

ENVIRONMENTAL SITE ASSESSMENT
(Phase I Process)

**Residential and Undeveloped Lots
33005, 33015, 33023, 33061, & 33002 15th Ave S
33040 & 33070 14th Avenue South
1411 330th Street South
1404 332nd Street South
Federal Way, King County WA 98003**

Prepared for:

**Ms. Lea J. Armstrong, Partner
A & R LLC
747 Saint Helens Avenue, Suite #200
Tacoma WA 98402**

Prepared by:

**EnCo Environmental Corporation
P.O. Box 731747
Puyallup WA 98373**

Signature of Preparer: 

July 12, 2006

Job # ESJK-ARLLCHeritage-1



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EnCo Environmental Corporation
Environmental Assessment and Remediation Services

Phase I, II & III, Stormwater Plans & Sampling, UST Remediation, Permit Compliance and Wetland Services



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Report Date: July 11, 2006

1.0 EXECUTIVE SUMMARY

EnCo Environmental Corporation (EnCo) was retained by Ms. Lea J. Armstrong of A & R LLC to conduct a Phase I Environmental Site Assessment (ESA) at the above-referenced property. The ESA was performed according to EnCo's June 23, 2006 contract that was signed by Ms. Lea J. Armstrong of A & R LLC on June 23, 2006. The ESA was performed in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-05 – Environmental Site Assessments: Phase I Environmental Site Assessment Process. Terms & Conditions that apply to this work effort and report are presented as **APPENDIX G**.

The purpose for performing the ESA was to evaluate the likelihood for the presence of environmental concerns, recognized environmental conditions (RECs), and/or historical recognized environmental conditions (HRECs), as defined in the ASTM standard, in connection with the subject property. The scope of work did not include assessing any suspect business or land environmental risks not covered under the referenced Phase I ASTM standard. On-site RECs are identified as REC 1 and off-site RECs are identified as REC A.

The subject property currently consists of land occupied by three vacant and dilapidated dwellings, yards, driveways, vacant third growth woodland, and two road easements. The proposed future land use for the subject property would be to construct a multi-unit senior housing apartment complex (high intensity land use)

Reported, suspected, and/or observed RECs in connection with the subject property are presented in **TABLE 16 (CONCLUSIONS)**. It is my opinion that the reported, suspected, and/or observed RECs do not warrant further research or investigation into environmental conditions in connection with the subject property for purposes of appropriate inquiry at this time. Based on my opinion, it is reasonable and prudent to believe that the risk of contamination at the subject property is minimal and no further action is warranted at this time.

2.0 SCOPE OF WORK

The scope of work included the following subtasks:

- Interviewed the landowner and/or representatives or agents of the landowner, operators (N/A), and other individuals with respect to knowledgeable current and past land use practices on the subject property, contiguous properties, and non-contiguous properties or concern. A partner representing the current landowner completed an EnCo Environmental Site Assessment questionnaire (**APPENDIX E**).
- Researched standard historical sources by reviewing reasonably ascertainable documents such as government agency files, Title documents, land use records, maps, and aerial photographs back to when the property was reportedly first used or developed.
- Reviewed a state and federal environmental database report and researched reasonably ascertainable local government agency files for known and/or suspected contaminated sites and recorded environmental liens.
- Performed a visual reconnaissance at the subject property and a cursory observation of surrounding land uses on contiguous and certain non-contiguous lots.
- Prepared a report documenting the findings of the study and prepared an opinion of the possibility that hazardous waste or petroleum product contamination of the subject property may exist due to on-site and/or nearby current or past off-site land use activities.

3.0 SITE DESCRIPTION

3.1 LEGAL DESCRIPTION

The subject property consists of a total of approximately 4.75 acres of land currently located within the jurisdiction of the City of Federal Way. The subject property is generally located southwest of the southwest intersection of 330th Street East (East to West) and 15th Avenue South (North to South). Federal Way became incorporated as a city from unincorporated King County in 1990.

The site is situated in the northeast quarter of the southeast quarter of Section 17, Township 21N, Range 04E, of the Willamette Meridian. A more detailed legal description of the subject property is presented in documents compiled in **APPENDIX F**.

Subject Property: The subject property for this report is defined as nine discrete parcels of land (Parcel 1 through Parcel 9) which lie contiguous to one another, as

depicted on **FIGURE 2** and as indicated in the table presented below. The 9 parcel package is also known as 33005 15th Avenue South.

Parcel Identification	Parcel / Tax Lot Number	Parcel Address	Zoning	Acres	Shape
Parcel 1	1721049074	1411 330 th Street South	Industrial	0.58	Rectangle
Parcel 2	1721049046	33005 15 th Avenue South	Residential	0.62	Rectangle
Parcel 3	1721049057	33040 14 th Avenue South	Commercial	0.31	Rectangle
Parcel 4	1721049028	33015 15 th Avenue South	Residential	0.31	Rectangle
Parcel 5	1721049019	33002 15 th Avenue South	Commercial	0.64	"U" Shaped
Parcel 6	1721049030	33023 15 th Avenue South	Residential	0.29	Rectangle
Parcel 7	1721049064	1404 332 nd Street South	Commercial	0.41	"L" Shaped
Parcel 8	1721049090	33070 14 th Avenue South	Commercial	0.33	Rectangle
Parcel 9	1721049051	33061 15 th Avenue South	Industrial	1.26	Rectangle
Total Acres:				4.75	

3.2 SITE TOPOGRAPHY & DRAINAGE

The average altitude of the subject parcel ranges from about 400 feet above mean sea level to about 360 feet above mean sea level (Topographic Survey Map – USGS). Generally, the highest elevation is located at the north-central and northeast portions of the property boundary (400 feet) and the lowest elevation is located near the southwest property boundary (360 feet) for a total relief of about 40 feet. Generally the topography of the surrounding landscape consists of undulating hills and dales that slope downward at a maximum grade of 20 percent to 25 percent along ridges.

Naturally flowing or ponded water was not observed on the subject property at the time of the assessment. Based on the observed topographic gradient, stormwater runoff flows easterly near the east boundary and flows southwesterly as one proceeds west into the property. There is a downward south and southwesterly sloping ridge on the property which extends east to west near the north boundary and extends north to south near the northeast corner of the site. There is a small depression (suspect wetland) located near the center of the subject property.

Based on a cursory inspection of topographic maps, the subject property is situated within the drainage basin of West Hylebos Creek. West Hylebos Creek is located approximately 6,000 feet south-southwest of the southwest corner of the subject property. This waterway discharges into Hylebos Creek which drains into Commencement Bay of Puget Sound.

3.3 REGIONAL AND SITE GEOLOGIC SETTING

Soil characteristics play an important role in the relationship between site activities and the quality of subsurface soil and groundwater. Soils generally serve as the initial contact medium for a potential pollutant on its route to reaching groundwater. Soil textures directly influence the rate at which groundwater recharge takes place and whether or not an area is environmentally sensitive to contamination. In general,

contamination plumes move more quickly through sandy-gravelly types of soils than through silty-clayey types of soils.

The original soil types at the surface have changed on the subject property due to past land use activities such as development, farming, building, excavating, logging, grading, importing, filling, ditching, and compacting.

Based on interpretation from the information presented on the County Soil Survey map, the original, undisturbed, primary mapped soil series identified at the surface and up to 60 inches below ground surface (bgs) on the subject property have been mapped as indicated below.

Everett Alderwood Gravelly Sandy Loam, 6% to 15% – King County (EwC)

The soil type identified on all of the subject property is classified as being **Everett Alderwood Gravelly Sandy Loam**. The Everett series consists of somewhat excessively drained soils on terraces that are underlain by very gravelly sand at a depth of 18 inches to 36 inches. The soils are rolling and are dominantly 6 percent to 15 percent slopes. Most areas are irregular in shape and range from 15 acres to 100 acres or more in size.

3.4 GROUNDWATER

Groundwater data is important to consider because dissolved or free-phase contaminants from on-site sources could impact groundwater beneath the site and contaminants from off-site sources could migrate beneath the subject property via groundwater. Knowledge of groundwater conditions and the local geology can help assess potential risk to the subject property from potentially contaminated on-site or off-site sources.

Perched groundwater conditions often develop within fill and weathered soils especially when situated above dense unweathered soils and particularly during the wet season. Variability in subsurface lithology due to local topography, meandering of local drainage ways, river stage, subsurface utilities, ditches, hills and dales, ravines, ditches, gravity, depressional areas, French drains, percolation trenches, buildings and structures, previously excavated areas, fill, and/or buried structures can all impact the local shallow-seated groundwater flow direction and depth. Likewise, sudden rises or falls in the water table following heavy rains or groundwater extraction (i.e. from a nearby well) can cause temporary and local changes and reversals in flow direction due to uneven infiltration rates or groundwater extraction rates.

The groundwater level would be expected to fluctuate seasonally following wet weather months in the fall, winter, and spring seasons. In general, groundwater flow direction may be impacted by surface topography, gravity, hydrology, hydrogeology, characteristics of the soil, site development, buildings, and pumping from nearby wells.

Groundwater Description: Individuals

According to the landowner, public groundwater supply wells are not located on the subject property. The landowner did not have any knowledge pertaining to the depth to the surficial groundwater table beneath the site.

Groundwater Description: Governmental Agencies

Public water supply at the site is served by the Lake Haven Utility District. The water department stated that there is no public water wells located on the subject property. The District operates several active wells and obtains its water from underground aquifers. The subject property is not located within a 10-year groundwater protection area of the District's public water supply wells. The closest City public supply water well is located approximately 4,500 feet west of the northeast corner of the subject property. The City did not have any knowledge pertaining to the depth to the surficial groundwater table beneath the site.

Groundwater Description: General Information

Although groundwater flow direction is difficult to predict without subsurface exploration data, an estimate of probable direction of near-surface groundwater flow is provided to help evaluate potential on and off-site contaminant impacts in the event that dissolved or free phase contaminants are present in the local groundwater. Based on inference from the topographic gradient and local surface water drainage patterns it is estimated that the shallow-seated groundwater table beneath the subject property migrates in a easterly direction (not confirmed) near the east property boundary and migrates in a southwesterly direction (not confirmed) as one proceeds west into the property.

4.0 SITE HISTORY

4.1 HISTORICAL RESOURCES

The history of land use for the subject property was evaluated from reasonably ascertainable documents, Title documents, aerial or ground level photographs, historical maps, and interviews in an attempt to identify past land use practices that might have had adverse effects on the environmental condition of the property. Researched sources are presented below.

Personal Interviews

As part of the assessment several interviews were held with personnel that had knowledge of land use activities on the subject property and on certain contiguous or nearby properties. A listing of the individuals interviewed is presented below.

Interviews

Name	Title	Affiliation	Knowledgeable Time Period
Michael Yoon	Partner	KOWA 9090 LLC	2004 to 2006
Kent Collins	Owner	Federal Way Towing	Mid 1980's to 2006
Byron Struble	Assistant	Federal Way Road Service	2004 to 2006
Sally Perkins	Records Clerk	WADOE NW Section	1980's to 2006 (Database)
Ernie Reinhardt	Owner	Ernie's Fuel - Reinhardt Petroleum	1980's to 2006 (Limited)
Pam Hall	Administrative Assistant I	Federal Way Police Dept.	2005 to 2006 (CAD Search) – Report not sent at time or report
Kari Cimmer	Development Specialist	Federal Way – City Offices	1990 to 2006 (Database)
Dan Smith	Program Coordinator	Federal Way – Water Dept.	Database search of water wells
Russel Cotton-Betteridge	Engineer	Federal Way – Public Works	1980's (Database)
Len Cornwell	Engineering Technician II	Lakehaven Utility District	Database search of water wells
Laine McGee	Fire Marshal	Federal Way Fire Department	2000 to 2006
Chris Ingham	Fire Marshal	Federal Way Fire Department	Mid 1980's to 2006
Ms. Barb Barney	Admin. Asst.	Historical Society	1946 to 2006
Kenny Lea	Realtor	Windermere Real Estate	2005 to 2006

As part of the assessment several historical photographs, maps, and sketches were reviewed for visual evidence of previous land use activities on the subject property and on certain contiguous or nearby properties as listed below.

Photographs, Maps, and Sketches

Aerial Photographs

- ◆ 1946, 1948, 1964, 1976, 1990, 1998, and 2004

USGS Topographic Map

- ◆ 1961, revised in 1994

Sanborn Maps (EDR, Inc.)

- ◆ No coverage

4.2 SUBJECT PROPERTY HISTORY

A brief description of historical land use activities on the subject property is presented in **TABLE 1**. Land use activities are listed in chronological order as learned from reasonably attainable resources. Based on my opinion, those land use activities which are considered RECs (if any) on the subject property are listed in the table with a check box (REC).

TABLE 1
Land Use History – Subject Property

Subject Property Land Use History (Mid to Late 1800's to 2006)
Mid to late 1800's: Vacant woodland and shrubland on all 9 parcels
1948: Vacant woodland and shrubland on all 9 parcels
1951: Dwelling on Parcel 4
1959: Dwelling on Parcel 2
1962: Dwelling on Parcel 6
1964: Three dwellings on parcels 2, 4, & 6; roads on parcels 5 & 7; woodland on the other 4 parcels
1976: Three dwellings on parcels 2, 4, & 6; roads on parcels 5 & 7; woodland on the other 4 parcels
1990 - 2006: Three dwellings on parcels 2, 4, & 6; roads on parcels 5 & 7; woodland on other 4 parcels

Recorded Current and Past Landowners

A table of the current landowner and a limited list of past landowners is presented in **TABLE 2**. Extensive research into past landowners is not within the scope of this assessment. The names of individuals, partners, and/or businesses listed in the table are based on information obtained from county or city records, from persons familiar with the subject property, and from Title documents for on-site Parcels 1 and 9 and off-site Parcel A. Chain-of-Title was not obtained for Parcels 2 through 8 because the history of first development for these seven parcels was obtained from aerial photographs and interviews, and was confirmed by governmental agency parcel history sheets.

The list of owners presented in **TABLE 2** has not been confirmed with a title insurance company and does not include all owners, current or past tenants, rights, or easements for streets, railways, waterways, minerals, oils, utilities, sewers, and other appurtenances granted for the subject property.

TABLE 2
Recorded Current & Past Landowners – Subject Property

Owner or Title Holder	Dates of Ownership	Land Use
On-Site Parcel 1		
KOWA 9090 LLC	1998 to 2006	Vacant land
PDL Partnership	1990 to 1998	Vacant land
H. F. Ostendorf, Kenneth Phillips	1971 to 1990	Vacant land with clearing
W. A. Ostendorf	1965 to 1971	Vacant land
PAC American Realty Trust	1965	Vacant land
Memphis Belle Flying Service	1964 to 1965	Vacant land
Evergreen Air Park	1960 to 1964	Vacant land
Ronald Quinill	1958 to 1960	Vacant land
Evergreen Air Park Company	1946 to 1958	Vacant land
Carl Sanders	Prior to 1940 to 1946	Vacant land
On-Site Parcel 4		
KOWA 9090 LLC	1998 to 2006	Single-family dwelling and vacant land
PDL Partnership	1990 to 1998	Single-family dwelling and vacant land
H. F. Ostendorf / Earl A. Martin	1970 to 1990	Single-family dwelling and vacant land with junked vehicles
Evergreen Automotive		
Earl A. Martin	1951 to 1970	Single-family dwelling and vacant land
Myrtle Lynn	1947 to 1951	Single-family dwelling and vacant land
Carl Sanders	1943 to 1947	Vacant land
Thomas Davis	1938 to 1943	Vacant land
John Middleton	Prior to 1938	Vacant land
On-Site Parcel 2, 6		
KOWA 9090 LLC	1998 to 2006	Single-family dwelling and vacant land
PDL Partnership	Unknown date to 1998	Single-family dwelling and vacant land
On-Site Parcel 3, 8, 9		
KOWA 9090 LLC	1998 to 2006	Vacant land
PDL Partnership	Unknown date to 1998	Vacant land
On-Site Parcel 5, 7		
KOWA 9090 LLC	1998 to 2006	Road and utility easement
PDL Partnership	Unknown date to 1998	Road and utility easement

Discussion – Subject Property

According to historical resources, the area was logged of original growth timber in the mid to late 1800's. The 1948 aerial photograph depicts the subject property as vacant, undeveloped woodland and shrubland. Sometime between 1948 and 1964 a gravel road was constructed on Parcel 5 (330th Street South). This road provided access to the former airplane strip and hangers that were located on land contiguous to the west of Parcel 1 and north of Parcel 9. Sometime between 1948 and 1964 a gravel road was constructed on the south leg of Parcel 7 (333rd Street South). This road provided access to widely scattered developed property located south and southwest of the road up until about 1976. The road on the south leg of Parcel 7 became wider when property east of the subject property became more developed. In 1976 a gravel road meandered through Parcels 1 and 9. This narrow road traversed the property

diagonally in a northeast to southwest direction and connected with the gravel road on Parcel 5. Significant portions of Parcels 1, 2, 3, 8 & 9 were logged sometime prior to 1976. No leases or environmental liens were found of record on the subject property.

Based on Chain-of-Title documents, Parcel 1 was owned by Memphis Belle Flying Service and Evergreen Air Park from about 1964 to 1958. Based upon interviews and from aerial photograph interpretation, it appears that Parcel 1 was not used for any type of building or for storage of large quantities of materials during this time period.

The three homes on Parcels 2, 4 and 6 are currently connected to individual septic tanks with drain fields. A "human body" is reported to have been buried beneath the barbeque pit on Parcel 4. The subject property has remained relatively unchanged in general land features from 1976 through the date of this report in 2006.

Identified RECs on the Subject Property

Based on my opinion, information obtained during interviews and from reviewing maps and aerial photographs identified RECs on the subject property as summarized below with a check box (REC).

REC 1

Several clandestine (methamphetamine manufacturing and marijuana plantings) drug labs/camps were reported to occur on the subject property over the years. The dwellings have a recent history of being occupied by transients who have vandalized the property.

REC 2

Reportedly about 40 junked vehicles were stored on the west part of Parcel 4. The vehicles were removed in 2001. According to Chain-of-Title documents, Parcel 4 was owned from about 1970 to 1990 by several individuals and a company named Evergreen Automotive. Based on information obtained from other sources it appears that this lot was occupied by some sort of automobile storage yard and/or a small vehicle repair shop. Based on aerial photograph interpretation, Parcel 4 does not appear to be occupied by any commercial type buildings with the exception to the existing dwelling and a small outbuilding. Parcel 4 did not appear to be heavily cluttered with vehicles during this approximate time period; however tree cover limited the view of the ground surface.

4.3 CONTIGUOUS AND NON-CONTIGUOUS PROPERTY HISTORY

A brief description of historical land use activities on contiguous property is presented in **TABLE 3**. Land use activities are listed in chronological order as learned from reasonable ascertainable searched historical resources. Previous land use activities

are listed without specific dates. Based on my opinion, those land use activities which are considered RECs with connection to the subject property are listed in the table with a check box (REC).

TABLE 3
Land Use History – Off Site

Direction	Contiguous Property Historical Use (1948 to 2006)	Topographic Slope
North	This area was logged of original growth timber sometime in the mid to late 1800's. Aerial photographs chronologically depict undeveloped woodland and shrubland (1948 - 1964); woodland - N (1976); grocery store - NE (1990 - 2006); church - N (1977 - 2006); park - NW (1998 - 2006).	<input checked="" type="checkbox"/> up <input type="checkbox"/> down <input type="checkbox"/> level
East	This area was logged of original growth timber sometime in the mid to late 1800's. Aerial photographs chronologically depict undeveloped woodland and shrubland (1948); vacant lots - E (1964); commercial and retail businesses - NE, N (1964 - 2006); new and old gasoline service station, canopy, and truck stop - Ernie's - SE (1964 - 2006); narrow strip of vacant land - E (1964 - 2006).	<input type="checkbox"/> up <input checked="" type="checkbox"/> down <input type="checkbox"/> level
South	This area was logged of original growth timber sometime in the mid to late 1800's. Aerial photographs chronologically depict undeveloped woodland and shrubland (1948); two dwellings (1942 - 2006); woodland - S, SW (1964); commercial and light industrial buildings - S (1964 - 1976); shrubland and woodland - SW (1976); construction and semi truck and trailer storage yard (Campbell Construction/Matson Trucking - SW (1985 - 2006); car dealership - further S (1990 - 2006); manufactured home business - SE (1990's); vacant lot - SE (2003 - 2006); vehicle towing yard - SE (2004 - 2006); woodland lot - S (1948 - 2006); single family dwellings - SE (1950's - 2006).	<input type="checkbox"/> up <input checked="" type="checkbox"/> down <input type="checkbox"/> level
West	This area was logged of original growth timber sometime in the mid to late 1800's. Aerial photographs chronologically depict undeveloped woodland and shrubland (1948); woodland and wetland lot - W (1948 - 2006); <input checked="" type="checkbox"/> REC A: airplane hangers and airplane parts storage yard - NW (1946 - late 1970's/early 1980's); <input checked="" type="checkbox"/> REC B: automobile wrecking yard - Midway Sea-Tac Auto Wrecking - and suspect autobody and repair shop - Rogers Auto Rebuild and Buzzingham Auto Rebuild - NW (1968 - 1990); vacant, cleared lot with a vacant concrete building (demolished) and foundation - NW (1990 - 2006); City park - NW (1998 - 2006).	<input checked="" type="checkbox"/> up <input type="checkbox"/> down <input type="checkbox"/> level

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Recorded Current & Past Landowners – Contiguous Property of Concern

Owner or Title Holder	Dates of Ownership	Land Use
Off-Site Parcel A		
Steve Varga and Marilyn	1984 to 2006	Automobile wrecking yard and vacant lot
Donald Sigurdson	1980 to 1984	Automobile wrecking yard and storage
Harry Rogers	1968 to 1980	Auto body shop, repair, and storage
Pacific American Realty Trust	1965 to 1968	Airplane hanger with office, apartment, and storage
Evergreen Air Park Company	1960 to 1965	Airplane hanger with office, apartment, and storage
Alfred Primiroo	1952 to 1960	Airplane hanger with office, apartment, and storage
Myrtle Lynn	1947 to 1952	Airplane hanger with office and storage
Carl Sanders	1946 to 1947	Airplane hanger with office and storage
Thomas H. Davis	1938 to 1946	Vacant land
John C. Middleton	Prior to 1938	Vacant land

Identified RECs on Contiguous Property

Based on my opinion, information obtained during interviews and from reviewing maps and aerial photographs that identified RECs on contiguous properties are summarized below with a check box (REC).

REC A – Former Airplane Hanger and Auto Rebuild Shop

The former airplane hanger and storage yard (off-site Parcel A) is located west of Parcel 1 and north of Parcel 9. The strip was known as Evergreen Air Park Company and Skyway Park Inc. and was about 1,500 feet to 2,000 feet long. According to Mr. Desermeaux, off-site Parcel A was used for storing small airplanes and airplane parts. Airplanes were not “fueled up” at the airstrip or hangers. Airplane fuel had to be purchased at other airports. Minor engine repairs were performed on the site and waste oil was stored in containers. Mr. Desermeaux stored one of his airplanes on the site in the 1970’s. The air strip closed in the late 1970’s or early 1980’s.

According to Barb Barney of Federal Way Historical Society, the Evergreen Air Park Company/Skyway Park Inc./Wilderness Airways Charter Company was constructed in 1947 by several World War II pilots. Some of these individuals lived on the air strip property for an unknown period of time. The air strip occupied about 40 acres of land at that time. Off-site Parcel A was used for several purposes, including an airplane hanger, auto body shop (Roger’s Auto Rebuild and Buzzingham Auto Rebuild), a sheet metal fabrication shop, and an automobile wrecking yard (Midway Sea-Tac Auto Wrecking). The concrete building was a one-story building with an office, shop, apartment, and storage rooms. The floor in portions of the building was dirt based. Documents indicated that there were no gas stations, tanks, or hoists in the hanger building. The hanger building was heated with a “stove”.

REC B – Former Automobile Wrecking Yard

The former automobile wrecking yard and suspect autobody shop (off-site Parcel A) located west of Parcel 1 is currently owned by Mr. Steve Varga who reportedly now lives in Las Vegas. The auto wrecking yard reportedly started in 1968 (King County records) when the airstrip was still operational. The auto wrecking yard and autobody shop reportedly closed in the early to mid 1990's. All of the vehicles were removed from the auto wrecking yard at that time. Reportedly (WADOE) soil at this site (unknown location and depth) has been confirmed as being contaminated with petroleum products and hazardous substances. Reports filed at the WADOE were not obtained for review at this time.

According to Mr. Russel Cotton-Betteridge it appears that the concrete hanger/auto repair shop on the off-site Parcel A was demolished in 1999. There were two canceled applications on this site in 1996 because automobile wrecking yard facilities are not allowed on off-site Parcel A due to zoning restrictions.

4.4 HISTORICAL ENVIRONMENTAL REPORTS & DOCUMENTS

4.4.1 Subject Property

Reasonably ascertainable searches for historical environmental or geotechnical reports and documents prepared by non-governmental professional service companies that identified environmental concerns, RECs, and/or HRECs are presented in **TABLE 4**. Based on my opinion, those reports and documents which identified RECs on the subject property are listed in the table with a check box (REC). Text excerpts (if any) are presented in **APPENDIX F**.

TABLE 4
Environmental Condition Documents – Subject Property

Subject Property (9 Parcels)
Based on reasonably ascertainable searches, environmental condition documents were not identified for the subject property.

4.4.2 Contiguous Property

Reasonably ascertainable historical environmental reports and documents prepared by professional service companies that identified environmental concerns, RECs, and/or HRECs on contiguous properties with possible connection to the subject property are presented in **TABLE 5**. Based on my opinion, those reports and documents which identified RECs on contiguous properties with connection to the subject property are listed in the table with a check box (REC). Text excerpts (if any) are presented in **APPENDIX F**.

TABLE 5
Environmental Condition Documents – Contiguous Property

Midway Seatac Auto Wrecking, 1403 330th Street South
Filed documents were not obtained from the WADOE at this time.
Other Contiguous Properties
Based on my opinion from local topography, reasonably ascertainable research, and extended distance, RECs with connection to the subject property from other off-site properties were not identified at this time.

5.0 ENVIRONMENTAL RECORDS

5.1 ENVIRONMENTAL DATABASE REPORT

An environmental database report (Environmental Data Resources, Inc.) was purchased and reviewed for content. The environmental database contains information obtained from a variety of public and other sources reasonably available to the contracted company which provided the database report. The purpose for reviewing an environmental database report is to obtain information that will help to identify reported, potential, and/or suspect environmental concerns, RECs, and HRECs in connection with the subject property.

Pertinent findings for sites within the American Society for Testing and Materials (ASTM) Practice E-1527-05 recommended approximate minimum search distances to the subject property are presented in the attached database report (**APPENDIX E**). The database report includes a vicinity map illustrating streets and identifiable and mappable properties within the specified ASTM distances of the subject property. The database report also includes a summary of the findings and a list of unmapped (orphan) sites. Abbreviations used in the table are explained in the environmental database report. Sites identified in the database report on the subject property, on contiguous properties, and on non-contiguous properties of concern are presented in **TABLE 6**.

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TABLE 6
Environmental Records – Environmental Database

On - Site	Location
Subject Property (9 Parcels), Federal Way WA Identified Database Lists: None Details: Target property was not listed in any of the databases searched by EDR. <i>This site consists of 3 dwelling lots, 2 street lots (easements), and 4 undeveloped woodland lots</i>	On-Site
Off - Site (Contiguous & Non-Contiguous Properties of Concern)	Location
<input checked="" type="checkbox"/> REC B Midway Seatac Auto Wrecking, 1403 330th Street South, Federal Way WA Identified Database Lists: RCRA-SQG, CSCSL, FINDS Details: WAD988511622; Facility ID: 2389; No violations found; Ranked and awaiting remedial action; Confirmed presence of hazardous substances above MTCA cleanup levels for petroleum products; Affected media: Soil (confirmed), groundwater (suspected), surface water (suspected), and sediment (suspected) <i>This site is an inactive site and is currently occupied by vacant, cleared land with a concrete slab</i>	Northwest Contiguous Higher Elevation
<input checked="" type="checkbox"/> REC B Celebration Park, 1403 330th Street South Federal Way WA Identified Database Lists: ICR Details: Contaminants found: Metals and petroleum products; Media: Soil; Interim cleanup report <i>This site is an inactive site and is currently occupied by vacant, cleared land with a concrete slab</i>	Northwest Contiguous Higher Elevation
Good Times Kawasaki, Inc., 33003 Pacific Highway, South, Federal Way WA Identified Database Lists: RCRA-SQG Details: ID: WAD988495248; No violations found <i>This site has changed name (South Sound Sports Plaza - Yamaha) and is an active motorcycle and sports sales store and repair shop.</i>	Northeast Contiguous Lower Elevation
Ernie's Truck Stop – Ernie's Fuel Stops, 33101 Pacific Highway, South, Federal Way WA Identified Database Lists: ICR, LUST, UST Details: ID#: 6335, Contaminants found: Petroleum products; Release date: 1992; Media: Soil; Cause: UST; Final cleanup report; Reported cleaned up; Removed and operational gasoline and diesel tanks; Closed in place heating fuel tank <i>This site has changed name (Union 76) and is an active motor fuel service station.</i>	Southeast Contiguous Lower Elevation
Cal Worthington Ford – Pacific Coast Ford, 33207 Pacific Highway, South, Federal Way WA Identified Database Lists: RCRA-SQG, Manifest, UST Details: ID: WAD027484765; No violations found <i>This site is an active car dealership.</i>	Southeast & South Contiguous Lower Elevation

Based on my opinion, contiguous and non-contiguous properties presented in **TABLE 6** are judged and estimated to be hydrologically crossgradient or downgradient, hydrologically separated, and/or at a sufficient distance from the subject property to not pose a significant risk of adverse environmental impairment to the subject property. This opinion is based only on the information presented in the database report and does not present an opinion on any other suspect or unreported contaminant issue that may be present on these listed properties.

The remaining properties listed on the environmental database report and not listed in **TABLE 6** are judged and estimated to be hydrologically downgradient or crossgradient, hydrologically separated, and/or at a sufficient distance from the subject property to not pose a significant risk of adverse environmental impairment to the subject property.

5.2 PUBLIC AGENCIES

Reasonably ascertainable information obtained from researched public agencies on the subject property, on contiguous properties, and/or on non-contiguous properties of concern is presented in **TABLE 7**. Text excerpts are presented in **APPENDIX F**.

TABLE 7
Environmental Records – Public Agencies

Researched Public Agencies	On – Site
<input type="checkbox"/> Health Department <input checked="" type="checkbox"/> County <input checked="" type="checkbox"/> Municipality <input checked="" type="checkbox"/> Fire Department <input checked="" type="checkbox"/> Department of Ecology <input checked="" type="checkbox"/> Historical Society <input type="checkbox"/> Air Quality Agency <input checked="" type="checkbox"/> Police Department	<p><input checked="" type="checkbox"/> REC 1 Several clandestine (methamphetamine and marijuana) drug labs and transient camps were reported on the subject property over the years.</p> <p><input checked="" type="checkbox"/> REC 2 Parcel 4 has been used as a dump site for household trash and about 40 junked vehicles. Several parcels have been used heavily by transients and vagrants. The home on Parcel 4 has been identified as a "Dangerous Building". The homes are subject to vandalism, squatters, and contain piles of junk and debris. Interior conditions pose potential hazard per Police Department.</p> <p>Review of reasonably ascertainable information did not reveal any other RECs in connection with the subject property at this time.</p>
Researched Public Agencies	Off – Site (Contiguous and Certain Non-Contiguous)
<input type="checkbox"/> Health Department <input checked="" type="checkbox"/> County <input checked="" type="checkbox"/> Municipality <input checked="" type="checkbox"/> Fire Department <input checked="" type="checkbox"/> Department of Ecology <input checked="" type="checkbox"/> Historical Society <input type="checkbox"/> Air Quality Agency <input checked="" type="checkbox"/> Police Department	<p><input checked="" type="checkbox"/> REC A The former airplane hanger (Evergreen Air Park) located west of Parcel 1.</p> <p><input checked="" type="checkbox"/> REC B The former automobile wrecking yard (Midway Seatac Auto Wrecking) located west of Parcel 1 has been identified as a confirmed and suspected contaminated property for petroleum products in soil.</p> <p>Review of reasonably ascertainable information did not reveal any other RECs in connection with the subject property for selected contiguous and certain non-contiguous properties at this time.</p>

6.0 SITE RECONNAISSANCE

6.1 GENERAL INFORMATION

The objective of the site reconnaissance and interview process was to obtain information indicating the likelihood of identifying environmental concerns, **RECs**, and **HRECs** in connection with the property. Mr. Jonathan M. Kemp and Ms. Shawna Donley of **EnCo** observed the site and abutting land uses during a visual reconnaissance performed on July 5, 2006. The site reconnaissance was performed by walking over the property and its approximate boundary and by walking over open spaces, access roads, parking lots, and/or trails. The site visit included a cursory visual inspection inside the three dwellings, garages, and outbuildings located on Parcels 2, 4, and 6.

Properties located contiguous to the subject site were limited to a cursory visual inspection from the property boundaries and unsecured public access areas. The weather conditions during the site visit consisted of cloudy skies and the ambient air temperature was in the low to mid 60's^oF. Estimated precipitation which fell during the duration of the field work was non-detectable (<0.01"). No measurable amount of rain fell within 48 hours of the field work.

6.2 SUBJECT PROPERTY

6.2.1 Current Land Use

The subject property currently consists of land occupied by three vacant and dilapidated dwellings, yards, driveways, vacant third growth woodland, and two road easements. Several pictures were taken during the field work of which a selected number of photographs were used for the photographic log (**APPENDIX B**).

6.2.2 Utilities

Public and private utilities observed during the site reconnaissance, reported by the current owner or occupant, and/or governmental agencies are presented in **TABLE 8**. Other utilities may exist on the site. The table does not include all utilities and associated corridors formerly or currently located on the premises. In some cases the utilities may be capped, abandoned, or located contiguous to the subject property in streets, sidewalks, alleyways, contiguous properties, or other easements. Subsurface utility corridors are investigated because the trenches they lie in could provide a conduit for transporting contaminants at a faster rate as compared to undisturbed soils.

TABLE 8
Utilities and Services – Subject Property

Type of Service	Current Provider	Additional Information
Public water	Lake Haven Utility District	Disconnected service to the three dwellings
Private water	None	
Monitoring wells	None observed	
Fire protection	S King County Fire & Rescue	South King District 39
Public sewer	City of Federal Way	Unknown at this time
Septic tank/leach field	None at this time	Former tanks on the three parcels with dwellings; these tanks may still exist on Parcels 2, 4, and 6
Stormwater	City of Federal Way	Flows into street catch basins and as sheet flow
Electricity	Puget Sound Energy	Over head power poles, disconnected service to the 3 dwellings
Electrical Transformers	Puget Sound Energy	
Natural gas	Puget Sound Energy	Disconnected service to the three dwellings
Heating	Puget Sound Energy	Natural gas, electric base board and wood stoves
Lighting	-	Incandescent and fluorescent fixtures
Cable television	Unknown	
Telephone	Quest	Disconnected service to the three dwellings
Refuse/ Recycling	Unknown	

6.2.3 Existing Environmental Permits

According to researched sources, active environmental permits related to hazardous substance or petroleum product storage, use, handling, or disposal are presented in **TABLE 9**.

TABLE 9
Existing Environmental Permits - Subject Property

Type of Permit	Parameters or Conditions	Discussion
<input type="checkbox"/> Air quality emissions	No reported permits	
<input type="checkbox"/> Hazardous substances/wastes		
<input type="checkbox"/> Treatment, storage, disposal		
<input type="checkbox"/> Underground storage tanks		
<input type="checkbox"/> Other storage tanks		
<input type="checkbox"/> Stormwater runoff		
<input type="checkbox"/> Wastewater treatment		
<input type="checkbox"/> Food processing or service		

6.2.4 Buildings and Structures

Information pertaining to observed buildings and/or structures on the subject property is presented in **TABLE 10**. Researched documents (if any) pertaining to buildings and/or structures are presented in **APPENDIX F**.

TABLE 10
Buildings and Structures - Subject Property

Building or Structure	Condition	Year Built	Type of Structure	Current Use
Parcel 2: Dwelling (1,220 square feet) with car port and bituminous asphalt driveway	Poor	1959	One-story, wood walls over crawl space, dry wall interior, with a truss-supported composite roof.	Uninhabited dwelling
Parcel 4: Dwelling (1,170 square feet) with car port and bituminous asphalt driveway	Poor	1951	One-story, brick walls over crawl space, dry wall interior, with a truss-supported composite roof.	Uninhabited dwelling
Parcel 6: Dwelling (900 square feet) with garage and outbuilding and bituminous asphalt driveway	Poor	1962	One-story, stone and wood walls over crawl space, dry wall interior, with a truss-supported composite roof.	Uninhabited dwelling

6.2.5 Indoor Conditions

A summary of environmental concerns, RECs, and/or HRECs observed or reported inside the buildings are presented in **TABLE 11**. Based on my opinion, RECs identified

during the site inspection in indoor areas are listed in the table with a check box (REC).

TABLE 11
Indoor Conditions - Subject Property

Subject Property - Identified Indoor Environmental Concerns, RECs, and/or HRECs	
<input type="checkbox"/> RECs:	RECs were not observed or reported inside the buildings at this time.
Environmental Concern #1:	Suspect toxic mold inside the dwellings, garages, and outbuildings
Environmental Concern #2:	Suspect asbestos containing construction materials in the dwellings and garages.
Environmental Concern #3:	Several mercury-containing fluorescent light bulbs are stored in the dwellings.
Environmental Concern #4:	Large volumes of household trash in the dwellings, garages, and outbuildings
The listed environmental concerns in this table are not considered RECs at this time.	

6.2.6 Outdoor Conditions

A summary of environmental concerns, RECs, and/or HRECs observed or reported outdoors is presented in **TABLE 12**. Based on my opinion, RECs identified during the site inspection in outdoor areas are listed in the table with a check box (REC).

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TABLE 12
Outdoor Conditions - Subject Property

Subject Property - Identified Outdoor Environmental Concerns, RECs and/or HRECs	
<input checked="" type="checkbox"/> REC #1:	About 6 suspect inactive clandestine drug lab debris located in homeless camps located on Parcels 1, 2, 3, 8, and 9. The most obvious drug lab was observed on Parcel 8 (empty caustic and solvent containers, high pressure tank, and a cook pan).
<input checked="" type="checkbox"/> REC #3:	At least five 55-gallon severely rusty metal drums full of unknown substances were found on Parcel 4. These partially buried drums are dumped haphazardly over a steep sloped hill. This area is also impacted with a household trash dump with buried debris such as appliances, tires, trash, garbage, toys, and other unknown wastes. This area is located about 60 feet west of the brick dwelling on Parcel 4.
Environmental Concern #1:	About eight to ten 5-gallon plastic and metal pails full of motor oil, roofing tar, and other unknown substances are stored on Parcels 2, 4, and 6.
Environmental Concern #2:	Bags and piles of household trash, junked tires, car parts, appliances, furniture, toys, are stored outside in the vicinity of the three dwellings, especially on Parcels 4 and 6.
Environmental Concern #3:	About six homeless camps are located on Parcels 1, 2, 3, 8, and 9.
Environmental Concern #4:	Two lead acid batteries are stored outside, west of the dwelling on Parcel 4
Environmental Concern #5:	Minor oil stains and about 25 cars and trucks are parked on the road and next to the road on the south leg of Parcel 7.
Environmental Concern #6:	A few vehicles (jeep and bus), torn open concrete bags, roofing felt, and a pile of gravel fill were observed on the west leg of Parcel 7.
The listed environmental concerns in this table are not considered RECs at this time.	

The site reconnaissance did not reveal signs or the presence of the following on the subject property: wastewater or hazardous waste treatment lagoons, waste ponds, hazardous substance or petroleum product pipelines, obvious signs (at the surface) of significant chemical spills, significant areas of discolored soil, significant oil-stained soil, hazardous substance disposal areas (except for suspect clandestine drug lab debris and 55-gallon drums of unknown substances), waste sumps and pits, significant oily stained drains, discarded electrical transformers, stained areas beneath electrical transformers, groundwater supply wells, groundwater monitoring wells, improperly stored lead-acid batteries (except for a few batteries located west of the dwellings), or disposal and heavy use of pesticides.

Fluorescent bulbs were formerly used in the dwellings and garages for lighting. Although these bulbs are not illegal to store or use at this time, as of January 2006

mercury containing bulbs must be clearly labeled as mercury-containing and be properly disposed of.

6.2.7 Suspected Hazardous Substances and Petroleum

The mere presence (or historical presence) of hazardous substances and petroleum stored or used on the site does not necessarily mean that the environment is contaminated with these substances. These substances are listed because if known or suspected contamination is observed or reported a potential source of the contamination may be from these suspect hazardous substances or petroleum products stored and/or used on the subject property.

TABLE 13 presents a list of suspect hazardous materials or petroleum products observed on the subject property. The hazardous substances, petroleum products, chemicals, mixtures, and/or compounds listed in the table are not inclusive of all substances stored and/or used on the premises.

TABLE 13
Suspect or Known Hazardous Substances and Petroleum Products - Subject Property

Subject Property - Suspect or Known Hazardous Substances and Petroleum Products
At least five 55 gallon drums of unknown substances, about eight to ten 5-gallon pails of motor oils, roofing tar, and unknown substances, several one gallon cans of paints .

6.3 *CURRENT USE OF CONTIGUOUS & NOT CONTIGUOUS PROPERTY*

A brief description of the current land use activities on observed contiguous properties (streets are not included) are presented in **TABLE 14**. The purpose of this cursory reconnaissance was to observe off-site land use for evaluating the potential for nearby businesses or activities to generate, use, handle, or store hazardous materials or petroleum products that may affect the environmental condition of the subject property.

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TABLE 14
Current Use – Contiguous Property

Direction	Contiguous Property – Current Use	Topographic Slope
North	Soccer and ball field park – Celebration Park (NW), church - Church of Blessing (N), Grocery store – Grocery Outlet (NE)	<input checked="" type="checkbox"/> up <input checked="" type="checkbox"/> down <input type="checkbox"/> level NW NE
East	Narrow strip of vacant, gravel-covered area (NE, E), Sports and motorcycle sales – South Seattle Sports Plaza Yamaha (NE), Retail store – Bob's Maytag (E), Gasoline station with three large pump islands with canopy – SE (Union 76 –Ernie's - Reinhardt Petroleum), car dealership – Pacific Coast Ford (SE & S)	<input type="checkbox"/> up <input checked="" type="checkbox"/> down <input type="checkbox"/> level
South	Two dwellings with garage (SE), vehicle towing company – Federal Way Towing (S), car dealership – Pacific Coast Ford (S), vacant cleared lot with small wooden building and metal canopy over a concrete slab – Federal Way School District and former Campbell Construction, J. B. Hunt, Trucking Company site (S, SW).	<input type="checkbox"/> up <input checked="" type="checkbox"/> down <input type="checkbox"/> level
West	Soccer and ball field park – Celebration Park (W), vacant cleared lot with large concrete foundation and scattered household and vagrant trash – former Evergreen Air Park and hangers and automobile wrecking yard – Midway Seatac Auto Wrecking (W, NW).	<input checked="" type="checkbox"/> up <input checked="" type="checkbox"/> down <input type="checkbox"/> level

RECs on Contiguous Properties

Based on observations made during a cursory off-site inspection, **RECs** in connection to the subject property were not identified on contiguous properties at this time.

Environmental Concerns on Contiguous Properties

Environmental Concern #1

Property (off-site Parcel A) contiguous to the west of Parcel 1 and north of Parcel 9 is currently occupied by vacant, crushed rock, gravel-covered surfaces. Minor oil staining and small broken up pieces of automobile parts (rubber hoses, spark plugs, wire, glass, and plastic) was observed at the ground surface on a few areas of the property. A large concrete slab (~110 feet by 50 feet) is positioned about 45 feet northwest of the northwest corner of Parcel 1. The surface of the concrete slab was slightly stained with severely weathered motor oil in places. The walls of the old building were demolished. Portions of the concrete were painted yellow and a few old linoleum tiles were observed on the slab. About four transient camps were observed on the parcel. Several piles of junk are scattered about on the lot. A portion of an old tin and wood post fence is located contiguous with Parcel 9.

Environmental Concern #2

Property contiguous to the south of Parcel 9 and west of Parcel 7 is currently occupied by vacant, crushed rock, gravel, and bituminous asphalt covered surfaces. Minor oil staining was observed on the ground surface on portions of the lot. A 7-foot diameter

concrete sleeve is buried into the earth near the west boundary of the west leg of Parcel 7. The purpose of the buried concrete sleeve is unknown at this time. A large metal canopy positioned over a large concrete slab (50 feet by 50 feet) is positioned near the west boundary of the west leg of Parcel 7. The canopy was reportedly used by the previous tenant for welding and assembly of construction related products. A small wooden building and several other smaller concrete slabs are located near the east part of this lot. A "drain" manhole was observed near the east-central part of the lot.

Environmental Concern #3

Property contiguous to the east of Parcel 5 is currently occupied by vacant, gravel-covered lots. Three semi-trucks and trailers are stored on the lots.

Environmental Concern #4

Property contiguous to the north of the west leg of Parcel 7 is occupied by about 75 parked, junked vehicles, vehicle parts, and junk. Two 55-gallon white plastic drums of a labeled "corrosive" substance are stored within a few feet east of Parcel 7.

7.0 DATA GAPS

Data gaps may affect the ability to identify environmental concerns, RECs or HRECs on the subject property or contiguous to the subject property. Based on my opinion, the data gaps listed below do not present a significant risk of a release or threatened release of significant hazardous substances or petroleum products on the subject property at this time. This opinion is based on the telephone interviews, observations of site conditions, aerial photograph interpretation, and review of the reasonably available researched documents presented in **APPENDIX F**.

Data Gap #1 - On-Site

The following areas on the subject property were not assessed in detail for the following reasons:

1. It is not known if the approximate 40 junked vehicles removed from Parcel 4 in 2001 leaked any vehicle fluids onto the ground surface or what automobile related activities were performed on Parcel 4 when the lot was owned by Evergreen Automotive.
2. Reports for any cleanups or assessments of the suspect drug labs were not made available at this time.
3. Beneath impervious surfaces such as buildings, concrete slabs, and bituminous asphalt (and patchwork) driveways and porches.
4. Beneath pervious surfaces such as landscaping areas and gravel/soil covered areas.
5. Beneath or through dense growth of thickets of shrubs and saplings.

Data Gap #2 – Off-Site

Based on review of reasonably available records it could not be determined how hazardous substances or petroleum products were stored at the former Evergreen Air Park airplane hanger buildings and the associated storage yard. Limited information was made available pertaining to the operations and locations of suspect petroleum products and hazardous substances at the former airplane hanger buildings. Based on aerial photographs, the hanger building was about 110 feet long by about 50 feet wide. The approximately 2,000 foot long airstrip associated with the hanger was located a few hundred feet west of the hanger building (currently a City park) and ran diagonally in a north to south orientation. The hangers and air strip were reportedly not located on the subject property.

Data Gap #3 – Off-Site

Based on review of reasonably available records it could not be determined where and how much hazardous substances or petroleum products were stored, used, dumped, spilled, leaked, or disposed of at the former Midway Seatac Auto Wrecking site (off-site Parcel A). Based on the information obtained, it could not be determined if any soil or groundwater remediation was performed on this site.

8.0 OPINION

This section presents an opinion of the impact on the property from the RECs and HRECs identified during the course of the assessment. Based on my opinion from review of reasonably ascertainable information, RECs and/or HRECs are presented in **TABLE 15**.

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TABLE 15

Opinion: Reported or Suspected RECs and/or HRECs with Connection to the Property

Opinion: Reported or Suspected RECs and HRECs with Connection to the Subject Property	Rationale for Contaminant Impact to the Property	Basis for Opinion
On-Site RECs and/or HRECs		
<p><input checked="" type="checkbox"/> REC #1: Suspect hazardous substances from about 6 illegal clandestine drug labs from transients and vagrants.</p> <p><input checked="" type="checkbox"/> REC #2: Parcel 4 was owned from 1970 to 1990 by Evergreen Automotive and two individuals. About 40 junked vehicles were reportedly stored on Parcel 4 for many years. These vehicles were removed in 2001.</p> <p><input checked="" type="checkbox"/> REC #3: Dump with at least five 55-gallon drums and several 5-gallon pails full of unknown substances and piles and cans of household wastes and junk.</p>	<p><input type="checkbox"/> Reported Impact</p> <p><input type="checkbox"/> Reported Cleaned Up</p> <p><input type="checkbox"/> Observed Impact</p> <p><input checked="" type="checkbox"/> Potential</p> <p><input type="checkbox"/> De Minimus</p> <p><input checked="" type="checkbox"/> Unlikely</p> <p><input type="checkbox"/> Unknown</p>	<p><input type="checkbox"/> Documents</p> <p><input type="checkbox"/> Database Report</p> <p><input type="checkbox"/> Maps & Photos</p> <p><input checked="" type="checkbox"/> Interviews</p> <p><input checked="" type="checkbox"/> Observation</p> <p><input checked="" type="checkbox"/> Topography</p> <p><input type="checkbox"/> Prior Knowledge</p>
Off-Site RECs & HRECs with Connection to the Subject Property		
<p><input checked="" type="checkbox"/> REC #A: Former airplane hanger/airstrip (Evergreen Air Park/Skyway Park, Inc.) on off-site Parcel A, located west of Parcel 1.</p> <p><input checked="" type="checkbox"/> REC #B: Former automobile wrecking yard (Midway Seatac Auto Wrecking) and auto repair shop (Rogers Auto Rebuild and Buzzingham Auto Rebuild) on off-site Parcel A, located west of Parcel 1.</p>	<p><input type="checkbox"/> Reported Impact</p> <p><input type="checkbox"/> Reported Cleaned Up</p> <p><input type="checkbox"/> Observed Impact</p> <p><input checked="" type="checkbox"/> Potential</p> <p><input type="checkbox"/> De Minimus</p> <p><input checked="" type="checkbox"/> Unlikely</p> <p><input type="checkbox"/> Unknown</p>	<p><input type="checkbox"/> Documents</p> <p><input checked="" type="checkbox"/> Database Report</p> <p><input checked="" type="checkbox"/> Maps & Photos</p> <p><input checked="" type="checkbox"/> Interviews</p> <p><input checked="" type="checkbox"/> Observation</p> <p><input checked="" type="checkbox"/> Topography</p> <p><input type="checkbox"/> Prior Knowledge</p>
<p>RECs with connection to the subject property from the remaining off-site reasonably ascertainable researched sites were not identified at this time because of their extended distance or they are estimated to be hydrologically downgradient or crossgradient, hydrologically separated, and/or at a sufficient distance from the subject property.</p>	<p><input type="checkbox"/> Reported & Present</p> <p><input type="checkbox"/> Reported Cleaned Up</p> <p><input type="checkbox"/> Observed impact</p> <p><input type="checkbox"/> Potential</p> <p><input type="checkbox"/> De Minimus</p> <p><input checked="" type="checkbox"/> Unlikely</p> <p><input type="checkbox"/> Unknown</p>	<p><input checked="" type="checkbox"/> Documents</p> <p><input checked="" type="checkbox"/> Database Report</p> <p><input checked="" type="checkbox"/> Maps & Photos</p> <p><input checked="" type="checkbox"/> Interviews</p> <p><input checked="" type="checkbox"/> Observation</p> <p><input checked="" type="checkbox"/> Topography</p> <p><input type="checkbox"/> Prior Knowledge</p>

RECs are defined in the ASTM standard as the presence or likely presence of *hazardous substances* or *petroleum products* on the *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.

Opinion: On-Site Environmental Concerns

On-site environmental concerns discussed in this report are not considered RECs at this time.

Opinion: Off-Site Environmental Concerns with Connection to the Subject Property

Off-site environmental concerns discussed in this report are not considered RECs with connection to the subject property at this time.

9.0 CONCLUSIONS

This Phase I ESA has been performed on the subject property in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-05. Any exceptions to, or deletions from this practice are described in the Terms and Conditions (**APPENDIX G**). According to the 2005 ASTM standard the information presented in this report should be usable for up to one year from the date on this report.

As report preparer I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in the ASTM standard. I have the specific qualification based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standard and practices set forth in 40 CFR, Part 312.

Reported, suspected, and/or observed RECs in connection with the subject property are presented in **TABLE 16**. It is my opinion that further research into environmental conditions in connection with the subject property is not required for purposes of appropriate inquiry at this time. Based on my opinion, it is reasonable and prudent to believe that the risk of contamination at the subject property is minimal and no further action is warranted at this time.

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TABLE 16
Conclusion: RECs and Impact Summary with Connection to the Subject Property

Conclusion: Recognized Environmental Conditions	Contaminant Impact Summary to the Property
On-Site RECs	
<p><input checked="" type="checkbox"/> REC #1: Suspect hazardous substances from about 6 illegal clandestine drug labs from transients and vagrants.</p> <p><input checked="" type="checkbox"/> REC #2: Parcel 4 was owned from 1970 to 1990 by Evergreen Automotive and two individuals. About 40 junked vehicles were reportedly stored on Parcel 4 for many years. These vehicles were removed in 2001.</p> <p><input checked="" type="checkbox"/> REC #3: Dump with at least five 55-gallon drums and several 5-gallon pails and cans full of unknown substances and piles of household wastes and junk.</p>	<p><i>Opinion for Impact: Potential, Unlikely</i> <i>Suspected Sources: Spills, leaking drums, pails, and cans from former junked vehicle storage, dumping, and/or from suspect small vehicle repairs</i> <i>Media: Soil</i> <i>Pollutants: Petroleum hydrocarbons, metals, solvents</i></p>
Off-Site RECs with Connection to the Subject Property	Impact Summary to the Subject Property
<p><input checked="" type="checkbox"/> REC #A: Former airplane hanger/airstrip (Evergreen Air Park/Skyway Park, Inc.) on off-site Parcel A, located west of Parcel 1.</p> <p><input checked="" type="checkbox"/> REC #B: Former automobile wrecking yard (Midway Seatac Auto Wrecking) and auto repair shop (Rogers Auto Rebuild and Buzzingham Auto Rebuild) on off-site Parcel A, located west of Parcel 1.</p> <p>RECs with connection to the subject property from the other off-site reasonably ascertainable researched sites were not identified at this time.</p>	<p><i>Opinion for Impact: Unlikely, Potential</i> <i>Suspected Sources: Off-site spills and leaks, dismantling vehicles and collecting drained fluids, auto and engine repair poor housekeeping</i> <i>Media: Soil, groundwater, surface water</i> <i>Pollutants: Petroleum hydrocarbons, metals, solvents</i></p>

10.0 SUGGESTED RECOMMENDATIONS

1. Obtain and review the filed environmental reports associated with the former automobile wrecking yard and auto rebuild shop (off-site Parcel A) from the WADOE northwest regional office.
2. Properly assess and dispose of the contents stored in the 1-gallon cans, 5-gallon pails, 55-gallon drums, and other buried wastes in the dump located west of the dwelling on Parcel 4.
3. Have the proper regulatory agency inspect the suspect clandestine drug labs.
4. Properly dispose of all mercury containing fluorescent light bulbs, lead acid batteries, and household trash and garbage.

5. Remove the junked automobile located on the west part of Parcel 3.
6. If the subject property is to be developed in the future there exists a minimum risk of discovering areas on the subject property impacted with hazardous substances or petroleum products from past land use activities. If suspect soil contamination is unearthed when any structures (i.e. asphalt, slabs, footings, utilities, or buildings) are demolished or repaired or if suspect contaminated soil is observed on the site at any time, a soil quality assessment should be performed. As a precautionary measure, any future site development contractor should be informed that contaminated soil and/or groundwater, USTs, septic tank, wells, tanks, pits, sumps, or potentially dangerous buried materials could exist on the site from unidentified, unreported, and unknown land use practices.

11.0 REFERENCES

- American Society for Testing and Materials, West Conshohocken PA, Standard practice for environmental site assessments: Phase 1 Environmental Site Assessment Process: American Society of Testing and Materials, E 1527-05, 2005.
- DeLorme, Yarmouth ME, Street Atlas USA, Vicinity Map, Version 2005.
- EnCo Environmental Corporation, Puyallup WA, Environmental Site Assessment Questionnaire, completed and signed by landowner, representative of the landowner, and/or land occupants and by the site observer on June 30, 2006.
- Environmental Data Resources, Inc., Southport CT, Radius Map Report with GeoCheck, City Directory Report, and Sanborn Map Report, Proposed Senior Housing Center, 33061 15th Avenue South, Federal Way WA 98003, July 26, 2006.
- Google Earth, Copyright 2005, Version 3.0.0762, color aerial photograph.
- Historical Society of Federal Way, 31850 7th Avenue SW, Federal Way WA, Tax records of the former Evergreen Air Park site, 1403 330th Street South, Letter response date: July 11, 2006.
- NETR Real Estate Research & Information, Tempe AZ, Historical Chain of Title Report, Proposed Senior Housing Center, 33015 15th Avenue South, 1411 330th Street South, and 1403 330th Street South, Federal Way WA, July 11, 2006.
- Federal Way WA, Internet available City documents and/or office visit for historical aerial photographs, inspection records, permit applications and permits, field reports, parcel summaries, business licenses, environmental reviews and

checklists, violations, plat maps, correspondence letters, and other relevant documents.

King County, Seattle WA, Internet available County documents and/or office visit for permit applications and permits, field reports, inspection sheets, parcel summaries, commercial files, environmental review documents, assessor and auditor records, and plat maps, health department, correspondence letters, and aerial photographs.

Sanborn Map Company, c/o EDR, Inc., Southport CT, results of the map search and the corresponding dates reviewed are listed in the report text.

U.S. Department of Agriculture, Natural Resources Conservation District (Former Soil Conservation Service), Soil Survey of King County, WEB Soil Survey – Soil Map and several Historical Aerial Photographs of the Subject Property.

United States Department of the Interior, Geological Survey, Poverty Bay WA Quadrangle, Washington, 7.5-Minute Series (Topographic), 1961, revised in 1994.

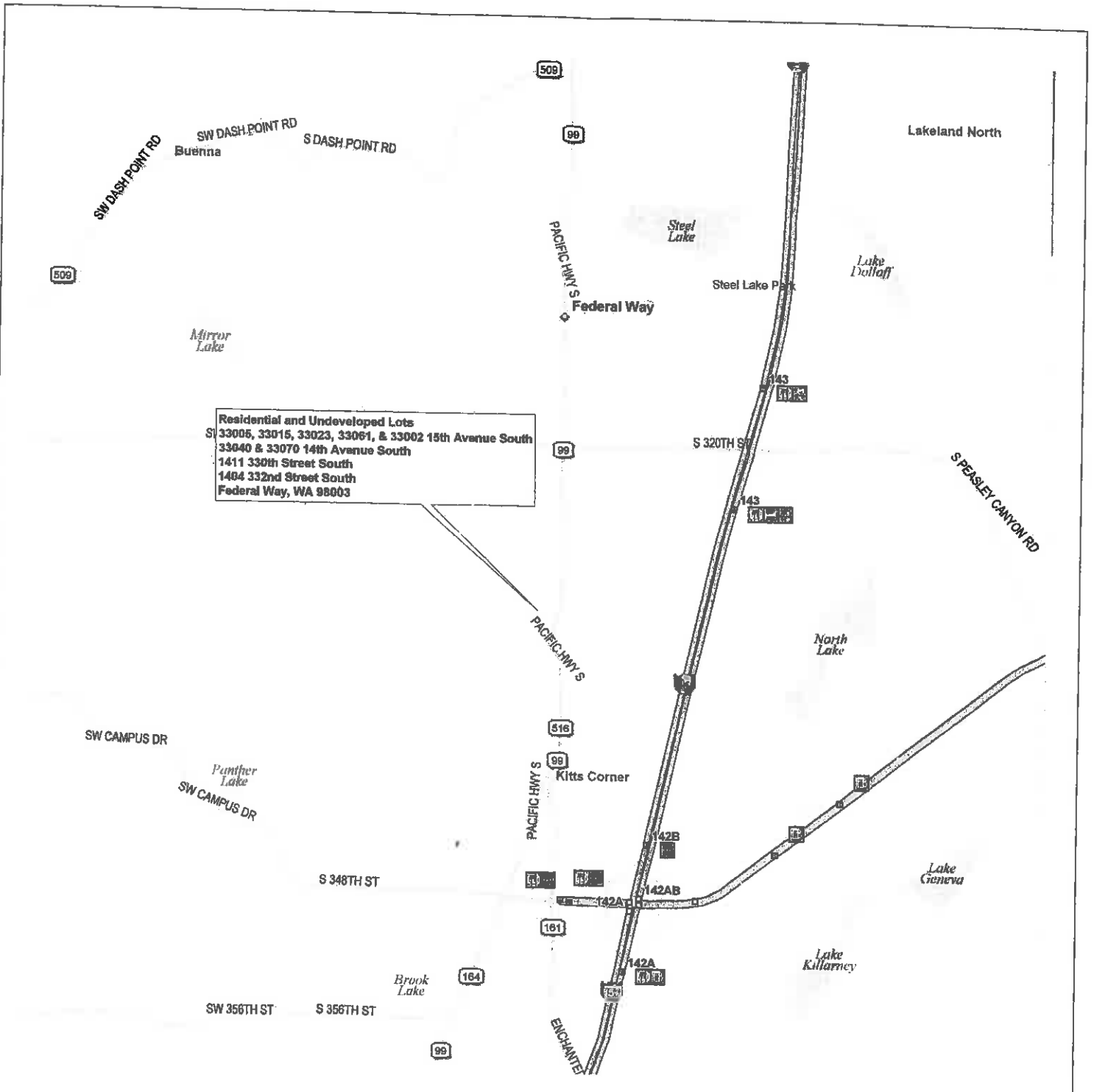


APPENDIX A

► FIGURES

EnCo Environmental Corporation
Environmental Assessment and Remediation Services

Phase I, II & III, Stormwater Plans & Sampling, UST Remediation, Permit Compliance and Wetland Services



Residential and Undeveloped Lots
 S 33005, 33015, 33023, 33061, & 33002 15th Avenue South
 33040 & 33070 14th Avenue South
 1411 330th Street South
 1404 332nd Street South
 Federal Way, WA 98003

Parcel #: 17210490-19, 28, 30, 46, 51, 57, 64, 74, 90
Legal: SE Quarter, S17, T21N, R04E
Acreage: 4.74
Jurisdiction: Federal Way
Coordinates: 47° 18' N, 122° 18' W

Approximate scale: 1" = 2,865'
 Map obtained from DeLorme Street Atlas, Version 2005

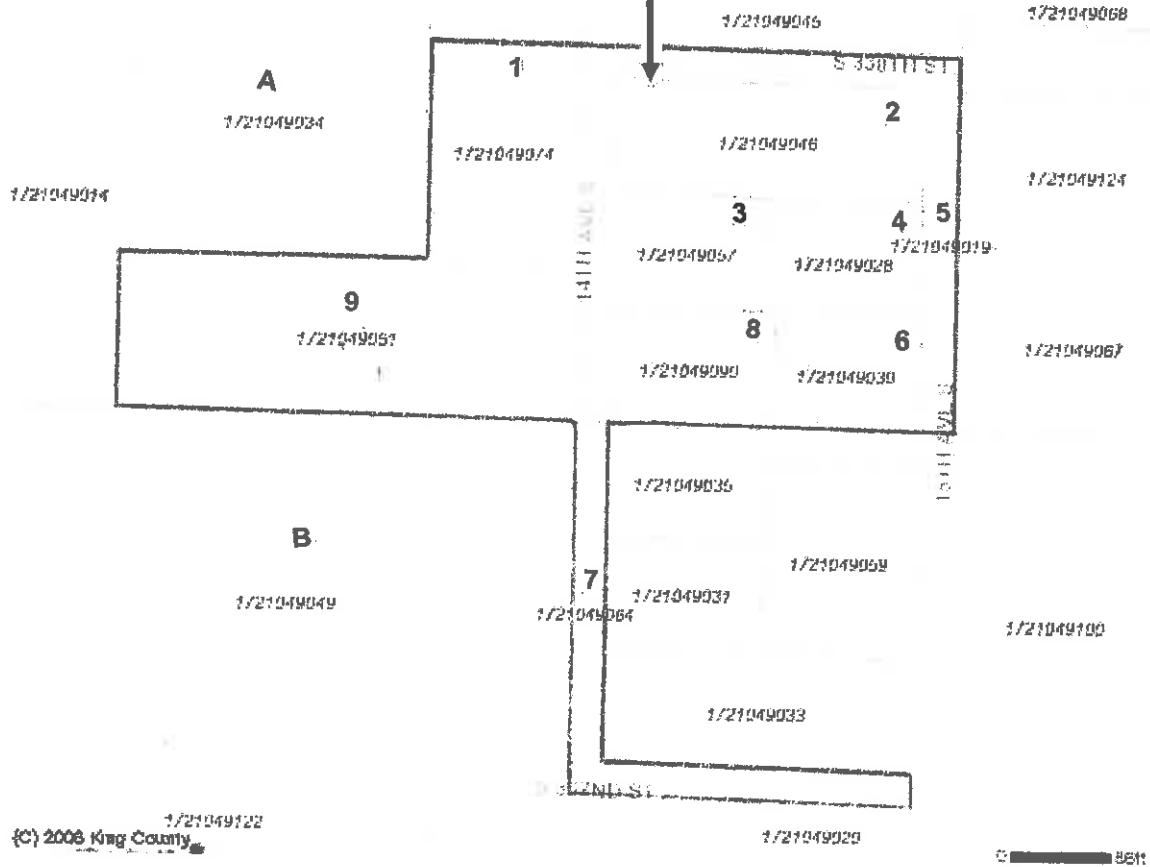


Vicinity Map **Figure 1**
 Residential and Undeveloped Lots
 33005 15th Avenue South, Federal Way WA



P. O. Box 731747
 Puyallup WA 98373
 253.841.9710 • 253.841.0264 fax
 E-mail: jonkemp30@msn.com

Subject Property



Parcel #: 17210490-19, 28, 30, 46, 51, 57, 64, 74, 90

Legal: SE Quarter, S17, T21N, R04E

Acreage: 4.74

Jurisdiction: Federal Way

Coordinates: 47° 18' N, 122° 18' W

Approximate scale: 1" = 96'
Map obtained from King County GIS



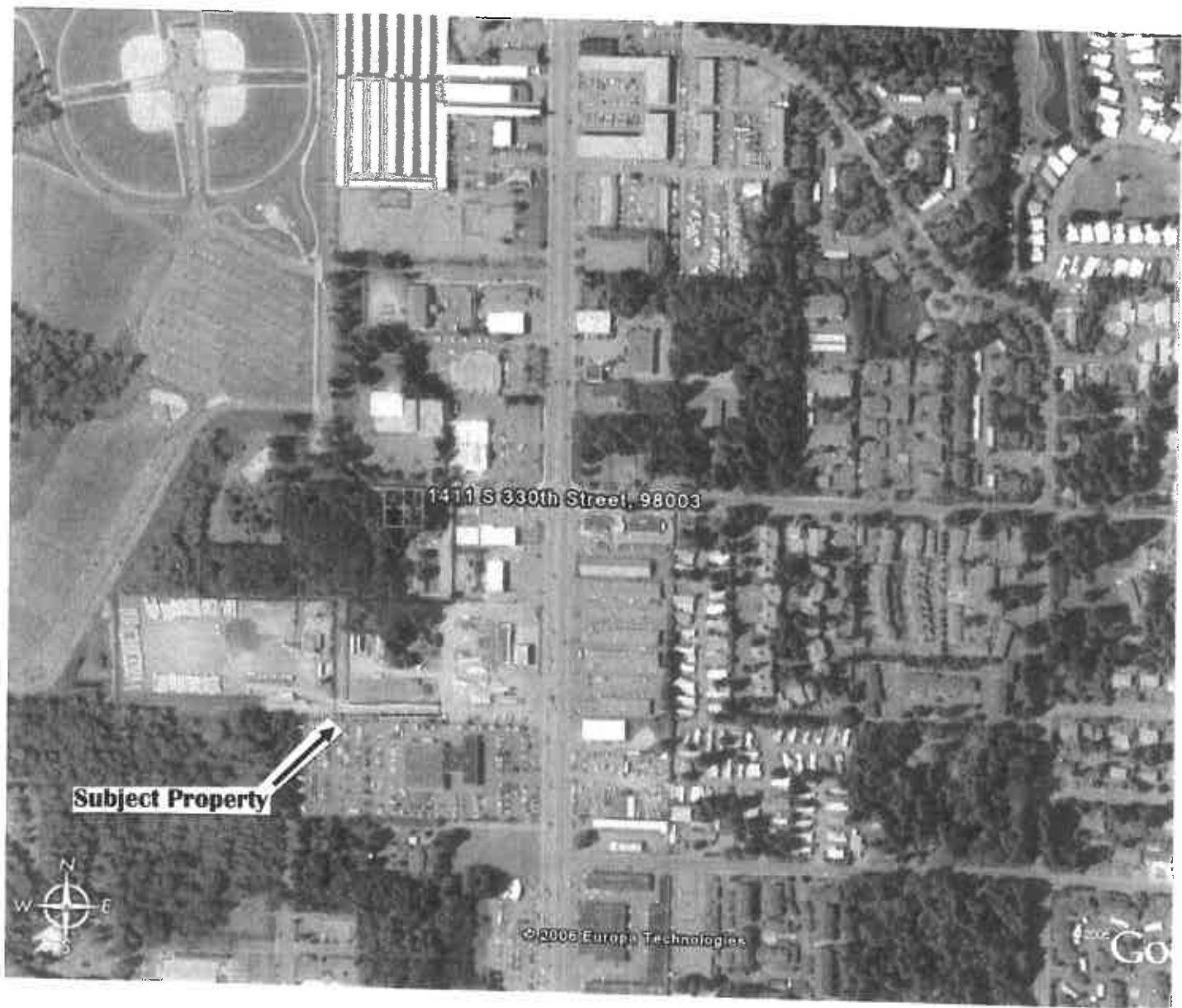
Plot Map

Figure 2

Residential and Undeveloped Lots
33005 15th Avenue South, Federal Way WA



P. O. Box 731747
Puyallup WA 98373
253.841.9710 • 253.841.0264 fax
E-mail: jonkemp30@msn.com



Parcel #: 17210490-19, 28, 30, 46, 51, 57, 64, 74, 90

Legal: SE Quarter, S17, T21N, R04E

Acreage: 4.74

Jurisdiction: Federal Way

Coordinates: 47° 18' N, 122° 18' W

Approximate scale: 1" = 440'

Aerial photograph obtained from Google Earth



Aerial Map - Date: ~2003

Figure 3

Residential and Undeveloped Lots

33005 15th Avenue South, Federal Way WA



P. O. Box 731747
 Puyallup WA 98373
 253.841.9710 • 253.841.0264 fax
 E-mail: jonkemp30@msn.com

Phase I & II Environmental Site Assessments ■ Remediation Services ■ Wetland Delineation, Mitigation & Restoration ■ Environmental Permitting



APPENDIX B

▶ PHOTOGRAPHIC LOG

EnCo Environmental Corporation
Environmental Assessment and Remediation Services

Phase I, II & III, Stormwater Plans & Sampling, UST Remediation, Permit Compliance and Wetland Services

Photo #1
Parcel 2
Facing West
Dwelling - wood
Carport on right

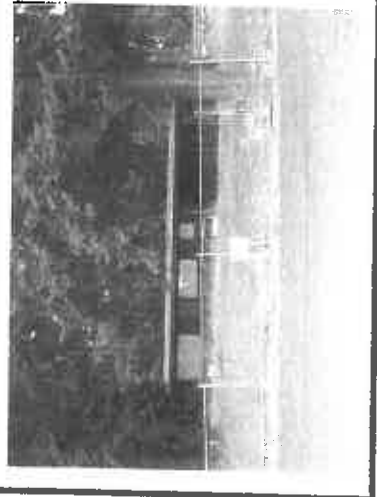


Photo #2
Parcel 2
Facing Southeast
Inside dwelling
Living room
Typical view



Photo #3
Parcel 4
Facing west
Dwelling - brick
Carport (center)
Garage (right)



Photo #4
Parcel 4
Facing west
Junk under carport



Photo #5
Parcel 4
Facing west
Junk piles
Pail of unknown
liquid



The dump is located
behind the fireplace



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Puyallup WA 98373
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Fax: 253.841.0264
E-mail: jonkemp30@msn.com

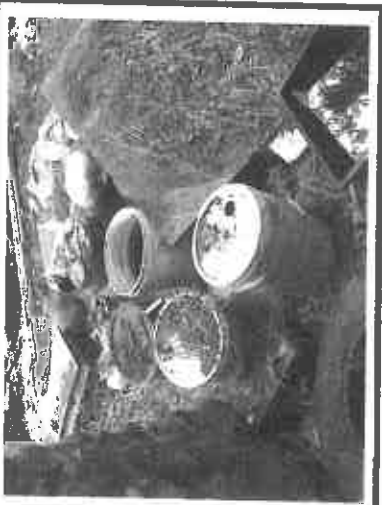


Photo #6
Parcel 4
Top view
Five gallon pails of
unknown liquids



Photo #7
Parcel 4
Facing west
West end of dump
Household trash



Photo #8
Parcel 4
Facing north
Household dump
West of dwelling
In a ravine



Photo #9
Parcel 1
Facing northwest
Transient camp
Suspect drug lab



Photo #10
Parcel 4
Top view
One of five fifty-five
gallon drums of
unknown substances
Drums are severely
rustled



P. O. Box 731747
Puyallup WA 98373
Telephone: 253.841.9710
Fax: 253.841.0264
E-mail: jonkemp30@msn.com



Photo #11
Parcel 4
Top view
One of five fifty-five
gallon drums of
unknown substances
Drum is severely
rusted



Photo #12
Offsite Parcel A
Facing west
Former wrecking yard
Parcel 9 is in the
background



Photo #13
Parcel 6
Facing west
Dwelling - stone/wood
Detached garages



Photo #14
Parcel 6
Facing southwest
View of five gallon
pails of unknown
liquids



Photo #15
Parcel 8
Facing west
Suspect drug lab
Household trash



P. O. Box 731747
Puyallup WA 98373
Telephone: 253.841.9710
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Photo #16
Parcel 8
Facing south

Transient camp
Suspected drug lab
Household trash



Photo #17
Parcel 8
Facing east

View of trail in the
woodland portion of
the parcel



Photo #18
Parcel 3
Facing west

View of an
abandoned junked
vehicle in a ravine



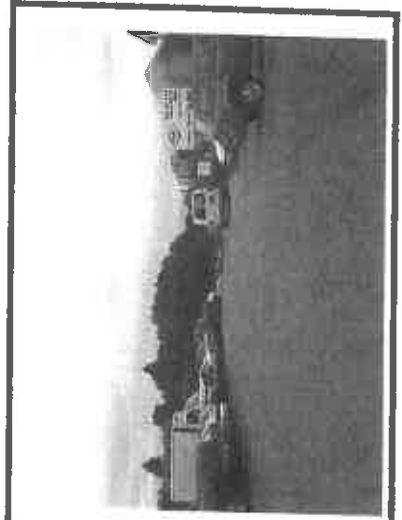
Photo #19
Facing north
Church

Contiguous to the
north of Parcel 2



Photo #20
Parcel 7
Facing west

South leg
View of 132nd St. S.



P. O. Box 731747
Puyallup WA 98373
Telephone: 253.841.9710
Fax: 253.841.0264
E-mail: jonkemp30@msn.com

Photo #21
Parcel 7
Facing north
West leg
A jeep and bus are
shown on the road



Photo #22
Parcel 7
Facing south
West leg
Weed covered road
A towing yard is
located on the left
side of the fence



Photo #23
East of Parcel 7
Facing east
Two plastic drums of
caustic substance
Drums are about 10'
East of parcel 7



Photo #24
Offsite Parcel B
Facing north
View of gravel lot
formerly occupied by
a trucking firm
Canopy is shown in
the background

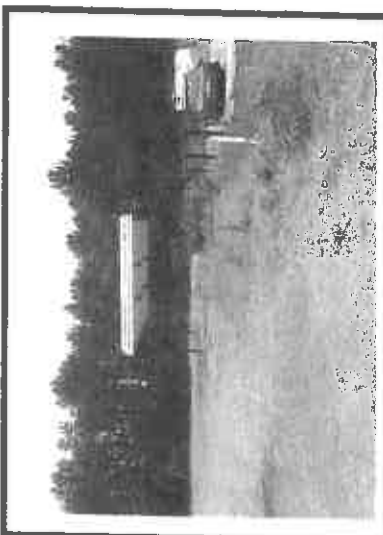
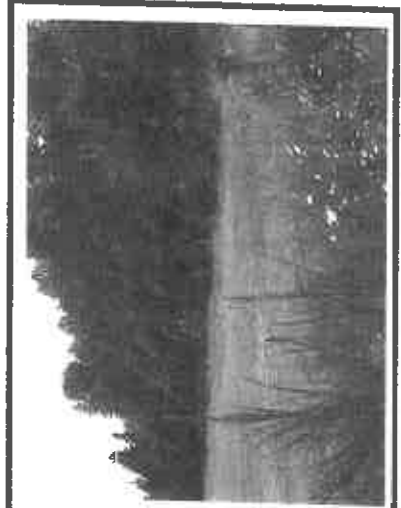


Photo #25
Offsite Parcel B
Facing west
Parcel 9 is in the
background



P. O. Box 731747
Puyallup WA 98373
Telephone: 253.841.9710
Fax: 253.841.0264
E-mail: jontemp30@msn.com

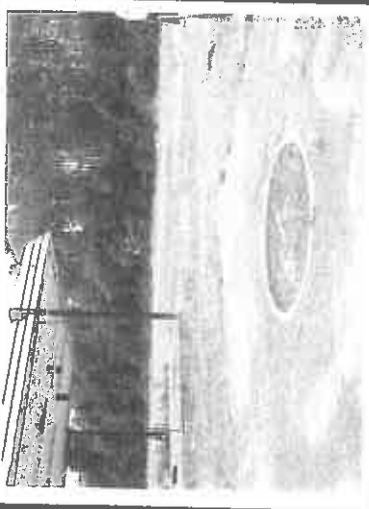


Photo #26
Offsite Parcel B
Facing northeast
View of 7' diameter
concrete ring and
canopy located west
of Parcel 7
Parcel 9 is in the
background



Photo #27
Offsite Parcel B
Facing southwest
View of canopy over
concrete slab and an
abandoned camper



Photo #28
Offsite Parcel A
Facing southeast
Concrete slab of
former auto wrecking
yard, auto body shop,
and an airplane
hanger
6" diameter pipe in
foreground

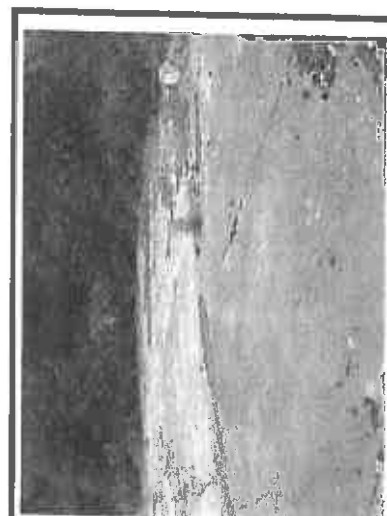


Photo #29
Offsite Parcel A
Facing north
Concrete slab of
former auto wrecking
yard, auto body shop,
and airplane hanger



Photo #30
Offsite Parcel A
Facing northwest
Garbage and
household trash
dumped by transients



P. O. Box 731747
Puyallup WA 98373
Telephone: 253.841.9710
Fax: 253.841.0264
E-mail: jonkemp30@msn.com



APPENDIX C
► CREDENTIALS

EnCo Environmental Corporation
Environmental Assessment and Remediation Services

Phase I, II & III, Stormwater Plans & Sampling, UST Remediation, Permit Compliance and Wetland Services



APPENDIX D

► DEFINITION OF KEY TERMS

EnCo Environmental Corporation
Environmental Assessment and Remediation Services

Phase I, II & III, Stormwater Plans & Sampling, UST Remediation, Permit Compliance and Wetland Services

RESUME of Jonathan M. Kemp of EnCo

WORK EXPERIENCE: **President of EnCo Environmental Corporation, Puyallup, Washington
November 1995 to Present**

- Specialized in performing Phase I, II, & III Environmental Site Assessments (ESAs) according to the updated ASTM standard, storage tank removal, remediation services, wetland delineations, surface water studies, environmental permitting, air quality assessments, and hydrogeological investigations.
- Wetland delineation, mitigation, restoration, and monitoring.

**Timson & Peters, Inc. Environmental Services, Farmingdale, Maine, Associate and Project Scientist
September 1992 to October 1995**

- Performed over 250 Phase I and 35 Phase II ESAs on heavy industrial and commercial properties.
- Performed over 25 underground storage tank subsurface assessments for tank owners and managed groundwater investigations at industrial sites and gasoline service stations.

**Terracon Environmental, Inc., Omaha, Nebraska, Project Manager
December 1988 to July 1992**

- Performed over 50 hydrogeological studies and remediation services to underground storage tank owners, utility companies, manufacturing industries, governmental agencies, transportation firms, and other business & institutional entities.
- Performed over 50 preliminary Phase I environmental site assessments on residential, industrial, and commercial properties.

**A & L Midwest Environmental Laboratories, Inc., Omaha, Nebraska, Environmental Coordinator
March 1985 to December 1988**

- Negotiated government contracts with Local, State and Federal agencies such as municipalities, Environmental Protection Agency, and Department of Defense.
- Coordinated field sampling activities, including equipment selection, on-site testing, and writing of sampling and analysis plans.
- Sampled hazardous waste, soil, surface & groundwater, wastewater, and air from industrial sites.

EDUCATION: **South Dakota State University, Brookings, South Dakota
Bachelor of Science Degree - Agricultural and Biological Sciences
September 1972 to December 1976**

CONTINUING EDUCATION AND TRAINING:

- *Certified Washington Site Assessor #32-US-32004237*
- *Personal Protection and Safety for Hazardous Waste Sites Course - OSHA 29 CFR Part 1910.10 - 40 hours plus annual 8 hour refresher courses*
- *Sampling for Hazardous Materials Course*
- *Wetland Delineation and Practicum - 40 hours of training in Washington*



ENVIRONMENTAL SITE ASSESSMENT QUALIFICATIONS

EnCo Environmental Corporation (**EnCo**) provides Environmental Site Assessment (ESA) services for banks, municipalities, consultants, manufacturers, commercial businesses, attorneys, real estate firms, property developers, government agencies, and private individuals. Mr. Jonathan Kemp as President of the firm has been performing site assessments for over 15 years. Mr. Kemp performs ESAs in accordance with American Society for Testing and Materials (ASTM) E-1527-05 (Phase I) and ASTM 1528-06 (Transaction Screen) guidelines.

EnCo is located in Puyallup which provides easy access to sites in western Washington. Our reports are usually completed within seven working days of the site visit.

If a Phase I or Transaction Screen ESA discovers historic or current recognized environmental conditions (HRECs or RECs) on the subject property, a Phase II or Phase III ESA may be recommended. Phase II ESAs are performed to identify suspected hazardous or dangerous substances and the horizontal and vertical extent of releases of these contaminants. Phase II ESAs involve media sampling such as surface water, groundwater, soil, sediment, and residue, laboratory analysis, and waste material identification. Phase II investigations document findings, conclusions, and recommendations for determining whether or not further study, remediation, or engineering controls are warranted.

Phase III ESAs involve assessing the risk level and removing, treating, or encapsulating the identified contaminants which have exceeded applicable Model Toxics Control Act (MTCA) cleanup action levels.

Mr. Kemp has performed over 250 Phase I ESAs and over 50 Phase II ESAs throughout Washington and the United States. He has worked on properties ranging from very large shoe manufacturers to bulk petroleum hydrocarbon storage facilities. **EnCo** specializes in performing ESAs at heavy industrial sites. **EnCo** coordinates permitting, remedial investigations, demolition, excavation, loading, removal, transportation, treatment, and disposal of contaminated soil and/or groundwater to licensed companies in the State of Washington.



1.0 GENERAL DEFINITIONS – PHASE I ESA and Transaction Screen ESA

asbestos: six naturally occurring fibrous minerals found in certain types of rock formations. Of the six, the minerals chrysotile, amosite, and crocidolite have been most commonly used in building products. When mined and processed, asbestos is typically separated into very thin fibers. Because asbestos is strong, incombustible, and corrosion-resistant, asbestos was used in many commercial products beginning early in this century and peaking in the period from World War II into the 1970s. When inhaled in sufficient quantities, asbestos fibers can cause serious health problems.

asbestos containing material (ACM): any material or product that contains more than 1% asbestos.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS): the list of sites compiled by EPA that EPA has investigated or is currently investigating for potential hazardous substance contamination for possible inclusion on the National Priorities List.

construction debris: concrete, brick, asphalt, and other such building materials discarded in the construction of a building or other improvement to property.

contaminated public wells: public wells used for drinking water that have been designated by a government entity as contaminated by toxic substances (for example, chlorinated solvents), or as having water unsafe to drink without treatment.

CORRACTS list: environmental protection agencies (EPA's) list of treatment, storage, or disposal facilities subject to corrective action under RCRA.

demolition debris: concrete, brick, asphalt, and other such building materials discarded in the demolition of a building or other improvement to property.

drum: a container (typically, but not necessarily, holding 55 gal (208 L) of liquid) that may be used to store hazardous substances or petroleum products.

dry wells: underground areas where soil has been removed and replaced with pea gravel, coarse sand, or large rocks. Dry wells are used for drainage, to control storm runoff, for the collection of spilled liquids (intentional and non-intentional) and wastewater disposal (often illegal).

dwelling: structure or portion thereof used for residential habitation.

environmental lien: a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including, (but not limited to) liens imposed pursuant to CERCLA 42 USC § 9607(1) and similar state or local laws.

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

Federal Register, (FR): publication of the United States government published daily (except for federal holidays and weekends) containing all proposed and final regulations and some other activities of the federal government. When regulations become final, they are included in the Code of Federal Regulation (CFR), as well as published in the Federal Register.

fire insurance maps: maps produced for private fire insurance map companies that indicate uses of properties at specified dates and that encompass the property. These maps are often available at local libraries, historical societies, private resellers, or from the map companies who produced them. See Question 23 of the transaction screen process in Practice E 1528 and 7.3.4.2 of this practice.

hazardous substance: a substance defined as a hazardous substance pursuant to CERCLA 42 USC § 9601(14), as interpreted by EPA regulations and the courts: "(A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (42 USC § 6921) (but not including any waste the regulation of which under the Solid Waste Disposal Act (42 USC § 6901 et seq.) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 112 of

the Clean Air Act (42 USC § 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of the title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas." (See appendix X1.)

hazardous waste: any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (42 USC § 6921) (but not including any waste the regulation of which under the Solid Waste Disposal Act (42 USC § 6901 et seq.) has been suspended by Act of Congress). The Solid Waste Disposal Act of 1980 amended RCRA. RCRA defines a hazardous waste, in 42 USC § 6903, as: "a solid waste, or combination of solid wastes, which because of quantity, concentration, or physical, chemical, or infectious characteristics may—(A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed."

landfill: a place, location, tract of land, area, or premises used for the disposal of solid wastes as defined by state solid waste regulations. The term is synonymous with the term solid waste disposal site and is also known as a garbage dump, trash dump, or similar term.

local street directories: directories published by private (or sometimes government) sources that show ownership, occupancy, and/or use of sites by reference to street addresses. Often local street directories are available at libraries of local governments, colleges or universities, or historical societies. See 7.3.4.6 of this practice.

material safety data sheet (MSDS): written or printed material concerning a hazardous substance which is prepared by chemical manufacturers, importers, and employers for hazardous chemicals pursuant to OSHA's Hazard Communication Standard, 29 CFR 1910.1200.

National Contingency Plan (NCP): the National Oil and Hazardous Substances Pollution Contingency Plan, found at 40 CFR § 300, that is the EPA's blueprint on how hazardous substances are to be cleaned up pursuant to CERCLA.

National Priorities List (NPL): list compiled by EPA pursuant to CERCLA 42 USC § 9605 (a)(8)(B) of properties with the highest priority for cleanup pursuant to EPA's Hazard Ranking System. See 40 CFR Part 300.

occupants: those tenants, subtenants, or other persons or entities using the *property* or a portion of the *property*.

owner: generally the fee owner of record of the *property*.

petroleum exclusion: The exclusion from CERCLA liability provide in 42 USC § 9601(14), as interpreted by the courts and EPA: "The term(hazardous substance) does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)."

petroleum products: those substances included within the meaning of the petroleum exclusion to CERCLA, 42 USC § 9601(14), as interpreted by the courts and EPA that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 USC § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). The word fraction refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil, pursuant to *Standard Definition of Petroleum Statistics*.

Phase I Environmental Site Assessment: the process described in this practice.

pits, ponds, or lagoons: man-made or natural depressions in a ground surface that are likely to hold liquids or sludge containing *hazardous substances* or *petroleum products*. The likelihood of such liquids or sludge being present is determined by evidence of factors associated with the pit, pond, or lagoon, including, but not limited to, discolored water, distressed vegetation, or the presence of an obvious wastewater discharge.

property: the real property that is the subject of the *environmental site assessment* described in this practice. Real property includes buildings and other fixtures and improvements located on the property and affixed to the land.

property tax files: the files kept for property tax purposes by the local jurisdiction where the property is located and includes records of past ownership, appraisals, maps, sketches, photos, or other information that is reasonably ascertainable and pertaining to the property. See 7.3.4.3.

RCRA generators: those persons or entities that generate hazardous wastes, as defined and regulated by RCRA.

RCRA generators list: list kept by EPA of those persons or entities that generate hazardous wastes as defined and regulated by RCRA.

RCRA TSD facilities: those facilities on which treatment, storage, and/or disposal of hazardous wastes take place, as defined and regulated by RCRA.

recorded land title records: records of fee ownership, leases, land contracts, easements, liens, and other encumbrances on or of the property recorded in the place where land title records are, by law or custom, recorded for the local jurisdiction in which the *property* is located. (Often such records are kept by a municipal or county recorder or clerk.) such records may be obtained from title companies or directly from the local government agency. Information about the title to the property that is recorded in a U.S. district court or any place other than where land title records are, by law or custom, recorded for the local jurisdiction in which the property is located, are not considered part of recorded land title records. See 7.3.4.4.

records of emergency release notifications (SARA §304): Section 304 of EPCRA or Title III of SARA requires operators of facilities to notify their local emergency planning committee (as defined in EPCRA) and state emergency response commission (as defined in EPCRA) of any release beyond the facility's boundary of any reportable quantity of any extremely hazardous substance. Often the local fire department is the local emergency planning committee. Records of such notification are "Records of Emergency Release Notifications." (SARA § 304)

report: the written record of a transaction screen process as required by Practice E 1428 or the written report prepared by the environmental professional and constituting part of a "Phase I Environmental Site Assessment," as required by this practice.

solid waste disposal site: a place, location, tract of land, area, or premises used for the disposal of solid wastes as defined by state solid waste regulations. The term is synonymous with the term *landfill* and is also known as a garbage dump, trash dump, or similar term.

solvent: a chemical compound that is capable of dissolving another substance and may itself be *hazardous substance*, used in a number of manufacturing industrial processes including but not limited to the manufacture of paints and coatings for industrial and household purposes, equipment clean-up, and surface degreasing in metal fabricating industries.

state registered USTs: state lists of underground storage tanks required to be registered under Subtitle I, Section 9002 of RCRA.

sump: a pit, cistern, cesspool, or similar receptacle where liquids drain, collect, or aerial photograph stored.

TSD facility: treatment, storage, or disposal facility (see RCRA TSD facilities).

underground storage tank (UST): any tank, including underground piping connected to the tank, that is or has been used to contain *hazardous substances* or *petroleum products* and the volume of which is 10% or more beneath the surface of the ground.

USGS 7.4 Minute Topographic Map: the map (if any) available from or produced by the United States Geological Survey, entitled USGS 7.5 Minute Topographic Map," and showing the property. See 7.3.4.5.

Wastewater: water that (1) is or has been used in an industrial or manufacturing process, (2) conveys or has conveyed sewage, or (3) is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant. Wastewater does not include water originating on or passing through or adjacent to a site, such as storm water flows, that has not been used in industrial or manufacturing processes, has not been combined with sewage, or is not directly related to manufacturing, processing, or raw materials storage areas at an industrial plant.

Zoning/land use records: those records of the local government in which the *property* is located indicating the uses permitted by the local government in particular zones within its jurisdiction. The records may consist of maps and/or written records. They are often located in the planning department of a municipality or county. See 7.3.4.8.

2.0 DEFINITION OF TERMS SPECIFIC TO THE ESA STANDARD

actual knowledge: the knowledge actually possessed by an individual who is real person, rather than an entity. Actual knowledge is to be distinguished from constructive knowledge that is knowledge imputed to an individual or entity.

adjoining properties: any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be continuous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

aerial photographs: photographs taken from an airplane or helicopter (from a low enough latitude to allow identification of development and activities) of areas encompassing the property. Aerial photographs are often available from government agencies or private collections unique to a local area. See 7.3.4.1 of this practice.

appropriate inquiry: that inquiry constituting "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in CERCLA, 42 USC § 9601(35)(B), that will give a party to a *commercial real estate* transaction

the *innocent landowner defense* to CERCLA liability (42 USC § 9601(b)(3)), assuming compliance with other elements of the defense. See Appendix X1.

approximate minimum search distance: the area for which records must be obtained and reviewed pursuant to Section 7 subject to the limitation provided in that section. This may include areas outside the *property* and shall be measured from the nearest *property* boundary. This term is used in lieu of radius to include irregularly shaped properties.

building department records: those records of the local government in which the property is located indicating permission of the local government to construct, alter, or demolish improvements on the property. Often building department records are located in the building department of a municipality or county. See 7.3.4.7.

commercial real estate: any real property except a dwelling or property with no more than four dwelling units exclusively for residential use (except that a dwelling or property with not more than four dwelling units exclusively for residential use is included in this term when it has a commercial function, as in the building of such dwellings for profit). This term includes but is not limited to undeveloped real property and real property used for industrial, retail, office, agricultural, other commercial, medical, or educational purposes; property used for residential purposes that has more than four residential dwelling units; and property with no more than four dwelling units for residential use when it has a commercial function, as in the building of such dwellings for profit.

commercial real estate transaction: a transfer of title to or possession of real property or receipt of a security interest in real property, except that it does not include transfer of title to or possession of real property or the receipt of a security interest in real property with respect to an individual dwelling or building containing fewer than five dwelling units, nor does it include the purchase of a lot or lots to construct a dwelling for occupancy by a purchaser, but a commercial real estate transaction does include real property purchased or leased by persons or entities in the business of building or developing dwelling units.

due diligence: the process of inquiring into the environmental characteristics of a parcel of *commercial real estate* or other conditions, usually in connection with a commercial real estate transaction. The degree and kind of due diligence vary for different properties and differing purposes. See Appendix X1.

environmental audit: the investigative process to determine if the operations of an existing facility are in compliance with applicable environmental laws and regulations. This term should not be used to describe Practice E 1528 or this practice, although an environmental audit may include an *environmental site assessment* or if prior audits are available, may be part of an environmental site assessment. See Appendix X1.

environmental professional: a person possessing sufficient training and experience necessary to conduct a *site reconnaissance*, *interviews*, and other activities in accordance with this practice, and from the information generated by such activities, having the ability to develop opinions and conclusions regarding *recognized environmental conditions* in connection with the *property* in question. An individual's status as an environmental professional may be limited to the type of assessment to be performed or to be specific segments of the assessment for which the professional is responsible. The person may be an independent contractor or an employee of the *user*.

environmental site assessment (ESA): the process by which a person or entity seeks to determine if a particular parcel of real *property* (including improvements) is subject to *recognized environmental conditions*. At the option of the user, an environmental site assessment may include more inquiry than that constituting *appropriate inquiry* or, if the user is not concerned about qualifying for the *innocent landowner defense*, less inquiry than that constituting *appropriate inquiry*. See Appendix X1. An environmental site assessment is both different and less rigorous than an *environmental audit*.

fill dirt: dirt, soil, sand, or other earth, that is obtained off-site, that is used to fill holes or depression, create mounds, or otherwise artificially change the grade or elevation of real property. It does not include material that is used in limited quantities for normal landscaping activities.

hazardous waste/contaminated sites: sites on which a release has occurred, or is suspected to have occurred, of any *hazardous substance*, *hazardous waste*, or *petroleum products*, and that release or suspected release has been reported to a government entity.

innocent landowner defense: that defense to CERCLA liability provided in 42 USC § 9601(35) and § 9607(b)(3). One part of the requirements to qualify for this defense is that the party makes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice." There are additional requirements to qualify for this defense. See Appendix X1.

interviews: those portions of this practice that are contained in Section 9 and 10 thereof and address questions to be asked of *owners* and *occupants* of the *property* and questions to be asked of local government officials.

local government agencies: those agencies of municipal or county government having jurisdiction over the *property*. Municipal court and county government agencies include but are not limited to cities, parishes, townships, and similar entities.

LUST sites: state lists of leaking underground storage tank sites. Section 9003 (h) of Subtitle I of RCRA gives EPA and states, under cooperative agreements with EPA, authority to clean up releases from UST systems or require owners and operators to do so.

major occupants: those tenants, subtenants, or other persons or entities each of which uses at least 40% of the leasable area of the *property* or any anchor tenant when the *property* is a shopping center.

obvious: that which is plain or evident; a condition or fact that could not be ignored or overlooked by a reasonable observer while *visually or physically observing the property*.

other historical sources: any source or sources other than those designated in 7.3.4.1 through 7.3.4.8 that are credible to a reasonable person and that identify past uses of the *property*. The term includes, but is not limited to: miscellaneous maps, newspaper archives, and records in the files and/or personal knowledge of the *property owner* and/or *occupants*. See 7.3.4.9.

physical setting sources: sources that provide information about the geologic, hydrogeologic, hydrologic, or topographic characteristics of a *property*. See 7.2.3.

practically reviewable: information that is practically reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the *property* without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the user can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the *property* or a geographic area in which the *property* is located are not generally *practically reviewable*. Most databases of public records are *practically reviewable* if they can be obtained from the source agency by the county, city, zip code, or other geographic area of the facilities listed in the record system. Records that are sorted filed, organized, or maintained by the source agency only chronologically are not generally *practically reviewable*. Listings in publicly available records which do not adequately address information to be located geographically are not generally considered *practically reviewable*. For large databases with numerous facility records (such as RCRA hazardous waste generators and register underground storage tanks), the records are not *practically reviewable* unless they can be obtained from the source agency in the smaller geographic area of zip codes. Even when information is provided by zip code for some large databases, it is common for an unmanageable number of sites to be identified with a given zip code. In these cases, it is not necessary to review the impact of all the sites that are likely to be listed in any given zip code because that information would not be *practically reviewable*. In other words, when so much data is generated that cannot be feasibly reviewed for its impact on the *property*, it is not *practically reviewable*.

preparer: the person preparing the *transaction screen questionnaire* pursuant to Practice E 1528, who may be either the user or the person to whom the user has delegated the preparation of the *transaction screen questionnaire*.

publicly available: information that is publicly available means that the source of the information allows access to the information by anyone upon request.

reasonably ascertainable: for purposes of both this practice and Practice E 1528, information that is (1) *publicly available*, (2) obtainable from its source within a reasonable time and cost constraints, and (3) *practically reviewable*.

recognized environmental conditions: the presence or likely presence of *hazardous substances* or *petroleum products* on the *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.

records review: that part is contained in Section 7 of this practice addresses which records shall or may be reviewed.

site reconnaissance: that part that is contained in Section 3 of this practice and addresses what should be done in connections with the *site visit*. The site reconnaissance includes, but is not limited to, the *site visit* done in connection with such Phase I Environmental Site Assessment.

site visit: the visit to the *property* during which observations are made constituting the *site reconnaissance* section of this practice and the *site visit* requirement of Practice E 1528.

standard environmental record sources: those records specified in 7.2.1.1.

standard historical sources: those sources of information about the history of uses of *property* specified in 7.3.4.

standard physical setting source: a current USGS 7.5 minute topographic map (if any) showing the area on which the *property* is located. See 7.2.3.

standard practice(s): the activities set forth in either and both this practice and Practice E 1528.

standard sources: sources of environmental, physical setting, or historical records specified in Section 7 of this practice.

transaction screen process: the process described in Practice E 1528.

transaction screen questionnaire: the questionnaire provided in Section 6 of Practice E 1428.

user: the party seeking to use Practice E 1528 to perform an *environmental site assessment* of the *property*. A user may include, without limitation, a purchaser of *property*, a potential tenant of *property*, an *owner* of *property*, a lender, or a property manager.

visually and/or physically observed: during a *site visit* pursuant to Practice E 1528, or pursuant to this practice, this term means observations made by vision while walking through a *property* and the structures located on it and observations made by the sense of smell, particularly observation of noxious or foul odors. The term "walking through" is not meant to imply that disabled persons who cannot physically walk may not conduct *site visit*; they may do so by the means at their disposal for moving through the *property* and the structures located on it.

3.0 ACRONYMS

ACM: Asbestos Containing Material
AST or AGST: Above ground storage tank
ASTM: American Society for Testing Materials

BGS: Below Ground Surface
BMP: Best Management Practices
BNRR: Burlington Northern Railroad
BTEX: Benzene, Toluene, Ethylbenzene and Xylenes

CERCLA: Comprehensive Environmental Response, Compensation and Liability Act of 1980 (as amended, 42 USC § 9601 et seq.).
CERCLIS: Comprehensive Environmental Response, Compensation and Liability Information System (Maintained by EPA).
CFR: Code of Federal Regulations.
CORRACTS: Corrective Actions for Treatment, Storage, and Disposal Facilities

DNS: Determination of Non-Significance

EnCo: EnCo Environmental Corporation
EPA: United States Environmental Protection Agency.
EPCRA: Emergency Planning and Community Right to Know Act (also known as SARA Title III), (42 USC §11001 et seq.).
ERNS: emergency response notification system.
ERTS: State Environmental Report Tracking System
ESA: environmental site assessment (different than an *environmental audit*; see 3.3.12)

FEMA: Federal Emergency Management Agency
FOIA: U.S. Freedom of Information Act (5 USC 552 et seq.).
FR: Federal Register.

GW: Groundwater

LBP: Lead-Based Paint
LQG: Large Quantity Generator
LUST: leaking underground storage tank.

MDL: Method Detection Limit
mg/Kg: Milligram per Kilogram
mg/L: Milligram per Liter
MSDS: material safety data sheet.
MTCA: Model Toxins Control Act

NCP: National Contingency Plan
NEPA: National Environmental Policy Act
NFA: No Further Action
NPDES: National Pollutant Discharge Elimination System.

NPL: National Priorities List.

OSHA: Occupational Safety and Health Administration

OVM: Organic Vapor Monitoring

PCBs: Polychlorinated Biphenyl's.

PF: PetroFLAG™ (Soil Screening)

PPB: Parts per Billion

PPM: Parts per Million

PRP: Potentially Responsible Party (pursuant to CERCLA 42 USC § 9607 (a)).

RCRA: Resource Conservation and Recovery Act

REC: Recognized Environmental Condition

SARA: Superfund Amendments and Reauthorization Act of 1986 (amendment to CERCLA).

SCL: State CERCLIS List

SDWA: Safe Drinking Water Act

SEPA: State Environmental Policy Act

SPL: State Priority List

SQG: Small Quantity Generator

SVOC: Semi-Volatile Organic Compounds

SWLF: Solid Waste Landfill

TEH: Total Extractable Hydrocarbons

TPCHD: Tacoma-Pierce County Health Department

TPH: Total Petroleum Hydrocarbons

TSD: Treatment Storage and Disposal Facility

ug/Kg: Microgram per Kilogram

ug/L: Microgram per Liter

USC: United States Code.

USGS: United States Geological Survey.

UST: Underground Storage Tank.

VISTA: Vista Information Solutions, Inc.

VOC: Volatile Organic Compounds

VSQG: Very Small Quantity Generator

WAC: Washington Administrative Code

WADOE: Washington Department of Ecology

WARM: Washington Ranking Method

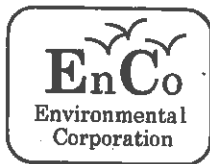
WDNR: Washington Department of Natural Resources

WDR: Washington Department of Revenue

WTPH: Washington Total Petroleum Hydrocarbons

WTPH-D: Washington Total Petroleum Hydrocarbons-Diesel

WTPH-G: Washington Total Petroleum Hydrocarbons-Gasoline



APPENDIX E

- ▶ INTERVIEW QUESTIONNAIRE
- ▶ ENVIRONMENTAL DATABASE REPORT
- ▶ CHAIN OF TITLE

EnCo Environmental Corporation
Environmental Assessment and Remediation Services

Phase I, II & III, Stormwater Plans & Sampling, UST Remediation, Permit Compliance and Wetland Services



Environmental Site Assessment Questionnaire

(Please Answer All Questions)

EnCo job number: E1JK-ARUC .1 EnCo project manager: Jonathan Kemp

Site name/address: 9 parcels in Federal Way
Name of site Street City State Zip

Site parcel #(s): 192104-9020, 9030, 9040, 9051, 9057, 9064, 9074, 9090, 9019 = 9 parcels

Current land use: _____

Current Landowner: Vacant House Former Landowner: _____
Name Telephone # Name Telephone #
 Length of ownership (years): _____ Length of ownership (years): _____

~~Current business(es) / occupants: _____ Former business(es) / occupants: _____
Name Telephone # Name Telephone #
 Name(s): _____ Legal owner: _____
Name Telephone # Name Telephone #
 Name(s): _____ Legal owner: _____
Name Telephone # Name Telephone #~~

~~Current business(es) owner: _____ Former business(es) owner: _____
Name Telephone # Name Telephone #
 Name(s): _____ Legal owner: _____
Name Telephone # Name Telephone #
 Name(s): _____ Legal owner: _____
Name Telephone # Name Telephone #~~

	OWNER			OCCUPANTS (if applicable)			Observed During Site Visit		
	Yes	No	Unknown	Yes	No	Unknown	Yes	No	Unknown
1a. Is the property used for an industrial use?			X						
1b. Is any adjoining property used for an industrial use?			X	No Current Occupants				X	
2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?			X	Occupants				X	
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?			X			X	X	See Report	
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?			X					X	
3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?			X				X	See Report	

	OWNER			OCCUPANTS (if applicable)			Observed During Site Visit		
	Yes	No	Unknown	Yes	No	Unknown	Yes	No	Unknown
4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?			X					X	
4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?			X				X	See Report	
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19L) in volume or 50 gal (190L) in the aggregate, stored on or used at the property or at the facility?			X				X	See Report	
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19L) in volume or 50 gal (190L) in the aggregate, stored on or used at the property or at the facility?			X				X	See Report	
6a. Are there currently any industrial drums (typically 55 gal (208L)) or sacks of chemicals located on the property or at the facility?			X				X	See Report	
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208L)) or sacks of chemicals located on the property or at the facility?			X				X	See Report	
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?			X					X	
7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of unknown origin?			X					X	
8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?			X					X	
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?			X					X	

	OWNER			OCCUPANTS (if applicable)			Observed During Site Visit		
	Yes	No	Unknown	Yes	No	Unknown	Yes	No	Unknown
9a. Is there currently any stained soil on the property?			X					X	
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?			X					X	
10a. Are there currently any registered or unregistered storage tanks (underground) located on the property?			X					X	Not observed
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (underground) located on the property?			X					X	
10c. If underground tanks were on-site were they removed? When?			X						X
10d. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above ground) located on the property?			X					X	
10e. Are the USTs system & appurtenant structures upgraded to the latest UST Installation/Retrofit standards with secondary containment and interstitial monitoring?			X						N/A
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?			X					X	
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?			X						X
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?			X					X	
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?			X						X
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?			X						X

	OWNER			OCCUPANTS (if applicable)			Observed During Site Visit		
	Yes	No	Unknown	Yes	No	Unknown	Yes	No	Unknown
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?			X						X
14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?			X						X
15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?			X						X
15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?			X						X
15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?			X						X
15d. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?			X						X
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property? If yes, when?			X						X
17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?			X						X
18a. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?			X					X	
18b. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?			X					X	

	OWNER			OCCUPANTS (If applicable)			Observed During Site Visit		
	Yes	No	Unknown	Yes	No	Unknown	Yes	No	Unknown
19. Did you observe evidence or do you have any prior knowledge that any hazardous substances of petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property?			X				X	See Report	
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?			X					X	

- 21) Currently are there any buildings on the site?
 Yes No Unknown // yes, explain: 3 Dwellings Prcds 2,4,6
- 22) Were there ever previously any other buildings or structures on the subject property?
 Yes No Unknown // yes, explain: _____
- 23) If there were any buildings on the subject property, past or present, were they constructed prior to 1880?
 Yes No Unknown // yes, explain when built: -Yes, see Report -jk
- 24) What is the **CURRENT USE** of **CONTIGUOUS** and **NON-CONTIGUOUS** properties? List land use, businesses, or business type (not streets).
 North Contiguous: See Report
 North Non-Contiguous: See Report
 East Contiguous: NA/NA
 East Non-Contiguous: NA/NA
 South Contiguous: _____
 South Non-Contiguous: _____
 West Contiguous: _____
 West Non-Contiguous: _____
- 25) What was the **HISTORICAL USE** of **CONTIGUOUS** and **NON-CONTIGUOUS** properties? List land use, businesses, or business type.
 North Contiguous: _____
 North Non-Contiguous: See Report
 East Contiguous: _____
 East Non-Contiguous: NA/NA
 South Contiguous: _____
 South Non-Contiguous: _____
 West Contiguous: _____
 West Non-Contiguous: _____

26) How is the building (if applicable) CURRENTLY and/or HISTORICALLY heated?:

See Report JK

	CURRENTLY	HISTORICALLY
No heat	<input type="checkbox"/>	<input type="checkbox"/>
Fuel oil above-ground storage tank	<input type="checkbox"/>	<input type="checkbox"/>
Fuel oil underground storage tank	<input type="checkbox"/>	<input type="checkbox"/>
Electric heat pump	<input type="checkbox"/>	<input type="checkbox"/>
Electric forced air furnace	<input type="checkbox"/>	<input type="checkbox"/>
Electric wall or baseboard	<input type="checkbox"/>	<input type="checkbox"/>
Natural gas furnace	<input type="checkbox"/>	<input type="checkbox"/>
Propane gas furnace	<input type="checkbox"/>	<input type="checkbox"/>
Radiator - hot water boiler	<input type="checkbox"/>	<input type="checkbox"/>
Radiator - ceiling mounted	<input type="checkbox"/>	<input type="checkbox"/>
Wood stove	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>

Unknown

27) Are there CURRENTLY and/or HISTORICALLY any of the following groundwater wells on the property?

	CURRENTLY	HISTORICALLY
<input type="checkbox"/> Groundwater monitoring wells	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
<input type="checkbox"/> Public Water Wells	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
<input type="checkbox"/> Private Well	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
<input type="checkbox"/> Cistern	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
<input type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown

If yes, has the water in the well been identified as being contaminated by any governmental agency? Yes No Unknown

If yes, are test results available? Yes No Unknown

28) What is the approximate depth to groundwater? Unknown

29) Is Industrial process wastewater generated on the property? Yes No Unknown

If yes, is industrial process wastewater discharged into a sanitary sewer? Yes No Unknown

If yes, is industrial process wastewater discharged into a septic tank? Yes No Unknown

If yes, is industrial process wastewater discharged into a storm sewer? Yes No Unknown

If yes, are there any wastewater NPDES permits? (Provide copy of permit reports) Yes No Unknown

30) Is the property connected to a public sanitary sewer system? Yes No Unknown

Is there a septic tank system on-site? (Location: _____) Yes No Unknown

Was there a septic tank system on-site? Yes No Unknown

31) Are any dry wells (i.e. gravel beds, infiltration galleries) located on the property? Yes No Unknown

If yes, for what purpose? _____

32) Has a Phase I Environmental Site Assessment (ESA) been performed on the property/facility? Yes No Unknown

If yes, where is the report? _____

33) Have there HISTORICALLY been spills, leaks, or other releases of hazardous substances on the site?

Spills: Yes No Unknown Leaks: Yes No Unknown Releases of Hazardous Substances: Yes No Unknown

If yes, was the incident cleaned-up? Yes No Unknown If yes, date cleaned-up: _____

If yes, was a NFA letter obtained? Yes No Unknown If yes, attached copy of NFA letter: _____

If yes, was a cleanup report prepared? Yes No Unknown If yes, report can be obtained from: _____

34) Has ground water or soil sampling ever been performed on the subject property? Yes No Unknown

If yes, was a report prepared? Yes No Unknown If yes, where is the report? _____

- 35) Are you aware of any of the following on the site?
- | | | | | |
|---|------------------------------|-----------------------------|---|-------|
| Asbestos containing building materials | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown | _____ |
| Acoustical Ceiling Tile | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown | _____ |
| Floor Tiles | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown | _____ |
| Insulation | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown | _____ |
| Insulated Piping | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown | _____ |
| Spray applied fireproofing | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown | _____ |
| Siding | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown | _____ |
| Roofing | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown | _____ |
| Lead-based paint | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown | _____ |
| Molds | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown | _____ |
| If yes, to any of the above is a survey report available? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown | _____ |

36) Have pesticides been applied on the site? Yes: No: Unknown
 If yes, which ones? _____

37) If any of the following environmental permits/facility requirements are required to operate your facility, please check and attach a copy.

- EPA Hazardous Waste Generator, I.D. List # _____
- Material Safety Data Sheet
- NPDES Permit
- Hazardous Waste Treatment Storage and Disposal Facility (TSDF) Permit
- Underground Storage Tank Use Permit
- Air Pollution Control/Emission Permit
- Emergency Hazardous Materials Management Plan and Contingency Plan
- Asbestos Operations and Maintenance Plan
- Air Agency Quality Emission Permit
- Stage II Vapor Monitoring

38) Are there any on-site permits and/or licenses regarding waste disposal?
 Yes: No: Unknown If yes, what type?: _____

39) Have any geotechnical engineering reports for buildings/structures been performed on the site?
 Yes: No: Unknown If yes, provide reports _____

40) Have any septic design reports for buildings/structures been performed on the site?
 Yes: No: Unknown If yes, provide reports _____

41) Are there any environmental deed restrictions, restrictive covenants, or land use restrictions on the property?
 Yes: No: Unknown: If yes, for what?: _____

42) Are there any institutional or engineering controls on the property?
 Yes: No: Unknown: If yes, for what?: _____

43) Are there any environmental lawsuits pertaining to environmental conditions on the property? Yes: No: Unknown
 Current lawsuits? Yes: No: Unknown: If yes, for what?: _____
 Past lawsuits? Yes: No: Unknown: If yes, for what?: _____

44) Are there any purchase and sale agreements which specify environmental conditions on the property?
 Yes: No: Unknown: If yes, for what?: _____

45) Is the assessed price and market value of the subject property due to the presence of releases or threatened releases of hazardous substances?
 Yes: No: Unknown: If yes, for what?: _____

46) Is a Chain of Title ownership document available?
 Yes: No: Unknown: If yes, please provide a copy.

47) What is the proposed future use of the site? _____

48) Complete the Utilities and Services table presented below:

Subject Property - Utilities and Services

Public water	<i>discontinued</i>	<i>Lake-Hosier Utility District</i>
Private water		
Fire protection		
Public sewer		
Septic tank/leach field		
Sprinkler		
Electricity	<i>discontinued</i>	
Heating/air conditioning		
Lighting		
Natural gas		
Cable television		
Telephone	<i>discontinued</i>	
Refuse		
Recycling		
Storage tanks		

49) Complete the Building and Structures table presented below:

Subject Property - Buildings and Structures

<i>See Report JK</i>			

The **Owner** questionnaire answers were provided and completed by:

Name: Kenny Lee
 Title: _____
 Firm: KOWA 90 LLC
 Address: P.O. 3816 Federal Way WA 98003
 Phone Number: 253-740-9600 206-406-2737
 Date: 6/30/06

Preparer (Owner) represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated. It is the user's responsibility to draw conclusions regarding affirmative or unknown answers.

Signature: [Signature] Date: 6/30/06

Relationship of preparer(s) (Owner) to the property user. (Check one box)

- | | |
|--|---|
| <input type="checkbox"/> Landowner: _____ | <input type="checkbox"/> Business owner: _____ |
| <input type="checkbox"/> Representative of the owner: _____ How: _____ | <input type="checkbox"/> Employee of the business owner: _____ |
| <input type="checkbox"/> Employee of the landowner: _____ | <input type="checkbox"/> Real estate agent/broker: _____ |
| <input type="checkbox"/> Developer: _____ | <input type="checkbox"/> Occupant of the property: <input type="checkbox"/> Lease <input type="checkbox"/> Rent _____ |
| <input type="checkbox"/> Consultant: _____ | <input type="checkbox"/> User of property: _____ |

How long have you been familiar with the property? _____ Years
 This form was completed: On Site By Telephone Fax Mail

The **Occupant** questionnaire answers were provided and completed by:

Name: _____
 Title: _____
 Firm: _____
 Address: _____
 Phone Number: _____
 Date: _____

Preparer (Occupant) represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated. It is the user's responsibility to draw conclusions regarding affirmative or unknown answers.

Signature: N/A Date: _____

Relationship of preparer(s) (Occupant) to the property: (Check one box)

- | | |
|--|---|
| <input type="checkbox"/> Landowner: _____ | <input type="checkbox"/> Business owner: _____ |
| <input type="checkbox"/> Representative of the owner: _____ How: _____ | <input type="checkbox"/> Employee of the business owner: _____ |
| <input type="checkbox"/> Employee of the landowner: _____ | <input type="checkbox"/> Real estate agent/broker: _____ |
| <input type="checkbox"/> Developer: _____ | <input type="checkbox"/> Occupant of the property: <input type="checkbox"/> Lease <input type="checkbox"/> Rent _____ |
| <input type="checkbox"/> Consultant: _____ | <input type="checkbox"/> User of property: _____ |

How long have you been familiar with the property? _____ Years
 This form was completed: On Site By Telephone Fax Mail

The **Observed During Site Visit** questionnaire answers were provided and completed by:

Name: Jonathan M. Kemp
 Title: President
 Firm: EnCo Environmental Corporation
 Address: PO Box 731747 Puyallup WA 98373
 Phone Number: 253-841-9710
 Date: 7.11.06

Preparer (Observed During Site Visit) represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated. It is the user's responsibility to draw conclusions regarding affirmative or unknown answers.

Signature: Jonathan M. Kemp Date: 7-11-06

Relationship of preparer(s) (Observed During Site Visit) to the property: (Check one box)

- Landowner: _____
- Representative of the owner: _____ How: _____
- Employee of the landowner: _____
- Developer: _____
- Consultant: _____
- Business owner: _____
- Employee of the business owner: _____
- Real estate agent/broker: _____
- Occupant of the property: Lease Rent _____
- User of property: _____

How long have you been familiar with the property? 0 Years
 This form was completed: On Site By Telephone Fax Mail

The original completed and signed questionnaire has been filed at:



EnCo Environmental Corporation
 P.O. Box 731747
 Puyallup, WA 98373
 Telephone #: 253.841.9710
 E-mail: jonkemp30@msn.com
 Fax #: 253.841.0284
 Signature of Reviewer: Jonathan M. Kemp

A copy of the completed questionnaire has been faxed e-mailed mailed in-person delivery to:

Ms. Lea J. Armstrong
ATR LLC
747 Saint Helens Avenue, Suite 200
Tacoma WA 98402
 Telephone #: (253) 606-4691

Government Records/Historical Sources Inquiry			
1. Do any of the following federal, state, or tribal government record systems list the property or any property within the search distance noted below (where available):	Approximate Minimum Search Distance Miles (kilometers)	Yes	No
Federal NPL site list	1.0 (1.6)		X
Federal Delisted NPL site list	0.5 (0.8)		X
Federal CERCLIS list	0.5 (0.8)		X
Federal CERCLIS NFRAP site list	0.5 (0.8)		X
Federal RCRA CORRACTS facilities list	1.0 (1.6)		X
Federal RCRA non-CORRACTS TSD facilities list	0.5 (0.8)		X
Federal RCRA generators list	Property and adjoining properties	X	
Federal institutional control/engineering control registries	Property only		X
Federal ERNS list	Property only		X
State and tribal lists of hazardous waste sites identified for investigation or remediation:			
State and tribal equivalent NPL	1.0 (1.6)		X
State and tribal equivalent CERCLIS	0.5 (0.8)		X
State and tribal equivalent landfill and/or solid waste disposal site lists	0.5 (0.8)		X
State and tribal leaking storage tank lists	0.5 (0.8)	X	
State and tribal registered storage tanks lists	Property and adjoining properties	X	
State and tribal institutional control/engineering control registries	Property only		X
State and tribal voluntary cleanup sites	0.5 (0.8)	X	
State and tribal Brownfield sites	0.5 (0.8)		X
		Yes	No
2. Based upon a review of fire insurance maps (10.2.3) or local street directories (10.2.3), all as specified in the guide, are any buildings or other improvements on the property or on an adjoining property identified as having been used for an industrial use or uses likely to lead to contamination of the property?			X

- See Report -

SQS

ICR

No Coverage of MAR

The Government Records and Historical Sources Inquiry questionnaire was completed by:

Name: Jonathan McKern
 Title: President
 Firm: EnCo Environmental Corporation
 Address: PO Box 731747 Puyallup WA 98373 Puyallup WA 98373
 Phone Number: 253 841-9710
 Date: 7-11-06

Preparer (Government Records and Historical Sources Inquiry) represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated. It is the user's responsibility to draw conclusions regarding affirmative or unknown answers.

Signature: Jonathan McKern Date: 7-11-06



EDR® Environmental
Data Resources Inc

✓

The EDR Radius Map™ Report

**Proposed Senior Housing Center
33061 15th Avenue South
Federal Way, WA 98003**

Inquiry Number: 1703597.1s

June 26, 2006

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

33061 15TH AVENUE SOUTH
FEDERAL WAY, WA 98003

COORDINATES

Latitude (North):	47.305600 - 47° 18' 20.2"
Longitude (West):	122.314800 - 122° 18' 53.3"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	551796.4
UTM Y (Meters):	5239134.0
Elevation:	393 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	47122-C3 POVERTY BAY, WA
Most Recent Revision:	1994

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL.....	National Priority List
Proposed NPL.....	Proposed National Priority List Sites
Delisted NPL.....	National Priority List Deletions
NPL RECOVERY.....	Federal Superfund Liens
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP.....	CERCLIS No Further Remedial Action Planned
CORRACTS.....	Corrective Action Report
RCRA-TSDF.....	Resource Conservation and Recovery Act Information
RCRA-LQG.....	Resource Conservation and Recovery Act Information

EXECUTIVE SUMMARY

ERNS	Emergency Response Notification System
HMIRS	Hazardous Materials Information Reporting System
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
US BROWNFIELDS	A Listing of Brownfields Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
ODL	Open Dump Inventory
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

HSL	Hazardous Sites List
CSCSL NFA	Confirmed & Contaminated Sites - No Further Action
SWF/LF	Solid Waste Facility Database
SWTIRE	Solid Waste Tire Facilities
AST	Aboveground Storage Tank Locations
SPILLS	Reported Spills
INST CONTROL	Institutional Control Site List
VCP	Voluntary Cleanup Program Sites
DRYCLEANERS	Drycleaner List
CDL	Clandestine Drug Lab Contaminated Site List
EMI	Washington Emissions Data System
INACTIVE DRYCLEANERS	Inactive Drycleaners

TRIBAL RECORDS

INDIAN RESERV	Indian Reservations
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

Manufactured Gas Plants... EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

FEDERAL RECORDS

RCRAInfo: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store , treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/09/2006 has revealed that there are 6 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MIDWAY SEATAC AUTO WRECKING	1403 S 330TH ST	0 - 1/8 NW	A1	6
MAACO AUTO PAINT	32828 PACIFIC HWY S	1/8 - 1/4NNE	D9	17
NATIONAL CAR RENTAL	32747 PACIFIC HWY S	1/8 - 1/4NNE	E13	19
PUGET SOUND NATIONAL BANK TRUS	1809 S 330TH	1/8 - 1/4E	14	19
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
GOOD TIMES KAWASAKI INC	33003 PACIFIC HWY S	0 - 1/8 ENE	3	9
PACIFIC COAST FORD	33207 PACIFIC HWY S	1/8 - 1/4SSE	C7	14

STATE AND LOCAL RECORDS

CSCSL: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Ecology's Confirmed & Suspected Contaminated Sites List.

A review of the CSCSL list, as provided by EDR, and dated 03/08/2006 has revealed that there are 4 CSCSL sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MIDWAY SEATAC AUTO WRECKING	1403 S 330TH ST	0 - 1/8 NW	A1	6
CRYSTAL CLEANERS FEDERAL WAY	1414 S 324TH ST STE A1	1/4 - 1/2N	G17	20
ARCO 5241	2202 S 320TH ST	1/2 - 1 NE	20	25
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
BRYAN PROPERTY	1908 S 341ST PL	1/2 - 1 SSE	19	22

EXECUTIVE SUMMARY

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Ecology's Leaking Underground Storage Tanks Site List.

A review of the LUST list, as provided by EDR, and dated 03/08/2006 has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CAR PROS / DICK BALCH CHEVROLE	32427 PACIFIC HWY S	1/4 - 1/2N	F16	20
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ERNIES FUEL STOPS	33101 PACIFIC HWY S	0 - 1/8 ESE	B5	10

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Ecology's Statewide UST Site/Tank Report.

A review of the UST list, as provided by EDR, and dated 04/27/2006 has revealed that there are 6 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MINIT-LUBE #1512	32836 PACIFIC HWY S	1/8 - 1/4NNE	D8	16
U.S. POSTAL SERVICE	32829 PACIFIC HIGHWAY S	1/8 - 1/4NNE	D10	17
NATIONAL CAR RENTAL	32747 PACIFIC HIGHWAY S	1/8 - 1/4NNE	E12	18
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ERNIES FUEL STOPS	33101 PACIFIC HWY S	0 - 1/8 ESE	B5	10
CAL WORTHINGTON FORD	33207 S PACIFIC HWY	1/8 - 1/4SSE	C6	13
ELITE TRUCK AND AUTO SALES	33305 PACIFIC HWY S	1/8 - 1/4SSE	11	18

MANIFEST: Hazardous waste manifest information.

A review of the MANIFEST list, as provided by EDR, and dated 12/31/2004 has revealed that there is 1 MANIFEST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
PACIFIC COAST FORD	33207 PACIFIC HWY S	1/8 - 1/4SSE	C7	14

ICR: These are remedial action reports Ecology has received from either the owner or operator of the site. These actions have been conducted without department oversight or approval and are not under an order or decree.

A review of the ICR list, as provided by EDR, and dated 12/01/2002 has revealed that there are 4 ICR sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CELEBRATION PARK	1403 S. 330TH ST.	0 - 1/8 NW	A2	9
CAR PROS/DICK BALCH CHEVROLET	32427 PACIFIC HWY S.	1/4 - 1/2N	F15	19
ROSS PLAZA	1414 S. 324TH	1/4 - 1/2N	G18	22
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ERNIE'S TRUCK STOP	33101 PACIFIC HWY S.	0 - 1/8 ESE	B4	10

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
PUYALLUP KIT CORNER LANDFILL	CSCSL
MCMICKEN HEIGHTS	SWF/LF
RENTON JUNCTION (MONSTER ROAD)	SWF/LF
BOW LAKE ABANDONED LANDFILL	SWF/LF
CORLISS ABANDONED LANDFILL	SWF/LF
PUYALLUP/KIT CORNER ABANDONED LANDFILL	SWF/LF
AUBURN (M & R STREET SITE)	SWF/LF
AUBURN (ROTARY PARK SITE)	SWF/LF
BOW LAKE	SWF/LF
CARTON & BORTH	SWF/LF
CORLISS LANDFILL	SWF/LF
EASTGATE ABANDONED LANDFILL	SWF/LF
ENUMCLAW	SWF/LF
FACTORIA PIT (SUNSET RAVINE PARK)	SWF/LF
H.H. OLESON	SWF/LF
HOUGHTON	SWF/LF
KENT ABANDONED LANDFILL (MILL CREEK CANYON PARK)	SWF/LF
NORTH BEND	SWF/LF
PACIFIC CITY	SWF/LF
PUYALLUP/KIT CORNER	SWF/LF
REDONDO PIT	SWF/LF
RENTON HIGHLANDS	SWF/LF
SKYKOMISH	SWF/LF
SUNSET PARK	SWF/LF
TUKWILA	SWF/LF
VASHON ISLAND	SWF/LF
HOUGHTON ABANDONED LANDFILL	SWF/LF
FALL CITY ABANDONED LANDFILL	SWF/LF
UNOCAL 4830/CLOSED	UST
CAMPBELL CONST CO INC.	UST
SUPERVALU FROZEN FOODS	RCRA-LQG, MANIFEST
AT&T WIRELESS AQUATIC CENTER	FINDS

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

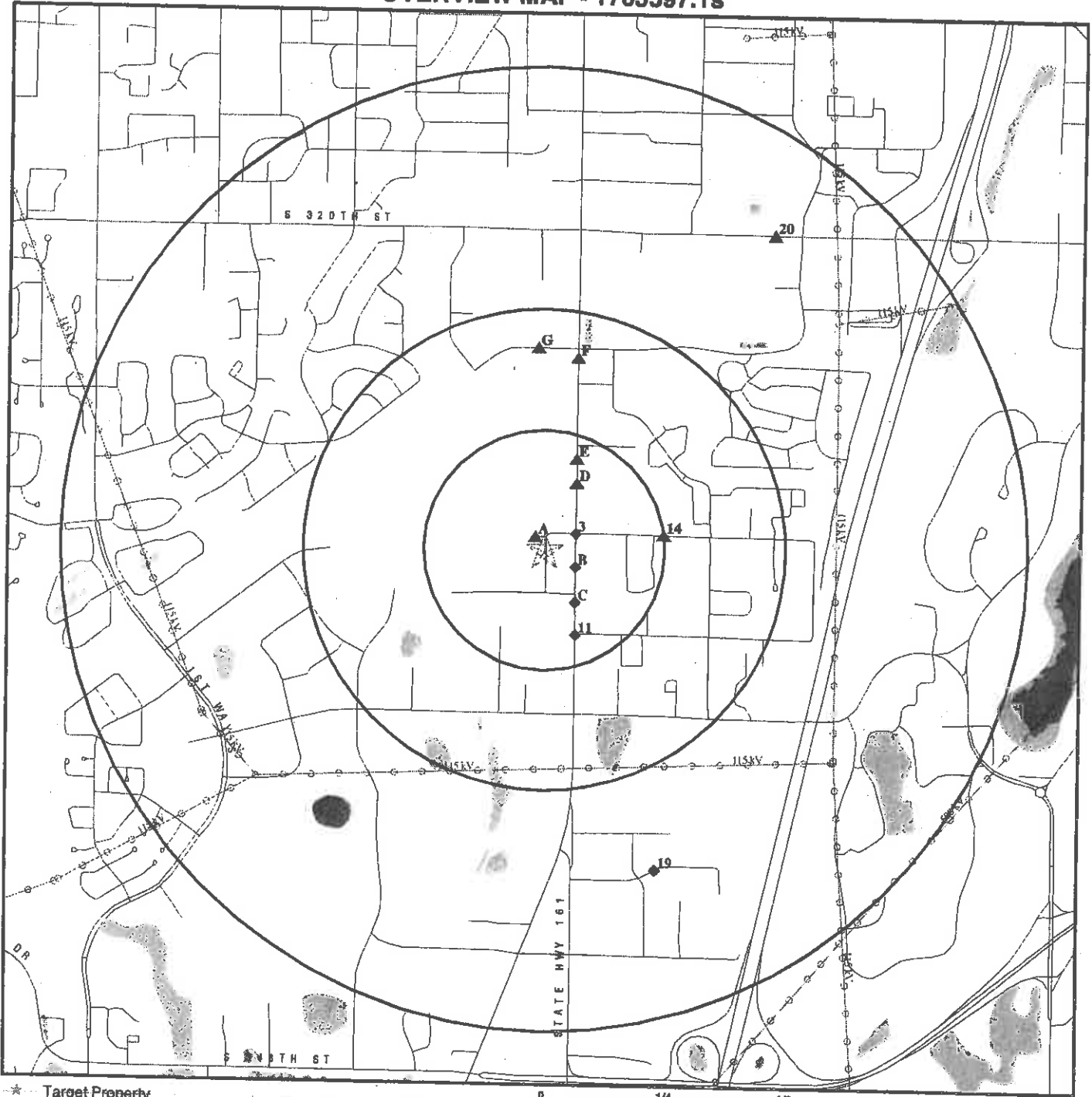
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OVERVIEW MAP - 1703597.1s



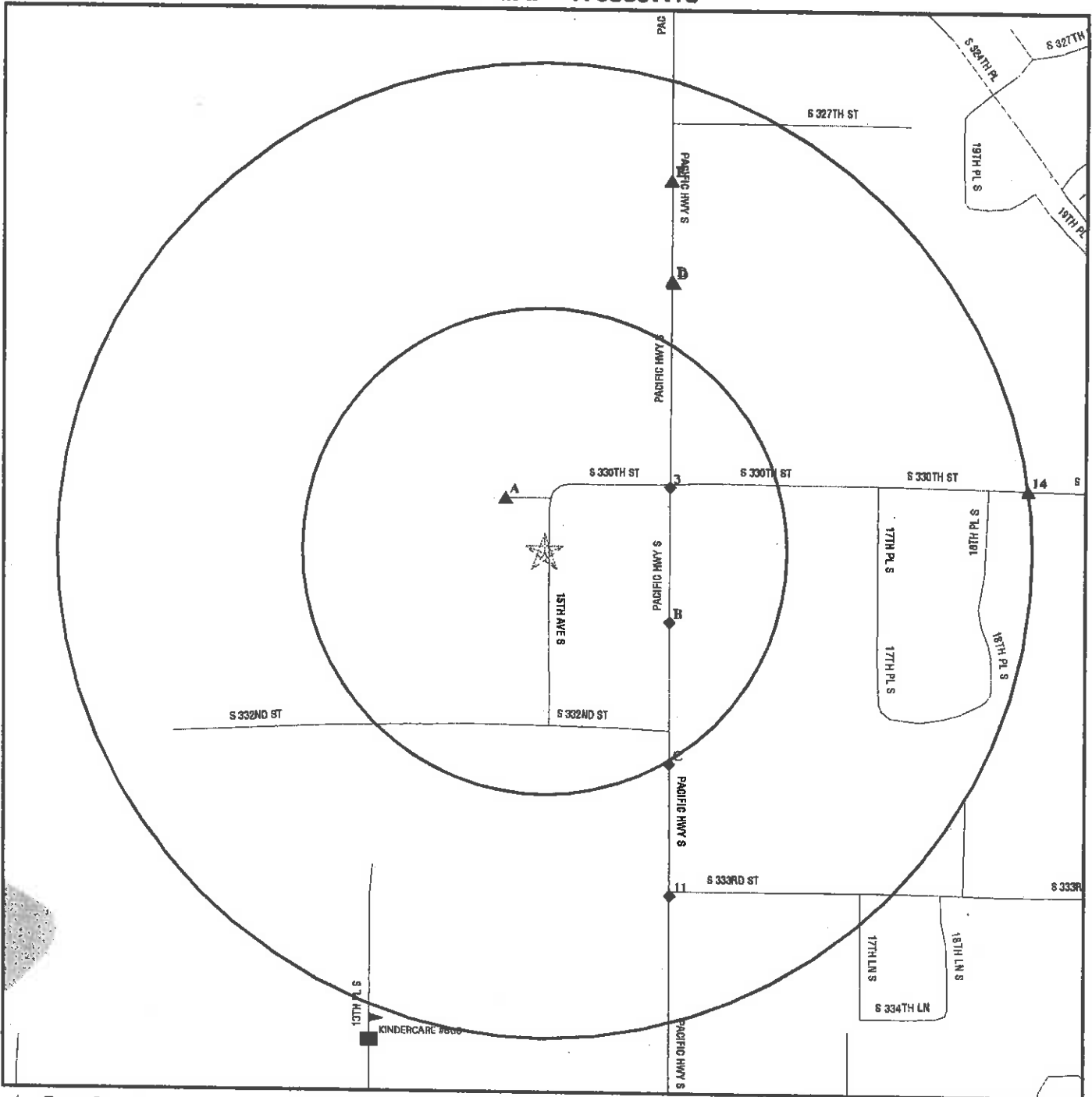
- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory

SITE NAME: Proposed Senior Housing Center
ADDRESS: 33061 15th Avenue South
Federal Way WA 98003
LAT/LONG: 47.3056 / 122.3148

CLIENT: EnCo Environmental Corp.
CONTACT: Jonathan Kemp
INQUIRY #: 1703597.1s
DATE: June 26, 2006

DETAIL MAP - 1703597.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ⬆ Sensitive Receptors
- ☒ National Priority List Sites
- ☒ Landfill Sites
- ☒ Dept. Defense Sites

- ☒ Indian Reservations BIA
- ☒ Oil & Gas pipelines
- ☒ 100-year flood zone
- ☒ 500-year flood zone
- ☒ National Wetland inventory



SITE NAME: Proposed Senior Housing Center
ADDRESS: 33061 15th Avenue South
 Federal Way WA 98003
LAT/LONG: 47.3056 / 122.3148

CLIENT: EnCo Environmental Corp.
CONTACT: Jonathan Kemp
INQUIRY #: 1703597.1s
DATE: June 26, 2006

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
<u>FEDERAL RECORDS</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL RECOVERY	TP		NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.500	0	0	0	NR	NR	0
CORRACTS		1.000	0	0	0	NR	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.250	2	4	NR	NR	NR	6
ERNS	TP		NR	NR	NR	NR	NR	0
HMIRS	TP		NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
DOD		1.000	0	0	0	NR	NR	0
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
CONSENT		1.000	0	0	0	NR	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	0	NR	0
ODI		0.500	0	0	0	NR	NR	0
TRIS		0.500	0	0	0	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
MINES	TP		NR	NR	NR	NR	NR	0
FINDS		0.250	0	0	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
	TP		NR	NR	NR	NR	NR	0
<u>STATE AND LOCAL RECORDS</u>								
CSCSL		1.000	1	0	1	2	NR	4
HSL		1.000	0	0	0	0	NR	0
CSCSL NFA		0.500	0	0	0	NR	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
SWTIRE		0.500	0	0	0	NR	NR	0
LUST		0.500	1	0	1	NR	NR	2
UST		0.250	1	5	NR	NR	NR	6
AST		0.250	0	0	NR	NR	NR	0
MANIFEST		0.250	0	1	NR	NR	NR	1
SPILLS	TP		NR	NR	NR	NR	NR	0
INST CONTROL		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
ICR		0.500	2	0	2	NR	NR	4
DRYCLEANERS		0.250	0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
CDL		TP	NR	NR	NR	NR	NR	0
WA Emissions		TP	NR	NR	NR	NR	NR	0
INACTIVE DRYCLEANERS		0.250	0	0	NR	NR	NR	0
<u>TRIBAL RECORDS</u>								
INDIAN RESERV		1.000	0	0	0	0	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
<u>EDR PROPRIETARY RECORDS</u>								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

A1
NW
< 1/8
177 ft.

MIDWAY SEATAC AUTO WRECKING
1403 S 330TH ST
FEDERAL WAY, WA 98003

RCRA-SQG 1000838385
CSCSL WAD988511622
FINDS

Site 1 of 2 in cluster A

Relative:
Higher

Actual:
402 ft.

RCRAInfo:
 Owner: MIDWAY SEATAC AUTO WRECKING
 EPA ID: WAD988511622
 Contact: Not reported
 Classification: Small Quantity Generator
 TSDF Activities: Not reported
 Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
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WA-DOEFSIS (Washington - Department Of Ecology Facility / Site Identification System) is the Department of Ecology's Facility/Site identification system that provides a means to query and display data maintained by the Department of Ecology. This system contains key information for each facility/site that is currently, or has been, of interest to the departments Air Quality, Dam Safety, Hazardous Waste, Toxics Cleanup, and Water Quality Programs.

SHWS:

Facility ID: 2389
 MTBE Code: Not reported
 Prog plan code: Not reported
 UXO Code: Not reported
 Lat/Long: 47.306310000000003 / -122.31449000000001
 Responsible Unit: Northwest Region
 Ecology Site Status relative to the MTCA cleanup process:
 Ranked, Awaiting Remedial Action (RA)
 Independent Site Status - those sites undergoing an independent cleanup:
 Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):
 Affected Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has been confirmed by laboratory analysis (or field determination in the case of petroleum contamination)

Affected Media: Soil

Arsenic Code:	Not reported
Base/Neutral/Acid Organics:	Not reported
Halogenated Organic Compounds:	Not reported
EPA Priority Pollutants - Metals and Cyanide:	Not reported
Metals - Other non-priority pollutant metals:	Not reported
Polychlorinated biPhenyls (PCBs):	Not reported
Pesticides:	Not reported
Petroleum Products:	Confirmed above MTCA cleanup levels
Phenolic Compounds:	Not reported
Non-Halogenated Solvents:	Not reported
Dioxin:	Not reported
Polynuclear Aromatic Hydrocarbons (PAH):	Not reported
Reactive Wastes:	Not reported
Corrosive Wastes:	Not reported
Radioactive Wastes:	Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

MIDWAY SEATAC AUTO WRECKING (Continued)

Database(s) EDR ID Number
 EPA ID Number

1000838385

Asbestos: Not reported
 Conventional Contaminants, Organic: Not reported
 Conventional Contaminants, Inorganic: Not reported
 Lat/Long : 47° 18' 22.719999999999999" / 122° 18' 52.160000000000004"
 Media Id : 3408
 Media Type Description : Soil
 Media Status Description : Confirmed
 Tributyl Tin Contaminant Group : Not reported
 Bioassay/benthic Failures Contam group : Not reported
 Wood Debris Contaminant Group : Not reported
 Other Deleterious Substance Group : Not reported

Facility ID: 2389
 MTBE Code: Not reported
 Prog plan code : Not reported
 UXO Code : Not reported
 Lat/Long : 47.306310000000003 / -122.314490000000001

Responsible Unit: Northwest Region
 Ecology Site Status relative to the MTCA cleanup process:
 Ranked, Awaiting Remedial Action (RA)
 Independent Site Status - those sites undergoing an independent cleanup:
 Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):
 Affected Media Status: S (Suspected) - Due to preliminary investigations or the nature of business operations or manufacturing processes, certain contaminants are suspected to be present at the site

Affected Media : Ground Water
 Arsenic Code: Not reported

Base/Neutral/Acid Organics: Not reported
 Halogenated Organic Compounds: Not reported
 EPA Priority Pollutants - Metals and Cyanide: Not reported
 Metals - Other non-priority pollutant metals: Not reported
 Polychlorinated biPhenyls (PCBs): Not reported
 Pesticides: Not reported
 Petroleum Products: Suspected to be present
 Phenolic Compounds: Not reported
 Non-Halogenated Solvents: Not reported
 Dioxin: Not reported
 Polynuclear Aromatic Hydrocarbons (PAH): Not reported
 Reactive Wastes: Not reported
 Corrosive Wastes: Not reported
 Radioactive Wastes: Not reported
 Asbestos: Not reported
 Conventional Contaminants, Organic: Not reported
 Conventional Contaminants, Inorganic: Not reported
 Lat/Long : 47° 18' 22.719999999999999" / 122° 18' 52.160000000000004"
 Media Id : 3409
 Media Type Description : Groundwater
 Media Status Description : Suspected
 Tributyl Tin Contaminant Group : Not reported
 Bioassay/benthic Failures Contam group : Not reported
 Wood Debris Contaminant Group : Not reported
 Other Deleterious Substance Group : Not reported

Facility ID: 2389
 MTBE Code: Not reported
 Prog plan code : Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

MIDWAY SEATAC AUTO WRECKING (Continued)

EDR ID Number
 EPA ID Number

Database(s)

1000838385

UXO Code : Not reported
 Lat/Long : 47.306310000000003 / -122.31449000000001
 Responsible Unit: Northwest Region
 Ecology Site Status relative to the MTCA cleanup process:
 Ranked, Awaiting Remedial Action (RA)
 Independent Site Status - those sites undergoing an independent cleanup:
 Not reported
 WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):
 Affected Media Status: S (Suspected) - Due to preliminary investigations or the nature of business
 operations or manufacturing processes, certain contaminants are suspected to be
 present at the site
 Affected Media : Surface Water
 Arsenic Code: Not reported
 Base/Neutral/Acid Organics: Not reported
 Halogenated Organic Compounds: Not reported
 EPA Priority Pollutants - Metals and Cyanide: Not reported
 Metals - Other non-priority pollutant metals: Not reported
 Polychlorinated biPhenyls (PCBs): Not reported
 Pesticides: Not reported
 Petroleum Products: Suspected to be present
 Phenolic Compounds: Not reported
 Non-Halogenated Solvents: Not reported
 Dioxin: Not reported
 Polynuclear Aromatic Hydrocarbons (PAH): Not reported
 Reactive Wastes: Not reported
 Corrosive Wastes: Not reported
 Radioactive Wastes: Not reported
 Asbestos: Not reported
 Conventional Contaminants, Organic: Not reported
 Conventional Contaminants, Inorganic: Not reported
 Lat/Long : 47° 18' 22.71999999999999" / 122° 18' 52.160000000000004"
 Media Id : 3410
 Media Type Description : Surface Water
 Media Status Description : Suspected
 Tributyl Tin Contaminant Group : Not reported
 Bioassay/benthic Failures Contam group : Not reported
 Wood Debris Contaminant Group : Not reported
 Other Deleterious Substance Group : Not reported

Facility ID: 2389
 MTBE Code: Not reported
 Prog plan code : Not reported
 UXO Code : Not reported
 Lat/Long : 47.306310000000003 / -122.31449000000001
 Responsible Unit: Northwest Region
 Ecology Site Status relative to the MTCA cleanup process:
 Ranked, Awaiting Remedial Action (RA)
 Independent Site Status - those sites undergoing an independent cleanup:
 Not reported
 WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):
 Affected Media Status: S (Suspected) - Due to preliminary investigations or the nature of business
 operations or manufacturing processes, certain contaminants are suspected to be
 present at the site
 Affected Media : Sediments
 Arsenic Code: Not reported
 Base/Neutral/Acid Organics: Not reported
 Halogenated Organic Compounds: Not reported

MAP FINDINGS

Distance
Distance (ft.)
Elevation Site

Database(s) EDR ID Number
EPA ID Number

MIDWAY SEATAC AUTO WRECKING (Continued)

1000838385

EPA Priority Pollutants - Metals and Cyanide: Not reported
 Metals - Other non-priority pollutant medals: Not reported
 Polychlorinated biPhenyls (PCBs): Not reported
 Pesticides: Not reported
 Petroleum Products: Suspected to be present
 Phenolic Compounds: Not reported
 Non-Halogenated Solvents: Not reported
 Dioxin: Not reported
 Polynuclear Aromatic Hydrocarbons (PAH): Not reported
 Reactive Wastes: Not reported
 Corrosive Wastes: Not reported
 Radioactive Wastes: Not reported
 Asbestos: Not reported
 Conventional Contaminants, Organic: Not reported
 Conventional Contaminants, Inorganic: Not reported
 Lat/Long : 47° 18' 22.719999999999999" / 122° 18' 52.160000000000004"
 Media Id : 3411
 Media Type Description : Sediment
 Media Status Description : Suspected
 Tributyl Tin Contaminant Group : Not reported
 Bioassay/benthic Failures Contam group : Not reported
 Wood Debris Contaminant Group : Not reported
 Other Deleterious Substance Group : Not reported

A2
NW
< 1/8
177 ft.

CELEBRATION PARK
1403 S. 330TH ST.
FEDERAL WAY, WA 98003

ICR S104484724
N/A

Relative:
Higher

Site 2 of 2 in cluster A

Actual:
402 ft.

WA ICR:
 Date Ecology Received Report: / /
 Contaminants Found at Site: Metals
 Petroleum products
 Media Contaminated: Soil
 Cause of Contamination: Not reported
 Region: North Western
 Type of Report Ecology Received: Interim cleanup report
 Site Register Issue: 95-12
 County Code: 17.00000
 Contact: Not reported
 Report Title: Not reported

3
ENE
< 1/8
384 ft.

GOOD TIMES KAWASAKI INC
33003 PACIFIC HWY S
FEDERAL WAY, WA 98003

RCRA-SQG 1000659846
FINDS WAD988495248

Relative:
Lower

Actual:
390 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

GOOD TIMES KAWASAKI INC (Continued)

Database(s) EDR ID Number
EPA ID Number

1000659848

RCRAInfo:
Owner: GOOD TIMES KAWASAKI INC
(253)838-3290
EPA ID: WAD988495248
Contact: Not reported
Classification: Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

B4
ESE
< 1/8
392 ft.

ERNIE'S TRUCK STOP
33101 PACIFIC HWY S.
FEDERAL WAY, WA 98003

ICR S103506779
N/A

Site 1 of 2 in cluster B

Relative:
Lower

Actual:
382 ft.

WA ICR:
Date Ecology Received Report: 02/04/1993
Contaminants Found at Site: Petroleum products
Media Contaminated: Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Final cleanup report
Site Register Issue: 92-44
County Code: 17.00000
Contact: Not reported
Report Title: Not reported

B5
ESE
< 1/8
392 ft.

ERNIES FUEL STOPS
33101 PACIFIC HWY S
FEDERAL WAY, WA 98003

LUST U003027723
UST N/A

Site 2 of 2 in cluster B

Relative:
Lower

Actual:
382 ft.

LUST:
Facility ID: 6335
Facility Status: Cleanup Started
Release ID: 4171
Release Notification Date: 12/21/1992 00:00:00
Release Status Date: 12/21/1992 00:00:00
Alternate Name: ERNIES TRUCK STOP FEDERAL WAY
Lat/Lon: 47.3047 / -122.3135
Affected Media: Soil
FS ID: 11456984
Site Response Code Unit: NW

Facility ID: 6335
Facility Status: Reported Cleaned Up
Release ID: 4171

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

ERNIES FUEL STOPS (Continued)

U003027723

Release Notification Date: 12/21/1992 00:00:00
Release Status Date: 6/1/1995 00:00:00
Alternate Name: ERNIES TRUCK STOP FEDERAL WAY
Lat/Lon: 47.3047 / -122.3135
Affected Media: Soil
FS ID: 11456984
Site Response Code Unit: NW

UST:

Facility ID: 11456984
Site ID: 6335
Install Date: 2/1/1993 00:00:00
Capacity: 20,000 to 29,999 Gallons
Status: Operational
Tank Name: 10
Substance: Unleaded Gasoline
Compartment #: 1
Tank ID: 22021
Comartment ID: 22337
Decimal Latitude: 47.30470
Decimal Longitude: -122.31350
Ecology Region: North Western

Facility ID: 11456984
Site ID: 6335
Install Date: 12/31/1964 00:00:00
Capacity: Not reported
Status: Removed
Tank Name: 4
Substance: Unleaded Gasoline
Compartment #: 1
Tank ID: 3829
Comartment ID: 3901
Decimal Latitude: 47.30470
Decimal Longitude: -122.31350
Ecology Region: North Western

Facility ID: 11456984
Site ID: 6335
Install Date: 12/31/1964 00:00:00
Capacity: Not reported
Status: Removed
Tank Name: 1
Substance: Unleaded Gasoline
Compartment #: 1
Tank ID: 3919
Comartment ID: 3991
Decimal Latitude: 47.30470
Decimal Longitude: -122.31350
Ecology Region: North Western

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

ERNIES FUEL STOPS (Continued)

U003027723

Facility ID: 11456984
Site ID: 6335
Install Date: 12/31/1984 00:00:00
Capacity: Not reported
Status: Removed
Tank Name: 2
Substance: Unleaded Gasoline
Compartment #: 1
Tank ID: 3819
Comartment ID: 3891
Decimal Latitude: 47.30470
Decimal Longitude: -122.31350
Ecology Region: North Western

Facility ID: 11456984
Site ID: 6335
Install Date: 2/1/1993 00:00:00
Capacity: 20,000 to 29,999 Gallons
Status: Operational
Tank Name: 7
Substance: Diesel
Compartment #: 1
Tank ID: 3902
Comartment ID: 3974
Decimal Latitude: 47.30470
Decimal Longitude: -122.31350
Ecology Region: North Western

Facility ID: 11456984
Site ID: 6335
Install Date: 12/31/1984 00:00:00
Capacity: Not reported
Status: Removed
Tank Name: 3
Substance: Leaded Gasoline
Compartment #: 1
Tank ID: 3883
Comartment ID: 3955
Decimal Latitude: 47.30470
Decimal Longitude: -122.31350
Ecology Region: North Western

Facility ID: 11456984
Site ID: 6335
Install Date: 12/31/1984 00:00:00
Capacity: Not reported
Status: Closed in Place
Tank Name: 6
Substance: Heating Fuel
Compartment #: 1
Tank ID: 3784
Comartment ID: 3856
Decimal Latitude: 47.30470
Decimal Longitude: -122.31350
Ecology Region: North Western

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

ERNIES FUEL STOPS (Continued)

U003027723

Facility ID: 11456984
Site ID: 6335
Install Date: 2/1/1993 00:00:00
Capacity: 20,000 to 29,999 Gallons
Status: Operational
Tank Name: 8
Substance: Diesel
Compartment #: 1
Tank ID: 3853
Comartment ID: 3925
Decimal Latitude: 47.30470
Decimal Longitude: -122.31350
Ecology Region: North Western

Facility ID: 11456984
Site ID: 6335
Install Date: 2/1/1993 00:00:00
Capacity: 10,000 to 19,999 Gallons
Status: Operational
Tank Name: 9
Substance: Unleaded Gasoline
Compartment #: 1
Tank ID: 3922
Comartment ID: 3994
Decimal Latitude: 47.30470
Decimal Longitude: -122.31350
Ecology Region: North Western

Facility ID: 11456984
Site ID: 6335
Install Date: 12/31/1964 00:00:00
Capacity: Not reported
Status: Removed
Tank Name: 5
Substance: Not reported
Compartment #: 1
Tank ID: 3931
Comartment ID: 4003
Decimal Latitude: 47.30470
Decimal Longitude: -122.31350
Ecology Region: North Western

C6
SSE
1/8-1/4
669 ft.

**CAL WORTHINGTON FORD
33207 S PACIFIC HWY
FEDERAL WAY, WA 98003**

UST U001126180
N/A

Relative:
Lower

Site 1 of 2 in cluster C

Actual:
378 ft.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

CAL WORTHINGTON FORD (Continued)

EDR ID Number
 EPA ID Number

Database(s)

U001126180

UST:

Facility ID: 91994154
 Site ID: 10051
 Install Date: 12/31/1964 00:00:00
 Capacity: 111 TO 1,100 Gallons
 Status: Removed
 Tank Name: 1
 Substance: Used Oil/Waste Oil
 Compartment #: 1
 Tank ID: 41682
 Comartment ID: 42267
 Decimal Latitude: 47.30477
 Decimal Longitude: -122.31405
 Ecology Region: North Western

C7
 SSE
 1/8-1/4
 669 ft.

PACIFIC COAST FORD
33207 PACIFIC HWY S
FEDERAL WAY, WA 98003

RCRA-SQG 1004793435
 FINDS WAD027484765
 MANIFEST

Site 2 of 2 in cluster C

Relative:
 Lower

RCRAInfo:

Owner: PACIFIC COAST FORD
 (253)838-6600

EPA ID: WAD027484765

Contact: Not reported

Classification: Conditionally Exempt Small Quantity Generator
 TSDF Activities: Not reported

Violation Status: No violations found

Actual:
 376 ft.

FINDS:

Other Pertinent Environmental Activity Identified at Site:

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WA MANIFEST:

Facility Site ID Number: 91994154
 Permit by Rule: False
 Treatment by Generator: False
 Mixed radioactive waste: False
 Importer of hazardous waste: False
 Immediate recycler: False
 Treatment/Storage/Disposal/Recycling Facility: False
 Generator of dangerous fuel waste: False
 Generator marketing to burner: False
 "Other marketers (i.e., blender, distributor, etc.)": False
 Utility boiler burner: False
 Industry boiler burner: False
 Industrial Furnace: False

1. HISTORICAL CHAIN OF TITLE

1. WARRANTY DEED:

RECORDED: 09-19-1938
GRANTOR: John C. Middleton
GRANTEE: Thomas H. Davis
INSTRUMENT: 3012719

2. WARRANTY DEED:

RECORDED: 02-14-1946
GRANTOR: Thomas H. Davis
GRANTEE: Carl Sanders
INSTRUMENT: 3540659

3. WARRANTY DEED:

RECORDED: 04-17-1947
GRANTOR: Carl Sanders
GRANTEE: Myrtle Lynn
INSTRUMENT: 3672594

4. WARRANTY DEED:

RECORDED: 05-02-1952
GRANTOR: Myrtle Lynn
GRANTEE: Alfred Poimiroo
INSTRUMENT: 4232595

5. WARRANTY DEED:

RECORDED: 04-22-1960
GRANTOR: Alfred Poimiroo
GRANTEE: Evergreen Air Park Company
INSTRUMENT: 5154134

6. WARRANTY DEED:

RECORDED: 01-26-1965
GRANTOR: Evergreen Air Park Company
GRANTEE: Pacific America Realty Trust
INSTRUMENT: 5836965

7. WARRANTY DEED:

RECORDED: 06-06-1968
GRANTOR: Pacific American Realty Trust
GRANTEE: Harry V. Rogers
INSTRUMENT: 6358346

8. WARRANTY DEED:

RECORDED: 04-03-1980
GRANTOR: Harry V. Rogers
GRANTEE: Donald Sigurdson
INSTRUMENT: 804030333

9. WARRANTY DEED:

RECORDED: 03-01-1984
GRANTOR: Elin L. Gammons and Anna M. Chester, Individually and
as Joint Executrices of the Estate of Donald Sigurdson,
deceased
GRANTEE: Steve Varga and Marilyn Varga, his wife
INSTRUMENT: 8403010813

2. LEASES AND MISCELLANEOUS

1. No leases or environmental liens were found of record.

3. LIMITATION

This report was prepared for the use of Environmental Data Resources, Inc., and EnCo Environmental Corporation, exclusively. This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. NETR- Real Estate Research & Information does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.



APPENDIX F

- ▶ **GOVERNMENT AGENCY DOCUMENTS (Federal, State, County, City, Local)**
 - ▶ **REPORT EXCERPTS**
 - ▶ **OTHER DOCUMENTS**

EnCo Environmental Corporation
Environmental Assessment and Remediation Services

Phase I, II & III, Stormwater Plans & Sampling, UST Remediation, Permit Compliance and Wetland Services



ON-SITE DOCUMENTS

EnCo Environmental Corporation
Environmental Assessment and Remediation Services

Phase I, II & III, Stormwater Plans & Sampling, UST Remediation, Permit Compliance and Wetland Services



CITY DOCUMENTS

EnCo Environmental Corporation
Environmental Assessment and Remediation Services

Phase I, II & III, Stormwater Plans & Sampling, UST Remediation, Permit Compliance and Wetland Services



KOWA 90 LLC - DANGEROUS BUILDINGS

Folder | Property (1) | People (2) | Info (7) | Fee/Charge | Process (4) | Document (2) | Comment | Attachment

Folder #	Ref	Gen. Number	Yr.	Sequence	Rev.	Type	Status	
2006102336000000	CR	20	06	102336	00	CR Citizen Action Request	Investigation	
1998103507000000	WR ROW98							

Property								Indicators	
House	Prefix	Street	Type	Direction	Unit Type	Unit			
Address	33015	15TH	AVE	S			Violations	<input type="checkbox"/>	
City	Zip Code	Tax Lot #	Property Row ID						
FEDERAL WAY	98003-6301	172104-9028	6,859						
Location	STR 172104 TAXLOT 28 W 135 FT OF E 495 FT OF N 230 FT LESS N 130 FT						Folder Unit		
							Due	\$0.00	

In Date	May 8, 2006	Issue/Approval		Expires	
Reference File #		By		Final Date	
SubType	Dangerous Buildings	Work Proposed	CDS		
Name	KOWA 90 LLC - DANGEROUS BUILDINGS			Priority	1
Description	3 old houses, now vacant are subject to vandalism, squatters and piled w/ junk and debris. Interior conditions pose potential hazard per PD				
Conditions					
Group	Citizen Action Request	ParentRSN		FolderRSN	78964

List View | Related View | Copy | Create Child | Revise | Issue/Approve | Print | Re-Default | Summary

Show no. of rows on tabs



Federal Way Department of Public Safety
33325 8th Avenue S.
P.O. Box 9718
Federal Way, WA 98063
(253)835-6700

Public Disclosure 5-Day Response

To: <u>Shauna Donay</u>	Date: <u>7/6/06</u>
Your File/Claim No.:	Your Related/Insured Party:
RE: Public Disclosure Requested on:	

We have received your request for public disclosure of record(s). This letter is to notify you that we are unable to complete your request at this time.

We need to determine one or more of the following before your request can be completed:

a) clarify the intent of the request; b) locate and assemble the information requested; c) notify third persons or agencies affected by the request or; d) determine whether any of the information requested is exempt under other statutes to determine whether or not to deny any part or all of the requested information (RCW 47.17.320). You have received this letter for the following reason(s):

- 1. We are unable to locate a report for this incident with the information provided. Please provide as much of the following information as possible to help us clarify the request: *Names of all parties involved, date, time and location of incident, type of incident, case number, intent of request.*
- 2. We do not have these documents because the incident did not occur within Federal Way Police jurisdiction. You may contact the King County Sheriff's Department at (206) 296-4192, if the incident occurred in unincorporated King County; or the Washington State Patrol at (360) 649-4370, if the incident occurred on a state highway.
- 3. The information you have requested is part of an open investigation. The non-disclosure of investigative records compiled by a law enforcement agency is essential to effective law enforcement. Open investigative files are exempt from public disclosure under RCW 42.17.310(1)(d).
- 4. The information you have requested is not available for disclosure at this time due to charges pending with the prosecutor's office. You may contact the prosecutor's office to inquire on your request.
- 5. There is a large quantity of information involved in your request. We require additional time to locate and assemble the information and determine whether any of the requested information is exempt and non-disclosable under state statutes. The expected time to complete request is: 7/31/06.
- 6. Please remit a check for \$5.00, and a self-addressed, stamped envelope, to cover the cost of the accident report.
- 7. Please remit the following fee to cover copying the requested information: _____ (RCW 42.17.300, 15 cents per page).

8. Other: will do CAD search for info on requests

Sincerely,

received

Cathy Schrock
Records Manager

Prepared by:

[Signature]

Date:

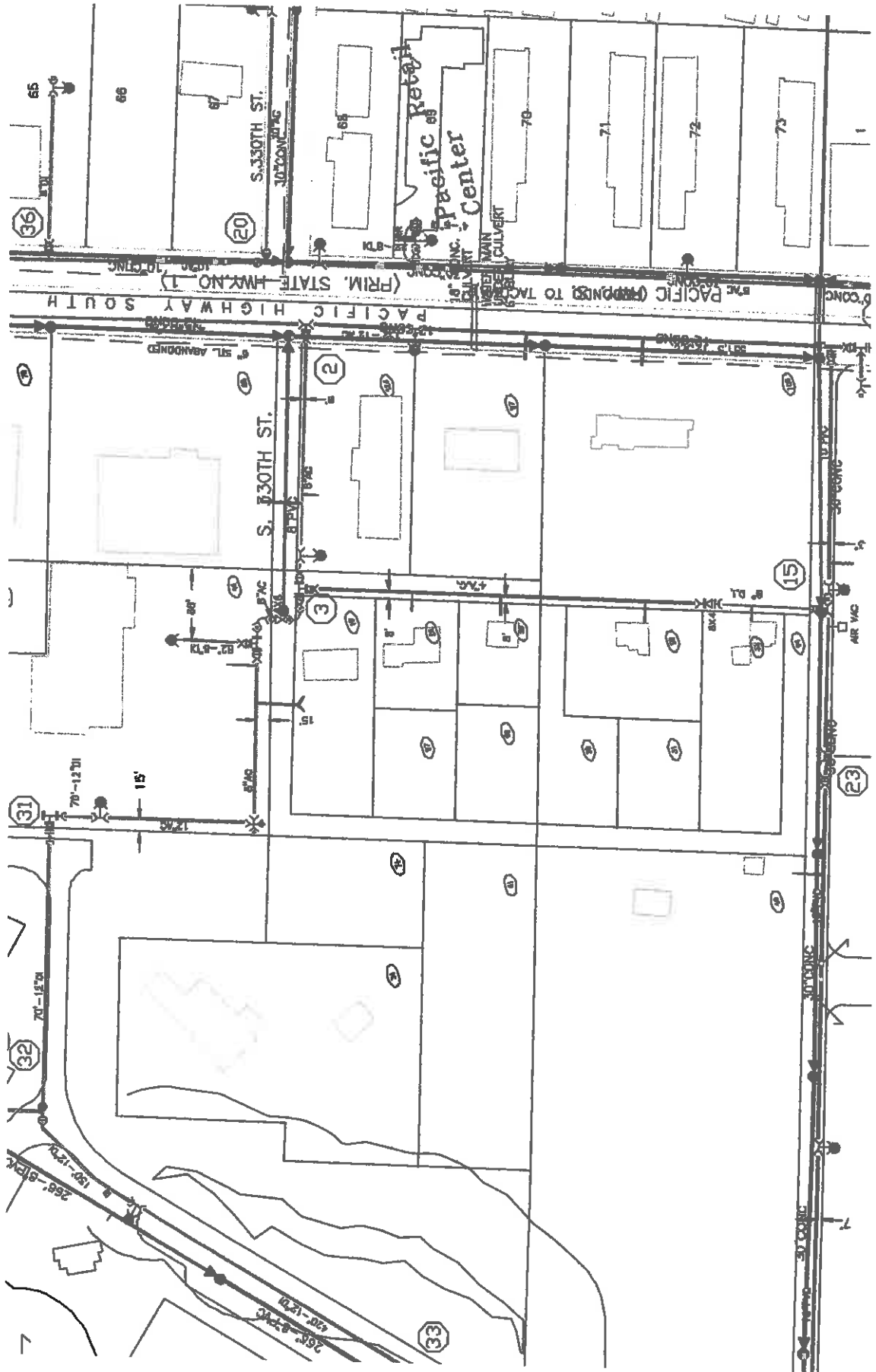
7.6.06

Use ZOOM control to increase size to view details.

<< WATER shown in BLUE >>



<< SEWER shown in GREEN >>



Note: The Lakehaven Utility District neither warrants nor guarantees the accuracy of information provided. Facility locations and conditions are subject to field verification.



COUNTY DOCUMENTS

EnCo Environmental Corporation
Environmental Assessment and Remediation Services

Phase I, II & III, Stormwater Plans & Sampling, UST Remediation, Permit Compliance and Wetland Services

parcel # 1

BD09

KING COUNTY DEPT OF ASSESSMENTS
REAL PROPERTY CHARACTERISTICS

BD01 PAI11250-S1
07/10/06 08:57:16.3

ACCOUNT: 172104-9074-0
TAXPAYER: KOWA 90 L L C
LOT: BLK:

SITUS: 1411 S 330TH ST S
PLAT:

QSTR: SE 17 21 04

JURS: FED WAY

LAND INFORMATION

IMPROVEMENT INFORMATION

LAND USE: 931
VACANT LAND-INDSTR TO 1 ACRE
PROP NME: VACANT
LOT SIZE: 25462
ZONING: OP

YEAR BUILT: 19
CONSTR TYPE:
GROSS AREA (ALL BLDGS):

(0.0)

=====

CHOOSE ONE OPTION: PRESS <PRINT> TO PRINT SCREEN,
<PF4> FOR LEGAL, <PF6> FOR HISTORY, <PF7> FOR TAXES OR <PF8> TO END.

Parcel #2
North Residential

BD09 KING COUNTY DEPT OF ASSESSMENTS BD01 PAI11260-S1
REAL PROPERTY CHARACTERISTICS 07/10/06 08:57:40.3
ACCOUNT: 172104-9046-0 SITUS: 33005 15TH AV S 98003
TAXPAYER: KOWA 90 L L C QSTR: SE 17 21 04
LOT: BLK: PLAT:

* LAND DATA *
ZONE ACTUAL BC
JURISDICTION FED WAY
SQUARE FEET 27000
WATER SYSTEM WTR DIST
SEWER
VIEW NO
OPEN SPACE

TIDELANDS
WATERFRONT FEET
WFT LOCATION
WFT BANK
WFT RIGHTS ONLY

** BUILDING DATA ** BLDG 1 OF 1 **
BLDG SQ FOOTAGE DATA MISC BLDG INFO
FIRST FLOOR 1220 YEAR BUILT 1959
1/2 FLOOR #STORIES 1.0
2ND FLOOR #LIVING UNITS 1
UPPER FLOOR DAYLIGHT BSMT
TOTAL BSMT HEAT SOURCE ELEC
FIN BSMT HEAT SYSTEM ELEC BB
BSMT GARAGE ACCESSORY IMPS
TOTAL LIVING AREA 1220 POOL AREA
ATTACHED GARAGE POOL CONSTR
ROOMS DET GARAGE AREA
BEDROOMS 2 CARPORT AREA 580
MOBILE HOME

===== (0.0) ==
CHOOSE ONE OPTION: PRESS <PRINT> TO PRINT SCREEN,
<PF4> FOR LEGAL, <PF6> FOR HISTORY, <PF7> FOR TAXES OR <PF8> TO END.

Parcel #6

BD0A KING COUNTY DEPT OF ASSESSMENTS BD01 PA11260-S1
 REAL PROPERTY CHARACTERISTICS 07/10/06 09:01:10.6
 ACCOUNT: 172104-9030-0 SITUS: 33023 15TH AV S 98003
 TAXPAYER: KOWA 90 L L C
 LOT: BLK: PLAT: QSTR: SE 17 21 04

* LAND DATA *		** BUILDING DATA **		JURS: FED WAY	
ZONE ACTUAL	BC	BLDG SQ FOOTAGE DATA		MISC BLDG INFO	BLDG 1 OF 1
JURISDICTION	FED WAY	FIRST FLOOR	900	YEAR BUILT	1962
SQUARE FEET	12500	1/2 FLOOR		#STORIES	1.0
WATER SYSTEM	WTR DIST	2ND FLOOR		#LIVING UNITS	1
SEWER		UPPER FLOOR		DAYLIGHT BSMT	
VIEW	NO	TOTAL BSMT		HEAT SOURCE	ELEC
OPEN SPACE		FIN BSMT		HEAT SYSTEM	ELEC BB
TIDELANDS		BSMT GARAGE		ACCESSORY IMPS	
WATERFRONT FEET		TOTAL LIVING AREA	900	POOL AREA	
WFT LOCATION		ATTACHED GARAGE		POOL CONSTR	
WFT BANK		ROOMS		DET GARAGE AREA	
WFT RIGHTS ONLY		BEDROOMS	2	CARPORT AREA	
				MOBILE HOME	

===== (0.0) ==
 CHOOSE ONE OPTION: PRESS <PRINT> TO PRINT SCREEN,
 <PF4> FOR LEGAL, <PF6> FOR HISTORY, <PF7> FOR TAXES OR <PF8> TO END.

Parcel # 8

BDOA

KING COUNTY DEPT OF ASSESSMENTS
REAL PROPERTY CHARACTERISTICS

BD01 PAI11250-S1
07/10/06 09:01:48.0

ACCOUNT: 172104-9090-0
TAXPAYER: KOWA 90 L L C
LOT: BLK:

SITUS: 33070 S 14TH AV S

QSTR: SE 17 21 04

PLAT:

JURS: FED WAY

LAND INFORMATION

IMPROVEMENT INFORMATION

LAND USE: 931
VACANT LAND-INDSTRL
PROP NME: VACANT

TO 1 ACRE

YEAR BUILT: 19

LOT SIZE: 14500

CONSTR TYPE:

ZONING: CC

GROSS AREA (ALL BLDGS):

(0.0)

Parcel 2

Parcel Data

Parcel Name	172104-9046	Present Use	Single Family(Res Use/Zone)
Name	KOWA 90 L L C	Zoning	BC
Site Address	33005 15TH AV S 98003	Jurisdiction	FEDERAL WAY
Area Code	054-018	Property Type Code	R
Block		Lot	

Legal Description W 270 FT OF E 630 FT OF S 100 FT OF N 130 FT OF SE 1/4 OF NE 1/4

Land Data

Land SqFt	27,000	Use Exemption	
Acres	0.62	Environmental	No
Water	WATER DISTRICT	Topography	No
Sewer/Septic	(none)	Traffic	No

Views

Rainier	No	Sound	No
Olympics	No	Lk Wash	No
Cascades	No	Lk Samm	No
Territorial	No	Lk/Riv/Crk	No
Seattle	No	Other	No

Waterfront

Location	No	Footage	0
Bank	No	Access Rights	No
Tide/Shore	No	Prox. Influence	No
Restricted	No	Poor Quality	No

Building/Improvement

Building Nbr	1 of 1	Living Units	1
Yr Built/Renov	1959	Bedrooms	2
Grade	6 Low Average	Total Baths	1
Condition	Average	Basement	0
AGLA	1,220	Finished Bsmt	0
Accessory Imps	Y	Covered Parking	0

Tax Roll History

Tax Yr	Omit Yr	TaxValue Reason	Appraised			Taxable		
			Land Val	Imp Val	Total	Land Val	Imp Val	Total
2007	0							
2006	0		113,000	92,000	205,000	113,000	92,000	205,000
2005	0		113,000	92,000	205,000	113,000	92,000	205,000
2004	0		113,000	92,000	205,000	113,000	92,000	205,000
2003	0		113,000	48,000	161,000	113,000	48,000	161,000
2002	0		113,000	48,000	161,000	113,000	48,000	161,000
2001	0		113,000	48,000	161,000	113,000	48,000	161,000
2000	0		108,000	36,000	144,000	108,000	36,000	144,000
1999	0		108,000	25,000	133,000	108,000	25,000	133,000
1998	0		108,000	25,000	133,000	108,000	25,000	133,000
1997	0					108,000	25,000	133,000
1996	0					108,000	23,700	131,700
1995	0					108,000	23,700	131,700
1994	0					108,000	23,700	131,700
1993	0					114,000	23,700	137,700

Sales History

E Number	Sale Date	Sale Price	Instrument	Sale Reason
1635997	8/27/1998	760,000	Statutory Warranty Deed	None

Review History

Tax Yr	Review#	Review Type	Appeal Val	Hearing Dt	Settlement Val	Hearing Result	Status
--------	---------	-------------	------------	------------	----------------	----------------	--------

Permit History

Number	Type	Value	Issue Date	Jurisdiction	Review Dt
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Home Improvement Exemption

Exempt No	Bldg No	Date Rec	Date Comp	Beg Yr	Est Cost
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Assessor Real Property Records:

Taxpayer	KOWA 90 L L C	Parcel Number	1721049046
Tax Year	2005	Account Number	172104904609
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN
Appraised Land Value	\$113,000	Taxable Land Value	\$113,000
Appraised Improvement Value	\$92,000	Taxable Improvement Value	\$92,000

Taxpayer	KOWA 90 L L C	Parcel Number	1721049046
Tax Year	2006	Account Number	172104904609
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN
Appraised Land Value	\$113,000	Taxable Land Value	\$113,000
Appraised Improvement Value	\$92,000	Taxable Improvement Value	\$92,000

Assessor Property Sales Records:

Tip: Use the Recorders Office: Excise Tax Affidavits Report to see more sales records details

Sale Date	8/27/1998	Sale Price	\$760,000
Seller Name	P D L PARTNERSHIP		
Buyer Name	KOWA 90 L L C		

Assessor Parcel Records:

District Name	FEDERAL WAY		
Property Name		Property Type	RESIDENTIAL
Plat Name		Present Use	Single Family(Res Use/Zone)
Plat Block		Water System	WATER DISTRICT
Plat Lot		Sewer System	NONE OR UNKNOWN
Lot Area	27,000 SqFt (0.62 acres)	Access	PUBLIC
Section/Township/Range	SE 17 21 4	Street Surface	GRAVEL

Assessor Legal Description Records:

Account Number	172104904609	Record Number	01
----------------	---------------------	---------------	-----------

Legal Description

172104 46 W 270 FT OF E 630 FT OF S 100 FT OF N 130 FT OF SE 1/4 OF NE 1/4 OF SE 1/4

Assessor Residential Building Records:

Address	33005 15TH AV S 98003		
Building Grade	Low Average	Building number	1
Condition	Average	Bedrooms	2
Year Built	1959	Baths	1
Year Renovated	0	1/2 Baths	0
Total Living SqFt	1220	3/4 Baths	0
1st Floor SqFt	1220	Stories	1
Half Floor SqFt	0	Single Story Fireplace	0
2nd Floor SqFt	0	Multi Story Fireplace	0
Upper Floor SqFt	0	Free Standing Fireplace	1
Total Basement SqFt	0	Basement Garage SqFt	0
Total Finished Basement SqFt	0	Attached Garage SqFt	0
Finished Basement Grade	NONE OR UNKNOWN	Open Porch SqFt	0
Daylight Basement		Enclosed Porch SqFt	0
Heat System	Elec BB	Deck SqFt	0
Heat Source	Electricity	Percent Brick Stone	0

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- [King County: Districts and Development Conditions Report](#)
- [King County Assessor: eReal Property Report \(PDF format requires Acrobat\)](#)
- [King County Assessor: Quarter Section Map Report \(PDF format requires Acrobat\)](#)
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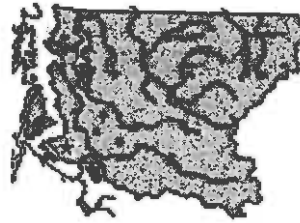
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PARCEL REPORT
Districts and Development
Conditions
 for Parcel number: **1721049046**



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Administrative Districts and Areas

Address	33005 15TH AV S
Jurisdiction	Federal Way
Zipcode	98003
King County Council District (COUNCIL IN TRANSITION)	Council District:7 Council Member: Pete von Reichbauer Phone: (206) 296-1007 Web site
School District	Federal Way #210
Fire District	0039
Water District	None
Sewer District	None
Water and Sewer District	LHU
Water Service Planning Area	Lakehaven Utility District
Tribal Lands	No

Planning Designations

<u>King County Zoning</u>	Not Available
<u>Comprehensive Plan Land Use</u>	Not Available
<u>Urban Growth Area</u>	Urban
<u>Community Planning Area</u>	Federal Way
<u>Unincorporated Area Council</u>	None
<u>P-Suffix Conditions</u>	None
<u>Kroll Map Page</u>	726
<u>Thomas Guide Map Page</u>	745
<u>Agricultural Production District</u>	No
<u>Forest Production District</u>	No
<u>Roads MPS Zone</u>	254
<u>Transportation Concurrency Zone</u>	1001

Environmental Areas

Drainage Basin	Hylebos Creek
Rural Clearing Limits Apply	Not Available
Watershed Name	Puyallup River
WRIA Name	Puyallup-White
WRIA Number	10
Wetland	None mapped
100-Year Flood Plain	None mapped
Coal Mine Hazards	None mapped
Erosion Hazards	None mapped
Landslide Hazards	None mapped
Seismic Hazards	None mapped
Critical Aquifer Recharge Area	None mapped

DDES Permitting Information

Assessor Property Characteristics Report

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Parcel 4

Parcel Data

Parcel Name	172104-9028	Present Use	Single Family(Res Use/Zone)
Site Address	KOWA 90 L L C	Zoning	BC
Area Code	33015 15TH AV S 98003	Jurisdiction	FEDERAL WAY
Block	054-018	Property Type Code	R
		Lot	

Legal Description W 135 FT OF E 495 FT OF N 230 FT LESS N 130 FT OF SE 1/4 OF NE 1/4 OF SE 1/4

Land Data

Land SqFt	13,500	Use Exemption	
Acres	0.31	Environmental	No
Water	WATER DISTRICT	Topography	No
Sewer/Septic	(none)	Traffic	No

Views

Rainier	No	Sound	No
Olympics	No	Lk Wash	No
Cascades	No	Lk Samm	No
Territorial	No	Lk/Riv/Crk	No
Seattle	No	Other	No

Waterfront

Location	No	Footage	0
Bank	No	Access Rights	No
Tide/Shore	No	Prox. Influence	No
Restricted	No	Poor Quality	No

Building/Improvement

Building Nbr	1 of 1	Living Units	1
Yr Built/Renov	1951	Bedrooms	3
Grade	7 Average	Total Baths	1
Condition	Fair	Basement	0
AGLA	1,170	Finished Bsmt	0
Accessory Imps	Y	Covered Parking	0

Tax Roll History

Tax Yr	Omit Yr	TaxValue Reason	Appraised			Taxable		
			Land Val	Imp Val	Total	Land Val	Imp Val	Total
2007	0		56,000	83,000	139,000	56,000	83,000	139,000
2006	0		56,000	83,000	139,000	56,000	83,000	139,000
2005	0		56,000	83,000	139,000	56,000	83,000	139,000
2004	0		56,000	82,000	138,000	56,000	82,000	138,000
2003	0		56,000	82,000	138,000	56,000	82,000	138,000
2002	0		56,000	82,000	138,000	56,000	82,000	138,000
2001	0		54,000	68,000	122,000	54,000	68,000	122,000
2000	0		54,000	56,000	110,000	54,000	56,000	110,000
1999	0		54,000	41,000	95,000	54,000	41,000	95,000
1998	0					54,000	41,000	95,000
1997	0					54,000	38,400	92,400
1996	0					54,000	38,400	92,400
1995	0					54,000	38,400	92,400
1994	0					57,000	38,400	95,400
1993	0					57,000	38,400	95,400

Sales History

E Number	Sale Date	Sale Price	Instrument	Sale Reason
1635997	8/27/1998	760,000	Statutory Warranty Deed	None

Review History

Tax Yr	Review#	Review Type	Appeal Val	Hearing Dt	Settlement Val	Hearing Result	Status

Permit History

Number	Type	Value	Issue Date	Jurisdiction	Review Dt

Home Improvement Exemption

Exempt No	Bldg No	Date Rec	Date Comp	Beg Yr	Est Cost



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Assessor Real Property Records:

Taxpayer	KOWA 90 L L C	Parcel Number	1721049028
Tax Year	2005	Account Number	172104902801
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN
Appraised Land Value	\$56,000	Taxable Land Value	\$56,000
Appraised Improvement Value	\$83,000	Taxable Improvement Value	\$83,000

Taxpayer	KOWA 90 L L C	Parcel Number	1721049028
Tax Year	2006	Account Number	172104902801
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN
Appraised Land Value	\$56,000	Taxable Land Value	\$56,000
Appraised Improvement Value	\$83,000	Taxable Improvement Value	\$83,000

Assessor Property Sales Records:

Tip: Use the Recorders Office: Excise Tax Affidavits Report to see more sales records details

Sale Date	8/27/1998	Sale Price	\$760,000
Seller Name	P D L PARTNERSHIP		
Buyer Name	KOWA 90 L L C		

Assessor Parcel Records:

District Name	FEDERAL WAY		
Property Name		Property Type	RESIDENTIAL
Plat Name		Present Use	Single Family(Res Use/Zone)
Plat Block		Water System	WATER DISTRICT
Plat Lot		Sewer System	NONE OR UNKNOWN
Lot Area	13,500 SqFt (0.31 acres)	Access	PUBLIC
Section/Township/Range	SE 17 21 4	Street Surface	GRAVEL

Assessor Legal Description Records:

Account Number	172104902801	Record Number	01
----------------	---------------------	---------------	-----------

Legal Description: **172104 28 W 135 FT OF E 495 FT OF N 230 FT LESS N 130 FT OF SE 1/4 OF NE 1/4 OF SE 1/4**

Assessor Residential Building Records:

Address	33015 15TH AV S 98003		
Building Grade	Average	Building number	1
Condition	Fair	Bedrooms	3
Year Built	1951	Baths	1
Year Renovated	0	1/2 Baths	0
Total Living SqFt	1170	3/4 Baths	0
1st Floor SqFt	1170	Stories	1
Half Floor SqFt	0	Single Story Fireplace	1
2nd Floor SqFt	0	Multi Story Fireplace	0
Upper Floor SqFt	0	Free Standing Fireplace	0
Total Basement SqFt	0	Basement Garage SqFt	0
Total Finished Basement SqFt	0	Attached Garage SqFt	0
Finished Basement Grade	NONE OR UNKNOWN	Open Porch SqFt	240
Daylight Basement		Enclosed Porch SqFt	0
Heat System	Floor-Wall	Deck SqFt	0
Heat Source	Gas	Percent Brick Stone	100

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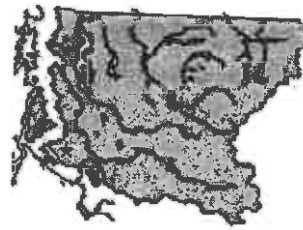
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PARCEL REPORT
Districts and Development
Conditions
 for Parcel number: **1721049028**



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Administrative Districts and Areas

Address	33015 15TH AV S
Jurisdiction	Federal Way
Zipcode	98003
King County Council District (COUNCIL IN TRANSITION)	Council District:7 Council Member: Pete von Reichbauer Phone: (206) 296-1007 Web site
School District	Federal Way #210
Fire District	0039
Water District	None
Sewer District	None
Water and Sewer District	LHU
Water Service Planning Area	Lakehaven Utility District
Tribal Lands	No

Planning Designations

King County Zoning	Not Available
Comprehensive Plan Land Use	Not Available
Urban Growth Area	Urban
Community Planning Area	Federal Way
Unincorporated Area Council	None
P-Suffix Conditions	None
Kroll Map Page	726
Thomas Guide Map Page	745
Agricultural Production District	No
Forest Production District	No
Roads MPS Zone	254
Transportation Concurrency Zone	1001

Environmental Areas

<u>Drainage Basin</u>	Hylebos Creek
<u>Rural Clearing Limits Apply</u>	Not Available
<u>Watershed Name</u>	Puyallup River
<u>WRIA Name</u>	Puyallup-White
<u>WRIA Number</u>	10
<u>Wetland</u>	None mapped
<u>100-Year Flood Plain</u>	None mapped
<u>Coal Mine Hazards</u>	None mapped
<u>Erosion Hazards</u>	None mapped
<u>Landslide Hazards</u>	None mapped
<u>Seismic Hazards</u>	None mapped
<u>Critical Aquifer Recharge Area</u>	None mapped

DDES Permitting Information

Assessor Property Characteristics Report

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Zoom to Parcel - Parcel Viewer (All Internet Connections)

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Parcel 6

Parcel Data

Parcel Name	172104-9030	Present Use	Single Family(Res Use/Zone)
Site Address	KOWA 90 L L C	Zoning	BC
Area Code	33023 15TH AV S 98003	Jurisdiction	FEDERAL WAY
Block	054-018	Property Type Code	R
		Lot	

Legal Description W 270 FT OF E 630 FT OF S 100 FT OF N 330 FT OF SE 1/4 OF NE 1/4 OF SE 1/4 LESS W 145 FT

Land Data

Land SqFt	12,500	Use Exemption	
Acres	0.29	Environmental	No
Water	WATER DISTRICT	Topography	No
Sewer/Septic	(none)	Traffic	No

Views

Rainier	No	Sound	No
Olympics	No	Lk Wash	No
Cascades	No	Lk Samm	No
Territorial	No	Lk/Riv/Crk	No
Seattle	No	Other	No

Waterfront

Location	No	Footage	0
Bank	No	Access Rights	No
Tide/Shore	No	Prox. Influence	No
Restricted	No	Poor Quality	No

Building/Improvement

Building Nbr	1 of 1	Living Units	1
Yr Built/Renov	1962	Bedrooms	2
Grade	7 Average	Total Baths	1
Condition	Average	Basement	0
AGLA	900	Finished Bsmt	0
Accessory Imps	N	Covered Parking	0

Tax Roll History

Tax Yr	Omit Yr	TaxValue. Reason	Appraised			Taxable		
			Land Val	Imp Val	Total	Land Val	Imp Val	Total
2007	0		52,000	80,000	132,000	52,000	80,000	132,000
2006	0		52,000	80,000	132,000	52,000	80,000	132,000
2005	0		52,000	80,000	132,000	52,000	80,000	132,000
2004	0		52,000	70,000	122,000	52,000	70,000	122,000
2003	0		52,000	70,000	122,000	52,000	70,000	122,000
2002	0		52,000	70,000	122,000	52,000	70,000	122,000
2001	0		50,000	60,000	110,000	50,000	60,000	110,000
2000	0		50,000	49,000	99,000	50,000	49,000	99,000
1999	0		50,000	27,000	77,000	50,000	27,000	77,000
1998	0					50,000	27,000	77,000
1997	0					50,000	25,600	75,600
1996	0					50,000	25,600	75,600
1995	0					50,000	25,600	75,600
1994	0					52,800	25,600	78,400
1993	0					52,800	25,600	78,400

Sales History

E Number	Sale Date	Sale Price	Instrument	Sale Reason
1635997	8/27/1998	760,000	Statutory Warranty Deed	None

Review History

Tax Yr	Review#	Review Type	Appeal Val	Hearing Dt	Settlement Val	Hearing Result	Status
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Permit History

Number	Type	Value	Issue Date	Jurisdiction	Review Dt
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Home Improvement Exemption

Exempt No	Bldg No	Date Rec	Date Comp	Beg Yr	Est Cost
-----------	---------	----------	-----------	--------	----------

**King County****Home****News****Services****Comments****Search*****By law this information may not be used for commercial purposes.*****Assessor Real Property Records:**

Taxpayer	KOWA 90 L L C	Parcel Number	1721049030
Tax Year	2005	Account Number	172104903007
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN
Appraised Land Value	\$52,000	Taxable Land Value	\$52,000
Appraised Improvement Value	\$80,000	Taxable Improvement Value	\$80,000

Taxpayer	KOWA 90 L L C	Parcel Number	1721049030
Tax Year	2006	Account Number	172104903007
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN

Appraised Land Value	\$52,000	Taxable Land Value	\$52,000
Appraised Improvement Value	\$80,000	Taxable Improvement Value	\$80,000

Assessor Property Sales Records:

Tip: Use the [Recorders Office: Excise Tax Affidavits Report](#) to see more sales records details

Sale Date	8/27/1998	Sale Price	\$760,000
Seller Name	P D L PARTNERSHIP		
Buyer Name	KOWA 90 L L C		

Assessor Parcel Records:

District Name	FEDERAL WAY		
Property Name		Property Type	RESIDENTIAL
Plat Name		Present Use	Single Family(Res Use/Zone)
Plat Block		Water System	WATER DISTRICT
Plat Lot		Sewer System	NONE OR UNKNOWN
Lot Area	12,500 SqFt (0.29 acres)	Access	PUBLIC
Section/Township/Range	SE 17 21 4	Street Surface	GRAVEL

Assessor Legal Description Records:

Account Number	172104903007	Record Number	01
----------------	---------------------	---------------	-----------

Legal Description

172104 30 W 270 FT OF E 630 FT OF S 100 FT OF N 330 FT OF
SE 1/4 OF NE 1/4 OF SE 1/4 LESS W 145 FT**Assessor Residential Building Records:**

Address	33023 15TH AV S 98003		
Building Grade	Average	Building number	1
Condition	Average	Bedrooms	2
Year Built	1962	Baths	1
Year Renovated	0	1/2 Baths	0
Total Living SqFt	900	3/4 Baths	0
1st Floor SqFt	900	Stories	1
Half Floor SqFt	0	Single Story Fireplace	1
2nd Floor SqFt	0	Multi Story Fireplace	0
Upper Floor SqFt	0	Free Standing Fireplace	0
Total Basement SqFt	0	Basement Garage SqFt	0
Total Finished Basement SqFt	0	Attached Garage SqFt	0
Finished Basement Grade	NONE OR UNKNOWN	Open Porch SqFt	0
Daylight Basement		Enclosed Porch SqFt	0
Heat System	Elec BB	Deck SqFt	0
Heat Source	Electricity	Percent Brick Stone	20

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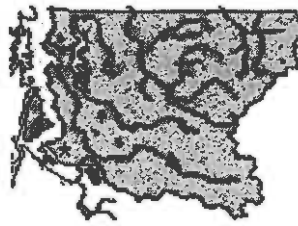
Related on-line reports:

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PARCEL REPORT

Districts and Development Conditions

for Parcel number: **1721049030**

BY LAW THIS INFORMATION MAY NOT BE USED FOR COMMERCIAL PURPOSES.

Administrative Districts and Areas

Address	33023 15TH AV S
Jurisdiction	Federal Way
Zipcode	98003
King County Council District (COUNCIL IN TRANSITION)	Council District:7 Council Member: Pete von Reichbauer Phone: (206) 296-1007 Web site
School District	Federal Way #210
Fire District	0039
Water District	None
Sewer District	None
Water and Sewer District	LHU
Water Service Planning Area	Lakehaven Utility District
Tribal Lands	No

Planning Designations

<u>King County Zoning</u>	Not Available
<u>Comprehensive Plan Land Use</u>	Not Available
<u>Urban Growth Area</u>	Urban
<u>Community Planning Area</u>	Federal Way
<u>Unincorporated Area Council</u>	None
<u>P-Suffix Conditions</u>	None
<u>Kroll Map Page</u>	726
<u>Thomas Guide Map Page</u>	745
<u>Agricultural Production District</u>	No
<u>Forest Production District</u>	No
<u>Roads MPS Zone</u>	254
<u>Transportation Concurrency Zone</u>	1001

Environmental Areas

<u>Drainage Basin</u>	Hylebos Creek
<u>Rural Clearing Limits Apply</u>	Not Available
<u>Watershed Name</u>	Puyallup River
<u>WRIA Name</u>	Puyallup-White
<u>WRIA Number</u>	10
<u>Wetland</u>	None mapped
<u>100-Year Flood Plain</u>	None mapped
<u>Coal Mine Hazards</u>	None mapped
<u>Erosion Hazards</u>	None mapped
<u>Landslide Hazards</u>	None mapped
<u>Seismic Hazards</u>	None mapped
<u>Critical Aquifer Recharge Area</u>	None mapped

DDES Permitting Information

Assessor Property Characteristics Report

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Paired E

Parcel Data

Parcel 172104-9090
 Name KOWA 90 L L C
 Site Address 33070 14TH AV S 98003
 Geo Area 55-40
 Block

Present Use
 Zoning
 Jurisdiction
 Property Type Code
 Lot

Code 309 *commercial vacant*
 BC
 FEDERAL WAY
 C

Legal Description

W 145 FT OF E 630 FT OF S 100 FT OF N 330 FT OF SE 1/4 OF NE 1/4 OF SE 1/4

Land Data

Land SqFt 14,500
 Acres 0.33
 Water WATER DISTRICT
 Sewer/Septic PUBLIC

Use Exemption
 Environmental No
 Topography No
 Traffic No

Views

Rainier No
 Olympics No
 Cascades No
 Territorial No
 Seattle No

Sound No
 Lk Wash No
 Lk Samm No
 Lk/Riv/Crk No
 Other No

Waterfront

Location No
 Bank No
 Tide/Shore No
 Restricted No

Footage 0
 Access Rights No
 Prox. Influence No
 Poor Quality No

Tax Roll History

Tax Yr	Omit Yr	TaxValue Reason	Appraised			Taxable		
			Land Val	Imp Val	Total	Land Val	Imp Val	Total
2006	0		58,000	0	58,000	58,000	0	58,000
2005	0		58,000	0	58,000	58,000	0	58,000
2004	0		58,000	0	58,000	58,000	0	58,000
2003	0		58,000	0	58,000	58,000	0	58,000
2002	0		58,000	0	58,000	58,000	0	58,000
2001	0		58,000	0	58,000	58,000	0	58,000
2000	0		58,000	0	58,000	58,000	0	58,000
1999	0		58,000	0	58,000	58,000	0	58,000
1998	0		58,000	0	58,000	58,000	0	58,000
1997	0		58,000	0	58,000	58,000	0	58,000
1996	0		58,000	0	58,000	58,000	0	58,000
1995	0		58,000	0	58,000	58,000	0	58,000
1994	0		58,000	0	58,000	58,000	0	58,000
1993	0		58,000	0	58,000	58,000	0	58,000

Sales History

E Number	Sale Date	Sale Price	Instrument	Sale Reason
1635997	8/27/1998	760,000	Statutory Warranty Deed	None

Review History

Tax Yr	Review#	Review Type	Appeal Val	Hearing Dt	Settlement Val	Hearing Result	Status
--------	---------	-------------	------------	------------	----------------	----------------	--------

Permit History

Number	Type	Value	Issue Date	Jurisdiction	Review Dt
--------	------	-------	------------	--------------	-----------

Home Improvement Exemption

Exempt No	Bldg No	Date Rec	Date Comp	Beg Yr	Est Cost
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Internet Resources

Summary Report for your area:
<http://www.metrokc.gov/assessor/AreaReports/2006/AreaReportSums.htm#CommSpec>

Visit Property Tax Information System to access your tax bill:
<http://www.metrokc.gov/finance/treasury/kctaxinfo/>

Visit Records Office's web site to view Excise Tax Affidavits:
<http://146.129.54.93:8193/localization/menu.asp>

Visit GIS Parcel Viewer for the map of the parcel:
<http://www5.metrokc.gov/parcelviewer?PIN=1721049090>

Glossary of Terms
<http://www.metrokc.gov/Assessor/eRealProperty/GlossaryTerms.html>

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Taxpayer	KOWA 90 L L C	Parcel Number	1721049090
Tax Year	2005	Account Number	172104909004
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN

Appraised Land Value	\$58,000	Taxable Land Value	\$58,000
Appraised Improvement Value	\$0	Taxable Improvement Value	\$0

Taxpayer	KOWA 90 L L C	Parcel Number	1721049090
Tax Year	2006	Account Number	172104909004
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN

Appraised Land Value	\$58,000	Taxable Land Value	\$58,000
Appraised Improvement Value	\$0	Taxable Improvement Value	\$0

Assessor Property Sales Records:

Tip: Use the [Recorders Office: Excise Tax Affidavits Report](#) to see more sales records details

Sale Date	8/27/1998	Sale Price	\$760,000
Seller Name	P D L PARTNERSHIP		
Buyer Name	KOWA 90 L L C		

Assessor Parcel Records:

District Name	FEDERAL WAY		
Property Name	VACANT LAND	Property Type	COMMERCIAL
Plat Name		Present Use	Vacant(Commercial)
Plat Block		Water System	WATER DISTRICT
Plat Lot		Sewer System	PUBLIC
Lot Area	14,500 SqFt (0.33 acres)	Access	PUBLIC
Section/Township/Range	SE 17 21 4	Street Surface	NONE OR UNKNOWN

Assessor Legal Description Records:

Account Number	172104909004	Record Number	01
Legal Description	172104 90 W 145 FT OF E 630 FT OF S 100 FT OF N 330 FT OF SE 1/4 OF NE 1/4 OF SE 1/4		

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- [King County: Districts and Development Conditions Report](#)
- [King County Assessor: eReal Property Report \(PDF format requires Acrobat\)](#)
- [King County Assessor: Quarter Section Map Report \(PDF format requires Acrobat\)](#)
- [King County Treasury Operations: Property Tax Information](#)
- [Recorders Office: Excise Tax Affidavits Report](#)
- [Recorders Office: Scanned images of plats, surveys, and other map documents](#)

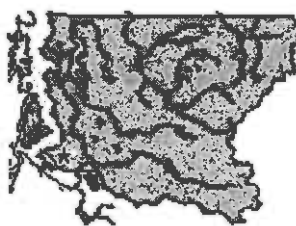
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PARCEL REPORT
Districts and Development
Conditions
 for Parcel number: **1721049090**



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Administrative Districts and Areas

Address	Not Available
Jurisdiction	Federal Way
Zipcode	98003
King County Council District (COUNCIL IN TRANSITION)	Council District:7 Council Member: Pete von Reichbauer Phone: (206) 296-1007 Web site
School District	Federal Way #210
Fire District	0039
Water District	None
Sewer District	None
Water and Sewer District	LHU
Water Service Planning Area	Lakehaven Utility District
Tribal Lands	No

Planning Designations

<u>King County Zoning</u>	Not Available
<u>Comprehensive Plan Land Use</u>	Not Available
<u>Urban Growth Area</u>	Urban
<u>Community Planning Area</u>	Federal Way
<u>Unincorporated Area Council</u>	None
<u>P-Suffix Conditions</u>	None
<u>Kroll Map Page</u>	726
<u>Thomas Guide Map Page</u>	745
<u>Agricultural Production District</u>	No
<u>Forest Production District</u>	No
<u>Roads MPS Zone</u>	254
<u>Transportation Concurrency Zone</u>	1001

Environmental Areas

<u>Drainage Basin</u>	Hylebos Creek
<u>Rural Clearing Limits Apply</u>	Not Available
<u>Watershed Name</u>	Puyallup River
<u>WRIA Name</u>	Puyallup-White
<u>WRIA Number</u>	10
<u>Wetland</u>	None mapped
<u>100-Year Flood Plain</u>	None mapped
<u>Coal Mine Hazards</u>	None mapped
<u>Erosion Hazards</u>	None mapped
<u>Landslide Hazards</u>	None mapped
<u>Seismic Hazards</u>	None mapped
<u>Critical Aquifer Recharge Area</u>	None mapped
<u>DDES Permitting Information</u>	
<u>Assessor Property Characteristics Report</u>	
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<u>Zoom to Parcel - Parcel Viewer (All Internet Connections)</u>	

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Parcel 3

Parcel Data

Parcel Name: 172104-9057
 KOWA 90 L L C
 Site Address: 33040 14TH AV S 98003
 Geo Area: 55-40
 Block:

Present Use:
 Zoning:
 Jurisdiction:
 Property Type Code:
 Lot:

Code 309 *vacant commercial*
 BC
 FEDERAL WAY
 C

Legal Description

W 135 FT OF E 630 FT OF S 100 FT OF N 230 FT OF SE 1/4 OF NE 1/4 OF SE 1/4

Land Data

Land SqFt: 13,500
 Acres: 0.31
 Water: WATER DISTRICT
 Sewer/Septic: PUBLIC

Use Exemption:
 Environmental: No
 Topography: No
 Traffic: No

Views

Rainier: No
 Olympics: No
 Cascades: No
 Territorial: No
 Seattle: No

Sound: No
 Lk Wash: No
 Lk Samm: No
 Lk/Riv/Crk: No
 Other: No

Waterfront

Location: No
 Bank: No
 Tide/Shore: No
 Restricted: No

Footage: 0
 Access Rights: No
 Prox. Influence: No
 Poor Quality: No

Tax Roll History

Tax Yr	Omit Yr	TaxValue Reason	Appraised		Total	Taxable		Total
			Land Val	Imp Val		Land Val	Imp Val	
2006	0		54,000	0	54,000	54,000	0	54,000
2005	0		54,000	0	54,000	54,000	0	54,000
2004	0		54,000	0	54,000	54,000	0	54,000
2003	0		54,000	0	54,000	54,000	0	54,000
2002	0		54,000	0	54,000	54,000	0	54,000
2001	0		54,000	0	54,000	54,000	0	54,000
2000	0		54,000	0	54,000	54,000	0	54,000
1999	0		54,000	0	54,000	54,000	0	54,000
1998	0					54,000	0	54,000
1997	0					54,000	0	54,000
1996	0					54,000	0	54,000
1995	0					54,000	0	54,000
1994	0					54,000	0	54,000
1993	0					54,000	0	54,000

Sales History

E Number	Sale Date	Sale Price	Instrument	Sale Reason
1635997	8/27/1998	760,000	Statutory Warranty Deed	None

Review History

Tax Yr	Review#	Review Type	Appeal Val	Hearing Dt	Settlement Val	Hearing Result	Status
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Permit History

Number	Type	Value	Issue Date	Jurisdiction	Review Dt
--------	------	-------	------------	--------------	-----------

Home Improvement Exemption

Exempt No	Bldg No	Date Rec	Date Comp	Beg Yr	Est Cost
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Internet Resources

Summary Report for your area:
<http://www.metrokc.gov/assessor/AreaReports/2006/AreaReportSums.htm#CommSpec>

Visit Property Tax Information System to access your tax bill:
<http://www.metrokc.gov/finance/treasury/kctaxinfo/>

Visit Records Office's web site to view Excise Tax Affidavits:
<http://146.129.54.93:8193/localization/menu.asp>

Visit GIS Parcel Viewer for the map of the parcel:
<http://www5.metrokc.gov/parcelviewer?PIN=1721049057>

Glossary of Terms
<http://www.metrokc.gov/Assessor/eRealProperty/GlossaryTerms.html>



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Assessor Real Property Records:

Taxpayer	KOWA 90 L L C	Parcel Number	1721049057
Tax Year	2005	Account Number	172104905705
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN
Appraised Land Value	\$54,000	Taxable Land Value	\$54,000
Appraised Improvement Value	\$0	Taxable Improvement Value	\$0

Taxpayer	KOWA 90 L L C	Parcel Number	1721049057
Tax Year	2006	Account Number	172104905705
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN
Appraised Land Value	\$54,000	Taxable Land Value	\$54,000
Appraised Improvement Value	\$0	Taxable Improvement Value	\$0

Assessor Property Sales Records:

Tip: Use the [Recorders Office: Excise Tax Affidavits Report](#) to see more sales records details

Sale Date	8/27/1998	Sale Price	\$760,000
Seller Name	P D L PARTNERSHIP		
Buyer Name	KOWA 90 L L C		

Assessor Parcel Records:

District Name	FEDERAL WAY		
Property Name	VACANT LAND	Property Type	COMMERCIAL
Plat Name		Present Use	Vacant(Commercial)
Plat Block		Water System	WATER DISTRICT
Plat Lot		Sewer System	PUBLIC
Lot Area	13,500 SqFt (0.31 acres)	Access	PUBLIC
Section/Township/Range	SE 17 21 4	Street Surface	NONE OR UNKNOWN

Assessor Legal Description Records:

Account Number	172104905705	Record Number	01
Legal Description	172104 57 W 135 FT OF E 630 FT OF S 100 FT OF N 230 FT OF SE 1/4 OF NE 1/4 OF SE 1/4		

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[King County Assessor: Quarter Section Map Report \(PDF format requires Acrobat\)](#)

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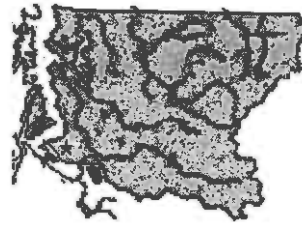
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PARCEL REPORT
Districts and Development
Conditions
 for Parcel number: **1721049057**



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Administrative Districts and Areas

Address	Not Available
Jurisdiction	Federal Way
Zipcode	98003
King County Council District (COUNCIL IN TRANSITION)	Council District:7 Council Member: Pete von Reichbauer Phone: (206) 296-1007 Web site
School District	Federal Way #210
Fire District	0039
Water District	None
Sewer District	None
Water and Sewer District	LHU
Water Service Planning Area	Lakehaven Utility District
Tribal Lands	No

Planning Designations

King County Zoning	Not Available
Comprehensive Plan Land Use	Not Available
Urban Growth Area	Urban
Community Planning Area	Federal Way
Unincorporated Area Council	None
P-Suffix Conditions	None
Kroll Map Page	726
Thomas Guide Map Page	745
Agricultural Production District	No
Forest Production District	No
Roads MPS Zone	254
Transportation Concurrency Zone	1001

Environmental Areas

Drainage Basin	Hylebos Creek
Rural Clearing Limits Apply	Not Available
Watershed Name	Puyallup River
WRIA Name	Puyallup-White
WRIA Number	10
Wetland	None mapped
100-Year Flood Plain	None mapped
Coal Mine Hazards	None mapped
Erosion Hazards	None mapped
Landslide Hazards	None mapped
Seismic Hazards	None mapped
Critical Aquifer Recharge Area	None mapped

DDES Permitting Information**Assessor Property Characteristics Report****Zoom to Parcel - iMAP (High Speed Internet Connection)****Zoom to Parcel - Parcel Viewer (All Internet Connections)**

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Parcel 1

Parcel Data

Parcel Name 172104-9074
 Site Address KOWA 90 LLC
 Geo Area 1411 S 330TH ST 98003
 Block 55-40

Present Use
 Zoning
 Jurisdiction
 Property Type Code
 Lot

Code 316 *vacant (industrial)*
 FEDERAL WAY
 C

Legal Description N 192.45 FT OF E 132.30 FT OF SW 1/4 OF NE 1/4 OF SE 1/4

Land Data

Land SqFt 25,462
 Acres 0.58
 Water WATER DISTRICT
 Sewer/Septic PUBLIC

Use Exemption
 Environmental No
 Topography No
 Traffic No

Views

Rainier No
 Olympics No
 Cascades No
 Territorial No
 Seattle No

Sound No
 Lk Wash No
 Lk Samm No
 Lk/Riv/Crk No
 Other No

Waterfront

Location No
 Bank No
 Tide/Shore No
 Restricted No

Footage 0
 Access Rights No
 Prox. Influence No
 Poor Quality No

Tax Roll History

Tax Yr	Omit Yr	TaxValue Reason	Appraised			Taxable		
			Land Val	Imp Val	Total	Land Val	Imp Val	Total
2006	0		76,300	0	76,300	76,300	0	76,300
2005	0		76,300	0	76,300	76,300	0	76,300
2004	0		76,300	0	76,300	76,300	0	76,300
2003	0		76,300	0	76,300	76,300	0	76,300
2002	0		76,300	0	76,300	76,300	0	76,300
2001	0		76,300	0	76,300	76,300	0	76,300
2000	0		76,300	0	76,300	76,300	0	76,300
1999	0		76,300	0	76,300	76,300	0	76,300
1998	0		76,300	0	76,300	76,300	0	76,300
1997	0		76,300	0	76,300	76,300	0	76,300
1996	0		76,300	0	76,300	76,300	0	76,300
1995	0		76,300	0	76,300	76,300	0	76,300
1994	0		76,300	0	76,300	76,300	0	76,300
1993	0		76,300	0	76,300	76,300	0	76,300

Sales History

E Number	Sale Date	Sale Price	Instrument	Sale Reason
1635997	8/27/1998	760,000	Statutory Warranty Deed	None

Review History

Tax Yr	Review#	Review Type	Appeal Val	Hearing Dt	Settlement Val	Hearing Result	Status
--------	---------	-------------	------------	------------	----------------	----------------	--------

Permit History

Number	Type	Value	Issue Date	Jurisdiction	Review Dt
--------	------	-------	------------	--------------	-----------

Home Improvement Exemption

Exempt No	Bldg No	Date Rec	Date Comp	Beg Yr	Est Cost
-----------	---------	----------	-----------	--------	----------

Internet Resources

Summary Report for your area:

<http://www.metrokc.gov/assessor/AreaReports/2005/AreaReportSums.htm#CommSpec>

Visit Property Tax Information System to access your tax bill:

<http://www.metrokc.gov/finance/treasury/kctaxinfo/>

Visit Records Office's web site to view Excise Tax Affidavits:

<http://146.129.54.93:8193/localization/menu.asp>

Visit GIS Parcel Viewer for the map of the parcel:

<http://www5.metrokc.gov/parcelviewer?PIN=1721049074>

Glossary of Terms

<http://www.metrokc.gov/Assessor/eRealProperty/GlossaryTerms.html>



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Assessor Real Property Records:

Taxpayer	KOWA 90 L L C	Parcel Number	1721049074
Tax Year	2005	Account Number	172104907404
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN
Appraised Land Value	\$76,300	Taxable Land Value	\$76,300
Appraised Improvement Value	\$0	Taxable Improvement Value	\$0

Taxpayer	KOWA 90 L L C	Parcel Number	1721049074
Tax Year	2006	Account Number	172104907404
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN
Appraised Land Value	\$76,300	Taxable Land Value	\$76,300
Appraised Improvement Value	\$0	Taxable Improvement Value	\$0

Assessor Property Sales Records:

Tip: Use the Recorders Office: Excise Tax Affidavits Report to see more sales records details

Sale Date	8/27/1998	Sale Price	\$760,000
Seller Name	P D L PARTNERSHIP		
Buyer Name	KOWA 90 L L C		

Assessor Parcel Records:

District Name	FEDERAL WAY		
Property Name	VACANT LAND	Property Type	COMMERCIAL
Plat Name		Present Use	Vacant(Industrial)
Plat Block		Water System	WATER DISTRICT
Plat Lot		Sewer System	PUBLIC
Lot Area	25,462 SqFt (0.58 acres)	Access	PUBLIC
Section/Township/Range	SE 17 21 4	Street Surface	NONE OR UNKNOWN

Assessor Legal Description Records:

Account Number	172104907404	Record Number	01
----------------	---------------------	---------------	-----------

Legal Description **172104 74 N 192.45 FT OF E 132.30 FT OF SW 1/4 OF NE 1/4 OF SE 1/4**

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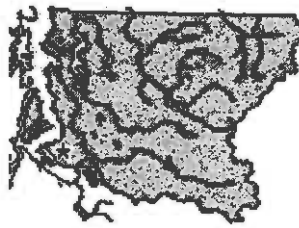
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PARCEL REPORT

Districts and Development Conditions

for Parcel number: **1721049074**

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Administrative Districts and Areas

Address	Not Available
Jurisdiction	Federal Way
Zipcode	98003
King County Council District (<u>COUNCIL IN TRANSITION</u>)	Council District:7 Council Member: Pete von Reichbauer Phone: (206) 296-1007 Web site
School District	Federal Way #210
Fire District	0039
Water District	None
Sewer District	None
Water and Sewer District	LHU
Water Service Planning Area	Lakehaven Utility District
Tribal Lands	No

Planning Designations

<u>King County Zoning</u>	Not Available
<u>Comprehensive Plan Land Use</u>	Not Available
<u>Urban Growth Area</u>	Urban
Community Planning Area	Federal Way
<u>Unincorporated Area Council</u>	None
<u>P-Suffix Conditions</u>	None
Kroll Map Page	726
Thomas Guide Map Page	745
Agricultural Production District	No
Forest Production District	No
<u>Roads MPS Zone</u>	254
<u>Transportation Concurrency Zone</u>	1001

Environmental Areas

<u>Drainage Basin</u>	Hylebos Creek
<u>Rural Clearing Limits Apply</u>	Not Available
<u>Watershed Name</u>	Puyallup River
<u>WRIA Name</u>	Puyallup-White
<u>WRIA Number</u>	10
<u>Wetland</u>	None mapped
<u>100-Year Flood Plain</u>	None mapped
<u>Coal Mine Hazards</u>	None mapped
<u>Erosion Hazards</u>	None mapped
<u>Landslide Hazards</u>	None mapped
<u>Seismic Hazards</u>	None mapped
<u>Critical Aquifer Recharge Area</u>	None mapped

DDES Permitting Information

Assessor Property Characteristics Report

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Parcel 9

Parcel Data

Parcel Name	172104-9051 KOWA 90 L L C	Present Use	Code 316 - Vacant (Industrial)
Site Address	33061 15TH AV S 98003	Zoning	OP
Geo Area	55-40	Jurisdiction	FEDERAL WAY
Block		Property Type Code	C

Legal Description § 136.81 FT MEAS ALG E LN OF E 400.45 FT OF N 1/2 OF SW 1/4 OF NE 1/4 OF SE 1/4

Land Data

Land SqFt	54,786	Use Exemption	
Acres	1.26	Environmental	No
Water	WATER DISTRICT	Topography	No
Sewer/Septic	PUBLIC	Traffic	No

Views

Rainier	No	Sound	No
Olympics	No	Lk Wash	No
Cascades	No	Lk Samm	No
Territorial	No	Lk/Riv/Crk	No
Seattle	No	Other	No

Waterfront

Location	No	Footage	0
Bank	No	Access Rights	No
Tide/Shore	No	Prox. Influence	No
Restricted	No	Poor Quality	No

Tax Roll History

Tax Yr	Omit Yr	TaxValue Reason	Appraised		Total	Taxable		Total
			Land Val	Imp Val		Land Val	Imp Val	
2006	0		219,100	0	219,100	219,100	0	219,100
2005	0		164,300	0	164,300	164,300	0	164,300
2004	0		164,300	0	164,300	164,300	0	164,300
2003	0		164,300	0	164,300	164,300	0	164,300
2002	0		164,300	0	164,300	164,300	0	164,300
2001	0		164,300	0	164,300	164,300	0	164,300
2000	0		164,300	0	164,300	164,300	0	164,300
1999	0		164,300	0	164,300	164,300	0	164,300
1998	0		164,300	0	164,300	164,300	0	164,300
1997	0		164,300	0	164,300	164,300	0	164,300
1996	0		164,300	0	164,300	164,300	0	164,300
1995	0		164,300	0	164,300	164,300	0	164,300
1994	0		164,300	0	164,300	164,300	0	164,300
1993	0		164,300	0	164,300	164,300	0	164,300

Sales History

E Number	Sale Date	Sale Price	Instrument	Sale Reason
1635997	8/27/1998	760,000	Statutory Warranty Deed	None

Review History

Tax Yr	Review#	Review Type	Appeal Val	Hearing Dt	Settlement Val	Hearing Result	Status
--------	---------	-------------	------------	------------	----------------	----------------	--------

Permit History

Number	Type	Value	Issue Date	Jurisdiction	Review Dt
--------	------	-------	------------	--------------	-----------

Home Improvement Exemption

Exempt No	Bldg No	Date Rec	Date Comp	Beg Yr	Est Cost
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Internet Resources

Summary Report for your area:

<http://www.metrokc.gov/assessor/AreaReports/2006/AreaReportSums.htm#CommSpec>

Visit Property Tax Information System to access your tax bill:

<http://www.metrokc.gov/finance/treasury/kctaxinfo/>

Visit Records Office's web site to view Excise Tax Affidavits:

<http://146.129.54.93:8193/localization/menu.asp>

Visit GIS Parcel Viewer for the map of the parcel:

<http://www5.metrokc.gov/parcelviewer?PIN=1721049051>

Glossary of Terms

<http://www.metrokc.gov/Assessor/eRealProperty/GlossaryTerms.html>



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Assessor Real Property Records:

Taxpayer	KOWA 90 L L C	Parcel Number	1721049051
Tax Year	2005	Account Number	172104905101
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN
Appraised Land Value	\$164,300	Taxable Land Value	\$164,300
Appraised Improvement Value	\$0	Taxable Improvement Value	\$0

Taxpayer	KOWA 90 L L C	Parcel Number	1721049051
Tax Year	2006	Account Number	172104905101
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN
Appraised Land Value	\$219,100	Taxable Land Value	\$219,100
Appraised Improvement Value	\$0	Taxable Improvement Value	\$0

Assessor Property Sales Records:

Tip: Use the [Recorders Office: Excise Tax Affidavits Report](#) to see more sales records details

Sale Date	8/27/1998	Sale Price	\$760,000
Seller Name	P D L PARTNERSHIP		
Buyer Name	KOWA 90 L L C		

Assessor Parcel Records:

District Name	FEDERAL WAY		
Property Name	VACANT LAND	Property Type	COMMERCIAL
Plat Name		Present Use	Vacant(Industrial)
Plat Block		Water System	WATER DISTRICT
Plat Lot		Sewer System	PUBLIC
Lot Area	54,786 SqFt (1.26 acres)	Access	PUBLIC
Section/Township/Range	SE 17 21 4	Street Surface	NONE OR UNKNOWN

Assessor Legal Description Records:

Account Number	172104905101	Record Number	01
----------------	---------------------	---------------	-----------

Legal Description

172104 51 S 136.81 FT MEAS ALG E LN OF E 400.45 FT OF N
1/2 OF SW 1/4 OF NE 1/4 OF SE 1/4

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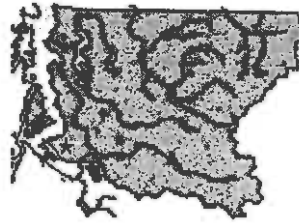
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PARCEL REPORT
Districts and Development
Conditions
 for Parcel number: **1721049051**



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Administrative Districts and Areas

Address	Not Available
Jurisdiction	Federal Way
Zipcode	98003
King County Council District (COUNCIL IN TRANSITION)	Council District:7 Council Member: Pete von Reichbauer Phone: (206) 296-1007 Web site
School District	Federal Way #210
Fire District	0039
Water District	None
Sewer District	None
Water and Sewer District	LHU
Water Service Planning Area	Lakehaven Utility District
Tribal Lands	No

Planning Designations

<u>King County Zoning</u>	Not Available
<u>Comprehensive Plan Land Use</u>	Not Available
<u>Urban Growth Area</u>	Urban
Community Planning Area	Federal Way
<u>Unincorporated Area Council</u>	None
<u>P-Suffix Conditions</u>	None
Kroll Map Page	726
Thomas Guide Map Page	745
Agricultural Production District	No
Forest Production District	No
<u>Roads MPS Zone</u>	254
<u>Transportation Concurrency Zone</u>	1001

Environmental Areas

<u>Drainage Basin</u>	Hylebos Creek
<u>Rural Clearing Limits Apply</u>	Not Available
<u>Watershed Name</u>	Puyallup River
<u>WRIA Name</u>	Puyallup-White
<u>WRIA Number</u>	10
<u>Wetland</u>	None mapped
<u>100-Year Flood Plain</u>	None mapped
<u>Coal Mine Hazards</u>	None mapped
<u>Erosion Hazards</u>	None mapped
<u>Landslide Hazards</u>	None mapped
<u>Seismic Hazards</u>	None mapped
<u>Critical Aquifer Recharge Area</u>	None mapped

DDES Permitting Information

Assessor Property Characteristics Report

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Parcel 7

Parcel Data

Parcel Name 172104-9064
Site Address KOWA 90 L L C
Geo Area 1404 S 332ND ST 98003
Block 55-40

Present Use
Zoning
Jurisdiction
Property Type Code
Lot

Code 309 vacant commercial
 BC
 FEDERAL WAY
 C

Legal Description SE 1/4 OF NE 1/4 OF SE 1/4 S 30 FT OF W 270 FT OF E 630 FT OF S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4 & W 30 FT OF E 660 FT OF S 1/2 OF

Land Data

Land SqFt 18,000
Acres 0.41
Water WATER DISTRICT
Sewer/Septic PUBLIC

Use Exemption
Environmental No
Topography No
Traffic No

Views

Rainier No
Olympics No
Cascades No
Territorial No
Seattle No

Sound No
Lk Wash No
Lk Samm No
Lk/Riv/Crk No
Other No

Waterfront

Location No
Bank No
Tide/Shore No
Restricted No

Footage 0
Access Rights No
Prox. Influence No
Poor Quality No

Tax Roll History

Tax Yr	Omit Yr	TaxValue Reason	Appraised			Taxable		
			Land Val	Imp Val	Total	Land Val	Imp Val	Total
2006	0		4,500	0	4,500	4,500	0	4,500
2005	0		4,500	0	4,500	4,500	0	4,500
2004	0		4,500	0	4,500	4,500	0	4,500
2003	0		4,500	0	4,500	4,500	0	4,500
2002	0		4,500	0	4,500	4,500	0	4,500
2001	0		4,500	0	4,500	4,500	0	4,500
2000	0		4,500	0	4,500	4,500	0	4,500
1999	0		4,500	0	4,500	4,500	0	4,500
1998	0		4,500	0	4,500	4,500	0	4,500
1997	0		4,500	0	4,500	4,500	0	4,500
1996	0		4,500	0	4,500	4,500	0	4,500
1995	0		4,500	0	4,500	4,500	0	4,500
1994	0		4,500	0	4,500	4,500	0	4,500
1993	0		4,500	0	4,500	4,500	0	4,500

Sales History

E Number	Sale Date	Sale Price	Instrument	Sale Reason
1635997	8/27/1998	760,000	Statutory Warranty Deed	None

Review History

Tax Yr	Review#	Review Type	Appeal Val	Hearing Dt	Settlement Val	Hearing Result	Status
--------	---------	-------------	------------	------------	----------------	----------------	--------

Permit History

Number	Type	Value	Issue Date	Jurisdiction	Review Dt
--------	------	-------	------------	--------------	-----------

Home Improvement Exemption

Exempt No	Bldg No	Date Rec	Date Comp	Beg Yr	Est Cost
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Internet Resources

Summary Report for your area:

<http://www.metrokc.gov/assessor/AreaReports/2005/AreaReportSums.htm#CommSpec>

Visit Property Tax Information System to access your tax bill:

<http://www.metrokc.gov/finance/treasury/kctaxinfo/>

Visit Records Office's web site to view Excise Tax Affidavits:

<http://146.129.54.93:8193/localization/menu.asp>

Visit GIS Parcel Viewer for the map of the parcel:

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Assessor Real Property Records:

Taxpayer	KOWA 90 L L C	Parcel Number	1721049064
Tax Year	2005	Account Number	172104906406
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN
Appraised Land Value	\$4,500	Taxable Land Value	\$4,500
Appraised Improvement Value	\$0	Taxable Improvement Value	\$0

Taxpayer	KOWA 90 L L C	Parcel Number	1721049064
Tax Year	2006	Account Number	172104906406
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN
Appraised Land Value	\$4,500	Taxable Land Value	\$4,500
Appraised Improvement Value	\$0	Taxable Improvement Value	\$0

Assessor Property Sales Records:

Tip: Use the Recorders Office: Excise Tax Affidavits Report to see more sales records details

Sale Date	8/27/1998	Sale Price	\$760,000
Seller Name	P D L PARTNERSHIP		
Buyer Name	KOWA 90 L L C		

Assessor Parcel Records:

District Name	FEDERAL WAY		
Property Name	VACANT LAND(30 FT X 600 FT)	Property Type	COMMERCIAL
Plat Name		Present Use	Vacant(Commercial)
Plat Block		Water System	WATER DISTRICT
Plat Lot		Sewer System	PUBLIC
Lot Area	18,000 SqFt (0.41 acres)	Access	PUBLIC
Section/Township/Range	SE 17 21 4	Street Surface	NONE OR UNKNOWN

Assessor Legal Description Records:

Account Number	172104906406	Record Number	01 - 02
Legal Description	172104 64 S 30 FT OF W 270 FT OF E 630 FT OF S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4 & W 30 FT OF E 660 FT OF S 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4		

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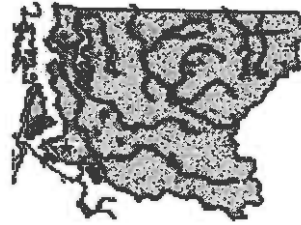
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PARCEL REPORT
Districts and Development
Conditions
 for Parcel number: **1721049064**



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Administrative Districts and Areas

Address	Not Available
Jurisdiction	Federal Way
Zipcode	98003
King County Council District (COUNCIL IN TRANSITION)	Council District:7 Council Member: Pete von Reichbauer Phone: (206) 296-1007 Web site
School District	Federal Way #210
Fire District	0039
Water District	None
Sewer District	None
Water and Sewer District	LHU
Water Service Planning Area	Lakehaven Utility District
Tribal Lands	No

Planning Designations

<u>King County Zoning</u>	Not Available
<u>Comprehensive Plan Land Use</u>	Not Available
<u>Urban Growth Area</u>	Urban
Community Planning Area	Federal Way
<u>Unincorporated Area Council</u>	None
<u>P-Suffix Conditions</u>	None
Kroll Map Page	726
Thomas Guide Map Page	745
Agricultural Production District	No
Forest Production District	No
<u>Roads MPS Zone</u>	254
Transportation Concurrency Zone	1001

Environmental Areas

Drainage Basin	Hylebos Creek
Rural Clearing Limits Apply	Not Available
Watershed Name	Puyallup River
WRIA Name	Puyallup-White
WRIA Number	10
Wetland	None mapped
100-Year Flood Plain	None mapped
Coal Mine Hazards	None mapped
Erosion Hazards	None mapped
Landslide Hazards	None mapped
Seismic Hazards	None mapped
Critical Aquifer Recharge Area	None mapped
<u>DDES Permitting Information</u> <u>Assessor Property Characteristics Report</u> Zoom to Parcel - iMAP (High Speed Internet Connection) Zoom to Parcel - Parcel Viewer (All Internet Connections)	

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Parcel 5

Parcel Data

Parcel 172104-9019
 Name KOWA 90 L L C
 Site Address 33002 15TH AV S 98003
 Geo Area 55-40
 Block

Present Use
 Zoning BC
 Jurisdiction FEDERAL WAY
 Property Type Code C
 Lot

Legal Description W 30 FT OF E 660 FT OF N 330 FT OF S 660 FT & W 30 FT OF E 360 FT OF N 330 FT OF S 660 FT & N 30 FT OF S 660 FT OF W 270 FT OF E 630 FT OF NE 1/4 OF SE 1/4

Land Data

Land SqFt 27,900
 Acres 0.64
 Water WATER DISTRICT
 Sewer/Septic PUBLIC

Use Exemption
 Environmental No
 Topography No
 Traffic No

Views

Rainier No
 Olympics No
 Cascades No
 Territorial No
 Seattle No

Sound No
 Lk Wash No
 Lk Samm No
 Lk/Riv/Crk No
 Other No

Waterfront

Location No
 Bank No
 Tide/Shore No
 Restricted No

Footage 0
 Access Rights No
 Prox. Influence No
 Poor Quality No

Tax Roll History

Tax Yr	Omit Yr	TaxValue Reason	Appraised			Taxable		
			Land Val	Imp Val	Total	Land Val	Imp Val	Total
2006	0		6,900	0	6,900	6,900	0	6,900
2005	0		6,900	0	6,900	6,900	0	6,900
2004	0		6,900	0	6,900	6,900	0	6,900
2003	0		6,900	0	6,900	6,900	0	6,900
2002	0		6,900	0	6,900	6,900	0	6,900
2001	0		6,900	0	6,900	6,900	0	6,900
2000	0		6,900	0	6,900	6,900	0	6,900
1999	0		6,900	0	6,900	6,900	0	6,900
1998	0		6,900	0	6,900	6,900	0	6,900
1997	0		6,900	0	6,900	6,900	0	6,900
1996	0		6,900	0	6,900	6,900	0	6,900
1995	0		6,900	0	6,900	6,900	0	6,900
1994	0		6,900	0	6,900	6,900	0	6,900
1993	0		6,900	0	6,900	6,900	0	6,900

Sales History

E Number	Sale Date	Sale Price	Instrument	Sale Reason
1635997	8/27/1998	760,000	Statutory Warranty Deed	None

Review History

Tax Yr	Review#	Review Type	Appeal Val	Hearing Dt	Settlement Val	Hearing Result	Status
--------	---------	-------------	------------	------------	----------------	----------------	--------

Permit History

Number	Type	Value	Issue Date	Jurisdiction	Review Dt
--------	------	-------	------------	--------------	-----------

Home Improvement Exemption

Exempt No	Bldg No	Date Rec	Date Comp	Beg Yr	Est Cost
-----------	---------	----------	-----------	--------	----------

Internet Resources

Summary Report for your area:

<http://www.metrokc.gov/assessor/AreaReports/2005/AreaReportSums.htm#CommSpec>

Visit Property Tax Information System to access your tax bill:

<http://www.metrokc.gov/finance/treasury/kctaxinfo/>

Visit Records Office's web site to view Excise Tax Affidavits:

<http://146.129.54.93:8193/localization/menu.asp>

Visit GIS Parcel Viewer for the map of the parcel:

<http://www5.metrokc.gov/parcelviewer?PIN=1721049019>

Glossary of Terms

<http://www.metrokc.gov/Assessor/eRealProperty/GlossaryTerms.html>

**King County****Home****News****Services****Comments****Search***By law this information may not be used for commercial purposes.***Assessor Real Property Records:**

Taxpayer	KOWA 90 L L C	Parcel Number	1721049019
Tax Year	2005	Account Number	172104901902
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN
Appraised Land Value	\$6,900	Taxable Land Value	\$6,900
Appraised Improvement Value	\$0	Taxable Improvement Value	\$0

Taxpayer	KOWA 90 L L C	Parcel Number	1721049019
Tax Year	2006	Account Number	172104901902
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN
Appraised Land Value	\$6,900	Taxable Land Value	\$6,900
Appraised Improvement Value	\$0	Taxable Improvement Value	\$0

Assessor Property Sales Records:Tip: Use the Recorders Office: Excise Tax Affidavits Report to see more sales records details

Sale Date	8/27/1998	Sale Price	\$760,000
Seller Name	P D L PARTNERSHIP		
Buyer Name	KOWA 90 L L C		

Assessor Parcel Records:

District Name	FEDERAL WAY		
Property Name	ACCESS ROAD 30'	Property Type	COMMERCIAL
Plat Name		Present Use	Right of Way/Utility, Road
Plat Block		Water System	WATER DISTRICT
Plat Lot		Sewer System	PUBLIC
Lot Area	27,900 SqFt (0.64 acres)	Access	PUBLIC
Section/Township/Range	SE 17 21 4	Street Surface	NONE OR UNKNOWN

Assessor Legal Description Records:

Account Number	172104901902	Record Number	01 - 02
----------------	---------------------	---------------	----------------

Legal Description

172104 19 W 30 FT OF E 660 FT OF N 330 FT OF S 660 FT & W
30 FT OF E 360 FT OF N 330 FT OF S 660 FT & N 30 FT OF S
660 FT OF W 270 FT OF E 630 FT OF NE 1/4 OF SE 1/4

This report was generated: 7/6/2006 12:54:35 PM

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[King County Assessor: Submit a request to correct this information](#)

[DDES: Permit Applications Report](#)

[King County: Districts and Development Conditions Report](#)

[King County Assessor: eReal Property Report \(PDF format requires Acrobat\)](#)

[King County Assessor: Quarter Section Map Report \(PDF format requires Acrobat\)](#)

[King County Treasury Operations: Property Tax Information](#)

[Recorders Office: Excise Tax Affidavits Report](#)

[Recorders Office: Scanned images of plats, surveys, and other map documents](#)

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Legal Description

172104 19 W 30 FT OF E 660 FT OF N 330 FT OF S 660 FT & W
30 FT OF E 360 FT OF N 330 FT OF S 660 FT & N 30 FT OF S
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[King County Assessor: eReal Property Report \(PDF format requires Acrobat\)](#)

[King County Assessor: Quarter Section Map Report \(PDF format requires Acrobat\)](#)

[King County Treasury Operations: Property Tax Information](#)

[Recorders Office: Excise Tax Affidavits Report](#)

[Recorders Office: Scanned images of plats, surveys, and other map documents](#)

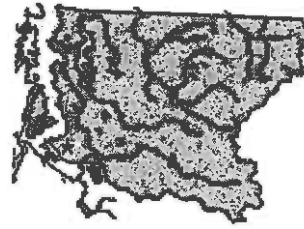
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PARCEL REPORT
Districts and Development
Conditions
 for Parcel number: **1721049019**



BY LAW THIS INFORMATION MAY NOT BE USED FOR COMMERCIAL PURPOSES.

Administrative Districts and Areas

Address	Not Available
Jurisdiction	Federal Way
Zipcode	98003
King County Council District (COUNCIL IN TRANSITION)	Council District:7 Council Member: Pete von Reichbauer Phone: (206) 296-1007 Web site
School District	Federal Way #210
Fire District	0039
Water District	None
Sewer District	None
Water and Sewer District	LHU
Water Service Planning Area	Lakehaven Utility District
Tribal Lands	No

Planning Designations

<u>King County Zoning</u>	Not Available
<u>Comprehensive Plan Land Use</u>	Not Available
<u>Urban Growth Area</u>	Urban
Community Planning Area	Federal Way
<u>Unincorporated Area Council</u>	None
<u>P-Suffix Conditions</u>	None
Kroll Map Page	726
Thomas Guide Map Page	745
Agricultural Production District	No
Forest Production District	No
<u>Roads MPS Zone</u>	254
<u>Transportation Concurrency Zone</u>	1001

Environmental Areas

Drainage Basin	Hylebos Creek
Rural Clearing Limits Apply	Not Available
Watershed Name	Puyallup River
WRIA Name	Puyallup-White
WRIA Number	10
Wetland	None mapped
100-Year Flood Plain	None mapped
Coal Mine Hazards	None mapped
Erosion Hazards	None mapped
Landslide Hazards	None mapped
Seismic Hazards	None mapped
Critical Aquifer Recharge Area	None mapped

DDES Permitting Information

Assessor Property Characteristics Report

Zoom to Parcel - iMAP (High Speed Internet Connection)

Zoom to Parcel - Parcel Viewer (All Internet Connections)

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STATE DOCUMENTS

EnCo Environmental Corporation
Environmental Assessment and Remediation Services

Phase I, II & III, Stormwater Plans & Sampling, UST Remediation, Permit Compliance and Wetland Services



P. O. Box 731747
 Puyallup WA 98373
 Telephone: 253.841.9710
 Fax: 253.841.0264

June 23, 2006

PLEASE FAX THIS SHEET BACK TO EnCo @ 253.841.0264

Ms. Sally Perkins
WADOE Records Center - NW Regional Office
 3190 160th Avenue SE
 Bellevue WA 98008-5452
 Telephone: 425.649.7190 Fax: 425.649.4450 e-mail: spcr461@scy.wa.gov

RE: **Toxics File Search**

EnCo Environmental Corporation (EnCo) is investigating the above-referenced property and certain adjacent properties. Would you please complete this table and fax it back to me as soon as possible. **Thank you so much. Jonathan M. Kemp, EnCo**

Address	Company Name	Does a Toxic Release File Exist?	Does an Archive Toxic Release File Exist?	Closure Status	Title of Report & Date
1411 South 330 th Street Federal Way, WA 98003		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> NFA-if yes, fax	1. 2. 3. 4.

- See correspondence from June 30th, 2006

33061 15 th Avenue South Federal Way, WA 98003		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> NFA-if yes, fax	1. 2. 3. 4.
33005 15 th Avenue South Federal Way, WA 98003		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> NFA-if yes, fax	1. 2. 3. 4.
33040 14 th Avenue South Federal Way, WA 98003		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> NFA-if yes, fax	1. 2. 3. 4.
33015 15 th Avenue South Federal Way, WA 98003		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> NFA-if yes, fax	1. 2. 3. 4.
33070 14 th Avenue South Federal Way, WA 98003		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> NFA-if yes, fax	1. 2. 3. 4.
33023 15 th Avenue South Federal Way, WA 98003		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> NFA-if yes, fax	1. 2. 3. 4.
33002 15 th Avenue South Federal Way, WA 98003		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> NFA-if yes, fax	1. 2. 3. 4.
1404 332 nd Street South Federal Way, WA 98003		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> NFA-if yes, fax	1. 2. 3. 4.

Signature of WADOE Representative: _____

Date: _____



Shawna Donley <shawnadonley@gmail.com>

EnCo Environmental ESA Phase I Federal Way

2 messages

Shawna Donley <shawnadonley@gmail.com>

To: sper461@ecy.wa.gov

Fri, Jun 23, 2006 at 2:31 PM

Hello, I left a message for you earlier today - but I am going to go ahead and send you the properties I need looked up. If you aren't the contact I should be using, please let me know. Thank you for your time!

Shawna Donley
shawnadonley@gmail.com
253.226.6077

 ToxicFilesNWRegionLtr.doc
68K

Perkins, Sally (ECY) <SPER461@ecy.wa.gov>

To: Shawna Donley <shawnadonley@gmail.com>

Fri, Jun 30, 2006 at 7:24 AM

Good Morning,
I have done a data base search on the addresses provided and found no information

Sally Perkins
Public Disclosure Coordinator
Department of Ecology
Northwest Region
PH 425-649-7190
FX 425-649-4450
sper461@ecy.wa.gov

From: Shawna Donley [<mailto:shawnadonley@gmail.com>]

Sent: Friday, June 23, 2006 2:32 PM

To: Perkins, Sally (ECY)

Subject: EnCo Environmental ESA Phase I Federal Way

[Quoted text hidden]



OTHER DOCUMENTS

EnCo Environmental Corporation
Environmental Assessment and Remediation Services

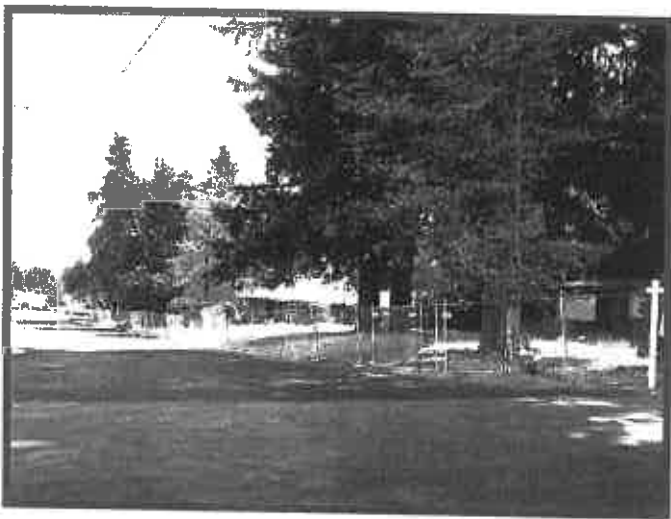
Phase I, II & III, Stormwater Plans & Sampling, UST Remediation, Permit Compliance and Wetland Services



GREAT INVESTMENT PROPERTY

33005 15th Ave S Federal Way

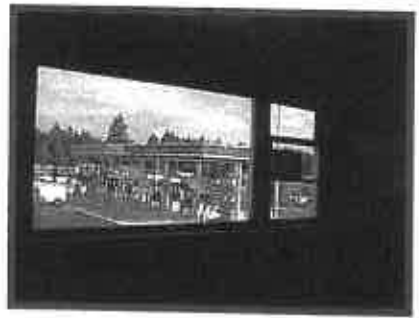
\$1,999,900



- Parcel Account
- 172104-9028 ✓
 - 172104-9030 ✓
 - 172104-9046 ✓
 - 172104-9051 ✓
 - 172104-9057 ✓
 - 172104-9064 ✓
 - 172104-9074 ✓
 - 172104-9090 ✓
- 9019

Land area contains a total of 207,148 sq. ft., or 4.76 acres. The site includes a total of nine parcels of property with land

We have included a copy of the BC zoning



Great investment property in good location in the center of Federal Way. Property is one block between Pacific Hwy South & Celebration Park. There are three houses, zoning is BC. New access road in front of property off 330th St.



Presented By Kenny Lee
Windermere Real Estate/South, Inc.
 Cell 253-740-9600
 Office 253-838-8900
 Fax 253-838-8975
 kennylee@windermere.com

MLS # 26034183





OFF-SITE DOCUMENTS

EnCo Environmental Corporation
Environmental Assessment and Remediation Services

Phase I, II & III, Stormwater Plans & Sampling, UST Remediation, Permit Compliance and Wetland Services

**King County****Home****News****Services****Comments****Search***By law this information may not be used for commercial purposes.***Assessor Real Property Records:**

Taxpayer	CHURCH OF BLESSING	Parcel Number	1721049045
		Account Number	172104904500
Tax Year	2005	Levy Code	1205
Tax Status	EXEMPT	Taxable Value Reason	EXEMPT
Appraised Land Value	\$738,800	Taxable Land Value	\$0
Appraised Improvement Value	\$294,800	Taxable Improvement Value	\$0

Church

Taxpayer	CHURCH OF BLESSING	Parcel Number	1721049045
		Account Number	172104904500
Tax Year	2006	Levy Code	1205
Tax Status	EXEMPT	Taxable Value Reason	EXEMPT
Appraised Land Value	\$738,800	Taxable Land Value	\$0
Appraised Improvement Value	\$296,600	Taxable Improvement Value	\$0

Assessor Property Sales Records:Tip: Use the Recorders Office: Excise Tax Affidavits Report to see more sales records details

Sale Date	9/29/2000	Sale Price	\$1,200,000
Seller Name	PACIFIC RIM INVESTMENTS GROUP LLC		
Buyer Name	CHURCH OF BLESSING		
Sale Date	2/25/1997	Sale Price	\$0
Seller Name	MAADANIAN S JAVAD+GHASSEMIKIA A		
Buyer Name	PACIFIC RIM INVESTMENT GROUP L L C		
Sale Date	7/24/1996	Sale Price	\$0
Seller Name	GHASSEMIKIA SOHEILA S		
Buyer Name	GHASSEMIKIA ALIREZA		
Sale Date	7/24/1996	Sale Price	\$0
Seller Name	AHMADPANAH MARTIN		
Buyer Name	MAADANIAN S JAVAD		
Sale Date	6/27/1995	Sale Price	\$461,000
Seller Name	RIEKE PAUL V		
Buyer Name	MAADANIAN S JAVAD+GHASSEMIKIA ALIREZA		
Sale Date	2/27/1995	Sale Price	\$0
Seller Name	UNDERWOOD MICHAEL S		

Buyer Name	GRECO WILLIAM+PETERSON DOUGLAS		
Sale Date	1/20/1993	Sale Price	\$0
Seller Name	HUFF CYNTHIA L		
Buyer Name	HUFF WAYNE I		

Assessor Parcel Records:

District Name	FEDERAL WAY		
Property Name	WAREHOUSE CHURCH	Property Type	COMMERCIAL
Plat Name		Present Use	Church/Welfare/Relig Srvc
Plat Block		Water System	WATER DISTRICT
Plat Lot		Sewer System	PUBLIC
Lot Area	147,760 SqFt (3.39 acres)	Access	PUBLIC
Section/Township/Range	SE 17 21 4	Street Surface	DIRT

Assessor Legal Description Records:

Account Number	172104904500	Record Number	01 - 02
Legal Description	172104 45 PCL A OF FEDERAL WAY LLA # 01-102624-00-SU REC # 20011212900004 SD LLA BEING LOCATED IN W 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4 OF SEC 17-21-4		

Assessor Commercial Building Records:

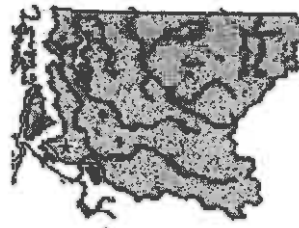
Address	1430 S 330TH ST 98003		
Building Number	1	Building Quality	AVERAGE
Number of Buildings	1	Building Description	WAREHOUSE CHURCH
Year Built	1977	Construction Class	MASONRY
Gross SqFt	11816	Shape	Rect or Slight Irreg
Net SqFt	11816	Sprinklers	N
Stories	1	Elevators	
Heating System	WARMED AND COOLED AIR		
Predominant Use	CHURCH (309)		

This report was generated: 7/7/2006 9:09:19 AM

Related on-line reports:

[King County GIS: Property Information FAQ](#)

PARCEL REPORT
Districts and Development
Conditions
 for Parcel number: **1721049045**



BY LAW THIS INFORMATION MAY NOT BE USED FOR COMMERCIAL PURPOSES.

Administrative Districts and Areas

Address	1430 S 330TH ST
Jurisdiction	Federal Way
Zipcode	98003
King County Council District (COUNCIL IN TRANSITION)	Council District:7 Council Member: Pete von Reichbauer Phone: (206) 296-1007 Web site
School District	Federal Way #210
Fire District	0039
Water District	None
Sewer District	None
Water and Sewer District	LHU
Water Service Planning Area	Lakehaven Utility District
Tribal Lands	No

Planning Designations

King County Zoning	Not Available
Comprehensive Plan Land Use	Not Available
Urban Growth Area	Urban
Community Planning Area	Federal Way
Unincorporated Area Council	None
P-Suffix Conditions	None
Kroll Map Page	726
Thomas Guide Map Page	745
Agricultural Production District	No
Forest Production District	No
Roads MPS Zone	254
Transportation Concurrency Zone	1001

Environmental Areas

<u>Drainage Basin</u>	Hylebos Creek
<u>Rural Clearing Limits Apply</u>	Not Available
<u>Watershed Name</u>	Puyallup River
<u>WRIA Name</u>	Puyallup-White
<u>WRIA Number</u>	10
<u>Wetland</u>	None mapped
<u>100-Year Flood Plain</u>	None mapped
<u>Coal Mine Hazards</u>	None mapped
<u>Erosion Hazards</u>	None mapped
<u>Landslide Hazards</u>	None mapped
<u>Seismic Hazards</u>	None mapped
<u>Critical Aquifer Recharge Area</u>	None mapped

DDES Permitting Information

Assessor Property Characteristics Report

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Church

COUNTY OF KING
BUILDING DEPARTMENT

CERTIFICATE OF OCCUPANCY

NO. 78-29039

STREET NO. 1430 So. 330 ST. FIRE ZONE 3

OWNER FAMILY FITNESS CENTER OCC. GROUP A3

USE ZONE C-GP

TYPE OF BLDG. VN

BUILDING PERMIT NO. 29039 10-11-78 PLAN NO. 1C-8852

HAS BEEN INSPECTED AND THE FOLLOWING OCCUPANCY THEREOF IS HEREBY AUTHORIZED:

FLOORS	OCCUPANCIES	AREA UNDER THIS CERTIF. SQUARE FT.	MAXIMUM OCCUPANT LOAD	MAX. ALLOWABLE FLOOR LOADS LBS. PER SQ. FT.
<u>1</u>	<u>BALL COURTS</u>	<u>9994</u>	<u>40</u>	<u>50</u>
<u>MEZZ.</u>	<u>OBSERVATION DECK</u>	<u>600</u>	<u>10</u>	<u>50</u>

REMARKS:

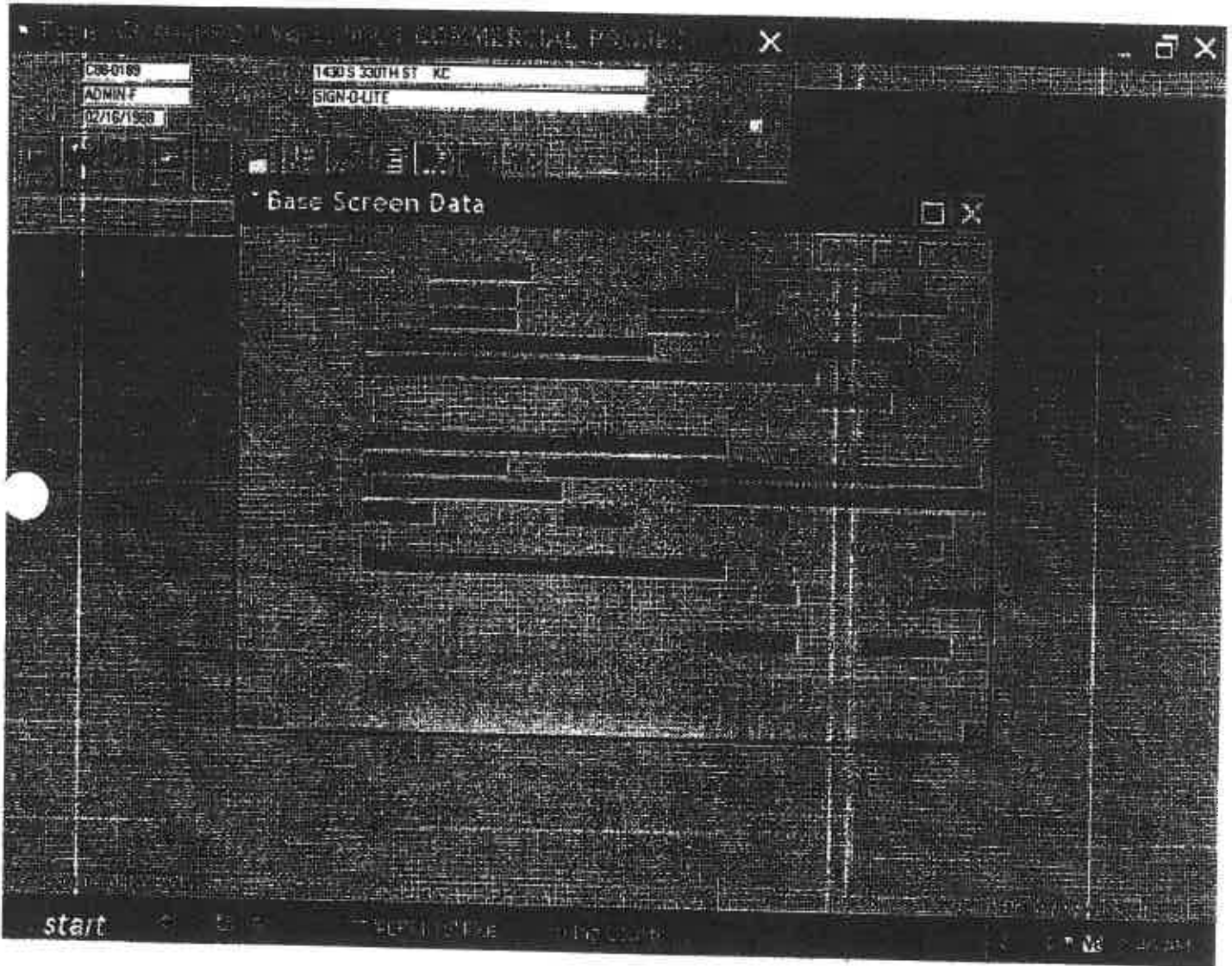
BUILDING INSPECTOR: M. Dykeman DATE May 19 1981

FIRE MARSHAL _____
KING COUNTY FIRE PREVENTION BUREAU

BY: Edward B. Sand
DIRECTOR OF BUILDINGS

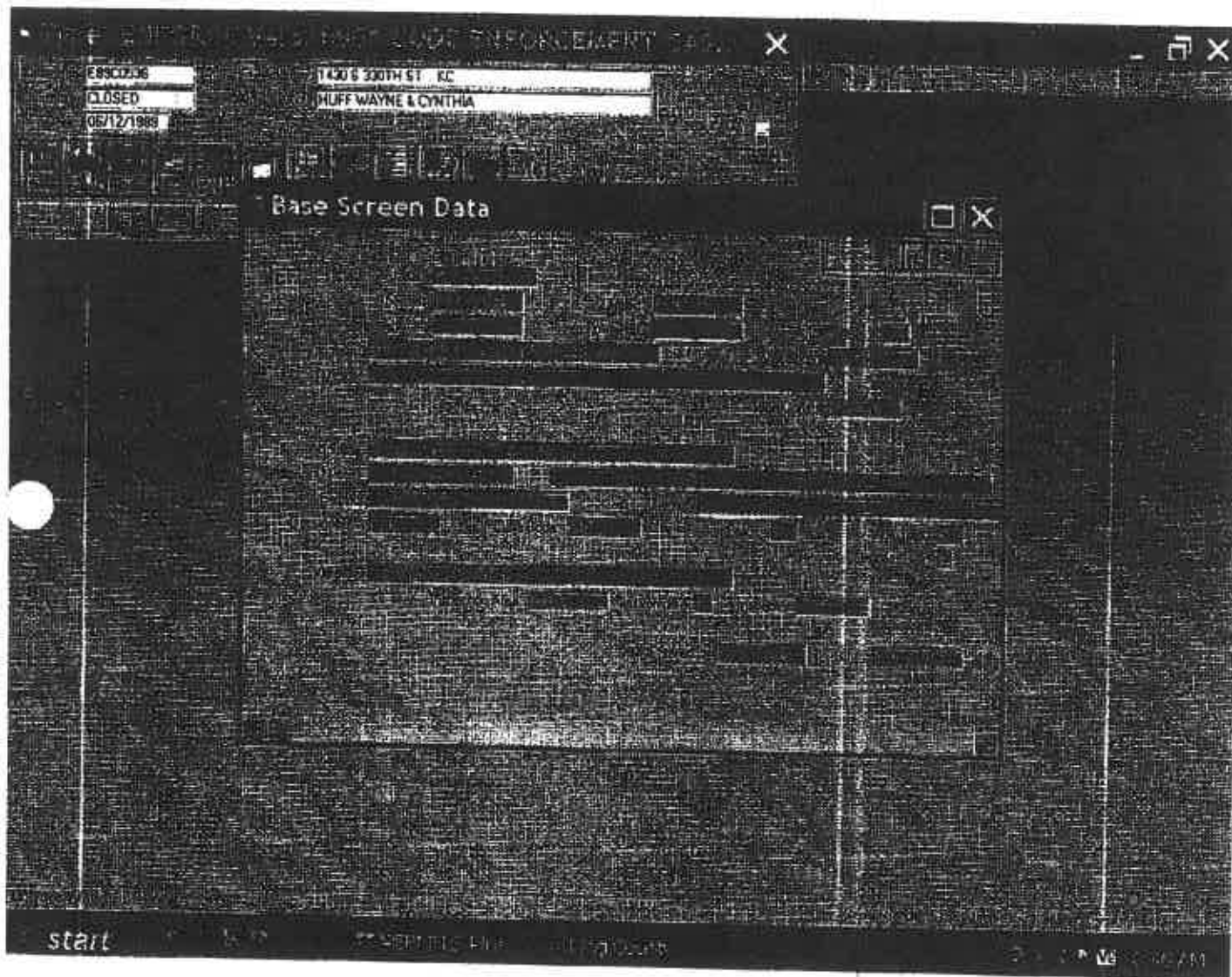
POSTING: The Certificate of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

Church



cert. of occupancy

church



✓ Church

BDOB KING COUNTY DEPT OF ASSESSMENTS BD01 PAI11250-S1
 REAL PROPERTY CHARACTERISTICS 07/10/06 09:03:01.8
 ACCOUNT: 172104-9045-0 SITUS: 1430 S 330TH ST
 TAXPAYER: CHURCH OF BLESSING QSTR: SE 17 21 04
 LOT: BLK: PLAT: JURS: FED WAY

LAND INFORMATION

 LAND USE: 345
 REC/ENTERTAINMENT - HEALTH CLUBS
 PROP NME: THE SPORTING HOUSE
 LOT SIZE: 3.38
 ZONING: CC

IMPROVEMENT INFORMATION

 YEAR BUILT: ✓ 1977
 CONSTR TYPE: MASONRY
 GROSS AREA (ALL BLDGS): 11816
 (0.0)

=====
 CHOOSE ONE OPTION: PRESS <PRINT> TO PRINT SCREEN,
 <PF4> FOR LEGAL, <PF6> FOR HISTORY, <PF7> FOR TAXES OR <PF8> TO END.

✓ = do not print this
(

BD08 KING COUNTY DEPT OF ASSESSMENTS BD01 PAI11250-S1
 REAL PROPERTY CHARACTERISTICS 07/10/06 09:03:15.2
 ACCOUNT: 172104-9033-0 SITUS: 33125 15TH AV S
 TAXPAYER: PI KE FENG+SHANG WI QSTR: SE 17 21 04
 LOT: BLK: PLAT: JURS: FED WAY

LAND INFORMATION

LAND USE: 261
 OFFICE BLDG(1-3 STOR) TO 5K SF
 PROP NME: VACANT OFFICE
 LOT SIZE: 27000
 ZONING: CC

IMPROVEMENT INFORMATION

YEAR BUILT: 1942
 CONSTR TYPE: FRAME
 GROSS AREA (ALL BLDGS): 720

(0.0)

=====

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Assessor Real Property Records:

Taxpayer	PI KE FENG+SHANG WI	Parcel Number	1721049033
Tax Year	2005	Account Number	172104903304
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN
Appraised Land Value	\$135,000	Taxable Land Value	\$135,000
Appraised Improvement Value	\$8,800	Taxable Improvement Value	\$8,800

Federal Way Towing

Taxpayer	PI KE FENG+SHANG WI	Parcel Number	1721049033
Tax Year	2006	Account Number	172104903304
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN
Appraised Land Value	\$135,000	Taxable Land Value	\$135,000
Appraised Improvement Value	\$9,700	Taxable Improvement Value	\$9,700

Assessor Property Sales Records:

Tip: Use the [Recorders Office: Excise Tax Affidavits Report](#) to see more sales records details

Sale Date	3/6/1990	Sale Price	\$225,000
Seller Name	TOOHEY GERALD M+MARY ANN		
Buyer Name	PI KE FENG+SHANG WI		

Assessor Parcel Records:

District Name	FEDERAL WAY		
Property Name	VACANT OFFICE	Property Type	COMMERCIAL
Plat Name		Present Use	Single Family(C/I Use)
Plat Block		Water System	WATER DISTRICT
Plat Lot		Sewer System	PUBLIC
Lot Area	27,000 SqFt (0.62 acres)	Access	PUBLIC
Section/Township/Range	SE 17 21 4	Street Surface	NONE OR UNKNOWN

Assessor Legal Description Records:

Account Number	172104903304	Record Number	01
----------------	--------------	---------------	----

Legal Description

172104 33 W 270 FT OF E 630 FT OF N 100 FT OF S 130 FT OF
NE 1/4 OF SE 1/4**Assessor Commercial Building Records:**

Address	33125 15TH AV S 98003		
Building Number	1	Building Quality	LOW COST
Number of Buildings	1	Building Description	OFFICE
Year Built	1942	Construction Class	WOOD FRAME
Gross SqFt	720	Shape	Rect or Slight Irreg
Net SqFt	720	Sprinklers	N
Stories	1	Elevators	
Heating System	ELECTRIC		
Predominant Use	OFFICE BUILDING (344)		

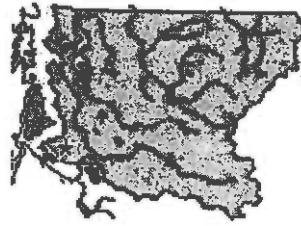
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PARCEL REPORT
Districts and Development
Conditions
 for Parcel number: **1721049033**



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Administrative Districts and Areas

Address	33125 15TH AV S
Jurisdiction	Federal Way
Zipcode	98003
King County Council District (COUNCIL IN TRANSITION)	Council District:7 Council Member: Pete von Reichbauer Phone: (206) 296-1007 Web site
School District	Federal Way #210
Fire District	0039
Water District	None
Sewer District	None
Water and Sewer District	LHU
Water Service Planning Area	Lakehaven Utility District
Tribal Lands	No

Planning Designations

<u>King County Zoning</u>	Not Available
<u>Comprehensive Plan Land Use</u>	Not Available
<u>Urban Growth Area</u>	Urban
<u>Community Planning Area</u>	Federal Way
<u>Unincorporated Area Council</u>	None
<u>P-Suffix Conditions</u>	None
Kroll Map Page	726
Thomas Guide Map Page	745
Agricultural Production District	No
Forest Production District	No
<u>Roads MPS Zone</u>	254
<u>Transportation Concurrency Zone</u>	1001

Environmental Areas

<u>Drainage Basin</u>	Hylebos Creek
<u>Rural Clearing Limits Apply</u>	Not Available
<u>Watershed Name</u>	Puyallup River
<u>WRIA Name</u>	Puyallup-White
<u>WRIA Number</u>	10
<u>Wetland</u>	None mapped
<u>100-Year Flood Plain</u>	None mapped
<u>Coal Mine Hazards</u>	None mapped
<u>Erosion Hazards</u>	None mapped
<u>Landslide Hazards</u>	None mapped
<u>Seismic Hazards</u>	None mapped
<u>Critical Aquifer Recharge Area</u>	None mapped

DDES Permitting InformationAssessor Property Characteristics Report[Zoom to Parcel - iMAP \(High Speed Internet Connection\)](#)[Zoom to Parcel - Parcel Viewer \(All Internet Connections\)](#)

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✓
Appointee 10/22/06

BD0B KING COUNTY DEPT OF ASSESSMENTS BD01 PAI11250-S1
REAL PROPERTY CHARACTERISTICS 07/10/06 09:03:30.0
ACCOUNT: 172104-9049-0 SITUS: 1304 S 332ND ST
TAXPAYER: FEDERAL WAY SCHOOL DIST#210 QSTR: SE 17 21 04
LOT: BLK: PLAT: JURS: FED WAY

LAND INFORMATION

LAND USE: 424
PARKING - GARAGES
PROP NME: S PACIFIC TRANSPORTATION
LOT SIZE: 4.97
ZONING: OP

IMPROVEMENT INFORMATION

YEAR BUILT: 19
CONSTR TYPE:
GROSS AREA (ALL BLDGS):

(0.0)



King County

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Assessor Real Property Records:

Taxpayer	FEDERAL WAY SCHOOL DIST#210	Parcel Number	1721049049
		Account Number	172104904906
Tax Year	2005	Levy Code	1205
Tax Status	EXEMPT	Taxable Value Reason	EXEMPT
Appraised Land Value	\$649,900	Taxable Land Value	\$0
Appraised Improvement Value	\$1,000	Taxable Improvement Value	\$0

*Parking
Lot*

Taxpayer	FEDERAL WAY SCHOOL DIST#210	Parcel Number	1721049049
		Account Number	172104904906
Tax Year	2006	Levy Code	1205
Tax Status	EXEMPT	Taxable Value Reason	EXEMPT
Appraised Land Value	\$1,029,000	Taxable Land Value	\$0
Appraised Improvement Value	\$1,000	Taxable Improvement Value	\$0

Assessor Property Sales Records:

Tip: Use the Recorders Office: Excise Tax Affidavits Report to see more sales records details

Sale Date	1/21/2005	Sale Price	\$1,200,000
Seller Name	CAMPBELL CLINT B+JOY ANN		
Buyer Name	FEDERAL WAY PUBLIC SCHOOL DISTRICT #210		

Assessor Parcel Records:

District Name	FEDERAL WAY		
Property Name	PARKING AREA FOR SEMI-TRAILERS, TRUCKS	Property Type	COMMERCIAL
Plat Name		Present Use	Vacant(Industrial)
Plat Block		Water System	WATER DISTRICT
Plat Lot		Sewer System	PUBLIC
Lot Area	216,636 SqFt (4.97 acres)	Access	PUBLIC
Section/Township/Range	SE 17 21 4	Street Surface	NONE OR UNKNOWN

Assessor Legal Description Records:

Account Number	172104904906	Record Number	01
Legal Description	172104 49 W 1/2 OF S 1/2 OF S 1/2 OF NE 1/4 OF SE 1/4		

Parcel Data

Parcel Name	172104-9049	Present Use	Code 316
Site Address	FEDERAL WAY SCHOOL DIST#210	Zoning	OP
Geo Area	1304 S 332ND ST 98003	Jurisdiction	FEDERAL WAY
Block	55-40	Property Type Code	C
		Lot	

Legal Description W 1/2 OF S 1/2 OF S 1/2 OF NE 1/4 OF SE 1/4

Land Data

Land SqFt	216,636	Use Exemption	
Acres	4.97	Environmental	No
Water	WATER DISTRICT	Topography	No
Sewer/Septic	PUBLIC	Traffic	No

Views

Rainier	No	Sound	No
Olympics	No	Lk Wash	No
Cascades	No	Lk Samm	No
Territorial	No	Lk/Riv/Crk	No
Seattle	No	Other	No

Waterfront

Location	No	Footage	0
Bank	No	Access Rights	No
Tide/Shore	No	Prox. Influence	No
Restricted	No	Poor Quality	No

Tax Roll History

Tax Yr	Omit Yr	TaxValue Reason	Appraised			Taxable		
			Land Val	Imp Val	Total	Land Val	Imp Val	Total
2006	0	Exmpt Tax	1,029,000	1,000	1,030,000	0	0	0
2005	0	Exmpt Tax	649,900	1,000	650,900	0	0	0
2004	0		649,900	1,000	650,900	649,900	1,000	650,900
2003	0		649,900	1,000	650,900	649,900	1,000	650,900
2002	0		649,900	1,000	650,900	649,900	1,000	650,900
2001	0		649,900	1,000	650,900	649,900	1,000	650,900
2000	0		649,900	1,000	650,900	649,900	1,000	650,900
1999	0		649,900	1,000	650,900	649,900	1,000	650,900
1998	0					649,900	1,000	650,900
1997	0					649,900	1,000	650,900
1996	0					649,900	1,000	650,900

Sales History

E Number	Sale Date	Sale Price	Instrument	Sale Reason
2098602	1/21/2005	1,200,000	Statutory Warranty Deed	Other

Review History

Tax Yr	Review#	Review Type	Appeal Val	Hearing Dt	Settlement Val	Hearing Result	Status
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Permit History

Number	Type	Value	Issue Date	Jurisdiction	Review Dt
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Home Improvement Exemption

Exempt No	Bldg No	Date Rec	Date Comp	Beg Yr	Est Cost
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Internet Resources

Summary Report for your area:

<http://www.metrokc.gov/assessor/AreaReports/2005/AreaReportSums.htm#CommSpec>

Visit Property Tax Information System to access your tax bill:

<http://www.metrokc.gov/finance/treasury/kctaxinfo/>

Visit Records Office's web site to view Excise Tax Affidavits:

<http://146.129.54.93:8193/localization/menu.asp>

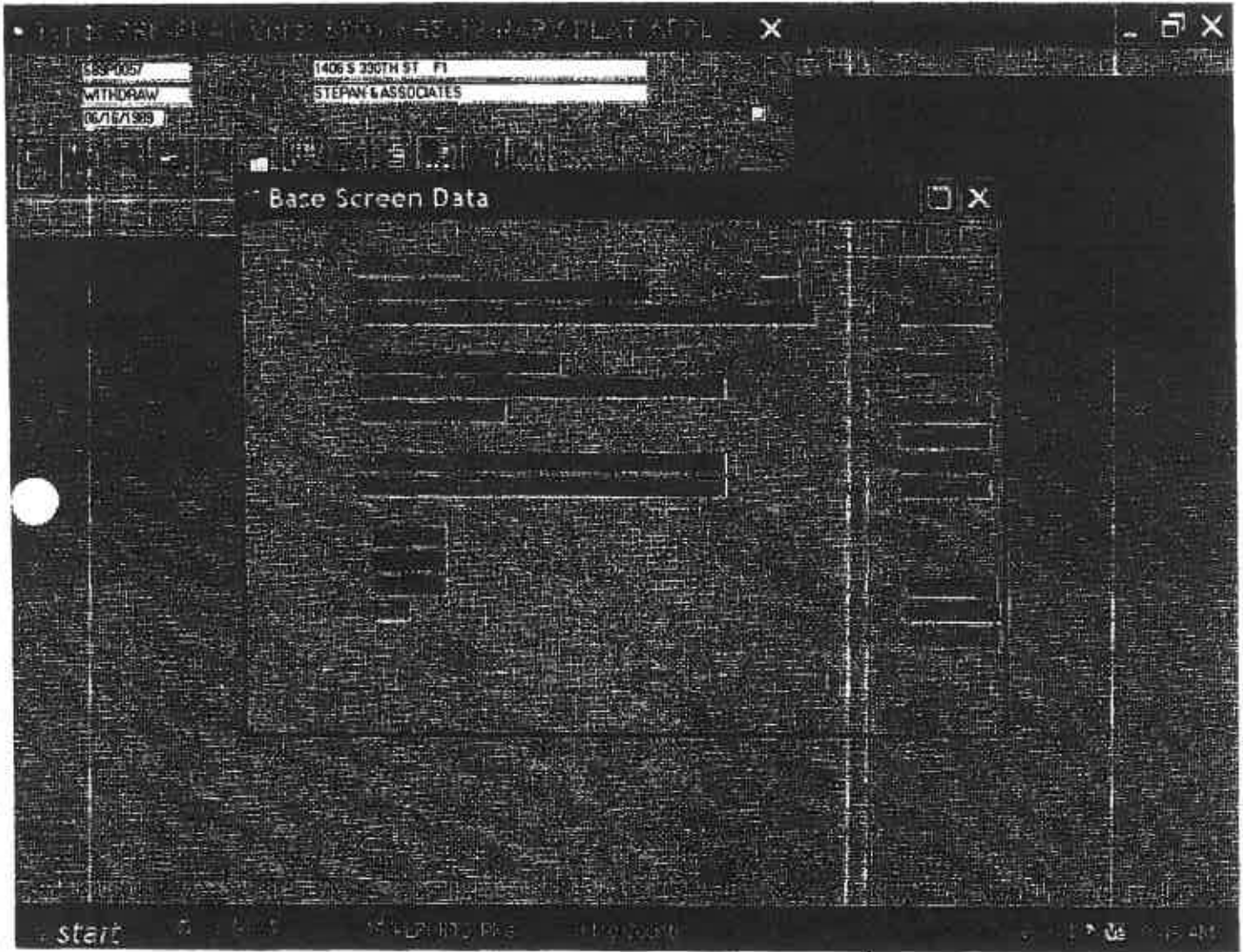
Visit GIS Parcel Viewer for the map of the parcel:

<http://www5.metrokc.gov/parcelviewer?PIN=1721049049>

Glossary of Terms

<http://www.metrokc.gov/Assessor/eRealProperty/GlossaryTerms.html>

✓ Celebration Park





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*Celebration
Park*

Assessor Real Property Records:

Taxpayer	CITY OF FEDERAL WAY	Parcel Number	1721049014
		Account Number	172104901407
Tax Year	2005	Levy Code	1205
Tax Status	EXEMPT	Taxable Value Reason	EXEMPT
Appraised Land Value	\$4,153,000	Taxable Land Value	\$0
Appraised Improvement Value	\$0	Taxable Improvement Value	\$0

Taxpayer	CITY OF FEDERAL WAY	Parcel Number	1721049014
		Account Number	172104901407
Tax Year	2006	Levy Code	1205
Tax Status	EXEMPT	Taxable Value Reason	EXEMPT
Appraised Land Value	\$4,153,000	Taxable Land Value	\$0
Appraised Improvement Value	\$0	Taxable Improvement Value	\$0

Assessor Property Sales Records:

Tip: Use the Recorders Office: Excise Tax Affidavits Report to see more sales records details

Sale Date	2/21/1991	Sale Price	\$12,470,000
Seller Name	CAMPUS PARK JT VENTURE		
Buyer Name	FEDERAL WAY CITY OF		

Assessor Parcel Records:

District Name	FEDERAL WAY		
Property Name	VACANT LAND (CENTENNIAL PARK)	Property Type	COMMERCIAL
Plat Name		Present Use	Park, Public(Zoo/Arbor)
Plat Block		Water System	WATER DISTRICT
Plat Lot		Sewer System	PUBLIC
Lot Area	2,768,673 SqFt (63.56 acres)	Access	PUBLIC
Section/Township/Range	SE 17 21 4	Street Surface	NONE OR UNKNOWN

Assessor Legal Description Records:

Account Number	172104901407	Record Number	01 - 10
----------------	---------------------	---------------	----------------

Legal Description

172104 14 POR E 1/2 SEC 17-21-04 BEG SE COR OF NE 1/4 TH N 89-41-44 W ALG SLY LN 659.17 FT TO NE COR OF NW 1/4 OF NE 1/4 OF SE 1/4 & TPOB TH S 0-18-15 W ALG ELY LN SD NW 1/4 OF NE 1/4 OF SE 1/4 658.52 FT TO SE COR THOF TH N 89-42-00 W ALG SLY LN 132.30 FT TH N 0-18-15 E 177.60 FT TH N 89-42-00 W 221.23 FT TH S 0-18-15 W 207.60 FT TH N 89-42-00 W 46.92 FT TH S 0-18-15 W 299.28 FT TO SLY LN OF N 1/2 OF SW 1/4 OF NE 1/4 OF SE 1/4 TH N 89-42-07 W ALG SD SLY LN 257.64 FT TO ELY LN OF NW 1/4 OF SE 1/4 TH N ALG SD ELY LN TO A PT 661.98 FT N OF SE COR OF NW 1/4 OF SE 1/4 TH N 89-42-15 W PLW S LN OF SD NW 1/4 OF SE 1/4 1315.46 FT TO WLY LN OF SD NW 1/4 OF SE 1/4 TH N 0-06-59 E ALG SD WLY LN 616.11 FT TO C/L OF BPA TRANS LN ESMT TH N 51-59-12 E ALG SD C/L 2241.61 FT TH S 89-43-57 E 250.51 FT ALG SD C/L TO WLY LN OF E 630 FT OF NE 1/4 SD SEC TH S 0-25-20 W ALG SD WLY LN 230.38 FT TO SLY LN OF N 200 FT OF SE 1/4 OF NE 1/4 TH N 89-41-49 W ALG SD SLY LN 30.66 FT TO ELY LN OF W 1/2 OF SE 1/4 OF NE 1/4 TH S 0-20-45 W ALG SD ELY LN 1123.25 FT TO TPOB LESS POR PLATTED CENTRURY SUBJ TO TRANS LN ESMT

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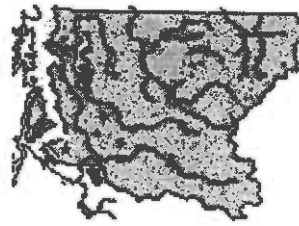
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PARCEL REPORT
Districts and Development
Conditions
 for Parcel number: **1721049014**



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Administrative Districts and Areas

Address	Not Available
Jurisdiction	Federal Way
Zipcode	98003
King County Council District (COUNCIL IN TRANSITION)	Council District:7 Council Member: Pete von Reichbauer Phone: (206) 296-1007 Web site
School District	Federal Way #210
Fire District	0039
Water District	None
Sewer District	None
Water and Sewer District	LHU
Water Service Planning Area	Lakehaven Utility District
Tribal Lands	No

Planning Designations

<u>King County Zoning</u>	Not Available
<u>Comprehensive Plan Land Use</u>	Not Available
<u>Urban Growth Area</u>	Urban
<u>Community Planning Area</u>	Federal Way
<u>Unincorporated Area Council</u>	None
<u>P-Suffix Conditions</u>	None
Kroll Map Page	726
Thomas Guide Map Page	745
Agricultural Production District	No
Forest Production District	No
<u>Roads MPS Zone</u>	254
<u>Transportation Concurrency Zone</u>	1001

Environmental Areas

Drainage Basin	Hylebos Creek
Rural Clearing Limits Apply	Not Available
Watershed Name	Puyallup River
WRIA Name	Puyallup-White
WRIA Number	10
Wetland	None mapped
100-Year Flood Plain	None mapped
Coal Mine Hazards	None mapped
Erosion Hazards	None mapped
Landslide Hazards	None mapped
Seismic Hazards	None mapped
Critical Aquifer Recharge Area	None mapped

DDES Permitting Information

Assessor Property Characteristics Report

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Parcel Data

Parcel 172104-9014
Name CITY OF FEDERAL WAY
Site Address 1406 S 330TH ST 98003
Geo Area 55-40
Block

Present Use Park, Public(Zoo/Arbor)
Zoning OP
Jurisdiction FEDERAL WAY
Property Type Code C
Lot

Legal Description POR E 1/2 SEC 17-21-04 BEG SE COR OF NE 1/4 TH N 89-41-44 W ALG SLY LN 659.17 FT TO NE COR OF NW 1/4 OF NE 1/4 OF SE 1/4 & TPOB TH S 0-18-15 W ALG ELY LN SD NW 1/4 OF NE 1/4 OF SE 1/4 658.52 FT TO SE COR THOF TH N 89-42-00 W ALG SLY LN 132.30 FT TH N 0-18-15 E 177.60 FT TH N 89-42-00 W 221.23 FT TH S 0-18-15 W 207.60 FT TH N 89-42-00 W 46.92 FT TH S 0-18-15 W 299.28 FT TO SLY LN OF N 1/2 OF SW 1/4 OF NE 1/4 OF SE 1/4 TH N 89-42-07 W ALG SD SLY LN 257.64 FT TO ELY LN OF NW 1/4 OF SE 1/4 TH N ALG SD ELY LN TO A PT 661.98 FT N OF SE COR OF NW 1/4 OF SE 1/4 TH N 89-42-15 W PLW S LN OF SD NW 1/4 OF SE 1/4 1315.46 FT TO WLY LN OF SD NW 1/4 OF SE 1/4 TH N 0-06-59 E ALG SD WLY LN 616.11 FT TO C/L OF BPA TRANS LN ESMT TH N 51-59-12 E ALG SD C/L 2241.61 FT TH S 89-43-57 E 250.51 FT ALG SD C/L TO WLY LN OF E 630 FT OF NE 1/4 SD SEC TH S 0-25-20 W ALG SD WLY LN 230.38 FT TO SLY LN OF N 200 FT OF SE 1/4 OF NE 1/4 TH N 89-41-49 W ALG SD SLY LN 30.66 FT TO ELY LN OF W 1/2 OF SE 1/4 OF NE 1/4 TH S 0-20-45 W ALG SD ELY LN 1123.25 FT TO TPOB LESS POR PLATTED CENTRURY SUBJ TO TRANS LN ESMT

Land Data

Land SqFt 2,768,673
Acres 63.56
Water WATER DISTRICT
Sewer/Septic PUBLIC

Use Exemption
Environmental No
Topography No
Traffic No

Views

Rainier No
Olympics No
Cascades No
Territorial No
Seattle No

Sound No
Lk Wash No
Lk Samm No
Lk/Riv/Crk No
Other No

Waterfront

Location No
Bank No
Tide/Shore No
Restricted No

Footage 0
Access Rights No
Prox. Influence No
Poor Quality No

Tax Roll History

Tax Yr	Omit Yr	TaxValue Reason	Appraised			Taxable		
			Land Val	Imp Val	Total	Land Val	Imp Val	Total
2006	0	Exmpt Tax	4,153,000	0	4,153,000	0	0	0
2005	0	Exmpt Tax	4,153,000	0	4,153,000	0	0	0
2004	0	Exmpt Tax	4,153,000	0	4,153,000	0	0	0
2003	0	Exmpt Tax	4,153,000	0	4,153,000	0	0	0
2002	0	Exmpt Tax	4,153,000	0	4,153,000	0	0	0
2001	0	Exmpt Tax	4,153,000	0	4,153,000	0	0	0
2000	0	Exmpt Tax	4,153,000	0	4,153,000	0	0	0
1999	0	Exmpt Tax	4,153,000	0	4,153,000	0	0	0
1998	0					9,534,000	0	9,534,000
1997	0					9,534,000	0	9,534,000
1996	0					9,534,000	0	9,534,000
1995	0					9,534,000	0	9,534,000
1994	0					9,534,000	0	9,534,000
1993	0					9,534,000	0	9,534,000
1992	0					3,045,500	0	3,045,500
1991	0					3,045,500	0	3,045,500

Sales History

E Number	Sale Date	Sale Price	Instrument	Sale Reason
1177388	2/21/1991	12,470,000	Warranty Deed	Other

Review History

Tax Yr	Review#	Review Type	Appeal Val	Hearing Dt	Settlement Val	Hearing Result	Status
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Permit History

Number	Type	Value	Issue Date	Jurisdiction	Review Dt
--------	------	-------	------------	--------------	-----------

Home Improvement Exemption

Exempt No	Bldg No	Date Rec	Date Comp	Beg Yr	Est Cost
-----------	---------	----------	-----------	--------	----------

Office parcel 4

BD0C KING COUNTY DEPT OF ASSESSMENTS BD01 PA11250-S1
 REAL PROPERTY CHARACTERISTICS 07/10/06 09:05:00.7
 ACCOUNT: 172104-9034-0 SITUS: 1403 S 330TH ST
 TAXPAYER: VARGA STEVE QSTR: SE 17 21 04
 LOT: BLK: PLAT: JURS: FED WAY.

LAND INFORMATION

 LAND USE: 532
 GARAGE-SVC BLDG 2 TO 10K SF
 PROP NME: MIDWAY AUTO WRECKERS
 LOT SIZE: 2.06
 ZONING: OP

IMPROVEMENT INFORMATION

 YEAR BUILT: 1946
 CONSTR TYPE: MASONRY
 GROSS AREA (ALL BLDGS): 7200
 (0.0)

=====

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off. use space A

COUNTY OF KING
BUILDING DEPARTMENT
CERTIFICATE OF OCCUPANCY
NO. 680931

STREET NO. 1403-~~502~~ 5 330TH ST. FIRE ZONE 3
OWNER HARRY ROGERS OCC. GROUP E-2, 4 & 4
USE ZONE M-H
TYPE OF BLDG. SI-4a

BUILDING PERMIT NO. 235510 PLAN NO. 9834

HAS BEEN INSPECTED AND THE FOLLOWING OCCUPANCY THEREOF IS HEREBY AUTHORIZED:

FLOORS	OCCUPANCIES	AREA UNDER THIS CERTIF. SQUARE FT.	MAXIMUM OCCUPANT LOAD	MAX. ALLOWABLE FLOOR LOADS LBS. PER SQ. FT.
1	STORAGE & Body SHOP	6,000	60	100*
	OFFICE	1,200	6	50*

REMARKS:

BUILDING INSPECTOR: Austin K. Van Ousen DATE 11/25 1968

FIRE CHIEF _____ FIRE MARSHAL (Signature)
FIRE DIST. _____ KING COUNTY FIRE PREVENTION BUREAU

JEAN L. DeSPAIN
King County Engineer
BY: (Signature)
AUSTIN K. VAN OUSEN
CHIEF BUILDING INSPECTOR

POSTING: The Certificate of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

2000 6-28

To Old No info



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Assessor Real Property Records:

Taxpayer	VARGA STEVE	Parcel Number	1721049034
Tax Year	2005	Account Number	172104903403
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN
Appraised Land Value	\$134,300	Taxable Land Value	\$134,300
Appraised Improvement Value	\$0	Taxable Improvement Value	\$0

Taxpayer	VARGA STEVE	Parcel Number	1721049034
Tax Year	2006	Account Number	172104903403
Tax Status	TAXABLE	Levy Code	1205
		Taxable Value Reason	NONE OR UNKNOWN
Appraised Land Value	\$179,100	Taxable Land Value	\$179,100
Appraised Improvement Value	\$0	Taxable Improvement Value	\$0

*Vacant
Property
(no address)*

403 S 330th

*Former
Hangar and
Auto Wrecking Yard*

Assessor Property Sales Records:

Tip: Use the Recorders Office: Excise Tax Affidavits Report to see more sales records details

Sale Date	2/28/1984	Sale Price	\$274,475
Seller Name	GAMMONS ELIN L		
Buyer Name	VARGA STEVE+MARILYN		

Assessor Parcel Records:

District Name	FEDERAL WAY		
Property Name	VACANT COMMERCIAL	Property Type	COMMERCIAL
Plat Name		Present Use	Vacant(Commercial)
Plat Block		Water System	WATER DISTRICT
Plat Lot		Sewer System	PUBLIC
Lot Area	89,562 SqFt (2.06 acres)	Access	PUBLIC
Section/Township/Range	SE 17 21 4	Street Surface	NONE OR UNKNOWN

Assessor Legal Description Records:

Account Number	172104903403	Record Number	01 - 03
Legal Description	172104 34 BEG S 00-18-15 W 850.98 FT & N 89-42-00 W 132.30 FT FR NE COR OF W 1/2 OF NE 1/4 OF SE 1/4 TH N 00-18-15 E 370.05 FT TH N 89-42-00 W 221.43 FT TH S 00-18-15 W 207.60 FT TH N 89-42-00 W 46.92 FT TH S 00-18-15 W 162.47 FT TH S 89-42-00 E 268.35 FT TO BEG		

This report was generated: 7/7/2006 8:54:38 AM

Related on-line reports:

- [King County GIS: Property information FAQ](#)
- [King County Assessor: Submit a request to correct this information](#)
- [DDES: Permit Applications Report](#)
- [King County: Districts and Development Conditions Report](#)
- [King County Assessor: eReal Property Report \(PDF format requires Acrobat\)](#)
- [King County Assessor: Quarter Section Map Report \(PDF format requires Acrobat\)](#)
- [King County Treasury Operations: Property Tax Information](#)
- [Recorders Office: Excise Tax Affidavits Report](#)
- [Recorders Office: Scanned images of plats, surveys, and other map documents](#)

Enter a 10 digit Parcel Number:

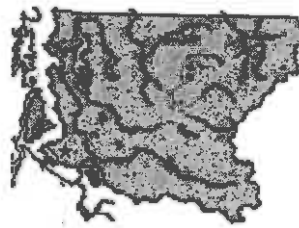
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PARCEL REPORT

Districts and Development Conditions

for Parcel number: **1721049034**

BY LAW THIS INFORMATION MAY NOT BE USED FOR COMMERCIAL PURPOSES.

Administrative Districts and Areas

Address	Not Available
Jurisdiction	Federal Way
Zipcode	98003
King County Council District (COUNCIL IN TRANSITION)	Council District:7 Council Member: Pete von Reichbauer Phone: (206) 296-1007 Web site
School District	Federal Way #210
Fire District	0039
Water District	None
Sewer District	None
Water and Sewer District	LHU
Water Service Planning Area	Lakehaven Utility District
Tribal Lands	No

Planning Designations

King County Zoning	Not Available
Comprehensive Plan Land Use	Not Available
Urban Growth Area	Urban
Community Planning Area	Federal Way
Unincorporated Area Council	None
P-Suffix Conditions	None
Kroll Map Page	726
Thomas Guide Map Page	745
Agricultural Production District	No
Forest Production District	No
Roads MPS Zone	254
Transportation Concurrency Zone	1001

Environmental Areas

<u>Drainage Basin</u>	Hylebos Creek
<u>Rural Clearing Limits Apply</u>	Not Available
<u>Watershed Name</u>	Puyallup River
<u>WRIA Name</u>	Puyallup-White
<u>WRIA Number</u>	10
<u>Wetland</u>	None mapped
<u>100-Year Flood Plain</u>	None mapped
<u>Coal Mine Hazards</u>	None mapped
<u>Erosion Hazards</u>	None mapped
<u>Landslide Hazards</u>	None mapped
<u>Seismic Hazards</u>	None mapped
<u>Critical Aquifer Recharge Area</u>	None mapped

DDES Permitting InformationAssessor Property Characteristics Report[Zoom to Parcel - iMAP \(High Speed Internet Connection\)](#)[Zoom to Parcel - Parcel Viewer \(All Internet Connections\)](#)

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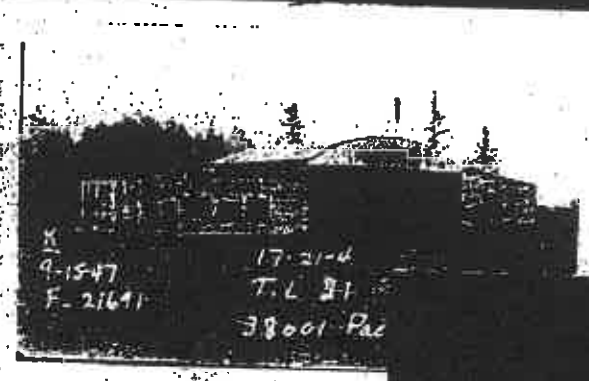
TITLE 21621
ADDITION Tax Lot (71) (25) (34)
PROPERTY No. 65325
DATE 7-7-1966
33001 Pce Highway 3

Fee Owner Evranger
Condition of Exterior 9
USE HANGAR
 1 No. Stories apt
 2 No. Floors
 No. Basements
 No. Offices
 No. Apartments
 1 Yes 2 Yes 3 Yes
 4 Yes 5 Yes 6 Yes

TYPE OF CONSTRUCTION
 Frame
 Stone Double
 Ordinary Masonry
 Metal Construction
 Class A Brick Con.
 Brk. Steel and Con.
 Tile Brick
 Con. Rein. Con.
 Unst. Steel Cast

FOUNDATION
 Wood Sill
 Foot and Ties
 Veneer
 Concrete
 Pile

BASINENT
 Full 1/2
 No. No. Open
 Finished
 Living Rooms
 Service Rooms



HEATING
 None
 Furnace
 Gravity H. S.
 Air Cond. / Fan
 Radiant
 Base Board
 Hot Water
 Hot Water
 Oil Burner
 Coal Burner

EXTERIOR WALL COVER.
 Single Double
 2" x 4" Stud Walls
 2" x 6" Stud Walls
 Brick Walls
 Brick with Veneer
 Concrete Walls
 Con. with Plaster
 Tile Walls
 Split. Con. Sill
 Filler Walls
 Insulated Walls

INTERIOR WALLS
 Stud and Plaster
 Lath Plastered
 Ply. Wood
 Asph. Ceilings
 Plaster Board
 Painted
 Stain Varnish
 Wallpaper
 Unpainted
 Unfinished

GAS STATIONS
 Frame
 Metal
 Masonry
 Plastered or Coated
 Floor

SERVICE BUILDING
 Frame
 Metal
 Masonry
 Plastered or Coated
 Floor

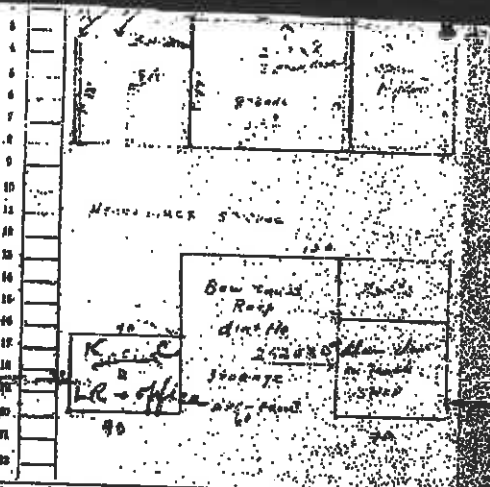
EXTERIOR FINISH
 Stucco Stucco
 Stucco Stucco
 None
 Paint
 Paint
 Paint
 Paint
 Paint

INTERIOR FINISH
 Plaster
 Plaster
 Asph. Ceilings
 Paint
 Paint
 Paint
 Paint
 Paint

TANKS, ETC. LIST

FLOOR CONSTRUCTION
 Concrete
 Concrete
 Concrete
 Concrete
 Concrete

ROOF AND CEILING
 Asphalt
 Asphalt
 Asphalt
 Asphalt
 Asphalt



Other Building	Construction	Floor	Area	Volume	Dimensions	S.F. Area	Feet	Value	K.D. No.	Remarks
Basement	Concrete	1st	25 x 25		25 x 25					
Basement	Concrete	1st	25 x 25		25 x 25					

Former Airplane Hangar

2. ADDRESS OF PROPERTY
 SECTION 17, T1N, R10E, S10E, KING COUNTY, WASH.
 PERCENTAGE 100%
 172104-014 33260 3470 1296

3. ADDRESS OF PROPERTY
 4. FEE OWNER
 KING CO. TAX DEPT.
 LAND INFORMATION
 1. SIZE OF TRACT OR LOT
 2. TOPOGRAPHY
 3. SIDEWALK
 4. SEWER
 5. GRADE
 6. WATER
 7. STREET ROAD
 8. SURFACE
 9. DRAINAGE
 10. VALUE OF LOT \$
 11. FRONT STREET

LAND USE	SOIL TYPE	CROPS-TIMBER STAND	NO. ACRES	VALUE ACRE VALUE	ASSESSED VALUE LAND
0	LAND SIZE 288 x 28606				
C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE. STAMP
	Contracted by [unclear]	7/4/67	3025-452	925	
	D.W. S. [unclear]	10-15-57	E271071		
	[unclear]	5-13-59	R 210 SR		
	[unclear]	6/27/64	E 581380		
	DISTRICT ROAD	SCHOOL	WATER	FIRE	SEWER
	B	210	100	39	L S

YEAR	AC.	LAND	ASSESSED VALUE	DECREASE OR INCREASE	IN ASSESSED VALUATION	REASON	BY	DATE
1958								
1959	40	260						
1960		300						
1961		300						
1962	400	1-1-67						
1963	400	1-1-67						
1964	400	1-1-67						
1965	1,010.0	6-6-65						
1966	1,040.0	1-1-66						
1967	12,000	1-1-67						
1968	33,240	1-1-68						
1969	44,180	1-1-69						

VACANT - KING COUNTY ASSESSOR - SEATTLE, WASHINGTON
 88260-172104-9014-1

SECTION (S) (T) (W)
 TWP. (R) (S)
 RANGE (T) (U) (V)
 SERIAL PHOTO
 QUARTER MAP
 COUNTY

LAND CLASSIFICATION
 THIS IS A SWAMP IN PART
 INDICATE BY MARKS USED ON LAND MAPS

1236 172104 014
 POR OF E 1/2 OF N 3/4 SLY OF C/L
 TRANS LN ESMT & WLY OF LN RNG S
 00-25-20 W 200 FT FR PT ON S LN
 OF N 1/4 SD SEC N 89-43-57 W
 630 FT FR E LN SD SEC TH N

LAND USE ACRES
 1. CULTIVATED
 2. PASTURE
 3. TIMBER
 4. STUMP
 5. GRAVEL OR
 6. USELESS
 7. SWAMP

89-43-57 W 30.66 FT TH S 00-20-45
 W 1123.5 FT TO S LN OF N 1/2 SD
 SEC AT PT 659.17 FT W OF SDE LN
 TH S 00-18-15 W 658.52 FT TH N
 89-42-00 W 132.30 FT TH N
 00-18-15 E 177.60 FT TH N

LAND TYPE ACRES
 A SHOT CLAY
 B BOG
 C PEAT
 D SILT
 E LOAM
 F GRAVEL
 G BOTTOM
 H UPLANDS
 K HILLY

88-42-00 W 221.23 FT TH S
 00-18-15 W 207.60 FT TH S
 89-42-00 W 46.92 FT TH S 00-18-15
 W 299.28 FT TH N 89-42-07 W
 257.64 FT TH S 00-14-30 W
 329.29 FT TO S LN SD SUBD 6-BEG

S 38-00-48 E 259 FT FR MOST ELY
 COR LOT 15 BLK 1 CENTURY CITY
 DIV NO 1 TH S 38-00-48 E
 251.65 FT TO SD C/L TH N 51-59-12
 E 370.02 FT ALG SD C/L TH N
 38-00-48 W 251.85 FT TH S

51-59-12 W 370.02 FT TO BEG LESS
 S1 Hwy SUBJ TO ESMT
 beg rxn S ln NE 1/4 of NE 1/4 with Wly men Prim St
 Hwy #1 th W alg S ln 581.44 ft th N 00-25-20
 E 30.38 ft th S 89-43-57 E to W men Prim St
 Hwy th S to beg less Prim St Hwy #1 subj to
 trans ln esmt

TAX LOT NO. (14)
 PARCEL NO.

IN USE TO BE EFFECTIVE FOR THE PURPOSES OF THE
 FEDERAL LAND MANAGEMENT AND POLICY ACT
 OF 1966, AS AMENDED, AND FOR THE PURPOSES OF
 THE NATIONAL SYSTEM OF PUBLIC LANDS

SECOND GARD TAX LOT

ADDITION NE 1/4 SECTION 17 TWP. 21 N. RANGE 4 BLOCK 14 LPT. 14

DESCRIPTION legal on back

LIMITS

OWNER OR CONTRACT PURCHASER	DATE	FILE NUMBER	PRICE	REMARKS
Cliff Mortenson				

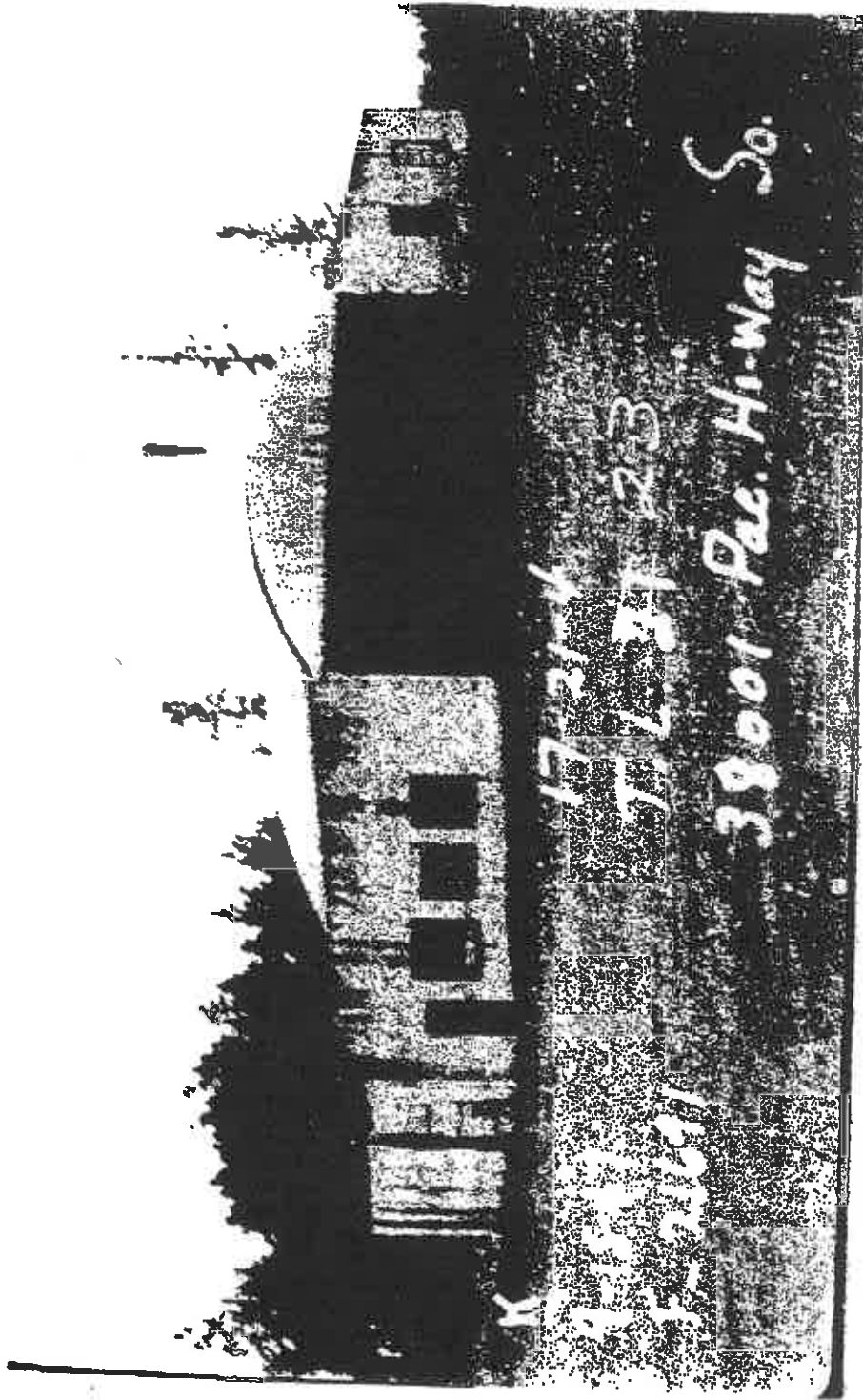
DISTRICT:	ROAD	SCHOOL	WATER	FIRE	SEWER	FLOOD ZONE	HOSPITAL	PARK & REC. DIST.	AIRPORT	METRO	LEVY CODE
Co	2	210	100 124	39	15						3470 3480

ASSESSED VALUE

YEAR	ACRES	TIMBER	LAND	BLDG.	TOTAL	DATE	BY	REASON	SEG. NO.
1968	86.25		44130		44130	3/3/67	BLS	RV	
1971	"		88260		88260	8/9	"	50% CONV	
1970	85.85		44030		44030	9/10/70	FS(S)	seg TI 87 Tr 14	A-6421
1971	"		88060		88060	"	"	"	"
1975	"		187850		187850	5-18-72	VS	Rev	
19									
19									
19									
19									
19									

WIR

ELE



Other Buildings

Total

Assessed Value 50%

Sup Building A. V.

Total

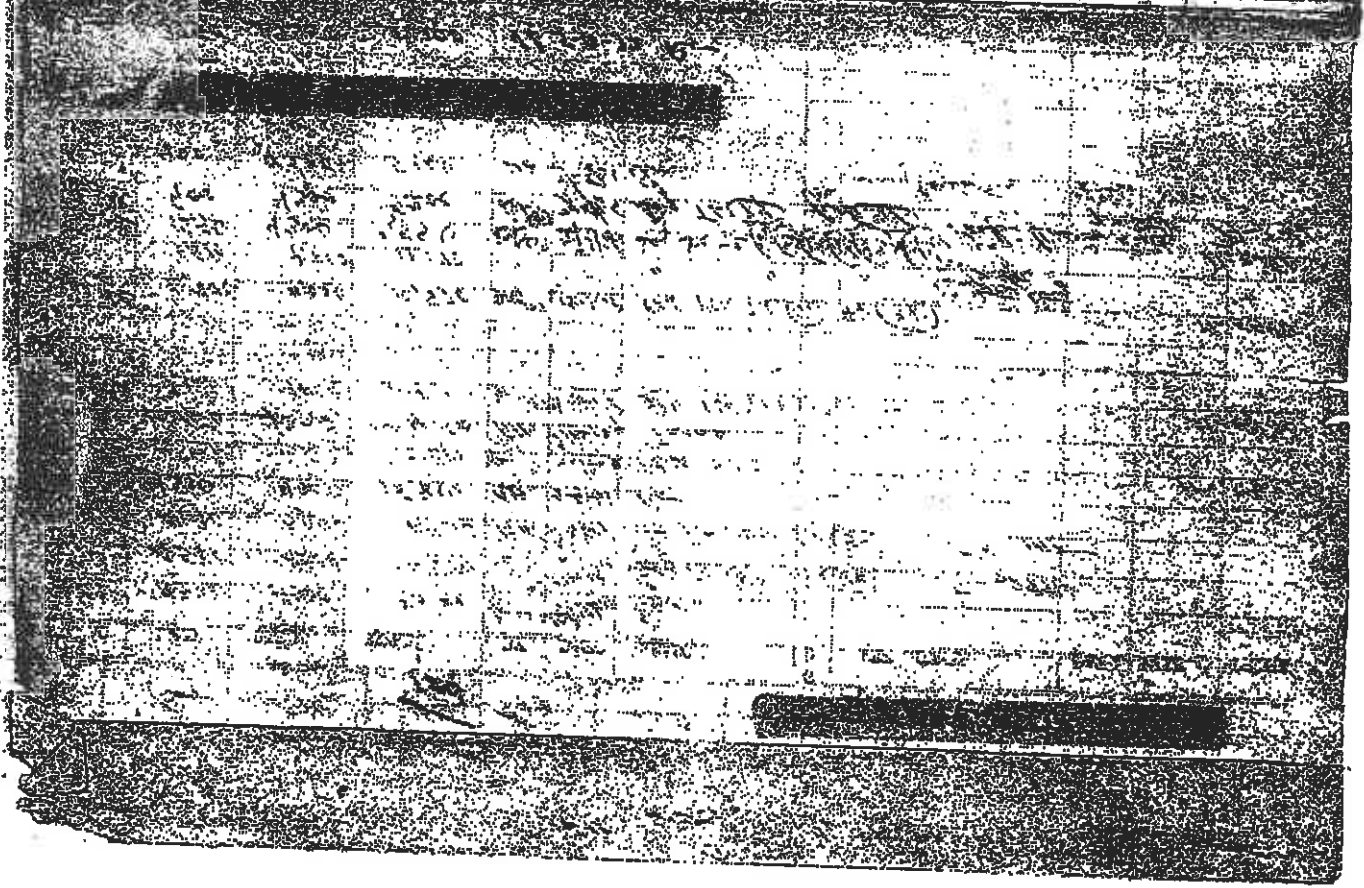
R. INTERIOR WALLS

GAS STATIONS

C. H. GROUND FLOOR AREA

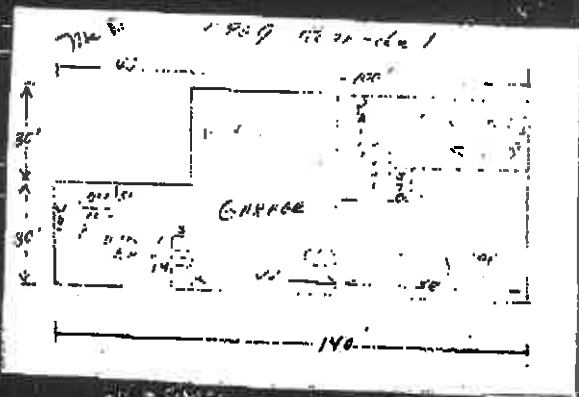
STAY LOT (3)
 1951-52 210-100
 of 210-100

ACRES	ROAD	SCHOOL	WATER	FIRE	TOTAL ACRES	TIMBER	IMPROVED	UNIMPROVED
600	2	210	100	22 29	U. S.			
lead	ridge	total	BY	DATE	REASON	FEE	OTHER	DATE
600			W.D.	8-44				
	5050		W.D.	10-47	omitted on 1948 Roll			
1952	120	5000	5120	RS(S)	4-8-50			
19	950	-	950	"	"			
1954	120	5700	5820	RD	7-20-50			
	950	-	950					
1954	120	5000	5120	RS(S)	11-18-50			
	950	-	950	"	"			
1954	120	5700	5820	RS(S)	11-18-52			
	950	-	950					
1955	140	5700	5840	RS	6-1-53			
1955	1260	-	1260					
1955	140	4000	4140	RD	2-9-54			
1955	1260	-	1260					
1956	1400	4000	5400					
1957	3030	4000	7030	RD	7-15-56			



TAX LOT (22) (34)
S 165' of N 1/2 of T12N
R 5E S 1/2 of Sec 30

N 1/4 of NE 1/4 of Sec 34
of T12N R 5E S 1/2 of Sec 34
at farm 10
also note of NE 1/4 of Sec 34





APPENDIX G

▶ TERMS AND CONDITIONS

EnCo Environmental Corporation
Environmental Assessment and Remediation Services

Phase I, II & III, Stormwater Plans & Sampling, UST Remediation, Permit Compliance and Wetland Services

TERMS AND CONDITIONS – PHASE I ESA

The fee is based on performing only the services discussed in the proposal for work. The estimated cost is based on assessing only the parcel(s) of land identified in the proposal. This proposal price will be honored for a period of no longer than 90 days. Our invoice has been sent to the address presented on this proposal and is due upon receipt. If the client wishes for **EnCo** to review Toxic/UST files at the WADOE or other government agencies additional fees will be charged. We will contact you for approval prior to performing any additional work.

The scope of work did not include assessing any suspect business environmental risks not covered under the current Phase I ASTM standard. In evaluating the subject property **EnCo** employed professional and technical judgment within the constraints of time and scope of work. The conclusions presented in the attached report are based on existing conditions or suspect conditions at the subject property on the date the site reconnaissance was performed. Past and present conditions, which could not be observed, were established on the basis of reasonably ascertainable records, documents, and information provided by the federal, state, and local agencies and contacted individuals. **EnCo** cannot attest to the completeness or accuracy of these documents or personal accounts.

This report is intended for the sole use of our client and approved assigns. Any other entities that wish to use this report to identify historical or current recognized environmental conditions in the process of making appropriate inquiry into the site or surrounding properties shall notify **EnCo** by executing a Reliance Letter. **EnCo** will charge an additional fee for preparing a Reliance Letter. On the basis of the intended use of the report, **EnCo** may require that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements will release **EnCo** from any liability resulting from the use of this report by any unauthorized party.

While this ESA cannot absolutely quantify and qualify every possible environmental risk, the assessment does provide a basis for sound decision-making regarding the potential for environmental liabilities and risk. The level of risk is based upon the current site-specific situation, limitations of the defined scope of work, and methods of evaluation. This report is based on reviews of certain records and documents, reported information on past and present site use, reported adjacent land use, map and photograph interpretation, information obtained from persons familiar with the property, and a site reconnaissance performed on the date indicated in this report. It cannot be determined that every activity, business, structure, and/or building has been identified on contiguous, and certain adjacent properties to the subject property. The types of land use activity, businesses, and/or buildings identified in this report were obtained from researched sources.

Assessment of subsurface soil and/or groundwater conditions cannot be accomplished through visual examination of surficial conditions afforded by the scope of a Phase I ESA process defined by the ASTM standard. This limitation combined with unknowns regarding the condition of the environment from previous studies cannot provide conclusive information regarding soil and groundwater quality at the subject property. Areas hidden from view and beneath the ground surface were not assessed. Areas not assessed also included beneath impervious surfaces, beneath overgrown vegetation, and at other inaccessible or locked areas.

Detailed inspections of off-site properties were not performed during the site assessment. The information obtained for this report pertaining to contiguous and certain adjacent land was obtained by viewing features from the subject property and public access ways.

An interpretive summary of researched aerial photographs were based on our observations and limited to an area within approximately 1,000 feet of the subject site. The time periods between photographs provided a general assessment of the overall development trends and land use on the site and in the vicinity of the site. No inference was made pertaining to specific on-site and off-site activities between time periods. Many of the aerial photographs are scaled at 1": 800' and 1": 2,000' and are either negative, digital, black and white, blue line, or color. The height from which the aerial photographs were taken did not provide a clear image of specific site characteristics. However, the absence and presence of structures, buildings, and trees on the site, as well as development trends in the vicinity of the subject property were noted. Other pictorial sources may have included ground level photographs, maps, sketches, plot maps, USGS topographic maps, flood plain maps, wetland inventory maps, Kroll maps, D. H. White maps, Metsker maps, Sanborn maps, and/or Thomas maps.

This assessment relied upon readily accessible information. It was not designed to provide extensive data accumulation on chemicals, petroleum hydrocarbons, radiological parameters, lead-based paints (LBP), polychlorinated biphenyls (PCBs), asbestos-containing materials (ACM), illegal drug labs, toxic molds, radon, wetlands, or inferences as to the condition or quality of air, surface soil, subsurface soil, surface water, or groundwater. Lead based paint may be present in housing structures built prior to 1978. Prior to 1976, PCBs were widely used in electrical equipment such as transformers, capacitor, switches, fluorescent light ballasts and voltage regulators. EPA banned PCB use in the USA in 1978. The scope of this project did not include an audit of environmental regulatory compliance issues or permits, wetland assessments, or collection and testing of environmental media samples.

There exists a possibility that other unidentified land use activities, unidentified buildings or dwellings, utilities, structures, and/or unidentified businesses located on the subject property or on contiguous properties could have improperly used, stored, or disposed of hazardous materials or petroleum hydrocarbons. Many older buildings were heated by using coal, wood, stove oil, and/or fuel oil. Abandoned chemical containers, chemical residues, groundwater or other monitoring wells, septic tanks, other USTs, and ancillary feed or product lines could exist on the subject property or on contiguous properties from former structures and/or from historical land use activities. If any leakage or spills occurred, soil and/or groundwater contamination could be present or could have migrated toward the subject property from off-site sources.

Generally, risk to a property increases when potential off-site sources of contamination are located adjoining to or near the subject property. The risk also increases when off-site sources of contamination are located up slope with respect to the direction of surface water runoff and groundwater flow. Discussion of slope and topography in this report, relative to the subject property, is based on visual observation and is to be considered an estimate of actual site conditions. The phrases "hydrologically downgradient" or "crossgradient", "hydrologically separated", and/or at a "sufficient distance from the site" refer to the relative position of the properties or structures with respect to the subject property, the prevailing groundwater flow system, and the probable flow direction for groundwater in the immediate area.

EnCo is not able to represent that the site or adjoining land, surface water, or groundwater contains any hazardous waste, petroleum product, oil, or other latent condition beyond that observed at the date and time of the assessment. Conclusions drawn by others from the results of this assessment should recognize the limitations of the assessment method used. If variations appear evident, it will be necessary for our firm to re-evaluate the conclusions of this report. No warranty or guarantee, expressed or implied, is made or offered.

The findings and conclusions of this report are not scientific certainties. The probabilities are based on professional judgment concerning the significance of the information gathered as of the date of the report during the course of the environmental investigation. We have no reason to suspect or believe that the information provided is inaccurate. However, we cannot be held responsible for the accuracy of the information provided to us by others. The scope of this ESA does not purport to encompass every report, record, or other form of documentation relevant to the property being evaluated. EnCo relied on the data presented in any submitted historical environmental consultant reports prepared by others as provided and has not confirmed the validity of the data.

For this Level I ESA to be acceptable, it is important that the conclusions and/or recommendations be made from information which is reliable and conclusive and which meets the standards generally accepted in the environmental consulting profession. In order for this Level I ESA to with stand scrutiny, it is essential that each element be verifiable and the public records, if checked, would yield the same data, any materials sampled, if re-tested, would generate the same results, the persons interviewed, if requested, would respond similarly. It is unlikely that reviewing records and documents on any subject property will allow statements to be made that the site is totally free of any and all hazardous substance contamination.

The term "recognized environmental conditions" means the presence or likely presence of regulated hazardous or dangerous wastes and/or substances, including petroleum products, that under certain conditions, indicate an existing release, a past release, or a material threat of a release into the structures of the property or into the ground, groundwater, or surface water of the property. Historical recognized environmental conditions (HREC) are RECs that may have been resolved. If a HREC is considered to be a REC it will be presented in the REC table in the conclusion section of the report.

Material threats are items that could reasonably be determined to be a REC in the future if no changes occur to alter the threat's condition. If material threats are observed on the subject property they will be treated as RECs in the report.

Hazardous or dangerous wastes and/or substances are defined by the Washington State Model Toxics Control Act (MTCA) and the Dangerous Waste Regulations. The term is not intended to include *de minimus* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action. Only *de minimus* conditions likely to be subject government enforcement are considered recognized environmental conditions in the Phase I ESA.