" WAS AUTHORIZED BY ORDINANCE NO. 92971. THE CITY OF SEATTLE IS THE CURRENT OWNER OF THE PROPERTY.

EDR Chain of Title

LEASES AND MISCELLANEOUS

EXHIBIT "B"

EDR Chain of Title

LEASES AND MISCELLANEOUS

1.	TYPE OF INSTRUMENT	NONE IDENTIFIED
	FIRST PARTY	
	SECOND PARTY	
	RECORDED	
	BOOK	
	PAGE	
	DOCUMENT NO.	
	COMMENTS	

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PROPERTY DESCRIPTION

CURRENT OWNER: CITY OF SEATTLE

LEGAL DESCRIPTION: JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT
LOT: 7

PROPERTY IDENTIFIERS: 364410-0195

GENERAL COMMENTS: NO DEED. KING COUNTY ACQUIRED THE PROPERTY PRIOR TO 1940. THE PURCHASE OF THE PROPERTY BY THE CITY OF SEATTLE IN 1964 WITH FUNDS FROM THE TAX PROPERTY SALES FUND WAS AUTHORIZED BY ORDINANCE NO. 92971. THE CITY OF SEATTLE IS THE CURRENT OWNER OF THE PROPERTY.

HISTORICAL CHAIN OF TITLE

SEE EXHIBIT "A"

LEASES AND MISCELLANEOUS

SEE EXHIBIT "B"

EDR Chain of Title

CHAIN OF TITLE

EXHIBIT "A"

EDR Chain of Title

HISTORICAL CHAIN OF TITLE

PARCEL 364410-0195

CHAIN 1

TITLE IS VESTED IN:	CITY OF SEATTLE
TITLE RECEIVED FROM:	KING COUNTY
DATE EXECUTED:	1964
ORDINANCE NO.:	92971
LAND RECORD COMMENTS:	NO DEED. KING COUNTY ACQUIRED THE PROPERTY PRIOR TO 1940. THE PURCHASE OF THE PROPERTY BY THE CITY OF SEATTLE IN 1964 WITH FUNDS FROM THE "TAX PROPERTY SALES FUND" WAS AUTHORIZED BY ORDINANCE NO. 92971. THE CITY OF SEATTLE IS THE CURRENT OWNER OF THE PROPERTY.

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LEASES AND MISCELLANEOUS

EXHIBIT "B"

EDR Chain of Title

LEASES AND MISCELLANEOUS

1.	TYPE OF INSTRUMENT	NONE IDENTIFIED
	FIRST PARTY	
	SECOND PARTY	
	RECORDED	
	BOOK	
	PAGE	
	DOCUMENT NO.	
	COMMENTS	

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PROPERTY DESCRIPTION

CURRENT OWNER: CITY OF SEATTLE

LEGAL DESCRIPTION: JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT
LOT: 8

PROPERTY IDENTIFIERS: 364410-0200

GENERAL COMMENTS: NO DEED. KING COUNTY ACQUIRED THE PROPERTY PRIOR TO 1940. THE PURCHASE OF THE PROPERTY BY THE CITY OF SEATTLE IN 1964 WITH FUNDS FROM THE TAX PROPERTY SALES FUND WAS AUTHORIZED BY ORDINANCE NO. 92971. THE CITY OF SEATTLE IS THE CURRENT OWNER OF THE PROPERTY.

HISTORICAL CHAIN OF TITLE

SEE EXHIBIT "A"

LEASES AND MISCELLANEOUS

SEE EXHIBIT "B"

EDR Chain of Title

CHAIN OF TITLE

EXHIBIT "A"

EDR Chain of Title

HISTORICAL CHAIN OF TITLE

PARCEL 364410-0200

CHAIN 1

TITLE IS VESTED IN:	CITY OF SEATTLE
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DATE EXECUTED:	1964
ORDINANCE NO.:	92971
LAND RECORD COMMENTS:	NO DEED. KING COUNTY ACQUIRED THE PROPERTY PRIOR TO 1940. THE PURCHASE OF THE PROPERTY BY THE CITY OF SEATTLE IN 1964 WITH FUNDS FROM THE "TAX PROPERTY SALES FUND" WAS AUTHORIZED BY ORDINANCE NO. 92971. THE CITY OF SEATTLE IS THE CURRENT OWNER OF THE PROPERTY.

EDR Chain of Title

LEASES AND MISCELLANEOUS

EXHIBIT "B"

EDR Chain of Title

LEASES AND MISCELLANEOUS

1.	TYPE OF INSTRUMENT	NONE IDENTIFIED
	FIRST PARTY	
	SECOND PARTY	
	RECORDED	
	BOOK	
	PAGE	
	DOCUMENT NO.	
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PROPERTY DESCRIPTION

CURRENT OWNER: CITY OF SEATTLE

LEGAL DESCRIPTION: JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT
LOT: 9

PROPERTY IDENTIFIERS: 364410-0205

GENERAL COMMENTS: NO DEED. KING COUNTY ACQUIRED THE PROPERTY PRIOR TO 1940. THE PURCHASE OF THE PROPERTY BY THE CITY OF SEATTLE IN 1964 WITH FUNDS FROM THE TAX PROPERTY SALES FUND WAS AUTHORIZED BY ORDINANCE NO. 92971. THE CITY OF SEATTLE IS THE CURRENT OWNER OF THE PROPERTY.

HISTORICAL CHAIN OF TITLE

SEE EXHIBIT "A"

LEASES AND MISCELLANEOUS

SEE EXHIBIT "B"

EDR Chain of Title

CHAIN OF TITLE

EXHIBIT "A"

EDR Chain of Title

HISTORICAL CHAIN OF TITLE

PARCEL 364410-0205

CHAIN 1

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TITLE RECEIVED FROM:	KING COUNTY
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ORDINANCE NO.:	92971
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EDR Chain of Title

LEASES AND MISCELLANEOUS

EXHIBIT "B"

EDR Chain of Title

LEASES AND MISCELLANEOUS

1.	TYPE OF INSTRUMENT	NONE IDENTIFIED
	FIRST PARTY	
	SECOND PARTY	
	RECORDED	
	BOOK	
	PAGE	
	DOCUMENT NO.	
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PROPERTY DESCRIPTION

CURRENT OWNER: CITY OF SEATTLE

LEGAL DESCRIPTION: JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT
LOT: 10

PROPERTY IDENTIFIERS: 364410-0210

GENERAL COMMENTS: NO DEED. KING COUNTY ACQUIRED THE PROPERTY PRIOR TO 1940. THE PURCHASE OF THE PROPERTY BY THE CITY OF SEATTLE IN 1964 WITH FUNDS FROM THE TAX PROPERTY SALES FUND WAS AUTHORIZED BY ORDINANCE NO. 92971. THE CITY OF SEATTLE IS THE CURRENT OWNER OF THE PROPERTY.

HISTORICAL CHAIN OF TITLE

SEE EXHIBIT "A"

LEASES AND MISCELLANEOUS

SEE EXHIBIT "B"

EDR Chain of Title

CHAIN OF TITLE

EXHIBIT "A"

EDR Chain of Title

HISTORICAL CHAIN OF TITLE

PARCEL 364410-0210

CHAIN 1

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DATE EXECUTED:	1964
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EDR Chain of Title

LEASES AND MISCELLANEOUS

EXHIBIT "B"

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LEASES AND MISCELLANEOUS

1.	TYPE OF INSTRUMENT	NONE IDENTIFIED
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	SECOND PARTY	
	RECORDED	
	BOOK	
	PAGE	
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SEATTLE, WA 98144

RESEARCH SOURCE

SOURCE 1: KING COUNTY RECORDER

SOURCE 2: KING COUNTY ASSESSOR

EXAMINER'S NOTE: Public records of KING County, WA were searched from 1/1/1940 to OCTOBER 28, 2016, and no other deeds vesting title in the subject property were found of record during the period searched.

PROPERTY DESCRIPTION

CURRENT OWNER: CITY OF SEATTLE

LEGAL DESCRIPTION: JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT
LOT: 11

PROPERTY IDENTIFIERS: 364410-0215

GENERAL COMMENTS: NO DEED. KING COUNTY ACQUIRED THE PROPERTY PRIOR TO 1940. THE PURCHASE OF THE PROPERTY BY THE CITY OF SEATTLE IN 1964 WITH FUNDS FROM THE TAX PROPERTY SALES FUND WAS AUTHORIZED BY ORDINANCE NO. 92971. THE CITY OF SEATTLE IS THE CURRENT OWNER OF THE PROPERTY.

HISTORICAL CHAIN OF TITLE

SEE EXHIBIT "A"

LEASES AND MISCELLANEOUS

SEE EXHIBIT "B"

EDR Chain of Title

CHAIN OF TITLE

EXHIBIT "A"

EDR Chain of Title

HISTORICAL CHAIN OF TITLE

PARCEL 364410-0215

CHAIN 1

TITLE IS VESTED IN:	CITY OF SEATTLE
TITLE RECEIVED FROM:	KING COUNTY
DATE EXECUTED:	1964
ORDINANCE NO.:	92971
LAND RECORD COMMENTS:	NO DEED. KING COUNTY ACQUIRED THE PROPERTY PRIOR TO 1940. THE PURCHASE OF THE PROPERTY BY THE CITY OF SEATTLE IN 1964 WITH FUNDS FROM THE "TAX PROPERTY SALES FUND" WAS AUTHORIZED BY ORDINANCE NO. 92971. THE CITY OF SEATTLE IS THE CURRENT OWNER OF THE PROPERTY.

EDR Chain of Title

LEASES AND MISCELLANEOUS

EXHIBIT "B"

EDR Chain of Title

LEASES AND MISCELLANEOUS

1.	TYPE OF INSTRUMENT	NONE IDENTIFIED
	FIRST PARTY	
	SECOND PARTY	
	RECORDED	
	BOOK	
	PAGE	
	DOCUMENT NO.	
	COMMENTS	



Appendix B

Environmental Lien / Activity Use Limitation

Irving
IRVING & YAKIMA
SEATTLE, WA 98144

Inquiry Number: 4751129.13S
OCTOBER 18, 2016

The EDR Environmental LienSearch™ Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Environmental Lien and AUL Search

The EDR Environment Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- Search for parcel information and/or legal description;
- Search for ownership information;
- Research official land title documents recorded at jurisdiction agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- Access to copy of deed;
- Search for environmental encumbering instrument(s) associated with the deed;
- Provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- Provide a copy of the deed or cite documents reviewed.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

YAKIMA AVE S
SEATTLE, WA 98144

RESEARCH SOURCE

Source 1: KING County RECORDER OF DEEDS
Source 2: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Source 3: WASHINGTON STATE DEPARTMENT OF ECOLOGY

PROPERTY INFORMATION

Deed 1

Type of Deed:	
Title is vested in:	CITY OF SEATTLE
Title received from:	NA
Date Executed:	NA
Date Recorded:	NA
Book:	NA
Page:	NA
Volume:	NA
Instrument#:	NA
Docket:	NA
Land Record Comments:	RECEIVED PRIOR TO 1980

Legal Description: JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT LOT: 5

Current Owner: CITY OF SEATTLE

Property Identifiers: 364410-0185

Comments: RECEIVED PRIOR TO 1980



EDR Environmental Lien and AUL Search

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found X

If Found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument #:

Comments: N/A

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AUL: Found Not Found X

If Found, Describe:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument #:

Comments: N/A



EXCESS PROPERTY DESCRIPTION

Property Name: PMA # 1594

Property Location: The northeast corner of the intersection at Yakima Ave S and S Irving, Seattle, WA 98144

Legal Description: Lots 5 through 11, Block 3, Jackson and Rainier Street Addition recorded in Volume 3 of Plats, page 65, Records of King County, Washington

Tax Parcel I. D. Number(s): 364410-0185, 364410-0190, 364410-0195, 364410-0200, 364410-0205, 364410-0210 and 364410-0215

Map/Photo: See attached

Jurisdictional Department: Department of Finance and Administrative Services (FAS)

Site History: Acquired in 1964, Authorizing Ordinance 92971, as a tax property sale from King County Treasury Department for unpaid assessments for possible use as right of way. The property became an asset of the Tax Property Sales Fund which was transferred into the LID Guaranty Fund pursuant to Ordinance 110170. Once sold proceeds will be transferred to the General Fund.

Development Issues: Approximately 40% of the property is steep slope with an average 30' drop in elevation from east to west. City GIS shows no other environmental critical areas. Unopened S. Irving St. lies directly south of this PMA, with a pedestrian pathway running between Yakima Ave. S. and 30th Ave. S.

Current easements, covenants and restrictions: None identified.

Recommended easements, covenants and restrictions upon Transfer:
None identified.

King County assessed value: \$67,000 per lot (2013 tax assessment)

Size: Seven rectangular contiguous lots, totaling 16,477 square feet. Six of the lots measure roughly 2,400 Sq Ft apiece and 25'x96'; the corner lot is 1,920 Sq Ft and 20'x96'.

Zoning: Lowrise 1 (LR1)

**CITY OF SEATTLE
EXCESS PROPERTY RESPONSE FORM**

PROPERTY NAME: PMA # 1594

LEGAL DESCRIPTION: Lots 5 through 11, Block 3, Jackson and Rainier Street Addition recorded in Volume 3 of Plats, page 65, Records of King County, Washington

KING COUNTY TAX PIN: 364410-0185, 364410-0190, 364410-0195, 364410-0200, 364410-0205, 364410-0210 and 364410-0215

Department/Public Agency: _____

_____ We have no interest in this property.

_____ We are interested in acquiring the property or jurisdiction over it. A completed *Excess Property Proposed Use Form* is attached to this response.

_____ We have facilities on the property or access rights through or across the property as described below (add additional sheets as necessary):

_____ We need facilities on the property or access rights through or across the property as described below (add additional sheets as necessary):

_____ We have identified the following plans, policies, objectives, limitations or other factors as found in adopted or proposed City plans and policies that may affect the Reuse or Disposition of the property (add additional sheets as necessary):

Reviewer

Department

Date

EXCESS PROPERTY PROPOSED USE FORM

PROPERTY NAME: PMA # 1594

LEGAL DESCRIPTION: Lots 5 through 11, Block 3, Jackson and Rainier Street Addition recorded in Volume 3 of Plats, page 65, Records of King County, Washington

KING COUNTY TAX PIN: 364410-0185, 364410-0190, 364410-0195, 364410-0200, 364410-0205, 364410-0210 and 364410-0215

RESPONDING DEPARTMENT/AGENCY: _____

CONTACT PERSON: _____ **PHONE:** _____

PROPOSED USE: Describe the proposed use for the property, including information on potential improvements, users, tenure, impact on neighborhood such as parking, traffic volumes. (Attach additional pages as necessary).

EST. IMPLEMENTATION DATE: _____ **EST. COST :** _____

EXPECTED TERM OF USE: _____ **FUND SOURCE(S):** _____

Are funds appropriated? ___ YES ___ NO If no, when will funds be appropriated? _____

BENEFITS TO THE CITY OF SEATTLE FROM THIS PROPOSAL:

SUPPORTING POLICIES. List the adopted plans and policies (itemize specific sections in major documents) which support, or are implemented by, this proposed use.

Name of director or designee

Date



City of Seattle

PMA # 1594
Intersection of
S Irving St
and Yakima Ave S

7 Tax Parcels
3644100185 to
3644100215

Legend

- PMA # 1594
- Parcels



Department of Finance and Administrative Services
 Real Estate Services, RJ Ghoghong - January 2013
 No Guarantee of any sort is implied, including accuracy,
 completeness, or fitness for use.

Irving
IRVING & YAKIMA
SEATTLE, WA 98144

Inquiry Number: 4751129.13S
OCTOBER 18, 2016

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A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- Search for parcel information and/or legal description;
- Search for ownership information;
- Research official land title documents recorded at jurisdiction agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- Access to copy of deed;
- Search for environmental encumbering instrument(s) associated with the deed;
- Provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- Provide a copy of the deed or cite documents reviewed.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

YAKIMA AVE S
SEATTLE, WA 98144

RESEARCH SOURCE

Source 1: KING County RECORDER OF DEEDS
Source 2: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Source 3: WASHINGTON STATE DEPARTMENT OF ECOLOGY

PROPERTY INFORMATION

Deed 1

Type of Deed:	
Title is vested in:	CITY OF SEATTLE
Title received from:	NA
Date Executed:	NA
Date Recorded:	NA
Book:	NA
Page:	NA
Volume:	NA
Instrument#:	NA
Docket:	NA
Land Record Comments:	RECEIVED PRIOR TO 1980

Legal Description: JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT LOT: 6

Current Owner: CITY OF SEATTLE

Property Identifiers: 364410-0190

Comments: RECEIVED PRIOR TO 1980



EDR Environmental Lien and AUL Search

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found X

If Found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument #:

Comments: N/A

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AUL: Found Not Found X

If Found, Describe:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument #:

Comments: N/A



EXCESS PROPERTY DESCRIPTION

Property Name: PMA # 1594

Property Location: The northeast corner of the intersection at Yakima Ave S and S Irving, Seattle, WA 98144

Legal Description: Lots 5 through 11, Block 3, Jackson and Rainier Street Addition recorded in Volume 3 of Plats, page 65, Records of King County, Washington

Tax Parcel I. D. Number(s): 364410-0185, 364410-0190, 364410-0195, 364410-0200, 364410-0205, 364410-0210 and 364410-0215

Map/Photo: See attached

Jurisdictional Department: Department of Finance and Administrative Services (FAS)

Site History: Acquired in 1964, Authorizing Ordinance 92971, as a tax property sale from King County Treasury Department for unpaid assessments for possible use as right of way. The property became an asset of the Tax Property Sales Fund which was transferred into the LID Guaranty Fund pursuant to Ordinance 110170. Once sold proceeds will be transferred to the General Fund.

Development Issues: Approximately 40% of the property is steep slope with an average 30' drop in elevation from east to west. City GIS shows no other environmental critical areas. Unopened S. Irving St. lies directly south of this PMA, with a pedestrian pathway running between Yakima Ave. S. and 30th Ave. S.

Current easements, covenants and restrictions: None identified.

Recommended easements, covenants and restrictions upon Transfer:
None identified.

King County assessed value: \$67,000 per lot (2013 tax assessment)

Size: Seven rectangular contiguous lots, totaling 16,477 square feet. Six of the lots measure roughly 2,400 Sq Ft apiece and 25'x96'; the corner lot is 1,920 Sq Ft and 20'x96'.

Zoning: Lowrise 1 (LR1)

**CITY OF SEATTLE
EXCESS PROPERTY RESPONSE FORM**

PROPERTY NAME: PMA # 1594

LEGAL DESCRIPTION: Lots 5 through 11, Block 3, Jackson and Rainier Street Addition recorded in Volume 3 of Plats, page 65, Records of King County, Washington

KING COUNTY TAX PIN: 364410-0185, 364410-0190, 364410-0195, 364410-0200, 364410-0205, 364410-0210 and 364410-0215

Department/Public Agency: _____

_____ We have no interest in this property.

_____ We are interested in acquiring the property or jurisdiction over it. A completed *Excess Property Proposed Use Form* is attached to this response.

_____ We have facilities on the property or access rights through or across the property as described below (add additional sheets as necessary):

_____ We need facilities on the property or access rights through or across the property as described below (add additional sheets as necessary):

_____ We have identified the following plans, policies, objectives, limitations or other factors as found in adopted or proposed City plans and policies that may affect the Reuse or Disposition of the property (add additional sheets as necessary):

Reviewer

Department

Date

EXCESS PROPERTY PROPOSED USE FORM

PROPERTY NAME: PMA # 1594

LEGAL DESCRIPTION: Lots 5 through 11, Block 3, Jackson and Rainier Street Addition recorded in Volume 3 of Plats, page 65, Records of King County, Washington

KING COUNTY TAX PIN: 364410-0185, 364410-0190, 364410-0195, 364410-0200, 364410-0205, 364410-0210 and 364410-0215

RESPONDING DEPARTMENT/AGENCY: _____

CONTACT PERSON: _____ **PHONE:** _____

PROPOSED USE: Describe the proposed use for the property, including information on potential improvements, users, tenure, impact on neighborhood such as parking, traffic volumes. (Attach additional pages as necessary).

EST. IMPLEMENTATION DATE: _____ **EST. COST :** _____

EXPECTED TERM OF USE: _____ **FUND SOURCE(S):** _____

Are funds appropriated? ___ YES ___ NO If no, when will funds be appropriated? _____

BENEFITS TO THE CITY OF SEATTLE FROM THIS PROPOSAL:

SUPPORTING POLICIES. List the adopted plans and policies (itemize specific sections in major documents) which support, or are implemented by, this proposed use.

Name of director or designee

Date



City of Seattle

PMA # 1594
Intersection of
S Irving St
and Yakima Ave S

7 Tax Parcels
3644100185 to
3644100215

Legend

- PMA # 1594
- Parcels



Department of Finance and Administrative Services
Real Estate Services, RJ Ghoghong - January 2013
No Guarantee of any sort is implied, including accuracy, completeness, or fitness for use.

Irving
IRVING & YAKIMA
SEATTLE, WA 98144

Inquiry Number: 4751129.13S
OCTOBER 18, 2016

The EDR Environmental LienSearch™ Report



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Shelton, CT 06484
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- Search for ownership information;
- Research official land title documents recorded at jurisdiction agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- Access to copy of deed;
- Search for environmental encumbering instrument(s) associated with the deed;
- Provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
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Thank you for your business.

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

YAKIMA AVE S
SEATTLE, WA 98144

RESEARCH SOURCE

Source 1: KING County RECORDER OF DEEDS
Source 2: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Source 3: WASHINGTON STATE DEPARTMENT OF ECOLOGY

PROPERTY INFORMATION

Deed 1

Type of Deed:	
Title is vested in:	CITY OF SEATTLE
Title received from:	NA
Date Executed:	NA
Date Recorded:	NA
Book:	NA
Page:	NA
Volume:	NA
Instrument#:	NA
Docket:	NA
Land Record Comments:	RECEIVED PRIOR TO 1980

Legal Description: JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT LOT: 7

Current Owner: CITY OF SEATTLE

Property Identifiers: 364410-0195

Comments: RECEIVED PRIOR TO 1980



EDR Environmental Lien and AUL Search

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found X

If Found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument #:

Comments: N/A

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AUL: Found Not Found X

If Found, Describe:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument #:

Comments: N/A



EXCESS PROPERTY DESCRIPTION

Property Name: PMA # 1594

Property Location: The northeast corner of the intersection at Yakima Ave S and S Irving, Seattle, WA 98144

Legal Description: Lots 5 through 11, Block 3, Jackson and Rainier Street Addition recorded in Volume 3 of Plats, page 65, Records of King County, Washington

Tax Parcel I. D. Number(s): 364410-0185, 364410-0190, 364410-0195, 364410-0200, 364410-0205, 364410-0210 and 364410-0215

Map/Photo: See attached

Jurisdictional Department: Department of Finance and Administrative Services (FAS)

Site History: Acquired in 1964, Authorizing Ordinance 92971, as a tax property sale from King County Treasury Department for unpaid assessments for possible use as right of way. The property became an asset of the Tax Property Sales Fund which was transferred into the LID Guaranty Fund pursuant to Ordinance 110170. Once sold proceeds will be transferred to the General Fund.

Development Issues: Approximately 40% of the property is steep slope with an average 30' drop in elevation from east to west. City GIS shows no other environmental critical areas. Unopened S. Irving St. lies directly south of this PMA, with a pedestrian pathway running between Yakima Ave. S. and 30th Ave. S.

Current easements, covenants and restrictions: None identified.

Recommended easements, covenants and restrictions upon Transfer:
None identified.

King County assessed value: \$67,000 per lot (2013 tax assessment)

Size: Seven rectangular contiguous lots, totaling 16,477 square feet. Six of the lots measure roughly 2,400 Sq Ft apiece and 25'x96'; the corner lot is 1,920 Sq Ft and 20'x96'.

Zoning: Lowrise 1 (LR1)

**CITY OF SEATTLE
EXCESS PROPERTY RESPONSE FORM**

PROPERTY NAME: PMA # 1594

LEGAL DESCRIPTION: Lots 5 through 11, Block 3, Jackson and Rainier Street Addition recorded in Volume 3 of Plats, page 65, Records of King County, Washington

KING COUNTY TAX PIN: 364410-0185, 364410-0190, 364410-0195, 364410-0200, 364410-0205, 364410-0210 and 364410-0215

Department/Public Agency: _____

_____ We have no interest in this property.

_____ We are interested in acquiring the property or jurisdiction over it. A completed *Excess Property Proposed Use Form* is attached to this response.

_____ We have facilities on the property or access rights through or across the property as described below (add additional sheets as necessary):

_____ We need facilities on the property or access rights through or across the property as described below (add additional sheets as necessary):

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Reviewer

Department

Date

EXCESS PROPERTY PROPOSED USE FORM

PROPERTY NAME: PMA # 1594

LEGAL DESCRIPTION: Lots 5 through 11, Block 3, Jackson and Rainier Street Addition recorded in Volume 3 of Plats, page 65, Records of King County, Washington

KING COUNTY TAX PIN: 364410-0185, 364410-0190, 364410-0195, 364410-0200, 364410-0205, 364410-0210 and 364410-0215

RESPONDING DEPARTMENT/AGENCY: _____

CONTACT PERSON: _____ **PHONE:** _____

PROPOSED USE: Describe the proposed use for the property, including information on potential improvements, users, tenure, impact on neighborhood such as parking, traffic volumes. (Attach additional pages as necessary).

EST. IMPLEMENTATION DATE: _____ **EST. COST :** _____

EXPECTED TERM OF USE: _____ **FUND SOURCE(S):** _____

Are funds appropriated? ___ YES ___ NO If no, when will funds be appropriated? _____

BENEFITS TO THE CITY OF SEATTLE FROM THIS PROPOSAL:

SUPPORTING POLICIES. List the adopted plans and policies (itemize specific sections in major documents) which support, or are implemented by, this proposed use.

Name of director or designee

Date



City of Seattle

PMA # 1594
Intersection of
S Irving St
and Yakima Ave S

7 Tax Parcels
3644100185 to
3644100215

Legend

- PMA # 1594
- Parcels



Department of Finance and Administrative Services
 Real Estate Services, R.J. Gholghong - January 2013
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Irving
IRVING & YAKIMA
SEATTLE, WA 98144

Inquiry Number: 4751129.13S
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- Search for environmental encumbering instrument(s) associated with the deed;
- Provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

YAKIMA AVE S
SEATTLE, WA 98144

RESEARCH SOURCE

Source 1: KING County RECORDER OF DEEDS
Source 2: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Source 3: WASHINGTON STATE DEPARTMENT OF ECOLOGY

PROPERTY INFORMATION

Deed 1

Type of Deed:	
Title is vested in:	CITY OF SEATTLE
Title received from:	NA
Date Executed:	NA
Date Recorded:	NA
Book:	NA
Page:	NA
Volume:	NA
Instrument#:	NA
Docket:	NA
Land Record Comments:	RECEIVED PRIOR TO 1980

Legal Description: JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT LOT: 8

Current Owner: CITY OF SEATTLE

Property Identifiers: 364410-0200

Comments: RECEIVED PRIOR TO 1980



EDR Environmental Lien and AUL Search

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found X

If Found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument #:

Comments: N/A

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AUL: Found Not Found X

If Found, Describe:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument #:

Comments: N/A



EXCESS PROPERTY DESCRIPTION

Property Name: PMA # 1594

Property Location: The northeast corner of the intersection at Yakima Ave S and S Irving, Seattle, WA 98144

Legal Description: Lots 5 through 11, Block 3, Jackson and Rainier Street Addition recorded in Volume 3 of Plats, page 65, Records of King County, Washington

Tax Parcel I. D. Number(s): 364410-0185, 364410-0190, 364410-0195, 364410-0200, 364410-0205, 364410-0210 and 364410-0215

Map/Photo: See attached

Jurisdictional Department: Department of Finance and Administrative Services (FAS)

Site History: Acquired in 1964, Authorizing Ordinance 92971, as a tax property sale from King County Treasury Department for unpaid assessments for possible use as right of way. The property became an asset of the Tax Property Sales Fund which was transferred into the LID Guaranty Fund pursuant to Ordinance 110170. Once sold proceeds will be transferred to the General Fund.

Development Issues: Approximately 40% of the property is steep slope with an average 30' drop in elevation from east to west. City GIS shows no other environmental critical areas. Unopened S. Irving St. lies directly south of this PMA, with a pedestrian pathway running between Yakima Ave. S. and 30th Ave. S.

Current easements, covenants and restrictions: None identified.

Recommended easements, covenants and restrictions upon Transfer:
None identified.

King County assessed value: \$67,000 per lot (2013 tax assessment)

Size: Seven rectangular contiguous lots, totaling 16,477 square feet. Six of the lots measure roughly 2,400 Sq Ft apiece and 25'x96'; the corner lot is 1,920 Sq Ft and 20'x96'.

Zoning: Lowrise 1 (LR1)

**CITY OF SEATTLE
EXCESS PROPERTY RESPONSE FORM**

PROPERTY NAME: PMA # 1594

LEGAL DESCRIPTION: Lots 5 through 11, Block 3, Jackson and Rainier Street Addition recorded in Volume 3 of Plats, page 65, Records of King County, Washington

KING COUNTY TAX PIN: 364410-0185, 364410-0190, 364410-0195, 364410-0200, 364410-0205, 364410-0210 and 364410-0215

Department/Public Agency: _____

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_____ We need facilities on the property or access rights through or across the property as described below (add additional sheets as necessary):

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Reviewer

Department

Date

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PROPERTY NAME: PMA # 1594

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RESPONDING DEPARTMENT/AGENCY: _____

CONTACT PERSON: _____ **PHONE:** _____

PROPOSED USE: Describe the proposed use for the property, including information on potential improvements, users, tenure, impact on neighborhood such as parking, traffic volumes. (Attach additional pages as necessary).

EST. IMPLEMENTATION DATE: _____ **EST. COST :** _____

EXPECTED TERM OF USE: _____ **FUND SOURCE(S):** _____

Are funds appropriated? ___ YES ___ NO If no, when will funds be appropriated? _____

BENEFITS TO THE CITY OF SEATTLE FROM THIS PROPOSAL:

SUPPORTING POLICIES. List the adopted plans and policies (itemize specific sections in major documents) which support, or are implemented by, this proposed use.

Name of director or designee

Date



City of Seattle

PMA # 1594
Intersection of
S Irving St
and Yakima Ave S

7 Tax Parcels
3644100185 to
3644100215

Legend

- PMA # 1594
- Parcels



Department of Finance and Administrative Services
 Real Estate Services, RJ Ghoghong - January 2013
 No Guarantee of any sort is implied, including accuracy,
 completeness, or fitness for use.

Irving
IRVING & YAKIMA
SEATTLE, WA 98144

Inquiry Number: 4751129.13S
OCTOBER 18, 2016

The EDR Environmental LienSearch™ Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Environmental Lien and AUL Search

The EDR Environment Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- Search for parcel information and/or legal description;
- Search for ownership information;
- Research official land title documents recorded at jurisdiction agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- Access to copy of deed;
- Search for environmental encumbering instrument(s) associated with the deed;
- Provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- Provide a copy of the deed or cite documents reviewed.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

YAKIMA AVE S
SEATTLE, WA 98144

RESEARCH SOURCE

Source 1: KING County RECORDER OF DEEDS
Source 2: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Source 3: WASHINGTON STATE DEPARTMENT OF ECOLOGY

PROPERTY INFORMATION

Deed 1

Type of Deed:	
Title is vested in:	CITY OF SEATTLE
Title received from:	NA
Date Executed:	NA
Date Recorded:	NA
Book:	NA
Page:	NA
Volume:	NA
Instrument#:	NA
Docket:	NA
Land Record Comments:	RECEIVED PRIOR TO 1980

Legal Description: JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT LOT: 9

Current Owner: CITY OF SEATTLE

Property Identifiers: 364410-0205

Comments: RECEIVED PRIOR TO 1980



EDR Environmental Lien and AUL Search

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found X

If Found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument #:

Comments: N/A

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AUL: Found Not Found X

If Found, Describe:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument #:

Comments: N/A



EXCESS PROPERTY DESCRIPTION

Property Name: PMA # 1594

Property Location: The northeast corner of the intersection at Yakima Ave S and S Irving, Seattle, WA 98144

Legal Description: Lots 5 through 11, Block 3, Jackson and Rainier Street Addition recorded in Volume 3 of Plats, page 65, Records of King County, Washington

Tax Parcel I. D. Number(s): 364410-0185, 364410-0190, 364410-0195, 364410-0200, 364410-0205, 364410-0210 and 364410-0215

Map/Photo: See attached

Jurisdictional Department: Department of Finance and Administrative Services (FAS)

Site History: Acquired in 1964, Authorizing Ordinance 92971, as a tax property sale from King County Treasury Department for unpaid assessments for possible use as right of way. The property became an asset of the Tax Property Sales Fund which was transferred into the LID Guaranty Fund pursuant to Ordinance 110170. Once sold proceeds will be transferred to the General Fund.

Development Issues: Approximately 40% of the property is steep slope with an average 30' drop in elevation from east to west. City GIS shows no other environmental critical areas. Unopened S. Irving St. lies directly south of this PMA, with a pedestrian pathway running between Yakima Ave. S. and 30th Ave. S.

Current easements, covenants and restrictions: None identified.

Recommended easements, covenants and restrictions upon Transfer:
None identified.

King County assessed value: \$67,000 per lot (2013 tax assessment)

Size: Seven rectangular contiguous lots, totaling 16,477 square feet. Six of the lots measure roughly 2,400 Sq Ft apiece and 25'x96'; the corner lot is 1,920 Sq Ft and 20'x96'.

Zoning: Lowrise 1 (LR1)

**CITY OF SEATTLE
EXCESS PROPERTY RESPONSE FORM**

PROPERTY NAME: PMA # 1594

LEGAL DESCRIPTION: Lots 5 through 11, Block 3, Jackson and Rainier Street Addition recorded in Volume 3 of Plats, page 65, Records of King County, Washington

KING COUNTY TAX PIN: 364410-0185, 364410-0190, 364410-0195, 364410-0200, 364410-0205, 364410-0210 and 364410-0215

Department/Public Agency: _____

_____ We have no interest in this property.

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Reviewer

Department

Date

EXCESS PROPERTY PROPOSED USE FORM

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RESPONDING DEPARTMENT/AGENCY: _____

CONTACT PERSON: _____ **PHONE:** _____

PROPOSED USE: Describe the proposed use for the property, including information on potential improvements, users, tenure, impact on neighborhood such as parking, traffic volumes. (Attach additional pages as necessary).

EST. IMPLEMENTATION DATE: _____ **EST. COST :** _____

EXPECTED TERM OF USE: _____ **FUND SOURCE(S):** _____

Are funds appropriated? ___ YES ___ NO If no, when will funds be appropriated? _____

BENEFITS TO THE CITY OF SEATTLE FROM THIS PROPOSAL:

SUPPORTING POLICIES. List the adopted plans and policies (itemize specific sections in major documents) which support, or are implemented by, this proposed use.

Name of director or designee

Date



City of Seattle

PMA # 1594
Intersection of
S Irving St
and Yakima Ave S

7 Tax Parcels
3644100185 to
3644100215

Legend

- PMA # 1594
- Parcels



Department of Finance and Administrative Services
 Real Estate Services, RJ Ghoghong - January 2013
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Irving
IRVING & YAKIMA
SEATTLE, WA 98144

Inquiry Number: 4751129.13S
OCTOBER 18, 2016

The EDR Environmental LienSearch™ Report



6 Armstrong Road, 4th floor
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EDR Environmental Lien and AUL Search

The EDR Environment Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- Search for parcel information and/or legal description;
- Search for ownership information;
- Research official land title documents recorded at jurisdiction agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- Access to copy of deed;
- Search for environmental encumbering instrument(s) associated with the deed;
- Provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- Provide a copy of the deed or cite documents reviewed.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

YAKIMA AVE S
SEATTLE, WA 98144

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Source 2: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Source 3: WASHINGTON STATE DEPARTMENT OF ECOLOGY

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Type of Deed:	
Title is vested in:	CITY OF SEATTLE
Title received from:	NA
Date Executed:	NA
Date Recorded:	NA
Book:	NA
Page:	NA
Volume:	NA
Instrument#:	NA
Docket:	NA
Land Record Comments:	RECEIVED PRIOR TO 1980

Legal Description: JACKSON & RAINIER STREETS ADD PLAT BLOCK: 3 PLAT LOT: 10

Current Owner: CITY OF SEATTLE

Property Identifiers: 364410-0210

Comments: RECEIVED PRIOR TO 1980



EDR Environmental Lien and AUL Search

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found X

If Found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument #:

Comments: N/A

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AUL: Found Not Found X

If Found, Describe:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument #:

Comments: N/A



EXCESS PROPERTY DESCRIPTION

Property Name: PMA # 1594

Property Location: The northeast corner of the intersection at Yakima Ave S and S Irving, Seattle, WA 98144

Legal Description: Lots 5 through 11, Block 3, Jackson and Rainier Street Addition recorded in Volume 3 of Plats, page 65, Records of King County, Washington

Tax Parcel I. D. Number(s): 364410-0185, 364410-0190, 364410-0195, 364410-0200, 364410-0205, 364410-0210 and 364410-0215

Map/Photo: See attached

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Site History: Acquired in 1964, Authorizing Ordinance 92971, as a tax property sale from King County Treasury Department for unpaid assessments for possible use as right of way. The property became an asset of the Tax Property Sales Fund which was transferred into the LID Guaranty Fund pursuant to Ordinance 110170. Once sold proceeds will be transferred to the General Fund.

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Current easements, covenants and restrictions: None identified.

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Department

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EXPECTED TERM OF USE: _____ **FUND SOURCE(S):** _____

Are funds appropriated? ___ YES ___ NO If no, when will funds be appropriated? _____

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Date



City of Seattle

PMA # 1594
Intersection of
S Irving St
and Yakima Ave S

7 Tax Parcels
3644100185 to
3644100215

Legend

- PMA # 1594
- Parcels



Department of Finance and Administrative Services
 Real Estate Services, R.J. Gholghong - January 2013
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Department

Date

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CONTACT PERSON: _____ **PHONE:** _____

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EXPECTED TERM OF USE: _____ **FUND SOURCE(S):** _____

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Name of director or designee

Date



City of Seattle

PMA # 1594
Intersection of
S Irving St
and Yakima Ave S

7 Tax Parcels
3644100185 to
3644100215

Legend

- PMA # 1594
- Parcels



Department of Finance and Administrative Services
Real Estate Services, R.J. Gholghong - January 2013
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Appendix C

Environmental Data Resources (EDR)

Report

Irving & Yakima
Irving & Yakima
Seattle, WA 98144

Inquiry Number: 4751129.3s
October 12, 2016

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

IRVING & YAKIMA
SEATTLE, WA 98144

COORDINATES

Latitude (North): 47.5915650 - 47° 35' 29.63"
Longitude (West): 122.2940760 - 122° 17' 38.67"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 553074.6
UTM Y (Meters): 5270928.5
Elevation: 231 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 6005543 SEATTLE SOUTH, WA
Version Date: 2014

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20150807
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
 IRVING & YAKIMA
 SEATTLE, WA 98144

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	SEATTLE I-90 TUNNEL	1411 YAKIMA AVE S	WA UST, WA ALLSITES	Lower	90, 0.017, SW
A2		1314 30TH AVE S	EDR Hist Cleaner	Higher	187, 0.035, ENE
A3	LAING S GARAGE	3007 JUDKINS	EDR Hist Auto	Higher	261, 0.049, NE
A4	THOMAS ALBERT D	1301 31ST AVE S	EDR Hist Auto	Higher	296, 0.056, ENE
B5	WDOT BRADNER PLACE A	1366 31ST AVE. S.	WA ICR	Higher	465, 0.088, ESE
B6	WDOT BRADNER PLACE A	1366 31ST AVE. S.	WA ICR	Higher	465, 0.088, ESE
B7	TEXACO DOWNSTREAM 21	1366 31ST AVE S	WA CSCSL, WA LUST, WA ALLSITES, RCRA NonGen / NLR,...	Higher	465, 0.088, ESE
B8	WA DOT BRADNER PLACE	1366 31ST AVE S	WA UST, WA MANIFEST	Higher	465, 0.088, ESE
B9	THOMAS ALBERT D	1374 31ST AVE S	EDR Hist Auto	Higher	469, 0.089, ESE
10	GUY F ATKINSON CONST	2721 S IRVING ST	WA UST, WA ALLSITES	Lower	556, 0.105, WSW
11		28TH AVE S 1 BLK N O	WA ALLSITES, RCRA NonGen / NLR	Lower	1028, 0.195, WNW
12	KIEWIT GRICE A JOINT	3RD LAKE WASHINGTON	WA ALLSITES	Lower	1416, 0.268, East
13	SOUTH MASSACHUSETTS		WA ALLSITES	Lower	1459, 0.276, SW
14	KIKUCHI RESIDENCE	820 33RD AVE S	WA VCP, WA ALLSITES, WA CSCSL NFA	Lower	1544, 0.292, NE
C15	7 ELEVEN STORE 23525	12848 EMPIRE WAY S	WA ALLSITES	Lower	1766, 0.334, SSW
16		1360 LAKESIDE AVE S	WA ALLSITES, RCRA NonGen / NLR, FINDS, ECHO	Lower	1776, 0.336, East
C17	FEDERAL LEASE CO INC	12817 EMPIRE WAY S	WA UST, WA ALLSITES, FINDS, ECHO	Lower	1786, 0.338, SSW
18	1318 LAKESIDE AVE S	1318 LAKESIDE AVE S	WA VCP, WA ALLSITES, WA CSCSL NFA	Lower	1839, 0.348, East
19	JIMI HENDRIX PARK	2400 S MASSACHUSETTS	WA ALLSITES, WA NPDES	Lower	1865, 0.353, SW
20	SEATTLE, CY OF, JUDK	23RD & NORMAN ST	SEMS-ARCHIVE	Lower	2061, 0.390, WNW
21		23RD S & S ATLANTIC	WA ALLSITES, RCRA NonGen / NLR	Lower	2235, 0.423, WSW
D22		1900 25TH AVE S	WA ALLSITES, RCRA NonGen / NLR, FINDS, ECHO	Lower	2383, 0.451, SW
D23	LIGHTHOUSE FOR THE B	2501 S PLUM ST	WA ALLSITES, RCRA NonGen / NLR, FINDS, WA NPDES,...	Lower	2535, 0.480, SSW
24		2310 S LN ST	RCRA-CESQG, WA ALLSITES, FINDS, WA MANIFEST, ECHO	Higher	2585, 0.490, NW
E25	CITY VIEW APARTMENTS	2901 S JACKSON ST	WA UST, WA ICR	Higher	2632, 0.498, North
E26	CITY VIEW ASSOCIATES	2901 S JACKSON ST	WA VCP, WA ALLSITES, WA CSCSL NFA	Higher	2632, 0.498, North
27		1750 22ND AVE S	WA HSL, WA CSCSL, WA UST, WA ICR, WA ALLSITES,...	Lower	2727, 0.516, WSW
28	EVERGREEN ELECTRICAL	405 MARTIN LUTHER KI	WA CSCSL, WA LUST, WA UST, WA ALLSITES	Higher	2766, 0.524, NNW
29	PENTHOUSE DRAPERY CL	1752 RAINIER AVE S	WA CSCSL, WA VCP, WA ALLSITES, WA MANIFEST	Lower	2947, 0.558, WSW
F30	RALPHS CONCRETE PUMP	1517 RAINIER AVE S	WA HSL, WA CSCSL, WA ALLSITES	Lower	3111, 0.589, WSW
F31	RALPHS CONCRETE PUMP	1511 RAINIER AVE S	WA HSL, WA CSCSL, WA ALLSITES, WA SPILLS, FINDS,...	Lower	3200, 0.606, WSW
32	DAVIS DOOR SERVICE I	2021 S GRAND ST	WA CSCSL, WA LUST, WA UST, WA ALLSITES	Lower	3317, 0.628, WSW
33	JACKSON STREET LI HO	2020 S JACKSON ST	WA CSCSL, WA VCP, WA ALLSITES	Higher	3733, 0.707, NW
34	GAI'S SEATTLE FRENCH	2006 S WELLER	WA HSL, WA CSCSL, WA LUST, WA UST, WA ALLSITES, WA.	Higher	3743, 0.709, NW
35	VALLEY MARKET	2338 RAINIER AVE S	WA HSL, WA CSCSL, WA LUST, WA UST, WA ALLSITES	Lower	3759, 0.712, SSW
36	EMMANUELS CARPET & U	1101 RAINIER AVE S	WA HSL, WA CSCSL, WA ALLSITES, WA MANIFEST	Lower	3896, 0.738, West
37		852 RAINIER AVE S	WA CSCSL, WA LUST, WA ICR, WA VCP, WA ALLSITES,...	Lower	4060, 0.769, WNW
G38	DEENY CONSTRUCTION C	2545 RAINIER AVE S	WA HSL, ICIS, FINDS, WA Financial Assurance, WA...	Lower	4164, 0.789, SSW
G39	DEENY CONSTRUCTION C	2545 RAINIER AVE S	WA CSCSL, WA LUST, WA UST, WA ALLSITES, WA...	Lower	4164, 0.789, SSW

MAPPED SITES SUMMARY

Target Property Address:
 IRVING & YAKIMA
 SEATTLE, WA 98144

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	PAINÉ ELECTRONIC MFG	2401 S BAYVIEW ST	WA HSL, WA CSCSL, WA ALLSITES, WA MANIFEST	Lower	4175, 0.791, SSW
G41	U-HAUL CO RAINIER AV	2515 RAINIER AVE S	WA HSL, WA CSCSL, WA LUST, WA UST, WA ALLSITES	Lower	4214, 0.798, SSW
42	SHELL BANK LESCHI	121 LAKESIDE AVE	WA HSL, WA CSCSL, WA LUST, WA UST, WA ICR, WA...	Lower	4379, 0.829, NNE
43	SIGNAL EQUIPMENT INC	838 POPLAR PLACE SOU	WA HSL, WA CSCSL, WA LUST, WA UST, WA ICR, WA...	Lower	4391, 0.832, WNW
44	TANIGUCHI PROPERTY	415 18TH AVE S	WA HSL, WA CSCSL, WA LUST, WA UST, WA ALLSITES	Higher	4446, 0.842, NW
45	UNOCAL 0166	1590 S DEARBORN ST	WA HSL, WA CSCSL, WA LUST, WA UST, WA ALLSITES	Lower	4462, 0.845, WNW
H46		2864 S MCCLELLAN ST	WA HSL, WA CSCSL, WA ALLSITES, RCRA NonGen / NLR,...	Lower	4675, 0.885, South
47	RALPHS CONCRETE	800 POPLAR PL S	WA CSCSL, WA ALLSITES	Lower	4749, 0.899, WNW
H48	PHILLIPS 66/070644	2800 MARTIN LUTHER K	WA CSCSL, WA LUST, WA UST, WA VCP, WA ALLSITES	Lower	4841, 0.917, South
49	CHEVRON USA INC 9033	2802 RAINIER AVE S	WA HSL, WA CSCSL, WA LUST, WA ALLSITES, RCRA...	Lower	4911, 0.930, South
50	DEARBORN CORPORATION	1400 S LANE ST & 120	WA HSL, WA CSCSL, WA ALLSITES	Lower	5029, 0.952, WNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

EXECUTIVE SUMMARY

State and tribal landfill and/or solid waste disposal site lists

WA SWF/LF..... Solid Waste Facility Database

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing

WA AST..... Aboveground Storage Tank Locations

INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

WA INST CONTROL..... Institutional Control Site List

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

WA BROWNFIELDS..... Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WA SWTIRE..... Solid Waste Tire Facilities

WA SWRCY..... Recycling Facility List

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

ODI..... Open Dump Inventory

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

WA CDL..... Clandestine Drug Lab Contaminated Site List

WA HIST CDL..... List of Sites Contaminated by Clandestine Drug Labs

US CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

EXECUTIVE SUMMARY

WA SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS..... Formerly Used Defense Sites
DOD..... Department of Defense Sites
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
2020 COR ACTION..... 2020 Corrective Action Program List
TSCA..... Toxic Substances Control Act
TRIS..... Toxic Chemical Release Inventory System
SSTS..... Section 7 Tracking Systems
ROD..... Records Of Decision
RMP..... Risk Management Plans
RAATS..... RCRA Administrative Action Tracking System
PRP..... Potentially Responsible Parties
PADS..... PCB Activity Database System
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS..... Material Licensing Tracking System
COAL ASH DOE..... Steam-Electric Plant Operation Data
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database
RADINFO..... Radiation Information Database
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS..... Incident and Accident Data
CONSENT..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV..... Indian Reservations
FUSRAP..... Formerly Utilized Sites Remedial Action Program
UMTRA..... Uranium Mill Tailings Sites
LEAD SMELTERS..... Lead Smelter Sites
US AIRS..... Aerometric Information Retrieval System Facility Subsystem
US MINES..... Mines Master Index File
UXO..... Unexploded Ordnance Sites
DOCKET HWC..... Hazardous Waste Compliance Docket Listing
WA COAL ASH..... Coal Ash Disposal Site Listing
WA DRYCLEANERS..... Drycleaner List
WA UIC..... Underground Injection Wells Listing
FUELS PROGRAM..... EPA Fuels Program Registered Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

WA RGA HWS..... Recovered Government Archive State Hazardous Waste Facilities List
WA RGA LF..... Recovered Government Archive Solid Waste Facilities List

EXECUTIVE SUMMARY

WA RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 03/07/2016 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SEATTLE, CY OF, JUDK	23RD & NORMAN ST	WNW 1/4 - 1/2 (0.390 mi.)	20	53

State- and tribal - equivalent NPL

WA HSL: The Hazardous Sites List is a subset of the CSCSL Report. It includes sites which have been assessed and ranked using the Washington Ranking Method (WARM).

A review of the WA HSL list, as provided by EDR, and dated 02/18/2016 has revealed that there are 16 WA HSL sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>GAI'S SEATTLE FRENCH</i> Facility Type: Hazardous Sites List FSID Number: 62662967	<i>2006 S WELLER</i>	<i>NW 1/2 - 1 (0.709 mi.)</i>	<i>34</i>	<i>130</i>

EXECUTIVE SUMMARY

<p>Facility Status: Cleanup Started</p> <p>TANIGUCHI PROPERTY</p> <p>Facility Type: Hazardous Sites List FSID Number: 35763494 Facility Status: Awaiting Cleanup</p>	<p>415 18TH AVE S</p>	<p>NW 1/2 - 1 (0.842 mi.)</p>	<p>44</p>	<p>218</p>
<p>Lower Elevation</p>	<p>Address</p>	<p>Direction / Distance</p>	<p>Map ID</p>	<p>Page</p>
<p>Not reported</p> <p>Facility Type: Hazardous Sites List FSID Number: 97763114 Facility Status: Cleanup Started</p>	<p>1750 22ND AVE S</p>	<p>WSW 1/2 - 1 (0.516 mi.)</p>	<p>27</p>	<p>89</p>
<p>RALPHS CONCRETE PUMP</p> <p>Facility Type: Hazardous Sites List FSID Number: 8964755 Facility Status: Awaiting Cleanup</p>	<p>1517 RAINIER AVE S</p>	<p>WSW 1/2 - 1 (0.589 mi.)</p>	<p>F30</p>	<p>120</p>
<p>RALPHS CONCRETE PUMP</p> <p>Facility Type: Hazardous Sites List FSID Number: 2312 Facility Status: Awaiting Cleanup</p>	<p>1511 RAINIER AVE S</p>	<p>WSW 1/2 - 1 (0.606 mi.)</p>	<p>F31</p>	<p>122</p>
<p>VALLEY MARKET</p> <p>Facility Type: Hazardous Sites List FSID Number: 86693541 Facility Status: Cleanup Started</p>	<p>2338 RAINIER AVE S</p>	<p>SSW 1/2 - 1 (0.712 mi.)</p>	<p>35</p>	<p>150</p>
<p>EMMANUELS CARPET & U</p> <p>Facility Type: Hazardous Sites List FSID Number: 15675 Facility Status: Awaiting Cleanup</p>	<p>1101 RAINIER AVE S</p>	<p>W 1/2 - 1 (0.738 mi.)</p>	<p>36</p>	<p>153</p>
<p>DEENY CONSTRUCTION C</p> <p>Facility Type: Hazardous Sites List FSID Number: 17754768 Facility Status: Cleanup Started</p>	<p>2545 RAINIER AVE S</p>	<p>SSW 1/2 - 1 (0.789 mi.)</p>	<p>G38</p>	<p>181</p>
<p>PAINE ELECTRONIC MFG</p> <p>Facility Type: Hazardous Sites List FSID Number: 76478594 Facility Status: Awaiting Cleanup</p>	<p>2401 S BAYVIEW ST</p>	<p>SSW 1/2 - 1 (0.791 mi.)</p>	<p>40</p>	<p>202</p>
<p>U-HAUL CO RAINIER AV</p> <p>Facility Type: Hazardous Sites List FSID Number: 73614397 Facility Status: Cleanup Started</p>	<p>2515 RAINIER AVE S</p>	<p>SSW 1/2 - 1 (0.798 mi.)</p>	<p>G41</p>	<p>205</p>
<p>SHELL BANK LESCHI</p> <p>Facility Type: Hazardous Sites List FSID Number: 5661742 Facility Status: Cleanup Started</p>	<p>121 LAKESIDE AVE</p>	<p>NNE 1/2 - 1 (0.829 mi.)</p>	<p>42</p>	<p>209</p>
<p>SIGNAL EQUIPMENT INC</p> <p>Facility Type: Hazardous Sites List FSID Number: 66122831 Facility Status: Cleanup Started</p>	<p>838 POPLAR PLACE SOU</p>	<p>WNW 1/2 - 1 (0.832 mi.)</p>	<p>43</p>	<p>215</p>
<p>UNOCAL 0166</p> <p>Facility Type: Hazardous Sites List FSID Number: 74172157</p>	<p>1590 S DEARBORN ST</p>	<p>WNW 1/2 - 1 (0.845 mi.)</p>	<p>45</p>	<p>225</p>

EXECUTIVE SUMMARY

Facility Status: Cleanup Started

Not reported	2864 S MCCLELLAN ST	S 1/2 - 1 (0.885 mi.)	H46	229
Facility Type: Hazardous Sites List				
FSID Number: 96127971				
Facility Status: Awaiting Cleanup				
CHEVRON USA INC 9033	2802 RAINIER AVE S	S 1/2 - 1 (0.930 mi.)	49	240
Facility Type: Hazardous Sites List				
FSID Number: 39228129				
Facility Status: Cleanup Started				
DEARBORN CORPORATION	1400 S LANE ST & 120	WNW 1/2 - 1 (0.952 mi.)	50	262
Facility Type: Hazardous Sites List				
FSID Number: 6258254				
Facility Status: Cleanup Started				

State- and tribal - equivalent CERCLIS

WA CSCSL: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Ecology's Confirmed & Suspected Contaminated Sites List.

A review of the WA CSCSL list, as provided by EDR, and dated 04/01/2016 has revealed that there are 24 WA CSCSL sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TEXACO DOWNSTREAM 21	1366 31ST AVE S	ESE 0 - 1/8 (0.088 mi.)	B7	13
Site Status: Cleanup Started				
Facility ID: 27591293				
Clean Up Siteid: 5807				
EVERGREEN ELECTRICAL	405 MARTIN LUTHER KI	NNW 1/2 - 1 (0.524 mi.)	28	102
Site Status: Cleanup Started				
Facility ID: 59442629				
Clean Up Siteid: 12356				
JACKSON STREET LI HO	2020 S JACKSON ST	NW 1/2 - 1 (0.707 mi.)	33	127
Site Status: Cleanup Started				
Facility ID: 17267				
Clean Up Siteid: 12969				
GAI'S SEATTLE FRENCH	2006 S WELLER	NW 1/2 - 1 (0.709 mi.)	34	130
Site Status: Cleanup Started				
Facility ID: 62662967				
Clean Up Siteid: 9939				
TANIGUCHI PROPERTY	415 18TH AVE S	NW 1/2 - 1 (0.842 mi.)	44	218
Site Status: Awaiting Cleanup				
Facility ID: 35763494				
Clean Up Siteid: 8860				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	1750 22ND AVE S	WSW 1/2 - 1 (0.516 mi.)	27	89

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Site Status: Cleanup Started Facility ID: 97763114 Clean Up Siteid: 3018				
PENTHOUSE DRAPERY CL	1752 RAINIER AVE S	WSW 1/2 - 1 (0.558 mi.)	29	105
Site Status: Cleanup Started Facility ID: 23408 Clean Up Siteid: 3184				
RALPHS CONCRETE PUMP	1517 RAINIER AVE S	WSW 1/2 - 1 (0.589 mi.)	F30	120
Site Status: Awaiting Cleanup Facility ID: 8964755 Clean Up Siteid: 4659				
RALPHS CONCRETE PUMP	1511 RAINIER AVE S	WSW 1/2 - 1 (0.606 mi.)	F31	122
Site Status: Awaiting Cleanup Facility ID: 2312 Clean Up Siteid: 1920				
DAVIS DOOR SERVICE I	2021 S GRAND ST	WSW 1/2 - 1 (0.628 mi.)	32	124
Site Status: Cleanup Started Facility ID: 72836574 Clean Up Siteid: 10298				
VALLEY MARKET	2338 RAINIER AVE S	SSW 1/2 - 1 (0.712 mi.)	35	150
Site Status: Cleanup Started Facility ID: 86693541 Clean Up Siteid: 10874				
EMMANUELS CARPET & U	1101 RAINIER AVE S	W 1/2 - 1 (0.738 mi.)	36	153
Site Status: Awaiting Cleanup Facility ID: 15675 Clean Up Siteid: 12067				
Not reported	852 RAINIER AVE S	WNW 1/2 - 1 (0.769 mi.)	37	156
Site Status: Cleanup Started Facility ID: 83711227 Clean Up Siteid: 6738				
DEENY CONSTRUCTION C	2545 RAINIER AVE S	SSW 1/2 - 1 (0.789 mi.)	G39	196
Site Status: Cleanup Started Facility ID: 17754768 Clean Up Siteid: 8181				
PAINÉ ELECTRONIC MFG	2401 S BAYVIEW ST	SSW 1/2 - 1 (0.791 mi.)	40	202
Site Status: Awaiting Cleanup Facility ID: 76478594 Clean Up Siteid: 12033				
U-HAUL CO RAINIER AV	2515 RAINIER AVE S	SSW 1/2 - 1 (0.798 mi.)	G41	205
Site Status: Cleanup Started Facility ID: 73614397 Clean Up Siteid: 10334				
SHELL BANK LESCHI	121 LAKESIDE AVE	NNE 1/2 - 1 (0.829 mi.)	42	209
Site Status: Cleanup Started Facility ID: 5661742 Clean Up Siteid: 7657 Clean Up Siteid: 7658				
SIGNAL EQUIPMENT INC	838 POPLAR PLACE SOU	WNW 1/2 - 1 (0.832 mi.)	43	215
Site Status: Cleanup Started Facility ID: 66122831				

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Clean Up Siteid: 6477

<p>UNOCAL 0166 Site Status: Cleanup Started Facility ID: 74172157 Clean Up Siteid: 10356</p>	1590 S DEARBORN ST	WNW 1/2 - 1 (0.845 mi.)	45	225
<p>Not reported Site Status: Awaiting Cleanup Facility ID: 96127971 Clean Up Siteid: 11447</p>	2864 S MCCLELLAN ST	S 1/2 - 1 (0.885 mi.)	H46	229
<p>RALPHS CONCRETE Site Status: Awaiting Cleanup Facility ID: 46281365 Clean Up Siteid: 4317</p>	800 POPLAR PL S	WNW 1/2 - 1 (0.899 mi.)	47	234
<p>PHILLIPS 66/070644 Site Status: Cleanup Started Facility ID: 42746846 Clean Up Siteid: 6056</p>	2800 MARTIN LUTHER K	S 1/2 - 1 (0.917 mi.)	H48	235
<p>CHEVRON USA INC 9033 Site Status: Cleanup Started Facility ID: 39228129 Clean Up Siteid: 6018</p>	2802 RAINIER AVE S	S 1/2 - 1 (0.930 mi.)	49	240
<p>DEARBORN CORPORATION Site Status: Cleanup Started Facility ID: 6258254 Clean Up Siteid: 2997</p>	1400 S LANE ST & 120	WNW 1/2 - 1 (0.952 mi.)	50	262

State and tribal leaking storage tank lists

WA LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Ecology's Leaking Underground Storage Tanks Site List.

A review of the WA LUST list, as provided by EDR, has revealed that there is 1 WA LUST site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<p>TEXACO DOWNSTREAM 21 Database: LUST, Date of Government Version: 08/16/2016 Facility Status: Cleanup Started Cleanup Site ID: 5807 Facility ID: 27591293</p>	1366 31ST AVE S	ESE 0 - 1/8 (0.088 mi.)	B7	13

State and tribal registered storage tank lists

WA UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Ecology's Statewide UST Site/Tank Report.

A review of the WA UST list, as provided by EDR, and dated 08/29/2016 has revealed that there are 3

EXECUTIVE SUMMARY

WA UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WA DOT BRADNER PLACE Site Id: 200839 Facility ID: 27591293	1366 31ST AVE S	ESE 0 - 1/8 (0.088 mi.)	B8	37
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SEATTLE I-90 TUNNEL Site Id: 101471 Facility ID: 34377593	1411 YAKIMA AVE S	SW 0 - 1/8 (0.017 mi.)	1	8
GUY F ATKINSON CONST Site Id: 2381 Facility ID: 61415969	2721 S IRVING ST	WSW 0 - 1/8 (0.105 mi.)	10	42

State and tribal voluntary cleanup sites

WA ICR: These are remedial action reports Ecology has received from either the owner or operator of the site. These actions have been conducted without department oversight or approval and are not under an order or decree.

A review of the WA ICR list, as provided by EDR, and dated 12/01/2002 has revealed that there are 3 WA ICR sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WDOT BRADNER PLACE A	1366 31ST AVE. S.	ESE 0 - 1/8 (0.088 mi.)	B5	10
WDOT BRADNER PLACE A	1366 31ST AVE. S.	ESE 0 - 1/8 (0.088 mi.)	B6	13
CITY VIEW APARTMENTS	2901 S JACKSON ST	N 1/4 - 1/2 (0.498 mi.)	E25	84

WA VCP: Sites that have entered either the Voluntary Cleanup Program or its predecessor Independent Remedial Action Program.

A review of the WA VCP list, as provided by EDR, and dated 04/19/2016 has revealed that there are 3 WA VCP sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CITY VIEW ASSOCIATES Facility ID: 50341126 Cleanup Siteid: 6181	2901 S JACKSON ST	N 1/4 - 1/2 (0.498 mi.)	E26	87
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KIKUCHI RESIDENCE Facility ID: 16805 Cleanup Siteid: 11387	820 33RD AVE S	NE 1/4 - 1/2 (0.292 mi.)	14	46
1318 LAKESIDE AVE S Facility ID: 4237565 Cleanup Siteid: 3465	1318 LAKESIDE AVE S	E 1/4 - 1/2 (0.348 mi.)	18	51

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

Information on facilities and sites of interest to the Department of Ecology.

A review of the WA ALLSITES list, as provided by EDR, and dated 05/04/2016 has revealed that there are 17 WA ALLSITES sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TEXACO DOWNSTREAM 21 Facility Id: 27591293	1366 31ST AVE S	ESE 0 - 1/8 (0.088 mi.)	B7	13
Not reported Facility Id: 66557622	2310 S LN ST	NW 1/4 - 1/2 (0.490 mi.)	24	63
CITY VIEW ASSOCIATES Facility Id: 50341126	2901 S JACKSON ST	N 1/4 - 1/2 (0.498 mi.)	E26	87
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SEATTLE I-90 TUNNEL Facility Id: 34377593	1411 YAKIMA AVE S	SW 0 - 1/8 (0.017 mi.)	1	8
GUY F ATKINSON CONST Facility Id: 61415969	2721 S IRVING ST	WSW 0 - 1/8 (0.105 mi.)	10	42
Not reported Facility Id: 35774812	28TH AVE S 1 BLK N O	WNW 1/8 - 1/4 (0.195 mi.)	11	43
KIEWIT GRICE A JOINT Facility Id: 34354816	3RD LAKE WASHINGTON	E 1/4 - 1/2 (0.268 mi.)	12	45
SOUTH MASSACHUSETTS Facility Id: 94589227		SW 1/4 - 1/2 (0.276 mi.)	13	45
KIKUCHI RESIDENCE Facility Id: 16805	820 33RD AVE S	NE 1/4 - 1/2 (0.292 mi.)	14	46
7 ELEVEN STORE 23525 Facility Id: 33565138	12848 EMPIRE WAY S	SSW 1/4 - 1/2 (0.334 mi.)	C15	46
Not reported Facility Id: 62446561	1360 LAKESIDE AVE S	E 1/4 - 1/2 (0.336 mi.)	16	47
FEDERAL LEASE CO INC Facility Id: 33189129	12817 EMPIRE WAY S	SSW 1/4 - 1/2 (0.338 mi.)	C17	48
1318 LAKESIDE AVE S Facility Id: 4237565	1318 LAKESIDE AVE S	E 1/4 - 1/2 (0.348 mi.)	18	51
JIMI HENDRIX PARK Facility Id: 5236	2400 S MASSACHUSETTS	SW 1/4 - 1/2 (0.353 mi.)	19	52
Not reported Facility Id: 66412124	23RD S & S ATLANTIC	WSW 1/4 - 1/2 (0.423 mi.)	21	53
Not reported Facility Id: 23898715	1900 25TH AVE S	SW 1/4 - 1/2 (0.451 mi.)	D22	55
LIGHTHOUSE FOR THE B Facility Id: 82198634	2501 S PLUM ST	SSW 1/4 - 1/2 (0.480 mi.)	D23	56

EXECUTIVE SUMMARY

WA CSCSL NFA: The data set contains information about sites previously on the Confirmed and Suspected Contaminated Sites list that have received a No Further Action (NFA) determination. Because it is necessary to maintain historical records of sites that have been investigated and cleaned up, sites are not deleted from the database when cleanup activities are completed. Instead a No Further Action code is entered based upon the type of NFA determination the site received.

A review of the WA CSCSL NFA list, as provided by EDR, and dated 04/19/2016 has revealed that there are 3 WA CSCSL NFA sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CITY VIEW ASSOCIATES Facility/Site Id: 50341126 CS Id: 6181	2901 S JACKSON ST	N 1/4 - 1/2 (0.498 mi.)	E26	87
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KIKUCHI RESIDENCE Facility/Site Id: 16805 CS Id: 11387	820 33RD AVE S	NE 1/4 - 1/2 (0.292 mi.)	14	46
1318 LAKESIDE AVE S Facility/Site Id: 4237565 CS Id: 3465	1318 LAKESIDE AVE S	E 1/4 - 1/2 (0.348 mi.)	18	51

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/21/2016 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TEXACO DOWNSTREAM 21	1366 31ST AVE S	ESE 0 - 1/8 (0.088 mi.)	B7	13
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	28TH AVE S 1 BLK N O	WNW 1/8 - 1/4 (0.195 mi.)	11	43

WA MANIFEST: Hazardous waste manifest information.

A review of the WA MANIFEST list, as provided by EDR, and dated 12/31/2015 has revealed that there are 2 WA MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TEXACO DOWNSTREAM 21 Facility Site ID Number: 27591293 Gen Status CD: XQG	1366 31ST AVE S	ESE 0 - 1/8 (0.088 mi.)	B7	13

EXECUTIVE SUMMARY

EPA ID: WAH000015305

WA DOT BRADNER PLACE

1366 31ST AVE S

ESE 0 - 1/8 (0.088 mi.)

B8

37

Facility Site ID Number: 27591293

Gen Status CD: XQG

EPA ID: WAH000015305

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 3 EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LAING S GARAGE Database: EDR Hist Auto, Date of Government Version: 02/20/2007	3007 JUDKINS	NE 0 - 1/8 (0.049 mi.)	A3	9
THOMAS ALBERT D Database: EDR Hist Auto, Date of Government Version: 02/20/2007	1301 31ST AVE S	ENE 0 - 1/8 (0.056 mi.)	A4	10
THOMAS ALBERT D Database: EDR Hist Auto, Date of Government Version: 02/20/2007	1374 31ST AVE S	ESE 0 - 1/8 (0.089 mi.)	B9	42

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there is 1 EDR Hist Cleaner site within approximately 0.125 miles of the target property.

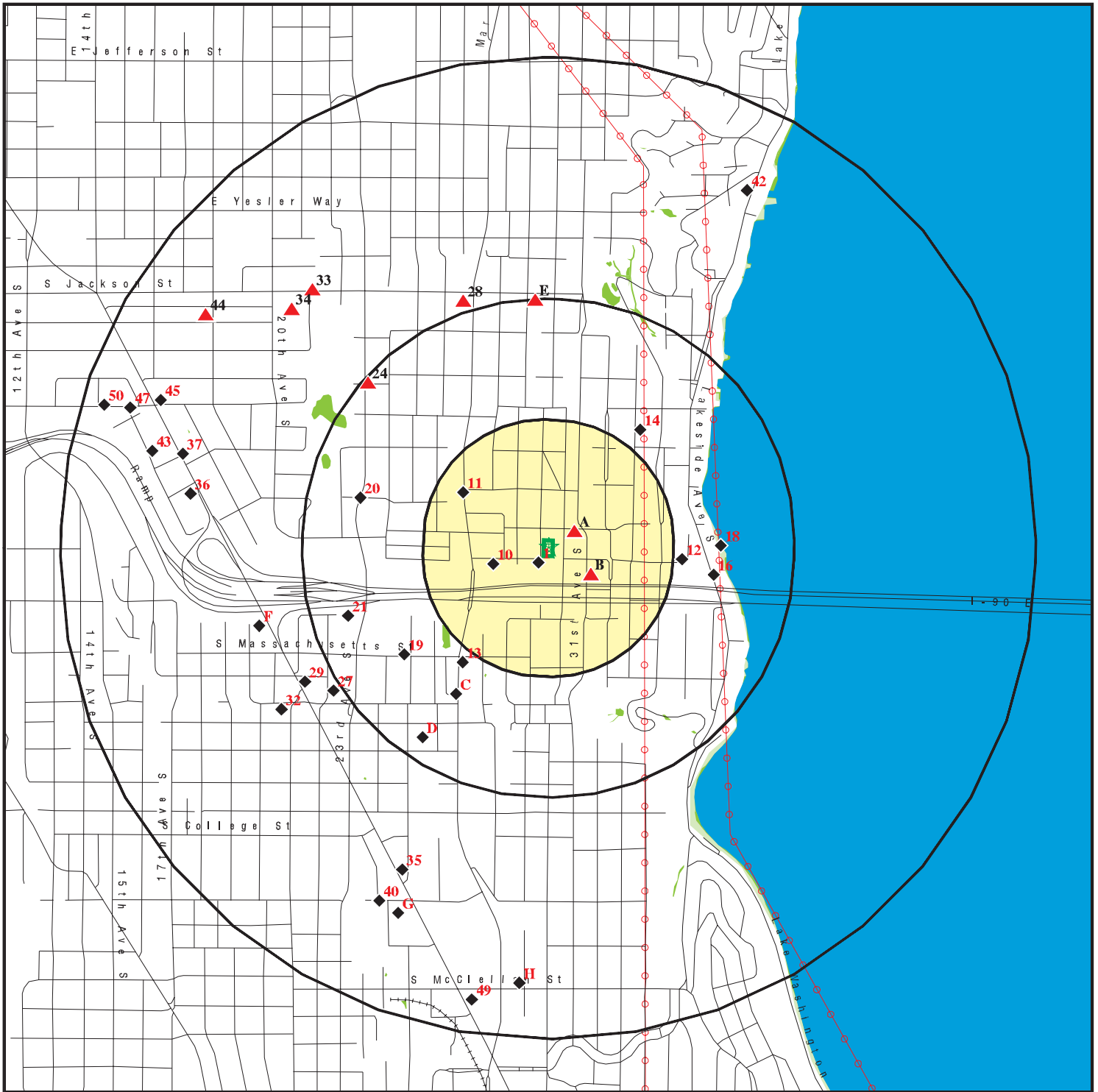
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	1314 30TH AVE S	ENE 0 - 1/8 (0.035 mi.)	A2	9

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 3 records.

<u>Site Name</u>	<u>Database(s)</u>
GENESEE LANDFILL	WA SWF/LF
JUDKINS STREET DISPOSAL SITE	WA SWF/LF
WSDOT- I-90 RIGHT-OF-WAY (THREE RE	WA ICR

OVERVIEW MAP - 4751129.3S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

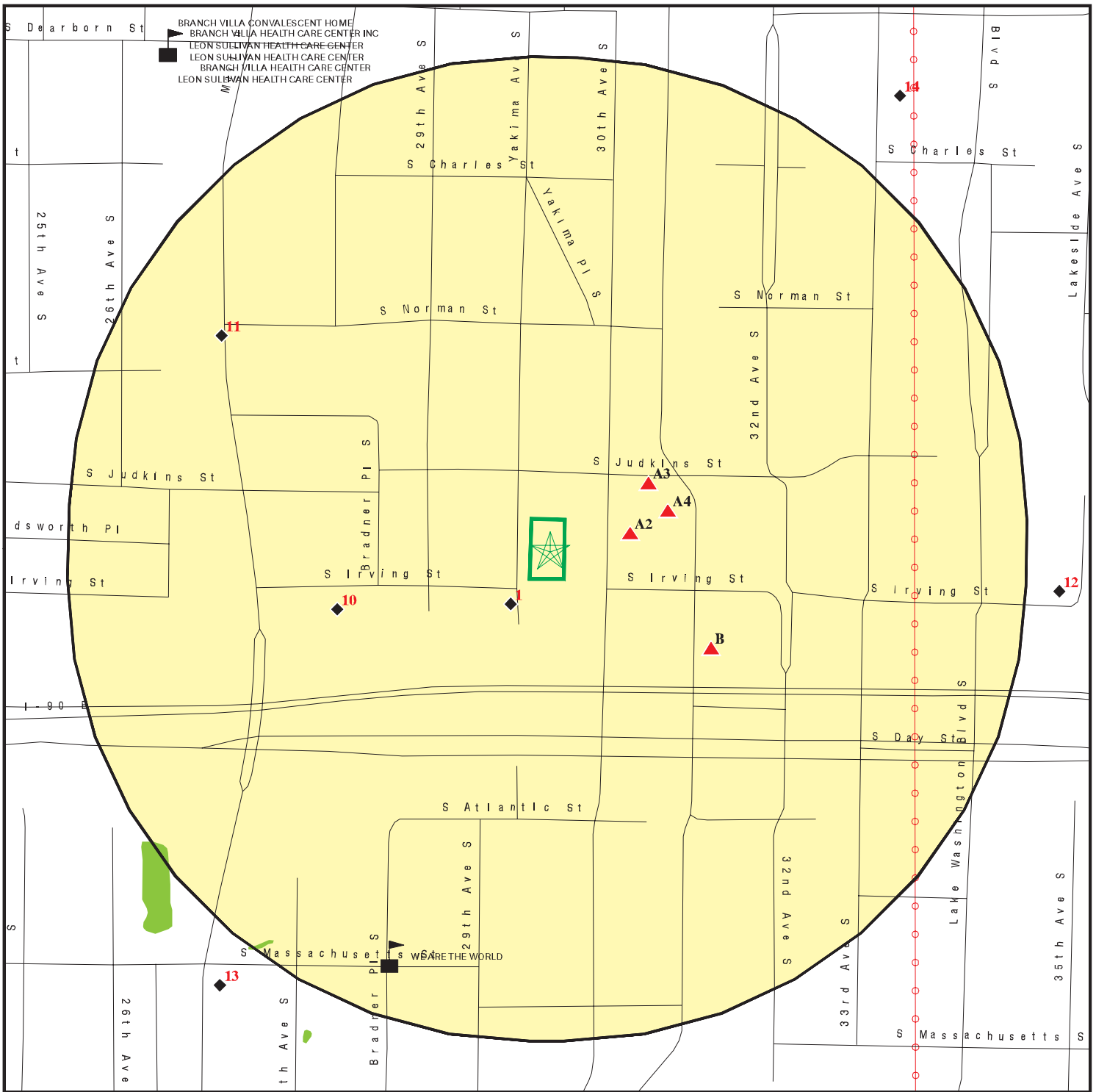


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Irving & Yakima
 ADDRESS: Irving & Yakima
 Seattle WA 98144
 LAT/LONG: 47.591565 / 122.294076

CLIENT: EHS International, Inc.
 CONTACT: Dee Gardner
 INQUIRY #: 4751129.3S
 DATE: October 12, 2016 1:55 pm

DETAIL MAP - 4751129.3S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Irving & Yakima
 ADDRESS: Irving & Yakima
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 LAT/LONG: 47.591565 / 122.294076

CLIENT: EHS International, Inc.
 CONTACT: Dee Gardner
 INQUIRY #: 4751129.3S
 DATE: October 12, 2016 1:56 pm