

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT AND HAZARDOUS MATERIALS SURVEY

Queen Anne Storage Building Property
1529 – 4th Avenue West
Seattle, Washington 98119

Prepared for: Seattle Public Library
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Figure 2. Subject property.



EXECUTIVE SUMMARY

This report is a Phase 1 Environmental Site Assessment (ESA), conducted as a good faith effort to identify obvious visually- and/or physically-observable recognized environmental conditions associated with the subject Queen Anne storage building property located at 1529 – 4th Avenue West in the southeast quarter of Section 24, Township 25, Range 3 of Seattle, King County, Washington.

This report included an evaluation of reasonably ascertainable federal, state and local agency files and records, historical records and aerial photographs. Interviews were conducted, and a visual reconnaissance of the property and abutting and/or adjacent sites was performed.

A property title report was not reviewed as part of this Phase 1 ESA. There were no samples collected or analyzed. This ESA did not include a vapor migration analysis (although the site was evaluated for strong, pungent and noxious odors). A formal wetlands assessment was not performed (although the site was inspected for typical wetland-type species such as cattails and reeds). Contaminated properties that may be contiguous to or adjoining the subject property were not evaluated beyond what has been reported herein.

This report was requested by the Seattle Public Library (herein referred to as the user) as part of owner due diligence for potential sale of the site. This work was initiated on Wednesday, September 10, 2014.

SITE AND VICINITY GENERAL CHARACTERISTICS

Currently, the subject property consists of a 3-story commercial building. The building is owned by the Seattle Public Library, and used for storage of miscellaneous library materials and landscaping equipment and supplies.

The property is landscaped with typical grass, shrubs and trees along the north, south and east areas of the site. A paved alleyway borders the property to the west.

The topography of the subject property is gently sloped from west-to-east.

The property is located in a mixed-use area of Seattle, consisting of a library, church and single-family housing. Puget Sound is located within approximately 0.75-miles to the southwest.

Based on proximity to Puget Sound, the general direction of groundwater flow within the subject area is expected to be to the southwest toward Puget Sound.



SUMMARY OF FINDINGS, OPINIONS AND CONCLUSIONS AND RECOMMENDATIONS

We have performed a Phase 1 ESA of the subject Queen Anne storage building property located at 1529 – 4th Avenue West in the southeast quarter of Section 24, Township 25, Range 3 of Seattle, King County, Washington in conformance with the scope and limitations of ASTM practice E1527-13. Any exceptions to or deletions from this practice are described in this report.

The following summary of findings, opinions and conclusions and recommendations is provided:

Recognized Environmental Conditions (defined by the ASTM standard as the presence or likely presence of any 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):

- There may be at least 4 underground fuel oil tanks on the subject property.

According to plans dated January 24, 1942, a 550-gallon oil tank is buried 4 feet below the concrete floor in the southwest basement corner of the building.

A boiler is present in the basement of the building. There is a notable petroleum odor in this area, although no aboveground or underground fuel oil tank was obvious.

According to various plans, 2 underground fuel oil tanks are located along the north exterior of the building. One 3,000-gallon oil tank is located approximately 21 feet north of the north exterior of the building. The fill pipe for this tank is located on top of the tank. One 40-barrel oil tank is located approximately 11 feet north of the north exterior of the building. The remote fill for this tank is located in the grass area between the sidewalk and the street. These tanks may have been closed in-place.

According to plans dated October 31, 1977, an underground diesel fuel tank is located along the southwest exterior of the building. This tank previously held heavy oil.

Further investigation into the presence and status (closed in-place, etc.) of these tanks is warranted. As possible, these tanks should be removed or closed in-place, and soil and/or groundwater sampling conducted to determine whether the contents have leaked into the environment.



These recognized environmental conditions have not resulted in any known or obvious activity or use limitations (AULs) for the property.

Controlled Recognized Environmental Conditions (defined by the ASTM standard as a recognized environmental condition 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]):

- There were no obvious Controlled Recognized Environmental conditions noted with the subject property during the time of this Phase 1 ESA report.

Historical Recognized Environmental Conditions (defined by the ASTM standard as 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 applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls [for example, property use restrictions, activity and use limitations, institutional controls or engineering controls]):

- There were no obvious Historical Controlled Recognized Environmental conditions noted with the subject property during the time of this Phase 1 ESA report.

De Minimis Conditions (defined by the ASTM standard as a condition that generally does not present a threat to human health or 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 conditions are not recognized environmental conditions nor controlled recognized environmental conditions. However, please note that these de minimis conditions could become recognized environmental conditions if improperly handled or managed):

- The subject property is listed as being in a King County water resource inventory area and a critical area ordinance basin condition area.

In general and because of these listings, building and land use restrictions and set-back requirements may apply to any future development of the property.



- From our asbestos and lead survey report dated November 12, 2012, asbestos was detected in the 12-by-12-inch floor tile and mastic used on the first floor of the building. Other asbestos-containing materials may be present in the structure. Various plans note asbestos-lined cabinets and asbestos shelving in the building. A survey for asbestos materials must be performed and asbestos materials properly removed prior to any renovation or demolition activities that may disturb these materials.
- Lead was detected in the interior wall and ceiling paint/skim coat materials on the first floor of the building, and may be present in other materials onsite. Lead sleeves were noted on various utility pipes on the building roof. Sampling for other lead-containing materials should be conducted prior to renovation or demolition activities that may disturb these materials. Appropriate precautions should be taken when working with lead-containing materials.
- Fluorescent light fixtures may have ballasts that contain PCBs. Any fixtures that are to be removed or replaced should be inspected for PCB ballasts, and any such ballasts should be properly removed and recycled/disposed of.
- Fluorescent lights may contain various metals (primarily mercury). Any such lights that are to be removed or replaced should be re-used if possible or properly recycled/disposed of.
- Various chemicals were noted in the building. These chemicals appeared typical of most commercial building operations. There were no obvious concerns noted with the chemicals during the time of the site reconnaissance, such as spills or significant staining. The chemicals should be used as necessary, and any un-used or waste materials properly recycled/disposed of.

There was no obvious visual evidence of mold within the building. As a result, no testing for mold is warranted.



1. INTRODUCTION

1.1 PURPOSE

This report is a Phase 1 Environmental Site Assessment (ESA), conducted as a good faith effort to identify obvious visually- and/or physically-observable recognized environmental conditions associated with the subject Queen Anne storage building property located at 1529 – 4th Avenue West in the southeast quarter of Section 24, Township 25, Range 3 of Seattle, King County, Washington (Figure 1). This report was requested by the Seattle Public Library (herein referred to as the user) as part of owner due diligence for potential sale of the site. This work was initiated on Wednesday, September 10, 2014.

The term “good faith” is defined by the American Society for Testing and Materials (ASTM) as “the absence of any intention to seek an unfair advantage or to defraud another party; an honest and sincere intention to fulfill one’s obligations in the conduct or transaction concerned”.

The term “visually- and/or physically-observable” is defined by ASTM as “observations made by vision while walking through a property and the structures located on it and observations made by the sense of smell, particularly observations of noxious or foul odors”.

The term “recognized environmental conditions” is defined by ASTM as “the presence or likely presence of any hazardous substances or petroleum products in, on or at a property; 1) due to 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 term is not intended to include de minimis concentrations that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

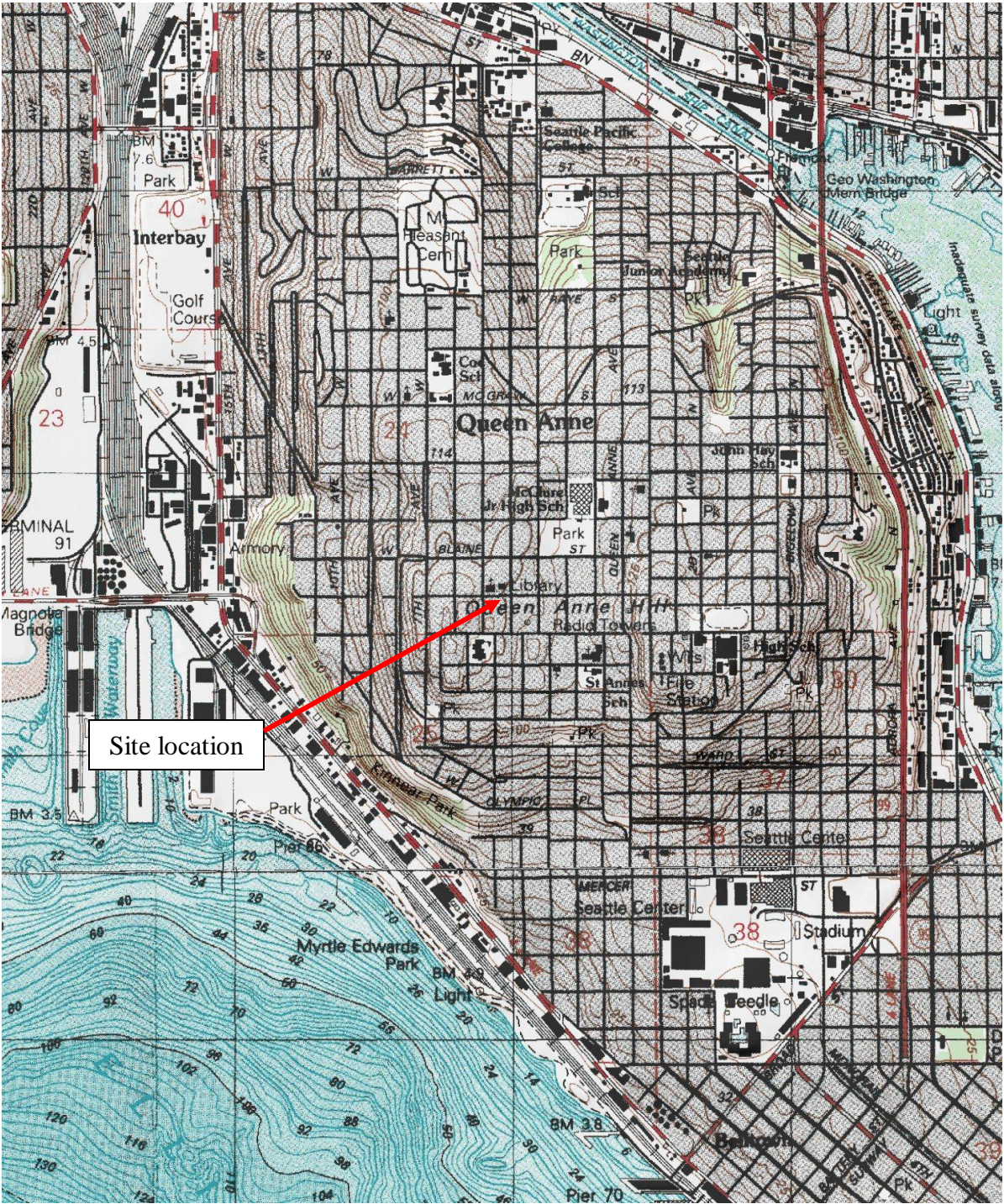
1.2 SCOPE OF SERVICES

This Phase 1 ESA was conducted using guidance from standard E1527-13 established by ASTM.

The ASTM standard is intended for use on a voluntary basis, defining an approach to good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. 9601) and petroleum products. As such, this standard is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (landowner liability protections).



Figure 1. Site location map.



Not to scale



Use of the ASTM standard constitutes “all appropriate inquiry” into the previous ownership and uses of the property consistent with good commercial or customary practice as defined in 42 U.S.C.

The ASTM standard recognizes that no environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and the practice recognizes reasonable limits of time and cost.

The scope of services for this Phase 1 ESA included an evaluation of reasonably ascertainable federal, state and local agency files and records, historical records and aerial photographs. Interviews were conducted, and a visual reconnaissance of the property and abutting and/or adjacent sites was performed.

A property title report was not reviewed as part of this ESA. There were no samples collected or analyzed. This ESA did not include a vapor migration analysis (although the site was evaluated for strong, pungent and noxious odors). A formal wetlands assessment was not performed, although the site was inspected for typical wetland-type species such as cattails and reeds. Contaminated properties that may be contiguous to or adjoining the subject property were not evaluated beyond what has been reported herein.

1.3 SIGNIFICANT ASSUMPTIONS

Significant assumptions made in association with this Phase 1 ESA include:

1. All information gathered and visual and/or physical observations made during the course of this Phase 1 ESA are relevant, complete, accurate and representative of the true environmental condition of the subject property.

1.4 LIMITATIONS AND EXCEPTIONS

The information discussed herein was gathered utilizing current ASTM guidance, available records, reasonable efforts and professional judgment. No other guarantees as to the actual environmental condition of the subject property, expressed or otherwise, are implied.

1.5 USER RELIANCE, TERMS AND CONDITIONS

The user and its authorized representatives, including its lenders, may read and rely on the information contained herein, subject to the terms of our standard Consultant Agreement.



2. SITE DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

According to the King County Assessor's office, the subject property is the former Pacific Northwest Bell Exchange Building site consisting of Lots 1, 2, 3 and the northern 10 feet of Lot 4 of Block 38 of Law's 2nd Addition. The property is located at 1529 – 4th Avenue West, in the southeast quarter of Section 24, Township 25, Range 3 of Seattle, King County, Washington (Figure 2). The tax identification number of this parcel is 423290-3170.

The subject property encompasses a total of 12,000 square feet (0.28 acres). The property is zoned SF5000. The owner is noted as the City of Seattle SPL.

2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The topography of the subject property is gently sloped from west-to-east.

The property is located in a mixed-use area of Seattle, consisting of a library, church and single-family housing. Puget Sound is located within approximately 0.75-miles to the southwest (see Figure 1).

King County is in the Puget Sound lowland, a topographic basin that extends from the Cascade Mountains on the east to the Olympic Mountains on the west (Liesch). Most of the area consists of extensive, gently rolling plains, commonly ranging in altitude from 200 to 600 feet. The drift mantling these plains was deposited by the latest (Vashon) glacier, and the numerous surface depressions left by the retreating glacier are now occupied by small lakes and peat bogs. The surface of the Vashon glacial drift has not been greatly modified by postglacial erosion. However, spring-fed streams have cut short, steep-sided canyons into the margins of the drift plains, and many slopes adjacent to Puget Sound have been steepened by wave erosion.

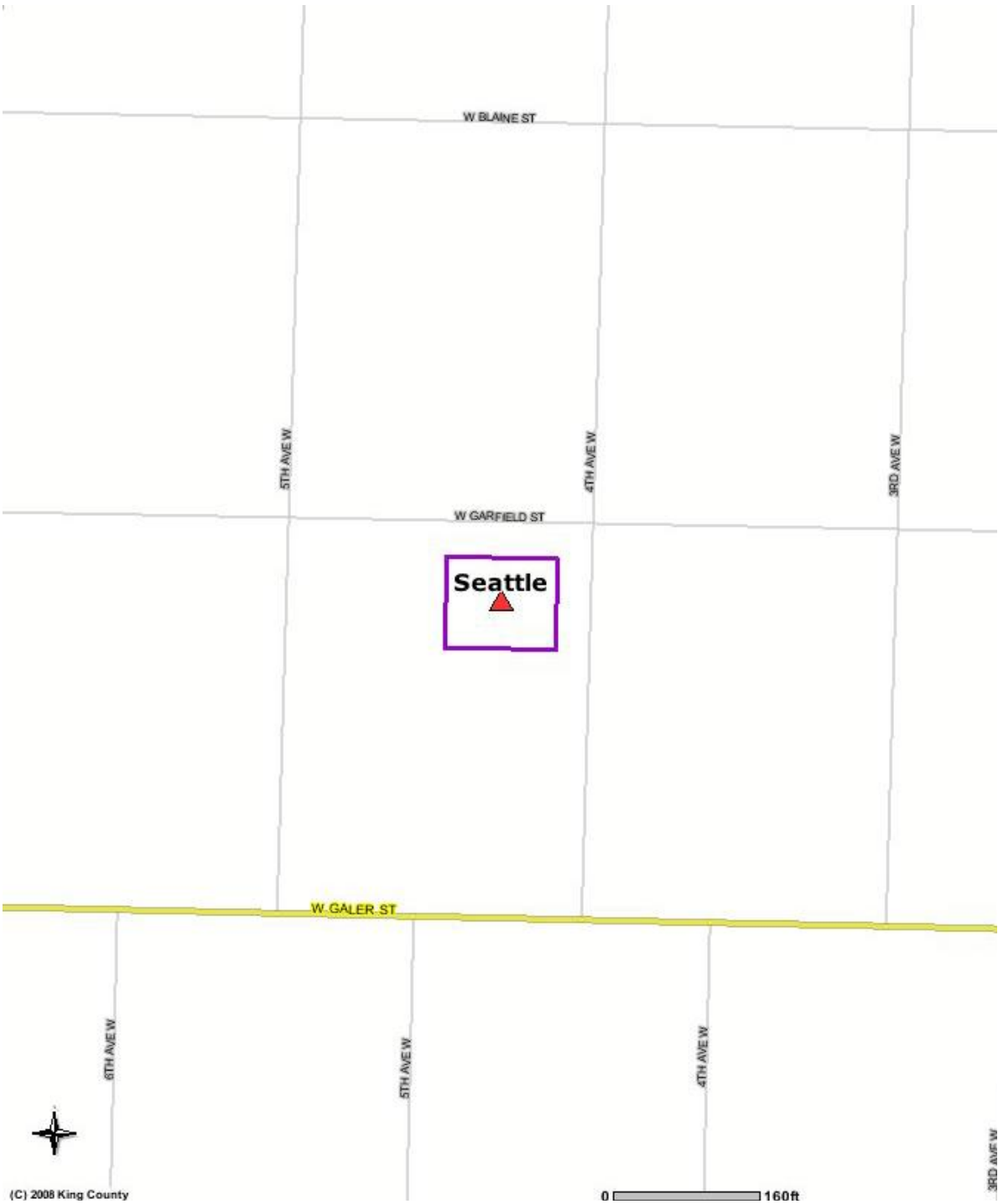
Gravel, sand, silt, clay, and boulders deposited by the Vashon drift are widespread in King County and in the aggregate are over 150 feet thick. The Vashon till has variable runoff with common undrained and poorly drained depressions (Waldron). Runoff is good on steeper slopes. Infiltration is very slow. Although the till is relatively impermeable, thin beds of sand and gravel mapped with the till commonly yield small quantities of perched or semiperched water.

Groundwater in King County is replenished almost entirely by precipitation on or near the area. Water levels in wells are generally within 100 feet of the land surface.

Based on proximity to Puget Sound, the general direction of groundwater flow within the subject area is expected to be to the southwest toward Puget Sound.



Figure 2. Subject property.



↑
N

Not to scale



2.3 CURRENT USE OF THE PROPERTY

Currently, the subject property consists of a 3-story commercial building. The building is owned by the Seattle Public Library, and used for storage of miscellaneous library materials and landscaping equipment and supplies.

2.4 SITE DESCRIPTION

As noted above, the subject property currently consists of a 3-story commercial building. The building is used by the Seattle Public Library for storage of miscellaneous library materials and landscaping equipment and supplies.

The property is landscaped with typical grass, shrubs and trees along the north, south and east areas of the site. A paved alleyway borders the property to the west.

2.5 CURRENT USES OF ADJOINING PROPERTIES

The subject property is bordered immediately to the north by West Garfield Street, the Queen Anne branch library and a church; to the south by single-family housing; to the west by a paved alleyway and single-family housing; and to the east by 4th Avenue West and single-family housing. Overall, there were no obvious recognized environmental concerns noted with this immediate area surrounding the subject property during the time of the site reconnaissance.

3. USER PROVIDED INFORMATION

As discussed above, the Seattle Public Library is identified as the user of this Phase 1 ESA.

The ASTM standards identify tasks to be performed by the user that will help identify the possibility of recognized environmental conditions in connection with the subject property. These tasks do not require the technical expertise of an environmental professional and are generally not performed by environmental professionals performing a Phase 1 ESA. In order to qualify for the landowner liability protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user must provide the following information, if available, to the environmental professional.

3.1 TITLE RECORDS

There were no title records provided by the user during the time of this ESA.



3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

The user is not aware of any environmental liens or land use restrictions related to the subject property.

3.3 SPECIALIZED KNOWLEDGE

The user has no specialized knowledge of the subject property, such as engineering controls or institutional controls at the site because of environmental contamination, chemical spills or environmental cleanups performed. The user is not aware of any environmental litigation, action or notices filed against the property, or of landfilling or drug lab activities onsite.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Commonly known or reasonably ascertainable information related to the subject property as provided by the user is consistent with a portion of the findings discussed in this report. Specifically, that the property was previously used by Pacific Northwest Bell as an exchange or support services building.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The user is not aware of the current market value of the subject property, or of any potential reductions in property value due to potential environmental contamination.

3.6 OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION

The owner of the subject property was identified by the user as the Seattle Public Library.

There was no property manager identified. The property is not currently occupied.

3.7 REASON FOR PERFORMING THIS PHASE 1 ESA

As discussed above, this Phase 1 ESA was requested by the user as part of owner due diligence for potential sale of the site.

3.8 OTHER

The user stated that the subject property was gifted to the Seattle Public Library by Pacific Northwest Bell in the late 1970s.

Plans provided by the user, dated January 24, 1942, indicate a 550-gallon oil tank buried 4 feet below the concrete floor in the southwest basement corner of the building.



Other than a limited asbestos and lead survey conducted by Eco Compliance Corporation dated November 12, 2012, the user is not aware of any environmental reports prepared for the site.

There was no other information provided by the user as part of this Phase 1 ESA.

4. RECORDS REVIEW

4.1 HISTORICAL REVIEW

4.1.1 Historical Maps

Historic maps from the Seattle Public Library were reviewed for information on past use of the subject property (copies of these maps are not included as part of this report). The following information was noted:

- 1908 Baist: The subject property is noted as Lots 1 – 4. There are no buildings noted onsite.
- 1912 Baist: The subject property is noted as Lots 1 – 4. There are no buildings noted onsite.
- 1917 Sanborn (updated to 1953): The Pacific Telephone & Telegraph Company Garfield Exchange building is noted on the subject property at an address of 1529 – 4th Avenue West. The building is noted as being of fireproof construction.
- 1920 Kroll: A Telephone Exchange Building is noted on Lots 1 – 3 of the subject property.
- 1924 Kroll: A Telephone Exchange Building is noted on Lots 1 – 3 of the subject property.
- 1930 Kroll: A Telephone Exchange Building is noted on Lots 1 – 3 of the subject property.
- 1939 Kroll: A Telephone Exchange Building is noted on Lots 1 – 3 of the subject property.
- 1950 Sanborn: One building is noted on Lots 1 – 3 of the subject property.



- 1966 Kroll: The Pacific NW Bell Telephone building is noted on Lots 1 – 4 of the subject property at an address of 1529 – 4th Avenue West.
- 1977 Kroll: The Pacific NW Bell Telephone building is noted on Lots 1 – 4 of the subject property at an address of 1529 – 4th Avenue West.
- 1995 Kroll: The Pacific NW Bell Telephone building is noted on Lots 1 – 4 of the subject property at an address of 1529 – 4th Avenue West.
- 2000 Kroll: There is no map of the subject property in this directory.

4.1.2 City Directories

Historic city telephone directories were researched for information on past ownership and/or use of the subject property (copies of these directories are not included as part of this report). The address researched was 1529 – 4th Avenue West. The following information was noted for the years listed:

- 1890 – 1937: These directories are indexed by name only and thereby provide no readily-usable information based on site address.
- 1938: Pacific Telephone & Telegraph Company (Garfield Exchange).
- 1943 – 1944: Pacific Telephone & Telegraph Company (Garfield Exchange).
- 1948 – 1949: Pacific Telephone & Telegraph Company (Garfield Exchange).
- 1954: Pacific Telephone & Telegraph Company (Garfield Exchange).
- 1959: Pacific Telephone & Telegraph (Garfield Exchange).
- 1964: Pacific Northwest Bell Telephone Company (Garfield Exchange).
- 1969: Pacific Northwest Bell Telephone (Equipment Building).
- 1974: Pacific Northwest Bell Telephone (Equipment Building).
- 1979: Pacific Northwest Bell Telephone (Equipment Building)
- 1985: Pacific Northwest Bell Telephone (Equipment Building)
- 1989 – 1990: City Public Library (storage space).



1994: City Public Library Seattle.
City Public Library (storage space).

2000: There are no listings in this directory under the address researched.

2005: There are no listings in this directory under the address researched.

2010: There are no listings in this directory under the address researched.

2014: There are no listings in this directory under the address researched.

4.1.3 Aerial Photographs

Electronic copies of aerial photographs from the King County Department of Planning and Development website were reviewed for information on past use of the subject property (copies of these photographs are not included as part of this report). The following information was noted for the years listed:

1936: One building is noted on the subject property similar to what exists today.

1998: One building is noted on the subject property similar to what exists today.

2000: One building is noted on the subject property similar to what exists today.

2002: One building is noted on the subject property similar to what exists today.

2005: One building is noted on the subject property similar to what exists today.

2007: One building is noted on the subject property similar to what exists today.

2009: One building is noted on the subject property similar to what exists today.

4.2 REVIEW OF FEDERAL AND STATE RECORDS

A review of federal and state agency files was conducted in reference to the subject property. The results of this review are summarized and discussed below. A listing of agency files is attached as Appendix A.

4.2.1 Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act (RCRA) information system contains information pertaining to facilities that generate hazardous waste or operate as a hazardous waste treatment, storage or disposal (TSD) facility. The RCRA system also contains information pertaining to TSD facilities which have conducted, or are currently conducting, a corrective action(s).



Based on agency file information, there is one RCRA corrective action site within an approximate one mile distance from the subject property (see Appendix A). This site is not located within an approximate 0.125-mile distance from the subject property, and is reportedly topographically lower in elevation as compared to the subject property. Overall and based on distance and elevation, this site poses no obvious apparent threat to the environmental condition of the subject property.

There are no RCRA small or large quantity hazardous waste generators or conditionally-exempt small quantity hazardous waste generators within an approximate 0.25-mile distance from the subject property, or RCRA TSD facilities within an approximate 0.5-mile distance from the subject property.

The subject property is not listed as a RCRA small or large quantity hazardous waste generator, conditionally-exempt small quantity hazardous waste generator, TSD facility or corrective action site.

4.2.2 Comprehensive Environmental Response, Compensation, and Liability Information System

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is a compilation of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated or are currently under investigation by EPA for the release or threatened release of hazardous substances. Once a site is placed on CERCLIS, it may be subjected to several levels of review and evaluation, and ultimately placed on the National Priorities List.

The CERCLIS No Further Remedial Action Planned Sites (NFRAP) list contains information pertaining to sites which have been removed from the federal EPA's CERCLIS database. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

Based on agency file information, there are no CERCLIS or CERCLIS-NFRAP sites within an approximate 0.5-mile distance from the subject property.

The subject property is not listed as a CERCLIS or CERCLIS-NFRAP site.

4.2.3 National Priorities List

The National Priorities List (NPL), also known as the Superfund list, is an EPA listing of uncontrolled or abandoned hazardous waste sites. The list is primarily based on a score that a site receives from EPA's hazard ranking system. These sites are targeted for possible long-term remedial action under Superfund.



Based on agency file information, there are no NPL, proposed NPL or de-listed NPL sites within an approximate one mile distance from the subject property.

The subject property is not listed as an NPL, proposed NPL or de-listed NPL site.

4.2.4 Environmental Response Notification System

The Environmental Response Notification System (ERNS) is a national computer database that is used to store information on the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS reporting system contains preliminary information on specific releases including the spill location, the substance released and the responsible party.

Based on agency file information, there are no ERNS sites within the immediate vicinity of the subject property.

The subject property is not listed as an ERNS site.

4.2.5 Underground Storage Tanks

The Ecology underground storage tank (UST) list is a comprehensive listing of all registered USTs located in the state of Washington. The UST list may not contain information on residential and commercial tanks that contain heating oil that is used onsite for non-retail purposes.

Based on agency file information, the subject property is listed as a UST site (US West Communications W00322 4th Avenue located at 1529 – 4th Avenue West) (see Appendix A). The subject property reportedly has 2 USTs that have been closed in-place. These tanks were reportedly used for stand-by power. Being listed as an owner or operator of a UST system does not mean the site has adversely impacted the environment.

There is one UST site within an approximate 0.25-mile distance from the subject property (see Appendix A). This site is located within an approximate 0.125-mile distance from the subject property, but is reportedly topographically lower in elevation as compared to the subject property. Being listed as an owner or operator of a UST system does not mean the site has adversely impacted the environment. Overall and based on elevation, this site poses no obvious apparent threat to the environmental condition of the subject property.

There is one UST site within an approximate 0.25-mile distance from the subject property (see Appendix A). This site is not located within an approximate 0.125-mile distance from the subject property, and is reportedly topographically lower in elevation as compared to the subject property. Being listed as an owner or operator of a UST system does not mean the site has adversely impacted the environment. Overall and based on distance and elevation, this site poses no obvious apparent threat to the environmental condition of the subject property.



4.2.6 Leaking Underground Storage Tanks

The Ecology leaking UST (LUST) list is a comprehensive listing of all reported LUST sites in the state of Washington.

Based on agency file information, there are no LUST sites within an approximate 0.5-mile site distance from the subject property.

The subject property is not listed as a LUST site.

4.2.7 Confirmed and Suspected Contaminated Sites

The Ecology Confirmed and Suspected Contaminated Sites report is a comprehensive listing of all known or suspected potentially hazardous sites in the state of Washington. This list was formerly known as the Affected Media and Contaminants Report. Sites specified on this list with **confirmed** contamination are ranked from 1 – 5 based on cleanup priority. A ranking of “1” is the highest priority for cleanup under the state program. Sites with **suspected** contamination are not ranked.

Based on agency file information, there are 33 confirmed/suspected contaminated sites within an approximate one mile distance from the subject property (see Appendix A). These sites are not located within an approximate 0.125-mile distance from the subject property. Furthermore, they are all reportedly topographically lower in elevation as compared to the subject property. Overall and based on distance and elevation, these sites pose no obvious apparent threat to the environmental condition of the subject property.

The subject property is not listed as a confirmed/suspected contaminated site.

4.2.8 No Further Action Confirmed and Suspected Contaminated Sites

The No Further Action Confirmed and Suspected Contaminated Sites report is a comprehensive listing of all known or suspected potentially hazardous sites in the state of Washington where the Washington State Department of Ecology has issued a “No Further Action” determination letter stating that no further environmental cleanup is required at the site at this time.

Based on agency file information, there is one no further action confirmed or suspected contaminated site within an approximate 0.5-mile distance from the subject property (see Appendix A). This site is not located within an approximate 0.125-mile distance from the subject property, but is reportedly topographically equal-to or higher in elevation as compared to the subject property. Overall and based on distance and the definition of a no further action confirmed or suspected contaminated site, this site poses no obvious apparent threat to the environmental condition of the subject property.



There is one no further action confirmed or suspected contaminated site within an approximate 0.5-mile distance from the subject property (see Appendix A). This site is located within an approximate 0.125-mile distance from the subject property, but is reportedly topographically lower in elevation as compared to the subject property. Overall and based on elevation and the definition of a no further action confirmed or suspected contaminated site, this site poses no obvious apparent threat to the environmental condition of the subject property.

There are 5 no further action confirmed or suspected contaminated sites within an approximate 0.5-mile distance from the subject property (see Appendix A). These sites are not located within an approximate 0.125-mile distance from the subject property, and are all reportedly topographically lower in elevation as compared to the subject property. Overall and based on distance, elevation and the definition of a no further action confirmed or suspected contaminated site, these sites pose no obvious apparent threat to the environmental condition of the subject property.

The subject property is not listed as a no further action confirmed or suspected contaminated site.

4.2.9 State Landfill Sites

The Washington State Department of Ecology maintains a list of all permitted solid waste landfills, transfer stations and incinerators currently operating within the state of Washington. Typically, such databases contain insufficient and/or inaccurate addresses for these types of facilities.

Based on agency file information, there are no state landfill sites within an approximate 0.5-mile distance from the subject property.

The subject property is not listed as a state landfill site.

4.2.10 Independent Cleanup Report Sites

The Washington State Department of Ecology (Ecology) maintains remedial action reports that have been submitted from either the owner or operator of the site. These actions have been conducted without Ecology oversight or approval and are not under order or decree.

Based on agency file information, there is one independent cleanup report site within an approximate 0.5-mile distance from the subject property (see Appendix A). This site is not located within an approximate 0.125-mile distance from the subject property, but is reportedly topographically equal-to or higher in elevation as compared to the subject property. Overall and based on distance, this site poses no obvious apparent threat to the environmental condition of the subject property.



There are 2 independent cleanup report sites within an approximate 0.5-mile distance from the subject property (see Appendix A). These sites are not located within an approximate 0.125-mile distance from the subject property, and are both reportedly topographically lower in elevation as compared to the subject property. Overall and based on distance and elevation, these sites pose no obvious apparent threat to the environmental condition of the subject property.

The subject property is not listed as an independent cleanup report site.

4.2.11 Voluntary Cleanup Program Sites

The Washington State Department of Ecology (Ecology) has a Voluntary Cleanup Program by which owners or operators of a site can voluntarily submit cleanup reports for Ecology review and the possible issuance of a “No Further Action” letter of determination based on the cleanup performed. The cleanup actions performed and reports submitted have been done so voluntarily, without Ecology oversight or approval or under Ecology order or decree.

Based on agency file information, there is one voluntary cleanup program site within an approximate 0.5-mile distance from the subject property (see Appendix A). This site is not located within an approximate 0.125-mile distance from the subject property, and is reportedly topographically lower in elevation as compared to the subject property. Overall and based on distance and elevation, this site poses no obvious apparent threat to the environmental condition of the subject property.

The subject property is not listed as a voluntary cleanup program site.

4.2.12 Other Agency Reports

4.2.12.1 HSL Sites

Based on agency file information, there are 15 HSL (list of hazardous sites) sites within an approximate one mile distance from the subject property (see Appendix A). These sites are not located within an approximate 0.125-mile distance from the subject property, and are all reportedly topographically lower in elevation as compared to the subject property. Overall and based on distance and elevation, these sites pose no obvious apparent threat to the environmental condition of the subject property.

The subject property is not listed as an HSL site.



4.2.12.2 Solid Waste Recycling Facility Sites

Based on agency file information, there is one solid waste recycling facility site within an approximate 0.5-mile distance from the subject property (see Appendix A). This site is not located within an approximate 0.125-mile distance from the subject property, and is reportedly topographically lower in elevation as compared to the subject property. Overall and based on distance and elevation, this site poses no obvious apparent threat to the environmental condition of the subject property.

The subject property is not listed as a solid waste recycling facility site.

4.2.12.3 Allsites

Based on agency file information, the subject property is listed as an Allsite site (US West Communications W00322 4th Avenue located at 1529 – 4th Avenue West) (see Appendix A). Being listed as an Allsite site could mean the site has adversely impacted the environment.

There are 6 Allsite sites within an approximate 0.5-mile distance from the subject property (see Appendix A). These sites are not located within an approximate 0.125-mile distance from the subject property, but are all reportedly topographically equal-to or higher in elevation as compared to the subject property. Overall and based on distance, these sites pose no obvious apparent threat to the environmental condition of the subject property.

There is one Allsite site within an approximate 0.5-mile distance from the subject property (see Appendix A). This site is located within an approximate 0.125-mile distance from the subject property, but is reportedly topographically lower in elevation as compared to the subject property. Overall and based on elevation, this site poses no obvious apparent threat to the environmental condition of the subject property.

There are 18 Allsite sites within an approximate 0.5-mile distance from the subject property (see Appendix A). These sites are not located within an approximate 0.125-mile distance from the subject property, and are all reportedly topographically lower in elevation as compared to the subject property. Overall and based on distance and elevation, these sites pose no obvious apparent threat to the environmental condition of the subject property.

4.2.12.4 RCRA Non-Generator Sites

Based on agency file information, the subject property is listed as a RCRA non-generator site (US West Communications W00322 4th Avenue located at 1529 – 4th Avenue West) (see Appendix A). RCRA non-generator sites are sites that no longer produce hazardous waste. As a result, being listed as a RCRA non-generator site does not mean the site has adversely impacted the environment.



There is one RCRA non-generator site within an approximate 0.25-mile distance from the subject property (see Appendix A). This site is not located within an approximate 0.125-mile distance from the subject property, but is reportedly topographically equal-to or higher in elevation as compared to the subject property. Overall and based on distance and the definition of a RCRA non-generator site, this site poses no obvious apparent threat to the environmental condition of the subject property.

There is one RCRA non-generator site within an approximate 0.25-mile distance from the subject property (see Appendix A). This site is located within an approximate 0.125-mile distance from the subject property, but is reportedly topographically lower in elevation as compared to the subject property. Overall and based on elevation and the definition of a RCRA non-generator site, this site poses no obvious apparent threat to the environmental condition of the subject property.

There is one RCRA non-generator site within an approximate 0.25-mile distance from the subject property (see Appendix A). This site is not located within an approximate 0.125-mile distance from the subject property, and is reportedly topographically lower in elevation as compared to the subject property. Overall and based on distance, elevation and the definition of a RCRA non-generator site, this site poses no obvious apparent threat to the environmental condition of the subject property.

4.2.12.5 FUDS Sites

Based on agency file information, there is one FUDS (Formerly Used Defense Sites) site within an approximate one mile distance from the subject property (see Appendix A). This site is not located within an approximate 0.125-mile distance from the subject property, and is reportedly topographically lower in elevation as compared to the subject property. Overall and based on distance and elevation, this site poses no obvious apparent threat to the environmental condition of the subject property.

The subject property is not listed as a FUDS site.

4.2.12.6 FINDS Sites

Based on agency file information, the subject property is listed as a FINDS (Facility information and “pointers” to other sources that contain more detail) site (US West Communications W00322 4th Avenue located at 1529 – 4th Avenue West) (see Appendix A).

Being listed as a FINDS site could mean the site has adversely impacted the environment.



4.2.12.7 Manufactured Gas Plant Sites

Based on agency file information, there is one manufactured gas plant site within an approximate one mile distance from the subject property (see Appendix A). This site is not located within an approximate 0.125-mile distance from the subject property, and is reportedly topographically lower in elevation as compared to the subject property. Overall and based on distance and elevation, this site poses no obvious apparent threat to the environmental condition of the subject property.

The subject property is not listed as a manufactured gas plant site.

4.2.12.8 EDR Historical Auto Stations Sites

Based on agency file information, there is one EDR (Environmental Data Resources) historical auto stations site within an approximate 0.25-mile distance from the subject property (see Appendix A). This site is located within an approximate 0.125-mile distance from the subject property, but is reportedly topographically lower in elevation as compared to the subject property. Overall and based on elevation, this site poses no obvious apparent threat to the environmental condition of the subject property.

There are 9 EDR (Environmental Data Resources) historical auto stations sites within an approximate 0.25-mile distance from the subject property (see Appendix A). These sites are not located within an approximate 0.125-mile distance from the subject property, and are all reportedly topographically lower in elevation as compared to the subject property. Overall and based on distance and elevation, these sites pose no obvious apparent threat to the environmental condition of the subject property.

The subject property is not listed as an EDR historical auto stations site.

4.2.12.9 EDR Historical Cleaners Sites

Based on agency file information, there is one EDR historical cleaners site within an approximate 0.25-mile distance from the subject property (see Appendix A). This site is not located within an approximate 0.125-mile distance from the subject property, but is reportedly topographically equal-to or higher in elevation as compared to the subject property. Overall and based on distance, this site poses no obvious apparent threat to the environmental condition of the subject property.

There are 5 EDR historical cleaners sites within an approximate 0.25-mile distance from the subject property (see Appendix A). These sites are located within an approximate 0.125-mile distance from the subject property, but are all reportedly topographically lower in elevation as compared to the subject property. Overall and based on elevation, these sites pose no obvious apparent threat to the environmental condition of the subject property.

The subject property is not listed as an EDR historical cleaners site.



4.2.12.10 Other

Based on agency file information, there are none of the following sites within up to an approximate one mile distance from the subject property:

- NPL Liens (EPA liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability) sites.
- Liens 2 (CERCLA lien information) sites.
- Federal Facility sites.
- Engineering Controls sites.
- Institutional Control sites.
- Aboveground Storage Tank (AST) sites.
- FEMA UST sites.
- Brownfields sites.
- Open Dump Inventory (ODI) sites.
- SW Tire (solid waste tire facility) sites.
- CDL (Clandestine drug lab contaminated site) sites.
- Historic CDL (Clandestine drug lab contaminated site) sites.
- LUCIS (land use control information system) sites.
- HMIRS (Hazardous material spill incidents reported to DOT) sites.
- Spills (Spills reported to the Spill Prevention, Preparedness and Response Division) sites.
- Department of Transportation, Office of Pipeline Safety Incident and Accident data (DOT OPS) sites.
- Department of Defense (DOD) sites.



- CONSENT (Major legal settlements that establish responsibility and standards for cleanup at NPL sites) sites.
- Record of Decision (ROD) sites.
- Uranium Mill Tailings Site (UMTRA) sites.
- Mines (Department of Labor, Mine Safety and Health Administration) sites.
- TRIS (Facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313) sites.
- TSCA (Manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory List) sites.
- FTTS (Administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA) sites.
- Historical FTTS (Administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA) sites.
- SSTS (Section 7 tracking system) sites.
- ICIS (integrated compliance information system) sites.
- PADS (Generators, transporters, commercial storers and/or brokers and disposers of PCBs who are required to notify the EPA of such activity) sites.
- MLTS (Sites which possess or use radioactive materials and which are subject to NRC licensing requirements) sites.
- Radiation Information (RADINFO) database sites.
- RAATS (Records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA, up to September 30, 1995) sites.
- Risk Management Plan (RMP) sites.
- Underground Injection Control (UIC) well sites.
- Manifest sites.
- Drycleaner sites.



- Inactive Drycleaners site.
- State Coalition for Remediation of Drycleaners Listing (SCRD Drycleaners) sites.
- National Pollutant Discharge Elimination System (NPDES) sites.
- AIRS (Annual emission reporting to the Department of Ecology) sites.
- Potentially Responsible Parties sites.
- Lead smelter sites.
- EPA Watch List sites.
- Financial Assurance sites.
- 2020 Corrective Action Program List sites.
- Coal Ash sites.
- PCB Transformer sites.
- Recovered Government Archive Solid Waste Facilities List sites.
- Recovered Government Archive Leaking Underground Storage Tank sites.
- Recovered Government Archive State Hazardous Waste Facilities List sites.
- Indian LUST sites.
- Indian UST sites.
- Indian VCP sites.
- Indian ODI (Open Dump Inventory) sites.
- Indian reservations sites.

The subject property is not listed in any of these agency reports.



4.2.13 Washington State Department of Ecology

The Washington State Department of Ecology website was researched for potential groundwater wells on the subject property. There were no such wells noted onsite based on tax identification number or site map.

Ecology has conducted studies of potential arsenic and lead contamination in soil from air emissions from the former Asarco smelter in Tacoma. Based on these studies, the subject property appears to be located in what has been classified a “Level 2” area, where arsenic concentrations in near-surface (0 – 6 inches) soils occasionally exceed 20 parts-per-million (ppm) (Ecology’s cleanup standard for arsenic in soil is 20 ppm based on unrestricted [residential] land use). Lead concentrations in the soil may exceed the Ecology cleanup standard of 250 ppm. The study states that contaminant concentrations are highest on undeveloped properties, and properties where soils have not been disturbed since development. The Asarco smelter closed in 1986.

Based on city directories, historic maps and aerial photographs as noted herein, the subject property appears to have been developed since at least the 1930s. Overall and as a result, contamination from the former Asarco smelter poses no obvious apparent threat to the environmental condition of the subject property.

Contamination from the former Asarco smelter is widespread throughout the Puget Sound area. Currently, Ecology is not requiring any sampling be conducted at sites such as the subject property.

4.2.14 Washington State Archives

The Puget Sound Branch of the Washington State Archives was contacted for information related to previous ownership and use of the subject property (copies of this information is not included as part of this report).

According to archive records, the subject property is located at 1529 – 4th Avenue West, at the southwest corner of 4th Avenue West and West Garfield Street. The property consists of Lots 1, 2, 3 and the northern 10 feet of Lot 4 of Law’s 2nd Addition in the southeast quarter of Section 24, Township 25, Range 3. The tax identification number of the property is 423290-3170. The owner is noted as the B.C. Telephone & Telegraph Company.

The property is noted as a telephone station, and as the Pacific NW Bell Exchange Building.

One 3-story structure was built on the property in 1921. This structure has a concrete foundation and hot water oil burner heat. An undated photograph shows a building similar to what exists today.



4.3 REVIEW OF LOCAL RECORDS AND SOURCES

4.3.1 King County Assessor

The King County Assessor's website was researched for information related to current ownership and use of the subject property.

According to assessor records, the subject property is the former Pacific Northwest Bell Exchange Building site consisting of Lots 1, 2, 3 and the northern 10 feet of Lot 4 of Block 38 of Law's 2nd Addition. The property is located at 1529 – 4th Avenue West, in the southeast quarter of Section 24, Township 25, Range 3 of Seattle, King County, Washington (see Figure 2). The tax identification number of this parcel is 423290-3170.

The subject property encompasses a total of 12,000 square feet (0.28 acres), and is serviced by city water and sewer. The property is zoned SF5000. The owner is noted as the City of Seattle SPL.

Use of the property is noted as utility, public. The name of the property is noted as the Pacific NW Bell Exchange Building.

There are no nuisance, problems or environmental issues noted for the site.

One masonry structure is noted on the subject property. This structure was built in 1921.

4.3.2 King County Recorder

The King County Recorder's website was researched for information related to current ownership and use of the subject property.

According to department records, there are no obvious environmental documents related to agreements, code violations, compliance, consent, covenants, hazardous substance certificate, judgments, liens, mining claims, notices or notice of sensitive areas noted for the subject property.

4.3.3 Seattle-King County Health Department

The Seattle-King County Health Department website was researched for information related to any drug lab activity on the subject property. There was no such activity noted based on site address or tax identification number.



4.3.4 City and City/County Abandoned Landfill Reports

The Old Landfills in the City of Seattle, City of Seattle Abandoned Landfill Study, and the Seattle-King County Abandoned Landfill Toxicity/Hazard Assessment Project reports were reviewed for information on abandoned (closed) City- and County-owned landfills within the immediate vicinity of the subject property.

The subject property is not identified as an abandoned landfill in the City or City/County reports.

4.3.5 City of Seattle Department of Planning and Development

The City of Seattle Department of Planning and Development was contacted for information related to the subject property. This information is contained on microfilm, which may not always be available or complete, and is most times difficult to read due to the quality of the film and the machines available. Copies of the microfilm information is not included as part of this ESA.

According to plans dated March 21, 1921, an approximate 4-by-4-foot coal chute is located along the southwest exterior of the building. This chute is for a future coal burner in the southwest basement of the building. The plans also note a steam boiler with oil suction and return lines in the basement of the building. Asbestos-lined cabinets are noted in the building, and asbestos shelving.

According to plans dated September 10, 1929, an underground fuel oil tank is located approximately 21 feet north of the north exterior wall of the building.

According to plans dated October 31, 1977, 2 underground fuel oil tanks are located along the north exterior of the building. One 3,000-gallon oil tank is located approximately 21 feet north of the north exterior of the building. The fill pipe for this tank is located on top of the tank. One 40-barrel oil tank is located approximately 11 feet north of the north exterior of the building. The remote fill for this tank is located in the grass area between the sidewalk and the street.

According to plans dated October 31, 1977, an underground diesel fuel tank is located along the southwest exterior of the building. This tank previously held heavy oil. Vinyl asbestos tile is also noted in the building.

Permit number 52971 was issued March 9, 1978 to install a gas boiler at the subject property located at 1529 – 4th Avenue West.

According to department website records, the subject property is listed as being in a King County water resource inventory area and a critical area ordinance basin condition area.



The property is not listed as being in a groundwater source area, water quality area, groundwater management area, wellhead protection area, critical aquifer recharge area, area susceptible to groundwater contamination or sole source aquifer area.

The property is not listed as an erosion, seismic, landslide, coal mine, shoreline, Chinook distribution or wildlife network area. The property is not in a 100-year floodplain, or a floodway, flow control or channel migration hazard area.

The property is not listed as a King County drainage basin area, critical area ordinance tributary basin area, critical area ordinance shoreline condition site or as a groundwater quality sampling site. There are no wetlands, streams, lakes or large rivers noted on the property.

The subject property is not on tribal land, nor is it an illegal drug lab property, park, cemetery, airport or farmland preservation property. The property is not owned by King County.

4.3.6 Seattle Public Utilities

The Seattle Public Utilities was contacted regarding water supply and water quality in the area of the subject property, and sewer service.

According to department personnel, drinking water is supplied to the subject area via a 6-inch cast iron pipeline along 4th Avenue West.

Water within the distribution system satisfies applicable federal and state drinking water standards and has no associated adverse health concerns.

The property is serviced by city sewer.

4.3.7 Seattle Fire Department

The Seattle fire department was contacted for information regarding decommissioning of fuel oil tanks at the subject property. There were no such records noted for the property based on site address. Fire department records date back to 1996. Permitting was not required prior to that date.

5. SITE RECONNAISSANCE

As part of the Phase 1 ESA, a site reconnaissance of the subject property and general surrounding area was conducted by Bill Kane from Eco Compliance Corporation on Thursday, September 11, 2014. Site photographs are attached as Appendix B.



5.1 METHODOLOGY AND LIMITING CONDITIONS

The subject building was accessible during the time of this Phase 1 ESA. A small air monitoring station, operated by the Puget Sound Clean Air Agency, is located on the roof of the building. This structure was not accessible.

The general surrounding area was inspected as possible using a circular pattern around the subject property. However, there was only limited access to these surrounding properties. As a result, all observations were made from the subject property, public roadways, sidewalks and other general publicly-accessible areas.

5.2 GENERAL SITE SETTING

The subject property currently consists of a 3-story commercial building. The building is used by the Seattle Public Library for storage of miscellaneous library materials, and landscaping equipment and supplies.

The subject property is landscaped with typical grass, shrubs and trees along the north, south and east areas of the site.

The topography of the subject property is gently sloped from west-to-east.

5.3 EXTERIOR OBSERVATIONS

5.3.1 Subject Property

As noted above, the subject property is landscaped with typical grass, shrubs and trees along the north, south and east areas of the site. This vegetation appeared healthy during the time of the site reconnaissance, with no obvious evidence of stress due to potential environmental contamination.

A paved alleyway borders the property to the west. Minor oil staining was noted in this alleyway. This staining is considered typical of most paved areas, and poses no obvious apparent threat to the environmental condition of the subject property.

A vent pipe for an underground fuel oil tank was noted along the north exterior wall of the building, while 2 fill pipes for underground tanks were noted in the grass area along the north exterior of the building. There was no obvious evidence of spills or releases from these tanks during the time of the site reconnaissance, such as unusual odors or stains. As noted above, onsite vegetation appeared healthy, with no obvious evidence of stress due to potential environmental contamination.



A flush-mounted metal cap was noted along the southwest exterior of the building. According to microfilm records as noted herein, a coal chute was reportedly installed in this area, although it is uncertain if this cap is for a chute or a possible oil tank. There was no obvious evidence of an oil tank in this area.

There were no obvious drums, pits, ponds, lagoons, wells, drains or sumps noted on the subject property. There was no obvious evidence of a septic system onsite. There was no standing water noted onsite, or obvious evidence of wetland-type vegetation such as cattails or reeds. There was no unusual staining or odors noted onsite.

There was no obvious evidence of aboveground fuel oil tanks onsite.

Power is supplied to the subject area via aboveground wiring. One pole-mounted electrical transformer was noted near the western boundary of the property, while 2 pole-mounted transformers were noted near the eastern boundary of the site. These transformers were in good condition during the time of the site reconnaissance, with no obvious evidence of spillage or leakage of dielectric fluid. Any future problems with the transformers, such as spillage or leakage, should be reported immediately to the local power company.

Radon is an inert radioactive gas formed by the decomposition of radium in soil. The generation of radon gas varies with geography and geographic area, while the presence of radon inside structures varies with building construction and ventilation (Mullen, 1990). According to the Washington State Department of Health's Radon Outreach Program, the average indoor radon level in King County is 1.2 pCi/L (picocuries per liter). EPA recommends corrective action be taken when radon levels are between 2 pCi/L and 4 pCi/L. As a result, radon poses no obvious apparent threat to the environmental condition of the subject property.

5.4 INTERIOR OBSERVATIONS

5.4.1 Subject Building

The Queen Anne storage building is a 3-story structure with a concrete foundation, concrete slab floors, concrete, brick and stucco exterior walls, wood-framed windows and flat roof covered with rolled asphalt sheets. Interior materials consist of typical concrete, brick, metal, plaster and vinyl flooring. Heat is provided by a hot water boiler. Lighting is provided by standard incandescent bulbs and fluorescent fixtures.

From our asbestos and lead survey report dated November 12, 2012, asbestos was detected in the 12-by-12-inch floor tile and mastic used on the first floor of the building. Other asbestos-containing materials may be present in the structure.

Lead was detected in the interior wall and ceiling paint/skim coat materials on the first floor of the building, and may be present in other materials onsite. Lead sleeves were noted on various utility pipes on the building roof.



Fluorescent fixtures may have electrical ballasts that contain PCBs, and the fluorescent light tubes may contain various metals (primarily mercury).

Various chemicals were noted in the building including fertilizers, gasoline and solvents. As noted above, the building is used in part for the storage of landscaping equipment and supplies. There were no obvious concerns noted with the chemicals during the time of the site reconnaissance, such as spills or significant staining.

A boiler is present in the basement of the building. There is a notable petroleum odor in this area, although no aboveground or underground fuel oil tank was obvious.

There was no obvious visual evidence of mold within the building. As a result, no testing for mold is warranted.

6. INTERVIEWS

6.1 INTERVIEW WITH OWNER

An interview was conducted with Mr. Glenn Osako, a representative for the Seattle Public Library, current owner of the subject property. Mr. Osako stated that an oil tank may be present beneath the concrete basement floor of the building. He is not aware of any drug lab activities onsite.

6.2 INTERVIEW WITH SITE MANAGER

There was no site manager identified as part of this Phase 1 ESA.

6.3 INTERVIEWS WITH OCCUPANTS

There were no occupants identified as part of this Phase 1 ESA.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

Various discussions were held with numerous government officials regarding the historic and current status of the subject property. Information gathered from these discussions is presented herein.

6.5 INTERVIEWS WITH OTHERS

There were no other interviews conducted as part of this Phase 1 ESA.



7. FINDINGS, OPINIONS AND CONCLUSIONS AND RECOMMENDATIONS

We have performed a Phase 1 ESA of the subject Queen Anne storage building property located at 1529 – 4th Avenue West in the southeast quarter of Section 24, Township 25, Range 3 of Seattle, King County, Washington in conformance with the scope and limitations of ASTM practice E1527-13. Any exceptions to or deletions from this practice are described in this report.

The following summary of findings, opinions and conclusions and recommendations is provided:

Recognized Environmental Conditions (defined by the ASTM standard as the presence or likely presence of any 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):

- There may be at least 4 underground fuel oil tanks on the subject property.

According to plans dated January 24, 1942, a 550-gallon oil tank is buried 4 feet below the concrete floor in the southwest basement corner of the building.

A boiler is present in the basement of the building. There is a notable petroleum odor in this area, although no aboveground or underground fuel oil tank was obvious.

According to various plans, 2 underground fuel oil tanks are located along the north exterior of the building. One 3,000-gallon oil tank is located approximately 21 feet north of the north exterior of the building. The fill pipe for this tank is located on top of the tank. One 40-barrel oil tank is located approximately 11 feet north of the north exterior of the building. The remote fill for this tank is located in the grass area between the sidewalk and the street. These tanks may have been closed in-place.

According to plans dated October 31, 1977, an underground diesel fuel tank is located along the southwest exterior of the building. This tank previously held heavy oil.

Further investigation into the presence and status (closed in-place, etc.) of these tanks is warranted. As possible, these tanks should be removed or closed in-place, and soil and/or groundwater sampling conducted to determine whether the contents have leaked into the environment.



These recognized environmental conditions have not resulted in any known or obvious activity or use limitations (AULs) for the property.

Controlled Recognized Environmental Conditions (defined by the ASTM standard as a recognized environmental condition 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]):

- There were no obvious Controlled Recognized Environmental conditions noted with the subject property during the time of this Phase 1 ESA report.

Historical Recognized Environmental Conditions (defined by the ASTM standard as 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 applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls [for example, property use restrictions, activity and use limitations, institutional controls or engineering controls]):

- There were no obvious Historical Controlled Recognized Environmental conditions noted with the subject property during the time of this Phase 1 ESA report.

De Minimis Conditions (defined by the ASTM standard as a condition that generally does not present a threat to human health or 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 conditions are not recognized environmental conditions nor controlled recognized environmental conditions. However, please note that these de minimis conditions could become recognized environmental conditions if improperly handled or managed):

- The subject property is listed as being in a King County water resource inventory area and a critical area ordinance basin condition area.

In general and because of these listings, building and land use restrictions and set-back requirements may apply to any future development of the property.



- From our asbestos and lead survey report dated November 12, 2012, asbestos was detected in the 12-by-12-inch floor tile and mastic used on the first floor of the building. Other asbestos-containing materials may be present in the structure. Various plans note asbestos-lined cabinets and asbestos shelving in the building. A survey for asbestos materials must be performed and asbestos materials properly removed prior to any renovation or demolition activities that may disturb these materials.
- Lead was detected in the interior wall and ceiling paint/skim coat materials on the first floor of the building, and may be present in other materials onsite. Lead sleeves were noted on various utility pipes on the building roof. Sampling for other lead-containing materials should be conducted prior to renovation or demolition activities that may disturb these materials. Appropriate precautions should be taken when working with lead-containing materials.
- Fluorescent light fixtures may have ballasts that contain PCBs. Any fixtures that are to be removed or replaced should be inspected for PCB ballasts, and any such ballasts should be properly removed and recycled/disposed of.
- Fluorescent lights may contain various metals (primarily mercury). Any such lights that are to be removed or replaced should be re-used if possible or properly recycled/disposed of.
- Various chemicals were noted in the building. These chemicals appeared typical of most commercial building operations. There were no obvious concerns noted with the chemicals during the time of the site reconnaissance, such as spills or significant staining. The chemicals should be used as necessary, and any un-used or waste materials properly recycled/disposed of.

There was no obvious visual evidence of mold within the building. As a result, no testing for mold is warranted.

8. DEVIATIONS AND ADDITIONAL SERVICES

The subject building was accessible during the time of this Phase 1 ESA. A small air monitoring station, operated by the Puget Sound Clean Air Agency, is located on the roof of the building. This structure was not accessible.

The general surrounding area was inspected as possible using a circular pattern around the subject property. However, there was only limited access to these surrounding properties. As a result, all observations were made from the subject property, public roadways, sidewalks and other general publicly-accessible areas.



There were no aerial photographs of the subject area between 1936 and 1998. However, given that the current building was constructed in 1921 and there is no evidence or information related to significant exterior remodeling of the structure, all aerial photographs within this timeframe would be expected to show this building onsite.

Overall, these restrictions pose no obvious apparent data gap related to the assessment of or conclusions made for the subject property.

Any other deviations to, or additional services provided as part of, this Phase 1 ESA are discussed in the above-sections of this report.

9. REFERENCES

Abandoned Landfill Study in the City of Seattle. Seattle-King County Department of Public Health. July 30, 1984.

City of Seattle Department of Planning and Development. Seattle, Washington. Microfilm department. Historic property records.

Liesch, Bruce A., Charles E. Price and Kenneth L. Walters. Geology and Groundwater Resources of Northwestern King County, Washington. 1963. Seattle Public Library, call number 551.49 L625G.

Mullen, 1990. Home Weatherization and its Effects on Indoor ^{222}Rn Levels. Richard M. Mullen and Ahmad E. Nevissi. Health Physics, Volume 59, Number 2 (August), 1990.

Old Landfills in the City of Seattle. Circa 1934.

Puget Sound Regional Archives. Bellevue, Washington. Historic property records.

Seattle-King County Abandoned Landfill Toxicity/Hazard Assessment Project. Seattle-King County Department of Public Health. December 31, 1986.

Seattle Public Library. Seattle, Washington. Historic maps and city directories.

Waldron, Howard H., Bruce A. Liesch, Donal R. Mullineaux and Dwight R. Crandal. Preliminary Geologic Map of Seattle and Vicinity. Suzzalo Library, University of Washington, map number I-354.



10. SIGNATURE OF ENVIRONMENTAL PROFESSIONAL(S)

I declare that, to the best of my professional knowledge and belief, I meet the definition of “environmental professional” as defined in Section 312.10 of 40 CFR 312.

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

Bill Kane

Bill Kane

11. QUALIFICATION(S) OF ENVIRONMENTAL PROFESSIONAL(S)

Bill Kane
Chemical Engineer

EDUCATION

Seattle University. Bachelor of Arts, Business Administration, Marketing. 1993.
University of Washington. Bachelor of Science, Chemical Engineering. 1984.

REGISTRATIONS AND CERTIFICATIONS

Registered Engineer IT, Washington (17005).
Certified AHERA building inspector for asbestos-containing materials.
Certified lead paint inspector.
Certified UST site assessor.
OSHA 40-hour health & safety and 8-hour supervisor and refresher training.



SELECT PROJECT EXPERIENCE

NPL Site Remedial Investigation/Feasibility Study. Prepared RI/FS documents characterizing the lateral and vertical extent of contamination attributable to the CERCLA NPL solid waste landfill, and evaluated various remedial technologies and alternatives for cleanup of contaminated leachate and groundwater from the site. Evaluated current and potential future risk scenarios through groundwater, surface water, seep and soil pathways. Coordinated monthly and quarterly groundwater and liquid level monitoring and sampling to assess the performance of closure measures on the reduction of landfill-derived contaminants. Prepared expedited response actions including the removal of PCB-contaminated oil from the landfill aquifer. Involved in negotiations with the state and EPA to de-list the site.

NPL Site Treatability Study. Conducted treatability studies to evaluate remedial technologies for removal of aqueous leachate contaminants including PCBs, metals and volatile and semi-volatile compounds. Technologies evaluated included oil/water separation, froth flotation, flocculation/sedimentation, aeration and activated carbon. Developed process alternatives and coordinated the design and costing of the various treatment strings.

Soil and Groundwater Remediation. Designed and provided capital cost estimates of systems for treating soil and groundwater contaminated by wood treating and metals manufacturing companies. Soil and groundwater contaminants included petroleum hydrocarbons, PCBs, pentachlorophenol, vinyl chloride and other organic and inorganic compounds. Systems designed included air stripping towers, granular activated carbon columns, and aeration and bioremediation landfarms.

Environmental Site Assessments. Coordinated laboratories, drillers and surveyors to collect, analyze and evaluate samples and facility data in support of the state's ranking of contaminated sites. Site ranking was performed based on the toxicity of detected site hazards and the potential for exposure to the contamination by receptor targets through groundwater, surface water and air pathways. Ranking was also based on an evaluation of the facility's systems generating wastes and their potential for releases to and subsequent impacts on the environment.

Environmental Audits. Conducted environmental audits of numerous industrial processing facilities in various states. The audits involved the systematic review of files and operating records and conducting site inspections to assess the facility's compliance of daily operations to federal, state and local hazardous waste regulations, water and air pollution control permits, surface water discharge requirements and health and safety rules and regulations.

Rockwell International, Rocky Flats Plant. Implemented step-wise approaches to efficiently structure Rockwell's waste operations and provide a traceable and credible pathway to support their waste management practices. Involved with various waste management activities at Rocky Flats, including:



- Verified the grouting of low level, transuranic and mixed wastes met various performance parameters including onsite storage requirements and offsite disposal criteria as established by the NTS and INEL/WIPP.
- Implemented waste process analysis and sampling plans to assess system operating conditions and to segregate waste based on radionuclide content.
- Evaluated facility plutonium processing techniques and operations and recommended alternative methods to minimize radiation exposure and reduce waste generation.
- Destructive and non-destructive testing of processed and packaged low level and transuranic waste forms to assess process systems performance and compliance with disposal site criteria.
- Developed and implemented Rockwell's Hazardous Waste Management audit program and audited all hazardous, radioactive and mixed waste operations and collection, treatment and storage sites on a daily, weekly and monthly basis. Developed and implemented an annual training program and certified inspectors to assist with verifying the regulatory compliance of hazardous, radioactive and mixed wastes prepared for onsite storage and offsite disposal.
- Implemented a plant-wide quality education and training program for the minimization, handling and disposal of radioactive wastes, including the evaluation and pilot-testing of a waste compaction technology to reduce the number of transuranic waste packages produced.
- Developed a computer program to track the analyses and regulatory compliance of all hazardous, radioactive and mixed waste containers generated, and applied resulting data to non-conforming processes and procedures to improve waste compliance and reduce rework.

Washington State Department of Ecology/Hanford Nuclear Reservation. Provided engineering and scientific expertise related to the state's oversight of the operation, cleanup, closure and restoration of the Hanford nuclear site. Identified and resolved technical issues with the Department of Energy and their contractors within many areas of the site and as documented in various reports including:

- Single-Shell Tank Core Sample Data Analysis.
- 100-NR-1, 100-NR-2 and 100-NR-3 Operable Units RFI/CMS Work Plans.
- 100-BC-1 and 100-BC-5 Operable Unit RI/FS Work Plans.
- 1100-EM-1 Operable Unit RI/FS Work Plan.
- Liquid Effluent Study (23 Documents).
- 2101-M-Pond Site.
- 216-B-3 Pond Site.



- Double-Shell Tank System Part A and Part B Dangerous Waste Permit Applications.
- Low-Level Burial Grounds Dangerous Waste Permit Application Design Documents.
- Hanford Site Soil and Groundwater Background.
- Site Wide Background Soil Sampling and Analysis Plan.
- New Production Reactor Environmental Impact Statement.

