

**Phase I Environmental Site Assessment
White Center Workshop
206 S.W. 112th Street
Seattle, Washington**

December 8, 2008

Prepared For:

King County
Real Estate Services
Facilities Management Division
King County Administration Building
500 Fourth Avenue, Room 500
Seattle, Washington 98104

Prepared By:

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CDM Project No. 19897-67636

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Section 1

Summary

Camp Dresser & McKee Inc. (CDM) completed a Phase I Environmental Site Assessment (ESA) of the White Center Workshop (the site or subject property) located at 206 S.W. 112th Street, Seattle, in unincorporated King County, Washington. The site is located in the White Center neighborhood, approximately six miles south of downtown Seattle. CDM's services were performed in accordance with our proposal dated September 5, 2008 under Contract No. E00025E, Work Order No. 13.

The site consists of approximately 0.84 acres and includes two buildings and a 170-foot tall radio tower. The site was first developed in 1969 when the Office/Warehouse Building was constructed in the southeastern portion of the site. A second building, the Radio Equipment Building, was constructed in 1978 in the northwestern area of the site. From approximately 1985 to 2007, an additional communications equipment building was located in the northeastern corner of the site.

Since development, the site has always been used for purposes relating to communications equipment (television, radio, microwave, and satellite). In addition, the Office/Warehouse Building has been used as a sheltered worksite for product assembly by handicapped individuals (1977 to 2002) and for computer refurbishing and training (2005 to present).

The site vicinity is dominated by residential development, with commercial development along 1st Avenue S., which is located approximately 700 feet east of the site. The subject property is adjoined by apartment complexes on all four sides. Also to the northwest is a property owned by the City of Seattle which contains a large water tower. A vacant lot is present to the southeast, across S.W. 112th Street.

Based on a review of hydrogeologic information for the site vicinity, the site is underlain by glacial till that may be up to 50 feet thick in the site vicinity. Significant quantities of groundwater are apparently not found within 130 feet of ground surface in the area; however, it is likely that localized perched groundwater is present within the till. Based on topography, the direction of groundwater flow beneath the site is expected to be generally toward the south.

The subject property was identified on the Washington State Department of Ecology (Ecology) underground storage tank (UST) database in connection with two diesel USTs at the site: one of which was closed in place and one which is currently operational. According to Ecology records, a 2,000-gallon diesel UST that was installed in the mid-1970s at the northeast corner of the Radio Equipment Building was closed in place in November 1998. Analysis of soil samples collected beneath the closed-in-place UST found no detectable concentrations of diesel- or motor oil-range TPH.

In November 1998, a new 1,100-gallon diesel UST was installed in front of the Radio Equipment Building. Based on a 2007 inspection by Ecology, this UST system appears to be in compliance with regulatory requirements and adequate to prevent or detect future releases.

Nearby sites identified on regulatory databases included several former and current service stations and auto repair shops located along 1st Avenue S., which are likely to be hydraulically cross- or downgradient to the subject property. Other sites identified on regulatory databases appear to be sufficient distant or hydraulically crossgradient to the subject property.

This Phase I ESA has revealed the following recognized environmental conditions in connection with the subject property:

- Computers and monitors are stored outside the Office/Warehouse Building without cover and are exposed to stormwater. These items contain metals (lead, mercury, and cadmium) and brominated flame retardants, which are a potential source of contamination to stormwater, to sediment in catch basins, to soil through leakage of stormwater systems, and to exposed soils in unpaved areas.

Section 2

Introduction

Camp Dresser & McKee Inc. (CDM) completed a Phase I Environmental Site Assessment (ESA) of the White Center Workshop (the site or subject property) located at 206 S.W. 112th Street, Seattle, in unincorporated King County, Washington. The site is located in the White Center neighborhood, approximately six miles south of Seattle. CDM's services were performed for King County in accordance with our proposal dated September 5, 2008 under Contract No. E00025E, Work Order No. 13.

2.1 Purpose

The purpose of this Phase I ESA is to identify recognized environmental conditions (RECs) on the subject property, if any. Recognized conditions are the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property.

The ESA includes a review of hazardous substances or petroleum products even under conditions in compliance with environmental laws. The ESA is not intended to include a review of *de minimus* conditions that generally do not present a material risk of harm to public 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.

This Phase I ESA was performed in general accordance with American Society for Testing and Materials (ASTM) Practice E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM, 2005) and follows the general outline of the standard. The Phase I also meets 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries.

2.2 Scope-of-Services

Our scope of services consisted of the following:

- Conducted a reconnaissance of the subject property and adjacent properties, as reasonably feasible, to observe present use and conditions and identify potential sources of soil, surface water, and/or groundwater contamination. Photographs taken as part of the site reconnaissance are provided in **Appendix A**.
- Obtained information from the user of this Phase I ESA to assist in identifying environmental conditions at the site. Copies of information provided by the user are provided in **Appendix B**.

- Reviewed the history of the site and surrounding area from standard historical record sources, including the following:
 - Topographic maps obtained from the U.S. Geological Survey (USGS), King County's online mapping system (iMap), and CDM's in-house collection
 - Aerial photographs reviewed at/obtained from Aero-Metric of Seattle, Washington, and from King County's website
 - City and county atlases reviewed/copied at Puget Sound Regional Archives in Bellevue, Washington
 - Tax records obtained from the Puget Sound Regional Archives in Bellevue, Washington, and from the King County Assessor's office and website
 - Building department records obtained from King County Department of Development and Environmental Services (DDES)

Copies of selected historical records are provided in **Appendix C**.

- Reviewed environmental databases maintained by the U.S. Environmental Protection Agency (EPA), State of Washington, and local agencies to identify if the site and adjacent or nearby properties or businesses are documented hazardous waste generators or are known or suspected of having contamination. Parcel Insight, Inc. performed the computerized environmental database search; a copy of their report is provided in **Appendix D**.
- Used the King County website to research whether any illegal drug labs are known to have operated in the site vicinity.
- Reviewed information on file with the Ecology for specific sites of interest, based on the database search findings. Copies of selected records from agency files are provided in **Appendix E**.
- Interviewed the following individuals
 - The following representatives of the site owner, King County:
 - Mr. Bob Thompson, Leasing Supervisor for King County Real Estate Services Section, and a Key Site Manager.
 - Mr. Mark Phillips, Property Agent for King County Real Estate Services Section, Leasing Unit.
 - Mr. Tom Paine, Property Agent for King County Real Estate Services Section.

- Mr. Tony Minor of King County Radio Communications Services, an occupant of the site.
- Mr. Dan Casey of Wilderness Technology Alliance, an occupant of the site.
- Mr. Nick Masla, Manager for King County Community Work Program, an entity that uses a portion of the site.
- Ms. Sherrie Chatman, a representative of the King County Fire Marshal Division.
- Mr. Roman Welyczko, a representative of Public Health – Seattle & King County.

Copies of interview records are provided in **Appendix F**.

- Prepared this report documenting our findings.

2.3 Significant Assumptions

The conclusions of this Phase I ESA are based on research of readily available current and historic information sources, interviews, and a site visit. CDM cannot and does not warrant or guarantee that the information provided by these sources is accurate or complete. Whenever possible, we researched more than one information source in order to substantiate our findings and conclusions. Whether we relied on one or multiple information sources, we must assume that our information source(s) are correct unless another source indicates otherwise.

2.4 Limitations and Exceptions

Our opinions and conclusions are based on information described herein and on our experience and professional judgment in evaluating that information. The information was either made available to CDM or reasonably obtained within the practical constraints of our scope of services. The opinions and conclusions set forth in this report are strictly limited to the scope of our services at the time they were conducted. It is not possible to eliminate all uncertainties; however, steps can be taken to reduce their impact. If you become aware of information we did not consider, or have any questions concerning our opinions and conclusions, please advise us immediately.

No practical study or procedure can or should be expected to discover all potential contamination. However, we believe this environmental assessment, in conjunction with any recommended additional studies, does represent due diligence as determined in accordance with the professional standard of care. This standard is the current level of care and skill ordinarily exercised by members of the engineering profession practicing under similar conditions in the project area. CDM cannot be responsible if due diligence standards change or if you are required to meet a higher standard.

2.5 Special Terms and Conditions

There are no special terms or conditions associated with this Phase I ESA.

2.6 User Reliance

This report was prepared for exclusive use by King County for this project only and may not be relied upon by any other person or entity without the written consent of King County and CDM. Our scope of services was developed in conjunction with King County's involvement to achieve specific project objectives, with the intent of establishing an appropriate balance between level of effort and uncertainty. Providing the report to others not party to this mutual scope determination, or using it for other projects or purposes, can result in misunderstandings or incorrect assumptions. CDM cannot be responsible for interpretation or extrapolation of the data contained herein, except as stated in our opinions or conclusions.

Section 3

Site Description

3.1 Location and Legal Description

The subject property consists of the following tax parcel:

- Parcel No. 0623049375, 206 S.W. 112th Street

The site is located in the southeast quarter of the southeast quarter of Section 6, Township 23 North, Range 4 East, W.M., as shown on the USGS Seattle South Quadrangle provided in **Appendix C-1**. The site is situated in unincorporated King County approximately six miles south of downtown Seattle. The site location is shown on **Figure 1**.

An abbreviated legal description for the property is SE SE, 6-23-4, according to a title report provided by King County.

3.2 Site and Vicinity General Characteristics

The subject property is located in an area dominated by residential development, with commercial development along 1st Avenue S., which is located approximately 700 feet east of the site. Residential development in the immediate site vicinity consists primarily of apartment complexes. **Figure 2** shows the approximate configuration of the subject property and land use in the site vicinity.

3.3 Site Description and Improvements

The subject property is a rectangular parcel of approximately 0.84 acres. The site includes two buildings: a 5,248-square foot office/warehouse (206 S.W. 112th Street) and an 800-square foot Radio Equipment Building (206-A S.W. 112th Street). A 170-foot tall radio tower and associated electrical equipment are located in a fenced enclosure at the rear (north side) of the site. Most of the site is paved with asphalt except grassy areas in the northern portion of the site and at the southwest corner of the property. The northern half of the site is enclosed by chain-link fencing topped with barbed wire or razor wire. **Figure 2** shows general site features. Site photographs are included in **Appendix A**.

The water supply for the site is obtained from King County Water District 45. Wastewater and sewage disposal for the site is provided by the SW Suburban Sewer District. Solid waste is collected by Waste Management, Inc.

3.4 Current Use of the Property

The Office/Warehouse Building at the site is occupied by Wilderness Technology Alliance, a non-profit organization that refurbishes computers and provides training and computers for low-income individuals and community organizations.

The radio communication building is occupied by King County Radio Communications Services to support a regional, interagency emergency communication system. Space within the radio communication building, on the radio tower, and in the area below the tower is also leased to private telecommunications companies for placement of their equipment.

A large dumpster at the site is also used by the King County Community Work Program to dispose of waste collected from local roadsides and trash bins. These items are collected by work crews that include individuals who have been sentenced to community service and are supervised by King County staff.

Site photographs are included in **Appendix A**.

3.5 Current Uses of Adjacent Properties

The subject property is adjoined by apartment complexes on all four sides. Also to the northwest is a property owned by the City of Seattle which contains a large water tower. A vacant lot is present to the southeast, across S.W. 112th Street.

Section 4

User-Provided Information

CDM requested information from King County in the form of a written questionnaire to meet the requirements of Section 6 of the ASTM standard. Ms. Kate Donley, a King County Real Property Agent, completed the questionnaire, and provided information, which is summarized in the following sections. A copy of the completed questionnaire is provided in **Appendix B**.

4.1 Title Records

A title report prepared by Pacific Northwest Title Company dated May 28, 2008 was provided to CDM for review. According to this title report, the subject property is owned by King County. The title report does not include chain-of-title information; however, documents attached to the title report indicate that King County acquired the site from Northwest Cablevision, Inc. in 1977.

Documents included in the title report indicate that the Northwest Center for the Retarded leased a portion of the site from December 1977 to January 5, 1997. The title report also notes the existence of several easements for utilities, and a 1997 agreement with City Light for placement of transformer(s) and other electrical equipment at the site.

4.2 Environmental Liens or Activity and Use Limitations

No records of environmental liens or activity and use limitations were identified in connection with the subject property.

4.3 Specialized Knowledge

Ms. Donley reported that King County personnel manage the radio tower and identified individuals to be interviewed who are knowledgeable about those operations.

4.4 Valuation Reduction for Environmental Issues

A valuation reduction occurs when the value of the property has been reduced below comparable properties due at least in part to environmental conditions associated with the property. Ms. Donley reported that the proposed purchase price reflects a reduction from the fair market value due to non-land related issues.

4.5 Obvious or Commonly Known Site Information

Ms. Donley reported that a decommissioned fuel UST and an operational diesel UST are associated with the Radio Shelter on the site. In addition, she reported that there was some potential that lead based paint may have been used on the water tower on an adjacent property, and that paint and solvent may have blown toward the subject property.

4.6 Reason for Performing the Phase I ESA

We understand that King County has requested this Phase I ESA as a part of a due diligence review of site conditions prior to offering the subject property for sale.

Section 5

Physical Setting

5.1 Topography

General topographic conditions of the property were observed during the site reconnaissance. In addition, CDM reviewed a United States Geological Survey (USGS) topographic map for the Seattle South, Washington Quadrangle dated 1983. The site is located near the southern limit of that quadrangle; therefore, the adjoining topographic map to the south was also reviewed (Des Moines, Washington Quadrangle dated 1949 revised 1995). Due to the differing units on these two maps, a 5-foot contour interval topographic map of the site vicinity was also obtained from the King County iMap system. Topography in the site vicinity is shown on the topographic maps included in **Appendix C-1**.

The property lies at an elevation of approximately 460 to 465 feet above mean sea level (MSL). Land surface at the site is generally sloped downward to the south, with a maximum elevation difference of approximately 5 feet.

5.2 General Site Vicinity Hydrogeology and Hydrology

5.2.1 Geology

The site is located within the Puget Sound Lowland physiographic province, a topographic basin extending from the Cascade Mountains on the east to the Olympic Mountains on the west. The area is characterized by gently rolling plains mantled with glacial drift deposited by the most recent (Vashon) glaciation. The plains are separated by broad-floored north-south trending valleys underlain by deposits of Recent age and bound by steeply sloping valley walls. The subject property is located within the Des Moines Drift Upland, which lies between Puget Sound to the west and the Duwamish River Valley to the east (Galster, 1991; Liesch, 1963).

According to a USGS geologic map of Seattle (USGS, 2005), the site area is underlain by artificial fill and glacial till. The fill materials may be at least 6 feet thick in the site vicinity. The glacial till consists of a very dense, poorly sorted mixture of silt, sand, and gravel. A drilling log from a nearby well (Coleman well, 905 S.W. 106th Street) indicates that the till is at least 50 feet thick in the site vicinity (Ecology Well Log Viewer, 2008).

5.2.2 Groundwater

Drilling and abandonment logs for a nearby irrigation well (Coleman well, 905 S.W. 106th Street) and a public water supply well (Beverly Park well, S.W. 112th Street and S.W. 4th Avenue) indicate that significant quantities of groundwater are not found within 130 feet of ground surface (Ecology Well Log Viewer, 2008). However, it is likely that localized perched groundwater is present within the till. A small quantity of water entered through holes cut into the bottom of an onsite UST during decommissioning, but no water entered a 15-foot deep pit that was excavated for the replacement UST at the site (as discussed in the UST closure assessment report

included in **Appendix E**).

Based on topography, the direction of groundwater flow under the site is expected to be generally toward the south.

5.2.3 Surface Water

The site is located within the Miller Creek drainage basin in the Central Puget Sound watershed. Miller Creek originates at Arbor Lake, which is located approximately $\frac{3}{4}$ mile southeast of the site and drains into Puget Sound in Normandy Park. The nearest surface water body is Lake Garrett (also called Hicks Lake), which is located approximately 1,800 feet west of the site in Lakewood Park.

Section 6

Historical Use Information

Historical use information for the subject property and site vicinity was researched from topographic maps, aerial photographs, city and county atlases, and tax records. Summaries of the historical information obtained from each of these sources are provided in **Appendix C**, subsections C-1 through C-5, along with selected copies of the actual information sources. The site history, as summarized from all of these information sources, is provided below.

6.1 Historical Summary

The earliest available historical record of the site vicinity is a 1908 topographic map that indicates no structures were present on the subject property at that time. Aerial photographs and atlases from 1936 through c. 1958 indicate that the site continued to be undeveloped and was part of a larger parcel. A small structure (presumably a house) was located at the far western edge of the parcel adjacent to 4th Avenue S.W. The address for the property was 11058 4th Avenue S.W.

A 1960 aerial photograph shows that the site remained vacant; however, a circular “footprint” was present to the north of the site and appears to extend onto the northern portion of the subject property. A large water tower appears for the first time to the northwest of the site, but does not appear to be related to the circular “footprint” to the north, as the tower has a much smaller diameter. A c. 1960 atlas shows that the site was still part of a larger parcel and the small structure at the far western edge had an address of 11054 4th Avenue S.W.

A 1969 aerial photograph shows S.W. 112th Street adjoining the southern boundary of the subject property for the first time. Tax records indicate that Tax Lot 375 (the subject property) was created in 1969 and the Office/Warehouse Building on the site was constructed the same year. The building was heated by electric baseboard heaters, as it is now. The site was owned by Northwest Cablevision, Inc. at that time, and a sketch of the building indicates it was used for office space and storage, with a small shop area and head end (a location where microwave or satellite signals are received). Two radio towers were also located on the site.

Tax records indicate that King County purchased the subject property in the spring of 1976 and that the Radio Equipment Building was constructed in 1978. The Radio Equipment Building had no heat when constructed; it now has electrical wall heaters.

Aerial photographs and building department records indicate that an additional structure (an approximately 20-foot by 40-foot Microwave and Head End building) was present in the northeastern corner of site from approximately 1985 to 2007, together with an associated concrete pad for satellite-to-earth receiving stations. An emergency generator that ran on fuel oil was located at the northwest corner of this building and was not properly permitted until 1999.

Development of adjoining properties began in approximately 1960 with installation of a water tower to the northwest of the site. Apartment buildings were constructed on adjoining properties to the north and east (c. 1990), south (c. 1990), and west (c. 1985).

In the larger surrounding area, several service stations were developed in the 1960s to the east and southeast of the site along 1st Avenue S., including 11027, 11203, and 11249 1st Avenue S.

Section 7

Records Review

7.1 Standard Environmental Record Sources

Facilities that generate, transport, store, or dispose of hazardous materials – or that have known or potentially identified contamination that could adversely impact the site – were identified using federal, state, and local databases. Parcel Insight, Inc. conducted the database search.

The Parcel Insight report in **Appendix D** provides a listing and description of the databases reviewed, search distances, and a map showing the approximate locations of listed sites and information contained within each database for each listed site.

The Parcel Insight report also identified one “orphan” site. Orphan sites are those that could not be mapped or “geocoded” due to inadequate address information. Orphan sites are listed in the Parcel Insight report on page 6. The orphan list was reviewed to identify sites that may be within the ASTM-prescribed search distances. Based on our review, the listed orphan site is not within the applicable search distance.

The subject property did not initially appear on any of the regulatory databases researched. However, based on our knowledge of the onsite UST, additional research was conducted and it was found that the subject property is listed in Ecology’s records as King County Radio Shop UST 455634 with an address of 112th SW and 3rd Avenue SW. Based on the ambiguous address information, the site location was erroneously placed outside the search distance. The subject property is listed in the UST database, described below. One or more sites identified by the database search appeared on each of the following lists.

National Priority List (NPL) – The NPL is a part of the Federal Superfund cleanup process for sites with known or threatened releases of hazardous substances, pollutants, or contaminants. Sites on the list have been scored using the Hazard Ranking System (HRS) and identified as warranting further investigation or remediation using Superfund Trust monies.

RCRA Generators - The EPA’s RCRA facility database lists facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA large quantity generators (LQGs) are facilities that generate over 1,000 kilograms of hazardous waste or over 1 kilogram of acutely hazardous waste per month, while small quantity generators (SQGs) produce less per month.

Underground Storage Tank (UST) – Sites with registered underground storage tanks are identified in this list. Sites with unregistered USTs (i.e., residential heating oil tanks) are not generally included on this list. UST sites are not necessarily suspected or known to have contamination.

Leaking Underground Storage Tank (LUST) – LUST records contain an inventory of reported leaking underground storage tank incidents.

After a preliminary review of the database search findings, many of the listed sites were omitted from further review because their potential to adversely affect conditions at the subject property is considered unlikely based on the following:

- The location is cross- or down-gradient of the subject property relative to the inferred direction of groundwater flow.
- The location is sufficiently distant from the subject property (with consideration of the contaminant type and affected media).
- The site is not listed for known or suspected contamination.

Following this review, three of the listed sites were identified as having some potential for environmental concern relative to the subject property, based on their proximity or nature of contamination, and were retained for further consideration. Information for these sites is summarized in **Table 7-1**.

Table 7-1: Sites of Potential Environmental Concern

Site Name	Site Address	Approx. Distance & Direction From Site	Database(s) on which Site is Listed
King County Radio Shop UST 455634	112 th SW and 3 rd Avenue SW, Seattle, WA 98181	Subject property	UST
Dimoff's Garage	11046 1 st Avenue S., Seattle	1/8 to ¼ mile NE	UST
McCoy Racing Products	11064 1 st Avenue S, Seattle	1/8 to ¼ mile E	UST

Following is a summary of information contained in the Parcel Insight report for each of the above listed sites, and our evaluation of the potential for each site to affect environmental conditions at the subject property.

King County Radio Shop UST 455634 – No information was available for this site in the Parcel Insight report; therefore, Ecology files were reviewed in order to evaluate environmental conditions at the subject property.

Dimoff's Garage – This site is listed as having one waste-oil UST that has been closed in place. Based on the proximity of this site, Ecology files were reviewed to further evaluate its potential to impact environmental conditions at the subject property.

McCoy Racing Products – This facility is identified as having six USTs that have been removed, including leaded gasoline and waste-oil USTs. Based on the proximity of this site, Ecology records were reviewed in order to further evaluate its potential to impact the subject property.

7.2 Agency Records Review

Files for the King County Radio Shop, Dimoff's Garage, and McCoy Racing Products sites were requested from Ecology to further evaluate their potential to affect environmental conditions at the subject property. Copies of selected information from Ecology's files are included in **Appendix E** and the findings of our review are summarized below.

7.2.1 King County Radio Shop

Ecology files contained documents relating to two diesel USTs at the subject property: one which was closed in place and one that is currently in use.

According to a UST closure assessment report by AGI Technologies (predecessor to CDM); a 2,000-gallon diesel UST was closed in place in November 1998. The UST was a single-wall steel UST installed in the mid-1970s to store diesel fuel for an emergency generator at the site. The UST was closed in place due to the proximity of buried utilities and foundations. After the tank was pumped, rinsed, cleaned, and inerted, three soil sample access holes were cut into the bottom of the UST. Soil samples were collected approximately 6 inches below the bottom of the UST at the center and at each end of the tank. Following soil sample collection, the UST was filled with 15 cubic yards of controlled density fill (CDF).

The three soil samples were analyzed for diesel- and motor oil-range total petroleum hydrocarbons (TPH) using Washington State Method NWTPH-Dx. Results of these analyses indicated no detectable concentrations of diesel- or motor oil-range TPH in any of the soil samples. Based on these results, it was concluded that no release had occurred from the UST system.

In November 1998, a new 1,100-gallon diesel UST was installed in front of the Radio Equipment Building to replace the closed-in-place UST system. The new system includes a fiberglass-wrapped steel tank with an epoxy interior lining. The UST system has non-corroding flexible piping with secondary containment, spill containment buckets, overfill protection, and electronic tank level monitoring. An April 2007 inspection of the UST system by Ecology found no violations. (Note that the inspection database erroneously lists the UST capacity as 11,000 gallons rather than 1,100 gallons.)

Based on this information, there is no indication of release from the closed-in-place UST system, and the current UST system appears adequate to prevent or detect future releases. Therefore, the potential for the UST systems to adversely affect environmental conditions at the subject property is considered low.

Copies of selected information from Ecology files for this site are included in **Appendix E**.

7.2.2 Dimoff's Garage

Ecology files contained documents relating to a waste-oil UST at this auto repair shop. A 1986 UST registration form indicates that the site had one UST in use at that time: a steel waste-oil UST of less than 500 gallons capacity. The tank was more than 30 years old at that time. Subsequent documents in the file indicate that the UST was cleaned, capped, and inactive as of December 1988. The owner planned to remove it in the spring of 1989; however, there was no documentation that this was done. There is no indication of a UST closure assessment having been done to evaluate whether any releases occurred from the UST system.

Based on the above information and the presumed hydraulically cross-gradient location of this facility, the potential for the Dimoff's Garage site to adversely affect environmental conditions at the subject property is considered low.

Copies of selected information from Ecology files for this site are included in **Appendix E**.

7.2.3 McCoy Racing Products

Ecology files contained documents relating to removal of six USTs at this facility (also referred to as McCreary Racing Tires). According to documents in the file, six USTs were removed in March 1999. The USTs included one 6,000-gallon leaded gasoline tank, four 4,000-gallon methanol tanks, and one 500-gallon waste-oil tank. The gasoline and methanol USTs were together in a common excavation pit and the waste-oil UST was in a separate location.

Soil samples collected from beneath the gasoline and methanol USTs and a dispenser island were analyzed for gasoline-range TPH (TPH-G); benzene, toluene, ethylbenzene, and xylene (BTEX); and lead. Soil samples collected from beneath the waste-oil UST were analyzed for diesel-range TPH (TPH-D) and heavy oil-range TPH (TPH-O). No samples were analyzed for methanol.

Results of these analyses detected TPH-G at a concentration of 190 milligrams per kilogram (mg/kg) and benzene at a concentration of 0.57 mg/kg in a sample collected beneath the gasoline UST at a depth of 8 feet below ground surface (bgs). These concentrations exceed current Washington State Model Toxics Control Act (MTCOA) Method A soil cleanup levels for unrestricted land use (30 mg/kg for TPH-G and 0.03 mg/kg for benzene). A soil sample collected two feet deeper (10 feet bgs) at this location indicated no detectable concentrations of TPH-G, BTEX, or lead. No detectable concentrations of any analytes were identified in other soil samples collected from beneath the USTs and the dispenser island.

Based on the above information and the presumed hydraulically cross-gradient location of this facility, the potential for the McCoy Racing Products site to adversely affect environmental conditions at the subject property is considered low.

Copies of selected information from Ecology files for this site are included in **Appendix E**.

Section 8

Site Reconnaissance

8.1 Methodology and Limiting Conditions

Ms. Dion Valdez of Constellation Services (subcontractor for CDM) conducted a site visit on November 18, 2008. Ms. Valdez was accompanied by Mr. Tony Minor of King County Radio Communications Services and by Mr. Dan Casey of Wilderness Technology Alliance during inspection of each of these organizations' facilities at the site.

It was 48°F with light rain at the time of the site visit. All areas of the site were accessible for inspection except for one locked shed on the northeast corner of the Office/Warehouse Building. Mr. Casey reported that neither he nor King County personnel have the key to the shed and it has been locked throughout the time he has occupied the site. Photographs taken during the site reconnaissance are included in **Appendix A**.

8.2 General Site Setting

The site vicinity is generally characterized by residential development consisting primarily of apartment complexes. A municipal water tower is located to the west of the site, and commercial businesses are located along 1st Avenue S., which is to the east of the site.

8.3 Site Observations

8.3.1 Exterior Observations

At the rear (north side) of the Office/Warehouse Building, a large collection of computers and monitors was stored outside on the pavement. This equipment was not under cover, and rainwater was falling on the items and then running off onto the pavement. According to Mr. Casey, unusable equipment is routinely stored in this area until a sufficient quantity is collected (approximately twice what was present during the site inspection). Then it is picked up for recycling approximately every two months by MIC Total Recycle of Kent, Washington.

In addition to the unusable computer equipment, seven 5-gallon buckets with unknown contents were stored on a pallet in the same area. According to Mr. Casey, these buckets were left by King County personnel involved in local litter control programs. Trash collected along roadsides is placed in a large dumpster within the central fenced area on the site, but items that cannot be disposed as solid waste are temporarily stored behind the Office/Warehouse Building. The buckets were closed and there were no indications of leakage or spillage.

Other exterior areas of the Office/Warehouse Building appeared generally clean and well-maintained.

In front of the Radio Equipment Building, a decommissioned generator was being stored outside. Next to this generator, several containers of waste oil (four 5-gallon buckets and two 1-gallon jugs) and waste antifreeze (two 1-gallon jugs) were stored on a pallet. These items have reportedly been stored in this manner since this past summer (Minor, 2008). The buckets and jugs were closed and there were no indications of leakage or spillage in this area.

At the rear (north side) of the site is a fenced yard that includes a 170-foot tall radio tower and associated electrical equipment in cabinets and in a portable shelter. A standby generator is also located in this area and is reportedly owned by Sprint (Minor, 2008). The tower, electrical equipment, and generator are on concrete pads surrounded by asphalt paving. The remainder of this fenced yard is covered with grass and weeds. The generator is located adjacent to an unpaved, grassy area.

Asphalt paved areas throughout the site are in generally poor condition. Much of the asphalt is cracked, buckled, and patched, with weeds growing through the surface in many areas.

No stormwater catch basins were observed on the site. However, based on weeds observed growing in a roughly square-shaped low spot, there may be a catch basin that is silted in at the northwest corner of the Office/Warehouse Building. According to Mr. Casey, mud washed down to this area when the former Microwave and Head End building (also referred to as the Comcast Building) was demolished at the rear of the site approximately 18 months ago. Due to the slope of the site, some rainwater was pooling in this area behind the building where electronic equipment is being stored outside. One stormwater catch basin was observed adjacent to the site along S.W. 112th Street. Known and suspected catch basin locations are shown on **Figure 2**.

No indications of drains or sumps, pits, wells, septic systems, wastewater discharges, stained soil, stressed vegetation, or odors were noted during the onsite inspection.

8.3.2 Interior Observations

8.3.2.1 Office/Warehouse Building

The office/warehouse is a single-story wood frame structure that is roughly square in shape with an open courtyard in the middle. The building includes a reception area and classroom in the south portion of the building, technician work areas in the east and central portions, offices and a kitchen in the west portion, and warehouse space along the entire northern end of the building.

Numerous computers, monitors, and computer parts are located throughout the building. The computers are stacked over 7 feet high in the warehouse area.

One utility sink is located in a technician work area, but is reportedly not used (Casey, 2008). Floor drains were observed only in the bathrooms.

A locked shed at the northeast corner of the Office/Warehouse Building was not accessible as Mr. Casey has never been given a key for this space (Casey, 2008).

8.3.2.2 Radio Equipment Building

The Radio Equipment Building includes three rooms: a generator room, a communications equipment room, and a room used by those who lease space on the tower to store associated communications equipment. The generator room contains a standby diesel generator and the electronic fluid level monitoring system for the diesel UST. The generator looked relatively new and the floor appeared freshly painted. There were no indications of drips or leaks beneath the generator.

The communications equipment room contains batteries (lead-acid), battery chargers, and other electronic equipment related to the communications systems. A battery spill kit and an emergency eye wash station are located in this room. The concrete floor in this room had minor staining but was in good overall condition.

The room for equipment storage was mostly empty at the time of the site inspection. The only items stored in this room were a shop vacuum, some rope and electrical cord, and several containers of paint (three 1-gallon cans) and primer (two 5-gallon buckets and a 1-gallon jug). The concrete floor in this room had some staining but was in good overall condition. Four PVC-pipe conduits through the floor in the southeast corner of the room have been sealed. The purpose of these conduits was not known (Minor, 2008).

8.4 Vicinity Observations

Adjacent properties were observed from public roadways and from adjoining property boundaries. The adjoining apartment buildings to the north, east, south, and west all appeared to be generally well maintained. The City of Seattle water tower to the northwest of the site appeared to be in good condition and the grassy yard surrounding it was mowed and well maintained in appearance.

A drive-by survey of businesses along 1st Avenue S. identified the location of several former service stations and auto repair shops that were noted on atlases, aerial photographs, and regulatory databases. These included 11027 1st Avenue S. (a former service station which is now an auto detail and brake shop), 11046 1st Avenue S. (which is still Dimoff's Garage), 11064 1st Avenue S. (a former service station that is now a machine shop), and 11203 1st Avenue S. (which is an abandoned service station). An active service station is located at 11249 1st Avenue S. All of these businesses appeared to have their original (pre-1968) structures.

Section 9

Additional (Non-ASTM) Issues

9.1 Asbestos-Containing Materials

The manufacture of most asbestos-containing materials (ACMs) was banned in 1979. Prior to this, asbestos was a common constituent of numerous building materials, such as floor and ceiling tiles, caulking, pipe insulation, and exterior siding. Our reconnaissance did not include an inspection for ACMs. However, the following materials were observed at the site that may include ACMs: vinyl floor tiles in the Office/Warehouse Building. Based on the age of the Office/Warehouse Building (constructed in 1969) and the Radio Equipment Building (constructed in 1978) it is possible that other suspected ACMs may be present.

9.2 PCBs

Prior to 1979, PCB-containing oils were commonly used in transformers and fluorescent light ballasts, after which this use was banned. One pad-mounted transformer is located in the northern fenced section of the site and was marked as having been tested and determined to be a non-PCB unit. Fluorescent light fixtures were observed in both buildings at the site.

9.3 Lead-Based Paint

Since 1977, the Consumer Products Safety Commission has limited lead content in most paints to 0.06 percent. Prior to this, paint commonly contained higher concentrations of lead. Based on the age of the Office/Warehouse Building (constructed in 1969), it is possible that the paint used on the building is lead-based.

9.4 Radon

Radon is a colorless, odorless, and tasteless gas that occurs during the natural breakdown of uranium. Typically, radon collects in the basement or below grade structures if released from a geological formation. The average activity guideline for radon adopted by the Environmental Protection Agency (EPA) is 4.0 picocuries per liter (pCi/L). A preliminary review of EPA's map of radon zones in the U.S. by county indicates the site lies in Zone 3, which typically shows radon concentrations below 2 pCi/L (USEPA web site). Exceedances of the action level can and do occur in areas considered to be of low radon potential and can only be determined by testing.

Section 10

Interviews

Interviews were conducted with representatives of the site occupants, the site owner (King County), the King County Fire Marshal's office, and Public Health – Seattle & King County. Telecommunication records and questionnaires completed as a result of these interviews are included in **Appendix F**.

10.1 Interview with Owner/Key Site Manager

Mr. Bob Thompson of King County was interviewed by telephone (Thompson, 2008). Mr. Thompson is a Leasing Supervisor for King County's Real Estate Services Section and a Key Site Manager for the subject property. Mr. Thompson has managed the site for five years. He reported that there are no liens, litigation, or notices from government agencies regarding environmental matters at the site. He did not have any contact information regarding past owners of the site.

Mr. Mark Phillips of King County was interviewed by telephone (Phillips, 2008). Mr. Phillips is a Property Agent for King County's Real Estate Services Section. He is responsible for managing tenants in the Office/Warehouse Building, and summarized the history of occupants of that building. Beginning in the 1970s, when King County purchased the site, the first tenant was the Northwest Center for the Retarded which operated a sheltered work site for handicapped individuals. The work involved assembly of various products. From 1998 through approximately 2002, the building was occupied by Vadis, with operations similar to Northwest Center for the Retarded. The site was then vacant until September 2005, when Wilderness Technology Alliance began operations there. According to Mr. Phillips, none of the tenants have used hazardous substances or petroleum products. Mr. Phillips had no information regarding the locked shed at the northeast corner of the Office/Warehouse Building and has never been in it.

Mr. Tom Paine of King County was interviewed by telephone (Paine, 2008). Mr. Paine is a Property Agent for King County's Real Estate Services Section. He has been familiar with the property for approximately five years and is responsible for managing leases for the tower. Mr. Paine reported that the standby generator located outside adjacent to the tower is owned by Sprint. Subsequent communication with a representative from Sprint revealed that the generator engine is fueled with natural gas (Meadows, 2008). Mr. Paine had no knowledge of a standby generator associated with the former Comcast Microwave and Head End Building that was previously located in the northwest corner of the site.

10.2 Interview with Occupants

CDM interviewed representatives of the three tenants at the site: King County Radio Communications Services, Wilderness Technology Alliance, and King County Community Work Program.

Mr. Tony Minor of King County Radio Communications Services was interviewed in person during the site inspection. Mr. Minor is a Radio Communications Supervisor and has been familiar with the site for approximately two years. King County Radio Communications Services occupies the Radio Equipment Building and manages the radio tower on the site. According to Mr. Minor, the Radio Equipment Building has always been used for its current purpose, which is to house electronic equipment and a standby generator. The only hazardous substances or petroleum products used at this building are an approximately 1,000-gallon diesel UST that stores fuel for the generator's diesel engine, lead-acid batteries for the communications equipment, and some paints that are being stored in the building. He reported no knowledge of any releases of hazardous substances or petroleum products at the site. Additional information provided by Mr. Minor is included and referenced in relevant sections of this report.

Mr. Dan Casey of Wilderness Technology Alliance was interviewed in person during the site inspection. Mr. Casey is a Manager of Wilderness Technology Alliance, which has occupied the Office/Warehouse Building at the site for approximately three years. The non-profit company refurbishes computer equipment, donates it to low-income individuals and community organizations, and conducts training. He reported that no hazardous substances or petroleum products are used in their operations. Only household-type cleaning products (such as Goo Gone and glass cleaner) are used during refurbishing of computer equipment. He noted that North Highline Fire District recently conducted a fire inspection of the building and the facility passed the inspection. Additional information provided by Mr. Casey is included and referenced in relevant sections of this report.

Mr. Nick Masla of King County's Community Work Program was interviewed by telephone. Mr. Masla is a Manager for the program, which supervises work conducted by people sentenced to community service by the courts. The work involves litter control, roadside vegetation clearing, and emptying garbage containers in the White Center and Boulevard Park business districts. Nearly everything collected by crews working in the local area is placed into a large dumpster at the subject property, with the exception of obviously hazardous items. Hazardous items are handled by King County Environmental Services. Based on the report of 5-gallon buckets being stored by Community Work Program crews behind the Office/Warehouse Building, Mr. Masla had a crew chief visit the site. The crew chief confirmed that six buckets were present, three of which were empty and three of which were full. The contents of the full buckets are not known.

10.3 Interview with Fire Department Personnel

Ms. Sherrie Chatman of the King County Fire Marshal Division was interviewed by email for information regarding UST records for the subject property (Chatman, 2008). Ms. Chatman replied that, because the site is commercial property, permit records would be maintained by King County DDES Records Office. DDES records were reviewed as part of the historical research of building department records for the site and are discussed in **Appendix C-5**.

10.4 Interview with Health Department Personnel

Mr. Roman V. Welyczko, a Project/Program Manager with Public Health – Seattle & King County, was contacted for information regarding environmental health issues (such as dumping, hazardous waste issues, or complaints). Mr. Welyczko provided records of unlawful dumping of furniture, yard waste, and metal fencing in January and February 2006. By March 2006, the items had been removed by county staff.

Section 11

Findings

The following sections summarize CDM's findings for this site.

11.1 Onsite

- The site was originally part of a larger, apparently residential, parcel. The specific area that comprises the site remained undeveloped until 1969 when the subject property was segregated from the larger parcel and the Office/Warehouse Building was constructed. The Radio Equipment Building was constructed in 1978. From approximately 1985 to 2007, an additional communications equipment building was located at the northeastern corner of the site.
- From the time it was developed to the present, the site has been used for communications equipment (television, radio, microwave, and satellite) and includes the use of lead-acid batteries and standby generators connected to diesel, fuel oil, or natural gas-fired engines. In addition, the Office/Warehouse Building has been used as a sheltered worksite for product assembly by handicapped individuals (1977 to 2002) and for computer refurbishing and training (2005 to present).
- Petroleum products have been stored at the site in small tanks connected to standby diesel or fuel oil generators and in USTs to provide additional fuel capacity for the standby diesel generator inside the Radio Equipment Building. The subject property appears on Ecology's UST list in connection with two USTs at the site: one of which was closed in place and one which is operational. A 2,000-gallon diesel UST that had been installed in the mid-1970s at the northeast corner of the Radio Equipment Building was closed in place in November 1998. Review of Ecology files indicates that analysis of soil samples collected from beneath the closed-in-place UST found no detectable concentrations of diesel- or motor oil-range TPH in any of the soil samples. In November 1998, a new 1,100-gallon diesel UST was installed in front of the Radio Equipment Building to replace the closed-in-place UST system. Based on a 2007 inspection by Ecology, the new UST system appears to be in compliance with regulatory requirements.
- Several items were observed stored outside at the site, including a decommissioned generator; closed containers of waste oil, waste antifreeze, and unknown contents; and unusable computers and monitors awaiting pickup for recycling. The generator has been drained of fluids, and items in closed containers are not exposed to stormwater. However, the electronic equipment is not stored under cover and is exposed. Metals (lead, mercury, and cadmium) and brominated flame retardants are substances of potential concern in electronic equipment (EPA, 2008).

11.2 Offsite

- Development of adjoining properties began in approximately 1960 with installation of a water tower to the northwest of the site. Apartment buildings were constructed on adjoining properties to the north, east, south, and west in the 1980s and 1990s.
- The larger surrounding area is primarily residential, except for commercial businesses located to the east of the site along 1st Avenue S., including several former service stations that were developed in the 1960s.
- Several businesses along 1st Avenue S., including current and former service stations and auto repair shops, were identified on Ecology's UST database. Former service stations identified by historical records at 11027 and 11203 1st Avenue S. did not appear on the UST database.
- Ecology files for the Dimoff's Garage site (11046 1st Avenue S.) indicate that a 500-gallon waste-oil UST was closed, and was planned to be removed, but removal was not confirmed.
- Review of Ecology files for the McCoy Racing Products site (11064 1st Avenue S.) indicate that six USTs were removed, including a 6,000-gallon leaded gasoline tank, four 4,000-gallon methanol tanks, and one 500-gallon waste-oil tank. Analysis of soil samples from the final excavation limits indicated no detectable concentrations of TPH, BTEX, or lead. No samples were analyzed for methanol.

Section 12

Opinion

Following is a summary of CDM's opinion regarding known or suspected conditions observed or identified through the Phase I ESA process:

- Historical uses of the site for residential purposes and as a sheltered worksite are not known to have involved hazardous substances or petroleum products and are, therefore, not an environmental concern. Lead-acid batteries used in connection with communication equipment at the site are indoors and, therefore, unlikely to have an adverse impact on the site. Computer refurbishing activities that are conducted indoors do not involve use of hazardous substances (except what is integral to the equipment) or petroleum products; therefore, these activities do not represent an environmental concern.
- There is no indication of a release from past or current standby generators at the site. The outdoor standby generator currently on the site is connected to a natural gas-fired engine.
- There is no indication of a release from the closed-in-place UST system at the site. Therefore, the potential for this system to have adversely affected environmental conditions at the subject property is considered low.
- The current diesel UST system at the site appears adequate to prevent or detect future releases. Therefore, the potential for the UST systems to adversely affect environmental conditions at the subject property is considered low.
- Computers and monitors stored outside without cover are a potential source of contamination to stormwater.
- Commercial businesses along 1st Avenue S., including former and current service stations and auto repair shops, are likely located hydraulically cross- or downgradient to the subject property. Therefore, the potential for these sites to adversely affect environmental conditions at the subject property is considered low.
- Other nearby sites identified on regulatory lists appear to be sufficiently distant or hydraulically cross-gradient to the subject property and, therefore, their potential for environmental impact to the subject property is considered low.

Section 13

Conclusions

CDM has performed this Phase I ESA of the White Center Workshop property located at 206 S.W. 112th Street, Seattle, in unincorporated King County, Washington, in conformance with the scope and limitations of ASTM Practice E 1527-05. Any exceptions to, or deviations from, this practice are described in Sections 2.4 and 14 of this report. This Phase I ESA has revealed the following recognized environmental conditions in connection with the subject property:

- Computers and monitors are stored outside the Office/Warehouse Building without cover and are exposed to stormwater. These items contain metals (lead, mercury, and cadmium) and brominated flame retardants, which are a potential source of contamination to stormwater, to sediment in catch basins, to soil through leakage of stormwater systems, and to exposed soils in unpaved areas.

Section 14

Deviations and Data Gaps

No significant deviations occurred from the ASTM Practice E 1527-05, *Standard Practice for Environmental Site Assessments; Phase I Environmental Site Assessment Process*, or 40 CFR Part 312 with the following exceptions:

- A locked shed at the northeast corner of the Office/Warehouse Building could not be inspected as a key could not be located. Based on the small size of the shed (approximately 10 feet by 10 feet), the potential for the shed contents, if any, to represent a significant environmental concern is considered low.
- No representatives of the past owner of the site (Northwest Cablevision, Inc.) were identified or interviewed. Based on historical records indicating similar use of the site throughout its period of development, this data gap does not appear to represent a significant limitation to our understanding of the site history and conditions.

Section 15

Declaration and Signatures

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of the part (40 CFR Part 312). A summary of qualifications is provided in **Appendix G**.

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 all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Lance E. Peterson, LHG
Senior Hydrogeologist
Camp Dresser & McKee Inc.

Section 16

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Minor, Tony. Radio Communications Supervisor, King County Radio Communications Services. (206) 205-8194. Personal communication with Dion Valdez of Constellation Services (subcontractor for CDM) on November 18, 2008.

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Distribution

2 Copies
(plus 1 electronic)

Real Estate Services
Facilities Management Division
King County
King County Administration Building
500 Fourth Avenue, Room 500
Seattle, Washington 98104

Attention: Ms. Kate Donley

1 Copy

King County Solid Waste Division
Department of Natural Resources and Parks
King Street Center
201 South Jackson Street, Suite 701
Seattle, Washington 98104-3855

Attention: Mr. Jim Neely

Figures

Appendix A

Site Photographs

Appendix B

User-Provided Information

Appendix C

Historical Research Documentation

Appendix C-1

Topographic Maps

Appendix C-1

Topographic Maps

Historical topographic maps for the site area were obtained from CDM's in-house collection. Current topographic maps for the site vicinity were obtained from the USGS website and from King County's iMap website. Following is a summary of relevant features observed on these maps.

Historical USGS Topographic Map, Seattle (1908): Topography of the site area is characterized by gently rolling hills on an upland plateau between Puget Sound to the west and the Duwamish River valley to the east. This map shows sparse development in the site vicinity. Only a few streets are present in the site area with few structures indicated along those streets. No structures are indicated on the subject property.

Historical USGS Topographic Map, Seattle South Quadrangle (1968): This map shows a significant increase in development throughout the area. However, S.W. 112th Street does not yet extend across the southern boundary of the subject property and no structures are shown on the site.

Current USGS Topographic Map, Seattle South Quadrangle (1983) and Des Moines Quadrangle (1949 revised 1995): The site vicinity is characterized by gently rolling hills with lakes in some of the lower elevations between hills. The subject property is located high on the southern flank of a hill that rises approximately 20 feet above the site elevation at S.W. 108th Street to the north of the site. The nearest water body is Hicks Lake, located approximately 1,800 feet west of the site. A radio tower is indicated on the subject property, as well as the Office/Warehouse Building.

Current King County contour map: A more detailed 5-foot contour map of the site shows that the site elevation ranges from approximately 460 to 465 feet MSL with a downward slope from north to south.

Appendix C-2

Aerial Photographs

Appendix C-2

Aerial Photographs

Historical aerial photographs were reviewed at Aero-Metric of Seattle, and selected copies were obtained. Additional aerial photographs were also downloaded from the King County website. Relevant features observed on the photographs are described below.

1936, King County (copy included): The site is undeveloped and occupied by an open field that extends offsite to the north, east, and south. To the west of the site is what appears to be an orchard, with a light colored rectangular area immediately adjacent to the site. To the south, S.W. 112th Street is not yet present. The surrounding area is sparsely developed.

1946, Aero-Metric: The site remains undeveloped. The orchard to the west remains present, but the rectangular area is no longer evident. To the north is an open field, with some residential development occurring to the north of that along S.W. 110th Street. To the east is vacant land, with an orchard beyond. To the south, a small building and what appears to be a radio tower have been constructed.

1956, Aero-Metric: The site and surrounding area appear generally similar to the previous photograph. There is somewhat more development in the surrounding area.

1960, Aero-Metric (copy included): The site remains vacant; however, a circular “footprint” is present to the north of the site and appears to extend onto the northern portion of the subject property. To the northwest of the site, a large water tower appears for the first time. The water tower does not appear to be related to the circular “footprint” observed to the north, as the tower has a much smaller diameter. To the east and southeast are large disturbed areas that indicate those areas are being prepared for development.

1969, Aero-Metric: The site remains vacant. To the south, S.W. 112th Street is present for the first time. To the southeast, across S.W. 112th Street, a large commercial structure has been constructed, which appears to be a grocery store. A gas station appears to be present at the southwest corner of S.W. 112th Street and 1st Avenue S., approximately 600 feet southeast of the subject property. To the west, a large building that appears to be an institution or apartment building has been constructed at the intersection of S.W. 112th Street and 4th Avenue S.W. where the former orchard was. The remainder of the surrounding area appears generally similar to the previous photograph.

1974, Aero-Metric: The Office/Warehouse Building on the subject property is present for the first time, with a parking area that extends to the rear of the site. However, due to the poor quality of this photograph, few details are discernable. The surrounding area shows no significant change.

1980, Aero-Metric (copy included): The Radio Equipment Building appears for the first time to the northwest of the Office/Warehouse Building and appears to have two tall towers on it. The surrounding area shows no significant change.

1985, Aero-Metric: The site appears similar to the previous photograph except that an additional building appears to be present at the northeast corner of the site. To the west of the subject property, a new building appears on the adjacent lot and appears to be an apartment building or office building. No other significant changes are noted in the surrounding area.

1990, Aero-Metric (copy included): The site appears generally similar to the previous photograph. Several small light-colored objects are present at the rear of the site and appear to be satellite dishes. The adjacent property to the east has been developed with what appears to be an apartment complex that also wraps around to the north of the subject property. Another apartment complex appears to have been developed to the south of the site, across S.W. 112th Street.

1995, Aero-Metric: No significant changes are noted.

1998, King County (copy included): No significant changes are noted, except that the onsite towers are not visible in this photograph.

2000, King County (copy included): A new tower appears to have replaced the previous tower at the site. Immediately southeast of the site, across S.W. 112th Street, a previously vacant parcel now appears to have trailers and other small structures and objects on it.

2002, King County (copy included): Several trucks and satellite dishes are visible near the building at the rear of the subject property due to the higher quality of this photograph. There are no significant changes to the site or surrounding area, except that the property to the southeast noted in the previous photograph is vacant again.

2005, King County (copy included): No significant changes are noted.

Appendix C-3

City and County Atlases

Appendix C-3

City and County Atlases

City and county atlases (Metsker and Kroll maps) were reviewed and copied at the Puget Sound Regional Archives in Bellevue. Kroll atlases were undated at the time of publication, and pages were subsequently added or modified; therefore, the dates on these atlases must be considered approximate. Relevant features observed on these atlases are summarized below.

1936, Metsker Atlas of King County: This map shows that the site is part of a larger parcel that extends west to 4th Avenue S.W., and that S.W. 112th Street is not yet present to the south of the site. A large golf club (Lakewood Golf Club) and a small lake (Lake Hicks) are located to the west, across 4th Avenue S.W. Few other details are indicated.

c. 1940, Kroll Atlas of Seattle – South End Supplement (large format, including page to south): The site is still shown as part of a larger 4.85-acre parcel, which is indicated as owned by James Y. Smith. A small structure (presumably a house) is located at the far western edge of the parcel, and has an address of 11058 4th Avenue S.W.

c. 1940, Kroll Atlas of King County – Western Part: The site remains shown as a larger parcel, but is indicated as owned by Ed. Budgek. A large parcel to the southeast of the site is indicated as owned by N.W. Airlines. To the west, Lake Hicks is identified as Lake Garrett.

c. 1958, Kroll Atlas of King County – Western Part: The site remains shown as part of a larger parcel, which is owned by A. Benton & B. McIntosh. The former golf club to the west is now indicated as a King County Park, and several schools are also indicated in that area. The large parcel to the southeast remains owned by N.W. Airlines.

c. 1960, Kroll Atlas of Seattle – South End Supplement (large format, including page to south): The site is indicated as part of a 4.89-acre parcel owned by Ed Budnick and the address for the small structure at the western end of the parcel is shown as 11054 4th Avenue S.W. The large parcel to the southeast remains owned by N.W. Airlines; however a small radio station is indicated on that property for the first time. To the northeast of the site, a service station is indicated at 11027 1st Avenue S.

c. 1968, Kroll Atlas of Seattle – South Supplement (large format, including page to south): The site is shown as a separate 0.8-acre tax lot (number 375) and the Office/Warehouse Building currently at the site is present for the first time. The building is marked as “Teleprompter.” S.W. 112th Street is present to the south of the site for the first time. The adjoining property to the northwest of the site is shown as “Water Dept” although the current water tower is not indicated. No structures are indicated on any of the adjoining properties. Farther to the east, a service station is still present at 11027 1st Avenue S., and two additional service stations are present at 11203 and 11249 1st Avenue S., which are southeast of the subject property. Also to

the southeast of the site, the radio station previously noted is still present, and a Safeway grocery store has been constructed on the former N.W. Airlines parcel.

c. 1970, Kroll Atlas of King County – Western Part: No significant changes or relevant details are provided on this atlas.

Appendix C-4

Tax Records

Appendix C-4

Tax Records

Tax assessor records for the subject property from 1969 through 1972 were obtained from the Puget Sound Regional Archives in Bellevue, Washington. Assessor records from 1972 to 1995 were obtained from the King County Assessor's office, and current records were obtained from the King County Assessor's website. Following is a summary of relevant information contained in these records.

The earliest tax record is from 1969, when Tax Lot 375 (the subject property) was segmented from Lots 269 and 31. The Office/Warehouse Building on the site was constructed in 1969, and was heated by electric baseboard heaters, as it is now. The site was owned by Northwest Cablevision, Inc. at that time, and a sketch of the building indicates it was used primarily for office space and storage, with a small shop area and head end. A 1969 photograph in the tax record indicates that two radio towers were originally present on the site.

By approximately 1975, the building was vacant. The tax records note that King County purchased the property in the spring of 1976 and put up a TV substation. Teleprompter TV shared half the building.

The Radio Equipment Building on the site was constructed in 1978 and had no heat.

By 1983, the site occupant is listed as Olympus - Northwest Center.

Appendix C-5

Building Department Records

Appendix C-5

Building Department Records

Records relating to building plans and fuel storage tanks were researched on the King County website and selected records were obtained from the King County Department of Development and Environmental Services (DDES). Following is a summary of relevant information contained in these records.

A 1999 application by Pagenet Communications includes several site plans that show the configuration of onsite structures at that time. A 20-foot by 40-foot Microwave and Head End Building was present in the northeast portion of the site, with an emergency power generator at the northwest corner of that building. A 20-foot by 60-foot concrete pad for satellite-to-earth receiving stations was located just south of that building. Other site features appear generally similar to present conditions.

An application to install a 280-gallon aboveground storage tank (AST) at the site was submitted by TCI Cable in 1997 and subsequently withdrawn. The tank was intended to store fuel oil to provide additional fuel capacity for the emergency generator noted above. In the course of reviewing the AST application, the Fire Marshal's office determined that the generator had not been permitted and the tank, therefore, could not be approved. The generator was eventually permitted in January 1999.

DDES files also included permits and inspection records of the King County Fire Marshal's office regarding the 1998 decommissioning of the 2,000-gallon diesel UST and installation of the replacement 1,100-gallon diesel UST. The records indicate that these activities were properly permitted and approved upon completion.

Appendix D

Regulatory Database Search

Appendix E

Selected Regulatory Agency Records

Appendix F

Interview Records

Appendix G

Qualifications of Environmental Professionals