

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
CAMPFIRE PROPERTY
8511 15TH AVENUE NORTHEAST
SEATTLE, WASHINGTON**

**March 7, 2007
Project No. E-12723**

**Prepared for
Prescott Homes
10613 Northeast 38th Place, Suite 17
Kirkland, Washington 98033**



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Special Inspections

March 7, 2007

Mr. Greg Kappers
Prescott Homes
10613 Northeast 38th Place, Suite 17
Kirkland, Washington 98033

Project No. E-12723

Dear Mr. Kappers:

Earth Consulting Incorporated (ECI) is pleased to present our report titled "Phase I Environmental Site Assessment Campfire Property, 8511 15th Avenue Northeast, Seattle, Washington."

We appreciate the opportunity to be of service. If you have any questions, please contact me at (425) 643-3780 or by e-mail at simpsonr@eci-mti.com.

Respectfully submitted,

EARTH CONSULTING INCORPORATED

Richard. N. Simpson, LG, LHG
Manager of Environmental Services

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EXECUTIVE SUMMARY

Prescott Homes retained Earth Consulting Incorporated (ECI) to conduct a Phase I Environmental Site Assessment (ESA) of the Campfire property (subject property). The objective of the ESA was to provide an independent, professional opinion regarding recognized environmental conditions, as defined by ASTM, associated with the subject property. This ESA was requested in association with a property transaction.

This ESA was performed under the conditions of, and in accordance with, ECI proposal E-12723 dated January 15, 2007, and ASTM E1527-05 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Any exceptions to, additions to, or deletions from the ASTM practice are described in the report. Details of the work performed, sources of information, and findings are presented in the report. Limitations of this ESA are described in Sections 1.2 and 1.4.

The approximately 1.61-acre subject property is located in a setting defined primarily by single-family residences. The Maple Leaf reservoir, used for storing drinking water, is located west of and adjacent to the subject property. The chlorination building is located near the Southwest corner of the subject property. There have been some reported concerns by neighbors regarding possible chlorine gas leaks.

A radiological survey was performed as part of a concurrent Phase II ESA based on reports of historical use of isotopes. The survey was performed using a SPER Radiation Monitor, Model DX-1. This type of detector picks up beta, gamma, and x-ray radiation. No areas inside the building were detected during our building survey above background levels.

The following recognized environmental conditions (RECs) have been identified in connection with the subject property. These include non-ASTM standard RECs, such as asbestos-containing materials (ACMs) and fluorescent light fixtures.

- 1) An abandoned, 6-foot-diameter, heating oil tank, estimated to be 2000 to 3000 gallons, is located on the north side of the building. The top of the tank is approximately 7 feet below grade. Approximately 30 inches of heating oil is present in the tank (800 to 1200 gallons). ECI performed a concurrent Phase II ESA by advancing soil probes near the tank to sampling depths equal to or below the bottom of the tank. Field testing of soil cores indicated no environmentally significant levels of petroleum hydrocarbons present. Analytical results confirmed the field tests: soil samples collected during the Phase II ESA exhibited nondetectable levels of petroleum hydrocarbons. ECI recommends removal of the tank, with follow-up testing of soil under the tank. Although no detectable petroleum hydrocarbons were found in the core, some heating oil may be present directly beneath the tank. However, based on our site assessment, if contamination is present, it does not appear to be laterally extensive. During our probing activities, dense glacial lodgement till was observed in the cores, increasing in density with depth. Glacial till tends to inhibit the downward migration of petroleum hydrocarbons. Based upon our findings, the tank appears to be an REC primarily based upon the heating oil stored inside the tank. ECI recommends pumping out the remaining oil in the tank, followed by triple rinsing of the tank interior and removal of the tank.

- 2) Approximately 152 fluorescent light fixtures are present in the building. Given the age of the fixtures, the ballasts are most likely polychlorinated biphenyls-containing materials, requiring special disposal considerations. In addition, the fluorescent bulbs contain mercury, and must also be handled as special waste. Although fluorescent light fixtures are not part of current ASTM standards, ECI has included them in this ESA due to significant disposal costs associated with their removal.
- 3) Significant amounts of ACMs, primarily vinyl floor tile and pipe lagging associated with the heating system, are present throughout the building. ECI has conducted a separate asbestos survey, with quantification of accessible ACMs. The results of the survey will be presented in a separate report.
- 4) One mercury switch was observed in the building; however, more may be present. Recent changes in state regulations mandate the collection and recycling of mercury containing switches prior to demolition activities.

1.0 INTRODUCTION

Prescott Homes retained Earth Consulting Incorporated (ECI) to conduct a Phase I Environmental Site Assessment (ESA) of the Campfire Property located at 8511 15th Avenue Northeast, Seattle, Washington (subject property). The location of the property is shown on the "Vicinity Map" Plate 1.

1.1 Methodology and Exceptions

Good commercial and customary practice for conducting ESAs have the goal of providing an independent, professional opinion regarding recognized environmental conditions (RECs), as defined by ASTM, associated with the subject property. The term *recognized environmental conditions* is defined as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not RECs.

This ESA was performed under the conditions of, and in accordance with ECI's proposal E-12723 dated January 15, 2007 and ASTM E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The methods and terms are as defined in the ASTM standard.

The ESA included the following components:

- A walk-through inspection of the property for visual evidence of potential environmental concerns, including existing or potential soil and groundwater contamination (Contamination may be evidenced by soil or pavement staining or discoloration and stressed vegetation; by indications of waste dumping or burial, pits, ponds, or lagoons; by containers of hazardous substances or petroleum products; by electrical and hydraulic equipment that may contain polychlorinated biphenyls (PCBs); and by underground storage tanks (USTs) and aboveground storage tanks (ASTs).)
- An investigation of historical use of the subject property through reasonably ascertainable ASTM Standard Historical Sources (for example, aerial photographs, fire insurance maps, city directories,) for evidence of prior land use that could have led to RECs

- A review of information available on general geology and topography of the subject property; local groundwater conditions; sources of water, power, and sewer; and proximity to ecologically sensitive receptors, such as streams, that might be impacted by RECs and environmental issues
- A review of environmental records available from the client, property owner, or site contact, including regulatory agency reports, permits, registrations, and consultants' reports, for evidence of RECs and activity and use limitations (AULs)
- A site property line visual assessment of adjacent properties for evidence of potential off-site environmental conditions that may affect the subject property
- A review of a commercial database summary of federal, state, and tribal regulatory agency records pertinent to the subject property and off-site facilities located within ASTM-specified search distances from the subject property
- Review of reasonably ascertainable federal, state, tribal, and local environmental agency case files for the subject property (This also included interviewing other agency project managers, if available, regarding the status of the subject property; for example, LUST incident closure, etc.)
- Interviews with the subject property owner regarding current and previous uses of the property, particularly activities involving hazardous substances and petroleum products (Past owners, operators, and occupants were also interviewed to the extent they were identified and their information was not likely to be duplicative.)
- Evaluation of information gathered during the ESA to reach conclusions concerning RECs, and development of this report

Mr. Richard Simpson, LG, LHG, an Environmental Professional as defined in the Code of Federal Regulations (CFR) Title 40 §312.10 conducted the site walk-through portion of the assessment on January 25, 2007. Mr. Simpson was accompanied by the property representative. Photographs taken at the time of the ESA are included as Appendix A.

1.2 Limiting Conditions of Assessment

Information for the ESA was obtained from sources listed in the Appendices. This information, to the extent it was relied on to form our opinion, is assumed to be correct and complete. ECI is not responsible for the quality or content of information from these sources.

1.2.1 Data Gaps

Historical subject property ownership and/or use information was obtained for the time period 1928 to the present. No significant data gaps were encountered during this ESA.

1.3 Reliance

The information and opinions rendered in this report are exclusively for use by Prescott Homes. ECI will not distribute or publish this report without consent except as required by law or court order. The information and opinions expressed in this report are given in response to a limited assignment and should be considered and implemented only in light of that assignment. The services provided by ECI in completing this project were consistent with normal standards of the profession. No other warranty, expressed or implied, is made.

2.0 USER-PROVIDED INFORMATION

ASTM Standard Practice E1527-05 (E1527-05) defines "user" as the party seeking to use E1527-05 to complete an ESA of the subject property, and in this case, the user is Prescott Homes. E1527-05 specifies that certain tasks associated with identifying potential RECs at the subject property should be performed by the user and provided to the environmental professional. This section documents the information obtained from the user.

2.1 Recorded Land Title Records

Prescott Homes provided to ECI reasonably ascertainable recorded land title records. According to ECI's review of the land title records, there are no environmental liens or AULs associated with the subject property. This information is discussed below.

2.2 Specialized Knowledge

Mr. Greg Kappers, a representative of the prospective purchaser (Prescott Homes), indicated that he has no specialized knowledge or experience of environmental issues of concern associated with the subject property.

2.3 Commonly Known or Reasonably Ascertainable Information

Mr. Kappers was asked the following:

Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?	Yes		No	X
Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?	Yes		No	X
Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	Yes		No	X

2.4 Valuation Reduction for Environmental Issues

According to information supplied by Prescott Homes, the purchase price of the subject property was not discounted due to the presence or possible presence of hazardous materials or petroleum products.

2.5 Reason for Performing Phase I

Prescott Homes indicated that the reason for performing this ESA is due to a property transaction.

3.0 SUBJECT PROPERTY DESCRIPTION

3.1 Location and Legal Description

The 1.61-acre subject property is located in a mixed-use setting, defined primarily by single-family residences and a reservoir (see Plate 1). According to King County tax records, the subject property is owned by Campfire Incorporated. The Web site <www.realist.com> identified the tax identification number through the Northwest Multiple Listing Service as 5100400245.

3.2 Current Use of Subject Property

The subject property is currently occupied by Campfire Incorporated. Portions of the building were leased to various groups in the past, but no past tenants were identified of potential environmental significance. The property is currently heated by natural gas, it was formerly heated by oil. Utilities available to the subject property include the following:

- Electricity: Puget Sound Energy
- Water: City of Seattle
- Sewer: City of Seattle

3.3 Current Use of Adjacent Property

The area surrounding the subject property consists of mixed development. Adjoining properties were observed (from the subject property or from public access areas) for signs of RECs and their potential to pose an environmental impact to the subject property. See "Site Plan," Plate 2.

North: to the north of the subject property are single-family residences that exhibited no structures or areas of apparent environmental significance.

East: to the east of the subject property are primarily residential properties that exhibited no apparent areas or structures of environmental significance. A commercial building, owned by a video production company, Camera One, is located adjacent to the northeast corner of the subject property. During our site reconnaissance, we did not identify any structures or areas of apparent environmental significance on the Camera One property.

South: to the south of the subject property is single-family residences that exhibited no areas or structures of apparent environmental significance.

West: to the west of the subject property is a reservoir that exhibited no areas or structures of apparent environmental significance.

Current visible uses of adjoining properties do not exhibit structures or areas of environmental significance to the subject property.

3.4 Physical Setting

The subject property is located on a dense, unsorted mixture of silt, sand, and gravel. During the concurrent Phase II ESA, ECI advanced soil probes in the vicinity of an abandoned, 6-foot-diameter heating oil tank located on the north side of the existing building. The soil types encountered during exploration activities consisted of fill, underlain by dense lodgement till, an unsorted mixture of fine-grained silty sand with gravel. Groundwater was not encountered during the Phase II ESA. No seeps or surface water bodies are located on the site.

4.0 HISTORICAL REVIEW

4.1 Summary of Historical Review

The historical research presented in this ESA has established the use of the subject property since 1928. The subject property was undeveloped until 1928 when the Waldo hospital was constructed on site. A chronological summary of the historic use of the site based on information gathered from various sources is presented below. Details regarding the sources of this information are presented in the following sections.

Construction began for the Waldo Sanatorium during 1924. In 1937 the sanatorium became a non-profit institution known as the Waldo General Hospital, with an x-ray laboratory, clinical laboratory, radioisotope laboratory, and an autopsy room. Between 1945 and 1948 the elevator and elevator shaft were added on. During this time period the "Waldo Clinic" and incinerator were added on the subject property. During 1959 two more floors were built over the basement on the northern wing. In 1968 the building was no longer used as a hospital and became an office. During 1969 the subject property was bought by Campfire Boys and Girls of America, who still reside in the building.

TIME PERIOD	USE	SOURCE	DATA GAPS?
Subject Property:			
1960	Hospital	Aerial Photographs	No
1980	Campfire	Aerial photographs	No
1995-Present	Campfire	Aerial photographs	No
Adjacent/Nearby Properties:			
1960-Present	Reservoir	Aerial photographs	No

4.2 Aerial Photographs

Aerial photographs, including the subject and adjoining properties, were reviewed at the Aero-Metric offices in Seattle, Washington from the years 1936, 1946, 1956, 1960, 1969, 1974, 1985, 1990, 2000, and 2004. Copies of the photographs from are included in Appendix B. Photographs reviewed are summarized as follows:

Date: 1936 Aerial Photograph No. 1

The main structure is present on the subject property without the east and west wings. To the north, east, and south there is single-family residences and to the west there is the Maple Leaf Reservoir. There are no structures or areas of apparent environmental significance.

Date: 1946 Aerial Photograph No. 2

No environmentally significant changes to the subject property or surrounding properties were observed. A residence was built on the north east corner and more trees are present to the north.

Date: 1956 Aerial Photograph No. 3

No environmentally significant changes to the subject property or surrounding properties were observed. The east and west wing have been added on.

Date: 1960 Aerial Photograph No. 4

No environmentally significant changes to the subject property or surrounding properties were observed.

Date: 1969 Aerial Photograph No. 6

No environmentally significant changes to the subject property or surrounding properties were observed.

Date: 1974 **Aerial Photograph No. 7**

No environmentally significant changes to the subject property or surrounding properties were observed.

Date: 1985 **Aerial Photograph No. 8**

No environmentally significant changes to the subject property or surrounding properties were observed.

Date: 1990 **Aerial Photograph No. 9**

No environmentally significant changes to the subject property or surrounding properties were observed. The chlorination building is not in the 1990 photograph

Date: 2000 **Aerial Photograph No. 10**

No environmentally significant changes to the subject property or surrounding properties were observed.

Date: 2004 **Aerial Photograph No. 11**

No environmentally significant changes to the subject property or surrounding properties were observed.

No readily apparent evidence of potential RECs at the subject or adjoining properties was noted on the aerial photographs reviewed. Conditions on the subject property appear to be similar to those observed during the site visit.

4.3 City Directories

Available city directories were reviewed for the subject property. According to the reverse city directory, the subject property has been listed as the Waldo Hospital until 1969 when it became Campfire Girls Incorporated.

4.4 Prior Ownership

ECl reviewed a Chain-of-Title report as historical reference material for this ESA. Property ownership has not changed since completion of that report. No apparent owners, or liens of potential environmental significance were noted in the Title report reviewed.

4.5 Agency Contacts

4.5.1 Departments of Health/Environmental Services

The Public Health Department of Seattle/King County was contacted on January 23, 2007, to determine whether or not illegal drug lab activity has been documented at the subject property. According to the agency's Web site, as of January 23, 2007, the subject property does not have a record of illegal drug activity.

4.6 Historical Property Records

The property records for the subject property were obtained from the King County Archives. The site records indicate a history of residential use. Historical property records are presented in Appendix C.

5.0 INTERVIEWS

5.1 Interview with Owner's Representative

An interview was conducted with the Campfire property representative, Ms. Carol Sorrig. Ms. Sorrig stated that other than the underground storage tank (UST) located on the north end of the building, she did not know of any spills, hazardous waste stored on site, or other areas of potential environmental significance.

5.2 Interviews with Others

Mr. Kyle Campbell of Earth Solutions NW, LLC is the project manager for a geotechnical study being performed on the property for Prescott Homes. Mr. Campbell was asked if any contaminated soil was encountered in any of their recent soil borings on the property. Mr. Campbell stated that he had no reports of any encountered petroleum products.

Mr. Gordon W. Dick, a longtime resident of the area, was interviewed. Mr. Dick has lived on the property north of and adjacent to the subject property, off and on since 1926. Mr. Dick stated that he did not recall any details regarding the heating oil tank(s) nor anything regarding the operation of the reported medical waste incinerator located near his property. Mr. Dick stated that the only issue of environmental significance that he can recall is the delivery of chlorine to the chlorination building near the southwest corner of the subject property. Mr. Dick recalls concerns about possible chlorine gas leaks in the past.

6.0 STANDARD ENVIRONMENTAL RECORD SOURCES

Available government database information prepared by EDR was reviewed to evaluate both the subject property and any listed sites within ASTM-recommended search distances. Federal, state, tribal, and local databases reviewed are included in Appendix D.

The subject property was not identified in the databases reviewed.

The computer database review identified the following nearby/adjoining facilities within the specified search distances from the subject property.

OFF-SITE PROPERTY	DATABASE	ORIENTATION FROM SUBJECT SITE	ENVIRONMENTAL SIGNIFICANCE/REASON
Cooks Auto Rebuild Inc. 1722 Northeast 85th Seattle, Washington 98115	RCRA-SQG FINDS WA MANIFEST	0.15-0.25 Miles/East- Southeast	The Cooks site is not of environmental significance; there are no reported violations on record.
Service Station (Former) Lake City Way 8201 Lake City Way Northeast Seattle, Washington 98115	UST CSCSL NFA ICR	0.15-0.25 Miles/South- Southeast	This downgradient site is not of environmental significance.
Service Station Lake City Way 8201 Lake City Way Northeast Seattle, Washington 98115	FINDS VCP	0.15-0.25 Miles/South- Southeast	This downgradient site is not of environmental significance.
SPU Maple Leaf Water Tower Sub Area 1027 Northeast 88th Street Seattle, Washington 98115	FINDS VCP CSCSL	0.15-0.25 Miles/West- Northwest	Based on distance from the subject property and project status, this site is not of environmental significance.
Seattle PUB UTIL Maple Leaf WTR SUB 1017 1017 Northeast 88th Street Seattle, Washington 98115	FINDS CSCSL NFA VCP	0.15-0.25 Miles/West- Northwest	Based on distance from the subject property and project status, this site is not of environmental significance.
Certified Carpet Inc. 8100 Lake City Way Northeast Seattle, Washington 98115	RCRA-SQG FINDS LUST UST WA MANIFEST	0.15-0.25 Miles/South- Southeast	This downgradient site is not of environmental significance.
ARCO 3860 Lake City Way Northeast 1201 North 96th Street Seattle, Washington 98134	UST	0.15-0.25 Miles/East- Southeast	This downgradient site is not of environmental significance.
Kim's Auto Repair Inc. 8035 15th Avenue Northeast Seattle, Washington 98115	RCRA-SQG FINDS LUST UST	0.15-0.25 Miles/South	This downgradient site is not of environmental significance.
UNOCAL #6381/ Auto Zentrum 8005 15th Avenue Northeast Seattle, Washington 98115	ICR	0.15-0.25 Miles/South	This downgradient site is not of environmental significance.

OFF-SITE PROPERTY	DATABASE	ORIENTATION FROM SUBJECT SITE	ENVIRONMENTAL SIGNIFICANCE/REASON
Closed Exxon #6381 8001 15th Avenue Northeast Seattle, Washington 98115	CSCSL LUST UST FINDS VCP	0.15–0.25 Miles/South	This downgradient site is not of environmental significance.
Wild West Truck Sales SVC 8000 15th Avenue Northeast Seattle, Washington 98115	RCRA-SQG FINDS	0.15–0.25 Miles/South	This downgradient site is not of environmental significance; there are no records of reported violations or spills.
Auto Zentrum 8000 15th Avenue Northeast Seattle, Washington 98115	LUST UST	0.15–0.25 Miles/South	This downgradient site is not of environmental significance.
Frank Radich- Closed 8623 Roosevelt Way Northeast Seattle, Washington 98115	LUST UST VCP ICR	0.25–0.50 Miles/West	Based on the status of the cleanup and the distance from the subject property, this site is not of environmental significance.
Queen Anne Painting Inc. Roosevelt 8623 Roosevelt Way Northeast Seattle, Washington 98115	CSCSL NFA	0.25–0.50 Miles/West	Based on the NFA status of the cleanup and the distance from the subject property, this site is not of environmental significance.
SPU Maple Leaf Water Tower SUB Area 1021 Northeast 88th Street Seattle, Washington 98115	CSCSL NFA	0.15–0.25 Miles/ West- Northwest	Based on the status of the cleanup and the distance from the subject property, this site is not of environmental significance.
Seattle Public Works 1017 Northeast 88th Street Seattle, Washington 98115	ICR	0.25–0.50 Miles/West- Northwest	Based on the status of the cleanup and the distance from the subject property, this site is not of environmental significance.

OFF-SITE PROPERTY	DATABASE	ORIENTATION FROM SUBJECT SITE	ENVIRONMENTAL SIGNIFICANCE/REASON
Maxine's Floral & Gift Inc. 8811 Roosevelt Way Northeast Seattle, Washington 98115	CSCSL VCP	0.25-0.50 Miles/West- Northwest	Based on the status of the cleanup and the distance from the subject property, this site is not of environmental significance.
Peerless Cleaners Inc. Facility 8811 Roosevelt Way Northeast Seattle, Washington 98115	LUST UST	0.25-0.50 Miles/West- Northwest	Based on the status of the cleanup and the distance from the subject property, this site is not of environmental significance.
Karen Cody Property 8926 Roosevelt Way Seattle, Washington 98115	ICR	0.25-0.50 Miles/West- Northwest	Based on the status of the cleanup and the distance from the subject property, this site is not of environmental significance.
Brian O'Neill's Inc. 8910 Lake City Way Seattle, Washington 98115	LUST UST ICR	0.25-0.50 Miles East- Northeast	Based on the status of the cleanup and the distance from the subject property, this site is not of environmental significance.
Rossoe Inc. 8910 Lake City Way Northeast Seattle, Washington 98115	CSCSL RCRA-SQG FINDS VCP	0.25-0.50 Miles East- Northeast	Based on the status of the cleanup and the distance from the subject property, this site is not of environmental significance.
Seven Seas Restaurant 8914 Lake City Way Seattle, Washington 98115	FINDS VCP CSCSL	0.25-0.50 Miles East- Northeast	Based on the status of the cleanup and the distance from the subject property, this site is not of environmental significance.
ML Graham Co. 9011 Lake City Way Northeast Seattle, Washington 98115	ICR FINDS VCP CSCSL NFA	0.25-0.50 Miles Northeast	Based on the status of the cleanup and the distance from the subject property, this site is not of environmental significance.

OFF-SITE PROPERTY	DATABASE	ORIENTATION FROM SUBJECT SITE	ENVIRONMENTAL SIGNIFICANCE/REASON
Metro Self Storage Northeast 89th Street and 23rd Avenue Northeast Seattle, Washington 98115	CSCSL	0.25–0.50 Miles East- Northeast	Based on the status of the cleanup and the distance from the subject property, this site is not of environmental significance.
TLH Abatement Co. 9221 Roosevelt Way Northeast Seattle, Washington 98115	CSCSL NFA	0.25–0.50 Miles Northwest	Based on the status of the cleanup and the distance from the subject property, this site is not of environmental significance.
9421 Roosevelt Way Property 9421 Roosevelt Way Northeast Seattle, Washington 98115	CSCSL LUST UST VCP	0.25–0.50 Miles North- Northwest	Based on the distance from the subject property, this site is not of environmental significance.
Northgate Station 9538–9598 First Avenue Northeast Seattle, Washington 98115	CSCSL	0.50–1 Miles West- Northwest	Based on the status of the cleanup and the distance from the subject property, this site is not of environmental significance.
Tanker Alley Vitamilk Dairy 437 Northeast 71st Street Seattle, Washington 98115	CSCSL	0.50–1 Miles Southwest	Based on the status of the cleanup and the distance from the subject property, this site is not of environmental significance.
Vitamilk Parcel 7 466 Northeast 70th Street Seattle, Washington 98115	CSCSL	0.50–1 Miles South- Southwest	Based on the status of the cleanup and the distance from the subject property, this site is not of environmental significance.
Starbucks 7100 East Greenlake Drive Northeast Seattle, Washington 98115	CSCSL UST	0.50–1 Miles Southwest	Based on the status of the cleanup and the distance from the subject property, this site is not of environmental significance.

OFF-SITE PROPERTY	DATABASE	ORIENTATION FROM SUBJECT SITE	ENVIRONMENTAL SIGNIFICANCE/REASON
Southpark Landfill 8200 2nd Avenue South Seattle, Washington 98108		>5 miles	Landfill incorrectly mapped in the database.

6.1 Orphan Summary

Unmappable sites are sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded due to inaccurate or missing information in the environmental database record provided by its applicable agency. Cross referencing addresses and site names, as well as a visual reconnaissance of surrounding properties, has been completed for the unmappable facility sites in the database report.

The subject property was not identified on the unmappable sites listing in the environmental database report. Twenty unmappable sites were identified in the database. Based on further analysis, ECI determined that the orphan sites were not of environmental significance to the subject property. South Park Landfill was incorrectly mapped in the database; the landfill is in South Seattle.

7.0 SITE RECONNAISSANCE

7.1 Methodology and Limitations

The subject property was thoroughly inspected on foot. Photographs taken at the time of the ESA are attached to this report as Appendix A.

7.2 General Observations

The subject property consists of a large, two-story structure with a full basement. A crawl space is located under the south end of the building. Pipe lagging was hanging from the pipes, and in some cases it had fallen off completely and was laying on the soil. The basement rooms are used for storage, offices, archives and as computer networking hubs. The furnace room is located on the north wing of the building. The oil furnace is currently fueled by natural gas; the former heat source was oil. Several runs of what appear to be asbestos lagging are present on the hot water heating system pipes. The outside of the building is painted stucco. The original roof is an asphalt-shingled gable roof. The building additions are flat, torch down roofs. An elevator shaft and adjacent fan room are located on the roof of the north wing of the building.

The main floor and upper floor of the building are dedicated mainly to offices. There were no areas of apparent environmental significance. The south end of the main floor is currently vacant.

The areas outside the property consist of an asphalt parking area to the west and north of the building. The areas east of the building are a combination of grass and woodland.

An abandoned UST is located on the north side of the building. The tank diameter was measured at approximately 6 feet, with 30 inches of heating oil remaining in the abandoned tank. There were no signs of surface spillage around the fill pipe.

A small shed with a chimney is located near the northern boundary of the site. This storage building is currently used for storing camping equipment by the Campfire organization. No apparent fuel source could be seen in the outbuilding. No furnace was present in the building (reportedly used in the past for burning medical waste). There are two other small storage sheds present on the property near the northeast corner. These buildings are used for storage of nonhazardous materials. No drums of unidentified waste are present on site. One 25-gallon drum of soil cuttings from the concurrent Phase II investigation is located near the UST on the north side of the building.

7.3 Hazardous Substances and Petroleum Products

The subject property was assessed for signs of storage, use, or disposal of hazardous substances and/or petroleum products. The ESA consisted of noting evidence (for example, drums, unusual vegetation patterns, staining) indicating that hazardous substances and/or petroleum products are currently or were previously located on the subject property.

The building appears to have large quantities of asbestos-containing building materials, consisting primarily of pipe lagging, flooring, and mastic. A concurrent asbestos survey by ECI is being performed on the subject property, the results of which will be presented under a separate report.

Potentially hazardous fluids, chemicals and/or petroleum products are currently not used or stored on site. No observations were made that indicated potential historical use of hazardous substances and/or petroleum products. Historical information indicated the past use of radiological isotopes. ECI performed a radiological survey as part of a concurrent Phase II assessment of the subject property. There were no rooms identified with radiation signatures above background.

7.4 Storage Tanks

7.4.1 Underground Storage Tanks

The subject property was inspected for evidence of USTs (for example, vent piping, dispensing equipment, and pavement variations).

One UST was observed on the north end of the subject property building. The UST is 6 feet in diameter with a 4-inch fill. There is 30 inches of residual product, (currently approximately 1/3 full). The tank is buried approximately 13 feet below grade.

One suspected tank may be located near the southwest corner of the building. A 3/4-inch vent pipe, terminating at the roof line into the gutter, was noted. No fill pipe, areas of oily soil, or other visual indications could be found associated with the suspected tank. An induced signal survey was performed as part of a concurrent Phase II site assessment in an attempt to locate the suspected tank using a Ditch Witch® Model 810C electronic locator. The vent pipe was used to clamp on the signal lead in association with a grounding rod. The receiver was moved across areas near the vent, marking locations where the signal was the highest. Based upon the survey, if a tank is present, it appears to be buried in the lawn outside of the former boiler room, located to the south of the western entrance to the building.

7.4.2 Aboveground Storage Tanks

The subject property was inspected for evidence of aboveground storage tanks (ASTs) (for example, concrete foundations or saddles, pedestals or steel support structures).

No visible evidence of ASTs was observed on the subject property during the site assessment.

7.4.3 In-Ground Hydraulic Equipment

The subject property was inspected for evidence of in-ground hydraulic equipment (for example, hydraulic elevators or lifts that have hydraulic fluid-containing reservoirs or jacks below ground surface). Although not regulated as USTs, hydraulic equipment of this type can be of concern due to the potential for oil leaks from the hydraulic cylinders. Hydraulic fluid in equipment installed in 1978 or before may contain PCBs.

No evidence of in-ground hydraulic equipment was observed during the assessment.

7.5 Wastes

Currently, small quantities of non-hazardous fluids; primarily household cleaning supplies are stored on site.

7.6 Polychlorinated Biphenyls

The subject property was inspected for the presence of liquid-cooled electrical units (transformers or capacitors) and major sources of hydraulic fluid (elevators and lifts). Such units are notable because they may be a potential polychlorinated biphenyls (PCBs) source.

No evidence of liquid-cooled electrical units was observed during the ESA, with the exception of the elevator room on the roof, which has electrical equipment.

Approximately 152 florescent light fixtures are present on the subject property and are assumed to contain PCBs. There are approximately twice as many mercury-containing, fluorescent light bulbs.

7.7 Septic Systems

The subject property was inspected for evidence of current or former septic systems (for example, clean out manhole, records, or interviews).

Evidence of a septic system was not observed during the ESA. The property is served by sewer.

7.8 Wells

The subject property was inspected for evidence of wells (for example, dry, irrigation, injection, abandoned, monitor, or supply).

ECI did not observe evidence of wells at the subject property.

7.9 Dry Cleaning Operations

There are currently no dry cleaners on the subject property, and research did not reveal that dry cleaning operations had been conducted on or near the subject property in the past.

8.0 FINDINGS, OPINIONS, CONCLUSIONS, AND RECOMMENDATIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM E1527-05 of the Campfire Property located at 8511 15th Avenue Northeast, Seattle, Washington. Any exceptions to or deletions from this practice are described in Sections 1.2 and 1.4 of this report.

The approximately 1.61-acre subject property is located in a setting defined primarily by single-family residences. The Maple Leaf reservoir, used for storing drinking water, is located west of and adjacent to the subject property. The chlorination building is located near the southwest corner of the subject property. There have been some reported concerns by neighbors regarding possible chlorine gas leaks.

A radiological survey was performed as part of a concurrent Phase II ESA based on reports of historical use of medical isotopes. The survey was performed using a SPER Radiation Monitor, Model DX-1. This type of detector picks up beta, gamma, and x-ray radiation. No areas inside the building were detected during our building survey above background levels.

The following RECs have been identified in connection with the subject property. These include non-ASTM standard RECs such as asbestos-containing materials and fluorescent light fixtures.

- 1) An abandoned, 6-foot-diameter heating oil tank is located on the north side of the building. The estimated size is 2000 to 3000 gallons. The top of the tank is approximately 7 feet below grade. Approximately 30 inches of heating oil is present in the tank (800 to 1200 gallons). ECI performed a concurrent Phase II ESA by advancing soil probes near the tank to sampling depths equal to or below the bottom of the tank. Field testing of soil cores indicated no environmentally significant levels of petroleum hydrocarbons were present. Analytical results confirmed the field tests, soil samples collected during the Phase II ESA exhibited nondetectable levels of petroleum hydrocarbons. ECI recommends removal of the tank, with follow-up testing of soil under the tank. Although no detectable petroleum hydrocarbons were found in the core, some heating oil may be present directly beneath the tank. However, based on our site assessment, if contamination is present, it does not appear to be laterally extensive. During our probing activities, dense glacial lodgement till was observed in the cores, increasing in density with depth. Glacial till tends to inhibit the downward migration of petroleum hydrocarbons. Based upon our findings, the tank appears to be a REC primarily based upon the heating oil stored inside the tank. ECI recommends removal of the remaining oil in the tank, followed by triple rinsing of the tank interior and removal.
- 2) Approximately 152 fluorescent light fixtures are present in the building. Given the age of the fixtures, the ballasts most likely are PCB containing requiring special disposal considerations. In addition, the fluorescent bulbs contain mercury and must also be handled as special waste. Although fluorescent light fixtures are not part of current ASTM standards, ECI has included them in this ESA due to significant disposal costs associated with their removal.
- 3) Significant amounts of asbestos-containing materials, primarily vinyl floor tile and pipe lagging associated with the heating system, are present throughout the building. ECI has conducted a separate asbestos survey, with quantification of accessible asbestos-containing materials. The results of the survey will be presented in a separate report.

- 4) One mercury switch was observed in the building; however, more may be present. Recent changes in state regulation mandate the collection and recycling of mercury-containing switches prior to demolition activities.

9.0 LIST OF REFERENCES

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