

City of Redmond 12/28/2009  
Draft Document Released for  
Public Records Request

This document is a working draft,  
not intended for public release. City  
staff are working with the  
consultant to produce a final  
document that will be posted to the  
City website in the near future.  
There may be inaccurate  
information or mistakes within this  
draft document that has not had the  
benefit of a complete City review  
and approval.

Users of this draft are encouraged  
to review the final document when  
it is available.

LIMITED PHASE I ENVIRONMENTAL SITE  
ASSESSMENT  
OVERLAKE STORMWATER/PARK FACILITIES  
PLAN  
SOUTH STORMWATER SITE

2200 - 148<sup>TH</sup> AVENUE NE  
REDMOND, WASHINGTON

12/28/2009 DRAFT

FOR  
CITY OF REDMOND

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PROPERTY)

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City of Redmond 12/28/2009  
Draft Document Released for  
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approval.

**Limited Phase I Environmental Site Assessment**  
**Overlake Stormwater/Park Facilities Plan**  
**South Stormwater Site**

2200 - 148<sup>th</sup> Avenue NE  
Redmond, Washington  
File No. 0500-161-01  
July 24, 2009

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Prepared for:

City of Redmond  
15670 NE 85th Street, M/S 1NPW  
Redmond, Washington 98073-9710  
Attention: Steve Hitch

**Otak**

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Kirkland, Washington 98033  
Attention: Russ Gaston

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Prepared by:

GeoEngineers, Inc.  
8410 154th Avenue NE  
Redmond, Washington 98052  
(425) 861-6000

**DECLARATIONS**

- "I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Sec. 312.10 of 40 CFR Part 312."\*
- "I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I performed and/or developed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."\*

*\*A person who does not qualify as an Environmental Professional may assist in the conduct of all appropriate inquiries in accordance with ASTM E 1527-05, if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional when conducting such activities.*

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**Jessica A. Robertson, LG**  
**Environmental Geologist**

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**Dana L. Carlisle, PE**  
**Principal**

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**DRAFT**

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*File No. 0500-161-01*

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EXECUTIVE SUMMARY

The City of Redmond Overlake Neighborhood Plan identified two conceptual locations for large regional stormwater facilities. Those conceptual site locations were selected based on topographic information and proximity to the existing stormwater infrastructure. Otak, Inc., has been contracted by the City to develop a process for selection of sites and determine the size, conceptual design, and cost of those proposed facilities. As part of a fatal flaw analysis in support of those efforts, GeoEngineers has been contracted to perform a limited environmental assessment of two large sites in the proximity of the conceptual locations identified in the Overlake Neighborhood Plan. These sites are owned by PS Business Parks to the north and by Sears to the south. This work is being performed as an additional screening element for the site selection process. Once the City has determined where the proposed facilities will be located, a complete Phase I ESA should be performed that is specific to the selected sites.

GeoEngineers has performed a limited Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527 of the Property located at 2200 148<sup>th</sup> Avenue NE in Redmond, Washington. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report. This assessment has not revealed any recognized environmental conditions (RECs) in connection with the subject property at this time with the exception of the following:

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- **Adjacent dry cleaner businesses.** One tenant space in the west-adjacent Overlake Plaza strip mall may have been occupied by a series of dry cleaner businesses in the 1980s and 1990s (see Figure 2). Information regarding the operation of this type of business and on-site use of dry cleaning chemicals was not available. Dry cleaners are common sources of solvent contamination in soil and groundwater, and thus the presence of adjacent possible former dry cleaner operations is considered a REC to the subject property.
- **Hollywood Cleaners.** One tenant space in the nearby Overlake Village Shopping Center strip mall to the north across NE 24<sup>th</sup> Street was occupied by a dry cleaner business named Hollywood Cleaners from 1977 until 2004. The Hollywood Cleaners tenant space is located approximately 300 feet north of NE 24<sup>th</sup> Street (500 feet northwest of the subject property.) According to documents in the Washington State Department of Ecology (Ecology) file, a plume of trichloroethylene (TCE)-impacted groundwater was identified beneath the nearby Overlake Village Shopping Center in a series of assessment activities at the adjacent property beginning in 2001. TCE concentrations in groundwater were reported to be generally decreasing since the installation and operation of a remediation system in 2004. Based on distance to the subject property and documented extent of TCE-impacted upgradient groundwater, the Hollywood Cleaners property currently appears to present a low risk for migratory contamination to the subject property; however, based on the highly mobile nature of TCE contamination and because the site has not yet received “no further action” designation from Ecology, the Hollywood Cleaners location is considered a REC to the subject property in our opinion.

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One significant data gap was identified during the study: At the City of Redmond’s request, we did not contact the property owner for a “key person interview” or building tenants to verify tenant history and property uses. Additional information from property owners and/or building tenants could confirm the absence or presence of RECs associated with the subject property.

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We recommend that additional research and/or explorations and sampling be completed to more adequately assess the potential for subsurface contamination from historical adjacent dry cleaners. The City of Redmond may also want to consider a contingency in the project development budget and

schedule in the event that impacted soil requiring special handling, management and disposal is encountered during redevelopment of the subject property.

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*This Executive Summary should be used only in the context of the full report for which it is intended.*

**LIMITED PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**OVERLAKE STORMWATER/PARK FACILITIES PLAN**  
**SOUTH STORMWATER SITE**  
**2200 148<sup>TH</sup> AVENUE NE**  
**REDMOND, WASHINGTON**  
**FOR**  
**CITY OF REDMOND**

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**1.0 INTRODUCTION**

The City of Redmond Overlake Neighborhood Plan identified two conceptual locations for large regional stormwater facilities. Those conceptual site locations were selected based on topographic information and proximity to the existing stormwater infrastructure. Otak, Inc., has been contracted by the City to develop a process for selection of sites and determine the size, conceptual design, and cost of those proposed facilities. As part of a fatal flaw analysis in support of those efforts, GeoEngineers has been contracted to perform a limited environmental assessment of two large sites in the proximity of the conceptual locations identified in the Overlake Neighborhood Plan. These sites are owned by PS Business Parks to the north, and by Sears to the south. This work is being performed as an additional screening element for the site selection process. Once the City has determined where the proposed facilities will be located, a complete Phase I ESA should be performed that is specific to the selected sites.

This report summarizes the results of our limited Phase I Environmental Site Assessment (ESA) of the Property located at 2200 148<sup>th</sup> Avenue NE in Redmond, Washington. The 3.8-acre subject property is the eastern portion of King County Parcel No. 2625059196 and is currently developed as a paved parking lot associated with the adjacent Sears shopping center and with a coffee shop building at the southern end. The subject property is shown relative to surrounding physical features on the Vicinity Map, Figure 1. The layout of the subject property and surrounding properties are shown on the Site Plan, Figure 2. Photographs of the subject property are presented in Figures 3 and 4. GeoEngineers is also currently completing a geotechnical study of the subject property, to be submitted under separate cover.

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Our study was completed at the request of Steve Hitch of the City of Redmond (City) and Russ Gaston of Otak. We understand that this Phase I ESA will be used as a part of the City's evaluation of potential environmental liabilities that might be associated with property ownership at the site. This should not imply that the City is proceeding with purchase of the property at this time. This report has been prepared for the exclusive use of the City. Because this environmental report is not intended for use by others, no one except the City of Redmond and Otak should rely on this report without first conferring with GeoEngineers.

Deleted: Our study was completed at the request of Steve Hitch of the City of Redmond (City) and Russ Gaston of Otak. We understand that this Phase I ESA will be used as a part of the City's evaluation of potential environmental liabilities associated with property ownership. The City is considering the subject property for

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Deleted: a future stormwater control structure. This report has been prepared for the exclusive use of the City and Otak. Because this environmental report is not intended for use by others, no one except the City of Redmond and Otak should rely on this report without first conferring with GeoEngineers. ¶

**1.1 PHASE I ESA SCOPE OF SERVICES**

The purpose of this Phase I ESA is to identify recognized environmental conditions<sup>1</sup> (RECs) in connection with the subject property. Our scope of services is in general accordance with American Society for Testing and Materials (ASTM) Standard E 1527-05 for Phase I ESAs and the U.S.

<sup>1</sup> Recognized environmental conditions are defined in ASTM E 1527-05 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."



Environmental Protection Agency's (EPA's) Federal Standard 40 CFR Part 312 "Standards and Practices for All Appropriate Inquiries (AAI)," which are intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner or bona fide prospective purchaser limitations on liability under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The standard outlines the practice that constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined by 42 U.S.C. §9601. Our services, described below, were completed in general accordance with our scope of services document dated April 16, 2009. These services were completed by, or under the direction of, an environmental professional as described in 40 CFR Part 312; our qualifications are provided in Section 1.3 below.

Our specific scope of services for the limited Phase I ESA is as follows:

1. Review readily available geotechnical reports, environmental reports and/or other relevant documents pertaining to environmental conditions at the subject property.
2. Review the results of a federal, state, local and tribal environmental database search provided by an outside environmental data service for listings of properties with known or suspected environmental conditions on or near the subject property within the search distances specified by ASTM. We also reviewed the EPA and Washington State Department of Ecology (Ecology) websites for readily available information (publications and reports) concerning areawide soil and groundwater contamination on or adjacent to the subject property.
3. Review regulatory agency files regarding listed properties of potential environmental concern relative to the subject property.
4. Interview a representative of the local fire department, health department and/or Ecology as necessary to gather information or fill data gaps regarding the history of the subject property and surrounding properties relative to the likely presence of hazardous substances.
5. Review historical aerial photographs, fire insurance maps, city directories, and land use and tax assessor records, as available and appropriate, to identify past development history on and adjacent to the subject property relative to the possible use, generation, storage, release or disposal of hazardous substances. Attempt to identify uses of the subject property from the present back to the time that records show no apparent structures on the subject property, back to the time that the property was first used for residential, agricultural, commercial, industrial or governmental purposes, or back to 1940, whichever is earliest.
6. Review current United States Geological Survey (USGS) topographic maps to identify the physiographic setting of the subject property and provide a statement on the local geologic, soil and groundwater conditions based on our general experience and sources such as geologic maps and soil surveys.
7. Conduct a visual reconnaissance of the subject property and adjacent properties from adjacent public right-of-ways to identify visible evidence of RECs.
8. Identify the source(s) of potable water for the subject property and current heating and sewage disposal system(s) used at the subject property, if any, and their age if readily ascertainable.
9. Identify data gaps relative to the Phase I ESA study findings.
10. Provide a written summary of the Phase I ESA results and identified RECs along with our opinion and recommendations regarding the potential for contamination by hazardous substances at the subject property and the significance of any data gaps identified.

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Deleted: <#>not available during the site reconnaissance. Identify and interview others familiar with the use and history of the subject property, as available and appropriate.¶  
 <#>Interview current owners or occupants of neighboring properties as necessary to gather information or fill property use data gaps regarding the subject property. ¶  
 <#>Interview past owners and occupants of the subject property only as necessary to gather information or fill property use data gaps regarding property use history.¶

Deleted: <#>Complete one hand-augured boring in an accessible location near the identified underground storage tank (UST) and obtain one shallow soil sample for chemical analysis of petroleum hydrocarbons.¶

**1.2 SPECIAL CONSIDERATIONS**

Our scope of services did not include an environmental compliance audit or an evaluation for the presence of lead-based paint, toxic mold, polychlorinated biphenyls (PCBs) in light ballasts, radon, lead in drinking water, asbestos-containing building materials, urea-formaldehyde insulation in on-site structures or other potentially hazardous building materials. A survey of hazardous building materials is planned for the future. Groundwater and sediment sampling is not included in this Phase I ESA scope of services. Our scope of services does not include an assessment of vapor intrusion into structures on the property per ASTM Standard E 2600-08.

Our reconnaissance was limited to exterior areas of the property that could be viewed from public rights-of-way and retail parking lots. We did not enter the coffee shop structure. This data gap is not considered significant based on the type of property use. At the City’s request, a key person interview of property owners or tenants was not performed. The lack of a key person interview presents a potentially significant data gap because property owners and/or tenants could possibly provide information that could confirm or deny potential RECs.

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### 1.3 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Dana Carlisle is a registered Professional Engineer (PE) in Washington (#29634) and has at least 15 years of full-time experience doing Phase I ESAs. Dana is an Environmental Professional per 40 CFR Part 312. Jessica Robertson is a licensed geologist (LG) in Washington (#2570) and has at least 5 years of full-time experience doing Phase I ESAs. Jessica is an Environmental Professional per 40 CFR Part 312.

## 2.0 PROPERTY DESCRIPTION

### 2.1 INVOLVED PARTIES

The subject property is currently owned by Sears Merchandise Group; Jitters Coffee apparently leases a structure on the property. The City may be interested in purchasing property in this general vicinity. Otak is the City’s consultant for the stormwater design project.

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### 2.2 LOCATION, LEGAL DESCRIPTION AND SETTING

General information, property use(s) and environmental setting of the subject property area are summarized in Table 1 below. The location is shown relative to surrounding physical features in Figure 1. The layout of the subject property and surrounding property uses are shown in Figure 2. Representative photographs of the subject property are shown in Figures 3 and 4.

**Table 1. Subject Property Information**

Topographic Map	USGS, 7.5 minute Redmond, Washington, topographic quadrangle map dated 1982.
Quarter/Quarter, Section, Township and Range	SE quarter of NW quarter of Section 26, Township 25 North, Range 5 East, Willamette Meridian
Address	The Sears store is located at 2200 148 <sup>th</sup> Avenue NE, Redmond, Washington. Jitters Coffee uses the address 15010 NE 20 <sup>th</sup> Street, Redmond, Washington.
General Location	Commercial retail and office space in the Overlake neighborhood of Redmond, Washington. The rectangular subject property is bounded by commercial properties to the north, west, and east, and by NE 20 <sup>th</sup> Street to the south.
Legal Description	A legal description specific to the subject property has not been provided. The legal description for the parcel of which the subject property is a portion is as follows:  LOT 2 REDMOND SP #SS-85-19 REC #8511131475 ALSO POR LOT 1 SD SP DAF BEG SE COR SD LOT 1 TH S 68-11-46 W 52.19 FT TO TPOB TH N 89-21-53 W 203 FT TH N 62-07 W 2.47 FT TH S 89-21-53 E 207.93 FT TH S 68-11-46 W 2.96 FT TO TPOB LESS POR SD LOT 2 DAF BEG NE COR SD LOT 1 TH N 88-40-39 W 17.20 FT TO TPOB TH CONT N 88-40-39 W 105 FT TH N 1-19-21 E 2.20 FT TH S 88-40-39 E 105 FT TH S 1-19-21 W 2.20 FT TO TPOB ALL LY IN W 1/2 OF NW 1/4 SEC 26-25-5 AKA PCL 2 REDMOND LLA #LLR-87-9 REC #8802220272 (per King County iMAP)
Tax Parcel Number	The subject property is a portion of King County Parcel Number 2625059196
Approximate Area	3.8 acres
Existing Use(s)	Coffee shop and parking lot for adjacent shopping center.
Geologic Setting	Puget Lowland
Nearest Surface Water Bodies	Sears Creek, a small tributary of Valley Creek, is located approximately one-third mile southeast of the subject property. The junction of Sears Creek and Valley Creek is located approximately one-half mile to the east of the subject property.
Approximate Surface Elevation	Approximately 305 feet above mean sea level (MSL) (per King County iMAP)
Soil and Geologic Conditions	Dense sand and silt glacial till overlain by thin layer of weathered till, according to previous geotechnical explorations at the subject property.
Depth to Groundwater	Groundwater was encountered between approximately 13 and 20 feet below ground surface (bgs) during previous geotechnical explorations at the subject property.
Inferred Direction of Shallow Groundwater Flow	To the west or south, based on local topography and nearby property reports. Groundwater flow direction beneath the north end of the subject property may have a more southerly component than groundwater flow direction at the south end of the subject property.

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Our knowledge of the general physiographic setting, geology and groundwater occurrence in the vicinity of the subject property is based on our review of the maps listed above, our general experience in the area and our previous work at nearby properties.

**2.3 SITE RECONNAISSANCE**

**2.3.1 Summary of Observations**

A representative of GeoEngineers performed a visual reconnaissance of the subject property on July 9, 2009. At the City’s request we did not enter the interior of the buildings or interview building tenants.

The subject property was accessed from NE 20<sup>th</sup> Street for the site reconnaissance. The subject property is currently developed as a paved parking lot for the adjacent shopping center, with one small building at the south end that is used as a coffee shop. Our site reconnaissance was limited to exterior areas of the property that could be viewed from retail parking lots and adjacent rights-of-way.

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Table 2 below summarizes conditions observed during our site reconnaissance. The approximate locations of the observed features discussed in this section are shown in Figure 2. Photographs of the subject property were taken to document observations made during our reconnaissance and are presented in Figures 3 and 4.

**Table 2. Summary of Site Reconnaissance Observations**

Feature	Observed		Comment
	Yes	No	
Structures (existing)	X		One commercial building (Jitters Coffee) is currently located on the property. The remainder of the property is an asphalt-paved parking lot.
Structures (evidence of former)		X	
Heating/Cooling System		X	According to King County iMAP, the building is heated by an electric forced air system.
Floor Drains, Sumps or Drywells		X	
Aboveground Storage Tanks (ASTs)		X	
Underground Storage Tanks (USTs) or Evidence of USTs		X	
Drums or Other Containers		X	
Chemicals or Hazardous Materials (other than <i>de minimis</i> quantities of cleaning products)		X	
Evidence of Leaks, Spills or Releases Surrounding ASTs, USTs and/or Chemical Storage Areas		X	
Stained or Corroded Floors, Walls or Drains (other than apparent water stains or minor oil stains on pavement from parked vehicles)		X	
Pipes of Unknown Origin or Use		X	
On-site Septic System		X	
Sewage Disposal System	X		The property is connected to the municipal sewer system (City of Redmond).
Potable Water Supply	X		The property is connected to the municipal water system (City of Redmond).
Solid Waste Refuse Dumpsters	X		Refuse dumpsters are located east of the Jitters building. Housekeeping practices in this area appeared to be good.
Hydraulic Hoists		X	
Oil/Water Separators		X	
Discolored or Stained Soil or Vegetation Potentially from Hazardous Substances		X	
Hazardous Waste Disposal Areas		X	

**Table 2. Summary of Site Reconnaissance Observations (Continued)**

Feature	Observed		Comment
	Yes	No	
Uncontained Debris, Refuse or Unidentified Waste Materials		X	
Standing Water or Other Liquids		X	
Catch Basins and Stormwater Drainage	X		Standard municipal stormwater catch_basins (City of Redmond) are located in the asphalt parking areas. Visual observations did not indicate whether any of the catch basins contain oil/water separators.
Pits/Ponds/Lagoons		X	
Waste or Wastewater Discharges		X	
Unusual Odors		X	
Stressed Vegetation		X	
Fill Material		X	
Water Wells (agricultural, domestic, monitoring)		X	
Pad-Mounted Transformers		X	
Pole-Mounted Transformers		X	
Other Conditions of Environmental Concern		X	

**2.3.2 Findings**

Potential RECs were not identified by this portion of the study.

**2.3.3 Data Gaps**

One data gap was identified by this portion of the study: at the City’s request, we did not enter the Jitters Coffee building. Our reconnaissance was limited to exterior areas of the property that could be viewed from public rights-of-way and retail parking lots. This data gap is not considered significant based on the retail nature of the structure.

**2.4 ADJACENT PROPERTY AND VICINITY OBSERVATIONS**

**2.4.1 Summary of Observations**

We viewed properties located adjacent to and surrounding the subject property on July 9, 2009, from accessible public rights-of-way and the subject property. We did not enter adjacent properties or buildings. The subject property generally is situated in an area that is developed with retail and office uses. Section 2.4.2 contains a list of known or suspected environmental conditions identified by this portion of our study. Table 3 below outlines adjacent land uses and pertinent observations with respect to conditions that could pose a REC on the subject property. Figure 2 shows adjacent property uses and locations in relation to the subject property.

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**Table 3. Adjoining Streets and Adjacent Properties Observations**

Direction	Adjoining Street	Position Relative to Subject Property <sup>1</sup>	Adjacent Property and Use	Comments
North	NE 24 <sup>th</sup> Street	Upgradient	Overlake Village Shopping Center	Retail and restaurants
South	NE 20 <sup>th</sup> Street	Downgradient	Highland Christian School and Goodyear Tire	Auto repair and tire installation activities are performed at the Goodyear Tire facility
East	None	Upgradient/ Crossgradient	Bank, retail, restaurants, and office park complex	
West	None	Upgradient/ Downgradient	Overlake Fashion Plaza Shopping Center	Retail strip mall with Sears and Marshall's department stores. Sears Auto Center is located west of the shopping center building

Note:

<sup>1</sup> The inferred shallow groundwater flow direction in the vicinity of the subject property is likely toward the south or west as described in Section 2.2.

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**2.4.2 Findings**

Potential RECs were not identified by this portion of the study with the exception of the following:

- Auto repair facilities are located on adjacent or nearby property to the south and west (Sears Auto Center and Goodyear Tire). We reviewed Ecology files for these properties as discussed in Section 3.2 below.

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**2.4.3 Data Gaps**

Data gaps were not identified by this portion of the study.

**2.5 PREVIOUS REPORTS**

Previous environmental reports pertaining to the subject property were not identified; however, GeoEngineers is in the process of completing a geotechnical study at the time of publishing this Phase I ESA. A previous geotechnical study for the subject property was completed by Applied Geotechnology, Inc. (AGI) in 1984. This study included completion of 10 hollow-stem auger borings across the Overlake Plaza property, one of which was located within current subject property boundaries, north of the Jitters building. All of the 10 borings encountered glacial till and glacial outwash deposits; groundwater was encountered at depths ranging from 13 to 20 feet bgs. No notations possibly indicative of contamination (such as odors or staining) were recorded on the geotechnical boring logs.

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**2.5.1 Findings**

Potential RECs were not identified by this portion of the study.

**2.5.2 Data Gaps**

Data gaps were not identified by this portion of the study.

### 3.0 ENVIRONMENTAL RECORDS REVIEW

#### 3.1 DATABASE SEARCH

GeoEngineers reviewed the results of a search of pertinent environmental regulatory lists and databases for current or previous facilities listed at addresses located within ASTM-specified distances from the subject property. The search was performed on June 9, 2009; the database search information reviewed was provided by a subcontracted regulatory list search service, Parcel Insight, Inc. (PI). The PI report is presented in Appendix B. The report includes details regarding the listed facilities identified and maps showing the approximate locations of the listed facilities relative to the subject property.

GeoEngineers reviewed the search results for listings pertaining to the subject property. GeoEngineers also reviewed PI's listing of database entries that could not be mapped by PI because of insufficient addresses (orphans). Off-site facilities found within the specified distances from the subject property were evaluated for potential impact to the subject property.

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The subject property was not listed. Table 4 below summarizes the listed facilities that in our opinion could pose a REC to the subject property and warrant further discussion. Other listed facilities identified in Appendix B either are located a significant distance from the subject property, or are located in an inferred down- or crossgradient position relative to the subject property and are unlikely to pose a REC to the subject property, in our opinion.

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**Table 4. Summary of Regulatory Database Search Listings of Potential Environmental Concern**

Location	Listed Business	Listed Address	Regulatory Database	Description
Approximately 300 feet west	Sears Unit 1069/6119	2200 148 <sup>th</sup> Avenue NE	Confirmed and Suspected Contaminated Site List, No Further Action (CSCSL NFA), UST	This listing concerns the Sears Auto Center building west of the Sears shopping center. This facility reportedly had a release from a UST, now removed. The release was reportedly cleaned up. No additional details are provided based on available database information. We reviewed Ecology files for this site as discussed in Section 3.2.
Approximately 100 feet southwest, across NE 20 <sup>th</sup> Street	Goodyear Tire 8836	14923 NE 20 <sup>th</sup> Street	Confirmed and Suspected Contaminated Site List, No Further Action (CSCSL NFA), UST, LUST	This property reportedly had a release from a UST, now removed. The release was reportedly cleaned up. No additional details are provided based on available database information. We reviewed Ecology files for this site as discussed in Section 3.2.
Approximately 300 feet north, across NE 24 <sup>th</sup> Street	Sato Corporation/ Hollywood Cleaners	14820 NE 24 <sup>th</sup> Street	CSCSL	Halogenated compounds are reportedly confirmed in site soil and groundwater. We reviewed Ecology files for this site as discussed in Section 3.2.

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### 3.2 REVIEW OF REGULATORY FILES

GeoEngineers reviewed Ecology files for sites listed in Table 4 at Ecology’s Northwest Regional Office on June 25, 2009. The information presented in each of the files is summarized below.

#### 3.2.1 Sears Unit 1069/6199

The Ecology file for the adjacent portions of the Sears property includes several reports from the mid-1990s that describe UST and hydraulic hoist removal activities from the Sears Auto Center building located approximately 300 feet west of the subject property. In 1993, a 1,000-gallon used oil UST was removed from the west side of the Auto Center building. Confirmation samples from the north sidewall and base of the UST excavation contained Total Petroleum Hydrocarbons (TPH) concentrations up to 6,700 milligrams per kilogram (mg/kg). Subsequent soil assessment activities in 1994 and 1998 confirmed the presence of diesel-range petroleum hydrocarbons in the vicinity of the former UST at a concentration of approximately 430 mg/kg. Similarly, petroleum-impacted soil remained in the vicinity of a removed hydraulic hoist located inside the building after 1997 removal activities. The maximum petroleum concentration remaining in soil in vicinity of the former hoist was 630 mg/kg. The current Model Toxics Control Act (MTCA) cleanup level for petroleum hydrocarbons in soil is 2,000 mg/kg. TPH concentrations in groundwater in the area were below MTCA cleanup levels.

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Ecology issued a “No Further Action” designation (NFA) for the Sears Auto Center site in a letter dated July 30, 1998. Based on the distance between this listed site and the subject property, the absence of impacted groundwater and the cleanup status and NFA issuance, the Sears Auto Center facility is not considered a REC to the subject property.

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#### 3.2.2 Goodyear Tire 8836

The Goodyear Tire property is located southwest of the subject property, across NE 20<sup>th</sup> Street. According to documents in the Ecology file, the Goodyear Tire building was constructed in 1973, and one 500-gallon waste oil UST and seven underground hydraulic hoists have been installed at the property. According to a 1993 UST removal report, approximately 35 cubic yards of petroleum-impacted soil were excavated after UST removal; the impacted soil was transported for disposal off-site. The confirmation soil samples obtained from the limits of the 1993 excavation contained petroleum hydrocarbons concentrations less than MTCA Method A cleanup levels, with the exception of one soil sample obtained from the north sidewall of the excavation immediately adjacent to the building. That sample contained 1,100 parts per million (ppm) heavy oil, and the MTCA Method A cleanup level in 1993 for heavy oil was 200 ppm.

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In 2001, the MTCA Method A cleanup level for heavy oil was modified to 2,000 ppm. After 2001, a request for NFA for the site was made through Ecology’s Voluntary Cleanup Program (VCP). Ecology responded that before an NFA could be granted for the site, more information was needed regarding the site hydraulic hoists. In 2007, seven soil borings were completed in the building in the vicinity of the hydraulic hoists. Petroleum hydrocarbons were not detected in the soil samples obtained from the borings. Groundwater was not encountered in the soil borings to a maximum depth of 9 feet bgs or in the UST excavation, which extended to a maximum depth 6.5 feet bgs.

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Ecology issued an NFA for the site in a letter dated March 4, 2008. Based on the distance between this listed site and the subject property the absence of impacted groundwater and the cleanup status and NFA issuance, the Goodyear Tire facility is not considered a REC to the subject property.

### 3.2.3 Hollywood Cleaners

Hollywood Cleaners was a dry cleaner located in a tenant space of the Overlake Village Shopping Center strip mall. Groundwater reportedly flows south beneath the shopping center toward NE 24<sup>th</sup> Street, and the former Hollywood Cleaners property is located several hundred feet northwest of the subject property, across NE 24<sup>th</sup> Street. According to documents in the Ecology file, the dry cleaner was operational from 1977 until 2004.

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A plume of trichloroethylene (TCE)-impacted groundwater was identified beneath the shopping center in a series of assessment activities at the property beginning in 2001. A soil vapor extraction (SVE) remediation system was installed and began operating in 2004. Groundwater monitoring reports showed that TCE concentrations in site groundwater were generally decreasing as of 2004, corresponding with the installation and operation of the SVE remediation system. The Overlake Village Shopping Center monitoring well that is nearest to the subject property is located near the NE 24<sup>th</sup> Street sidewalk south of the Bank of America at the intersection of 148<sup>th</sup> Avenue NE, approximately 300 feet northwest of the subject property. The highest detected concentrations of TCE in this well were 6.8 micrograms per liter (ug/L) in April 2001. The MTCA Method A cleanup level for TCE in groundwater is 5 ug/L. TCE concentrations in this well have decreased, and TCE has not been detected in this well as of 2007 and 2008. The current status of the remediation system is unknown.

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Based on distance to the subject property and documented extent of TCE-impacted groundwater, the Hollywood Cleaners property currently appears to present a low risk for migratory contamination to the subject property; however, based on the highly mobile nature of TCE contamination and because the site has not yet received an NFA from Ecology, Hollywood Cleaners represents a REC to the subject property in our opinion.

### 3.3 REVIEW OF AREA-WIDE CONTAMINATION REPORTS

We conducted a search of readily available Ecology and EPA reports and other documents that may pertain to the subject property. Area-wide contamination reports pertaining to the subject property vicinity were not identified.

### 3.4 FINDINGS

Potential RECs were not identified by this portion of the study with the exception of the documented presence of TCE in potentially upgradient groundwater associated with the Hollywood Cleaners site to the northwest across NE 24<sup>th</sup> Street. The nearby Ecology-listed sites (Sears Auto Care and Goodyear Tire) do not appear to present potential RECs to the subject property at this time.

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### 3.5 DATA GAPS

Data gaps were not identified by this portion of the study.

## 4.0 PROPERTY HISTORY

### 4.1 HISTORICAL RESOURCES

Our understanding of the history of the subject property is based on a review of the information from the historical resources listed in Table 5 and interviews with the individuals listed. Selected historical research documents are included in Appendix C.

Table 5. Historical Resources Reviewed

Description	Provider or Interviewee	Dates of Coverage or Dates of Knowledge of the Property	Date Reviewed or Contacted	Comment (See Section 4.2 for findings)
Historical Aerial Photographs <sup>1</sup>	PI	1936, 1944, 1960, 1970, 1985, 1994, 1998, and 2001	06/17/2009	
Historical Aerial Photographs <sup>1</sup>	King County iMAP	1936, 1998, 2000, 2002, 2005 and 2007	06/17/2009	
Historical Fire Insurance Maps	PI search of Sanborn maps	Not available	06/17/2009	Sanborn maps do not exist for the subject property.
Historical Tax Assessors Records	Puget Sound Regional Archives	1938 to 1997	06/17/2009	
Historical City Directories	PI search at public libraries	1960, 1966, 1971, 1976, 1981, 1987, 1991, 1996, 2001, and 2006	06/25/2009	
Historical Topographic Maps	PI search of USGS maps	1950, 1968, and 1973	06/17/2009	
<u>Commitment of Title Report</u>	<u>Pacific Northwest Title Company</u>	<u>July 10, 2009</u>	<u>08/18/2009</u>	
Interview	Carol, Redmond Fire Department	Recent	07/14/2009	The Redmond Fire Department does not have any records pertaining to USTs at the subject property. Redmond Fire Department records go back to 1993.
Interview	Sandra Hill, City of Redmond Planning Department	Recent	07/13/2009	City of Redmond <u>Planning</u> Department does not have any building plans on file for the subject property.
Interview	King County Health Department	Recent	07/13/2009	The King County Health Department does not have any records regarding the subject property.

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Note:

<sup>1</sup> The scale of the photographs reviewed allowed for an interpretation of general property development/configuration, such as identifying most structures, roadways and clearings. However, the scale of the photographs did not allow for identification of specific property features, such as fuel pumps, wells or chemical storage areas on the subject property, if any.

4.2 HISTORICAL PROPERTY OWNERSHIP AND USE SUMMARY

The historical property use and ownership information has been compiled based on the review of the historical sources listed in Table 5. According to available information, the subject property was owned by "Garet Hasper" in 1939 and by "Bert J. McNae" in 1955. Commercial ownership of the property appears to have begun in the mid-1950s; "Overlake Parks Inc" reportedly owned the property in 1957 and "Mission Supply" in 1967. Based on aerial photograph information presented below, these apparent

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commercial owners did not develop the property. Sears Roebuck Co. purchased the property in 1969 and developed the property as described below.

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The first available historical reference for the subject property is the 1936 aerial photograph, in which the subject property appears undeveloped and partially forested. The subject property remains undeveloped in other reviewed aerial photographs through 1970. Most of the subject property was developed into its current use as a paved parking lot concurrently with construction of the adjacent Sears shopping center in 1971. The existing Jitters Coffee building at the south end of the subject property was constructed in 1973. According to tax archive documents, the building was originally constructed as a bank occupied by Prudential Mutual Savings Bank. The building was heated by a “combination” unit with unspecified power source, although the heat source was likely electricity or natural gas in our opinion, based on development history in the area and that no oil heating systems or oil storage tanks are noted in the tax archive sheets for the building. Both the parking area and existing building are visible in all remaining aerial photographs reviewed, 1985 through 2007.

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According to city directory records, the Prudential Mutual Savings Bank operated from the existing subject property building through 1987. The building was subsequently occupied by Pacific First Savings in 1991. The building address was not listed in 1996 and 2001 city directories; however, the building was remodeled by the mid-1990s, based on tax assessor records that identify Jitters Coffee in the building in 1992 and 1994. Jitters Coffee was first listed in the 2006 city directory.

There are no records of leaks, spills, releases or disposal of hazardous substances or petroleum on any portion of the subject property on file with the Redmond Fire Department.

### 4.3 ADJACENT PROPERTIES

The development history of adjacent properties is similar to that of the subject property, with the majority of adjacent properties also developed with commercial buildings beginning in the time period of the late 1960s to early 1970s.

**North.** The existing building to the north of the subject property was constructed and identified as Overlake Fashion Plaza in 1987. Based on our review of city directory records, this building has been occupied by a series of small restaurants since construction. As noted in Section 3.2 above, the existing shopping center to the north of NE 24<sup>th</sup> Street (Overlake Village Shopping Center) contained a Hollywood Cleaners dry cleaner in a tenant space northwest of the subject property from approximately 1977 until 2004.

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**West.** The existing Sears building was constructed in 1971. The adjacent strip mall was constructed in the mid-1980s. Based on our review of city directory records, the strip mall has been occupied by a variety of retail and restaurant businesses since construction. Three apparent dry cleaner businesses, “Captains Cleaners,” “Fashion Cleaners,” and “Mary One Hour Cleaners,” are listed as strip mall occupants at 2026 148<sup>th</sup> Avenue NE in the 1987, 1991, and 1996 city directories, respectively. Additional information about this possible dry cleaner activity is not available; these former businesses are not listed with Ecology, and we were unable to locate information to confirm or deny whether dry cleaning activities were conducted on the premises.

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*South.* The adjacent Highland Christian School across NE 20<sup>th</sup> Street to the south was constructed in 1961. The Goodyear Tire building to the southwest was constructed in 1972. Ecology files for the Goodyear Tire building were reviewed as discussed in Section 3.2 above.

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*East.* The adjacent office buildings to the east were constructed in 1979. The existing bank and Round Table Pizza restaurant buildings adjacent to the northeast were constructed in the early 1980s.

#### 4.4 ENVIRONMENTAL LIENS OR PROPERTY USE RESTRICTIONS

During the course of our research, we found no evidence that environmental liens had been filed against the subject property.

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#### 4.5 INFORMATION PROVIDED BY USER/USER OBLIGATIONS

We received responses to a user questionnaire, a copy of which is provided in Appendix A. Based on the user-supplied information (for example, title records, environmental liens, specialized knowledge of the subject property, etc.) the user did not provide any specific findings that would suggest a REC or potential REC relative to the subject property.

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#### 4.6 FINDINGS

No potential RECs not previously discussed in this document were identified by this portion of the study with the exception of the following:

- One tenant space in the west-adjacent Sears Overlake Plaza strip mall may have been occupied by a series of dry cleaner businesses in the 1980s and 1990s. Information regarding the operation of this type of business and on-site use of dry cleaning chemicals was not available. Dry cleaners are common sources of solvent contamination in soil and groundwater and are thus considered a REC to the subject property.

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#### 4.7 DATA GAPS

Data gaps were not identified by this portion of the study with the exception of the following:

- Information regarding hazardous materials use and storage at possible previous adjacent dry cleaner businesses was not available. This data gap is considered significant because additional information would help to further evaluate the risk of contamination associated with this REC.
- At the City's request, we did not contact the property owner for a "key person interview" or building tenants to verify tenant history and property uses. This data gap is considered potentially significant, because additional information from property owners and/or building tenants could confirm the absence or presence of RECs associated with the subject property.

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#### 5.0 CONCLUSIONS AND RECOMMENDATIONS

GeoEngineers has performed a limited Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527 of the Property located at 2200 148<sup>th</sup> Avenue NE in Redmond, Washington. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report. This assessment has not revealed any RECs in connection with the subject property at this time with the exception of the following:

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- **Adjacent dry cleaner businesses.** One tenant space in the west-adjacent Overlake Plaza strip mall may have been occupied by a series of dry cleaner businesses in the 1980s and 1990s. Information regarding the operation of this type of business and on-site use of dry cleaning chemicals was not available. Dry cleaners are common sources of solvent contamination in soil and groundwater, and thus the presence of adjacent dry cleaner operations is considered a REC to the subject property.
- **Hollywood Cleaners.** One tenant space in the nearby Overlake Village Shopping Center strip mall to the north across NE 24<sup>th</sup> Street was occupied by Hollywood Cleaners dry cleaner from 1977 until 2004. This tenant space is located approximately 500 feet northwest of the subject property. According to documents in the Ecology file, a plume of TCE-impacted groundwater was identified beneath the nearby Overlake Village Shopping Center in a series of assessment activities at the adjacent property beginning in 2001. TCE concentrations in groundwater were reported to be generally decreasing since the installation and operation of a remediation system in 2004. Based on distance to the subject property and documented extent of TCE-impacted upgradient groundwater, the Hollywood Cleaners property currently appears to present a low risk for migratory contamination to the subject property; however, based on the highly mobile nature of TCE contamination and because the site has not yet received an NFA from Ecology, the Hollywood Cleaners location is considered a REC to the subject property in our opinion.

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One significant data gap was identified during the study: At the City's request, we did not contact the property owner for a "key person interview" or building tenants to verify tenant history and property uses. Additional information from property owners and/or building tenants could confirm the absence or presence of RECs associated with the subject property.

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We recommend that additional research and/or explorations and sampling be completed to more adequately assess the potential for subsurface contamination from historical adjacent dry cleaners. The City may also want to consider a contingency in the project development budget and schedule in the event that impacted soil requiring special handling, management and disposal is encountered during redevelopment of the subject property.

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### 6.0 LIMITATIONS

This limited Phase I ESA has been prepared for use by City of Redmond and Otak. GeoEngineers has performed this limited Phase I ESA of the Property located at 2200 148<sup>th</sup> Avenue NE in Redmond, Washington, in general accordance with the scope and limitations of our scope of services document dated April 16, 2009, and ASTM E 1527-05, Standard Practice for Phase I ESAs and EPA's Federal Standard 40 CFR Part 312 "Standards and Practices for All Appropriate Inquiries (AAI)."

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Within the limitations of scope, schedule and budget, our services have been executed in accordance with the generally accepted environmental science practices for Phase I ESAs in this area at the time this report was prepared. No warranty or other conditions, express or implied, should be understood.

Please refer to Appendix D titled "Report Limitations and Guidelines for Use" for additional information pertaining to use of this report.

### 7.0 REFERENCES

Applied Geotechnology, Inc. Report, Geotechnical Investigation, Overlake Plaza, Redmond, Washington, dated September 17, 1984.

King County iMAP aerial photographs dated 1936, 1998, 2000, 2002, 2005 and 2007.

King County Tax Assessor records provided by Puget Sound Regional Archives dated 1938-1997.

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Parcel Insight, Inc (PI). PI Radius Map report dated June 9, 2009 (comprehensive environmental database report, including Ecology and EPA databases).

PI aerial photographs dated 1936, 1944, 1960, 1970, 1985, 1994, 1998, and 2001.

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Polk and Cole City Directory listings provided by PI, dated 1960, 1966, 1971, 1976, 1981, 1987, 1991, 1996, 2001, and 2006.

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United States Geological Survey (USGS). Topographic maps for Kirkland, Washington quadrangle provided by PI, dated 1950, 1968, and 1973.

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Washington State Department of Natural Resources. Geologic Map of Washington – Northwest Quadrant. 2002.

**APPENDIX A**  
**COMPLETED USER QUESTIONNAIRE**

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**APPENDIX B**  
**PARCEL INSIGHT, INC. (PI) REPORT**

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**APPENDIX C**  
***SELECTED HISTORICAL RESEARCH DOCUMENTS***

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***APPENDIX D***  
***REPORT LIMITATIONS AND GUIDELINES FOR USE***

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## APPENDIX D REPORT LIMITATIONS AND GUIDELINES FOR USE<sup>1</sup>

This appendix provides information to help you manage your risks with respect to the use of this report.

### READ THESE PROVISIONS CLOSELY

Some clients, design professionals and contractors may not recognize that the geoscience practices (geotechnical engineering, geology and environmental science) are far less exact than other engineering and natural science disciplines. This lack of understanding can create unrealistic expectations that could lead to disappointments, claims and disputes. GeoEngineers includes these explanatory “limitations” provisions in our reports to help reduce such risks. Please confer with GeoEngineers if you are unclear how these “Report Limitations and Guidelines for Use” apply to your project or site.

### ENVIRONMENTAL SERVICES ARE PERFORMED FOR SPECIFIC PURPOSES, PERSONS AND PROJECTS

GeoEngineers has performed this limited ESA of the property consisting of the Sears Parking Area Property located at 2200 148<sup>th</sup> Avenue NE in Redmond, Washington, in general accordance with the scope and limitations of our scope of services document dated April 16, 2009, ASTM E 1527-05, Standard Practice for Phase I ESAs, and EPA’s Federal Standard 40 CFR Part 312 “Standards and Practices for All Appropriate Inquiries (AAI).” This report has been prepared for the exclusive use of City of Redmond and Otak. This report is not intended for use by others, and the information contained herein is not applicable to other properties.

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GeoEngineers structures our services to meet the specific needs of our clients. For example, an environmental site assessment study conducted for a property owner may not fulfill the needs of a prospective purchaser of the same property. Because each environmental study is unique, each environmental report is unique, prepared solely for the specific client and project property. No one except the City of Redmond or Otak should rely on this environmental report without first conferring with GeoEngineers. This report should not be applied for any purpose or project except the one originally contemplated.

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### THIS ENVIRONMENTAL REPORT IS BASED ON A UNIQUE SET OF PROJECT-SPECIFIC FACTORS

This report has been prepared for the Sears Parking Area Property located at 2200 148<sup>th</sup> Avenue NE in Redmond, Washington. GeoEngineers considered a number of unique, project-specific factors when establishing the scope of services for this project and report. Unless GeoEngineers specifically indicates otherwise, do not rely on this report if it was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific property explored, or
- completed before important project changes were made.

<sup>1</sup> Developed based on material provided by ASFE, Professional Firms Practicing in the Geosciences; www.asfe.org.

If important changes are made to the project or subject property after the date of this report, GeoEngineers should be retained to review our interpretations and recommendations and to provide written modifications or confirmation, as appropriate.

### **RELIANCE CONDITIONS FOR THIRD PARTIES**

Our report was prepared for the exclusive use of our Client. No other party may rely on the product of our services unless we agree in advance to such reliance in writing. This is to provide our firm with reasonable protection against open-ended liability claims by third parties with whom there would otherwise be no contractual limits to their actions. Within the limitations of scope, schedule and budget, our services have been executed in accordance with our Agreement with the Client and generally accepted environmental practices in this area at the time this report was prepared.

### **HISTORICAL INFORMATION PROVIDED BY OTHERS**

GeoEngineers makes no warranties or guarantees regarding the accuracy or completeness of information provided or compiled by others. The information presented in this report is based on the above-described research and a single recent site visit. GeoEngineers has relied upon information provided by others in our description of historical conditions and in our review of regulatory databases and files. The available data do not provide definitive information with regard to all past uses, operations or incidents at the subject property or adjacent properties.

### **UNCERTAINTY REMAINS EVEN AFTER THIS ESA STUDY IS COMPLETED**

No ESA can wholly eliminate uncertainty regarding the potential for recognized environmental conditions (RECs) in connection with a property. Performance of an ESA study is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property. There is always a potential that areas with contamination that were not identified during this Phase I ESA exist at the subject property or in the study area. Further evaluation of such potential would require additional research, subsurface exploration, sampling and/or testing.

### **ENVIRONMENTAL REGULATIONS ARE ALWAYS EVOLVING**

Some substances may be present in the vicinity of the subject property in quantities or under conditions that may have led, or may lead, to contamination of the subject property, but are not included in current local, state or federal regulatory definitions of hazardous substances or do not otherwise present current potential liability. GeoEngineers cannot be responsible if the standards for appropriate inquiry, or regulatory definitions of hazardous substance, change or if more stringent environmental standards are developed in the future.

### **PROPERTY CONDITIONS CAN CHANGE**

This environmental report is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time (for example, a Phase I ESA report is typically applicable for 180 days), by events such as a change in property use or occupancy, or by natural events, such as floods, earthquakes, slope instability or groundwater fluctuations. Always contact GeoEngineers before applying this report so that GeoEngineers may evaluate reliability of the report to changed conditions.

## **BIOLOGICAL POLLUTANTS**

GeoEngineers' Scope of Work specifically excludes the investigation, detection, prevention or assessment of the presence of Biological Pollutants. Accordingly, this report does not include any interpretations, recommendations, findings, or conclusions regarding the detecting, assessing, preventing or abating of Biological Pollutants and no conclusions or inferences should be drawn regarding Biological Pollutants, as they may relate to this project. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and/or any of their byproducts.

If Client desires these specialized services, they should be obtained from a consultant who offers services in this specialized field.

## **MOST ENVIRONMENTAL FINDINGS ARE PROFESSIONAL OPINIONS**

Our interpretations of subsurface conditions are based on field observations and chemical analytical data from widely spaced sampling locations at the Site. Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. GeoEngineers reviewed field and laboratory data and then applied our professional judgment to render an opinion about subsurface conditions throughout the Site. Actual subsurface conditions may differ – sometimes significantly – from those indicated in this report. Our report, conclusions and interpretations should not be construed as a warranty of the subsurface conditions.

## **GEOTECHNICAL, GEOLOGIC AND ENVIRONMENTAL REPORTS SHOULD NOT BE INTERCHANGED**

The equipment, techniques and personnel used to perform an environmental study differ significantly from those used to perform a geotechnical or geologic study and vice versa. For that reason, a geotechnical engineering or geologic report does not usually relate any environmental findings, conclusions or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. Similarly, environmental reports are not used to address geotechnical or geologic concerns regarding a specific project.