

Phase I Environmental Site Assessment

Tax ID No. 1983200416 (Parcel 30)
West Marine
1000 Mercer Street
Seattle, WA 98109

Prepared for
Seattle Department of Transportation

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Summary

CH2M HILL has performed a Phase I Environmental Site Assessment (Phase I ESA) for the West Marine property located at 1000 Mercer Street. The current property owner is Mr. Albert Heglund, Jr.

The subject property consisted of one 0.34-acre parcel located in the South Lake Union area of Seattle. Past uses of the property include lumber mill (late 1800s), a municipal junk warehouse (1917), a factory (1930), a garage and truck repair shop (1950), Kraft Foods (1958), and bakery (1980). West Marine, the current tenant since at least 1989, is a boating supply store.

This Phase I ESA was performed in general agreement with the scope and limitations of the EPA's All Appropriate Inquiry (AAI) Rule (40 CFR Part 312). CH2M HILL also followed the standards and practices outlined in the American Society for Testing and Materials' *Standard Practice for Environmental Site Assessment: Phase I Environmental Assessment Process (Designation E 1527-05)* (ASTM Standard). The ASTM Standard defines good commercial and customary practice for conducting a Phase I ESA of a parcel of commercial real estate with respect to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) contaminants and petroleum products.

The goal of the processes established by the practice is to identify recognized environmental conditions (as defined by the ASTM Standard) that may affect the subject property. This assessment has revealed no evidence of recognized environmental condition in connection with the property except for the following:

- **Potential historical releases due to past industrial uses.** The subject property has been developed since the early 1900s. The property was used for industrial purposes prior to 1950s, including a municipal junk warehouse (1917), a factory (1930), and a garage and truck repair shop (1950). It is possible that these past uses have led to releases into the environment as a result of practices common at the time. For example, a typical practice of the time was onsite burial of wastes and discharge of wastewater, possibly containing hazardous constituents. In addition, it is possible that underground storage tanks (USTs) are present onsite based on the age and historical use of the property. The presence of USTs reveals a potential source for release of petroleum hydrocarbons into the soil and groundwater at the subject property.
- **Potential onsite migration from adjacent properties.** The subject property is located adjacent to the Shell Service Station (Parcel 31) and the ConocoPhillips property (Parcels 28 and 29). Past releases from these properties have negatively impacted soil and groundwater in the vicinity of the subject property. While there is no evidence that contamination has migrated onto the West Marine property, this possibility can not be ruled out.

If future development involves demolishing and excavating the subject property, the contractor should look for presence of USTs. If present, the USTs should be removed by a qualified tank removal company. The excavation should be closely monitored for product

leakage, and side wall and bottom samples should be collected to verify residual soil conditions in accordance with Washington Administrative Code, King County, and City of Seattle requirements.

During redevelopment of the subject property, it is recommended that a construction contingency plan be developed. The contingency plan would lay out criteria for recognizing suspect materials based on appearance, odor, etc., and would identify notification procedures. As a key element, the plan would also outline the sampling and analyses needed prior to disposing of or treating the suspect materials.

It is CH2M HILL's opinion that the inability to interview the property owner or the occupant, and to conduct a full site reconnaissance represents a significant data gap in terms of evaluating environmental conditions at the subject property.

The following sections provide documentation and information used to support these conclusions.

1. Introduction

This report presents the results of the Phase I Environmental Site Assessment (Phase I ESA) conducted by CH2M HILL at the West Marine property (Parcel 30) located at 1000 Mercer Street, Seattle, Washington. This Phase I ESA was conducted on behalf of the City of Seattle (City) for Phase 3 of the Mercer Corridor Improvements Project. The site vicinity map showing the location of Parcel 30 and the rest of the parcels impacted by the Mercer Corridor Improvements Project is presented as Appendix 1.

1.1 Purpose

The purpose of this Phase I ESA is to provide the City with the following information:

- Identification of recognized environmental conditions in connection with the subject property.
- An evaluation of the current environmental condition of the subject property with regard to documented use, storage, disposal, or release of contaminated or hazardous substances.
- Recommendations of appropriate further investigation work, if any, to be taken at the subject properties.

This Phase I ESA was performed in general agreement with the scope and limitations of the EPA's All Appropriate Inquiry Rule (40 CFR 312). CH2M HILL also followed the American Society for Testing and Materials' Standard Practice for Environmental Site Assessment: Phase I Environmental Assessment Process (Designation E 1527-05) (ASTM Standard). The ASTM Standard defines good commercial and customary practice for conducting a Phase I ESA of a parcel of commercial real estate with respect to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) contaminants and petroleum products.

1.2 Scope and Limitations of the Phase I Environmental Site Assessment

A detailed scope and the limitations of the Phase I ESA are included in Task 10 of the signed *Scope of Work: Phase 3, Exhibit B: Final Mercer Corridor Improvements: Preliminary Engineering, Final Design, and Services* (SDOT, October 2006) and identified below:

1.2.1 No Third Party Beneficiaries

This AGREEMENT gives no rights or benefits to anyone other than the City and CONSULTANT and has no third-party beneficiaries. CONSULTANT services are defined solely by this AGREEMENT, and not by any other contract or agreement that may be associated with the PROJECT.

All work products will be prepared for the exclusive use of the City, for specific application to the property described in the Scope of Services. No warranty, expressed or implied, is made. There are no beneficiaries of the work products other than the City, and no other person or entity is entitled to rely upon the work products without the written consent of CONSULTANT.

Should the City and CONSULTANT agree that the work product will be released to a financial institution or others for review, the City will obtain an executed reliance letter from the financial institution which states that CONSULTANT's liability for any reliance on the work product will be subject to the same limitations as agreed between the City and CONSULTANT in this exhibit.

1.2.2 Scope of Services

It is beyond the CONSULTANT's scope of work to review or examine: (1) materials containing asbestos; (2) the presence of radon; (3) the presence of lead-based paint; (4) lead in drinking water; (5) issues associated with worker health and safety; or (6) liabilities associated with the offsite management of solid or hazardous wastes.

If hazardous substances other than asbestos are suspected, CONSULTANT will, if requested, conduct tests to determine the extent of the problem and will perform the necessary studies and recommend remedial measures at an additional fee and contract terms to be negotiated.

Unless specifically identified in the Scope of Services, cost estimates for cleanup and identification of parties potentially responsible for the cleanup of hazardous substance releases are not included.

Any report prepared under the Scope of Services is based, in part, on unverified preliminary information supplied to CONSULTANT from several sources during the project; therefore, CONSULTANT cannot guarantee its completeness or accuracy.

The CONSULTANT's staff who performed the site assessment are not attorneys; therefore any report prepared under the Scope of Services is not a legal representation or interpretation of environmental laws, rules, regulations, or policies of local, state, or federal governmental agencies.

Any opinions or recommendations presented apply to site conditions existing when services were performed. CONSULTANT cannot report on, or accurately predict events that may change the site conditions after the described services are performed, whether occurring naturally or caused by external forces.

CONSULTANT assumes no responsibility for conditions we are not authorized to investigate, or which are not in our specific Scope of Services.

CONSULTANT's services shall not include an independent verification of the quality of work conducted and information provided by independent laboratories or other independent contractors retained by CONSULTANT in connection with CONSULTANT's services provided to the City.

2. Site Description

2.1 Location and Legal Description

The subject property is located in a mixed commercial and light industrial urban area in Section 30, Township 25 North, Range 4, at 530 Dexter Avenue North, in the City of Seattle, King County, Washington. The property consists of one parcel with a tax parcel identification number of 1983200416. A site plan is shown in Exhibit 2-1. A review of title report shows Mr. Albert. Heglund, Jr. to be the current owner of the West Marine property.

The legal description of the parcel is as follows:

WEST HALF OF LOTS 5 AND 6, BLOCK 104, DAVID T. DENNY'S FIRST ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 79, IN KING COUNTY, WASHINGTON.

EXCEPT THE WEST 5 FEET HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 162246 FOR WIDENING OF TERRY AVENUE NORTH, AS PROVIDED BY ORDINANCE NO. 43560 OF THE CITY OF SEATTLE.

2.2 Site and Vicinity General Characteristics

The subject property is located in an area known as the South Lake Union. The history, topography and geology of the site vicinity are presented below.

2.2.1 General Area History

The original shoreline of Lake Union extended south of the present alignment of Mercer Street. In the late 1800s, the south end of Lake Union was developed predominantly with lumber mills and related facilities. The mills were typically built on piles over the water to facilitate transportation of raw logs to the mills. Sawdust and wood waste generated by the mills were dumped in the lake, leaving thick deposits of wood debris. The southern lake shore was extended northward by the accumulation of wood waste and other fill materials. As the lake shore was extended northward, the mills shifted their locations northward to remain over the water. By 1905 the south shore of Lake Union was along the present alignment of Valley Street. By 1912, the shoreline was extended further north, approximately to its present position, by the accumulation of wood waste and other fill materials (CH2M HILL, 2006).

By the turn of the 20th century, Seattle had surrounded Lake Union. Industries shifted from resource extraction to manufacturing, fabrication, and major utilities such as a Seattle Gas Plant substation and the city's electrical generating Steam Plant. Ship building and maintenance flourished between the completion of the Lake Washington Ship Canal and the

onset of World War I, while the lumber industry on Lake Union declined during the period from 1919 to 1939 when Seattle's economy slowed.

In the 1930s, Westlake Avenue was Seattle's Auto Row, with such businesses as the William O. McKay Lincoln and Ford dealership and Firestone Tire Company. World War II brought boom times for Seattle, particularly for the shipbuilding and ship repair industries. The Naval Reserve Building was built in 1941 on the site of the former sawmill on the south shore of Lake Union. After World War II, the industrial activity on the lake began to decline. New developments along Lake Union, including marinas, restaurants, and seaplane facilities, supplanted traditional maritime business. In the 1950s, the City changed the zoning in the South Lake Union area to encourage more manufacturing and employment in the South Lake Union area.

Over the years, the South Lake Union area has undergone a gradual transition away from industrial uses to more commercial, office, and retail uses as demand for these types of services has grown. Today, the land use surrounding the subject property is primarily commercial and light industrial. In general, the area contains a large number of restaurants and warehouses. Two service stations are located within the study area, a Union 76 located at northeast corner of the intersection between Westlake Avenue North and Mercer Street and a Shell station located at the northwest corner of the intersection between Mercer Street and Boren Avenue (about 1½ blocks east of the Union 76 station).

2.2.2 Topography

The South Lake Union area lies in a depression between Capitol Hill to the east and the Seattle Center to the west. The topography slopes gently down from south to north. Elevations range from approximately 49 feet above mean sea level (msl) at Mercer Street to the south to 16 feet above msl at the shore of Lake Union.

2.2.3 Geology and Soils

The native soils in the vicinity of the project are the product of glacial and post-glacial processes. Landforms within the area are primarily the result of recent glaciation, erosion, sedimentation, and modification by human activities. The glacial deposits are derived from several regional glaciations. The Vashon stage of the Frasier glaciation is the most recent, which occurred from about 13,500 to 15,000 years ago. Listed in descending order from most recent to oldest, deposits in the project vicinity associated with Vashon glaciation include the following: recessional outwash, glacial till, advance outwash, and transitional beds (GeoEngineers, 2005). These deposits are described below.

Recessional Outwash (Qvr). Recessional outwash is deposited by meltwater streams in front of a receding glacier and typically consists of loose to dense, moderately well-sorted sands and gravels with a relatively low silt and clay content.

Glacial Till (Qvt). Glacial till typically consists of medium dense to very dense, non-stratified deposits of clay, silt, sand, and gravel with occasional cobbles and boulders. The glacial till has been glacially overridden, but the upper 2 to 5 feet is often weathered and is typically medium-dense to dense. The glacial till grades to dense and very dense below the weathered zone.

Advance Outwash (Qva). Advance outwash generally consists of moderately to well-sorted and well-stratified sand and gravel deposits with irregular lenses of fine gravel, silt, and clay. The advance outwash was deposited by meltwater streams emanating from the advancing glacier, has been glacially overridden, and generally varies from dense to very dense.

Transitional Beds (Qtb). The transitional beds generally consist of stiff to hard silts and clays with interbedded sands and occasional gravels. These soils were deposited in proglacial lakes and have been glacially consolidated (GeoEngineers, 2005).

2.3 Current Use of the Subject Property

Currently, the subject property is used as a retail center for boating supplies.

2.4 Description of Structures, Roads, and Other Improvements

The current layout of the subject property consists of the following features (see Exhibit 2-1):

The property is almost entirely covered by a two-story masonry structure. The structure is reported to have been built in 1932, with a gross square footage of 44,640 square feet. The heating system is reported to be a heat pump (King County, 2007).

Mercer Street borders the property to the south, and Terry Avenue borders the property to the west. A Shell service station is located on the eastern border of the property, and Autosense is located just north of Shell Station. Parking for West Marine is available along the west side of the West Marine building and in the basement of the West Marine building.

3. User Provided Information

This section summarizes information provided to CH2M HILL regarding environmental liens against the subject property; specialized knowledge or experience of the City; the relationship of the purchase price to the fair market value, if the property was not contaminated; and, commonly known or reasonable ascertainable information about the subject property.

3.1 Title Records

The property ownership was assessed by reviewing the title report. The City provided CH2M HILL with a copy of the title report dated December 1, 2006 (Title Order no. 638884). The title report was prepared by Pacific Northwest Title Company of Washington, Inc. The title report revealed that the subject property is currently owned by Mr. Albert Heglund Jr.

Mr. Heglund was listed as a lessee in a Public Place Indemnity Agreement document dated May 4, 1971. The First Christian Church was listed as the owner of the property. In a subsequent indemnity agreement dated January 2, 1989, Mr. Albert Heglund, Jr. was listed as the owner, and West Marine Products listed as the tenant.

3.2 Environmental Liens or Activity and Use Limitations

No environmental liens were listed on the title report provided by the City. However, the title report provided by the City did not specifically state that there were no environmental liens on the property.

The title report did not list any engineering or institutional controls for the subject property.

3.3 Specialized Knowledge

The City does not possess any specialized knowledge related to the current use of the property.

3.4 Commonly Known or Reasonably Ascertainable Information

The City is not aware of any commonly known or reasonably ascertainable information within the local community that is material to the environmental conditions of the subject property.

3.5 Valuation Reduction for Environmental Issues

CH2M HILL has no information regarding the relationship of the purchase price to the fair market value of the property.

3.6 Reason for Performing Phase I ESA

This Phase I ESA has been performed for the expansion of Mercer Street Corridor by the City of Seattle. The reasons for performing the Phase I ESA are as follows: (1) to conduct due diligence for property transfer, (2) to identify environmental problems, and (3) to provide a defense to liability for contamination.

4. Records Review

4.1 Standard Environmental Record Sources

CH2M HILL contracted with Environmental Data Resources, Inc. (EDR) to perform database searches of U.S. Environmental Protection Agency (EPA) and Washington State Department of Ecology (Ecology) records. The electronic file of the EDR report dated December 4, 2006 has been included as Appendix 2. The databases searched and the dates of the most recent government version update provided to EDR are listed below:

- Databases searched to within 1 mile of the property:
 - EPA National Priorities List (NPL) (last updated on 09/27/2006)
 - Ecology Confirmed and Suspected Contaminated Sites List (CSCSL) (last updated on 11/08/2006)
 - EPA Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) Facilities List (last updated on 03/15/2006)
- Databases searched to within 0.5 mile of the property:
 - EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) (last updated on 08/09/2006)
 - EPA Resource Conservation and Recovery Information System (RCRIS) (Search for Resource Conservation and Recovery Act [RCRA] Treatment, Storage, and Disposal Facilities [TSD]) (last updated on 06/13/2006)
 - State Solid Waste Landfills (last updated on 10/12/2006)
 - Ecology Leaking Underground Storage Tanks (LUSTs) (last updated on 09/07/2006)
 - Ecology Independent Cleanup Report Database (ICR) or Voluntary Cleanup Program (VCP) (last updated on 11/08/2006)
 - EPA or State Brownfields (Brownfields) (last updated on 07/10/2006)
- Databases searched to within 0.25 mile of the property:
 - Ecology Underground Storage Tanks (USTs) (last updated on 09/07/2006)
 - EPA RCRIS Large Quantity Generators (LQG) (last updated on 06/13/2006)
 - EPA RCRIS Small Quantity Generators (SQG) (last updated on 06/13/2006)
- Databases searched for target property:
 - EPA or State Institutional Control/Engineering Control Registries (INSTI CONTROLS) (last updated on 09/6/2006)
 - Emergency Response Notification System (ERNS) (last updated on 12/31/2005)
 - Toxic Chemical Release Inventory System (last updated on 12/31/2004)

The subject property is not listed in any of the environmental databases. Exhibit 4-1 contains the list of sites that appear in the environmental databases located within the specified search distances of the subject property. The proximity of these sites to the subject property is also included in Exhibit 4-1.

4.2 Additional Environmental Record Sources

4.2.1 Review of Facility Files

The property owner did not provide additional facility files for this property.

4.2.2 Regulatory Agency File Review of Subject Property

CH2M HILL contacted Ecology's Northwest Regional Office (NWRO) through a Freedom of Information Request (FOIA) to obtain records available concerning the subject property. Since the subject property was not listed on any of the government databases, no files related to the subject property was available at Ecology.

EPA's Enforcement & Compliance History Online (ECHO) database was searched for the subject property. This database was searched online at <http://www.epa-echo.gov/echo/> on December 31, 2007. The database search reported no enforcement or compliance issues at the subject property within the last 5 years.

4.2.3 Regulatory Agency File Review of Surrounding Properties

Based on the results of the EDR report and historical records review, analysts reviewed pertinent files available at the Ecology's NWRO. CH2M HILL contacted Ecology's NWRO through a FOIA to obtain records for sites located within 1/8 mile (approximately) of the subject property. The file reviews were conducted in January and February 2007. Not all site files requested were available at Ecology. Summaries of the site files reviewed are provided in Appendix 3. Among the sites with past releases, two sites are of particular concern due to their immediate proximity to the subject property. These sites are described below:

4.2.3.1 Shell Station Property (Parcel 31)

The Shell Station on Parcel 31 is an active retail gasoline service station located at 601 Boren Avenue North, adjacent to and east of the subject property. It is also known as Texaco Station #63-232-0400. The site has been an operating service station since at least 1960. The site has several storage tanks for gasoline and diesel and is listed on the UST, LUST, and ICR databases. Phase I and Phase II ESAs completed in 1990 led to the discovery of petroleum-impacted soil and groundwater. Subsequent remedial actions included the operation of a soil vapor extraction (SVE) system and a groundwater recovery and treatment system at the site between 1992 and 1993, and a Stage II vapor recovery system in 1995. Approximately 200 cubic yards of petroleum-contaminated soil were removed from the site in 1995. However, petroleum-contaminated soil at levels above the Model Toxics Control Act (MTCA) Method A cleanup level were reported to be left in place in the vicinity of the south service island (Groundwater Technology 1995). Groundwater samples collected in 1999 indicated total petroleum hydrocarbons (TPH)-Oil was present at a concentration that exceeded the MTCA Method A cleanup level at one monitoring well. TPH-D was detected in four groundwater monitoring wells, but did not exceed the MTCA Method A cleanup level. The general direction of groundwater flow beneath the site is reported to be northwest and northeast (WGR Southwest, Inc. 1999).

4.2.3.2 ConocoPhillips Property (Parcel 28)

Located west of the subject property, ConocoPhillips property (Parcels 28 and 29) also is an active retail gasoline service station. This site is also known as Union 76 and ConocoPhillips 76 service station, with an address of 600 Westlake Avenue North. The site contains a station building, two automotive service bays, four 12,000-gallon gasoline USTs, and two pump islands. Remedial activities and groundwater monitoring have been ongoing at this site since 1980 when a release of approximately 80,000 gallons of unleaded gasoline was identified. A free product recovery system was installed at the site in June 1980.

The recovery system was operated from June 1980 until October 1982 and recovered approximately 41,900 gallons of gasoline. A subsurface vapor extraction system (VES) was installed at the site in June 1988 and remains in operation at present. The purpose of the VES was to reduce concentrations of combustible vapors beneath the site. Results of a subsurface petroleum contamination study conducted at the site in 1992 indicated that soil contamination extends offsite southward beneath Mercer Street, northward beneath the City property to the north of the site, and possible westward beneath Westlake Avenue. The groundwater contamination is believed to extend offsite in all directions (GeoEngineers, 1992), which may include the subject property.

A second release at the ConocoPhillips property was identified in May of 2001 when a gasoline product line adjacent to the USTs was reported ruptured during the removal of two 500-gallon USTs containing heating oil and waste oil. Approximately 600 gallons of unleaded supreme gasoline were reportedly released to the excavation. Approximately 500 gallons of product were reportedly removed from the excavation immediately following the release. Liquid petroleum hydrocarbons were observed in the onsite groundwater monitoring wells (Environmental Solutions, Inc. 2001). Between May and October 2001, over 12,000 gallons of fluid were recovered using a vacuum truck from a well located near the remaining USTs (Environmental Solutions, Inc. 2001). A supplemental site characterization conducted in late 2001 appeared to indicate that the immediate vacuuming of gasoline after the release was successful in controlling the migration of gasoline away from the release area (GeoEngineers, 2001).

Between March and April 2003, additional subsurface remediation system components (air sparging wells and a biosparging treatment curtain with vapor extraction) were installed (GeoEngineers 2003).

As of February 2005, the remediation system consisted of an air sparge (AS) unit operating at 15 AS wells within a sparge trench, a deep air sparge (DAS) unit operating at 4 DAS wells, and a vapor extraction system unit to extract combined vapors from 5 on-site VES wells and three off-site VES wells, and to capture sparge vapors from two sections of horizontal piping within the sparge trench (Delta, 2005a).

According to the *Remedial Investigation Data* report prepared by Urban Redevelopment, LLC, the areal extent of soil and groundwater gasoline concentrations that exceed MTCA cleanup levels covers the entire city block and extends out to Westlake Avenue North, Valley Street, and Terry Avenue North. This contamination affects Parcels 28, 29, 38, 39, and 41 of the Mercer Corridor.

In addition, free-floating product was observed in the groundwater in the adjacent north former Auto Services Company property (Parcel Numbers 39 and 41) in July 2004 (Urban Redevelopment, 2005). These parcels are currently owned by City Investors.

Groundwater monitoring has been ongoing at the site since the early 2000s. No measurable free product was reportedly present in wells monitored during the March 2005 event. Gasoline-, diesel-, and oil-range total petroleum hydrocarbons (TPH-G, TPH-D, TPH-O), and benzene were detected at concentrations above the MTCA Method A cleanup levels for groundwater. Concentrations of TPH and benzene, toluene, ethylbenzene, and xylene (BTEX) compounds in impacted wells at the site were reported to have shown a general decrease since the air sparging and biosparging treatment curtain began operating in August 2003 (Delta, 2005b). During the installation of MW-3A to replace the destroyed well MW-3 in March 2005 on the ConocoPhillips property, wood debris was encountered at a depth between 15 and 20 feet (Delta, 2005b).

High levels of methane gas have consistently been detected in vapor samples collected in monitoring wells throughout the site. The source of the methane is thought to be the decomposition of wood waste fills in the area and the decomposition of subsurface gasoline at the site (GeoEngineers, 1988).

On-site assessment activities at the ConocoPhillips property were conducted in June 2005 to delineate the horizontal and vertical impact of petroleum hydrocarbons (Delta, 2005d). Twenty four soil borings were advanced on the site, seven of which were completed as groundwater monitoring wells and nine of which were completed as potential future remediation wells. Concentrations of petroleum hydrocarbons were found above MTCA Method A soil cleanup levels at 22 of 24 soil borings. Analysis of groundwater sampled from the newly installed wells indicated that concentrations of TPH-G, TPH-D, and BTEX are elevated above MTCA Method A cleanup levels north of the station building and near the fueling islands that are east and south of the building.

An off-site assessment of the petroleum hydrocarbon impacts on adjacent properties was conducted in July 2005. Soil and groundwater was sampled on City Investors property to the north (Parcels 39 and 41) and on the City of Seattle right-of-way on Westlake Avenue (Delta, 2005c). Results showed concentrations of petroleum hydrocarbons in subsurface soils above MTCA Method A soil cleanup levels in the two soil borings on the City Investors property and in one boring located on the City right-of-way. The impacts were greatest at the water table interface and in shallow soils near the former fuel dispenser. Groundwater sampling results indicated concentrations of TPH, BTEX, and naphthalene above MTCA Method A cleanup levels in the groundwater below the ConocoPhillips property, the City Investors property, and the City streets to the east, west and south of the property.

Since 2006, ConocoPhillips has been conducting additional active remediation to address the soil and groundwater contamination within the City right-of-way. This active remediation includes soil excavation and installation of an SVE/AS system along Westlake Avenue and Terry Avenue between Mercer and Valley Street.

4.3 Physical Setting Source

The physical setting was determined by reviewing the most current, available United State Geological Survey (USGS) quadrangle maps. The maps show topographic and bathymetric contours, section lines, roads, and manmade structures and features.

The most current USGS quadrangle maps available with coverage of the subject property, the 1983 Seattle North and the 1983 Seattle South 7.5 x 15 minute topographic-bathymetric maps, were reviewed. The following features were observed on the subject property:

- The subject property is included on the Seattle North map, and the adjacent southern property is on the Seattle South map.
- The topographic contours indicate the elevation is about 28 feet above mean sea level (msl). The surface appears generally flat with a gentle slope to the northeast, toward Lake Union.

The following features were observed for the adjacent properties:

- Features noted include railroads about 1 block to the south and adjacent to the subject property to the west.
- Interstate 5 is located approximately 0.35 mile to the east.
- Highway 99 is located approximately 0.35 miles to the west.

4.4 Historical Use Information on the Property

4.4.1 Historical Records Reviewed

The historical records review included researching and examining the following records:

- Historical land use maps (Kroll atlases)
- Business or land use directories (Kroll's Seattle Central Business Directory)
- Historical fire insurance maps (Sanborn maps)
- Historical aerial photographs
- Historical property tax records from the Puget Sound Archives.

Historical land use maps and directories available in the Seattle Central Library and commercial entities (Kroll Map Company) were reviewed for areas within the project study area. Kroll Atlases of Seattle provided an overview of general land use change over time and parcel boundaries. The years reviewed include 1912-1920, 1945-1960, and 1970-2000. Businesses that occupied the project study area were recorded.

This review also included current and historical Kroll's Seattle Central Business Directories (CBD) which provides information on building names and businesses that occupy the study area that may have contributed to releases of contaminants to the environment. The years

reviewed include 1930, 1958, 1968, 1980, 1987, 1992, 1997, 2005. Businesses that occupied the project study area were recorded.

Historical fire insurance maps (Sanborn maps) were obtained for areas within the project study area. Sanborn maps show recorded businesses and property improvements, including those using equipment with a potential to release contaminants to the environment (such as fuel storage tanks). Sanborn maps from 1888, 1905, 1917, 1950, and 1969 (partial) were reviewed for this report. Information on fuel storage tank locations was recorded, as well as relevant information on former industrial and commercial land uses.

Historical aerial photographs were obtained from Washington State Department of Transportation (WSDOT) for the study area. Historical aerial photographs provide information on general land use changes over time. Aerial photographs were reviewed at approximately 10-year intervals, as available, to the earliest record available. For this report, the years reviewed include 1961, 1974, 1982, 1992, and 2002.

Published geologic information for the project vicinity includes a USGS Map titled "Geologic Map of Surficial Deposits in the Seattle 30' x 60' Quadrangle, Washington" (Yount et al., 1993). A more recent geologic map reviewed is the "Seattle Composite Geologic Map" (Shimel et al., 2003).

A summary of historical research documentation referenced above is provided in Appendix 4.

4.4.2 Site History

A history of businesses and associated features that occupied the subject property (Parcel 30) and adjoining properties was drawn from the Sanborn fire insurance maps, Kroll Atlases of Seattle, and Kroll's Seattle CBDs. The Sanborn map lists Parcel 30 as Western Mill Co. in 1888 and 1905; the Kroll Atlas of 1912 gives the name OB Littells Western Mill Factory. In 1917, a garage take down business called Take Down Manufacturing Co. Factory occupied the site (Sanborn). Kroll's Seattle CBD for 1930 lists Kohler of Kohler (a furniture factory) on the property. The Sanborn map of 1950 gives the property use as a cheese warehouse and cold storage. In 1958, it was identified as Kraft Foods Building (Kroll's Seattle CBD). By 1968, Manning and Co. Wholesale had moved onsite and in 1980, Best Pies (Kroll's Seattle CBD). Finally, in 1992, 1997, and 2005 West Marine Products occupied the site (Kroll's Seattle CBD).

Aerial photographs of the site and surrounding vicinity were obtained from the WSDOT and reviewed for the years 1961, 1974, 1982, 1992, and 2002. In all five aerial photographs, the subject property appears developed and unchanged, with one structure occupying the parcel.

4.5 Current and Historical Use Information on Adjoining Properties

The current and historical use information for adjoining properties are presented below. The current use information presented was gathered during site reconnaissance, interviews or records review. The historical use information presented was drawn from the Sanborn

fire insurance maps, Kroll Atlases of Seattle, and Kroll's Seattle CBDs, and is described in this section. Aerial photographs of the vicinity were also reviewed for the years 1961, 1974, 1982, 1992, and 2002.

North. Sharing the block with the subject property, the properties to the north include Parcel 37 currently occupied by Autosense, an automobile repair and sales business, and Parcel 43, a commercial parking lot. Historically, Parcel 37 and Parcel 43 were occupied by the Western Mill Company from as early as 1888 through at least 1905 (Sanborn 1888 and 1905). In 1912, the City Asphalt Plant and Garage Incinerator occupied the northern portion of the block (Parcel 43). In 1917, a municipal junk warehouse and a wagon painting and repair shop were located on Parcel 43 (Sanborn 1917). The Sanborn map of 1950 lists Steel Products Manufacturing on Parcel 37. In 1958, Parcel 37 was occupied by the Silver Dome Salvage Company and Parcel 43 was occupied by Seattle Disposal Company (Kroll's Seattle CBD 1958). The Kroll's Seattle CBDs did not have a listing for these parcels in 1968, 1980, 1987, and 1997. The 1974 aerial photograph showed two warehouse-type buildings located on Parcel 37 and Parcel 43. The 1982 aerial photograph showed that the building previously appeared on the 1974 aerial photograph on Parcel 37 had been enlarged to the west to its current configuration today and the building on Parcel 43 had been demolished. The King County tax records showed that the building on Parcel 37 was constructed in 1969; the predominant use for the building was as warehouse (King County, 2007). The 2005 CBD lists Autosense located on Parcel 37 and a commercial parking lot on Parcel 43.

East. The property directly adjoining the subject property to the east is an active Shell service station (Parcel 31). The Sanborn maps lists the property as Western Mill Co. in 1888 and 1905, the Kroll Atlas of 1912 gives the name OB Littells Western Mill Factory. In 1917, a garage take down business called Take Down Manufacturing Co. Factory occupied the site (Sanborn). Kroll's Seattle CBD lists Seattle Cabinet Works on the property in 1930 and , 1958. It is also listed as a sash and door factory by Sanborn in 1950. According to the Puget Sound Archives tax records, a two- story wooden building with a basement was located on the subject property. This building was built in 1937 and was torn down in 1956. The signage on the building indicates that this building was occupied by Seattle Cabinet Works.

Property tax records from the Puget Sound Archives also indicate that a service station was built on the subject property in 1960. The service station was remodeled in 1966. Shell Oil Company was listed as the fee owner of the property. According to Kroll's Seattle CBD, The tax assessor's records indicate that a bakery called Best Pie Company operated on the site around 1971. The Shell service station has operated on the property from the 1960 to the present ((Kroll's Seattle CBD 1987, 1992, 1997).

South. Mercer Street lies directly south of the subject property. The property across Mercer Street to the south at 1021 Mercer Street has historically been occupied by a variety of retail stores and some light manufacturing. In 2005, Hugh McNiven Building Materials occupied the eastern half of the block (Parcel 10) and Westlake Carpet Distribution the western half (Parcel 9) (Kroll's Seattle CBD 2005). Currently the property appears to be vacant.

West. Terry Avenue North runs directly to the west of the subject property. The property across Terry Avenue North is Parcel 29. It is currently a surface parking lot. Between 1968 and 2005, the property was occupied by Danny's Restaurant. Further to the west is Parcel

28 which has been occupied by a service station since 1965. Past releases from this service station have contaminated soil and groundwater in the area (see Section 4.2.3.2).

The Sanborn map lists the property as a part of Lake Union in 1888. Bruce and Hilbert Mill Cos. Saw Mill occupied the eastern portion of the subject property (Parcel 29) from 1905 through 1917 (Sanborn). Horluck Creameries Inc. and Horluck Brewing Company were present on Parcels 28 and 29 respectively in 1930 according to Kroll's Seattle CBD and 1950 according to Sanborn maps. Century Brewery or Sicks Century Brewing occupied the site in 1950 (Sanborn), 1958 (Kroll's Seattle CBD), and 1960 (Kroll Atlas).

5. Site Reconnaissance

On December 31, 2007, a site reconnaissance was conducted by Rachel Chang of CH2M HILL. The site reconnaissance was conducted from the public right-of-way. The interior of the West Marine building was not accessed.

Areas visited and observations are noted below. Site reconnaissance photos are presented in Appendix 5.

5.1 General Site Setting

The subject property is located in an urban environment near the south shore of Lake Union. The subject property occupies the southwestern parcel of the block between Mercer Street, Terry Avenue North, Boren Avenue and Valley Street. Domestic water is supplied by the Seattle Public Utilities (SPU). Sanitary sewer is also served by SPU.

5.2 Exterior Observations

The following features were noted:

- The West Marine building occupies the entire footprint of the parcel.
- Parking for West Marine is available on the west side of the building along Terry Avenue North and within the building in a basement parking lot. The basement parking lot is accessed from Terry Avenue North through an entrance at the northwest corner of the building.
- A loading dock is located on the northwestern side of the building along Terry Avenue North
- Staining and Corrosion - None Observed.
- Drains and Sumps - None Observed.
- Stained Soil and/or Pavement - None Observed.
- Stressed Vegetation - None Observed.
- Pits, Ponds, and Lagoons - None Observed.
- Odors - None Observed.
- Wetlands - None Observed.
- PCB Sources (Transformers, Capacitors, Compressors, Hydraulic Lifts) - None Observed.
- Solid Waste (Hazardous or Nonhazardous) - None Observed.

- Spills (Petroleum or other) - None Observed.
- Wastewater Discharges - None Observed.
- Monitoring Wells - None Observed.

6. Interviews and Questionnaire

6.1 Interview with Owner

An interview was not conducted with the owner of the property, Mr. Heglund.

6.2 Interview with Occupant

An interview was not conducted with the occupant of the property, West Marine.

6.3 Interviews with State and Local Government Representatives

The Public Disclosure Department of the City of Seattle Fire Department was contacted by telephone on February 5 and 8, 2007. No return call was received. However, the Seattle Fire Department maintains an emergency reports incident database which contains emergency incidents from 1995 to the present. This database can be searched online based on address at <http://www2.seattle.gov/fire/mr/incidentSearch.htm>. CH2M HILL performed this online search on February 6, 2007. The search indicated that there have been no fire-related incidents between 1995 and February 5, 2007 at the subject property. No emergency reports related to hazardous material releases were reported for the subject property during the same time period.

7. Findings, Opinions, and Conclusions

CH2M HILL has performed this Phase I ESA at the subject property located at 1000 Mercer Street, Seattle, Washington. This Phase I ESA was performed in general agreement with the scope and limitations of the 2005 AAI Final Rule and the limitations of the Phase I ESA described in Section 1 of this report. Findings, opinions and conclusions, and data gaps are presented below.

7.1 Findings

The findings and opinions presented in this section are the result of this Phase I ESA performed by CH2M HILL for Parcel 30 located in Seattle, Washington. The Phase I ESA consisted of a records review, database search, site visit, and interviews.

The subject property consists of 0.34 acres and occupies the southwestern parcel of the block between Mercer Street, Terry Avenue North, Boren Avenue North, and Valley Street. The property is almost entirely covered by a two-story masonry structure. Past uses of the property include lumber mill (late 1800s), a municipal junk warehouse (1917), a furniture factory (1930), a garage and truck repair shop (1950), Kraft Foods (1958), bakery (1980). West Marine, the current tenant since at least 1989, is a boating supply store.

This section presents the findings and opinions related to the potential impacts on the property of the known or suspect environmental conditions identified above. The information obtained from the records review, site reconnaissance, and interviews was used to determine whether an environmental condition was considered a recognized environmental condition and, if so, the potential impact to the property. Recognized environmental conditions are defined in the ASTM Standard as the presence or likely presence of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of release of such substances into structures on the property into the ground, groundwater, or surface water of the property. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment.

An environmental condition is considered to be a recognized environmental condition if one of the following conditions was met:

- Documented release that had not been formally closed with the appropriate regulatory authority
- Visual evidence of a release or material threat of a potential release impacting the property
- Evidence of a release based on the interviews
- Potential or suspect release based on typical historical operations

This assessment has revealed the following potential recognized environmental condition in connection with the subject property:

- **Potential historical releases due to past industrial uses.** The subject property has been developed since the early 1900s. The property was used for industrial purposes prior to the 1950s, including a municipal junk warehouse (1917), a factory (1930), and a garage and truck repair shop (1950). It is possible that these past uses have led to releases into the environment as a result of practices common at the time. For example, a typical practice of the time was onsite burial of wastes and discharge of wastewater, possibly containing hazardous constituents. In addition, it is possible that underground storage tanks (USTs) are present onsite based on the age and historical use of the property. The presence of USTs reveals a potential source for release of petroleum hydrocarbons into the soil and groundwater at the subject property.
- **Potential offsite migration from adjacent properties.** The subject property is located adjacent to the Shell Service Station (Parcel 31) and the ConocoPhillips property (Parcels 28 and 29). Past releases from these properties have negatively impacted soil and groundwater conditions in the vicinity of the subject property. While there is no evidence that contamination has migrated onto the West Marine property, this possibility can not be ruled out.

Based on the results of the environmental regulatory database search, a number of sites with past environmental releases are located within 1/8 mile of the subject property (see Exhibit 4-1). However, none of these sites (other than the Shell Service Station and the ConocoPhillips property) are expected to have a negative impact on the environmental conditions of the subject property.

7.2 Opinions, Conclusions and Recommendations

We have performed a Phase I ESA in general agreement with the scope and limitations of ASTM Standard Practice E 1527-05 at Parcel 30. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- **Potential historical releases due to past industrial uses.** The subject property has been developed since the early 1900s. The property was used for industrial purposes prior to the 1950s, including a municipal junk warehouse (1917), a factory (1930), and a garage and truck repair shop (1950). It is possible that these past uses have led to releases into the environment as a result of practices common at the time. For example, a typical practice of the time was onsite burial of wastes and discharge of wastewater, possibly containing hazardous constituents. In addition, it is possible that underground storage tanks (USTs) are present onsite based on the age and historical use of the property. The presence of USTs reveals a potential source for release of petroleum hydrocarbons into the soil and groundwater at the subject property.
- **Potential offsite migration from adjacent properties.** The subject property is located adjacent to the Shell Service Station (Parcel 31) and the ConocoPhillips property (Parcels 28 and 29). Past releases from these properties have negatively impacted soil and

groundwater conditions in the vicinity of the subject property. While there is no evidence that contamination has migrated onto the West Marine property, this possibility can not be ruled out.

If future development involves demolishing and excavating the subject property, the contractor should look for presence of USTs. If present, the UST should be removed by a qualified tank removal company. The excavation should be closely monitored for product leakage, and side wall and bottom samples should be collected to verify residual soil conditions in accordance with Washington Administrative Code, King County, and City of Seattle requirements.

During redevelopment of the subject property, it is recommended that a construction contingency plan be developed. The contingency plan would lay out criteria for recognizing suspect materials based on appearance, odor, etc., and would identify notification procedures. As a key element, the plan would also outline sampling and analyses needed prior to disposing of or treating suspected materials.

7.3 Data Gaps

Interviews were not conducted with the property owner or the occupant. The site reconnaissance was conducted from the public right-of-way. The interior of West Marine building was not accessed. CH2M HILL also does not have information regarding the relationship of the purchase price to the fair market value of the property

It is CH2M HILL's opinion that the inability to interview the property owner or the occupant, and to conduct a full site reconnaissance represents a significant data gap in terms of evaluating environmental conditions at the subject property.

8. Signatures of Environmental Professionals

We declare that, to the best of our knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of this part. The qualifications of the Environmental Professionals are included in this report as Appendix 6.

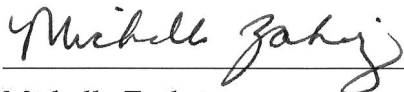
We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Rachel Chang, PE



Marcella Ripich, LHG



Michelle Zaehring



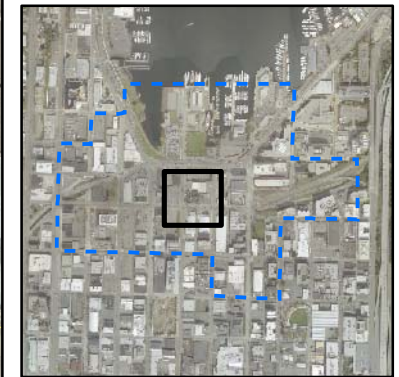
Legend

Parcel of Interest

Parcel Boundary

xxxxxxxxxx Tax Identification Number

Reference Map



Based on the 2006 Aerial Photo

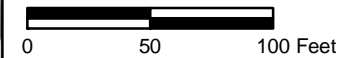


Exhibit 2-1
Site Map
 PHASE III MERCER CORRIDOR
 IMPROVEMENTS PROJECT

Distance from Subject Property (Mile)	EDR Map ID	Site Name	Address
Ecology Confirmed and Suspected Contaminated Sites List (CSCSL) - Within 1 Mile			
0.07	91	Seattle City Parks Nw Seaport	1002 Valley Street
0.08	115	Auto Service Company	630 Westlake Avenue North
0.11	139	Ivar S Commissary	500 Terry Avenue North
0.13	138	WA UW Rosen Bldg	960 Republican Street
0.21	136	Kerner Scott House	510 Minor Avenue North
0.24	166	Mastercraft Metal Finishing	1175 Harrison Street
0.26	84	Maryatt Industries	771 Valley Street
0.27	178	Block 40 East & West Westlake & Terry	320 Westlake Avenue North
0.34	199	United Furniture Refinishers	219 Terry Avenue North
0.41	195	Alley 24 West LLC	224 Pontius Avenue North
0.41	175	Seattle Vagabond Inn	325 Aurora Avenue North
0.43	51	Freytmuller Enterprises Inc.	1108 Aurora Avenue North
0.45	220	Seattle Times	100 Fairview Avenue North
0.49	38	Westlake Building	1219 Westlake Avenue North
0.50	47	Gunn Building	1165 Eastlake Avenue East
0.51	47	Lake Union Steam Plant	1179 Eastlake Avenue East
0.51	47	Rainier Precision LLC	1150 Eastlake Avenue East
0.51	131	Mercer Bus Barn, Seattle Center	520 Fifth Avenue North
0.59	55	Rothrock Property	1051 Summit Avenue East
0.59	124	Seattle City Seattle Ctr Prop	601-615 Mercer Street
0.60	264	Tritell LLC Parking Lot	1821-1823 Minor Avenue
0.65	237	Edwards On Fifth Building	2619 Fifth Avenue
0.69	313	Budget Rent A Car	2001 Westlake Avenue North
0.71	267	Martin Selig Property	2601 Fourth Avenue
0.72	36	Fred Hutchinson Cancer Center	Eastlake Avenue East & Fairview Avenue North
0.72	105	Unocal Corporation	700 Broadway Avenue East
0.73	327	Federal Courthouse	700 Stewart Street
0.73	323	Tax Parcel 069600-0025	2105 Fifth Avenue
0.73	323	Sterling Realty Organization Co	2101-2111 Fifth Avenue
0.74	332	Diamond Parking, Inc.	809 Olive Way
0.75	29	Lake Union Drydock Company	1515 Fairview Avenue East
0.78	170	Ron & Jerrys Ice Cream Former	324 Broadway Avenue East
0.78	21	Sound Propeller Services Inc.	1608 Fairview Avenue East
0.82	352	Paramount Theatre	911 Pine Street
0.82	361	WA State Convention & Trade Center	Eighth & Pine
0.85	373	Fourth and Virginia	1924 Fourth Avenue
0.85	343	Melrose Apartments	1520 Melrose Avenue
0.87	15	Haug Corp Property	1801 Fairview Avenue East
0.90	383	Barg French Cleaners	1929 Third Avenue
0.93	369	Lewiston Hotel	2201 First Avenue
0.94	103	Manhattan Express	631 Queen Anne Avenue North
0.94	128	Queen Anne Properties	541 Queen Anne Avenue North
0.94	95	Unocal Corporation	700 Queen Anne Avenue North
0.94	128	Uptown Bakery Former	519-521 Queen Anne Avenue North
0.96	391	Autopark USA, Inc.	1915 Second Avenue
0.98	106	Monterey Apartments Site	622 First Avenue West & Queen Avenue North
0.98	7	Park Property	2031 Eastlake Avenue East
EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) - Within 0.5 Mile			
0.24	166	Mastercraft Metal Finishing	1175 Harrison Street
0.25	134	A B C Metal Finishing Inc.	528 Pontius North
0.29	69	Jarvie Paint Mfg Co	760 Aloha Street
0.44	49	Fiberlay, Inc.	1158 Fairview Avenue North
Ecology Confirmed and Suspected Contaminated Sites List (CSCSL), No Further Action - Within 0.5 Mile			
0.18	88	Craftsman Press	1155 Valley Street
0.18	66	Seattle City South Lake Union	860 Terry Avenue North
0.19	146	428 Westlake LLC	428 Westlake Avenue North
0.21	136	Republican Street Properties	1206-1210 Republican Street
0.23	136	Hughes Revocable Intervivos Trust	1220 Republican Street
0.23	130	Payette Industries	535 Pontious North

Exhibit 4-1
Environmental Database Search Summary for Parcel 30
Phase III Mercer Corridor Improvements Project

Distance from Subject Property (Mile)	EDR Map ID	Site Name	Address
0.25	134	ABC Metal Finishing Inc.	528 Pontius North
0.26	64	Fred Hutchinson Cancer Center	900 Fairview Avenue North
0.29	69	Jarvie Paint Mfg Co	760 Aloha Street
0.31	69	Neptune Apartments Proposed	900 Dexter Avenue North
0.31	69	Yellow Cab	912 Dexter Avenue North
0.36	143	Interstate Brands Corp Hostess	434 Aurora Avenue North
0.36	81	Fuzzy Wuzzy Rug Company Inc.	815 Eastlake Avenue East
0.44	49	Fiberlay, Inc.	1158 Fairview Avenue North
0.45	94	Plaid Pantry	720 Taylor Avenue North
0.47	233	Chevron	1225 Denny Way

Ecology Independent Cleanup Report Database (ICR) - Within 0.5 Mile

0.05	113	Shell Oil Products	601 Boren Avenue North
0.08	115	City Of Seattle	630 Westlake Avenue North
0.08	115	CONOCO Phillips	600 Westlake Avenue North
0.11	139	Ivar S Commissary	500 Dexter Avenue North
0.13	138	WA UW Rosen Bldg	960 Republican Street
0.18	88	Craftsman Press	1155 Valley Street
0.18	88	Craftsman Press	1155 Valley Street
0.19	122	Washington Natural Gas	815 Mercer Street
0.21	136	Kerner Scott House	510 Minor Avenue North
0.22	67	Aloha	800 - 900 Aloha And 753 Ninth Avenue North
0.23	136	Hughes Revocable Intervivos Trust	1220 Republican Street
0.24	74	US West	900 Minor Avenue North
0.25	126	Ratelco Headquarters	1260 Mercer Street
0.26	84	Maryatt Industries	771 Valley Street
0.26	64	U.S. West Building Construction	900 Fairview Avenue North
0.28	141	Republican Street Site	1265 Republican Street
0.29	86	Van De Kamps Dutch Bakery	823 Yale Avenue North
0.29	69	Jarvie Paint Mfg Co	760 Aloha Street
0.30	153	New Richmond Laundry	420 Pontius Avenue North
0.30	62	Yale Street Landing	1001 Fairview Avenue North
0.31	73	Fred Hutchinson Cancer Center	1300 Aloha Street
0.31	69	Yellow Cab	912 Dexter Avenue North
0.34	186	King County Library System	300 Eighth Avenue North
0.36	81	Fred Hutchinson Cancer Center	815 Eastlake Avenue East
0.40	184	Yale Street Parking Lot	310 Yale Avenue
0.40	209	Stevens-Lea Building	818 John Street
0.41	195	New Richmond Laundry	224 Pontius Avenue North
0.41	45	Lake Union Air	1100 Westlake Avenue North
0.41	175	Vagabond Motel	325 Aurora Avenue North
0.44	180	Pemco Mutual Insurance Company	325 Eastlake Avenue East
0.44	230	BMS Investment	964 Denny Way
0.44	230	Mallory Buick	101 Westlake Avenue North
0.45	198	Overall Laundry Services Inc.	222 Yale Avenue North
0.45	198	Pemco Property	221 Yale Avenue
0.45	94	Plaid Pantry	720 Taylor Avenue North
0.45	232	Red Carpet Car Wash	1164 Denny Way
0.47	207	Ewing Investments Property	711 John Street
0.47	233	Chevron	1225 Denny Way
0.48	233	Greyhound Lines, Inc.	1250 Denny Way
0.49	38	Westlake Avenue Property	1219 Westlake Avenue North

Ecology Leaking Underground Storage Tanks (LUSTs) - Within 0.5 Mile

0.08	115	Seattle City Westlake Site	630 Westlake Avenue North
0.08	115	CONOCO Phillips	600 Westlake Avenue North
0.11	139	Ivar S Commissary	500 Dexter Avenue North
0.13	138	H & A Investments Property	960 Republican Street
0.16	83	Fairview Warehouse	800-820 Fairview Avenue North
0.19	122	Puget Sound Energy	815 Mercer Street
0.20	100	Roy St Shops	802 Roy Street
0.25	126	Ratelco Headquarters	1260 Mercer Street

Exhibit 4-1
Environmental Database Search Summary for Parcel 30
Phase III Mercer Corridor Improvements Project

Distance from Subject Property (Mile)	EDR Map ID	Site Name	Address
0.28	141	Republican Street Site	1265 Republican Street
0.28	76	Seattle School Dist 1 Facilities Bldg	810 Dexter Avenue North
0.29	86	Van De Kamps Dutch Bakery	823 Yale Avenue North
0.30	153	Tomlinson Inc.	420 Pontius Avenue North
0.30	62	Yale Street Landing	1001 Fairview Avenue North
0.31	153	Seattle School Dist 1 School Support Services	1255 Harrison Street
0.36	210	Seattle Times	1120 John Street
0.39	118	PCY Corp	601 Sixth Avenue North
0.40	154	Foreign Auto Rebuild Inc.	421 Eastlake Avenue East
0.40	184	Yale Street Parking Garage	310 Yale Avenue
0.41	195	New Richmond Laundry	224 Pontius Avenue North
0.41	45	Lake Union Air	1100 Westlake Avenue North
0.43	51	Lo's Deli 213	1108 Aurora Avenue North
0.44	180	Pemco Mutual Insurance Company	325 Eastlake Avenue East
0.44	230	Western Van Lines Inc.	964 Denny Way
0.44	230	General Motors Corp/Seattle Comm	101 Westlake Avenue North
0.44	230	Kenney Property	100 Westlake Avenue North
0.45	220	Seattle Times	100 Fairview Avenue North
0.45	198	Overall Laundry Services Inc.	222 Yale Avenue North
0.45	198	Pemco Property	221 Yale Avenue
0.45	94	ABC Towing -- Ryder Truck	707 Taylor Avenue North
0.45	94	Plaid Pantry	720 Taylor Avenue North
0.45	232	Red Carpet Car Wash	1164 Denny Way
0.48	233	Greyhound Lines, Inc.	1250 Denny Way
0.49	38	Westlake Avenue Property	1219 Westlake Avenue North
Ecology Voluntary Cleanup Program (VCP) - Within 0.5 Mile			
0.11	139	Ivar S Commissary	500 Terry Avenue North
0.13	138	WA UW Rosen Bldg	960 Republican Street
0.18	66	US Navy Coopmineron Eleven	860 Terry Avenue North
0.19	146	428 Westlake LLC	428 Westlake Avenue North
0.21	136	Neves Property	509 Minor Avenue North
0.21	136	Republican Street Properties	1206-1210 Republican Street
0.23	136	Hughes Revocable Intervivos Trust	1220 Republican Street
0.23	130	Payette Industries	535 Pontious North
0.25	134	ABC Metal Finishing Inc.	528 Pontius North
0.26	64	Fred Hutchinson Cancer Center	900 Fairview Avenue North
0.27	178	Block 40 East & West Westlake & Terry	320 Westlake Avenue North
0.31	69	Neptune Apartments Proposed	900 Dexter Avenue North
0.31	69	Yellow Cab	912 Dexter Avenue North
0.34	199	United Furniture Refinishers	219 Terry Avenue North
0.36	143	Interstate Brands Corp Hostess	434 Aurora Avenue North
0.41	195	Alley 24 West LLC	224 Pontius Avenue North
0.41	175	Seattle Vagabond Inn	325 Aurora Avenue North
0.43	51	Freytmuller Enterprises Inc.	1108 Aurora Avenue North
0.45	220	Seattle Times	100 Fairview Avenue North
0.45	94	Plaid Pantry	720 Taylor Avenue North
0.47	233	Chevron	1225 Denny Way
0.49	38	Westlake Building	1219 Westlake Avenue North
EPA or State Brownsfields - Within 0.5 Mile			
0.08	115	Auto Service Company	630 Westlake Avenue North
0.24	166	Mastercraft Metal Finishing	1175 Harrison Street
EPA RCRIIS Large Quantity Generators - Within 0.25 Mile			
0.24	163	ARI 400 Building	400 Ninth Avenue North
EPA RCRIIS Small Quantity Generators - Within 0.25 Mile			
0.04	113	Seattle City Dept Of Admin	630 Boren Avenue North
0.07	91	Seattle City Parks Nw Seaport	1002 Valley Street
0.08	91	Seattle City Mercer Corridor	965 Valley Street
0.08	115	CONOCO Phillips	600 Westlake Avenue North
0.08	115	Pacific Lincoln Mercury Nissan	601 Westlake Avenue North
0.11	139	Washington Trade Press Inc.	1015 Republican Street

Exhibit 4-1
Environmental Database Search Summary for Parcel 30
Phase III Mercer Corridor Improvements Project

Distance from Subject Property (Mile)	EDR Map ID	Site Name	Address
0.11	139	Ivar S Commissary	500 Terry Avenue North
0.13	138	WA UW Rosen Bldg	960 Republican Street
0.13	138	Antique Liquidators	503 Westlake Avenue North
0.14	125	Messenger Sign, Inc.	1167 Mercer Street
0.15	90	Seattle Motor Sports	701 Ninth Avenue North
0.15	90	Frank Kenney Toyota Volvo	715 Ninth Avenue North
0.15	135	Color Service Inc.	509 Fairview Avenue North
0.16	90	Maaco Auto Painting Bodywork 9th Avenue	739 Ninth Avenue North
0.16	83	Fairview	800 Fairview Avenue North
0.16	83	Marriott Residence Inn Lake Union	800 Fairview Avenue North
0.17	66	US Navy Reserve Readiness C	845 Terry Avenue North
0.18	88	Craftsman Press	1155 Valley Street
0.18	66	US Navy Coopmineron Eleven	860 Terry Avenue North
0.19	164	Rosetta Inpharmatics LLC	401 Terry Avenue North
0.19	122	PSE Mercer Office	815 Mercer Street
0.20	100	Seattle City Roy Street Facility	802 Roy Street
0.20	146	Firestone Tire & Rubber Co	400 Westlake Avenue North
0.21	136	Martin Tackle Manufacturing, Co.	512 Minor Avenue North
0.22	161	Scanner Graphics Inc.	405 Fairview Avenue North
0.22	89	Fred Hutchinson Cancer Center	1210 Valley Street
0.22	147	Ivey Imaging LLC	427 Ninth Avenue North
0.23	136	Hughes Revocable Intervivos Trust	1220 Republican Street
0.23	130	Payette Industries	535 Pontious North
0.24	77	Auto Hound DKB Enterprises, Inc.	835 Eighth Avenue North
0.24	166	Mastercraft Metal Finishing	1175 Harrison Street
0.24	74	Qwest Corporation	900 Minor Avenue North
0.25	149	Nebar Supply Company	430 Minor Avenue North
0.25	126	Ratelco Electronics Inc.	1260 Mercer Street
Ecology Underground Storage Tanks (USTs) - Within 0.25 Mile			
0.05	113	Texaco	601 Boren Avenue North
0.08	115	Seattle City Westlake Site	630 Westlake Avenue North
0.08	115	CONOCO Phillips	600 Westlake Avenue North
0.09	101	Frank Kenney Toyota Volvo	731 Westlake Avenue North
0.11	139	Ivar S Commissary	500 Dexter Avenue North
0.16	90	Bayside Volvo	753 Ninth Avenue North
0.16	83	Fairview Warehouse	800-820 Fairview Avenue North
0.19	122	Puget Sound Energy	815 Mercer Street
0.20	65	Aloha	800-900 Aloha & 753 Ninth Avenue North
0.20	146	Westlake Electronic Supply Co., Inc	415 Westlake Avenue North
0.20	100	Roy St Shops	802 Roy Street
0.20	146	Firestone Store	400 Westlake Avenue North
0.23	136	Hughes Revocable Intervivos Trust	1220 Republican Street
0.24	163	The Kaufer Company	901 Harrison Street
0.24	74	Minor Soc 070328	900 Minor Avenue North
0.25	149	Nebar Supply Company	430 Minor Avenue North
0.25	126	Ratelco Headquarters	1260 Mercer Street
Facility Index System (FINDS) - Within 0.05 Mile			
0.04	113	Seattle City Dept Of Admin	630 Boren Avenue North

Notes:

There are no NPL, RCRA CORRACTS, RCRA TSD or State Solid Waste Landfills located within their respective search distances.
BOLD text indicate subject property.