

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Sammamish Residential Parcels
Parcels 262506-9029, -9033, -9042, -9048, -9055, -9090
24403, 24407, 24615, 24637, 24649 Northeast 18th Street
Sammamish, Washington 98074

TOLL BROTHERS

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April 2, 2018

JN-38040

Jeff Peterson
Toll Brothers
8815 122nd Avenue Northeast, Suite 200
Kirkland, Washington 98033

Subject: **PHASE I ENVIRONMENTAL SITE ASSESSMENT**
 Sammamish Residential Parcels
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 Sammamish, Washington 98074

Dear Mr. Peterson:

Environmental Associates, Inc., (EAI) has completed a Phase I Environmental Site Assessment of the subject property located in King County, Washington. This report, prepared in accordance with the terms of our proposal dated March 9, 2018 and in a manner consistent with the intent and methodologies of *ASTME 1527-13*, "*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*," summarizes our approach to the project along with results and conclusions.

The contents of this report are confidential and are intended solely for your use and the use of your representatives. Two (2) copies of this report are being distributed to you. No other distribution or discussion of this report will take place without your prior approval in writing. Additional copies are available for a small fee.



Executive Summary

In accordance with report language requirements of *ASTM E-1527-2013, "Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process"*, and more specifically section 12.8 thereto, the following conclusory statements are made:

We (EAI) have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13 of the Sammamish residential parcels property located at 24403, 24407, 24515, 24615, 24637, & 24649 Northeast 18th Street in Sammamish, Washington. As redefined by ASTM in their latest editorial rendition (ASTM-E-1527-2013) of the definition of a recognized environmental condition (REC), the term is said to mean:

“The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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.”

Within the context of the limitations of the attached report of which this letter is a part, no evidence of “recognized environmental conditions” as currently narrowly defined by section 1.1.1 of ASTM E-1527-13 was identified in connection with the property.

A potential historical land-use detail identified by the current Phase I which does not fit neatly into the extremely narrow current ASTM definition of a REC consists of the historic use of heating oil by two (2) historic on-site dwellings on parcels -9042 and -9055.

A non-CERCLA detail of potential environmental significance identified at the subject site consists of the potential for the presence of asbestos-containing building materials within the 1969-vintage residence on parcel -9048.

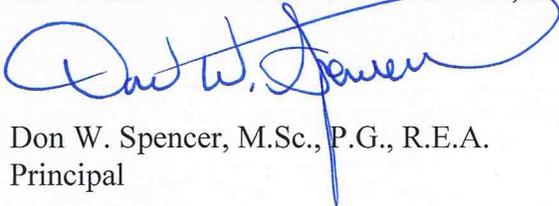
Additional discussions along with common-sense recommendations for future management relating to the above-noted details are provided for your consideration in the Conclusions/Recommendations section and at other appropriate locations within the attached report.

Toll Brothers
April 2, 2018

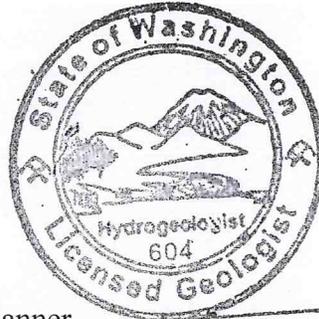
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We appreciate the opportunity to be of service on this assignment. If you have any questions or if we may be of additional service, please do not hesitate to contact us.

Respectfully submitted,
ENVIRONMENTAL ASSOCIATES, INC.



Don W. Spencer, M.Sc., P.G., R.E.A.
Principal



EPA-Certified Asbestos Inspector/Management Planner
I.D. # AM 48151

DON W. SPENCER

EPA/HUD Certified Lead Inspector (Licensed)

Registered Site Assessor/Licensed UST Supervisor
State Certification #0878545-U7

License: 604	(Washington)
License: 11464	(Oregon)
License: 876	(California)
License: 5195	(Illinois)
License: 0327	(Mississippi)

ENVIRONMENTAL ASSOCIATES, INC.

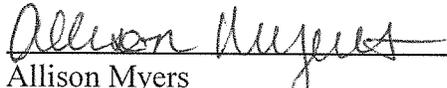
PHASE "1" ENVIRONMENTAL SITE ASSESSMENT

**Sammamish Residential Parcels
Parcels 262506-9029, -9033, -9042, -9048, -9055, -9090
24403, 24407, 24615, 24637, 24649 Northeast 18th Street
Sammamish, Washington 98074**

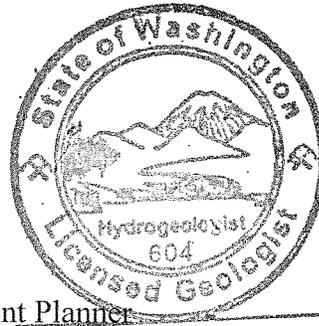
Prepared for:

**Toll Brothers
8815 122nd Avenue Northeast Suite 200
Kirkland, Washington 98033**

Questions regarding this investigation, the conclusions reached and the recommendations given should be addressed to one of the following undersigned.


Allison Myers
Environmental Geologist / Project Manager


Don W. Spencer, M.Sc., P.G., R.E.A.
Principal



EPA-Certified Asbestos Inspector/Management Planner
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Reference Job Number: JN - 38040

April 2, 2018

ENVIRONMENTAL ASSOCIATES, INC.

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METHODOLOGY/SCOPE OF WORK

Our study approach consisted of completing a series of investigative tasks intended to address the level of effort often referred to as "due diligence" in the context of the Superfund Amendment and Reauthorization Act of 1986 (SARA), and nearly identical requirements set forth in the Model Toxics Control Act (MTCA), Chapter 70.105 D (Section 040) RCW pertaining to standards of liability. The objective of a Phase I Environmental Site Assessment is to reduce the potential risk for exposure to future liability for environmental problems by demonstrating that at the time of acquisition or financing, the owner, buyer, or lender had no knowledge or reason to know that any hazardous substance had been released or disposed of on, in, or at the property. Moreover, in defining the purpose of the Phase I Environmental Site Assessment process, section 1.1.1 of ASTM E-1527 advises that the goal of a Phase I Assessment is to identify "recognized environmental conditions", and defines a recognized environmental condition as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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."

We (EAI) declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in section 312.10 of 40 CFR Part 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have performed all appropriate inquiries (AAI) in conformance with the standards and practices set forth in 40 CFR Part 312.

In an effort to evaluate condition and previous uses of the property in a manner consistent with good commercial and customary practice and in general accordance with methods outlined under *ASTM E 1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process"*, our scope of work for this study included:

- Review of chronology of ownership and site history using the resources of the King County Assessor's Office, Seattle Public Library, Puget Sound Regional Archives, business directories from several time periods, and aerial photography from several time periods as primary resources. This included an attempt to identify possible former industries or uses presenting some potential for generating waste which may have included dangerous or hazardous substances as defined by state and federal laws and regulations.
- Acquisition and review of available reports and other documentation pertaining to the subject site or nearby sites.
- Review of Washington Department of Ecology (WDOE) and Sammamish/King County Department of Public Health documents regarding current and abandoned landfills.

- Review of the current EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), the EPA National Priority List (NPL), the EPA Resource Conservation and Recovery Act (RCRA) Notifiers, RCRA Corrective Action Report (CORRACTS), and Emergency Response Notification System (ERNS) lists of sites which are potentially contaminated or which produce hazardous substances as a normal part of their commercial operation in the vicinity of the site.
- Review of the current Washington Department of Ecology (WDOE) listing of underground storage tanks (USTs) along with the WDOE's Leaking Underground Storage Tank (LUST) listing for WDOE-documented leaking USTs in the vicinity of the subject property.
- Review of the current WDOE Confirmed and Suspected Contaminated Sites (CSCS) list of potentially contaminated sites which have been the subject of hazardous waste investigation and/or cleanup activity in conjunction with the Washington Model Toxics Control Act (MTCA) Chapter 173-340 WAC.
- Risk evaluation of soil vapor and review published documents from the Bonneville Power Administration (BPA) to evaluate the risk for naturally occurring radon.
- A reconnaissance of the accessible portions of the subject property and neighboring areas to look for evidence of potential contamination in the form of soil stains, odors, asbestos, lead-based paint (LBP), vegetation stress, discarded drums, discolored water, careless manufacturing or industrial practices, etc.
- Interviews with the property owner and with select government personnel.
- Preparation of a summary report which documents the assessment process and findings.

FINDINGS

GENERAL DESCRIPTION

The subject property is comprised of six (6) mostly rectangular-shaped parcels (tax parcel numbers 262506-9029, -9033, -9042, -9048, -9055, -9090) covering a total of approximately 534,917 square feet (12.28 acres) of land. Existing and/or historic improvements are detailed in the table below. The property is currently occupied by residential tenants. The approximate location of the site is shown on the Vicinity/Topographic Map, Plate 1, appended herewith.

Parcel #	Address (N.E. 18th Street)	Current Dwelling Vintage	Current Heat	Square Footage	# of Stories	Historic Dwelling Vintage	Historic Heat
-9033	24403	1998	Gas Forced Air	3,850	2	n/a	n/a
-9048	24407	1969	Electric Radiant	1,700	1.5	n/a	Electric Cabinet Furnace
-9090	24515	2003	Gas Forced Air	4,530	2	prior to 1960 (removed)	stove
-9042	24615	2001	Electric Forced Air	4,910	2	1963 (removed)	Wood Stove & Oil
-9055	24637	2004	Gas Forced Air	4,310	2	1967 (removed)	Stove & Pressure Oil Cabinet Furnace
-9029	24649	2002	Gas Forced Air	3,750	2	1969 (removed)	Electric Baseboard & Stove

The site is located in a predominantly residential area approximately two (2) miles northeast of Sammamish City Hall. According to the King County Assessor's Office, the subject is zoned for residential use. Photographs reflecting the character of the property are provided with this report as Plate 3.

A brief description of land use on nearby parcels is provided below. Plate 2, Site Plan, depicts the setting of the subject property and land use for adjacent sites.

North: Northeast 18th Street establishes the northern site boundary. Dwellings ranging in vintage from 1987 to 2002 are beyond.

South: Residences ranging in vintage from 1979 to 2017 are adjacent to the south. Additional residential development is further south.

East: A 12.3-acre parcel with a 2015-vintage single-family dwelling is east-adjacent to the subject.

West: 244th Avenue Northeast borders the site to the west. A 2004-vintage church currently occupied by Good Samaritan Episcopal Church is beyond.

GEOLOGIC SETTING

Physiographically, the site is situated on a gently rolling elevated plain (the Vashon Drift Plain) which was formed during the last period of continental glaciation that ended approximately 13,500 years ago.

Published geologic maps for the site vicinity (Jones, 1998) advise that much of the material underlying the subject site is recessional outwash deposits. The recessional outwash deposits may include moderately to poorly sorted gravel and sand with small amounts of silt and clay, including ice-contact deposits, glacial outwash alluvium, and till. The hydraulic conductivity of the outwash deposits varies depending on the gradation and texture of the matrix.

Topographically, the site is situated on a gentle east-facing grade ranging in elevation from approximately 340 to 375 feet above sea level. Based upon inference from topography and local drainage patterns, it appears that shallow-seated groundwater (if present) in the vicinity of the subject property may locally flow in a northeasterly direction.

Although no site specific information has been developed by our firm with respect to depth to groundwater at this site, our experience in the area suggests that shallow-seated groundwater (if present) beneath the site may lie at a depth of approximately 10 to 20 feet or more beneath the ground surface.

As depicted on the upper left-hand photo panel of Plate 3, with respect to surface water resources, a small drainage runs along the eastern portion of the property flowing from the south to the north.

PREVIOUS ENVIRONMENTAL WORK

No previous environmental work was disclosed to or discovered by EAI in the course of this Phase I.

DEVELOPMENT HISTORY AND LAND USE

Sources reviewed for information on site and area development and land use included the resources of the Seattle Public Library, King County Assessor's Office, Puget Sound Regional Archives, and aerial photographs of the subject property and surrounding area from several time periods.

Aerial photographs of the area were reviewed for the years 1952, 1957, 1968, 1977, 1981, 1990, 2004, and 2013. The following paragraphs provide an interpretive summary of our observations in each photo. The time intervals between the various historic aerial photographs selected for this particular project are, in our opinion, entirely adequate for the intended purpose which was to permit a general assessment of overall development and land use in the vicinity of the subject property and do not represent a significant "data gap".

1952/ The subject is vacant and vegetated. 244th Avenue Northeast adjoins the site to the west. The
1957 vicinity is predominantly vacant with scattered dwellings.

- 1968** Northeast 18th Street has been constructed along the northern property boundary. A dwelling of unknown vintage is seen on parcel -9090. A 1963-vintage dwelling has been constructed on parcel -9042 and a 1967-vintage residence has been erected on parcel -9055. Single-family dwellings are seen to the north of the subject on the eastern side and to the southwest. Additional scattered dwellings have been constructed in the vicinity.
- 1977/** 1969-vintage dwellings have been constructed on parcels -9048 and -9029. Residential
1981 development continues to increase in the area.
- 1990** Three (3) residences have been built to the north, across South 18th Street.
- 2004** Historic dwellings on parcels -9090, -9042, -9055, and -9029 have been removed. All present-day residences are now recognized on the subject. A 2004-vintage church (Good Samaritan Episcopal Church) is seen to the west, across 244th Avenue Northeast. Residential development continues to increase in the vicinity.
- 2013** Older dwellings appear to have been replaced with newer residences in the area. A 2011-vintage government office currently occupied by the City of Sammamish Maintenance & Operation Center has been built to the northwest, across 244th Avenue Northeast.

According to resources available at the Seattle Public Library and the King County Assessor's Office, along with review of aerial photographs, the subject site was developed as early as 1963 with a dwelling on parcel -9042. In 1967, a single-family residence was built on parcel -9055. Prior to 1968, a dwelling was constructed on parcel -9090. In 1969, two (2) dwellings were erected, on parcels -9098 and -9029. Another residence was added in 1998, on parcel -9033. In 2001, the historic dwelling on parcel -9042 was removed and the current residence was built. In 2002, the historic residence on parcel -9029 was removed and the present-day structure erected. In 2003 the historic building on parcel -9090 was replaced with the current dwelling, and in 2004 the historic residence on parcel -9055 was replaced. Borrowing from the jargon of ASTM, no "reasonably ascertainable" or "likely to be useful" information prior to 1952 was available. The absence of such information has no material effect upon the conclusions of this report.

Archive records suggest that the former residences on parcels -9042 and -9055 historically utilized oil for heat. No additional information was available (including the Washington Department of Ecology and/or other readily available/reasonably ascertainable public resources) regarding the location, type (above- or below ground), size, or fate of the tanks which logically supplied the former "oil" heating systems, or the environmental condition of site subsurface soil and/or groundwater.

The subject site vicinity does not have historic Sanborn Fire Insurance Map coverage.

Historic reverse street directories documented several tenants who have occupied the subject site address since 2003. No listings for the subject site address (24403, 24407, 24515, 24615, 24637, and 24696 Northeast 18th Street) were found in the directories reviewed for the years 1969-1998. Those listings documented at the subject site address in the directories reviewed for the years 2003, 2008, 2013, and 2017 included:

LISTED TENANT	ADDRESS	OCCUPATION OF SITE (date of directory listing)
ON SUBJECT SITE		
Jennifer & Patrick Husting	24403 Northeast 18 th Street	2003
Robert & Teresa Delappe	24407 Northeast 18 th Street	2003, 2008, 2013, 2017
James & Paula Sheehan	24515 Northeast 18 th Street	2003, 2008, 2013, 2017
Kirk & Marne Sall	24615 Northeast 18 th Street	2003
Jennifer Lively, Dreamscapes	24631 Northeast 18 th Street	2003
Roberta McCormack	24649 Northeast 18 th Street	2003
Charles & Karen Lang	24403 Northeast 18 th Street	2008
Anke & Wade Tiedman	24615 Northeast 18 th Street	2008, 2013, 2017
Jennifer Lively, Trade Smart Capital Management, Inc.	24631 Northeast 18 th Street	2008
Rober & Wilke Davenport	24637 Northeast 18 th Street	2008, 2013
MCC Environmental Associates, Roberta & Timothy McCormack	24649 Northeast 18 th Street	2008
Jennifer Lively	24631 Northeast 18 th Street	2013
Harold & Tami Floyd	24649 Northeast 18 th Street	2013, 2017
Edward & Tamami Eisele	24403 Northeast 18 th Street	2017
Kelsey & Lesley Leary	24637 Northeast 18 th Street	2017

PROPERTY CONVEYANCE/OWNERSHIP DATA

From the file resources of the King County Assessor's Office and resources of the Seattle Public Library and the Puget Sound Regional Archives, the following limited history of ownership has been established:

INSTRUMENT	OWNER	DATE OF PURCHASE
tax parcel #262506-9033		
Statutory Warranty Deed	Edward & Tamami Eisele	June 24, 2013
Statutory Warranty Deed	Charles & Karen Lang	November 6, 2003
Statutory Warranty Deed	Patrick & Jennifer Husting	October 26, 1998
Statutory Warranty Deed	Mark & Virginia Hooper	February 23, 1998
King County Assessors Office	Franz Hammer	Prior to 1998
Statutory Warranty Deed	Gary Naton	June 7, 1972
Historic Assessor Document	Elmer - Palmer	June 23, 1967
Historic Assessor Documents	Juan Castronuevo	January 2, 1961

INSTRUMENT	OWNER	DATE OF PURCHASE
tax parcel #262506-9048		
Statutory Warranty Deed	Teresa & Scott Delappe	September 21, 1999
King County Assessors Office	Franz Hammer	Prior to 1999
Historic Assessor Documents	E. E. Palmer	unknown

INSTRUMENT	OWNER	DATE OF PURCHASE
tax parcel #262506-9090		
Statutory Warranty Deed	Toll WA LP	December 9, 2015
Quit Claim Deed	Paula & James Sheehan	January 23, 2001
King County Assessors Office	Joel Timmerman	unknown
Affidavit	Jovi & Carmelo Agsunod	January 19, 2001
Historic Assessor Documents	Welcome Contractors Inc.	June 20, 1960
Historic Assessor Documents	Eulogie Castronuavo	March 10, 1959

INSTRUMENT	OWNER	DATE OF PURCHASE
tax parcel #262506-9042		
Statutory Warranty Deed	Anke & Wade Tiedeman	December 19, 2003
Statutory Warranty Deed	Kirk & Marne Sall	May 2, 2001
Statutory Warranty Deed	Boitano Construction, Inc	September 5, 2000
Historic Assessor Documents	E. F. Chamberlan	June 19, 1970
Historic Assessor Documents	Henry West	June 10, 1962

INSTRUMENT	OWNER	DATE OF PURCHASE
tax parcel #262506-9055		
Quit Claim Deed	Brenda & Robert Davenport	November 24, 2008
King County Assessors Office	Violette & Paul Shillam	unknown
Statutory Warranty Deed	John & Lesley Leary	November 20, 2008
Statutory Warranty Deed	Brenda & Robert Davenport	August 26, 2004
Quit Claim Deed	Waterstone Homes LLC	August 26, 2004
Statutory Warranty Deed	Timothy & Roberta McCormack	October 28, 2003
Statutory Warranty Deed	Kehweir Chen	April 23, 1999
Statutory Warranty Deed	Paul & Signe Shaw	March 26, 1997
King County Assessors Office	Joy Shaw	Prior to 1997
Historic Assessor Documents	M. L. Fors	May 23, 1968
Historic Assessor Documents	Welcome Cont. Inc.	June 20, 1960
Historic Assessor Documents	Robert E. Hanson	August 1, 1956
Historic Assessor Documents	Minger Hamer	July 31, 1956
Historic Assessor Documents	Jas P. Morrell	November 13, 1924

INSTRUMENT	OWNER	DATE OF PURCHASE
tax parcel #262506-9029		
Quit Claim Deed	Harold & Tami Floyd	December 23, 2014
Bargain & Sales Deed	Harold & Tamil Floyd	February 4, 2010
Trustees' Deed	Bank of New York	July 20, 2009
Statutory Warranty Deed	Timothy & Roberta McCormack	September 12, 2001
King County Assessors Office	Janet Bauer	Prior to 2001
Historic Assessor Documents	Robert Willis	October 9, 1968
Historic Assessor Documents	Welcome Contractors	June 20, 1960
Historic Assessor Documents	Ralph Linn	March 10, 1959

SITE RECONNAISSANCE

An environmental geologist/EPA-certified Asbestos Building Inspector from Environmental Associates, Inc. visited the property on March 21, 2018 to review on-site conditions and land use practices in the surrounding area. Mr. Jeff Peterson of Toll Brothers arranged access to the site grounds. Representative areas reviewed during our site visit included the exterior grounds and adjacent property exteriors. Parcels -9090, -9042, -9055, and -9029 were observed from Northeast 18th Street with no on-site access. Access to building interiors was not granted.

As mentioned earlier, the existing improvements consist principally of a six (6) dwellings of wood-frame design ranging in vintage from 1969 to 2004. The structures have pitched roofs. Landscaped areas surround each building. The buildings are currently occupied by residential tenants. Typical building materials and/or conditions observed during our site reconnaissance included:

- The buildings appear to be of wood-frame construction. Some of the dwellings had rock detailing on the front walls.
- Parcels -9033 and -9048 have detached wood-frame garden sheds. Access to the interiors was not granted.
- As shown in the upper left-hand photo on Plate 3, drainage was observed on the eastern portion of the subject, as shown on Plate 2, Site Plan.

Environmental details and/or conditions observed during our site reconnaissance are noted in the table below:

Issue	Comment
Above-Ground Storage Tank(s) / ASTs	None observed.
Underground Storage Tank(s) / USTs	None observed.
Clarifiers / Settling Tank(s)	None observed.
Fill or Evacuation Ports	None observed.
Vent Pipes	None observed.
Fuel Islands	None observed.
Drums	One (1) empty drum was observed on the southern side of parcel -9033 and one (1) drum labeled as containing Kern Oil was noted on the northwestern quadrant of parcel -9048. No evidence of spills or leaks was observed.
Other Containers	None observed.
Surface Staining	None observed.

Solid Waste Disposal	Four (4) bins were noted on the site.
Sumps / Pits	A pit was observed on the southern side of parcel -9048. EAI was advised that it is for recreational fire/cooking.
Ponds / Lagoons	A drainage was noted along the eastern site boundary.
Stockpiled Soils	None observed.
Distressed Vegetation	None observed.
Oil or Gas Wells	None observed.
Monitoring Wells	None observed.
Domestic Water Wells	None observed.
Dry Wells	None observed.
Underground Pipelines	None observed.
Chemical Processes	None observed.
Waste Treatment	None observed.
Hazardous Waste Storage	None observed.
Septic Tanks	None observed. King County assessor records indicate that each parcel is on a private sewer system indicating that septic tanks and related drain fields may exist.
Waste Water Discharge	None observed.
Dry Cleaners	None observed.
Repair or Servicing Facilities	None observed.
Photo Processing	None observed.
Manufacturing	None observed.
Distribution Warehouse	None observed.
Evidence of On-Site releases of hazardous materials	None observed.
Evidence of Off-Site releases of hazardous materials	None observed.

INTERVIEWS

Interviews with potentially knowledgeable parties in an effort to ascertain potentially relevant details regarding a property form an integral part of the Phase I process and envisioned under ASTM methods and under 40 CFR, part 312 (All Appropriate Inquiry/AAI)

Parties to which interview requests were made include current ownership, and selected fire department/government personnel. The results of those inquiries are set forth in the following paragraphs.

Property Owner

EAI provided Mr. Jeff Peterson of Toll Brothers, with a seven (7) element environmental questionnaire used for the purpose of attempting to ascertain relevant environmental details pertaining to the subject property. Mr. Peterson forwarded the questionnaire to Mr. Edward Eisele, the property owner of parcel -9033, who completed the questionnaire which is outlined below:

1. Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? **Answer: No.**
2. Any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property? **Answer: No.**
3. Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?
Answer: No.
4. Any past environmental reports on the subject property? **Answer: No.**
5. Any known current or past above or below-ground fuel storage tanks on the property?
Answer: No.
6. Any operational or abandoned water wells on the property? **Answer: No.**
7. Has the property ever been used for industrial purposes? **Answer: No.**

A copy of the questionnaire executed by Mr. Eisele is contained in Appendix C.

Governmental Personnel

Consistent with the objectives of a Phase I Environmental Site Assessment, EAI professional staff submitted a records request for the subject site to the City of Sammamish in an effort to ascertain whether the department possessed any records pertaining to emergency responses, underground storage tanks (UST), etc. No response has been received by EAI at the time of this writing. Database records reveal no reported issues of that type associated with the subject.

CHECK FOR PCB-CONTAINING MATERIALS

Prior to 1979, polychlorinated biphenyls (PCBs) were widely used in electrical equipment such as transformers, capacitors, switches, fluorescent lights (ballasts) and voltage regulators owing to their excellent cooling properties. In 1976, the EPA initiated regulation of PCBs through issues pursuant to the Toxic Substances Control Act (TSCA). These regulations generally control the use, manufacturing, storage, documentation, and disposal of PCBs. EPA eventually banned PCB use in 1978, and adoption of amendments to TSCA under Public Law 94-469 in 1979 prohibited any further manufacturing of PCBs in the United States.

Light Fixtures

No fluorescent lights were observed. As previously discussed, interior review of on-site buildings was not permitted. Acknowledging that limiting factor, materials and/or conditions therein are unknown/unassessed.

Main Service Electrical Transformers

One (1) pole-mounted electrical transformer was noted on the property. No certifications or labels regarding PCBs were noted on the transformer. Careful examination of the transformer revealed no cracks, staining, or other evidence of potential leakage. Liability for this equipment ultimately lies with the utility company in any event.

CHECK FOR ASBESTOS-CONTAINING MATERIALS

At the request of the client, no interior building review was conducted during our recent site visit. Considering the reported 1969-vintage of the dwelling on parcel -9048, it is conceivable that some materials in that building may contain asbestos.

Our effort regarding identification of potential asbestos-containing materials on/within the subject building was a preliminary review and not an asbestos survey. Since no interior review or destructive sampling was authorized for this assessment, materials not readily accessible such as potential asbestos-containing roofing materials and/or materials obscured within the building were not reviewed.

REVIEW FOR LEAD-BASED PAINT

Lead was formerly a common additive to many paints to improve their durability and coverage. Lead-based paint presents a special hazard to small children who can ingest it by chewing on painted woodwork or eating flakes of paint. A number of studies showing the toxic effects of lead on humans, and on small children in particular, prompted the Consumer Product Safety Commission to mandate in 1977 that the amount of lead in most paints, including those for residential use, should not exceed 0.06 %.

A review of exterior painted surfaces on parcel -9048 was conducted to assess the potential for lead-content in surface layers of paint. Representative painted surfaces (listed in the table below) were analyzed using "Lead-Check" sodium rhodizonate color reagent paint tests. These tests provide a qualitative indication as to whether lead is present in paint samples with reproducible results to a lower detection limit of 0.5 percent, a level corresponding to a threshold of concern established by HUD.

PAINTED SURFACE OF 1969-VINTAGE DWELLING (parcel -9048)	RESULT
Exterior Wall Eastern Side	Negative
Exterior Window Frame	Negative
Exterior Door Frame	Negative
Exterior Wall Southern Side	Negative

As noted in the table above, none of the surfaces tested using the "Lead Check" screening method showed a reddish hue response characteristic of the sodium rhodizonate method as an indication of the likely presence of lead in the painted surfaces. On that basis, we conclude that lead was not present in the tested surfaces above the lower detection limit of 0.5 percent.

RADON EVALUATION

Occurrence

Radon is a naturally occurring, highly mobile, chemically inert radioactive gas created through radioactive decay of uranium and thorium. The potential for occurrence of radon varies widely and is dependent upon (1) the concentration of radioactive materials in the underlying bedrock; (2) the relative permeability of soils with respect to gases; and (3) the amount of fracturing or faulting in surficial materials (EPA, 1987).

Health Risks

The concern regarding radon and its potential effects upon humans arises from the results of studies (EPA, 1987) which suggest that approximately fifteen (15) percent of all lung cancer mortalities in the United States may be attributable to exposure to radon.

The EPA has established a concentration of radon of four (4) picocuries per liter (pCi/l) as a maximum permissible concentration "action level". Concentrations above this value would signal a potential health threat. According to some studies, an average concentration in homes across the United States is on the order of 1.4 pCi/l.

Risk of Potential Exposure in the Sammamish Area

The U.S. Environmental Protection Agency has published the results of measurements from radon made in each county in Washington. The results of their work suggests that the average listed radon reading in the county was 1.2 pCi/l, a value which is well below the EPA threshold of concern (4pCi/l).

On the basis of the findings presented in the cited EPA survey, we conclude that the potential for exposure to naturally occurring radon at the subject site at concentrations exceeding the EPA's "threshold of concern" is very low.

SOIL VAPOR RISK ANALYSIS

In their document entitled "**Guidance for Evaluating Soil Vapor Intrusion in Washington State: Investigation and Remedial Action**", Publication Number 09-09-047, the Washington Department of Ecology (WDOE) has outlined what has been described as a "tiered" approach to evaluation of potential risk relating to vapor intrusion. The initial step in the process as described in Chapter 2 of the guidance is referred to as the Preliminary "VI" (vapor intrusion) Assessment. Chapter 2 advises that:

"The goal of a preliminary vapor intrusion assessment is to determine whether ANY potential exists for toxic vapors to be present in the subsurface that could migrate and enter nearby buildings".

The objective posed above imposes consideration of the following historic land use details pertaining to the subject property which are discussed in applicable sections of this Phase I report.

- No records to suggest historic unlawful use or disposal of dangerous, hazardous, or toxic substances as defined in state, federal, or local laws and regulations have been discovered in the course of this Phase I for the subject property.

- No records to suggest historic unlawful use or disposal of dangerous, hazardous, or toxic substances as defined in state, federal, or local laws and regulations have been discovered in the course of this Phase I for neighboring properties.
- No records to suggest migration of a contaminant “plume” capable of producing a soil vapor risk beneath the subject property have been discovered in the course of this Phase I.
- Based on evaluations performed at many other sites, constituents of the native recessional outwash deposits inferred to underlie the property would be anticipated to yield moderate to low permeability to soil vapors.

Based upon the foregoing site specific details, we (EAI) suspect that many experienced reviewers answer to the question posed in the WDOE guidance (i.e. “whether **any potential** for toxic vapors to be present”) would be no. The perceived soil vapor risk appears to be low.

WATER SUPPLY, WASTE WATER AND SOLID WASTE MANAGEMENT

Information supplied by the King County Assessor’s Office revealed that water services for the subject property are provided by municipal sources and that sewer services are private (on-site septic).

No solid waste dumpsters and four (4) bins were noted on the property. The bins were relatively clean and free of overflowing debris at the time of our site reconnaissance.

REVIEW OF WASHINGTON DOE LISTING OF UNDERGROUND STORAGE TANKS

Review of the current Washington Department of Ecology and the EPA Region 10 listings of underground storage tanks (USTs) suggests that no facilities with registered USTs are located within a one-quarter mile distance from the subject property.

According to the most recent WDOE Leaking Underground Storage Tank (LUST) listing and the EPA Region 10 Tribal Land LUST listing, there are no listed tank facilities located within a one-half mile distance of the subject property which have reported accidental releases or leakage to the WDOE in the past.

The WDOE’s/EPA’s UST listings may not include tanks that are exempted from regulation such as heating oil tanks or tanks used for agricultural purposes and may not include USTs which were installed, removed, or abandoned prior to the advent of modern environmental UST regulations.

EPA & STATE RECORDS OF POTENTIALLY HAZARDOUS SITES

Superfund, NPL, & Brownfields

Review of the current EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and National Priority List (NPL) listings revealed no CERCLIS, CERCLIS-NFRAP, de-listed NPL, or Federal Brownfields sites within a one-half mile distance from the subject site and no NPL sites within one mile of the subject that have been designated as potentially hazardous or eligible for participation in the Superfund cleanup or Brownfields programs.

CORRACTS

Review of the current EPA Corrective Action Report (CORRACTS) listing revealed that no CORRACTS sites are located within one mile of the subject property that have been designated as having a potential release at the facility under RCRA.

MTCA / State

The Washington Department of Ecology hazardous waste cleanup and investigation program was launched in 1989 as a part of the Model Toxics Control Act (MTCA), Chapter 173-340 WAC, in order to evaluate potential and actual hazards at sites within the state. One (1) MTCA/State site and no State "Brownfields" sites are located within a one-half mile distance from the subject property. These MTCA/State sites are listed in the Environmental Database in Appendix A.

The closest MTCA/State site is identified as Hancock Redmond Drug Lab, addressed at 2426 - 244th Avenue Northeast. The WDOE's MTCA database suggests that soil and groundwater contamination (concentrations of contaminants above MTCA cleanup levels) by halogenated organics and non-halogenated solvents has been confirmed at that site. Soil contamination by corrosive wastes, metals, and "other reactive wastes" is listed as "suspected" at that site. Groundwater contamination below MTCA cleanup levels by corrosive wastes, metals, and "other reactive wastes" has been documented at that facility. That site is located approximately 2,000 feet northwest of the subject in an inferred cross-gradient hydrologic position.

Acknowledging the very large separation distance and the inferred hydrologic position of the listed MTCA/State site in relation to the subject as positive risk-mitigating factors, it is our opinion that the potential for environmental impairment of the property from that off-site locality is very low.

RCRA/ TSDs

Review of EPA's Treatment, Storage and Disposal (TSD) facilities listing for sites that treat, store, or dispose of potentially hazardous materials revealed that no TSD sites are located within a one-half mile distance from the subject property.

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April 2, 2018

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Review of the EPA's RCRA Generator listing, revealed no sites within a one-quarter mile distance which are/have been regularly monitored by EPA/WDOE for the use or generation of small amounts of hazardous substances as a normal part of their business activities.

ERNS

Review of the EPA's Emergency Response Notification Systems (ERNS) list for the State of Washington revealed that the subject site has not reported an emergency spill. This list has been compiled with periodic updates since October 1987.

LANDFILLS

A review of WDOE and King County Health Department documents regarding current and abandoned landfills revealed that there are no documented landfills located within a one-half mile distance from the subject property.

CONCLUSIONS/RECOMMENDATIONS

We (EAI) have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13 of the Sammamish residential parcels property located at 24403, 24407, 24515, 24615, 24637, & 24649 Northeast 18th Street in Sammamish, Washington. No exceptions to or deletions from this practice were made. As redefined by ASTM in their latest editorial rendition (ASTM-E-1527-2013) of the definition of a recognized environmental condition (REC), the term is said to mean:

“The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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.”

Adhering to the fairly narrow definition cited above, as no particular “release” to the environment related to the past use and storage of heating oil has as-yet been discovered, and as no conditions indicative of a “release” have as-yet been discovered, and as no conditions suggestive of a material threat of a future release relating to the former storage of heating oil have as-yet been discovered, it may be concluded that this assessment has revealed no evidence of “recognized environmental conditions” as currently defined by section 1.1.1 ASTM E-1527-13 in connection with the property. That said, most experienced environmental professionals should have little difficulty “recognizing” that soil and/or groundwater contamination problems are occasionally discovered at sites which have historically used oil for heat. As environmental conditions beneath the subject property have not been evaluated, the potential risk for impacts (if any) relating to the past residential use/storage of heating oil referenced by the assessor records remains unassessed.

A non-CERCLA detail of potential environmental significance identified at the subject site consists of the potential presence of asbestos containing building materials within the 1969-vintage dwelling on parcel -9048.

Additional discussions along with common-sense guidance for future management relating to the above-noted environmental details are provided for your consideration in the following individual subsections.

FORMER USE OF HEATING OIL

As noted earlier in the report, archive records suggest that former 1967 and 1963-vintage dwellings previously located on parcels -9055 and -9042 were historically heated via “oil burner” furnaces. No additional information regarding the configuration of the storage vessels (above ground or below ground) logically used to store the heating oil utilized by the furnaces was discovered in our review of archive documents.

Our research of WDOE, City of Sammamish, and/or other readily available/reasonably ascertainable resources revealed no definitive information regarding the exact configuration of possible tanks and/or condition of subsurface soil and/or groundwater in the vicinity of the UST(s). This lack of data is not surprising or unusual given the age of the residences, and the non-uniformity of application of tank registry and environmental regulations over the years in Washington.

Subtitle I of the Resource Conservation and Recovery Act (RCRA), and the preamble to 40 CFR, parts 280/281 (EPA underground tank regulations) specifically exclude “tanks storing heating oil for consumptive use on the premises where stored” from regulation. In contrast, Chapter 173-340 WAC et seq., provides definition of liability along with specific cleanup criteria for petroleum hydrocarbons (oil, gasoline, etc.) in soils irrespective of the cited federal exclusion for heating oil tanks.

Assessment of subsurface soil and/or groundwater conditions cannot typically be accomplished through visual examination of surficial conditions afforded by the scope of our Phase I Assessment effort, nor was such a determination envisioned as a task included in the scope of the Phase I work.

The following paragraphs/action alternatives are offered as a framework through which client discussion and decision analysis can hopefully lead to effective resolution of this particular historic land use detail in a manner consistent with risk tolerances and business practices unique to the client:

- (1) The client and/or other involved parties could, without benefit of further study, could jointly agree to presume that the dollar risk posed by soil conditions relating to past use and storage of heating oil as described above is low, and move forward with orderly completion of the pending real estate and/or financial transactions. The “benefit” (if one exists) of such an expedient action lies in the ability to proceed without delay or additional immediate costs. Detractions from acceptance of this type of decision obviously could include future claims for extra costs of other liabilities in the event that contamination requiring some form of cleanup is encountered in other site work.
- (2) Conduct limited geophysical examination of parcels -9042 and -9055 using both ground-penetrating radar (GPR) and electromagnetic (EM) methods in an effort to evaluate for the presence of an underground storage tank(s), subsurface lines, etc.

- (3) If the geophysical survey discussed in (2) above successfully identifies the presence of an “anomaly” suggestive of the presence of underground heating oil tank(s), management alternatives presenting themselves at that point would include either:
 - (A) If the tank(s) is situated in an accessible locality amenable to exploration, the client may elect to sample and laboratory test soils from multiple locations proximal to the tank(s), or;
 - (B) If the tank(s) is found to be situated in a presently inaccessible locality due to structures, utilities, etc., sampling and testing could be postponed until such time as access is improved through removal or demolition of the obstructing features.
- (4) If the geophysical survey discussed in (2) above is not successful in identification of underground heating oil tanks, due diligence inquiry pertaining to this detail could, for the present, be deemed concluded.
- (5) Paragraphs (1) through (4) above notwithstanding, and as a general footnote, in the event that a tank were to be encountered in the course of redevelopment, construction, or other activity at this site, we (EAI) would simply recommend that such be removed and disposed of in a safe and lawful manner consistent with methods set forth in API Recommended Practice 1604, the Uniform Fire Code, and/or other local codes in effect. In such a case, it would be our additional recommendation to collect and analyze selected samples of soils in the tank excavation at the time of removal (if one is found) to document that environmental conditions at the time of removal are compatible with WDOE cleanup guidelines.

ASBESTOS

Considering the 1969-vintage of the dwelling on parcel -9048, it is possible that some building materials contain asbestos. At the request of the client, EAI did not conduct an interior review of the residence and therefore, a visual assessment of building materials, condition, etc. was not made.

Should the client, owner, or other involved party intend to renovate, demolish, remodel, or repair any or all portions of 1969-vintage dwelling on parcel -9048 a pre-demolition survey/review for asbestos-containing materials should be performed. In the event that the results of the review were to confirm the presence of asbestos, please note that applicable sections of WAC 296-65 require that all projects relating to construction, demolition, repair, or maintenance where release or likely release of asbestos fibers into the air could occur must be performed by "certified asbestos workers". Additional information may be obtained through the offices of Environmental Associates, Inc., or directly from the Washington State Department of Labor and Industries, P.O. Box 207, Olympia, Washington 98504.

LIMITATIONS

This report has been prepared for the exclusive use of Toll Brothers and their representatives for specific application to this site. Our work for this project was conducted in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area, and in accordance with the terms and conditions set forth in our proposal dated March 9, 2018. The environmental condition of subsurface soil, groundwater, and/or existence of subsurface appurtenances cannot typically be determined by visual examination of surficial conditions such as afforded by the scope of a Phase I Assessment such as performed here. Acknowledging that limitation, no warranty whatsoever in that regard is made. For areas to which no access was granted, no conclusions or warranties are rendered with respect to conditions or materials which may exist in those areas. No other warranty, expressed or implied, is made. If new information is developed in future site work which may include excavations, borings, studies, etc., Environmental Associates, Inc., must be retained to reevaluate the conclusions of this report and to provide amendments as required.

REFERENCES

GENERAL

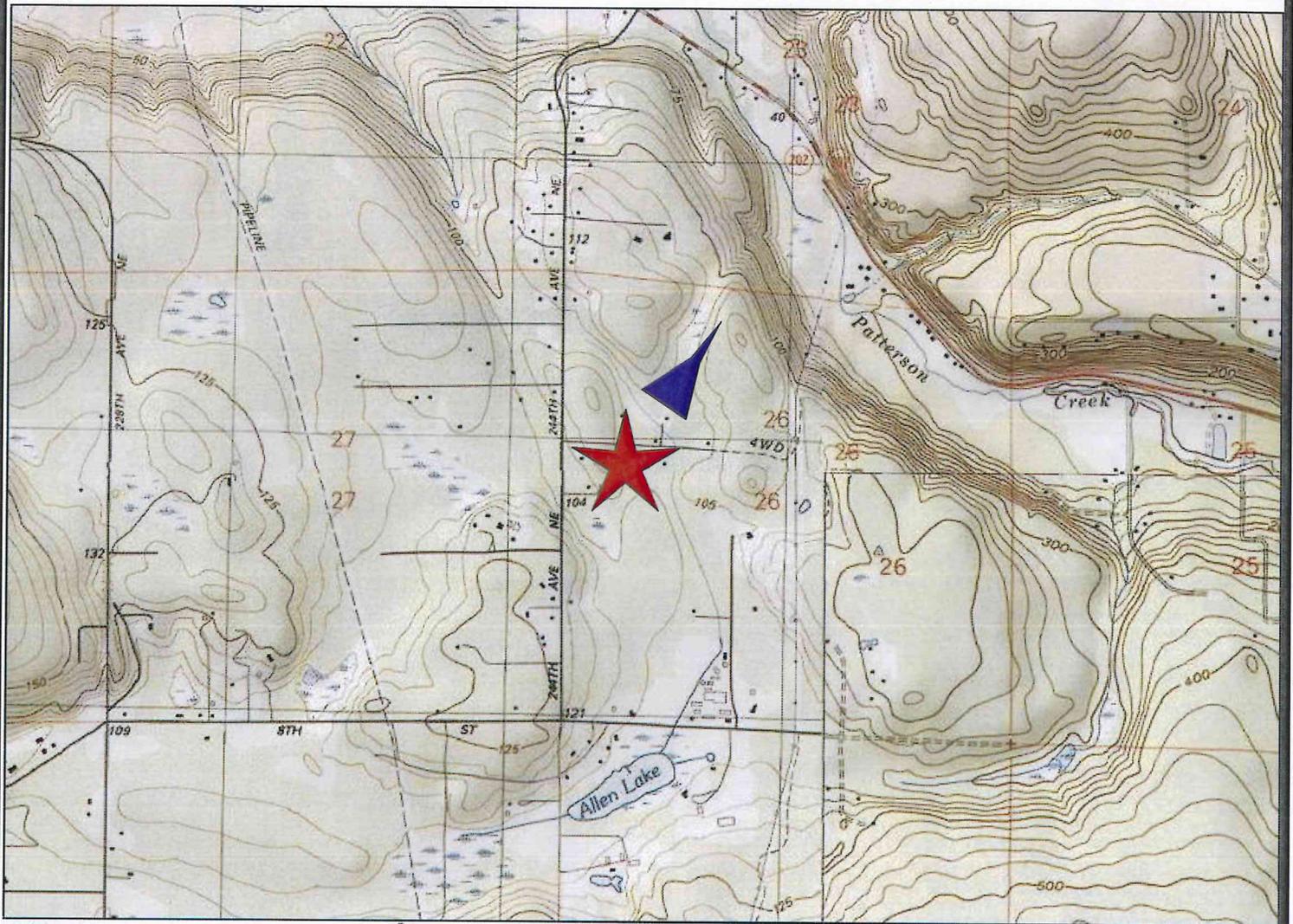
Bonneville Power Administration (BPA), January 1993, Radon Monitoring Results from BPA's Residential Conservation Program, Report No. 15, (with April 1993 Map).

Environmental Protection Agency (EPA), September 1987, Radon Reference Manual EPA 520/1-87-20.

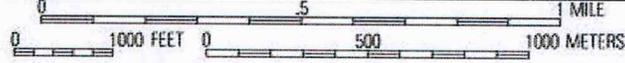
Jones, M.A., 1998, Geologic Framework for the Puget Sound Aquifer System, Washington & British Columbia. U.S. Geological Survey Professional Paper 1424-C, 18 plates, 9 figures, 2 tables.

DATABASE

Please refer to the Environmental Database in Appendix A for information regarding the governmental database resources reviewed for this project, the ASTM search radius (the minimum search radius used for this project), and the date that the agency produced the listing. The April 30, 1985-dated King County landfill list reviewed for this project should not be construed by the report user or reviewers as out-of-date. It is simply the last date of issuance of the list selected by the government agency, ASTM notwithstanding.



TN \star MN
16 1/2°



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)



Approximate Geographical Center of Site Location

Inferred Approximate Direction of Groundwater Flow



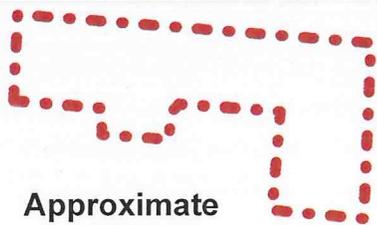
ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue NE, Suite 300
Bellevue, Washington 98004

VICINITY / TOPOGRAPHIC MAP

**Samamish Residential Parcels
24403, 24407, 24515, 24615, 24637,
24649 Northeast 18th Street
Samamish, Washington**

<i>Job Number:</i> JN 38040	<i>Date:</i> April 2018	<i>Plate:</i> 1
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Approximate Site Boundaries



Inferred Direction of Groundwater Flow



SITE PLAN

Sammamish Residential Parcels
 24403, 24407, 24515, 24615, 24637,
 24649 Northeast 18th Street
 Sammamish, Washington



ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue N.E., Ste. 300
 Bellevue, Washington 98004

Job Number:
JN-38040

Date:
April 2018

Plate:
2



Drainage on the eastern side of the subject.



Parcel -9033 from the southeastern corner looking northwest.



Parcel -9048 from the southwestern corner looking northeast.



View of parcel -9042 from Northeast 18th Street.



View of parcel -9029 from Northeast 18th Street looking south.



The northern side of the subject boundary.



ENVIRONMENTAL ASSOCIATES, INC.

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Bellevue, Washington 98004

SITE PHOTOS

**Sammamish Residential Parcels
24403, 24407, 24615, 24637, 14649
Northeast 18th Street
Sammamish, Washington**

Job Number:

JN 38040

Date:

April 2018

Plate:

3

APPENDIX A
Environmental Database

SUBJECT PROPERTY SUMMARY

**Sammamish Residential Parcels
24515 Northeast 18th Street
Sammamish, WA 98074
King County**

Subject property is represented by a polygon with an area of approximately 0.019 square miles.
Approximate centroid elevation is 370 ft.
Property Centroid Latitude: 47.6253
Property Centroid Longitude: -122.012
UTM Zone 10
Northing: 5,275,128.01 | Easting: 574,257.85

After performing a search of the government records listed herein, one record was identified.
No sites were found within the subject property boundaries.

**USGS Quadrangles intersected by subject property: Bellevue North (7.5'x15'), 47122-F1, Bellevue South (7.5'x15'), 47122-E1
Subject Property Boundaries intersect these FEMA Flood Panels and Zones:**

FEMA Flood Panel 53033C0685F Dated 5/16/1995 Zone: X (Outside 500-Year, Not a designated Special Flood Hazard Area)
FEMA Flood Panel 53033C0395F Dated 5/16/1995 Zone: X (Outside 500-Year, Not a designated Special Flood Hazard Area)

King County, WA is located in Radon Zone 3.

Zone 3 counties are rated by the EPA to have a predicted average indoor radon screening level less than 2 pCi/L (picocuries per liter).

This site is within the boundaries of the Tacoma Smelter Plume as defined by the Washington Department of Ecology. For almost 100 years, the Asarco Company operated a copper smelter in Tacoma. Air pollution from the smelter settled on the surface soil over more than 1,000 square miles of the Puget Sound basin. Arsenic, lead, and other heavy metals are still in the soil as a result of this pollution. This site is in an area with limited sampling data. The available data shows the general pattern of arsenic contamination from the Asarco Tacoma Smelter based on relative small number of samples, given the large area that is affected. This data shows an estimate of the highest arsenic levels likely to be found in an area. However, a property may have lower (or higher) amount of arsenic. Property-specific sampling is necessary to determine the actual amount of arsenic on a given property.

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Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to MapPro Environmental Data, certain conventions have been utilized in preparing the locations of all mapped sites residing in MapPro Environmental Data's databases. No attempt is made to represent the actual areas of the associated property.

Although MapPro Environmental Data uses its best efforts to research the actual location of each site, MapPro Environmental Data does not and cannot warrant the accuracy of these sites with regard to exact location and size. All authorized users of MapPro Environmental Data's services are signifying an understanding of MapPro Environmental Data's searching and mapping conventions and agree to waive any and all liability claims associated with search and map results showing incomplete and/or inaccurate site locations.

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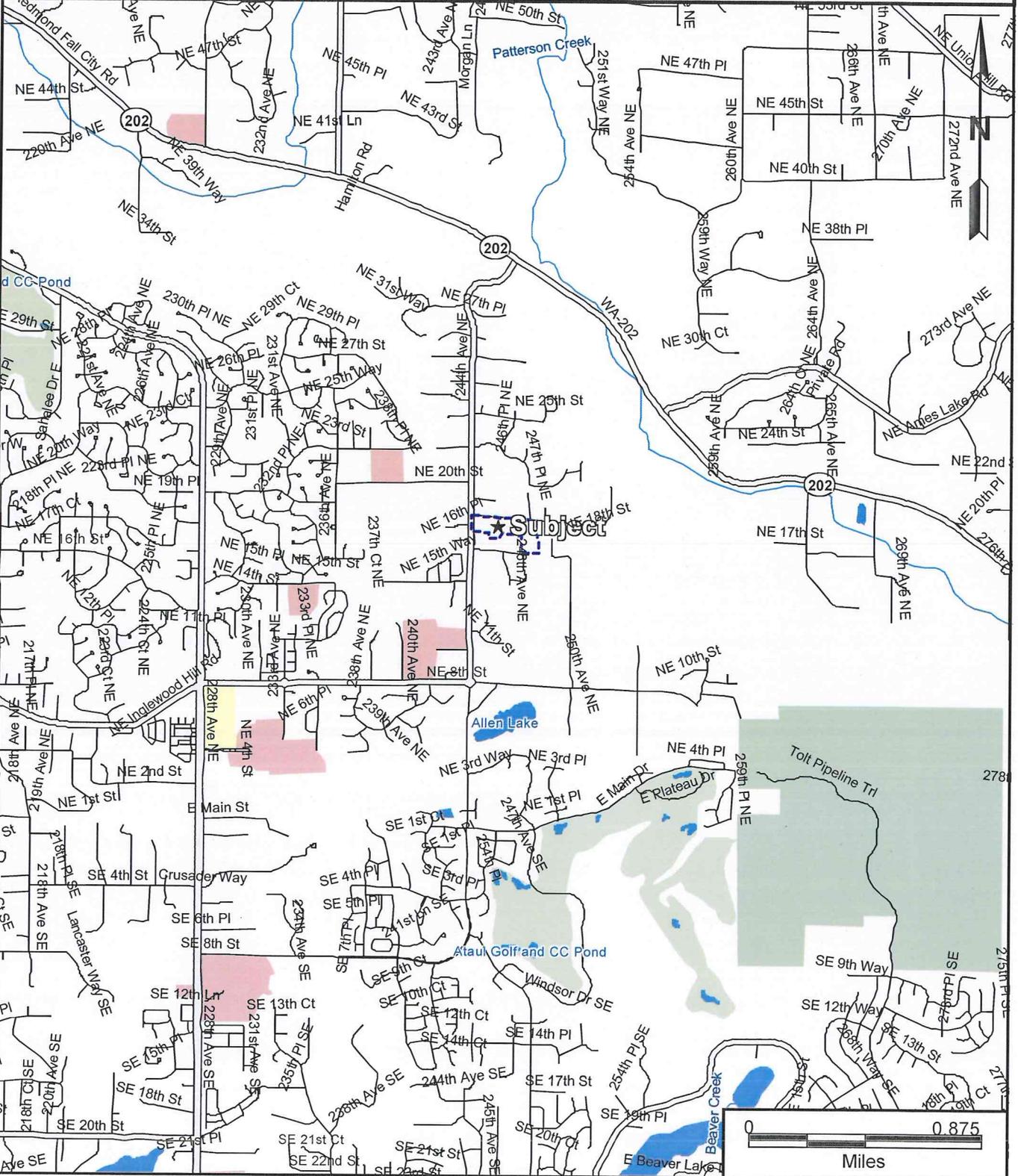
LOCATION MAP

Project #: 38040

Site Name: Sammamish Residential Parcels

Property Location: 24515 Northeast 18th Street, Sammamish, WA 98074, King County

Lat: 47.625299 Long: -122.011658



CAUTION: The location of property arrows shown on this map are approximate only. Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro Environmental Data so that appropriate corrections can be made.

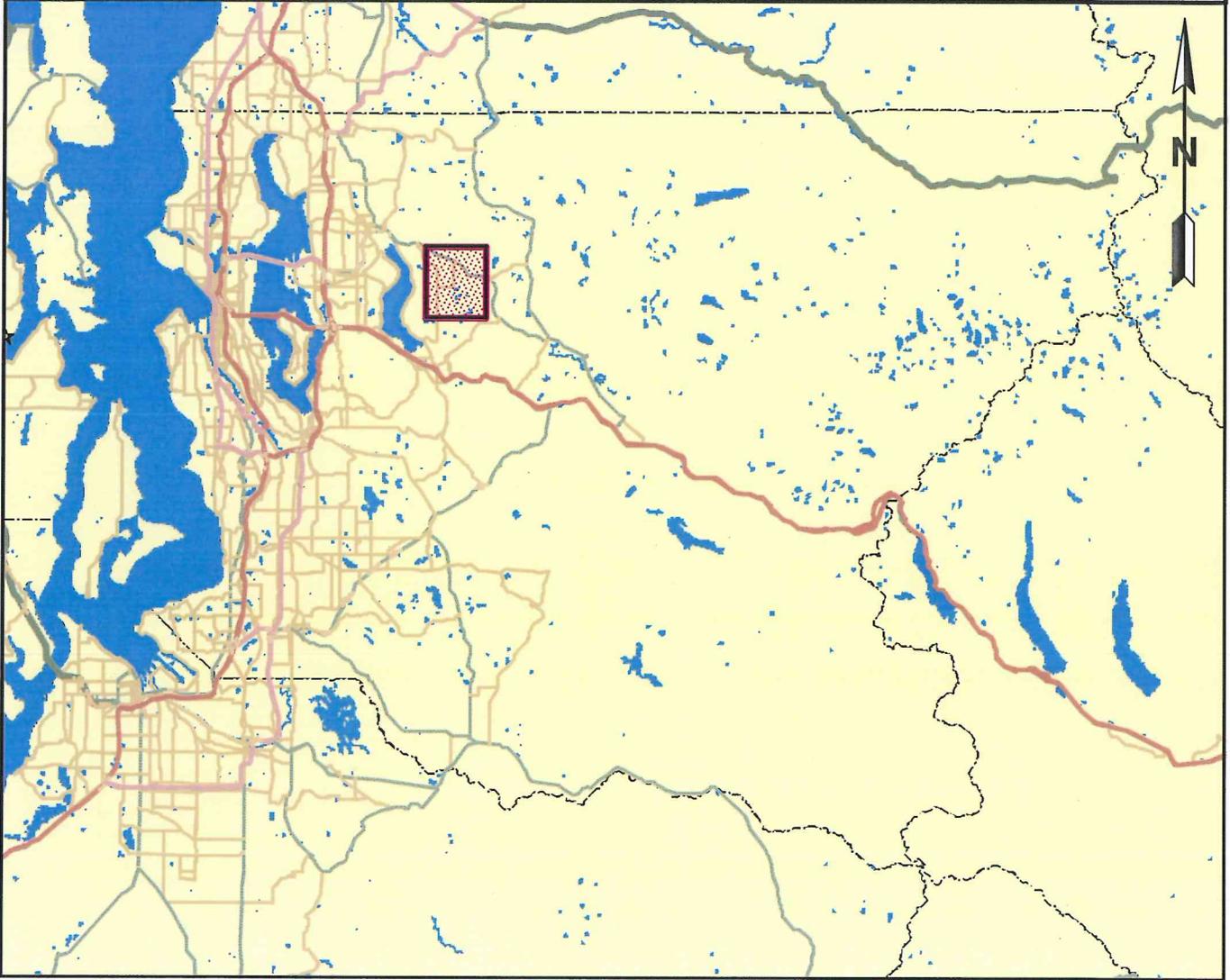
COUNTY LOCATION MAP

Project #: 38040

Site Name: Sammamish Residential Parcels

Property Location: 24515 Northeast 18th Street, Sammamish, WA 98074, King County

Lat: 47.625299 Long: -122.011658



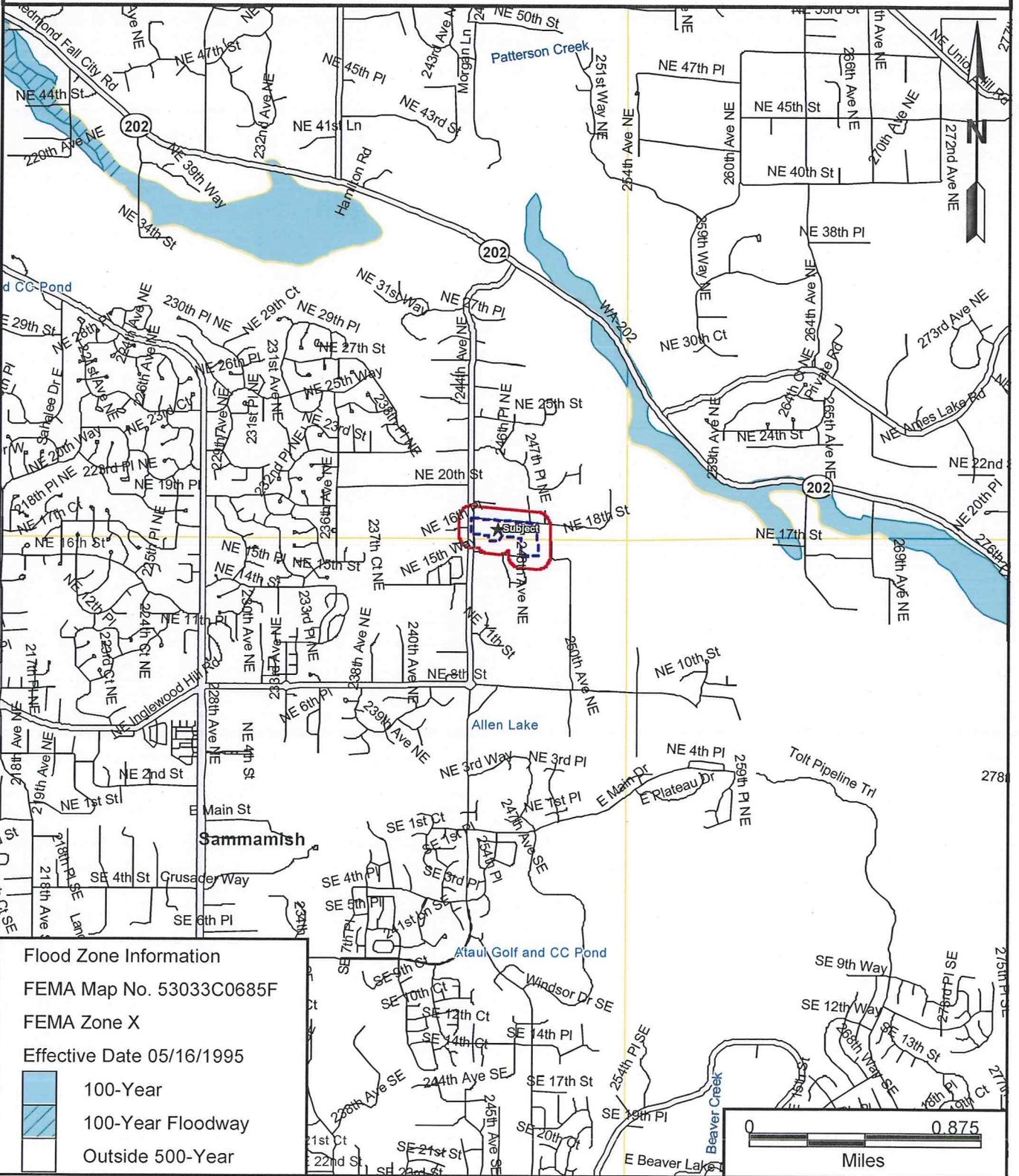
Area of Detail shown on Location Map

FLOOD MAP

Project #: 38040

Site Name: Sammamish Residential Parcels

Property Location: 24515 Northeast 18th Street, Sammamish, WA 98074, King County



USGS TOPOGRAPHIC MAP

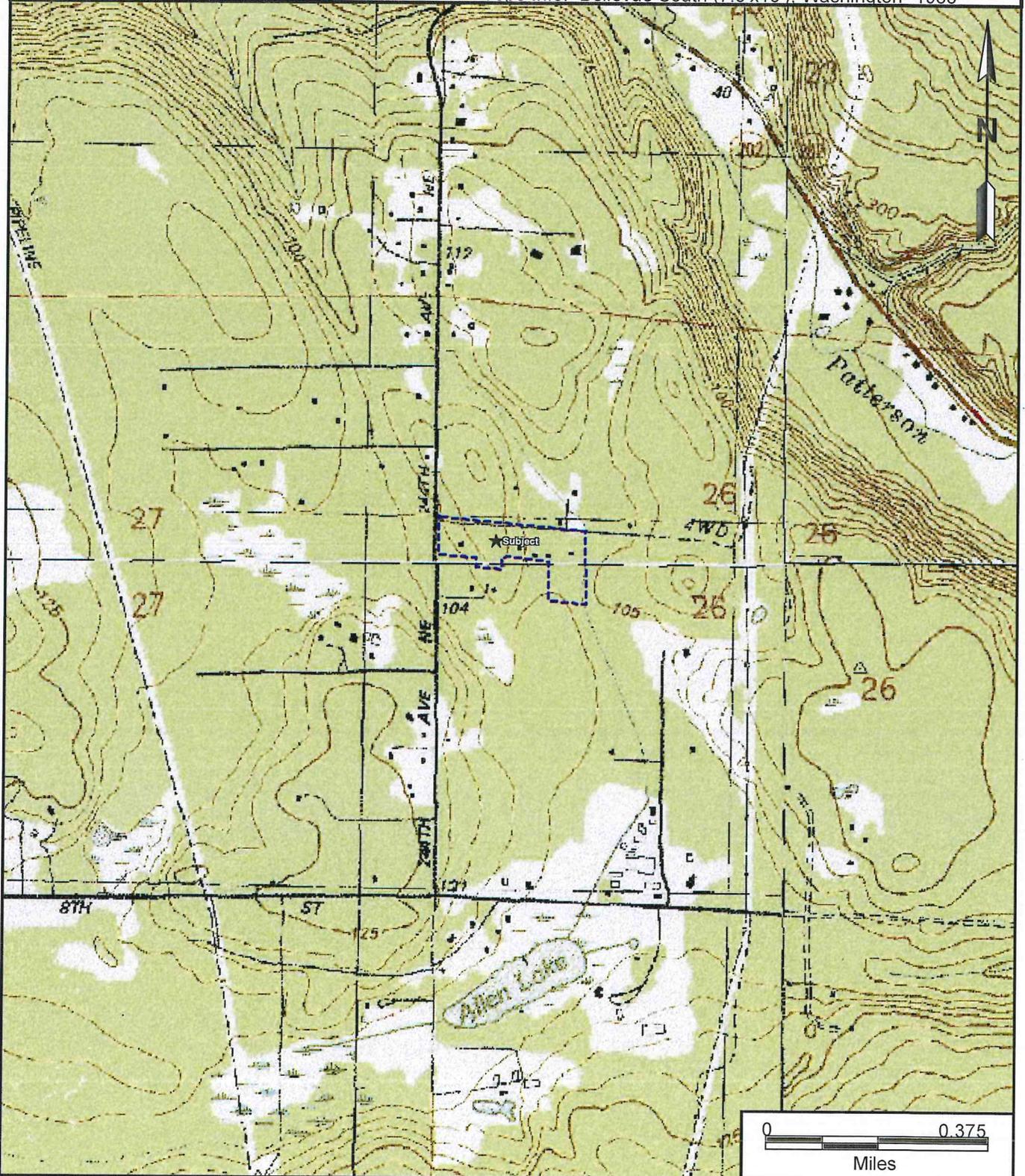
Project #: 38040

Site Name: Sammamish Residential Parcels

Property Location: 24515 Northeast 18th Street, Sammamish, WA 98074, King County

Map Scale 1 in. = 1200' Approx

Topo Info: Bellevue South (7.5'x15'), Washington 1983



CAUTION:

The location of property arrows shown on this map are approximate only. Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro Environmental Data so that appropriate corrections can be made.

NWI WETLAND MAP

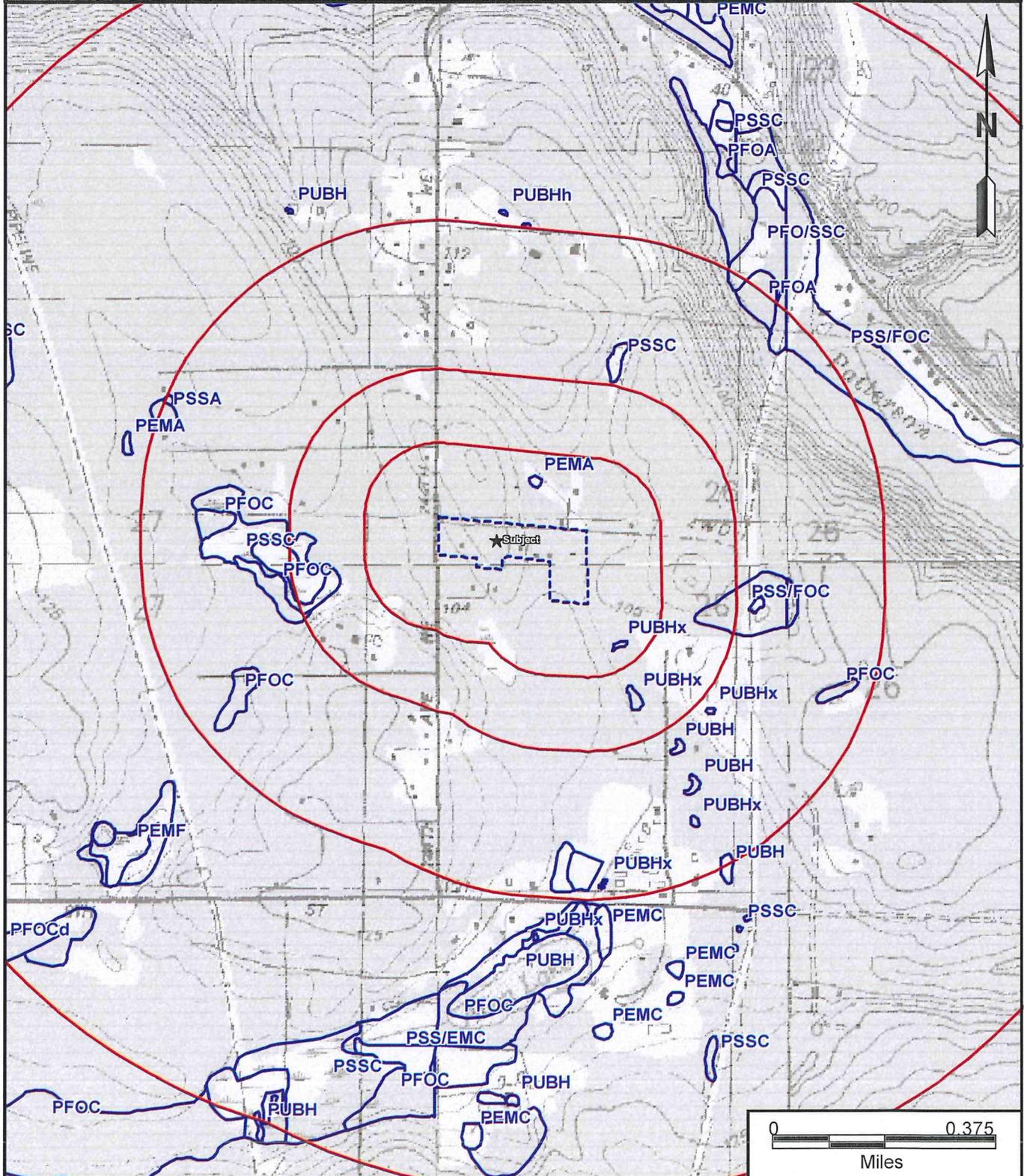
Project #: 38040

Site Name: Sammamish Residential Parcels

Property Location: 24515 Northeast 18th Street, Sammamish, WA 98074, King County

Map Scale 1 in. = 1200' Approx

Wetland Info: Bellevue South (7.5'x15'), Washington 1983



CAUTION:

The location of property arrows shown on this map are approximate only. Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro Environmental Data so that appropriate corrections can be made.

WETLAND MAP LEGEND

There are 17 distinct National Wetlands Inventory types within the mapped area.

More information about Wetlands can be found at: <http://www.fws.gov/wetlands/data/wetland-codes.html>

Map Symbol: PEMF	COUNT: 1
Description: Freshw ater Emergent Wetland	
Map Symbol: PFO/SSC	COUNT: 1
Description: Freshw ater Forested/Shrub Wetland	
Map Symbol: PFOCd	COUNT: 1
Description: Freshw ater Forested/Shrub Wetland	
Map Symbol: PEM/SSC	COUNT: 1
Description: Freshw ater Emergent Wetland	
Map Symbol: PSS/EMC	COUNT: 1
Description: Freshw ater Forested/Shrub Wetland	
Map Symbol: PSSA	COUNT: 2
Description: Freshw ater Forested/Shrub Wetland	
Map Symbol: PABF	COUNT: 2
Description: Freshw ater Pond	
Map Symbol: PUBHh	COUNT: 2
Description: Freshw ater Pond	
Map Symbol: PSS/FOC	COUNT: 3
Description: Freshw ater Forested/Shrub Wetland	
Map Symbol: PFOA	COUNT: 3
Description: Freshw ater Forested/Shrub Wetland	
Map Symbol: PSSF	COUNT: 3
Description: Freshw ater Forested/Shrub Wetland	
Map Symbol: PEMA	COUNT: 6
Description: Freshw ater Emergent Wetland	
Map Symbol: PUBHx	COUNT: 10
Description: Freshw ater Pond	
Map Symbol: PEMC	COUNT: 13
Description: Freshw ater Emergent Wetland	
Map Symbol: PUBH	COUNT: 13
Description: Freshw ater Pond	
Map Symbol: PFOC	COUNT: 15
Description: Freshw ater Forested/Shrub Wetland	

-DATA CONTINUED ON NEXT PAGE-

WETLAND MAP LEGEND

Map Symbol: PSSC	COUNT: 19
Description:	Freshw ater Forested/Shrub Wetland

Property Location: 24515 Northeast 18th Street
Sammamish, WA 98074

USDA/NRCS SOIL MAP

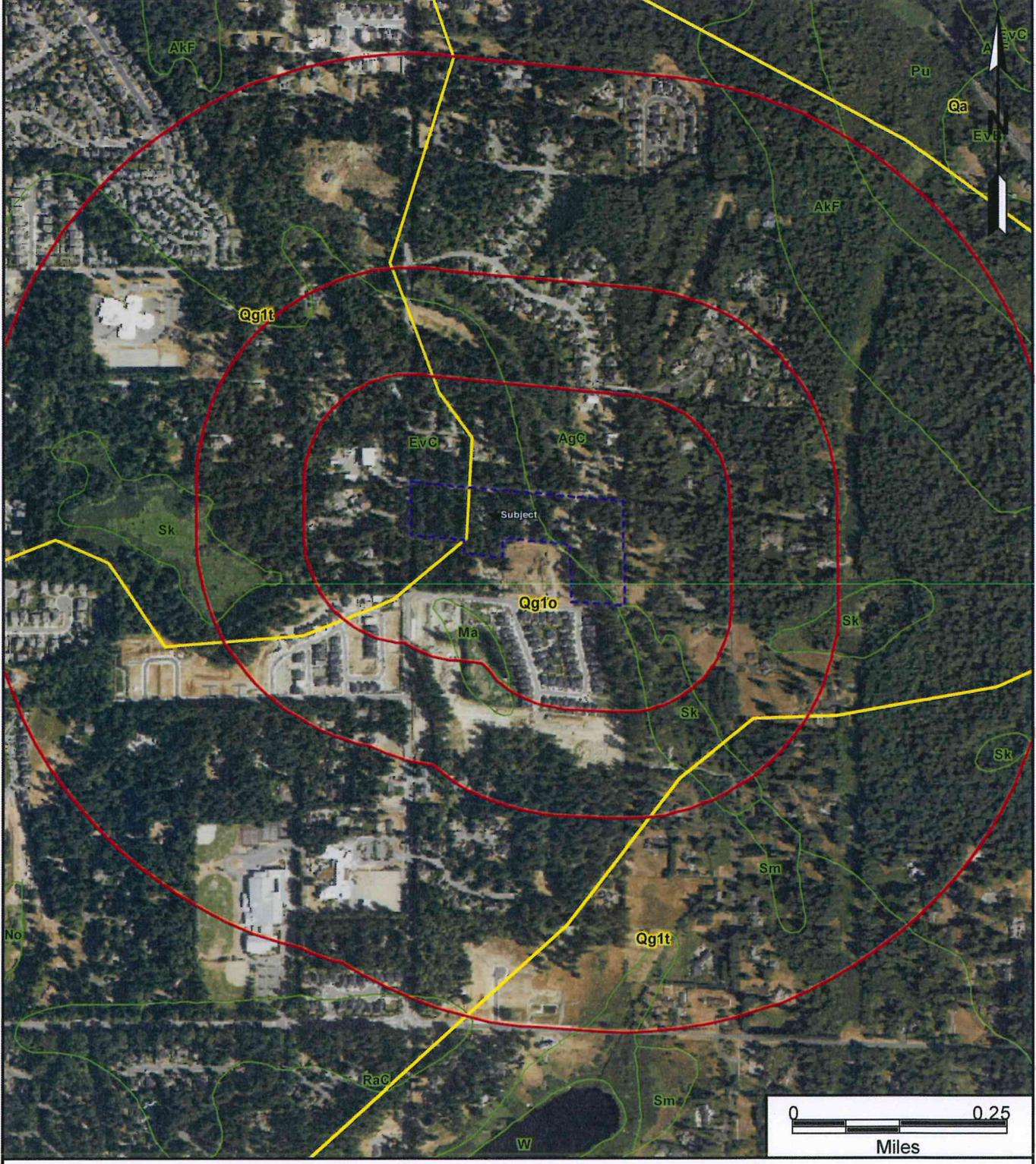
Project #: 38040

Site Name: Sammamish Residential Parcels

Property Location: 24515 Northeast 18th Street, Sammamish, WA 98074, King County

Map Scale 1 in. = 840' Approx

Aerial Year: 2017



Soil Boundaries ————— **Geology Types** —————

CAUTION:

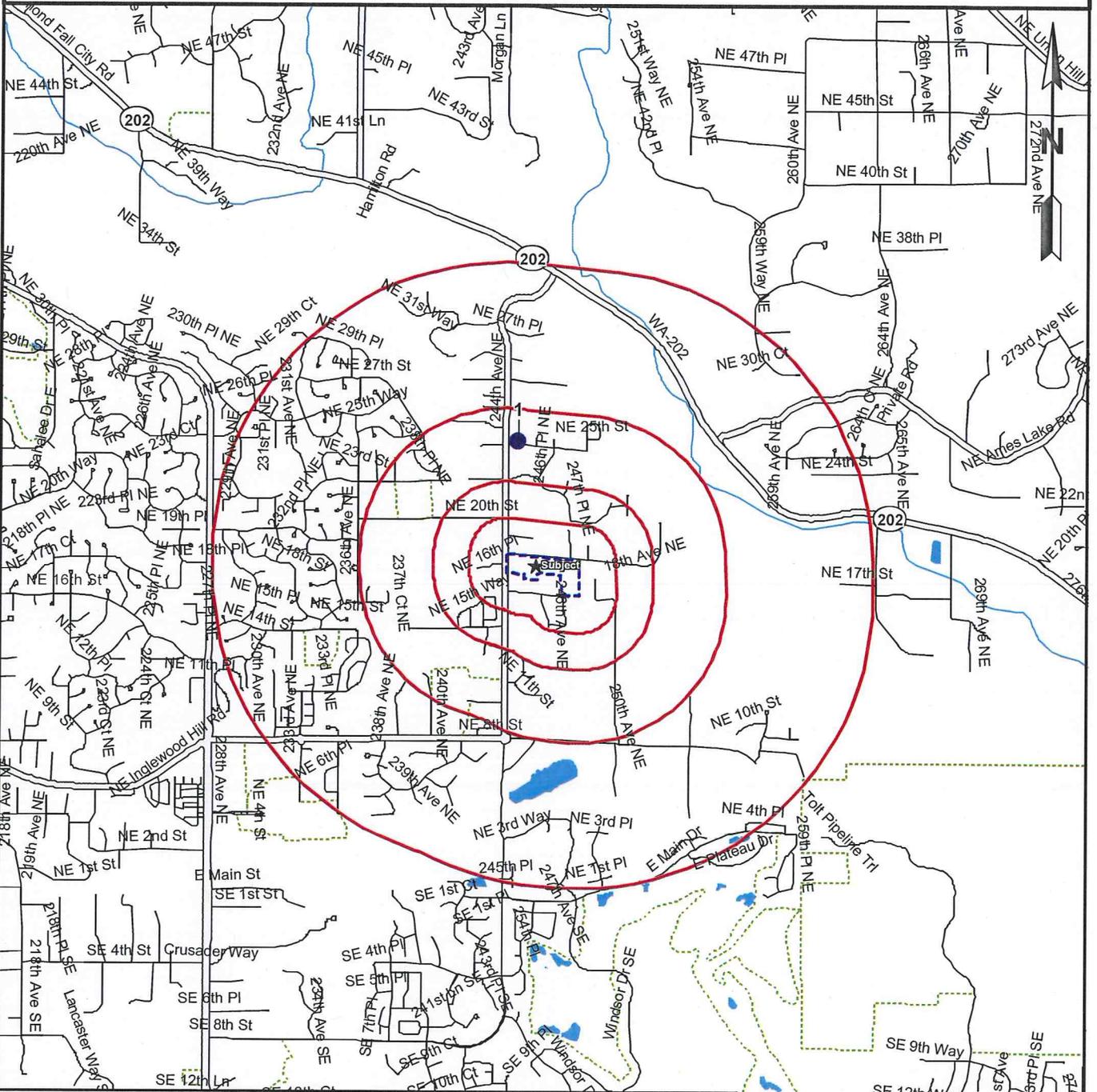
The location of property arrows shown on this map are approximate only. Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro Environmental Data so that appropriate corrections can be made.

HAZARDS MAP

Project #: 38040

Site Name: Sammamish Residential Parcels

Property Location: 24515 Northeast 18th Street, Sammamish, WA 98074, King County



Environmental Hazards		US EPA Radon Zone: 3	
★ NPL(0)	▼ RCRA TSD(0)	★ SPL(0)	+ St.Inst.Cont.(0)
■ D-NPL(0)	■ RCRA GEN(0)	● SCL(1)	● VCP(0)
● CERCLIS(0)	+ Fed.Inst.Cont.(0)	▲ Landfill(0)	▼ Brownfield(0)
◆ NFRAP(0)	○ ERNS(0)	+ LPST(0)	⊙ St.Supp.(0)
▼ CORRACTS(0)	⊙ Fed.Supp.(0)	◆ PST(0)	

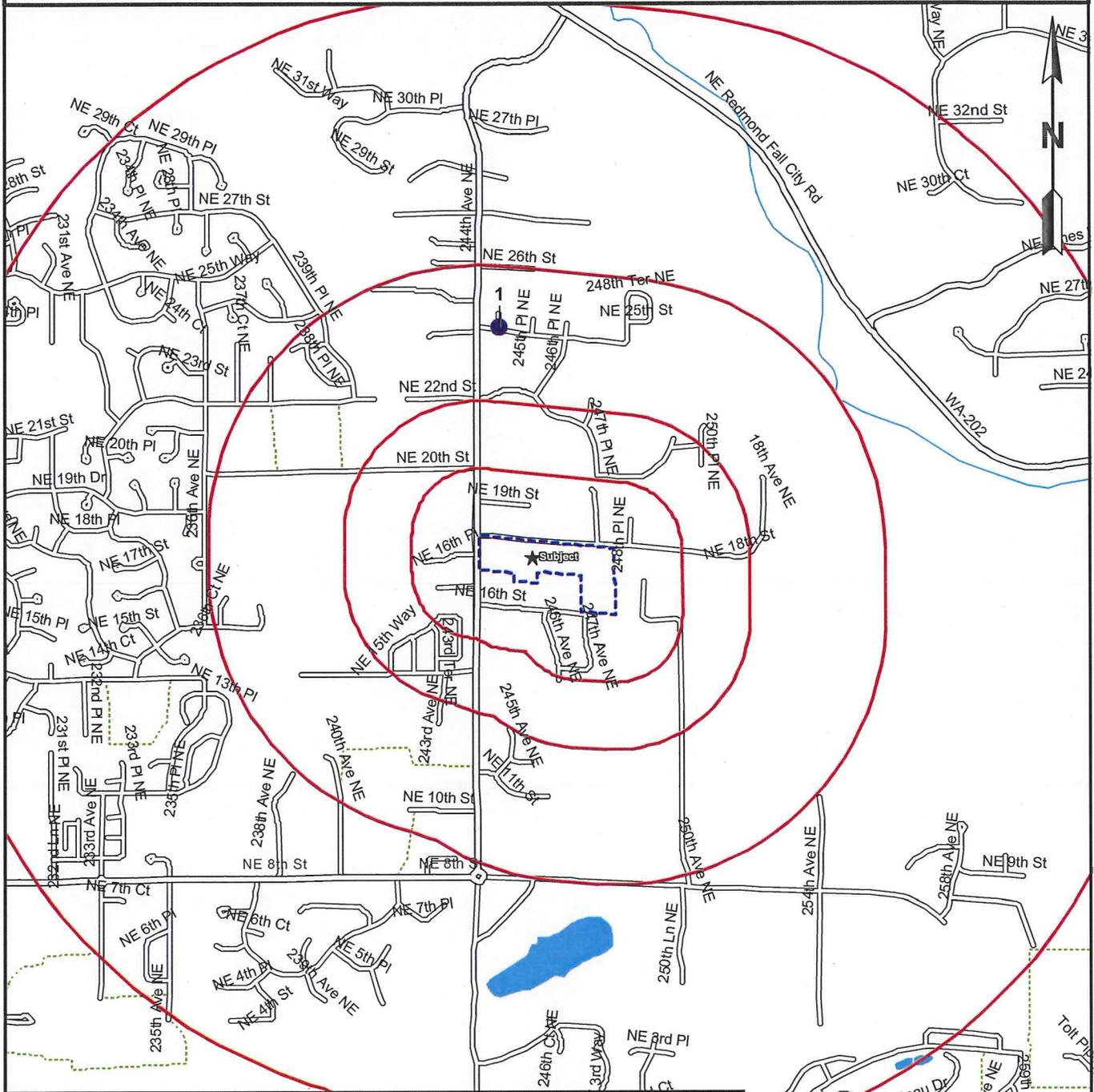
CAUTION: The location of hazards shown on this map are approximate only. Other hazards may exist that are not shown on this map. Property in the general vicinity of hazards should be evaluated by an environmental engineer or other appropriate specialist prior to purchase or investment.

HAZARDS MAP

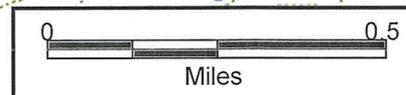
Project #: 38040

Site Name: Sammamish Residential Parcels

Property Location: 24515 Northeast 18th Street, Sammamish, WA 98074, King County



Environmental Hazards		US EPA Radon Zone: 3	
★ NPL(0)	▼ RCRA TSD(0)	★ SPL(0)	+ St.Inst.Cont.(0)
■ D-NPL(0)	■ RCRA GEN(0)	● SCL(1)	● VCP(0)
● CERCLIS(0)	+ Fed.Inst.Cont.(0)	▲ Landfill(0)	▼ Brownfield(0)
◆ NFRAP(0)	○ ERNS(0)	+ LPST(0)	⊕ St.Supp.(0)
▼ CORRACTS(0)	⊕ Fed.Supp.(0)	◆ PST(0)	



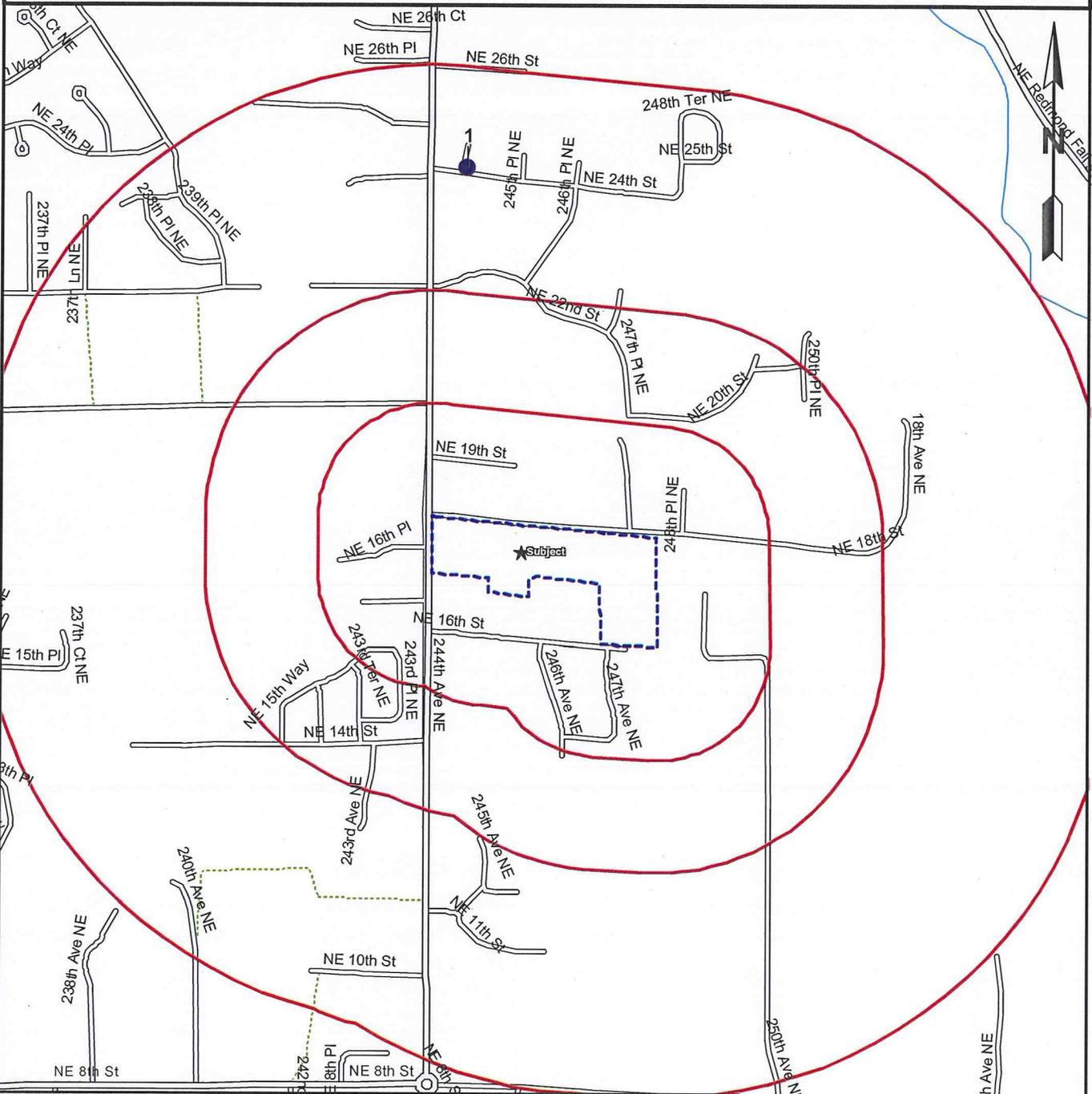
CAUTION: The location of hazards shown on this map are approximate only. Other hazards may exist that are not shown on this map. Property in the general vicinity of hazards should be evaluated by an environmental engineer or other appropriate specialist prior to purchase or investment.

HAZARDS MAP

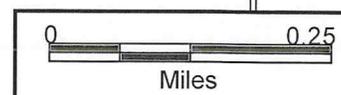
Project #: 38040

Site Name: Sammamish Residential Parcels

Property Location: 24515 Northeast 18th Street, Sammamish, WA 98074, King County



Environmental Hazards		US EPA Radon Zone: 3	
★ NPL(0)	▼ RCRA TSD(0)	★ SPL(0)	+ St.Inst.Cont.(0)
■ D-NPL(0)	■ RCRA GEN(0)	● SCL(1)	● VCP(0)
● CERCLIS(0)	+ Fed.Inst.Cont.(0)	▲ Landfill(0)	▼ Brownfield(0)
◆ NFRAP(0)	○ ERNS(0)	+ LPST(0)	⊕ St.Supp.(0)
▼ CORRACTS(0)	⊕ Fed.Supp.(0)	◆ PST(0)	



CAUTION: The location of hazards shown on this map are approximate only. Other hazards may exist that are not shown on this map. Property in the general vicinity of hazards should be evaluated by an environmental engineer or other appropriate specialist prior to purchase or investment.

SITE INVENTORY																	
Property And Surrounding Areas (all sites within 1/8 mi)	MapID	NPL/D-NPL	CERCLIS	NFRAP/CERC-AR	CORRACTS	RCRA TSD	RCRA GEN/NON	ERNS	Inst. Controls	SPL	SCL	LANDFILL	LPST	PST	VCPs	BROWNFIELD	Fed.&St-Suppl.
No Sites in this Radius																	
Surrounding Sites (between 1/8 mi and 1/4 mi)	MapID	NPL/D-NPL	CERCLIS	NFRAP/CERC-AR	CORRACTS	RCRA TSD	RCRA GEN/NON	ERNS	Inst. Controls	SPL	SCL	LANDFILL	LPST	PST	VCPs	BROWNFIELD	Fed.&St-Suppl.
No Sites in this Radius																	
Surrounding Sites (between 1/4 mi and 1/2 mi)	MapID	NPL/D-NPL	CERCLIS	NFRAP/CERC-AR	CORRACTS	RCRA TSD	RCRA GEN/NON	ERNS	Inst. Controls	SPL	SCL	LANDFILL	LPST	PST	VCPs	BROWNFIELD	Fed.&St-Suppl.
HANCOCK REDMOND DRUG LAB 2426 244TH AVE NE Redmond, WA 98053	1 0.39 N										◆						
Surrounding Sites (between 1/2 mi and 1 mi)	MapID	NPL/D-NPL	CERCLIS	NFRAP/CERC-AR	CORRACTS	RCRA TSD	RCRA GEN/NON	ERNS	Inst. Controls	SPL	SCL	LANDFILL	LPST	PST	VCPs	BROWNFIELD	Fed.&St-Suppl.
No Sites in this Radius																	
◆ Data Type Mapped at this Site ID																	

Property Location: 24515 Northeast 18th Street
Sammamish, WA 98074

DATABASE FINDINGS

Property Location: 24515 Northeast 18th Street
 Sammamish, WA 98074, King County
 Site Radius: Polygon Boundary

FEDERAL DATABASES

Database	Date Updated	Search Radius	On-Site	1/8	1/4	1/2	1.0	Total
NPL	12/2017	1.000	0	0	0	0	0	0
P-NPL	12/2017	1.000	0	0	0	0	0	0
D-NPL	12/2017	0.500	0	0	0	0	-	0
CERCLIS	12/2017	0.500	0	0	0	0	-	0
CERC-AR	12/2017	0.500	0	0	0	0	-	0
NFRAP	12/2017	0.500	0	0	0	0	-	0
CORRACTS	12/2017	1.000	0	0	0	0	0	0
SEMS-Smelt	12/2017	0.500	0	0	0	0	-	0
RCRA TSD	12/2017	0.500	0	0	0	0	-	0
RCRA GEN	12/2017	0.250	0	0	0	-	-	0
RCRA NON	12/2017	0.250	0	0	0	-	-	0
ERNS	01/2018	0.000	0	-	-	-	-	0
FED-BROWNS	01/2018	0.500	0	0	0	0	-	0
DEA LABS	12/2017	0.500	0	0	0	0	-	0
FRS	12/2017	0.000	0	-	-	-	-	0
RODS	12/2017	0.250	0	0	0	-	-	0
FED ICEC	12/2017	0.250	0	0	0	-	-	0

TRIBAL DATABASES

Database	Date Updated	Search Radius	On-Site	1/8	1/4	1/2	1.0	Total
TRIBAL LPST	12/2017	0.500	0	0	0	0	-	0
TRIBAL UST	12/2017	0.250	0	0	0	-	-	0

STATE DATABASES

Database	Date Updated	Search Radius	On-Site	1/8	1/4	1/2	1.0	Total
WA SCL	01/2018	0.500	0	0	0	0	-	0
WA NFA	01/2018	0.500	0	0	0	1	-	1
WA SWLF	01/2018	0.500	0	0	0	0	-	0
WA LPST	12/2017	0.500	0	0	0	0	-	0
WA PST	01/2018	0.250	0	0	0	-	-	0
WA COV	01/2018	0.250	0	0	0	-	-	0
WA VCP	01/2018	0.500	0	0	0	0	-	0
WA Brownfields	12/2017	0.500	0	0	0	0	-	0

SITE SUMMARY

MapID	Type	Fac.ID	Facility Name	Address	Distance(mi)
1	NFA	2273	HANCOCK REDMOND DRUG LA	2426 244th Ave Ne, Redmond, WA 98053	0.390 N

Property Location: 24515 Northeast 18th Street
Sammamish, WA 98074

Ungeocodeable Entries

The sites contained below were unable to be accurately geocoded due to map and/or database limitations. These sites are listed because based on the data available they could potentially be relevant to this site search. However, due to inaccuracies in the databases, no guarantee can be made that these sites are relevant, nor can it be guaranteed that the listed sites are the only relevant sites that could not be accurately mapped.

-No Ungeocodeables Found-

FEDERAL DATABASE DEFINITIONS

FEDERAL DATABASES SEARCHED:**NPL (National Priorities List) and P-NPL (Proposed Sites to the National Priorities List)**

List compiled by the EPA pursuant to CERCLA 42 USC Subsection 9605(a) (8) (B) of properties with the highest priority for cleanup pursuant to EPA's hazard ranking system. See 40 CFR Part 300.

Source: United States Environmental Protection Agency

D-NPL (Delisted Sites from the National Priorities List)

Sites that have been deleted from the National Priorities List.

Source: United States Environmental Protection Agency

CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)

The list of sites compiled by EPA and that EPA has investigated or is currently investigating for potential hazardous substance contamination for possible inclusion on the National Priorities List.

Source: United States Environmental Protection Agency

CERC-AR (Sites in the Archived CERCLIS Database)

The Archive designation indicates the site has no further interest under the Federal Superfund Program based on available information. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. The Archive designation is removed and the site is returned to the CERCLIS inventory if more substantive assessment and/or any cleanup work is necessary under the Federal Superfund program.

Source: United States Environmental Protection Agency

NFRAP (No Further Remedial Action Planned)

The list of sites compiled by the EPA that to the best of the EPA's knowledge, Superfund has completed its assessment of a site and has determined that no further steps will be taken to list that site on the NPL.

Source: United States Environmental Protection Agency

SEMS Potential Smelters (SEMS-SMELT)

This report includes sites that have smelting-related, or potentially smelting-related, indicators in the SEMS database. The report includes information on the site location as well as contaminants of concern. Sites are mapped under the CERCLIS site identifier.

Source: United States Environmental Protection Agency

CORRACTS (RCRA Corrective Action Sites)

List of hazardous waste treatment storage or disposal facilities and other RCRIS facilities (due to past interim status or storage of hazardous waste beyond 90 days) who have been notified by the US Environmental Protection Agency to undertake corrective action under RCRA.

Source: United States Environmental Protection Agency

RCRA TSD

List maintained by the EPA of those facilities on which treatment, storage, and/or disposal of hazardous wastes takes place, as defined and regulated by RCRA.

Source: United States Environmental Protection Agency

RCRA GEN/RCRA NON (RCRA Generators/RCRA Non-Generators)

List maintained by EPA of those persons or entities that report under the RCRA program.

Source: United States Environmental Protection Agency

ERNS (Emergency Response Notification System)

EPA's Emergency Response Notification System list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. Notification requirements for such releases or spills are codified in 40 CFR Parts 302 and 355.

Source: National Response Center

FED-BROWNS (Federal Brownfields Sites)

Brownfield sites receiving federal grants.

Source: United States Environmental Protection Agency

Federal Institutional Controls/Engineering Controls (FED ICEC and RODS)

Institutional controls compiled from various EPA maintained databases and CERCLIS Record of Decisions.

Source: United States Environmental Protection Agency

DEA-LABS (US Drug Enforcement Administration (DEA) National Clandestine Laboratory Register)

The U.S. Department of Justice provides listing of addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Sites are mapped as Federal Supplemental database sites.

Source: US Department of Justice, Drug Enforcement Agency

FRS (Facility Registry System)

The FRS is a centrally managed database developed by EPA's Office of Information Collection in the Office of Environmental Information (OEI). The FRS has over 2.5 million unique facility records linking over 3.5 million program interests, including data from over 30 national environmental data systems and over 45 state systems.

Source: United States Environmental Protection Agency

USDA/NRCS Soil Maps

Soil Maps are a product provided by the Natural Resources Conservation Service (NRCS) division of the US Department of Agriculture and are formatted as Soil Survey database (SSURGO) files. A legend page is provided that provides the map symbol and a limited amount of descriptive information for each soil type. For more information, contact the NRCS at <http://soils.usda.gov/>.

Radon Zone Information

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. EPA's Map of Radon Zones assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential.

Zone 1: Highest Potential - counties have a predicted average indoor radon screening level greater than 4 pCi/L (picocuries per liter)

Zone 2: Moderate Potential - counties have a predicted average indoor radon screening level between 2 and 4 pCi/L (picocuries per liter)

Zone 3: Low Potential - counties have a predicted average indoor radon screening level less than 2 pCi/L (picocuries per liter)

Source: United States Environmental Protection Agency

STATE DATABASE DEFINITIONS

EPA REGION 10 DATABASES:**Tribal Underground Storage Tanks (Tribal USTs) and Leaking Storage Tanks (Tribal LPSTs)**

Sites compiled by EPA Region 10 with underground storage tanks and leaking underground storage tanks on tribal lands.
Source: EPA Region 10

STATE ASTM STANDARD DATABASES SEARCHED:**State Confirmed and Suspected Cleanup Sites (SCL)**

A site is being cleaned up under state regulations. Regulations include Model Toxics Control Act or its predecessors. This list includes the Department of Ecology's Hazardous Sites List receiving rankings under the Washington Ranking Method (WARM) as required by WAC 173-340-330, as well as the Confirmed & Suspected Contaminated Sites (CSCS) Report, which includes the Hazardous Sites List.
Source: Washington Department of Ecology

State Confirmed and Suspected Cleanup Sites/No Further Action Required (SCL/NFA)

A site is being cleaned up under state regulations. Regulations include Model Toxics Control Act or its predecessors.
Site has No Further Action Required.
Information available varies by state.
Source: Washington Department of Ecology

Solid Waste Landfills (SWLF)

Includes state landfill and/or solid waste disposal sites in a database maintained by state agencies. Information available varies by state.
Source: Washington Department of Ecology

Brownfields Site Assessments (BF)

State maintained list of completed and ongoing Brownfield Site Assessments. Available information varies by state.
Source: Washington Department of Ecology

Environmental Covenants Registry (COV)

State maintained list of sites with environmental covenants/institutional controls under the Uniform Environmental Covenants Act (UECA).
Source: Washington Department of Ecology

Voluntary Cleanup Program Sites (VCP)

State maintained list of sites undergoing independent cleanup and submitted for review.
Institutional controls are included for some sites. Available information varies by state.
Source: Washington Department of Ecology

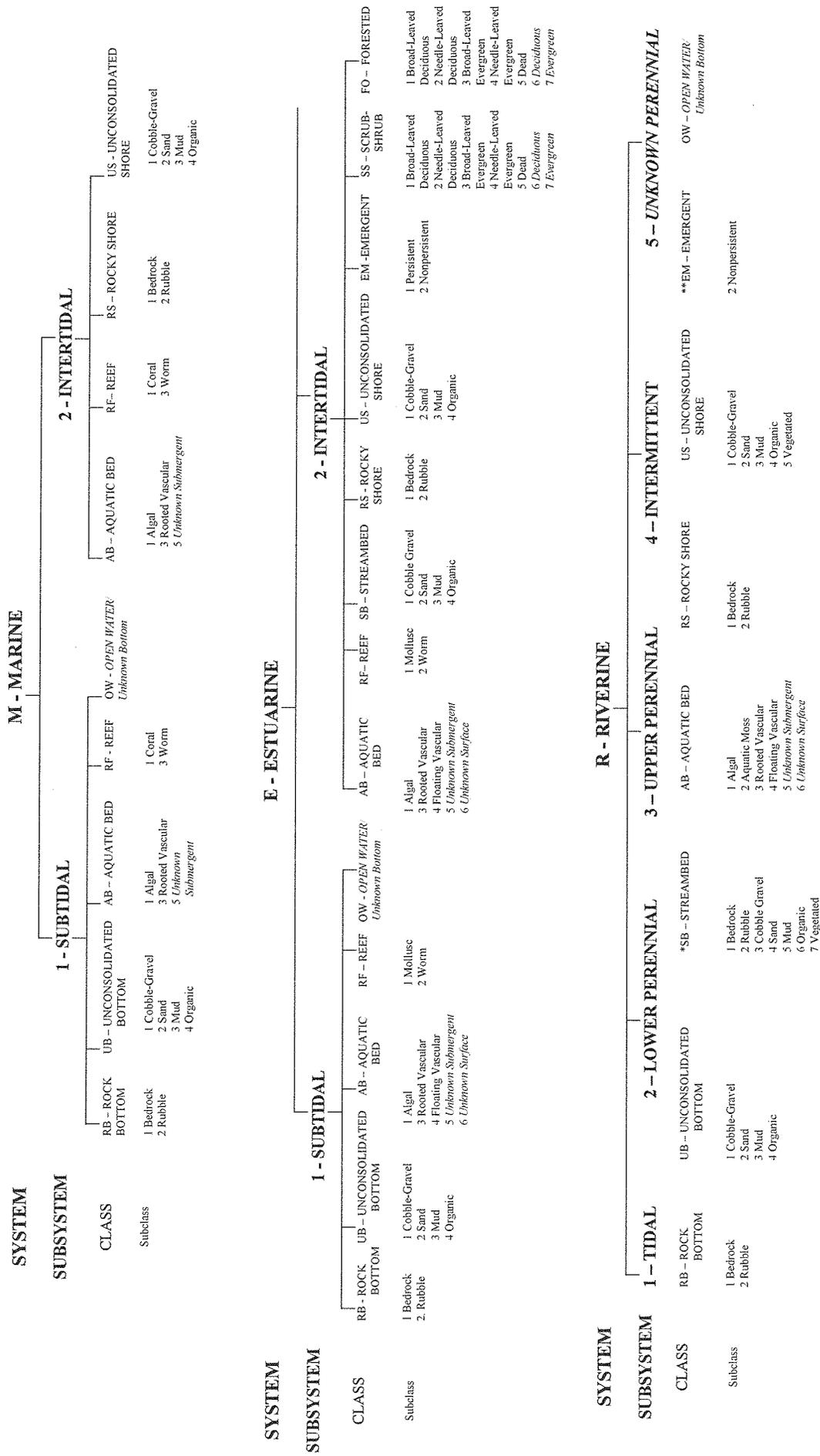
Leaking Petroleum Storage Tanks (LPSTs)

State lists of leaking aboveground and underground storage tank sites. Section 9003(h) of Subtitle I of RCRA gives EPA and states, under cooperative agreements with EPA, authority to clean up releases from UST systems or require owners and operators to do so.
Available information varies by state.
Source: Washington Department of Ecology

Underground Storage Tanks (USTs)

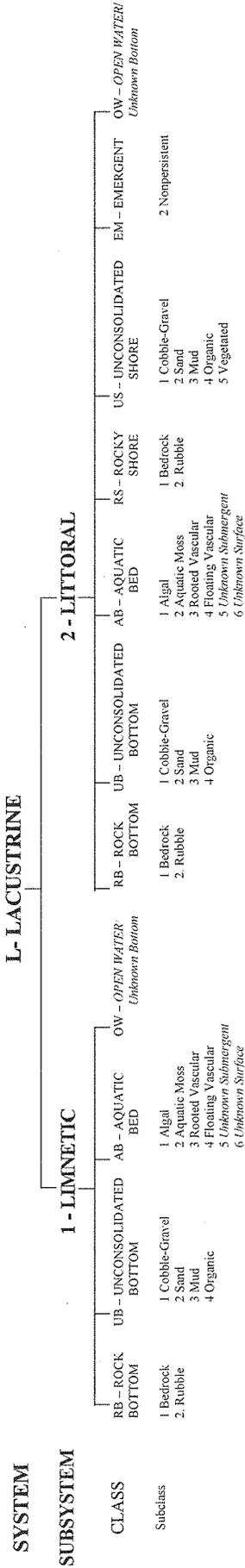
State lists of underground storage tanks required to be registered under Subtitle I, Section 9002 of RCRA. Available information varies by state.
Source: Washington Department of Ecology

WETLANDS AND DEEPWATER HABITATS CLASSIFICATION

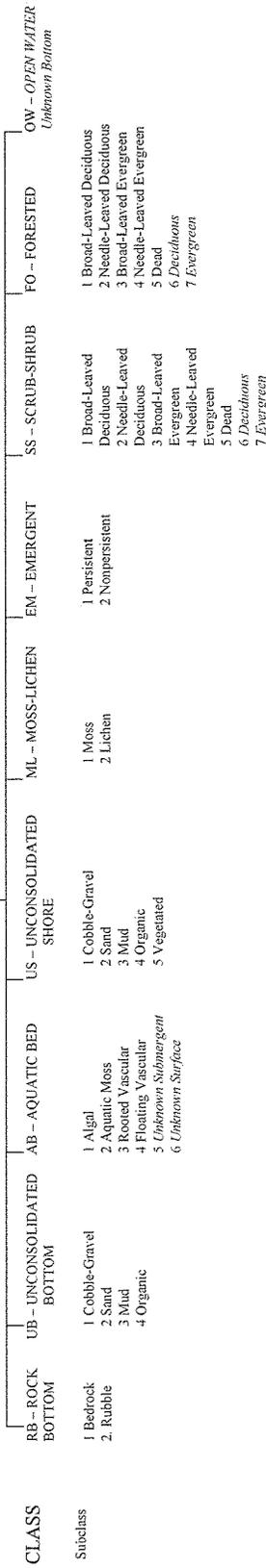


* STREAMBED is limited to TIDAL and INTERMITTENT SUBSYSTEMS, and comprises the only CLASS in the INTERMITTENT SUBSYSTEM.
 ** EMERGENT is limited to TIDAL and LOWER PERENNIAL SUBSYSTEMS.

WETLANDS AND DEEPWATER HABITATS CLASSIFICATION



P - PALUSTRINE

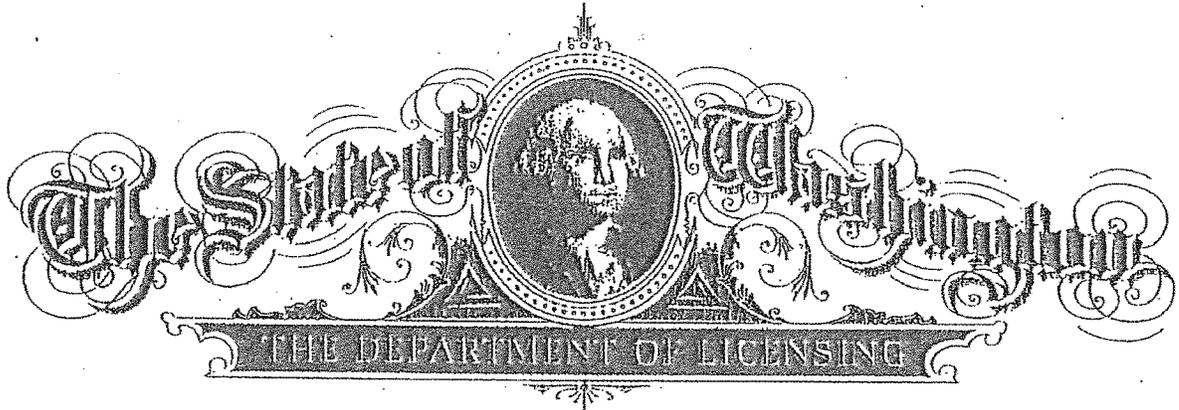


MODIFIERS		WATER CHEMISTRY		SOIL		SPECIAL MODIFIERS	
WATER REGIME		WATER CHEMISTRY		SOIL		SPECIAL MODIFIERS	
<p>Non-Tidal</p> <ul style="list-style-type: none"> A Temporarily Flooded B Saturated C Seasonally Flooded D Seasonally Flooded Well Drained E Seasonally Flooded Saturated F Semipermanently Flooded G Intermittently Exposed 	<p>Tidal</p> <ul style="list-style-type: none"> K Artificially Flooded L Subtidal M Regularly Exposed N Regularly Exposed Irregularly Flooded P Irregularly Flooded Y Saturated/Semipermanent/Seasonal Z Intermittently Exposed/Permanent U Unknown 	<p>Coastal Salinity</p> <ul style="list-style-type: none"> 1 Hyperhaline 2 Eubaline 3 Mixohaline (Brackish) 4 Polyhaline 5 Mesohaline 6 Oligohaline 0 Fresh 	<p>Inland Salinity</p> <ul style="list-style-type: none"> 7 Hyperhaline 8 Eubaline 9 Mixosaline 0 Fresh 	<p>pH Modifiers for all Fresh Water</p> <ul style="list-style-type: none"> a Acid i Circumneutral l Alkaline 	<p>Organic</p> <ul style="list-style-type: none"> g Organic n Mineral 	<p>Soil Modifiers</p> <ul style="list-style-type: none"> b Beaver d Partially Drained f Famed 	<p>Special Modifiers</p> <ul style="list-style-type: none"> h Diked/Impounded r Artificial Substrate s Spoil x Excavated

NOTE: Italicized terms were added for mapping by the National Wetlands Inventory program.

APPENDIX B

Professional Licenses / Certifications



*It is hereby certified that Don W. Spencer
has satisfactorily complied with and completed the statutory requirements set
forth in title 18 revised code of Washington to engage in practice as a*

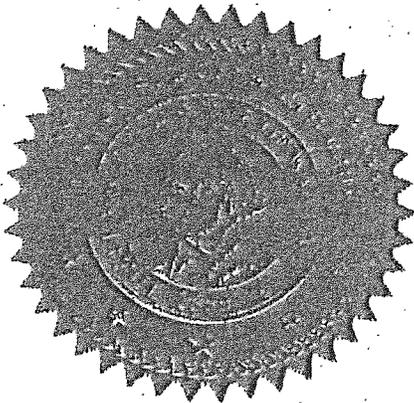
Geologist

*And is hereby authorized, empowered and granted the right to engage in that
practice within the State of Washington subject to the state laws.*

And is licensed as a qualified

Hydrogeologist

*Given under the hand and seal of the director this
fourteenth day of March, 2002.*



No. 604

Sed Stephens

DIRECTOR

Ally H. Randall

Geologist Licensing Board
CHAIR

National Registry of Environmental Professionals

Be it known to all persons that the following individual pursuant to the requirements for education, experience and examination established by the National Registry of Environmental Professionals is entitled to all of the rights and privileges by the body and to be duly registered by it.

This is to certify that

Don W Spencer

is a
Registered Environmental Property Assessor

This certificate will remain valid only if it bears the seal of the current year, unless revoked, suspended or invalidated by order of the Board of Directors of the National Registry of Environmental Professionals.

Witness our hand

09/17/2013

This Day

Richard J. [Signature]
Executive Director

Registration Number:

REPA 418290

Certificate of Completion

This is to certify that

Donald W. Spencer

has satisfactorily completed
4 hours of refresher training as an
AHERA Building Inspector

to comply with the training requirements of
TSCA Title II, 40 CFR 763 (AHERA)

165114

Certificate Number



Jan 17, 2018

Expires in 1 year.

Date(s) of Training

Exam Score:
if appropriate:

A handwritten signature in black ink, appearing to read "Donald W. Spencer".

Instructor

Certificate of Completion

This is to certify that

Donald W. Spencer

has satisfactorily completed
4 hours of refresher training as an
AHERA Management Planner

to comply with the training requirements of
TSCA Title II, 40 CFR 763 (AHERA)

165140
Certificate Number



Jan 17, 2018 Expires in 1 year.

Date(s) of Training

Exam Score:
If appropriate:

A handwritten signature in black ink, appearing to read "Donald W. Spencer".

Instructor

ARGUS PACIFIC, INC. / 1900 WEST NICKERSON ST, SUITE 315 / SEATTLE, WASHINGTON 98119 / 206.285.3373 / ARGUSPACIFIC.COM

Certificate of Completion

This is to certify that

Donald W. Spencer

has satisfactorily completed
8 hours of refresher training in

Hazardous Waste Operation and Emergency Response

to comply with the training requirements of

OSHA 29 CFR 1910.120 & WAC 296-843

1626621

Certificate Number



Apr 27, 2017 Expires in 1 year.

Date(s) of Training

Exam Score:
if appropriate:

Mary C. Cofer

Instructor

ARGUS PACIFIC, INC. / 1900 WEST NICKERSON ST. SUITE 315 / SEATTLE, WASHINGTON 98119 / 206.285.3373 / ARGUSPACIFIC.COM

Certificate of Completion

This is to certify that

Allison Myers

has satisfactorily completed
4 hours of refresher training as an

Asbestos Building Inspector

to comply with the training requirements of
TSCA Title II / 40 CFR 763 (AHERA)

Certificate #
160666



Instructor
EPA Provider Certificate #1085

Jan 11, 2017

Date(s) of Training

Exam Score: NA

Expiration Date: Jan 11, 2018

ARGUS PACIFIC, INC. / 1900 WEST NICKERSON ST, SUITE 315 / SEATTLE, WASHINGTON 98119 / 206.285.3373 / ARGUSPACIFIC.COM

APPENDIX C
Research Documents

Date:	Scale:	Source:	Completion Date:	MapPro ID:
2013	1"=500'	NAIP	3/15/2018	1186.1830
Site Location:				Comment:
24515 NORTHEAST 18TH STREET, SAMMAMISH, WA 98074, KING COUNTY				

MapPro Environmental Data

www.mapproenv.com



Date:	Scale:	Source:	Completion Date:	MapPro ID:
2004	1"=500'	NAIP	3/15/2018	1186.1830
Site Location:				Comment:
24515 NORTHEAST 18TH STREET, SAMMAMISH, WA 98074, KING COUNTY				

MapPro Environmental Data

www.mapproenv.com



Date:	Scale:	Source:	Completion Date:	MapPro ID:	MapPro Environmental Data
1990	1"=500'	USGS	3/15/2018	1186.1830	
Site Location:				Comment:	www.mapproenv.com
24515 NORTHEAST 18TH STREET, SAMMAMISH, WA 98074, KING COUNTY					



Date:	Scale:	Source:	Completion Date:	MapPro ID:	MapPro Environmental Data
1981	1"=500'	NHAP	3/15/2018	1186.1830	
Site Location:				Comment:	www.mapproenv.com
24515 NORTHEAST 18TH STREET, SAMMAMISH, WA 98074, KING COUNTY					



Date:	Scale:	Source:	Completion Date:	MapPro ID:
1977	1"=500'	USGS	3/15/2018	1186.1830
Site Location:				Comment:
24515 NORTHEAST 18TH STREET, SAMMAMISH, WA 98074, KING COUNTY				

MapPro Environmental Data

www.mapproenv.com



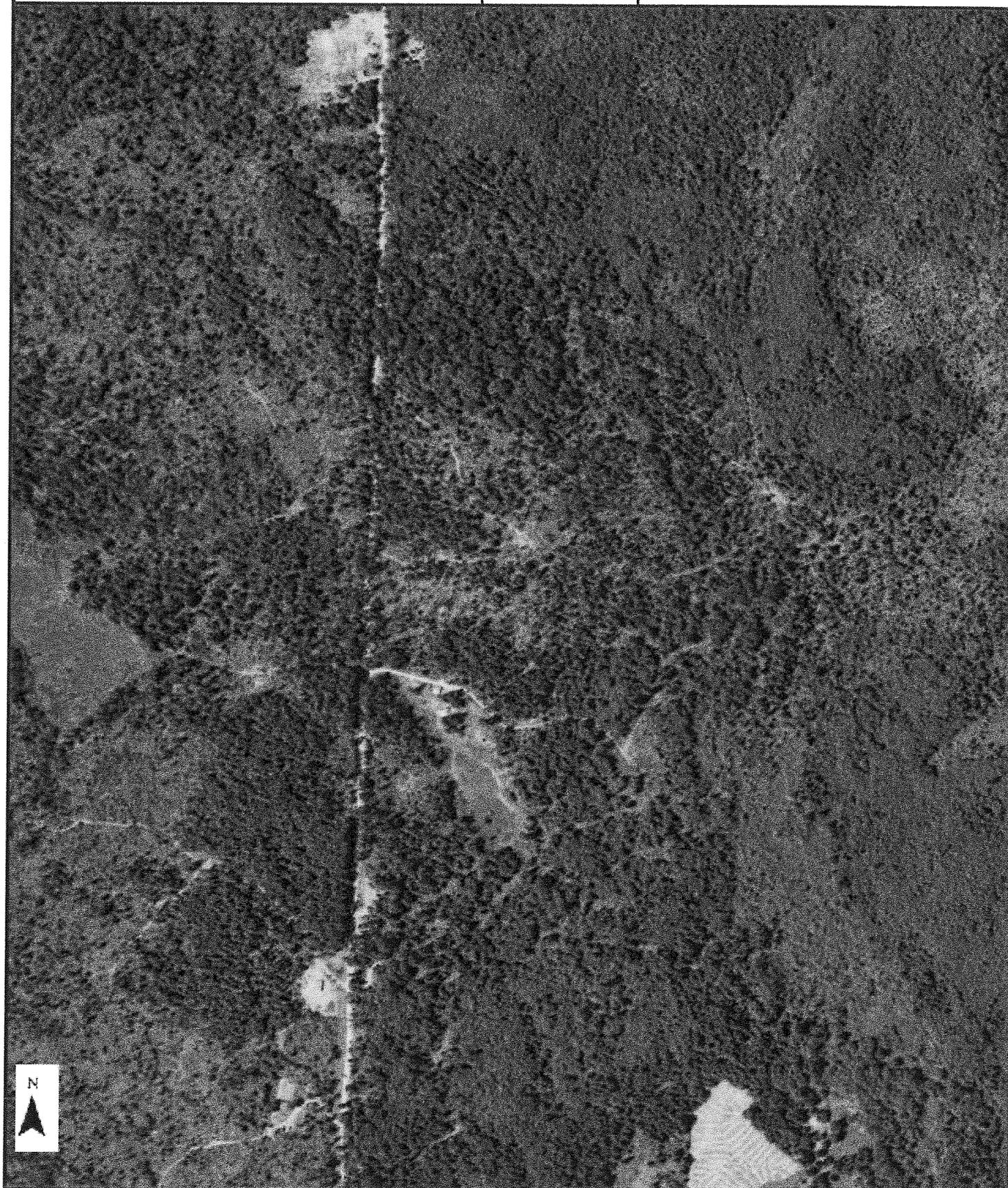
Date:	Scale:	Source:	Completion Date:	MapPro ID:	MapPro Environmental Data
1968	1"=500'	USGS	3/15/2018	1186.1830	
Site Location:				Comment:	www.mapproenv.com
24515 NORTHEAST 18TH STREET, SAMMAMISH, WA 98074, KING COUNTY					



Date:	Scale:	Source:	Completion Date:	MapPro ID:	MapPro Environmental Data
1957	1"=500'	AMS	3/15/2018	1186.1830	
Site Location:				Comment:	www.mapproenv.com
24515 NORTHEAST 18TH STREET, SAMMAMISH, WA 98074, KING COUNTY					



Date:	Scale:	Source:	Completion Date:	MapPro ID:	MapPro Environmental Data
1952	1"=500'	USGS	3/15/2018	1186.1830	
Site Location:				Comment:	www.mapproenv.com
24515 NORTHEAST 18TH STREET, SAMMAMISH, WA 98074, KING COUNTY					



ASTM 1527-05: "All Appropriate Inquiries" (AAI) Questionnaire For The Property Owner:

Site:	Eisele
Address:	24403 NE 18 th ST Sammamish 98074

1) Any, pending threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?

No
 Yes (explain briefly):

2) Any, pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?

No
 Yes (explain briefly):

3) Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

No
 Yes (explain briefly):

4) Any past environmental reports pertaining to the subject property?

No
 Yes (if so, please provide copies if available)

5) Any known current or past below-ground fuel storage tanks on the property?

No
 Yes (if so, where?):

6) Are there any operational or abandoned water wells on the property?

No
 Yes (if so, where?):

7) Has the property ever been used for industrial or auto repair purposes?

No
 Yes (if so, what types and how long?)

Owner questionnaire completed by (print name): Edward C Eisele Date: 3/24/2018
As: Property Owner, Ownership Managing Member / Partner, Owner's Appointed agent

101 of 101

2 FOLIO 23798

MAJOR 262506

MINOR 7094

KING COUNTY RESIDENTIAL PERMANENT RECORD CARD 24515 NE 18 ST.

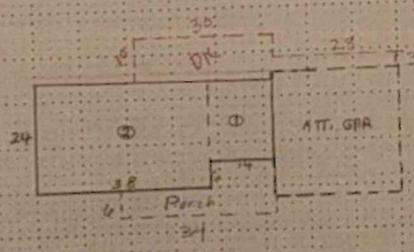
10 REM Code



11 No. 6 Date C Date O Remod Land D

OMIT NO YES YEAR % COMP (4/30) YEAR % COMP YEAR % COMP

Table with 7 columns: Year, Items, Const, Gr, Floor, Roof, Dimensions, Area, Un Value, \$ F.V. Includes entries for ATT. GPR, Porch, and DK.



13 BUILT-INS and 17 EXTERIOR sections with checkboxes and dollar amounts for Range, Oven, Dishwasher, etc.

18 ROOF section with checkboxes for Hip, Gable, Shed, Flat, Shake, and other roof types.

14 ROOM DETAIL table with columns for No., B, 1, 1/2, 2 and rows for Dining, Fa/Ds/R, Bedroom, Bath, Living, Kitchen.

15 FIREPLACE ADD COST and 20 PLUMBING sections with checkboxes for Baths Full and Sgl. Outlets.

16 SOURCE OF DATA section with fields for Owner, Tenant, Other, N.H.

22 PRINCIPAL BUILDING table with columns for FI, Dimensions, Area, FI, Dimensions, Area. Includes entries for 24x38 and 14x18.

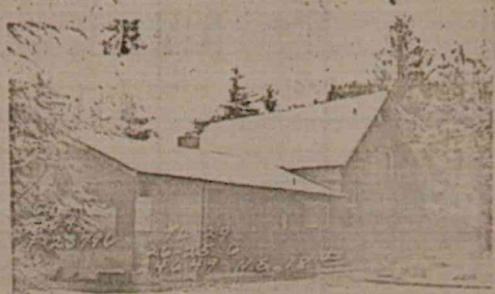
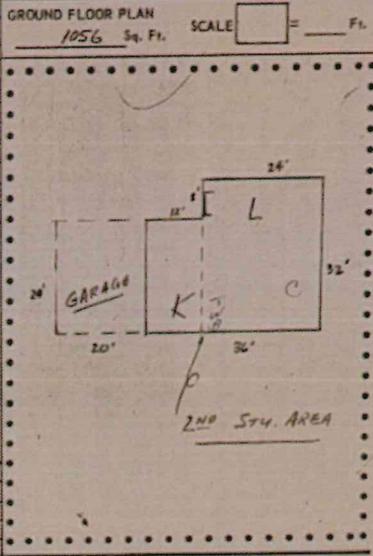
23 VALUE ADJUSTMENTS table with columns for Code, Explanation, Cost.

FOLIO 23796
 PERMIT NO. 236757
 DATE 25.OCT. 68

ADDITION TAX LOT (29)
 Section 26 Top 25 Range 6 Ewn. Block Let or
 Tax Lot 29 Tract *Legal on back*
 Description

3 Address of Property 20649 - N.E. 18th Cont. Purchaser
 4 Fee Owner Architect Contractor
 6 Original Building Cost \$ Owner-Tenant Occupied Rental per Month \$ Estimated per Month Rental \$
 7 Condition of Exterior *Interior* Interior *Unfin* Foundation *C* Floor Plan: Good *Fair* *Poor*

BUILDING	BASEMENT	CONSTRUCTION	CLASS
<input checked="" type="checkbox"/> One Family Dwelling	Full <input type="checkbox"/> Part <input type="checkbox"/>	<input checked="" type="checkbox"/> Single	(7)
<input type="checkbox"/> Two Family Dwelling	Part % Sq. Ft.	<input type="checkbox"/> Double	
2 No. of Stories	Conc. Frame	<input type="checkbox"/> Solid	
58 No. of Rooms <i>58</i>	Cement Blocks	<input type="checkbox"/> Very Cheap	
Basement	<input type="checkbox"/> Floor	<input type="checkbox"/> Cheap	
58 1st Floor	Recreation Room	<input type="checkbox"/> Medium	
7 2nd Floor 30%	Living Room	<input checked="" type="checkbox"/> Good	
Attic	Service Rooms	<input type="checkbox"/> Special	
INTERIOR WALLS	Garage	Pre-Fab	
Plaster	Unfinished	EXTERIOR WALLS	
5 Plaster Board		Boards & Batten	
Plywood		Shiplap	
Ceiled	FOUNDATION	Rustic	
Open Studs	<input checked="" type="checkbox"/> Concrete 6" Thick	<input checked="" type="checkbox"/> Cedar Siding	
Painted	Cement Blocks	Shingles	
5 Papered	Stone or Brick	Shakes	
Ceiling	Wood Post-Conc. Blk	Stucco on Lath	
Unfinished	FLOOR CONSTRUCTION	Brick Veneer	
FLOORS	1st Floor Joists <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Kind	
Hardwood	Bridged <i>9</i> O.C.	Composition	
58 Fir	Post & Beam <input checked="" type="checkbox"/>	Stone	Type
Concrete	Stud Bearing <input checked="" type="checkbox"/>	Blocks	
Linoleum	T & G <input checked="" type="checkbox"/>	CABINETS & CLOSETS	
FIREPLACE No. 1	CEILING HEIGHT	Hardwood Kit. Cabinets	
1 Stems	Basement <input type="checkbox"/>	2 1/2 Closets	
Bmnt. 1st / 2nd	1st Floor <i>8</i> <input checked="" type="checkbox"/>	Wardrobes	
Brick	2nd Floor <i>8</i> <input checked="" type="checkbox"/>		
1 Stone	3rd Floor <input checked="" type="checkbox"/>		
ROOF	Attic Low High	Date First Occupied, Month 1967	
Shingle		Date Built, 1968	Unfinished <input checked="" type="checkbox"/> 50% 10% Moved, 19
Composition		Date Finished, 19	Rebuilt, 19 Remodeled, 19
Shake		Dep. for Age	Future Life
Tile or Slate		Dep. for Cond.	Dep. for Ob.
Tar & Gravel		Dep. for Ex.	Total
Tar & Gravel			
Built-Up			
INTERIOR TRIM	PORCHES S.F. AREA		
Hardwood	One Story		
Fir	Two Story		
Painted	Unroofed		
Natural	C'mt. Flr.		
Unfinished	Wood Flr.		
PLUMBING	Enclosed		
95 No. of Fixtures	HEATING		
1 Tub - Leg or Pem.	<input checked="" type="checkbox"/> Stove		
3 Toilets	Floor Furnace		
2 Basin - Pedestal	Cabinet Furnace		
1 Sink	Port Oil Burner		
1 Shower Stall	Pressure Oil Burner		
1 Hot Water Tank	Gas		
Laundry Trays	Stoker		
None	Fan		
Unfinished	Air Conditioning		
Expensive	Radiator		
Good	Hot Water		
Average	Electric <i>AA</i>		
Cheap	Heat Pump		
1 and			



YEAR	OTHER BLDGS.	CONSTRUCTION	FLOOR	ROOF	DIMENSIONS	S.F. AREA	FACTOR	VALUE	% DEPR.	A.V.
69	GARAGE	SGLC	Gar	Asph	20 X 24	480				
					X					
					X					
					X					

FORM 18-68 (Rev. 1-68)

FOLIO 23796 ADDITION Tract Lot 42
 PERMIT NO. 190209 Section 26 Twp. 35 Range 6 Ewn. Block Lot or Tract
 DATE 11-1-62 Description Legal on Back

3 Address of Property 24615 NE 78th Cont. Purchaser
 4 Fee Owner H.G. WAT Architect Contractor
 6 Original Building Cost \$ Owner-Tenant Occupied Rental per Month \$ Estimated per Month Rental \$
 7 Condition of Exterior Fair Interior 4414 Foundation Fair Floor Plan Good Fair Poor

BUILDING	BASEMENT	CONSTRUCTION CLASS	GROUND FLOOR PLAN
<input checked="" type="checkbox"/> One Family Dwelling	Full Part	Single	
<input type="checkbox"/> Two Family Dwelling	Part Sq. Ft.	Double	
No. of Stories 1	Conc. Frame	Solid	
No. of Rooms 6	Cement Blocks	Very Cheap	
Basement	Floor	Cheap	
1st Floor	Recreation Room	Medium	
2nd Floor	Living Room	Good	
Attic	Service Rooms	Special	
INTERIOR WALLS	Garage	Exp. Fab.	
Plaster	Unfinished	EXTERIOR WALLS	
Plaster Board		Boards & Batten	
Plywood		Shiplap	
Ceiled	FOUNDATION	Rustic	
Open Studs	Concrete Thick	Cedar Siding	
Painted	Cement Blocks	Shingles	
Papered	Stone or Brick	Shakes	
Ceiling	Wood Post-Conc. Blk	Shacco on Lath	
Unfinished	FLOOR CONSTRUCTION	Brick Veneer	
FLOORS	1st Floor Joists	Kind	
Hardwood	Bridges	Composition	
Fir	Post & Beam	Stage Typ	
Concrete	Stud Bearing	CABINETS & CLOSETS	
Linoleum	T & G	Kit. Cabinets	
	CEILING HEIGHT	Closets	
	Basement	Wardrobes	
	1st Floor		
	2nd Floor		
	3rd Floor		
	Attic		

Date First Occupied, Month 19
 Date Built, 19 63 Unfinished 40% Moved, 19
 Date Finished, 19 63 Rebuilt, 19 Remodeled, 19 add '69
 Dep. for Age Dep. for Cond. Dep. for Ob. Dep. for Es. Total 0 Years

INTERIOR TRIM
 Hardwood
 Fir
 Painted
 Natural
 Unfinished

PLUMBING
 No. of Fixtures
 Tub - Leg or Pem.
 Toilets
 Basin - Pedestal
 Sink
 Shower Stall
 Hot Water Tank
 Laundry Trays
 None
 Unfinished
 Expensive
 Good
 Average
 Cheap

ROOF
 Shingle
 Composition
 Shake
 Tile or Slate
 Tar & Gravel
 Built-Up
 Tar Paper

PORCHES S.F. AREA
 2 One Story
 1 Two Story
 1 Unroofed
 2 C'm. Flr.
 2 Wood Flr. Enclosed

HEATING
 Stove Wood
 Floor Furnace
 Cabinet Furnace
 Pot Oil Burner
 Pressure Oil Burner
 Gas
 Stoker
 Fan
 Air Conditioning
 Radiant
 Hot Water
 Electric
 Heat Pump



YEAR	OTHER BLDG.	CONSTRUCTION	FLOOR	ROOF	DIMENSIONS	S.F. AREA	FACTOR	VALUE	% DEPR.	A.V.
64	House	1616	Born	T.P.	1 x 16	128	Very Cheap			
	C.	Open	2nd	T.P.	13 x 16	208				
64	Shed	1616	1st	T.P.	13 x 24	312				

FOLIO 1796 ADDITION 108 LOT
 PERMIT NO. 237713 Section 26 Twp. 25 Range 6 Ewn. Block Lot or Tract Legal or Leas
 DATE 3-7-69 Description

3 Address of Property 1650-244th Ave. N.E. Cont. Purchaser
 4 Fee Owner E. E. PALMER Architect Contractor H. J. ...
 6 Original Building Cost \$18,205.00 Owner-Tenant Occupied Rental per Month Estimated per Month Rental \$
 7 Condition of Exterior G Interior G Foundation G Floor Plans Good X Fair Poor

BUILDING 1-5000 BASEMENT CONSTRUCTION CLASS GROUND FLOOR PLAN SCALE 1" = 10' Ft.

One Family Dwelling Full Part Single R1-7
 Two Family Dwelling Part Sq. Ft. Double
 1 No. of Stories Conc. 75 Frames 25 Solid
 5 No. of Rooms Cement Blocks Very Cheap
 Basement Floor Cheap
 1st Floor Recreation Room Medium
 2nd Floor Living Room Good
 1st Attic - 500 sq ft Service Rooms Special
 Garage Dr. Feb.

INTERIOR WALLS
 Plaster
 Plaster Board
 Plywood
 Celled
 Open Stud
 Painted
 Papered
 Ceiling CATN
 Unfinished

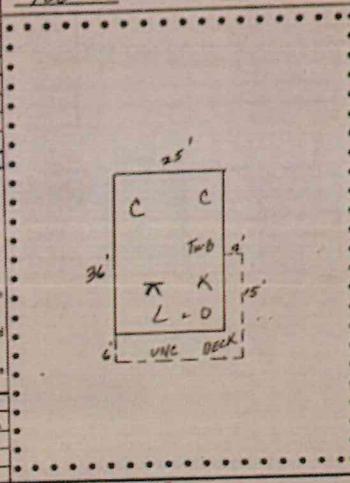
FOUNDATION
 Concrete 6" Thick
 Cement Blocks
 Stone or Brick
 Wood Post-Conc. Blk.

FLOOR CONSTRUCTION
 1st Floor Joists 2" x 10"
 Ply & Beam 6" x 12"
 Stud Bearing X
 T & G X

CEILING HEIGHT
 Basement 9' X
 1st Floor 8' 16" X
 2nd Floor X
 3rd Floor X
 Attic Low X High

EXTERIOR WALLS
 Boards & Batten
 Shiplap
 Rustic
 Cedar Siding
 Shingles
 Shakes
 Stucco on Lath
 Brick Veneer
 Kind
 Composition
 Stone Type
 2 Blocks St. in DR's

CABINETS & CLOSETS
 Kitch. Cabinets
 Closets
 Wardrobes



FIREPLACE No. 2
 1 Stems
 1 Bmnt. 1st / 2nd
 2 Bricks / 2nd
 Stone

ROOF
 Shingle
 Composition
 Shake 1/2"
 Tile or Slate
 Tar & Gravel
 Built-Up

INTERIOR TRIM
 Hardwood
 Fir
 Painted
 Natural
 Unfinished

PLUMBING
 6 No. of Fixtures
 1 Tub - Leg or Pan
 1 Sinks
 1 Shower Stall
 1 Hot Water Tank
 1 Laundry Trays
 None
 Unfinished
 Expensive
 Good
 Average
 Cheap
 Used

HEATING
 Stove
 Floor Furnace
 Cabinet Furnace
 Pot Oil Burner
 Pressure Oil Burner
 Gas
 Stoker
 Fan
 Air Conditioning
 Radiant
 Hot Water
 Electric
 Heat Pump

Date First Occupied, Month AUG 1 1969
 Date Built, 1969 Unfinished Moved, 19
 Date Finished, 1969 ROK Ret built, 19 Remodeled, 19
 Dep. for Age Dep. for Cond. Dep. for Ob. Dep. for Ex. Total



BUILT-INS
 Range
 Oven
 Refrigerator
 Dishwasher
 Inter-Com.
 Vacuum Cleaner
 Disposal

ATTIC
 Stairway
 Open Closed
 Finished
 Unfinished
 Mischl.

TILE LINO J
 Floor-Wall L Bath
 Floor-Wall K
 Floor-Wall
 Vanity
 Kit. Drainboard

YEAR	OTHER BLDG.	CONSTRUCTION	FLOOR ROOF	DIMENSIONS	S.F. AREA	FACTOR	VALUE	% DEPR.	A.V.
69	DECK	8' x 6'	WOOD	6' x 12'	234				

LEVY CODE
 4697
 7230
 I. NO.
 2760

FOLIO 23796
PERMIT NO. 224762
DATE 8-29-67
R 17-514

ADDITION Section 26, Twp. 25, Range 60, Evm. Block, Lot or Tract LEGAL ON PARK
Tax Lot 55

Description

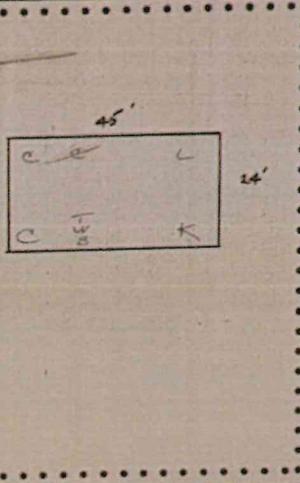
3 Address of Property 24631 NE 18th St Cant. Purchaser

4 Fee Owner Architect Contractor

6 Original Building Cost \$ Owner-Tenant Occupied Rental per Month \$ Estimated per Month Rental \$

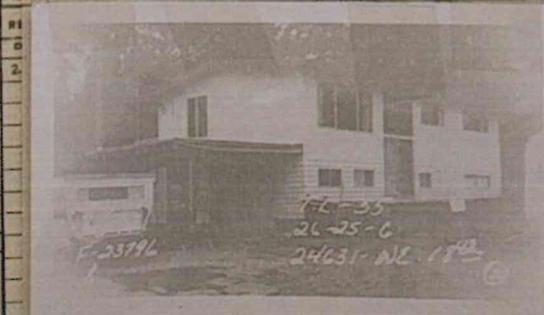
7 Condition of Exterior Hx Interior Hx Foundation 69 Floor Plan: Good Fair Poor

BUILDING	BASEMENT	CONSTRUCTION	CLASS	GROUND FLOOR PLAN
<input checked="" type="checkbox"/> One Family Dwelling	<input checked="" type="checkbox"/> Full <input type="checkbox"/> Part	<input type="checkbox"/> Single		1080 Sq. Ft. SCALE <input type="checkbox"/> = <input type="checkbox"/> Ft.
<input type="checkbox"/> Two Family Dwelling	<input type="checkbox"/> Part	<input checked="" type="checkbox"/> Double		
<input type="checkbox"/> No. of Stories	<input type="checkbox"/> Conc. Frame	<input type="checkbox"/> Solid		
<input type="checkbox"/> No. of Rooms	<input type="checkbox"/> Cement Blocks	<input type="checkbox"/> Very Cheap		
<input type="checkbox"/> Basement	<input checked="" type="checkbox"/> Conc. Floor	<input type="checkbox"/> Cheap		
<input type="checkbox"/> 1st Floor	<input type="checkbox"/> Recreation Room	<input type="checkbox"/> Medium		
<input type="checkbox"/> 2nd Floor	<input type="checkbox"/> Living Room	<input type="checkbox"/> Good		
<input type="checkbox"/> Attic	<input type="checkbox"/> Service Rooms	<input type="checkbox"/> Special		
INTERIOR WALLS		EXTERIOR WALLS		
<input type="checkbox"/> Plaster	<input checked="" type="checkbox"/> Unfinished	<input type="checkbox"/> Boards & Batten		
<input type="checkbox"/> Plaster Board		<input checked="" type="checkbox"/> Shiplap		
<input type="checkbox"/> Plywood		<input type="checkbox"/> Rustic		
<input type="checkbox"/> Ceiled		<input checked="" type="checkbox"/> Cedar Siding		
<input checked="" type="checkbox"/> Open Studs	FOUNDATION	<input type="checkbox"/> Shingles		
<input type="checkbox"/> Painted	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Thick	<input type="checkbox"/> Shakes		
<input type="checkbox"/> Papered	<input type="checkbox"/> Cement Blocks	<input type="checkbox"/> Stucco on Lath		
<input type="checkbox"/> Ceiling	<input type="checkbox"/> Stone or Brick	<input type="checkbox"/> Brick Veneer		
<input type="checkbox"/> Unfinished	<input type="checkbox"/> Wood Post-Conc. Blk.	<input type="checkbox"/> Kind		
FLOORS		FLOOR CONSTRUCTION		
<input type="checkbox"/> Hardwood	<input type="checkbox"/> Post & Beam	<input type="checkbox"/> Composition		
<input checked="" type="checkbox"/> Fir shiplap	<input type="checkbox"/> Stud Bearing	<input type="checkbox"/> Stone		
<input type="checkbox"/> Concrete	<input type="checkbox"/> T & G	<input type="checkbox"/> Blanks		
<input type="checkbox"/> Linoleum	CEILING HEIGHT	CABINETS & CLOSETS		
	Basement <input type="checkbox"/> X	<input type="checkbox"/> Kit. Cabinets		
	1st Floor <input type="checkbox"/> X	<input type="checkbox"/> Closets		
	2nd Floor <input type="checkbox"/> X	<input type="checkbox"/> Wardrobes		
	Attic <input type="checkbox"/> Low <input type="checkbox"/> High			



FIREPLACE No. 2	ROOF	Date First Occupied, Month 11-15 19 67
<input type="checkbox"/> Stems	<input type="checkbox"/> Shingle	Date Built, 19 67
<input type="checkbox"/> Brk	<input type="checkbox"/> Composition	Unfinished <input type="checkbox"/> Moved, 19
<input type="checkbox"/> Stone	<input type="checkbox"/> Shake	Rebuilt, 19
	<input type="checkbox"/> Tile or Slate	Future Life Years
	<input type="checkbox"/> Tar & Gravel	Dep. for Age
	<input checked="" type="checkbox"/> Built-Up	Dep. for Cond. Dep. for Ob. Dep. for Es. Total

INTERIOR TRIM	PORCHES	S.F. AREA
<input type="checkbox"/> Hardwood	<input type="checkbox"/> One Story	
<input type="checkbox"/> Fir	<input type="checkbox"/> Two Story	
<input type="checkbox"/> Painted	<input type="checkbox"/> Unroofed	
<input type="checkbox"/> Natural	<input type="checkbox"/> Cmt. Flr.	
	<input type="checkbox"/> Wood Flr.	
	<input type="checkbox"/> Enclosed	
PLUMBING	HEATING	
No. of Fixtures	<input checked="" type="checkbox"/> Stove	
<input type="checkbox"/> Tub - Leg or Pem.	<input type="checkbox"/> Floor Furnace	
<input type="checkbox"/> Toilets	<input type="checkbox"/> Cabinet Furnace	
<input type="checkbox"/> Basin - Pedestal	<input type="checkbox"/> Pot Oil Burner	
<input type="checkbox"/> Sink	<input type="checkbox"/> Gas	
<input type="checkbox"/> Shower Stall	<input type="checkbox"/> Stoker	
<input type="checkbox"/> Hot Water Tank	<input type="checkbox"/> Fan	
Laundry Trays	<input type="checkbox"/> Air Conditioning	
Name	<input type="checkbox"/> Radiant	
Unfinished	<input type="checkbox"/> Hot Water	
Expensive	<input type="checkbox"/> Electric	
Good	<input type="checkbox"/> Heat Pump	
Average		
Cheap		
W+D		



YEAR	OTHER BLDGS.	CONSTRUCTION	FLOOR ROOF	DIMENSIONS	S.F. AREA	FACTOR	VALUE	% DEPR.	A.V.
71	REPAIR	OPEN	CONC. BLK.	12 X 24	288				
				X					
				X					

YEAR	ASSESSED VALUE
69	850 AD-68
71	1700
72	2376.00 11-502

ood	PORCHES	S.F. AREA
d		One Story
l		Two Story
		Unroofed
		C'mt. Flr.
shed		Wood Flr.
w/		Enclosed
Fixtures	HEATING	
eg or Pem.	<input checked="" type="checkbox"/>	Stove
s		Floor Furnace
Pedestal	<input checked="" type="checkbox"/>	Cabinet Furnace
r Stall		Pot Oil Burner
ater Tank	<input checked="" type="checkbox"/>	Pressure Oil Burner
ry Trays		Gas _____
shed		Stoker
sive		Fan
ge		Air Conditioning
+D		Radiant
		Hot Water _____
		Electric _____
		Heat Pump _____

BUILT-

R BLDGS.	CONSTRUCTION	FLOOR	ROOF	DIMENSIO
CP	open	conc	Bl.	12 X 2
				X
				X
				X

30

See legal on back

FOLIO 23796 ADDITION 24455 - NE 18th St
 PERMIT NO. 171511 Section 24455 - NE 18th St 6 Form, Block 30
 DATE 5-9-60
 3 Address of Property 24455 - NE 18th St
 4 Fee Owner S.P. Castonew
 5 Original Building Cost 1
 6 Condition of Exterior P Interior P Foundation F

BUILDING
 One Family Dwelling
 Two Family Dwelling
 No. of Stories 2
 No. of Rooms 3
 Basement
 First Floor
 Second Floor
 Attic

INTERIOR WALLS
 Plaster
 Plaster Board
 Cement
 Plywood
 Ceiling
 Open Stud
 Painted
 Kalsominer
 Papered
 Unfinished Walls

FLOORS
 Hardwood
 Fir
 Concrete
 Asphalt Tile
 Marble

FIREPLACE No. 1
 Stone
 Brick
 Tile Face
 Cabbination
 Unfinished

INTERIOR TRIM
 Hardwood
 Mahogany
 Fir
 Unfinished

PLUMBING 0
 No. of Fixtures
 Tub-Leg or Pan
 Toilets
 Sinks - Porcelain
 Sink
 Shower Stall
 Hot Water Tank
 Laundry Tray
 None
 Unfinished
 Expensive
 Good
 Average
 Cheap
 Dishwasher
 Disposal
 Auto-Washer
 Auto-Dryer

BASEMENT 0
 Full
 Part
 To First Floor Joint
 Frame and Concrete
 Cement Blocks
 Floor
 Recreation Room
 Living Room
 Service Room
 Garage
 Unfinished

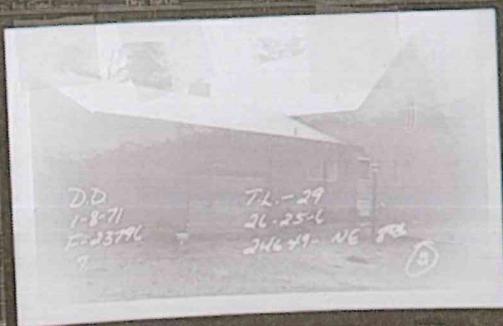
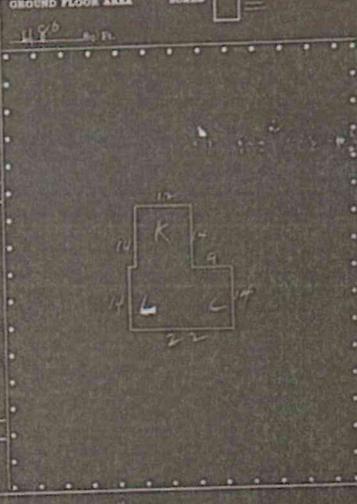
FOUNDATION
 Concrete - Thick
 Cement Blocks
 Stone or Brick
 Wood Post Concrete Block

FLOOR CONSTRUCTION
 1st Floor Joist 2" x 8"
 Bridled 3" OC

CEILING
 Board
 Plaster
 Lath and Plaster
 Drop Ceiling
 None

ROOF
 Shingle
 Shake
 Composition
 Tile or Slate
 Unfinished

HEATING
 None
 Pipeless Furnace
 Floor Furnace
 Hot Air Furnace
 Fan
 Gas
 Radiator
 Pot Oil Burner
 Pressure Oil Burner
 Oil Burning Unit
 Air Cond. Comp.
 Radiant
 Hot Water
 Electric



Category	Value	Net Value
Basement	63	250,000
Open	68	100,000
Finished	71	200,000
Unfinished		
Dormers	0	

Other Building	Construction	Floor	Roof	Stories	Dispositions	S. F. Area	Factor	Value	% Dep.	Deprec.	Net Value
Garage	0										

KING COUNTY
RESIDENTIAL PROPERTY RECORD

099 SHEET **RURAL** 1 OF 1

MAJOR 262504 MINOR 9029 2 FOLIO 23790

3 Addition TAX 607

4 Quarter 2 Sec 26 Twp 25 Rge 26 Block 700 Lot 29

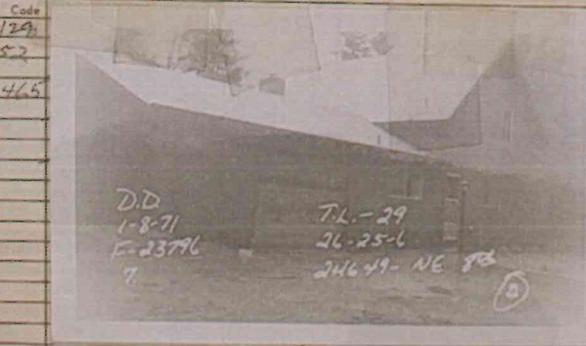
5 Area 735 Sub Area 202 6 Zip 98122

7 Address 24649 NE 18 ST

8 Description SEE ABOVE

9 LAND ONLY UNDERWATER TIDELANDS

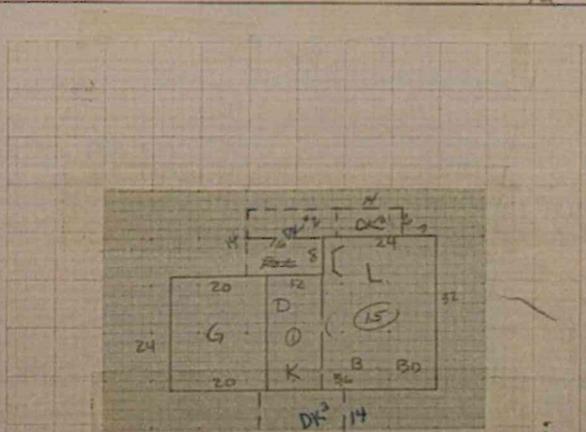
10 REMARKS



10A PERMIT INFORMATION

No. _____ Date Issued _____ P.V. _____
Date Const. Started _____ Date Completed _____
Date Occupied _____
Remodeled _____

11 PLAT OF BUILDING Scale 1 CM = 10'



IF D, C COMP.
IF N NO W/F.
IF A NO W/S
① 1056 () DELETE
② 765
1 100 NO POST

LAND	
100	Zone Actual
101	Zone Conformity
102	Hgt. & Best Use
103	Unit
104	Lot Width
105	Lot Depth
106	Square Foot or Acres
107	Lot Width or Acres (usable)
108	Lot Depth (usable)
109	Lot Wd. (standard)
110	Lot Depth (standard)
111	Unit Value
112	Representative Site
113	Irregular
114	Corner
115	Grade
116	Slope
117	Street Access
118	Water Front
119	Dock Suitability
120	Tide Land
121	Alley
122	Cul De Sac
123	Thru Street
124	Street Front
125	Curbs & Gutters
126	Sidewalks
127	Street Surface
128	Street Condition
129	Street Traffic
130	Street Lights
131	Water
132	Water System
133	Sanitary Sewers
134	Storm Sewers
135	Underground Utilities

VIEW	
140	View Lot
141	View Olympic Range
142	View Cascade Range
143	View Mt. Rainier
144	View Pug Sound
145	View Lake
146	View River
147	View City
148	Territorial View
149	View Utilization

NEIGHBORHOOD AND TOTAL PROPERTY	
151	Predominate Use
152	Arch. Attractiveness
153	Landscaping
154	Unit Balance
155	Fence. & Retra.
156	External Maintenance
157	Conf. Gen. Neigh.
158	Conf. Immed. Neigh.
159	Prox. to Trans.
160	Prox. to Soc. Service
161	Prox. to Public Service
162	Trend
163	Planning
164	Market Demand
165	Land Use Code
166	Base Lot Value
167	Permanent Rev. Needed
168	Obsolescence (Refers to land value)

STAFF	
170	Land Date Date
171	Appraiser No.
172	Reviewer No.
185	Date

27701

KING COUNTY RESIDENTIAL PROPERTY RECORD

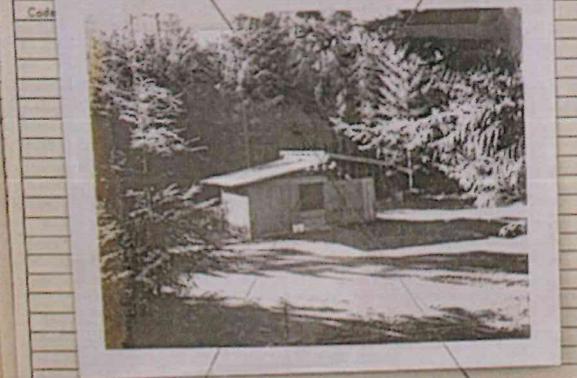
099 SHEET **RURAL** 17 OF 17

MAJOR 262500 MINOR 0033 2 FOLIO 33796

3 Addition
TAX LOT
4 Quer 2 Sec 26 Twn 25 Rge 5A Block 200 Lot 633
5 Area 63.5 Sub Area 602 6 Zip 98

8 Description
SEE ABOVE

9 LAND ONLY **MA** UNDERWATER TIDELANDS



10A PERMIT INFORMATION
No. _____ Date Issued _____ P.V. _____
Date Const. Started _____ Date Completed _____
Date Occupied _____
Remodeled _____

11 PLAT OF BUILDING Scale 1/4" = 1'

STAY

- () C COMB
- () NO W/E
- () NO W/S
- () DELETE
- () DO NOT POST

LAND									
100	Zone Actual	1							
101	Zone Conformity	1N		X					
102	Map. & Best Use	1N		2Y					
103	Unit	1	FF	2	ISF	3	AC	X	ST
104	Lot Width								9
105	Lot Depth								9
106	Square Foot or Acres								1225
107	Lot Width or Acres (assable)								1225
108	Lot Depth (assable)								9
110	Lot Wd. (standard)								9
111	Lot Depth (standard)								9
112	Unit Value								4300
114	Representative Size	1.5G		X					2G
114	Irregular	X		2Y					
114	Corner	1N		X					
117	Grade	X	LV	2	EV	3	HD		
118	Slope	X	LV	2	MU	3	SD	4	BK
119	Street Access	1.5G							2G
120	Water Front	X	N	2	SD	3	LK	4	RV
121	Dock Suitability	1N		2P					3Y
122	Tide Land	X		2Y					
123	Alley	X		2Y					
124	Cul De Sac	X		2Y					
125	Thru Street	1N		X					
126	Street Front	1N		X					
127	Curbs & Gutters	X		2P					3Y
128	Sidewalks	X		2P					3Y
129	Street Surface	1	C	X	BT	3	O	4	CR
130	Street Condition	1.5G							2G
131	Street Traffic	1H							3L
132	Street Lights	X		2SS					3S
133	Water	1	WD	X	PR	3	B		
134	Water System	1	AC	X	IA				
135	Sanitary Sewers	X		2Y					
136	Storm Sewers	X		2Y					
137	Underground Utilities	X		2P					3Y

VIEW									
140	View Lot	X		2Y					
141	View Olympic Range	1.5S		2S					4E
142	View Cascade Range	1.5S		2S					4E
143	View Mt. Rainier	1.5S		2S					4E
144	View Pkg. Sound	1.5S		2S					4E
145	View Lake	1.5S		2S					4E
146	View River	1.5S		2S					4E
147	View City	1.5S		2S					4E
148	Territorial View	1.5S		2S					4E
149	View Utilization	1.5S		2S					4E

NEIGHBORHOOD AND TOTAL PROPERTY									
151	Predominate Use	X		2H					3D
152	Arch. Attractiveness	1.5S		2S					3D
153	Landscaping	1.5S		2S					3D
154	Mail Balance	1.5S		2S					3D
155	Fence & Barbs	1.5S		X					3D
156	External Noiseless	1.5S		X					3D
157	Conf. Gen. Neigh.	1.5S		2S					3D
158	Conf. Immed. Neigh.	1.5S		2S					3D
159	Prox. to Trans.	1.5S		X					3D
160	Prox. to Soc. Service	1.5S		X					3D
161	Prox. to Public Service	1.5S		X					3D
162	Trend	1.5S		X					3D
163	Planning	1.5S		X					3D
164	Market Demand	1.5S		X					3D
165	Land Use Code								
166	Base Lot Value								5
167	Depreciat. Rev. Needed								16
168	Obsolescence (Refers to land value)								

STAFF
170 Land Data Date 1/10/75
171 Appraiser No. 2087
172 Reviewer No. _____
180 Date _____ Sale _____

BUILDING DATA

MAJOR		MINOR				FOLIO				BUILDING DATA							
12 EXTERIOR		19 ROOM DETAIL				24 INSULATION				200							
Bd. & Brn.	Shingle	No.	B	I	A	1/2	2	Walls	Ceiling	201	Condo	Co-op	Pass. Int. Units				
Rustic	Shake	Entry						Other		202	Use Type		15				
Ced./Sid.	Conc. Blk.	Dining						25 KITCHEN		203	Year Built	19	Cost Year 19				
Plywood		Fa/De/R						Est. Area	Adeq.	Inad.	204	Depreciation Table					
Brick Veneer	S	Bedroom						Cabinets	Adeq.	Inad.	205	Functional	155				
Stone	S	Bath						Cab. Matl.	SS	S	G	206	Condition				
Other		Living						Cdr. Matl.	SS	S	G	207	Workmanship				
		Kitchen						Remodeled	No	Yes		208	No. of Stories				
		Utility						26 FLOORS				209	Total Rooms				
								HW	Conc.	Tile		210	Entry				
								SW	WVC	Lino.		211	Dining				
								Other				212	Fam./Den/Rec.				
								27 PLUMBING				213	Bedrooms				
								Tub	Basin			214	Utility Type Rooms				
								Toilet	Shower St.			215	No. of Built-Ins				
								Baths Full	3/4	1/2		216	Adeq. Electric				
								Grade	SS	S	G	217	Adeq. Plumbing				
								Sink	HW Tank			218	Adeq. Garage				
								Laundry Conn.				219	Adeq. Storage				
								Other Sgl. Outlets				220	Bamt. Garage				
								Roughed in Baths				221	Unfin. Attic				
								Other				BUILDING COST DATA					
								28 FIREPLACE NO.				222	Per Cent Complete				
								Bent.	1st.	2nd.		220	Eff. Yr. 19				
								Sgl.	Mult.	F. Srd.		221	Grade				
								Brick	Stone			222	1st. Floor				
								Grade	SS	S	G	223	Upper Floors				
								Other				224	Half Story				
								29 PORCH				225	Unf. Floors				
								No. 1	OP	Enc.	St.	226	Fin. Attic				
								No. 2	OP	Enc.	St.	227	Strwy. to Unf. Attic				
								No. 3	OP	Enc.	St.	228	Total Bamt.				
								Other				229	Fin. Bamt.				
								30 DECK				230	Daylite Bamt.				
								No. 1	Conc.	Wd	Cvd.	241	Ext. Brick				
								No. 2	Conc.	Wd	Cvd.	242	Heating Source				
								No. 3	Conc.	Wd	Cvd.	243	Heating System				
								Other				244	Heating				
								30A SOURCE OF DATA				245	Central Cooling Costs				
								Owner				246	Bathrooms				
								Tenant				247	H.W. Tank/Sink/Laundry				
								N.H.				248	Other Single Plumbing Outlets				
								N.H. Card				249	Fireplaces				
								Card Returned				250	Fireplace Add Outlets				
								251	Porch	1	DK	2	OP	3	En	Area	
								252	Porch	1	DK	2	OP	3	En	Area	
								253	Porch	1	DK	2	OP	3	En	Area	
								254	Additional Costs								
								255	Garage Att.								
								256	ACCESSORY IMPROVEMENTS								
								258	Gar. Det.	Grade							
								259	Eff. Year	19							
								260	Carport								
								261	No. of Parking Stalls								
								262	Pool	Grade							
								263	Pool Eff. Yr.	19							
								264	1	Paused	2	Gunitite	3	Fib. gl.	4	Plastic	
								265	Concrete								
								266	Asphalt								
								267	Other Misc. Imps. Value								
								268	Permanent Review Needed								
								51	PRINCIPAL BUILDING				STAFF				
								FI	Dimensions	Area	FI	Dimensions	Area	FI	Dimensions	Area	
									x			x			x		282
									x			x			x		283
									x			x			x		284
									x			x			x		
									x			x			x		

REMARKS
 271 STAIR 22x2.55 = 426.25
 COULD NOT SEE ANY STAIR FROM THE STREET.
 FOR NIGHT DR. WORKER, A SHINK THAT IS FALLING
 DOWN. ADDRESS TO THIS PRINCL. V. 200X. DANLIN
 WAS TO TRY TO DRINK IN AND SEE IF
 FROM THE BRICK SIDE, SMOKE 2/4 (STAT-UP)
 (SOME BUILDERS FOR FORT PROBLEMS)

50 MISCELLANEOUS IMPROVEMENTS

Year	Items	Consr	Gr	Floor	Roof	Dimensions	Area	S.F.V.
78	STAIR	507				12x27	324	

282 Building Data Date

283 Appraiser No.

284 Reviewer No.

**KING COUNTY
RESIDENTIAL PROPERTY RECORD**

099 SHEET **RURAL** 17 OF 17

MAJOR 262506 MINOR 9042 2 FOLIO 23796

3 Addition TAX LOT

4 Quer 2 Sec 26 Twn 25 Rge 06 Block 200 Lot 042

5 Area 035 Sub Area 012 6 Zip 98152

7 Address 2461 SWE 118 ST

8 Description SEE ABOVE

9 LAND ONLY UNDERWATER TIDELANDS

10 REMARKS

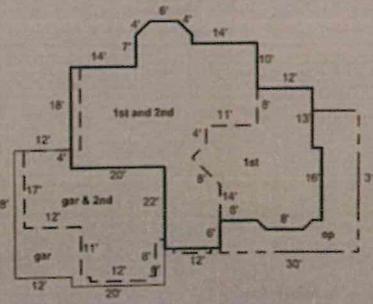


Building 1 for 262506-9042 Current View 1 (09/22/2001)

10A No. _____ Date Issued _____ P.V. _____
Date Const. Started _____ Date Completed _____
Date Occupied _____
Remodeled _____

11 PLAT OF BUILDING Scale 1 CM = 1/8"

- LEGEND**
 PARCEL #262506-9042
 APPRAISER JPIE
 DRAW DATE 6/22/01
 REV DATE _____
 GRADE 9
 BEDROOMS 4
 BATHS 3.5
 FIREPLACES 2
 BSMNT _____
 FIN BSMNT _____
 1ST FL 1773
 1/2 FL _____
 2ND FL 1758
 3RD _____
 UNFIN 1/2 _____
 UNFIN FULL _____
 BSMT GAR _____
 ATT GAR 856
 CARPORT _____
 OP 398
 ENCP _____
 DECK _____



LAND	
100	Zone Actual
101	Zone Conformity
102	Map. & Best Use
103	Unit
104	Lot Width
105	Lot Depth
106	Square Foot or Acres
107	Lot Width or Acres (useable)
108	Lot Depth (useable)
110	Lot Wd. (standard)
111	Lot Depth (standard)
113	Unit Value
114	Representative Site
115	Irregular
116	Corner
117	Grade
118	Slope
119	Street Access
120	Water Front
121	Dark Suitability
122	Tide Land
123	Alley
124	Cul De Sac
125	Thru Street
126	Street Front
127	Curbs & Gutters
128	Sidewalks
129	Street Surface
130	Street Condition
131	Street Traffic
132	Street Lights
133	Water
134	Water System
135	Sanitary Sewers
136	Storm Sewers
137	Underground Utilities

VIEW	
140	View Lot
141	View Olympic Range
142	View Cascade Range
143	View Mt. Rainier
144	View Pug Sound
145	View Lake
146	sw River
147	sw City
148	horizontal View
149	sw Utilization

NEIGHBORHOOD AND TOTAL PROPERTY	
150	dominate Use
151	ch. Attractiveness
152	landscaping
153	air Balance
154	seps. & Restra.
155	external Nuisances
156	inf. Gen. Neigh.
157	inf. Immed. Neigh.
158	Max. so Trans.
159	res. to Soc. Service
160	res. to Public Service
161	rent
162	loading
163	water Demand
164	land Use Code
165	use Lot Value
166	permanent Rev. Needed
167	Inapplicance (Refer to land value)

STAFF
 170 Land Date Date
 171 Appraiser No.
 172 Reviewer No.
 185 Date [] Sole

BUILDING DATA

MAJOR 262586 MINOR 9042 FOLIO 23796

12 EXTERIOR				19 ROOM DETAIL				24 INSULATION				BUILDING DATA							
Bd. & Brn.	Shingle	No.	6	B	1	A	1/2	2	Walls		Ceiling		200	Condo	Co-op	Poss. Int. Units			
Rustic	Shake	Entry							Other				201	Use Type		X	24	30	
X Ced./Sid.	Conc. Blk.	Dining							25 KITCHEN				202	Year Built	19	63	Cost Year	19	72
Plywood		Fa/De/R							Est. Area	X	Adeq.	Inad.	203	Depreciation Table					
Brick Veneer	%	Bedroom	4						Cabinets	X	Adeq.	Inad.	204	Functional		55	28	30	
Stone	%	Bath	1						Cab. Matl.	SS	X	S	G	205	Condition		35	25	30
Other		Living	1						Cdr. Matl.	SS	X	S	G	206	Workmanship		35	25	30
		Kitchen	1						Remodeled	X	No	Yes	207	No. of Stories					
		Utility							26 FLOORS				208	Total Rooms					
		Grade	5						HW	Conc.	4	Tile	209	Entry					
		Unf. 1/2 Floor Area							SW	WVC	1	Lino.	210	Dining					
		Unf. Full Floor Area							Other				211	Fam./Den./Rec.					
		20 BUILT-INS NO. NONE							27 PLUMBING				212	Bedrooms					
		B.B.C.		Disp.					Tub	1	Basin		213	Utility Type Rooms					
		D.W.		Intercom					Tailer		Shower St.		214	No. of Built-Ins					
		Fan. & Hd.		App. lx.					Grade	SS	X	S	G	215	Adeq. Electric		55	28	30
		Vacuum		Stereo					Sink	1	HW Tank		216	Adeq. Plumbing		55	28	30	
		Rng. & Ov.		Bl		Di			Laundry Conn.				217	Adeq. Garage		55	28	30	
		Obl. Oven		Bl		Di			Other Sgl. Outlets				218	Adeq. Storage		55	28	30	
		Other							Roughed in Baths				219	Bamt. Garage					
									Other				220	Unfin. Attic					
									28 FIREPLACE NO. NONE				221	Per Cent Complete					
									Bamt.	1st.	2nd.		230	Eff. Yr. 19	63	Obsol %		Net Cond %	
									Sgl.	Multi.	Fr. Std.		231	Grade	H	1	2	6	Variation
									Brick	Stone			232	1st. Floor					1
									Grade	SS	S	G	233	Upper Floors					2
									Other				234	Half Story					3
									29 PORCH				235	Unf. Floors %					3
									No. 1	OP	X	Enc.	1	236	Fin. Attic				3
									No. 2	OP		Enc.	1	237	Strwy. to Unf. Attic				3
									No. 3	OP		Enc.	1	238	Total Bamt.				3
									Other				239	Fin. Bamt.					3
									20 DECK NONE				240	Daylite Bamt.					3
									No. 1	Conc.	Wd	Cvd.	241	Ext. Brick %					3
									No. 2	Conc.	Wd	Cvd.	242	Heating Source		1	Oil	2	G
									No. 3	Conc.	Wd	Cvd.	243	Heating System		1	P/W	2	Gr
									Other				244	Heating		4	EBB	5	Fo
									23 HEATING				245	Central Cooling Costs					6
									X	Oil	Gas	Elec.	246	Central Cooling Costs					6
									F/w	Grav.	Rdnt.		247	Central Cooling Costs					6
									BB	F.A.	HW		248	Bathrooms		Full	1	1	3
									Conversion				249	H.W. Tank / Sink / Laundry					1
									Adeq.	X	Inadeq.		250	Other Single Plumbing Outlets					1
									Other				251	Fireplaces		Single	Multi.-fl.	Free-Std	1
									30A SOURCE OF DATA				252	Fireplace Add Outlets					1
									Owner	1/18/73			253	Porch	1	DK	2	OP	3
									Tenant				254	Porch	1	DK	2	OP	3
									N.H.	1-19-73			255	Additional Costs					3
									N.H. Card	1-19-73			256	Garage Att.					3
									Card Returned				257	Permanent Review Needed					3
													258	Gar. Det.		Grade			Area
													259	Eff. Year		19			Net Cond. %
													260	Carport					Area
													261	No. of Parking Stalls					2
													262	Pool		Grade			Area
													263	Pool Eff. Yr.		19			Net Cond. %
													264	Paired	2	Unit	3	Fib. gl.	4
													265	Concrete					Area
													266	Asphalt					Area
													267	Other Misc. Imps. Value					1
													268	Permanent Review Needed					1
													269	Building Data Date					
													270	Appraiser No.					
													271	Reviewer No.					

13 ROOF								25 KITCHEN								26 FLOORS							
Hip	Comp.	Grade	5					Est. Area	X	Adeq.	Inad.		HW	Conc.	4	Tile							
X Gable	Tile/Slate	Unf. 1/2 Floor Area						Cabinets	X	Adeq.	Inad.		SW	WVC	1	Lino.							
Shed	Tar/Gravel	Unf. Full Floor Area						Cab. Matl.	SS	X	S	G	Other										
Flat	Shingle	Grade						Cdr. Matl.	SS	X	S	G	Tub	1	Basin								
X Gutters	X Drain	B.B.C.		Disp.				Remodeled	X	No	Yes		Tailer		Shower St.								
Shake	Lgt. Hvy	D.W.		Intercom				Other					Grade	SS	X	S	G						
Other	ROLL	Fan. & Hd.		App. lx.				Laundry Conn.					Sink	1	HW Tank								
		Vacuum		Stereo				Other Sgl. Outlets					Other										
		Rng. & Ov.		Bl		Di		Roughed in Baths					28 FIREPLACE NO. NONE										
		Obl. Oven		Bl		Di		Other					Bamt.	1st.	2nd.								
		Other						29 PORCH					Sgl.	Multi.	Fr. Std.								
								No. 1	OP	X	Enc.	1	Brick	Stone									
								No. 2	OP		Enc.	1	Grade	SS	S	G							
								No. 3	OP		Enc.	1	Other										
								Other					20 DECK NONE										
								21 ATTIC					No. 1	Conc.	Wd	Cvd.							
								X	None				No. 2	Conc.	Wd	Cvd.							
								Unfinished					No. 3	Conc.	Wd	Cvd.							
								Finished Area					Other										
								Grade	SS	S	G		23 HEATING										
								Strwy.	1	N	2	Y	3	X	Oil	Gas	Elec.						
								Other					Other										
								22 BASEMENT					24	Central Cooling Costs									
								X	None				25	Central Cooling Costs									
								Finished Rms. No.					26	Bathrooms		Full	1	1	3				
								Grade	SS	S	G		27	H.W. Tank / Sink / Laundry									
								Daylite Bamt.					28	Other Single Plumbing Outlets									
								Garage					29	Fireplaces		Single	Multi.-fl.	Free-Std					
								Other					30	Fireplace Add Outlets									
								23 HEATING					31	Porch	1	DK	2	OP	3				
								X	Oil	Gas	Elec.		32	Porch	1	DK	2	OP	3				
								F/w	Grav.	Rdnt.			33	Additional Costs									

	Grade	<input type="checkbox"/>	SS	<input type="checkbox"/>	S	<input type="checkbox"/>	G	
8	Strwy.	1	N	2	Y	3	F	29 POR
	Other							No. 1
128	22 BASEMENT							No. 2
4	<input checked="" type="checkbox"/> None	<input type="checkbox"/>	Part	<input type="checkbox"/>	Full		No. 3	
	Finished Rms. No.							Other
	Finished Area							
	Grade	<input type="checkbox"/>	SS	<input type="checkbox"/>	S	<input type="checkbox"/>	G	30 DEC
	<input type="checkbox"/> Daylite Bsmt.							No. 1
	G Garage	X						No. 2
	G Other							No. 3
	23 HEATING							Other
	<input checked="" type="checkbox"/> Oil	<input type="checkbox"/>	Gas	<input type="checkbox"/>	Elec.			
	<input type="checkbox"/> F/wf	<input type="checkbox"/>	Grav.	<input type="checkbox"/>	Rdnt.		30A SOU	
Std.	<input type="checkbox"/> BB	<input type="checkbox"/>	F.A.	<input type="checkbox"/>	HW		Owner	
	Conversion							Tenant
	Adeq.	<input checked="" type="checkbox"/>	Inadeq.					N.H.
ial	Other	SPACE HEATER						N.H. Car
	Card Ret							

REMARKS

IV
 10x 12x12
 E CONTAINS TOILET & SINK
 E POOR QUALITY AMATEUR JOB
 OFING POOR QUALITY & WORKMANS
 W. OVER HEAD
 SIDING SHIPLAP
 208X1,90X,67X,89 236