

FHB

Zipper Zeman Associates, Inc.
Geotechnical and Environmental Consulting

J-1225-01
30 November 2001

Construction Consulting
1922 Barrel Springs Road
Bellingham, Washington 98226

Attention: Sarah Spence

Subject: Phase I Environmental Site Assessment
Proposed Lynnwood Convention Center, "Task 2" Property
Lynnwood, Washington

Dear Ms. Spence:

In accordance with your request, Zipper Zeman Associates, Inc. (ZZA) performed a *Phase I Environmental Site Assessment* of the subject property, located at the above referenced site in Lynnwood, Snohomish County, Washington (Section 15, Township 27 North, Range 4 East, W.M.). A summary of the findings and conclusions for this report is briefly outlined below. Detailed information is provided within the text and appendices of the following report.

1.0 SUMMARY

- **Subject Property Description:** The subject property, known as Alderwood Village, is located at 3707-3815 196th Street SW and 19502 37th Ave W, Lynnwood, Snohomish County, Washington. The site contains retail and commercial businesses and parking on approximately 12 acres. It is located on the northwest quadrant of the intersection of 37th Avenue West and 195th Street SW. *Ultra Lube*, an automobile service, is part of the subject site. The Snohomish County Tax Identification numbers are: 00372600400602, 00372600401602, and 00372600400900.
- **Historical Information:** Based on our review of historical information regarding the subject property, the subject site was first developed agriculturally, and contained residential and farm buildings from at least 1947. The site was developed commercially commencing in 1963, with construction of a grocery store. Subsequent development includes retail businesses, commercial offices, and restaurants. According to Polk's City Directories, a gasoline station operated on the site in the 1970's.
- **Site Reconnaissance:** Our visual site reconnaissance revealed no readily observable indication to suggest that the subject property's soil or groundwater has been negatively

impacted by past or present land use. Visual observations are discussed further in the Site Reconnaissance (Section 5.0) of this report.

- **Water Supply and Sewer:** Water for the subject site is provided by the Alderwood Water District. The subject site and immediate vicinity is served by sewerage, provided by the City of Lynnwood.
- **Environmental Records Review:** Based on our review of environmental database lists, several nearby sites included on the database lists are situated within the ASTM standard radii relative to the subject property. The nearby, state-listed sites are situated in locations relative to the subject property that, based on our review, should not pose a significant threat to the subject property. In the subject site vicinity, groundwater reportedly occurs between five and 10 feet below ground surface and migrates in a south to southwest direction.
- **Conclusions:** We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-00 of the property at 3707 196th Street SW and 19502 37th Ave W, Lynnwood, Snohomish County, Washington. Any exceptions to, or deletions from, this practice are described in Section 4.0 of this report. Recognized Environmental Conditions (REC), as defined by ASTM E-1527-00 were not identified during the course of completing this Phase I Environment Site Assessment. However, the following risk factors were identified as summarized below:
 - Historical information obtained from reverse telephone directories indicates that a dry cleaner and gasoline service station operated at the subject site during the 1960's and the 1970's. These types of businesses have a potential to generate adverse environmental impact to a property. There is no indication whether or not a release occurred. The dry cleaner operated at 3815 196th Street SW. The gasoline station appears to have been located east of *Cucina Presto*, at 3801 196th Street SW.
 - It has been reported (ATC Environmental, 1994) that shallow soil contamination from oil-range petroleum hydrocarbons was found at *Ultra Lube (Econo Lube N Tune)*. There is no information that indicates whether cleanup has been completed. A waste oil tank and hydraulic lifts are located at *Ultra Lube (Econo Lube N Tune)*.
 - Petroleum-contaminated soils were removed from the property west and adjacent to the subject site. A groundwater monitoring well constructed at this site was placed upgradient from the contaminated soils; consequently, the results of chemical analysis of a single groundwater sample may be questionable. The site, *Alderwood GM*, is located cross gradient, or possibly down-gradient, to the subject site.

- Asbestos-containing materials (ACM) were found in several of the buildings during previous limited surveys by others. PCB presence cannot be ruled out based on the available information.
- **Recommendations:** Further environmental investigations appear warranted to determine whether site soils and or groundwater have been affected by operation of a dry cleaning business on the subject site, from the former gasoline station located at 3801 196th Street SW, from the *Alderwood GM* site, and from the *Ultra Lube* site. We present two options to accomplish this goal. The first option assumes that ground water occurs within twenty five feet of the ground surface and that soil borings can be advanced utilizing Strataprobe™ or equivalent soil sampling equipment. The second option would be to use conventional drilling technique if ground water is not within twenty-five feet of the ground surface and or the soil consistency is so great that it prevents the use of the Strataprobe™. Conventional drilling involves using a truck-mounted power auger to advance a soil boring.

To accomplish these goals, ZZA recommends the following tasks be completed:

- Drilling a series of seven shallow soil borings in the vicinity of the former gasoline station site, the dry cleaner, *Alderwood GM*, and *Ultra Lube* utilizing (A) Strataprobe™, or equivalent, soil sampling equipment or (B) conventional drilling equipment;
- Constructing ground water monitoring wells in each boring;
- Collecting groundwater samples for analytical testing;
- Submitting up to two groundwater samples from the dry cleaner site for chemical analysis for volatile organic compounds;
- Submitting up to two groundwater samples from the former gasoline station site for chemical analysis for total petroleum hydrocarbons in the gasoline extended range (NW TPH Gx), including benzene, ethylbenzene, toluene, xylene (BETX) and methyl butyl tertiary ethylene (MBTE); and total petroleum hydrocarbons in the diesel range (NW TPH Dx); and total lead.
- Submitting up to two ground water samples from the *Alderwood GM* site for chemical analysis for total petroleum hydrocarbons oil range (NW TPH Dx);
- Submitting one ground water sample from the *Ultra Lube* site for chemical analysis for total petroleum hydrocarbons in the diesel range (NW TPHDx); and RCRA eight metals; and,

- Preparing a letter report summarizing our observations, findings, conclusions and recommendations.

We estimate the Probable Cost of the above scope of work to be approximately \$15,000 for Option A, and approximately \$25,500 for Option B.

Asbestos surveys of the existing structures, and other surveys of surface improvements such as PCB and lead-based paint surveys, are also recommended. Environmental assessments of the tank and lifts at *Ultra Lube* are also recommended.

This summary is presented for introductory purposes only and should be used in conjunction with the full text of this report. The project description, subject property conditions, and results of our assessment are presented in the text of this report. Figure 1, *Site Location Map* depicts the site location in Lynnwood, Snohomish County, Washington. Figure 2, *Site Vicinity Sketch* depicts the subject property and vicinity. Figure 3, *Topographic Map* shows the site and vicinity topography. Figure 4, *Historical Site Vicinity* depicts the configuration of the site vicinity in the 1960's.

Appendix A presents photographs of the subject site and vicinity. Appendix B presents representative well logs for wells situated within an approximate 1-mile radius of the subject property provided by the Washington State Department of Ecology (Ecology). Appendix C presents copies of historical *Polk's City Directories*. Appendix D presents copies of historical aerial photographs. Appendix E contains copies of Snohomish County Tax Assessor's records. Appendix F presents the Environmental Data Resources, Inc. (EDR) report.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this study was to evaluate the subject property and vicinity for indications of recognized environmental conditions that may have been caused by previous or ongoing on-or off-site land use activities. As stated in ASTM E 1527-00, the preparation of a Phase I Environmental Site Assessment report is also intended to permit a user to satisfy one of the requirements to qualify for the *innocent purchaser/landowner defense* to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 U.S.C. 9601, et seq. liability. As stated in CERCLA, the Phase I Environmental Site Assessment endeavors to provide "all appropriate inquiry" into the previous ownership and use of the property consistent with good commercial or customary practice in an effort to minimize liability.

2.2 Involved Parties

Our client for this project is Construction Consulting. Verbal authorization to perform this assessment was provided to ZZA on November 6, 2001, by acceptance of our proposal dated November 5, 2001.

2.3 Scope of Services

The purpose of this study was to evaluate the subject site and vicinity for indications of environmental contamination due to previous or on-going land use activities. The scope of services for this study consisted predominantly of gathering readily available information in accordance with ASTM Standard E 1527-00. Based on these findings, this report presents ZZA's opinion concerning environmental conditions at the site that may have resulted from past or current on-site and off-site activities. Specifically, this Phase I Environmental Site Assessment consisted of:

- A site reconnaissance for the purpose of assessing existing conditions and evaluating, if possible any reported environmental concerns at the site;
- A reconnaissance of the immediate site vicinity for the purpose of evaluating land use and making relevant observations regarding the potential for environmental concerns to exist in this vicinity;
- A review of regulatory agency files and database lists for the purpose of evaluating reported environmental concerns in the vicinity of the subject site;
- A review of available geological surveys, Soil Conservation Service (SCS), and water well logs provided by Ecology for wells within an approximate 1-mile radius of the subject property;
- A review of available historical business directories, historical maps, and aerial photographs for the purpose of evaluating past and present land use at the subject site and in the vicinity of the subject site, for the purpose of identifying, if possible, businesses that potentially generate, use, or store regulated substances or hazardous/dangerous materials;
- If possible, completing interviews with tenants, site personnel, or other knowledgeable individuals for the purpose of obtaining relevant anecdotal information regarding the project sites and adjacent sites including information regarding the cultural and historical sensitivity of the site; and
- Preparation of this Phase I Environmental Site Assessment Report documenting the findings of the study.

Environmental impairment of properties as a result of activities such as illicit or unreported dumping or spilling of hazardous or deleterious materials may not be readily apparent. The opinions and conclusions presented in this report are based on information readily available at the time of the assessment. The collection of quantitative information, such as data generated by the analysis of soil or groundwater samples was beyond the scope of this assessment, as was evaluation and assessment of ASTM non-scope items such as radon, asbestos, lead-based paint, lead in drinking water, indoor air quality, and wetlands. These non-scope items may be considered *business environmental risks*, as defined by ASTM E-1527-00.

This report has been prepared in general accordance with current industry standards for Phase I Environmental Site Assessments for the exclusive use of Construction Consulting Inc., and their designated agents, for specific application to the project site. ZZA has based the conclusions included in this report on its observation of existing site conditions, its' interpretation of site history, and its' interpretation of the site usage information it was able to access. Conclusions about site conditions under no circumstances comprise a warranty that conditions in all areas within the site are of the same quality that ZZA has inferred from observable site conditions and readily available site history. No other warranty, expressed or implied, is made. In the event that any changes occur at the site or on adjacent properties, or if modifications to the development as proposed are made, this report should be reviewed by ZZA and amended as necessary.

3.0 SUBJECT PROPERTY AND VICINITY DESCRIPTION

3.1 Subject Property Location and Usage

The subject property consists of approximately 12 acres of urban property, which is located at 3707 196th Street SW, Lynnwood, Snohomish County, Washington on the northwest quadrants of the intersection 37th Avenue West and 195th Street SW, (Section 15, Township 27 North, Range 4 East, W.M.). The site abuts neighboring commercial property on two sides, residential property (north) and 196th Street SW (south). The site is currently developed with retail businesses. Observations made during the site reconnaissance are discussed in Section 5.0 of this report.

3.2 Vicinity Usage

The subject site is located in a residential and commercial area. The properties/features immediately adjacent to the subject site are as follows:

Location	Description
• North	Residential development
• West	Commercial office building and vacant automobile dealership
• South	<i>Alderwood Veterinarian Clinic, 196th Street SW and Video Only</i>
• East	<i>Silver Cloud Motel, the Addicott Building, Band Aid Music, and</i>

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37th Avenue West

The site is located on the northwest quadrant of the intersection of 37th Avenue West and 196th Street SW, and includes *Ultra Lube*, an automobile service at 19502 37th Avenue West. The northeast corner of the intersection contains *Alderwood Manor Hardware*; and, a strip mall that contains retail businesses. The southeast quadrant of the intersection contains the retail businesses: *Lamps Plus*, *Kinko's* and *Stopwatch Espresso*. The northwest quadrant of the intersection also contains business properties adjacent to the subject site that include: *Video Only*, *Bucky's Muffler*, *Smokin Sam's*; and *Fantasy Nails*.

3.3 Geology and Soils

According to the Washington Department of Natural Resources *Preliminary Surficial Geologic Map of Edmonds East and Edmonds West Quadrangles, Snohomish and King Counties, Washington*, dated 1975, the site is underlain by Quaternary-age glacial sediment, known as the Vashon Till. This glacially compacted soil consists of a heterogeneous, concrete-like mixture of clay, silt, sand, gravels, and cobbles.

Information from site investigation reports on nearby properties and from well logs drilled in the vicinity indicate that locally, the till consists of clay, silt and sand with smaller amounts of gravels, especially at sites located west of the subject property. At sites east of the subject site, peat was encountered by others in soil borings and excavations.

3.4 Physical Setting

Information presented on the United States Geological Survey (USGS) *Edmonds East* topographical map quadrangle, dated 1953, revised 1981, indicates that the site is situated at an elevation (above mean sea level) of approximately 440 feet. The site and vicinity are relatively flat-lying, although the land surface rises to the north. The site is located on the north flank of Cedar Valley. Cedar Valley contains an unnamed creek that drains Scriber Lake and flows in a generally eastward direction to Swamp Creek. The site is situated at a higher grade elevation than 196th Street and 37th Avenue West. The site west and adjacent also sits at a higher grade elevation than the subject site. The site vicinity topography is illustrated on Figure 3, *Topographic Map*.

The subject site contains a gentle downward slope towards the south. Sites adjacent to the east are situated at lower elevations and sites adjacent to the west and north are at higher elevations. Retaining walls are located on the west and north sides of the subject site; and, the east sides of adjacent sites.

3.5 Hydrogeology, Water Wells and Public Water Supply

If known, the direction of near surface groundwater migration can help evaluate potential on and off-site contaminant impacts. Generally, groundwater migration pathways are the

direction in which dissolved contaminants might migrate if present in groundwater. The direction of groundwater migration is difficult to predict without installing at least three monitoring wells and observing groundwater levels over a period of time. In general, near-surface, unconfined groundwater migration direction typically follows topography, given the assumed site-specific soil conditions and local geology.

According to the well logs supplied by EDR Physical Setting Source Maps, there are sixteen state-listed groundwater wells and one federal-listed groundwater well within one mile of the subject site. According to the information provided by EDR, the depth to groundwater in the wells closest to the subject site varies from about one foot to about 10 feet below ground surface. These wells are mapped as "A". The groundwater flow direction as mapped by EDR is generally towards the southwest.

We contacted the Washington Department of Ecology (Ecology) and obtained copies of 51 water well logs for Sections 15 and 22 Township 27 North Range 4 East. Due to the method of reporting well locations (quarter-quarter section), exact well locations can not always be established. Geologic information from the logs indicates the glacial till contains more silt and sand than gravels. A groundwater monitoring well installed at *Alderwood GM*, which is east and adjacent to the subject site encountered groundwater at 45 feet below ground surface *at the time of installation*. The static level may be shallower.

A domestic well, dug in 1922 and located at 4221 196th Street SW, encountered water at 4 feet below ground surface. According to site investigation reports on nearby properties (See section 6.5), groundwater occurs between about five and ten feet below ground surface. Appendix B presents copies of well logs from the site vicinity.

According to the Alderwood Water District, the site vicinity obtains water from reservoirs, Spada Lake and Lake Chaplain, which are located east of Everett, Washington in the Cascade foothills. The reservoirs collect snowmelt and precipitation falling on the Cascade Mountains.

4.0 SUBJECT PROPERTY AND VICINITY HISTORY

The land use history of the subject property was reviewed, utilizing tax assessor's information, state archive information, business directories, and historical aerial photographs. Neither a Chain of Title Report, nor building department records were reviewed for this assessment. Interviews with tenants were conducted.

4.1 City Directories and Historical Maps

Polk City Directories for the City of Lynnwood for the years' 1967 and 1973 were available in the Washington Room of the Everett Library, in Everett, Washington. Polk's City Directories for Seattle North Suburban for the years' 1978 and 1983 were available at the Seattle Public Library. Property addresses often change; however, from the information provided by

Polk's Directories, it appears that the subject site has historically been occupied by a film processing business, a gasoline station and a dry cleaner.

Review of the 1967 directory indicates that there was a commercial building known as the *Alderwood Highland Center Laundry* at 3811 196th Street SW, this business *may* have been located on the subject site. There were two insurance companies and a realty company at the same address. On 37th Avenue W, north of 196th Street, there are two residences listed.

In the 1973 directory, there is one residence, two vacancies and one commercial business listed on 37th Avenue. On 196th Street, there is a gasoline station listed at 3701 196th Street SW and a cycle shop at 3703 196th Street SW (currently *Video Only*). The odd numbers from 3707 196th Street SW to 3807 196th Street SW (subject site) are listed as retail businesses and a post office. A service station is listed at 3801 196th Street SW, and a tavern is listed at 3803. The odd numbers from 3805 to 3807 196th Street SW are listed as retail businesses.

Review of the 1978 directory indicates that the odd numbered addresses, north side of 196th Street SW, are occupied by retail businesses. Specifically, there is a post office and commercial office at 3715 196th Street SW; a restaurant at 3717 196th Street SW, the *Alderwood Laundry and Dry Cleaners* is listed at 3815 196th Street (subject site). The address at 3801 196th Street is listed as vacant (former gasoline station site). On 37th Avenue W, there are retail and commercial businesses adjacent to the subject site. Gasoline service stations are listed at 3627 196th Street and 3701 196th Street SW.

In the 1983 directory, 3801 196th Street is not listed. At 3717 196th Street SW (the subject site), there is a restaurant and business office, at 3715 196th Street SW, there is a post office and several commercial offices listed. The business at 3805 196th Street is listed as *King Size Photo, Inc.*, film processing (currently the address of *Cucina Presto*). There were no listings for 37th Avenue West. Copies of the Polk's Directory pages are included in Appendix D of this report.

4.2 Aerial Photographs

Aerial photographs dated 1947, 1955, 1967, 1976, 1981, and 1993 were reviewed at Walker and Associates, Inc. in Tukwila, Washington. The scale of the aerial photographs reviewed ranged from 1 inch = 800 feet to 1 inch = 2,000 feet. In the review of the aerial photographs, observations were interpretive and limited to the area within approximately 2,000 feet of the subject site. The height from which the photographs were taken did not provide a clear image of site characteristics. However, the presence or absence of structures on the site, as well as developmental trends in the area was noted.

In summary, the subject site was first developed as agricultural land. Development changed to commercial usage, which is first observed in the 1967 photograph. Copies of historical aerial photographs from 1955, 1967, 1976, and 1981 are included in Appendix E. The following is our interpretation of the aerial photograph review:

1947 Aerial Photograph

Scale: 1" = 1000'
Photo Format: Black and White

Subject Property

The subject site is developed with what appears to be agricultural buildings and residential structures. There appears to be a cluster of buildings near the northeast corner of the site that resembles small homes. It appears that 194th Place SW and 37th Avenue West intersect near the northeast corner of the subject site.

Adjacent/Nearby Property

A building that resembles a residential structure is located south and adjacent to the subject site. There appears to be a commercial building on the northwest corner of 194th Place and 36th Ave W that resembles a gasoline station. Buildings resembling commercial buildings are located between 194th Place and 196th Street and between 36th Avenue and 37th Avenue. A building that resembles a commercial building is located south of the subject site, south of 196th St., with a large parking lot between it and 196th Street.

In general, the site vicinity appears to be rural, with large woodlots north and south of 196th Street. There appears to be no commercial or residential development north of 196th Street along 44th Avenue West.

1955 Aerial Photograph

Scale: 1" = 1,000'
Photo Format: Black and White

Subject Property

There are no changes apparent from the previous photo.

Adjacent Property

A building resembling a commercial building is located between 194th Place and 196th St on the west side of 37th Avenue. There appears to be a square configuration of buildings that resembles a motel on the northwest corner of 194th Place and 37th Ave. The buildings that resemble commercial buildings on the northwest and southwest corners of 194th Place and 36th Avenue appear the same as in the previous photo.

In general, there appears to be an increase in commercial development that fronts onto the south side of 196th St., opposite from the subject site. There also appears to be an increase in residential development throughout the subject site vicinity.

There appears to be an increase in residential development north of 196th St. on 44th Avenue.

1967 Aerial Photograph

Scale: 1" = 1,500'
Photo Format: Black and White

Subject Property

The subject site contains a commercial building resembling the one containing *Long's Drugs*, with a smaller addition (wing) on the southwest corner of the larger building. There is a small building resembling a commercial structure located on the southern boundary, west of the building that currently houses *Video Only*. There appears to have a canopy on the south side (street side) of the building.

Adjacent Property

There appears to be a commercial building on adjacent property to the east. All the residential buildings on 37th Ave between 194th Place and 196th Street are gone. The appearance of the commercial buildings located on the northwest and southwest corners of 36th Avenue and 194th Place have not changed from the previous photograph. There appears to be a commercial building east and adjacent to the building that resembles a gasoline station on the northwest corner of 194th Place and 36th Avenue West. The buildings on the northeast corner of 36th Ave and 196th Street have been eliminated in place of the I-5 off-ramp. The building that houses the *Video Only* business is present. Adjacent and north of the entrance drive into the site from 37th Avenue are three small buildings. Adjacent and south of the entrance drive is a commercial building. A building that resembles the *Bucky's Muffler* (current structure) is present.

There appears to be increased residential and commercial development throughout the site vicinity. Interstate highway I-5 has been constructed.

1976 Aerial Photograph

Scale: 1" = 1,500'
Photo Format: Black and White

Subject Property

The building that houses the fabric store and post office is present. The building that houses Chuck E Cheese is present; and, the building addition that houses the movie theaters is present.

Adjacent Property

The building that houses *Alderwood GM* (located east and adjacent) has been constructed. The properties adjacent east and north of *Alderwood GM* is

undeveloped and developed residential, respectively. There appears to be an apartment complex off the northwest corner of the subject site. The Alderwood Mall site appears to be undergoing clearing and or grading. A building resembling Lynnwood High School is present.

1981 Aerial Photograph

Scale: 1" = 1,500'

Photo Format: Black and White

Subject Property

There are no apparent changes from the previous photograph, except that the building west and adjacent to *Video Only* is gone. The entrance to the subject site appears to be from the east and from the south.

Adjacent Property

The intersection of 36th Avenue and 196th appears to have been reconfigured to the present design. The building that resembled a gasoline station at 36th Avenue and 194th Place is gone. A building that resembles the one that houses *Band Aid Music* is present. The block bounded by 36th and 37th Avenue and 195th Place and 196th Street appears to be undergoing redevelopment. The strip mall behind the *McDonalds*' restaurant appears to be present.

There is an increase in commercial and residential development in the site vicinity. Alderwood Mall has been constructed.

1993 Aerial Photograph

Scale: 1" = 2,000'

Photo Format: Color

Subject Property

There are no apparent changes from the previous photograph.

Adjacent Property

There are no apparent changes from the previous photograph.

4.3 Historical Maps

4.3.1 Fire Insurance Maps

Historical SanbornTM Fire Insurance Maps were not produced for the portion of Lynnwood, Washington in which the subject site is located.

4.3.2 *Kroll's Real Estate Atlas*

According to the Kroll's Real Estate Atlas of Everett and Vicinity (undated), the subject site is developed with a residential structure. Site access is via an unpaved driveway from 196th Street SW. A fire station/library is shown on 37th Avenue West that would be south of the current entrance and east and adjacent to the subject site. The map shows a gasoline service station where *Band Aid Music* is now located. *Manor Hardware* and the *Masonic Temple* are shown on the map, as is the interstate highway, I-5. Figure 4, *Historical Site Vicinity* is a sketch based on information presented by the *Kroll's Atlas* map.

4.4 Snohomish County Assessor's Records

The records for the subject site were obtained and reviewed from the Snohomish County Assessors' office located in Everett, Washington. The Tax Identification numbers for the parcels are 00372600400602, 00372600401602, and 00372600400900.

According to the current records:

- Parcel number 00372600400602 consists of approximately 10.9 acres. It was previously known as parcel # 3726004006201. It is owned by Gregerich Seattle Association, located in Westport, Connecticut. The site address for this parcel is 3707 196th Street SW. This property contains three buildings. According to the records, the largest building currently houses a retail store. A building on the eastern side of the property houses a United States Post Office and *Hancock Fabric Store*. The third building, on the north end of the lot contains a children's restaurant, *Chuck E Cheese*.
- Building D, which contains approximately 74,000 square feet was built in 1963 and was remodeled in 1986. Building D currently contains *Long's Drug*, *Regal* movie theaters, *Evergreen Beauty College* and several smaller tenant spaces. The post office and *Hancock Fabric Store* are located in Building E, which was constructed in 1969. Building E was remodeled in 1989 and contains approximately 12,600 square feet. The third building, known as Building J, houses *Chuck E Cheese*. Building J was constructed in 1969 and remodeled in 1986. According to the tax assessor's records, Building J contains about 9,000 square feet of space on each floor. It is the only two-story building on the property.
- Parcel 00372600401602, previously known as 37260040160209 is owned by *Cucina Cucina* of Bellevue, Washington. The site address is 3805 196th Street SW and contains 0.62 acres. The building was constructed in 1984 as a fast food restaurant; and contains approximately 3,000 square feet.
- Parcel 00372600400900, previously known as 37260040090000 is owned by *Econo Lube N Tune, Inc.* of Newport Beach, California. The site address is 19502 37th

Avenue West and contains 0.33 acres. Constructed in 1989, the building contains approximately 2,500 square feet. The business is now known as *Ultra Lube*.

Archival records were obtained for adjacent properties. This information is summarized as follows:

Address	Business Name	Date of Construction
3701 196 th Street	That Muffler and Brake	1965
3819 196 th Street	Alderwood Veterinary Clinic	1967
3909 196 th SW	Alderwood GM	1969
19516 36 th Ave	Speedy Auto Glass	1991
19510 37 th Ave	Sub Shop/Western Flyfisher/Fantasy Nails	1973
3625 194 th St.	Band Aid Music	1964

Appendix E of this report contains copies of the tax assessor's records.

4.5 Previous site reports

ZZA is in receipt of and has reviewed the following previous site reports:

- Med-Tox Associates, Inc., *Environmental Services*, November 22, 1989;
- Environmental Partners, Inc., *Phase I Environmental Site Assessment, Alderwood Shopping Center*, January 25, 1995;
- Environmental Partners, Inc., *Alderwood Village Asbestos Survey*, February 15, 1995;
- ATC Environmental, Inc., *Soil Sampling Report, Econo Lube N Tune Alderwood Village*, October 10, 1994;
- EMG, *Phase I Environmental Site Assessment, Alderwood Village Shopping Center*, June 7, 1996;
- Geotech Consultants, Inc., *Phase I Environmental Site Assessment, Alderwood Oldsmobile-Cadillac*, 3909 196th Street SW, Lynnwood, Washington, October 21, 1998;
- EMR Inc., *Interim TPH Closure Report, Alderwood Oldsmobile-Cadillac*, 3909 196th Street SW, Lynnwood, Washington, April 16, 1999; and,
- Series of letters between *Cummings and Lockwood* and *Econo Lube N Tune*, dated October 1994 to September 1995.

4.5.1 Med-Tox Associates, Inc., November, 1989

This report is a Level I Environmental Site Assessment and asbestos survey report. Asbestos-containing materials (ACM) were found in the following materials: cement asbestos board on the outside of the building; vinyl flooring mastic. According to this Level I report, the site contained a dry cleaning business in "unit 102". It is not stated which property address contained this business. Med Tox did not characterize the ACM as friable or damaged.

An underground waste oil storage tank is reportedly located at *Econo Lube N Tune*. The report states that spent antifreeze is collected in an oil water separator from which it is removed from the site.

4.5.2 Environmental Partners, Inc., February, 1995

This report summarizes the ACM survey findings from Med Tox, 11/89. EPI collected an additional 13 samples of material not previously sampled by Med Tox. EPI found ACM in vinyl flooring in the second floor of Building J; vinyl flooring and ceiling tiles in the Post Office; and, vinyl flooring in the tenant space occupied by NCC Computers.

4.5.3 ATC Environmental, Inc., October, 1994

According to the findings of this report, heavy oil range total petroleum hydrocarbons were detected in a surface soil sample at a concentration that exceeds Model Toxics Cleanup Act (MTCA) Method A soil cleanup levels. ATC recommended collecting additional soil samples for chemical analysis to determine the lateral and vertical extent of soil impairment.

4.5.4 Environmental Partners, Inc., January, 1995

This report provides suite numbers of the tenants at the time. The report states that information from Snohomish County PUD indicates that the pad-mounted electrical transformers on the site do not contain PCBs; and, the pole-mounted electrical transformers may contain less than one ppm PCB. In 1995, the space occupied by Drug Emporium is currently occupied by Long's Drugs. No REC's were found.

4.5.5 EMG, June, 1996

This report includes a limited asbestos survey in which textured ceiling surfaces and ceiling tiles were sampled. No ACM were found. No REC's were found.

4.5.6 Geotech Consultants, Inc, October, 1998

The findings of the report are summarized as follows:

- The building was constructed in 1969;

- Documented petroleum-contaminated soils exist in the former hoist location inside the building
- An underground waste oil storage tank was located on the west side of the building, it was removed in 1991, over-excavation removed about 3 cubic yards of petroleum-contaminated soils;
- There are asbestos-containing roofing materials; and,
- Potential presence of lead-based paint.

4.5.7 EMR Inc., April, 1999

This report summarizes the cleanup of the hydraulic lift soil contamination. Ninety six (96) tons of petroleum contaminated soils were excavated and exported from the site. A single groundwater monitoring well was constructed on the north side of the building. Groundwater was reportedly encountered at 45 feet below ground surface, at the time of drilling. A single sample of groundwater was submitted for chemical testing with the result that no petroleum hydrocarbons were detected.

4.5.8 Other

A series of letters between *Econo Lube* and *Cummings and Lockwood*, indicate that *Cummings and Lockwood* (representing the property owner) directed *Econo Lube* to clean up the soil impairment reported by *ATC Environmental* in October 1994. Additional site characterization was apparently conducted by *Geotech Consultants, Inc.* who determined that the top three inches of soil was impaired. There is no report or letter that indicates that site has been cleaned up.

4.5.9 Section 4.5 Summary

- The subject site contains asbestos-containing building materials.
- There is information that a dry cleaner operated at the site at 3815 unit #102.
- Shallow soil contamination from heavy oil-range petroleum hydrocarbons was found at 19502 37th Avenue W (*Econo Lube* site). There is no information that the contamination has been removed.
- At *Alderwood GM*, located west and adjacent to the subject site, petroleum-contaminated soils were removed from a waste oil tank excavation, located on the west side of the building. Petroleum-contaminated soils were removed from an excavation inside the building. A single groundwater monitoring well was constructed on the north side of the building. No petroleum hydrocarbons were detected in a single groundwater sample from this well. It is ZZA's opinion that this

well was constructed *upgradient* of the petroleum contaminated soils, and the finding attributed to the groundwater sample chemical analysis may be of questionable value.

4.6 Interviews

4.6.1 City of Lynnwood Fire Department

Mr. John Conderman is the current Fire Marshall; and has been with the Lynnwood Fire Department for 30 years. According to Mr. Conderman, the fire station that was located on the site currently occupied by Econo Lube was operated by Snohomish County. The station closed in the late 1960's. In his opinion, any tank that was on that site was probably a heating oil tank. He stated that the site was "pretty well torn up" prior to construction of the Econo Lube building.

According to Mr. Conderman, there has never been a hazardous material response incident at the subject site.

4.6.2 City of Lynnwood, Public Works Department

Mr. Bill Franz, an environmental engineer with the City for ten years was interviewed about the sewer system. The subject site is served by both storm and sanitary sewer. Storm sewerage is conveyed to Swamp Creek and ultimately to Lake Washington. Depending upon the age of site improvements, there may or may not be oil water separators on a particular site. He does not believe that there are oil/water separators on the subject site. Sanitary sewerage is conveyed to the City of Lynnwood treatment plant at Brown's Bay, which is located at the west end of 168th Street SW, near Puget Sound.

5.0 SUBJECT PROPERTY RECONNAISSANCE

On November 12, 2001, a representative from ZZA conducted a reconnaissance of the subject property. The purpose of ZZA's reconnaissance was to obtain visual information, which would indicate the presence of a recognized environmental condition. In particular, we looked for the presence of stained surficial soils, distressed vegetation, indications of tanks or storage drums on the subject property, or the presence of discarded materials on the subject property.

The subject site, consisting of approximately 12 acres of commercially developed land, is located on the northwest quadrant of the intersection of 196th Street SW and 36th Avenue West, Lynnwood, Snohomish County, Washington. The site is west of the intersection of 36th Avenue and 195th Place SW. It sits at a higher grade elevation than 196th Street SW and 37th Avenue W. The site is nearly level east to west, although the access road slopes up to the site from 37th Avenue. There is a slight eastward slope in the parking lot east of *Long's Drug*. The site slopes downwards from north to south. Retaining walls support embankments on the west and north sides of the subject property. Properties east and adjacent also contain retaining walls on their respective west sides.

The site contains five separate buildings. Major buildings with multiple tenants are situated on the west, east and north sides of the site. One building fronts 196th Street SW and one fronts 37th Avenue W. The majority of parking is provided in the center of the site, between the buildings. The building and property tenants are listed below:

3805 196th Street SW
Cucina Presto

19502 37th Ave W
Ultra Lube (formerly Econo Lube)

3815 196th Street SW (Building D)

Salon Veloce
Cash Advance
Tan Etc.
NCC Computer
Vacant
Pho Duc restaurant
Long's Drugs
Regal Cinema's
Evergreen Beauty College

3715 196th Street SW (Building E)
Hancock Fabric Store
US Post Office

3717 196th Street SW (Building J)
Chuck E Cheese
Slater Insurance School (2nd floor)

Gas and electrical meters were observed on the west side of Building D and J, and on the northeast corner of Building E. HVAC mechanical units were observed on the rooftops of each building. Where observed, building insulation consists of fiberglass batting. Two hydraulic trash compactors were observed on the west side of Long's Drug.

The business name generally equates with the nature of the business conducted. Regal Cinema is closed for business. Cucina Presto is a fast food restaurant that includes indoor eating and take-out via a drive through window. Chuck E Cheese is a children's restaurant and includes a games' arcade.

5.1 Storage Tanks

During ZZA's subject property reconnaissance, we assessed the subject property for evidence of underground storage tanks (i.e. vent pipes, fill ports, etc.) and/or aboveground storage tanks. The following observations were made relative to tanks on the subject property:

- | | |
|------------------------------------|-----------------|
| • Aboveground Storage Tanks (ASTs) | Three Observed* |
| • Underground Storage Tanks (USTs) | One Observed |

*An underground waste oil storage tank is located at the Ultra Lube that has a capacity between 500 and 1000 gallons. Three aboveground storage tanks for new oil are located inside the building. They include two, 500-gallon tanks and one, 110-gallon tank.

5.2 Hazardous Substances, Asbestos, and Chemical Storage

ZZA visually assessed the subject property for the storage and/or disposal of hazardous or dangerous substances/wastes. The following observations were made relative to hazardous or dangerous substances on the subject property:

- | | |
|-----------------------|--|
| • 55-Gallon Drums | Four Observed* |
| • 5-Gallon Containers | None Observed |
| • Solvent Sinks | None Observed |
| • Asbestos | None Observed** |
| • Other | Oil catch basins and temporary holding tanks |

*A 55-gallon drum was observed behind *Pho Duc* restaurant. It appears that cooking grease is placed into this drum, because a substance resembling cooking grease was observed at the top of the drum. The drum contains no labels describing the contents.

*Three 55-gallon drums were observed at *Ultra Lube*. Two of the drums had hand pumps attached to the top. The drums reportedly contain automatic transmission fluid and windshield washer solution. A third drum was empty.

Waste oil is sold to *Spencer Cold Oil Company*. *Ultra Lube* has a RCRA Identification number. (WAD). Used antifreeze is cleaned and reconstituted by a subcontractor who refills the onsite reservoir with the reconditioned antifreeze.

A 15-gallon size oil recovery tank for collection and temporary storage of lubricating oil is located in a concrete man-pit for working beneath vehicles. Used oil is siphoned from the recovery tank into the underground waste-oil storage tank.

**Interior finishes were observed and construction materials noted during the site reconnaissance. Flooring is finished with either sheet vinyl, vinyl tile or wall to wall carpet floor coverings. Sheetrock wallboard is used throughout the property for interior wall construction. Lighting is via fluorescent tubes. Many of the ceilings are finished with drop-in type ceiling tile. The Slater Insurance School ceiling is finished with painted sheetrock. The kitchen floors in *Cucina Presto* and *Chuck E Cheese* are finished with red ceramic tile. Red ceramic tile has been known to contain asbestos.

**Suspect asbestos containing materials (ACM) include: drop-in ceiling tile, sheetrock wall systems, vinyl tile and sheet vinyl and mastic, red ceramic tile, cove base mastic, carpeting mastic, roofing materials and red ceramic tile.

5.3 Potential PCB Sources

In general, some older electrical distribution equipment may contain polychlorinated biphenyl (PCB) dielectric fluids. PCB's are recognized as a toxic substance and are regulated by the federal government. Leakage from such equipment would be considered a source of PCB surface contamination. During the subject property reconnaissance, the following observations were made relative electrical distribution equipment on the subject property:

- | | |
|------------------------------|-------------------|
| • Transformers | Twelve Observed** |
| • Capacitors | None Observed |
| • Compressors | None Observed |
| • Hydraulic Lifts | Four Observed |
| • Fluorescent Light Ballasts | None Observed* |
| • Other | |

*Fluorescent lighting is used in all the buildings on site, it is not known if the fixtures contain PCB-free ballasts. Building J contains an elevator located on the east end of the building, which may be operated via hydraulics. *Ultra Lube* has four hydraulic lifts.

**Three sets of three pole-mounted transformers were observed on site. One set is adjacent to the northwest corner of *Cucina Presto*; one set is on the property boundary behind *Salon Veloce*, and the third set is located near the northwest corner of *Long's Drugs*. Neither ground staining nor distressed vegetation was observed at the base of these transformers. No stickers were observed that would indicate that the transformers had been tested or contain PCBs or not.

**Three pad-mounted transformers are also on the site. One is located adjacent to the northeast corner of *Hancock Fabrics*. One is located at the northwest corner of Building J. The other is adjacent to the northwest corner of the *Evergreen Beauty College*.

**Under Federal Regulation (40 CFR 761.3), the mineral oil contained in untested transformers is assumed to be "PCB-contaminated" (50-499 parts per million PCB). The continued use of this equipment is authorized by the Environmental Protection Agency (US EPA).

5.4 Wells and Drains

During ZZA's subject property reconnaissance, we assessed the subject property for the presence of wells and drains through which contaminants could enter the subsurface. The following observations were made relative to well/drains during ZZA's subject property reconnaissance:

• Groundwater Wells	None Observed
• Monitoring Wells	None Observed
• Drinking Water Wells	None Observed
• Dry wells	None Observed
• Catch Basins	None Observed
• Storm Sewers	Observed
• Sumps	One Observed
• Other	Floor drains* Oil / Water Separator*

Storm drains were observed throughout the parking lot.

*Floor drains were observed in the kitchens of *Pho Duc*, *Chuck E Cheese* and *Cucina Presto*, and in the shop at *Econo Tune N Lube*. None of the tenants has any knowledge of where the drains lead. According to the City of Lynnwood, floor drains are generally connected to the sanitary sewer.

*An oil/water separator is located on the east side of the *Ultra Lube* building. The tank was observed to be empty at the time of the site reconnaissance.

5.5 Ground Surface Features

During ZZA's subject property reconnaissance we assessed the subject property for the presence of surficial staining and distressed vegetation indicative of spillage or dumping. The following observations were made relative to spillage/dumping on the subject property during ZZA's subject property reconnaissance:

• Surficial Staining	None Observed
• Distressed Vegetation	None Observed
• Miscellaneous Trash/Litter	None Observed

5.6 Noxious Odors

During ZZA's subject property reconnaissance we assessed the subject property to determine if any noxious odors were detected emanating from the soils of the site or other surface features. The following conditions were observed relative to odors during ZZA's subject property reconnaissance:

• From surface waters	None detected
• From wells	None detected
• From soil	None detected
• From storage containers and pipes	None detected

6.0 REGULATORY AGENCY RECORD REVIEWS

6.1 Regulatory Agency Data Review

ZZA utilized the services of Environmental Data Resources (EDR) to compile a list of facilities that are identified in various federal and state databases, within the ASTM-specified search radii for those databases. The EDR report, attached to the text of this report as Appendix F, provides detailed information about the regulatory data reviewed and identifies the location and distances of the regulated facilities in relation to the subject property. ZZA has reviewed EDR's location and distance data to ensure that it is reasonably accurate. Based on our review, the locations and distances of some of the reported facilities may have been revised by ZZA within the text of this report. The search radii EDR utilizes for its standard Phase I Environmental Site Assessment database searches meet or exceed those specified in ASTM Standard E 1527-2000. It is important to note that the appearance of a given property on such listings is not intrinsically a cause for concern. Similarly, a property not appearing on such listings may in fact be of significant concern. The following major databases (state and federal ASTM records) were reviewed, with the search radius and issue date for each database report shown:

Database	Search Radius	Report Date
FEDERAL ASTM STANDARD		
National Priorities List (NPL)	1.0 mile	07/26/2001
Delisted NPL	1.0 mile	07/26/2001
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	0.5 miles	07/12/2001
CERCLIS No Further Remedial Action Planned (NFRAP)	0.25 miles	07/12/2001
Resource Conservation and Recovery Information System (RCRIS)	0.25 miles	06/21/2000
Small Quantity Generator (SQG)		
RCRIS Large Quantity Generator (LQG)	0.25 miles	06/21/2000
RCRIS Treatment, Storage, and Disposal Facility (TSDF)	0.5 miles	06/21/2000
RCRIS-Corrective Action Report (CORRACTS)	1.0 mile	3/27/2001
Emergency Response Notification System (ERNS)	Subject Property	06/08/2000
STATE ASTM STANDARD		
Contaminated and Suspected Contaminated Sites List (CSCSL)	1.0 mile	05/30/2001
Underground Storage Tank Database (UST)	0.25 miles	09/13/2001
Leaking Underground Storage Tank Site List (LUST)	0.5 miles	09/13/2001
Solid Waste Facility Database (Landfills)	0.5 miles	09/01/2001

FEDERAL ASTM SUPPLEMENTAL

CERCLA Consent Decrees (CONSENT)	1.0 mile	N/A
NPL Records of Decision (ROD)	1.0 mile	09/30/2000
Facility Index System (FINDS)	Subject Property	07/13/2001
Hazardous Materials Information Reporting System (HMIRS)	Subject Property	03/31/2001
Material License Tracking System (MLTS)	Subject Property	05/29/2001
Mines Master Index File (MINES)	0.25 miles	08/01/1998
NPL Liens (NPL LIENS)	Subject Property	10/15/1991
PCB Activity Database System (PADS)	Subject Property	03/30/2001
RCRA Administrative Action Tracking System (RAATS)	Subject Property	04/17/1995
Toxic Chemical Release Inventory System (TRIS)	Subject Property	12/31/1998
Toxics Substances Control Act (TSCA)	Subject Property	12/31/1998

STATE OR LOCAL ASTM SUPPLEMENTAL

Ecology's Independent Cleanup Reports List (ICR)	0.5 miles	08/31/2001
Washington Emissions Data System (Air Emissions)	Subject Property	12/31/1999

EDR PROPRIETARY DATABASES

Former Manufactured Coal Gas Sites (Coal Gas)	1.0 mile	1993
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The following sections identify sites that were included in the aforementioned database reports and present their locations relative to the subject property. Only those databases with facilities located within the ASTM-specified search radius of the subject property have summary sections shown below. Where appropriate, information regarding those facilities listed below follows each summary table. The subject property was not included on any of the databases searched.

6.2 CSCSL

Ecology's Contaminated and Suspected Contaminates Sites List (CSCSL) is the Washington equivalent to CERCLIS. Sites included in CSCSL may or may not be included on CERCLIS. Priority sites planned for cleanup using state funds (Washington equivalent of Superfund) and sites for which Potentially Responsible Parties (PRPs) will pay are identified. The reviewed CSCS report (dated 05/30/2001) does not list the subject site but does list two sites within the ASTM-specified search radius of 1.0 mile. The sites are as follows:

<u>Site</u>	<u>Address</u>	<u>Distance in miles/Direction</u>
H & H Dry Cleaning	18700 33 rd Ave W	½ - 1 NNE
Edmonds School Dist. Transp Ctr	2933 Alderwood Mall Blvd	½ - 1 NNE

Based on the separation distance between these sites and the subject property, they do not appear to pose a significant risk to the environmental integrity of the subject property, in our opinion.

6.3 RCRIS

The RCRIS report is a database of regulated generators, handlers, transporters, and disposers of hazardous materials as defined by the Resource Conservation and Recovery Act (RCRA). A listing on the RCRIS report does not indicate that a facility has been adversely affected by a hazardous material, but merely that the facility either generates, transports, stores, or disposes of regulated substances in the ordinary course of operation, and that the facility is required to monitor and document their hazardous waste activities to the EPA or the Department of Environmental Quality. The Corrective Action Report (CORRACTS) is a subset of RCRIS that identifies hazardous waste handlers with RCRA corrective action activity.

The reviewed RCRA report (dated 6/21/2000) lists one property on the subject site and several other sites within the specified radius. There are no violations (CORRACTS) reported at any of the properties. No sites were listed as large quantity generators of regulated substances (LQGs), Treatment, Storage, and Disposal Facilities (TSDs), or CORRACTS sites. The sites are as follows:

<u>Site</u>	<u>Address</u>	<u>Distance in miles/Direction</u>
Econo Lube N Tune (Ultra Lube)	19502 37 th Ave W	SUBJECT SITE
Edmonds School District	3800 196 th St. SW	0-1/8 S
Expresso Stand Building	3600 196 th ST SW	1/8-1/4 SSE

6.4 UST

Leakage from underground storage tanks (USTs) is a potential source of environmental contamination. Ecology's report of registered underground storage tanks (USTs) lists every registered UST in the State of Washington. Therefore, this list is limited to registered USTs and does not necessarily include every existing UST. According to the reviewed UST report (dated 09/13/2001), there is one waste oil UST registered to the subject site property at Econo Lube N Tune (Ultra Lube). Other UST sites are:

<u>Site</u>	<u>Address</u>	<u>Distance in miles/Direction</u>
Econo Lube N Tune 173	19502 37 th Ave W	SUBJECT SITE
Pacific Centers Old Arco	19518 37 th Ave W	0-1/8 SE
Alderwood Sales & Service	3909 196 th St. SW	0-1/8 W

Schoner Square	196 th St SW and 37 th Ave. W	0- $\frac{1}{8}$ SE
ARCO Franko #54	3701 196 th St SW	0- $\frac{1}{8}$ SE

The UST at Econo Lube (Ultra Lube) is reportedly a steel tank clad in fiberglass. It contains up to 1,000 gallons of waste oil. Pacific Centers Old Arco and ARCO Franko #54 are the same site. The USTs have been removed from Pacific Centers Old Arco and Schoner Square. Based on the separation distance between these sites and the subject property, they do not appear to pose a significant risk to the environmental integrity of the subject property, in our opinion. Except for *Alderwood Sales & Service (Alderwood GM)*, these sites are also hydraulically downgradient from the subject site.

Alderwood Sales & Service *may* be located cross gradient from the subject site. The UST, which was removed from this site, was a waste oil tank that was located on the east side of the building, south of the northeast corner.

6.5 LUST

Ecology's Leaking Underground Storage Tank (LUST) list is limited to reported leaking USTs and may not include every leaking UST. The reviewed LUST report (dated 09/13/2001) does not list the subject site, but does list eight sites within the specified radius.

<u>Site</u>	<u>Address</u>	<u>Distance in miles/ Direction</u>
Pacific Centers Old Arco	19518 37 th Ave W	0- $\frac{1}{8}$ SE
Schoner Square	196 th St SW and 37 th Ave. W	0- $\frac{1}{8}$ SE
Exxon R/S #7-9078	4317 196 th St. SW	$\frac{1}{4}$ - $\frac{1}{2}$ WSW
USA Petroleum #190	19420 44 th Ave W	$\frac{1}{4}$ - $\frac{1}{2}$ W
60 Minute Tune	19610 44 th Ave W	$\frac{1}{4}$ - $\frac{1}{2}$ WSW
Fisher Business Center	3400 188 th St. SW	$\frac{1}{4}$ - $\frac{1}{2}$ NNE
Mr. Kleen Carwash	19907 44 th Ave W	$\frac{1}{4}$ - $\frac{1}{2}$ SW
Texaco Station #63-232-0496	19930 44 th Ave W.	$\frac{1}{4}$ - $\frac{1}{2}$ SW

Due to physical separation from the subject site, these sites are not considered to pose a potential adverse effect to the subject site. All these sites are either cross gradient or down gradient from the subject site. We reviewed Ecology files for *Pacific Centers Old Arco*, Schoner Square, *Exxon R/S #7-9078* and *USA Petroleum* at Ecology's Northwest Regional Offices in Bellevue, Washington. We reviewed these files to gather information about the depth to groundwater and the direction of groundwater migration in the subject site vicinity.

Depth to groundwater at *USA Petroleum* and the Exxon site is about 7 feet below ground surface. Groundwater remediation systems have been constructed at both of these sites and groundwater remediation is currently occurring. The direction of the groundwater migration at both of these sites was determined to be in a south southwest direction.

According to a report entitled *Contamination Investigation Report at Pacific Centers Circle K Site, Lynnwood, Washington*, by Ott Engineering, Inc., Bellevue, Washington, dated September 1989, no groundwater was encountered during over-excavation of petroleum-contaminated soils at *Pacific Centers Old Arco*. The excavation, located on the north side of the building, was up to 12 feet deep. Exploratory test borings were drilled up to 35 feet below ground surface, no groundwater was reported in the test borings. The report states that the excavated soils will be aerated on site then placed back into the excavation. There was no final cleanup report on file at Ecology.

According to a report entitled *Phase II Environmental Assessment, Schoner Square, Lynnwood, Washington*, by Associated Earth Sciences, Inc. dated January 1991, four exploratory soil boring were drilled at the site. Hydrocarbon odors were noted during drilling and analytical testing of soil samples revealed elevated concentrations of gasoline, diesel fuel and volatile organic compounds were present in the soil up to 10 feet below ground surface. A single groundwater monitoring well was constructed at Schoner Square. Groundwater in this well occurs at about 10 feet below ground surface. No groundwater samples were collected for chemical analysis.

A report entitled *Final Cleanup Report for the Schoner Square Building, 3611 196th Street SW, Lynnwood, Washington*, prepared by Nurseryman Products, Inc. of Bothell, Washington, dated June 1991 summarizes site cleanup. Approximately 800 cubic yards of petroleum contaminated soils were aerated on site. The report does not indicate if the treated soils were exported from the site or placed back into the excavation. The report states that groundwater from three monitoring wells was pumped through a charcoal filter and recirculated back through the site. After seven weeks of treatment, water samples from the monitoring wells yielded concentrations of hydrocarbons below Ecology's regulatory cleanup limits.

6.6 ICR

Ecology's' Independent Cleanup Reports (ICR) are remedial action reports received by Ecology from either owners or operators of the sites. The actions described in these remedial action reports were conducted without departmental oversight or approval, an are not under an agreed order or consent decree. The reviewed ICR list (dated 08/31/2001) does not list the subject site, but does list nine sites within the ASTM-specified search radius of ½ mile. They are:

<u>Site</u>	<u>Address</u>	<u>Distance in miles/ Direction</u>
Alderwood Sales & Service	3909 196 th St. SW	0-1/8 W
Schoner Square	196 th St SW and 37 th Ave. W	0-1/8 SE
Exxon R/S #7-9078	4317 196 th St. SW	1/4 - 1/2 WSW
USA Petroleum #190	19420 44 th Ave W	1/4 - 1/2 W
60 Minute Tune	19610 44 th Ave W	1/4 - 1/2 WSW
Mr. Kleen Carwash	19907 44 th Ave W	1/4 - 1/2 SW
Firestone Store #3197	19800 44 th Ave W	1/4 - 1/2 WSW
Fisher Business Center	3400 188 th St SW	1/4 - 1/2 NNE
Shell #03455	19930 44 th Ave W	1/4 - 1/2 SW

The cleanup report for Alderwood Sales and Service is summarized in Section 4.5.7 of this report. The cleanup report for Schoner Square is summarized in section 6.5 of this report. Due to physical separation between this site and the subject site, all of these sites, except for Alderwood Sales and Service are not considered to pose a potential adverse effect to the subject site.

The *Interim TPH Closure Report Alderwood Oldsmobile Cadillac*, prepared by EMR, Inc, of Bellevue, Washington, dated April 1999 was obtained and reviewed. Subsurface soil contamination resulting from leaks from the hydraulic lifts was discovered. According to this report, soil remediation via removal has been conducted at the Alderwood Sales site. A single groundwater sample from a single groundwater monitoring well that is located upgradient from the tank location was submitted for chemical analysis for petroleum hydrocarbons. The analytical result, which is of questionable value, in our opinion, was none detected.

6.7 Discussion

Although State and Federal records reveal that subsurface soil and/or groundwater impacts at some of the above listed sites are present as the result of uncontrolled releases of contaminants, environmental conditions at those sites may not necessarily negatively impact the subject property due to their respective separation distance relative to the subject property. However, *even if* contaminants originating from any of the above sites had migrated onto the subject property via the underlying groundwater, it would be unlikely that the current owner (or prospective owner) of the subject property would be held liable under any mandated cleanup action. On July 3, 1995, EPA published a final policy in regards to properties contaminated from off-site sources. The summary of the final policy reads as follows:

"This policy states the agency's position that, subject to certain conditions, where hazardous substances have come to be located on or in a property solely as the result of subsurface migration in an aquifer from a source outside the property, EPA will not take enforcement actions under CERCLA (Comprehensive Environmental Response, Compensation, and Liability Act) 42 U.S.C. 106 and 107, against the owner of such property to require the performance of response actions or the payment of response costs."

7.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-00 of the property at 3707-3815 196th Street SW, and 19502 37th Avenue West, Lynnwood, Snohomish County, Washington. In our opinion, Recognized Environmental Conditions (REC), as defined by ASTM E-1527-00 were not identified during the course of completing this Phase I Environment Site Assessment. However, the following risk factors were identified as summarized below:

- Historical information from reverse telephone directories indicates that a dry cleaner and gasoline service station operated at the subject site during the 1960's and the 1970's. These types of businesses have a potential to generate adverse environmental impact to a property. There is no indication whether or not a release has occurred. The dry cleaner operated in the building at address 3815 196th Street SW. The gasoline station appears to have been located east of *Cucina Presto*, according to a historical aerial photograph and the address listed in reverse city directories (Polk's) as 3801 196th Street SW.
- Shallow soil contamination from oil-range petroleum hydrocarbons was found at Econo Lube N Tune (ATC, 1991). There is no information that would indicate whether cleanup has occurred.
- Petroleum-contaminated soils were removed from the *Alderwood GM* property west and adjacent to the subject site. A groundwater monitoring well constructed at this site was placed upgradient from the contaminated soils; consequently, the results of chemical analysis of a single groundwater sample is questionable.
- A waste oil tank and hydraulic lifts are located at *Ultra Lube (Econo Lube N Tune)*.
- Asbestos-containing materials (ACM) were found in several of the buildings during previous limited surveys by others. PCB presence cannot be ruled out based on the available information.

8.0 RECOMMENDATIONS

Further environmental investigations appear warranted to determine whether site soils and or groundwater have been affected by operation of a dry cleaning business on the subject

site, from the former gasoline station located at 3801 196th Street SW, from the *Alderwood GM* site, and from the *Ultra Lube* site. We present two options to accomplish this goal. The first option assumes that ground water occurs within twenty five feet of the ground surface and that soil borings can be advanced utilizing Strataprobe™ or equivalent soil sampling equipment. The second option would be to use conventional drilling technique if ground water is not within twenty-five feet of the ground surface and or the soil consistency is so great that it prevents the use of the Strataprobe™. Conventional drilling involves using a truck-mounted power auger to advance a soil boring.

To accomplish these goals, ZZA recommends the following tasks be completed:

- Drilling a series of seven shallow soil borings in the vicinity of the former gasoline station site, the dry cleaner, *Alderwood GM*, and *Ultra Lube* utilizing (A) Strataprobe™, or equivalent, soil sampling equipment or (B) conventional drilling equipment;
- Constructing ground water monitoring wells in each boring;
- Collecting groundwater samples for analytical testing;
- Submitting up to two groundwater samples from the dry cleaner site for chemical analysis for volatile organic compounds;
- Submitting up to two groundwater samples from the former gasoline station site for chemical analysis for total petroleum hydrocarbons in the gasoline extended range (NW TPH Gx), including benzene, ethylbenzene, toluene, xylene (BETX) and methyl butyl tertiary ethylene (MBTE); and total petroleum hydrocarbons in the diesel range (NW TPH Dx); and total lead.
- Submitting up to two ground water samples from the *Alderwood GM* site for chemical analysis for total petroleum hydrocarbons oil range (NW TPH Dx);
- Submitting one ground water sample from the *Ultra Lube* site for chemical analysis for total petroleum hydrocarbons in the diesel range (NW TPH Dx); and RCRA eight metals; and,
- Preparing a letter report summarizing our observations, findings, conclusions and recommendations.

We estimate the Probable Cost of the above scope of work to be approximately \$15,000 for Option A, and approximately \$25,500 for Option B.

Asbestos surveys of the existing structures, and other surveys of surface improvements such as PCB and lead-based paint surveys, are also recommended. Environmental assessments of the tank and lifts at *Ultra Lube* are also recommended.

9.0 GENERAL COMMENTS

This report is an instrument of service prepared for the exclusive use of Construction Consulting, Inc. and may not be reproduced or distributed without written authorization from Zipper Zeman Associates, Inc. and Construction Consulting, Inc. The services described in this report were performed consistent with generally accepted professional consulting principles and practices and in accordance with the practices and service scope elements recommended by ASTM for a Phase I Environmental Site Assessment, with the exception of a 50 year chain-of-title. No other warranty, expressed or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client or as otherwise noted. Any unauthorized use of this report is strictly prohibited and ZZA assumes no liability for any such use.

This report has been prepared in order to aid in the evaluation of the subject property located in Lynnwood, Washington concerning the potential for hazardous substance presence at the time of this study. The conclusions presented in this report were based on available information pertaining to various points in time and were presented by others for use by ZZA or were based on informal discussion with various agency personnel. ZZA does not warrant the accuracy of information supplied by others.

The conclusions in this report may rely on others credibility and, therefore, an alteration in documentation or verbal information obtained may result in the redirection of the conclusions presented in this report. The conclusions are also based on visual field observations performed within the property boundaries at this specific point in time and, therefore, do not include the potential for hazardous substance present within undocumented fills placed on the subject property or adjacent properties.

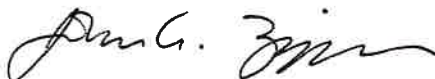
10.0 CLOSURE

We appreciate this opportunity to be of continued service to Construction Consulting, Inc. If you have any questions concerning the findings and conclusions contained in this report, please feel free to call at your earliest convenience.

Respectfully submitted,
Zipper Zeman Associates, Inc.

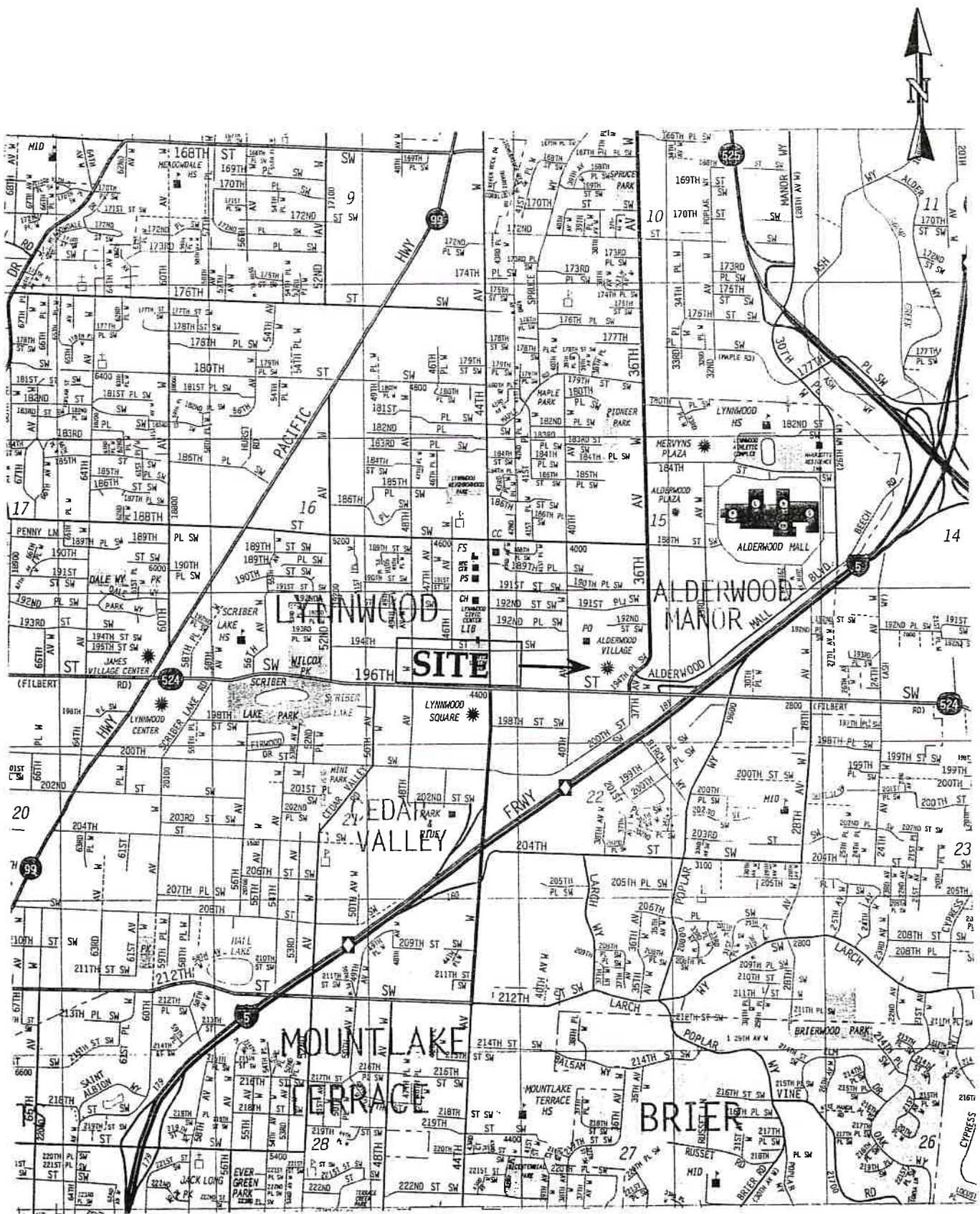


Frederick H. Becker, R.G., CHMM.
Senior Geologist



John E. Zipper, P.E.
President

Enclosures:	Figure 1	<i>Site Location Map</i>
	Figure 2	<i>Site Vicinity Sketch</i>
	Figure 3	<i>Topographic Map</i>
	Figure 4	<i>Historical Vicinity Sketch</i>
	Appendix A	Site and Vicinity Photographs
	Appendix B	Washington State Department of Ecology Water Well Logs
	Appendix C	Polk's City Directories
	Appendix D	Copies historical aerial photographs
	Appendix E	Snohomish County Tax Assessor's Records
	Appendix F	Environmental Data Resources, Inc. (EDR) report



ZIPPER ZEMAN ASSOCIATES, INC.
Geotechnical and Environmental Consulting

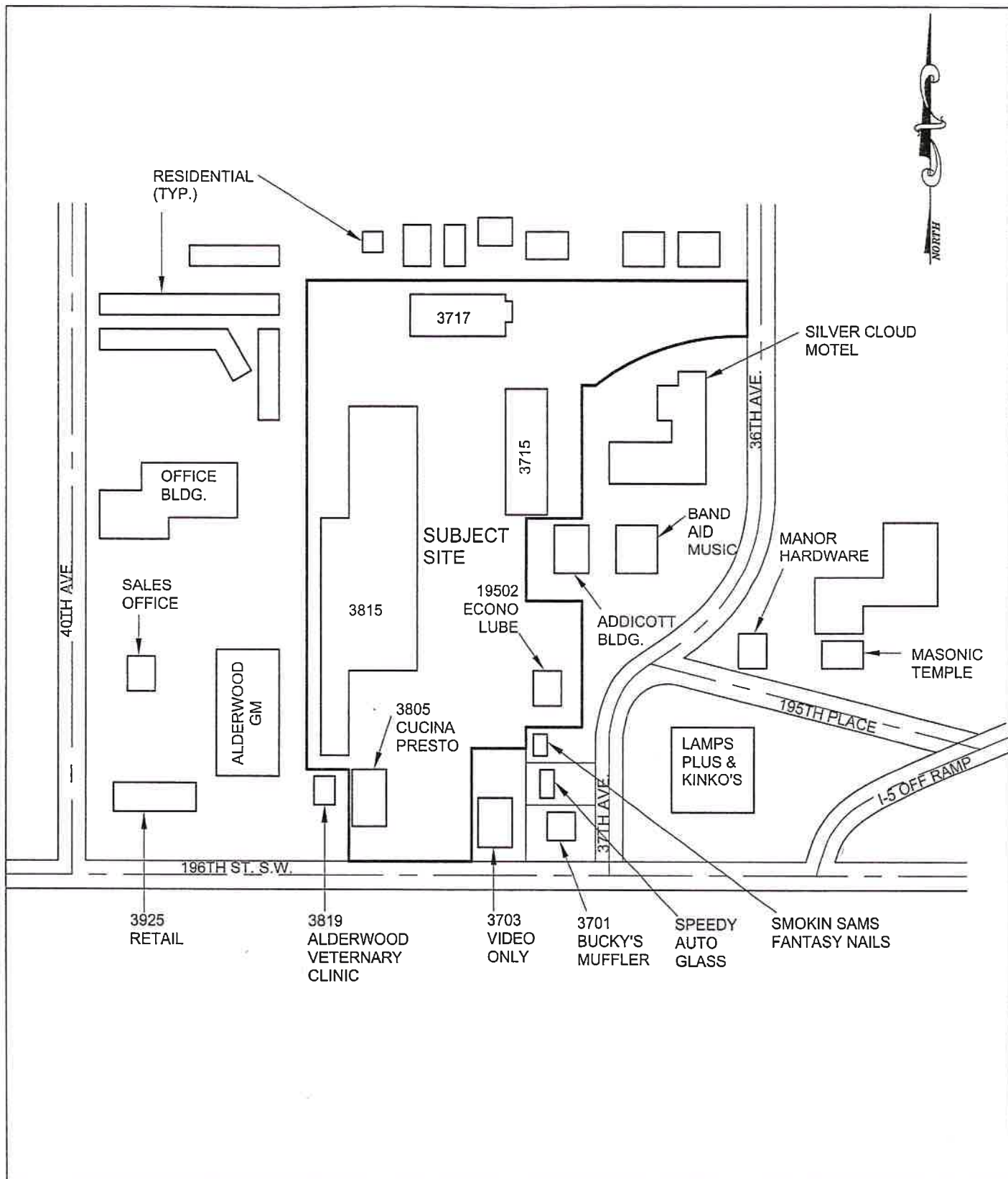
18905 – 33rd Avenue West, Suite 117
Lynnwood, Washington 98036
(425) 771-3304

Project No J-1225-01
Date: 11/20/01

SCALE:
1 Inch = 0.4 Mile

Lynnwood Convention Center
Lynnwood, Washington

FIGURE 1 – SITE LOCATION MAP

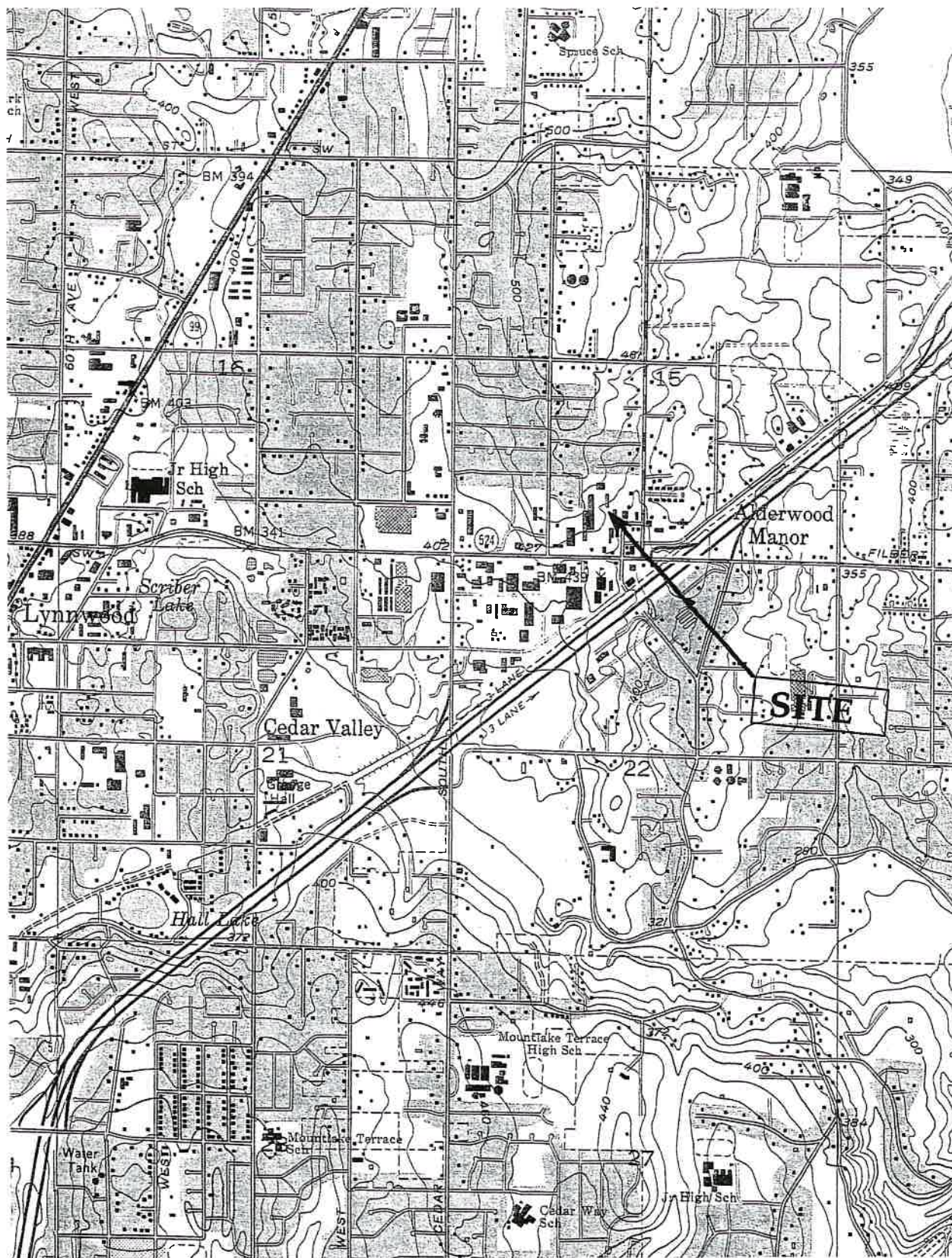


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Geotechnical and Environmental Consulting

18905 33rd Avenue West, Suite 117
Lynnwood, Washington 98036
Tele: (425) 771-3304 Fax: (425) 771-3549

Project No. J-1225-01
Date: November 2001
Drawn by: SCK
Scale: None

Lynnwood Convention Center
Lynnwood, Washington
FIGURE 2 - SITE VICINITY SKETCH



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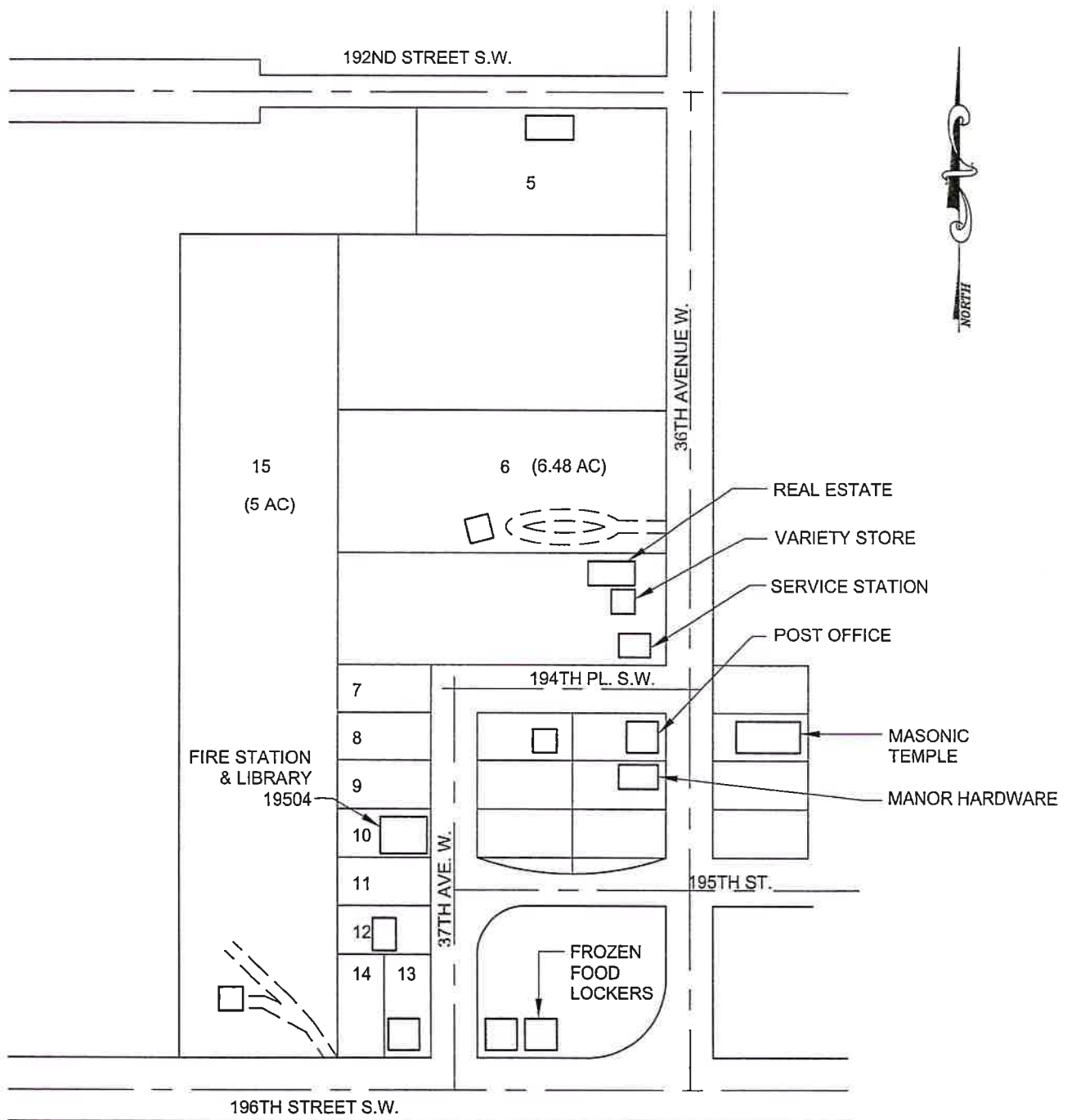
Project No: J-1225-01
Date: 11/20/01

SCALE: 2.6 Inches =
1 Mile

Lynnwood Convention Center
Lynnwood, Washington

FIGURE 3 – TOPOGRAPHIC MAP

Source: USGS Edmonds East, Washington
Quadrangle, 1953, revised 1981



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Project No. J-1225-01
Date: November 2001
Drawn by: SCK
Scale: None

Lynnwood Convention Center
Lynnwood, Washington

FIGURE 4 - HISTORICAL SITE VICINITY

After Kroll's Real Estate Atlas of Everett Vicinity (no date)

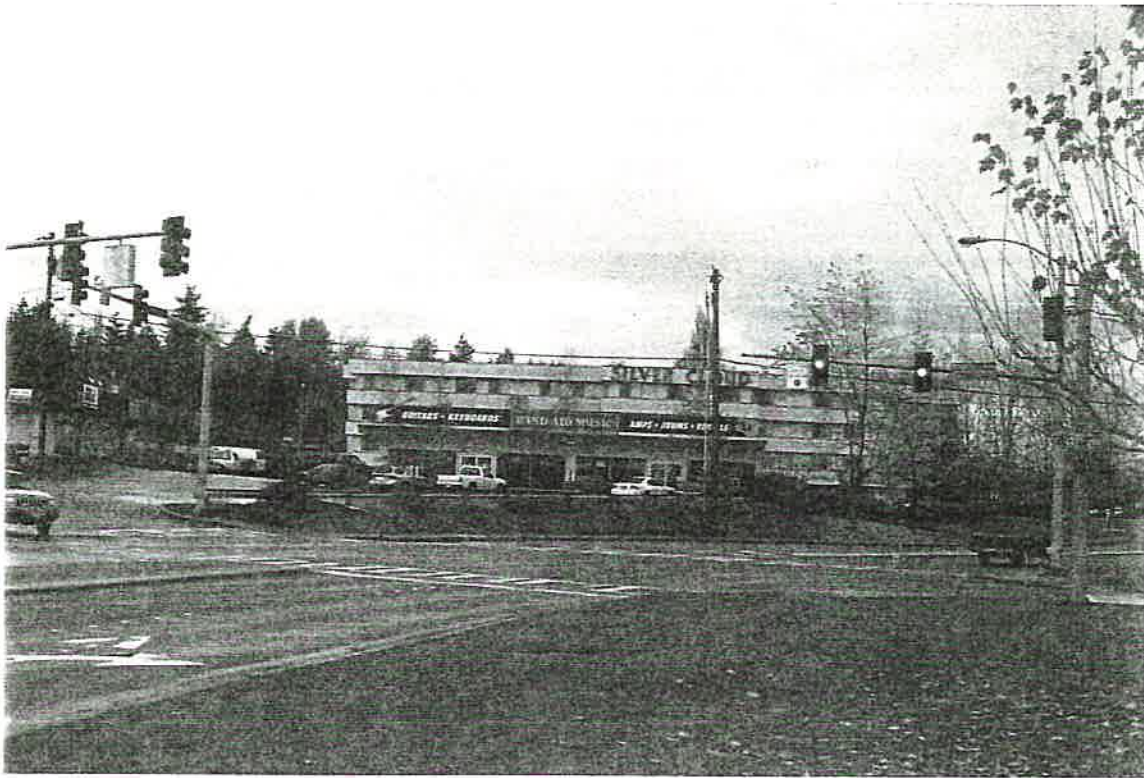
APPENDIX A
J-1225-01
SITE AND VICINITY PHOTOGRAPHS



Photograph 1 View Northwest of the eastern portion of the site, showing Econo Lube and the property adjacent to the south of Econo Lube. The building in the right background is the Addicott Building.



Photograph 2 View Northwest at the intersection of 195th Place and 37 Ave West. The sign for Hancock Fabric is seen above the Addicott Building. The Silver Cloud Motel, the gray building on the right, is north of Band Aid Music.



Photograph 3. View North northeast showing Silver Cloud Motel, Band Aid Music and 37th Avenue West. The lawn in the foreground is on the west side of Lamps Plus.



Photograph 4. View West. The subject site is the large building in the background. The photograph is taken from the intersection of 195th Place and 37 Avenue W. Manor Hardware is to the right, just out of the frame.



Photograph 5. View north across the subject site. Long Drugs is on the left, Hancock Fabric is in the building on the right.



Photograph 6. View west of the north wing of Building D. The pole-mounted transformers on the left side of the photograph are at the northwest corner of Cucina Presto.



Photograph 7. View southwest of Cucina Presto, 3805 196th Street SW. The downwards site slope is most pronounced on this part of the property. The white car in the left background is heading east on 196th Street..



Photograph 8. View south along the western property boundary. The dumpster and paper compactors are behind Long Drug.



Photograph 9. View south from the northwest corner of the movie theater and beauty school. The wall on the left is the west side of the movie theaters. The building in the background is Long Drugs. Note the pole-mounted transformers on the right. Note how the land surface rises west of the site.

APPENDIX B
J-1225-01
ECOLOGY WATER WELL LOGS

WATER WELL REPORT

STATE OF WASHINGTON

Application No. **27/04-15R**
Permit No. _____

(1) OWNER: Name **JEAN TOKAREFF** Address **4221-196 S.W. LYNNWOOD, WASH**
(2) LOCATION OF WELL: County **SNOHOMISH** Lot **9 BLK 4** 1/4 Sec. **15** T. **27** N. R. **18** W. M.
Bearing and distance from section or subdivision corner **SW 1/4 SW 1/4**

(3) PROPOSED USE: Domestic ☒ Industrial ☐ Municipal ☐
Irrigation ☐ Test Well ☐ Other ☐

(4) TYPE OF WORK: Owner's number of well (if more than one) **1**
New well ☐ Method: Dug ☒ Bored ☐
Deepened ☐ Cable ☐ Driven ☐
Reconditioned ☐ Rotary ☐ Jetted ☐

(5) DIMENSIONS: Diameter of well **ABOUT 4'** inches
Drilled **5** ft. Depth of completed well **55** ft.

(6) CONSTRUCTION DETAILS:
Casing installed: **CONCRETE** Top ft. to **6** ft.
Threaded ☐ " Diam. from _____ ft. to _____ ft.
Welded ☐ " Diam. from _____ ft. to _____ ft.

Perforations: Yes ☐ No ☐
Type of perforator used _____
SIZE of perforations _____ in. by _____ in.
perforations from _____ ft. to _____ ft.
perforations from _____ ft. to _____ ft.
perforations from _____ ft. to _____ ft.

Screens: Yes ☐ No ☐
Manufacturer's Name _____ Model No. _____
Type _____ Slot size _____ from _____ ft. to _____ ft.
Diam. _____ Slot size _____ from _____ ft. to _____ ft.

Gravel packed: Yes ☐ No ☐ Size of gravel: _____
Gravel placed from _____ ft. to _____ ft.

Surface seal: Yes ☒ No ☐ To what depth? _____ ft.
Material used in seal **CONCRETE**
Did any strata contain unusable water? Yes ☐ No ☐
Type of water? _____ Depth of strata _____
Method of sealing strata off _____

(7) PUMP: Manufacturer's Name **DURO**
Type: _____ HP _____

(8) WATER LEVELS: Land-surface elevation **about** _____ ft.
Static level **about 4** ft. below top of well Date _____
Artesian pressure _____ lbs. per square inch Date _____
Artesian water is controlled by _____ (Cap, valve, etc.)

(9) WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? Yes ☐ No ☐ If yes, by whom? _____
Yield: gal./min. with _____ ft. drawdown after _____ hrs.
" " " " " " " " " " " "

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)
Time Water Level Time Water Level Time Water Level
DON'T KNOW
THIS WELL HAS NEVER GONE DRY
Date of test _____
Bailer test _____ gal./min. with _____ ft. drawdown after _____ hrs.
Artesian flow _____ g.p.m. Date _____
Temperature of water _____ Was a chemical analysis made? Yes ☐ No ☐

(10) WELL LOG:

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
THE WELL WAS DUG-		
IN 1922.		
BACTERIAL ETC. TESTS		
MADE BY THIS		
SNOH. CO. HEALTH DEPT		
AT THOSE TIMES WASN		
USED FOR WATERING		
CATTLE.		
LATER USES FOR		
IRRIGATION + COOLING		
+ COMM WATER.		
OWNERS' mailing address:		
19011-OLYMPIC VIEW DR.		
EDMONDS, WA. 98020		

Work started _____, 19____ Completed _____, 19____

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME **DON'T REMEMBER WHO**
(Person, firm, or corporation) (Type or print)

Address **DUG THIS WELL**

[Signed] _____ (Well Driller)

License No. _____ Date _____, 19____

EXPLORATION BORING LOG

GRAPH	STD. PEN.	SEDIMENT DESCRIPTION	DEPTH	SAMPLE	GROUND WATER	WELL CONST.	H ₂ O (ppm)	% L.E.L.	ORGANIC VOLATILES (ppm)	% OXYGEN
	35	Medium dense, moist, brown, gravelly silty, fine to coarse sand, with abundant concrete and asphalt. (Fill)		I						
	14	Medium dense, moist, grey, silty, fine to coarse sand with some gravel Large piece of asphalt at 5.5' and hydrocarbon odors. (Fill)	5	I						
	7	Medium dense, wet, brown, silty, fine to coarse sand with some gravel and organics in sample. Slight hydrocarbon odor. (Fill)	10	I	W.D.				70	
	33	Dense, moist, grey, silty, fine to medium sand and fine, sandy silt with scattered gravel. (Weathered Till)	15	I					0	
		BOH @ 16.5' Note: Ground water encountered at 10.5' below ground surface at time of drilling.	20							
		W.D. = While drilling								

Subsurface conditions depicted represent our observations at the time and location of this exploratory hole, modified by geologic interpretation, engineering analysis, and judgment. They are not necessarily representative of other times and locations. We will not accept responsibility for the use or interpretation by others of information presented on this log.

Schoner Square
Lynnwood, Washington

0012-050

12/13/00

EB-2

ESI ASSOCIATED
EARTH
SCIENCES, INC

EXPLORATION BORING LOG

GRAPH	STD. PEN.	SEDIMENT DESCRIPTION	DEPTH	SAMPLE	GROUND WATER	WELL CONST.	H ₂ O (ppm)	% LEL	ORGANIC VOLATILES (ppm)	% OXYGEN
	22	Medium dense, moist, grey, silty, fine to medium sand with some gravel (Fill) Hydrocarbon odor. 5.0' drilling becomes very easy	5	BENTONITE					200	
	18		10	Grab Sample					145	
	9	Wet, brown peat.	15	W.D.						
		Medium dense, wet, grey, medium sand grades to sandy gravel with some peat.	20							
		304 @ 19.0' Note: 2-inch monitoring well installed 12/7/90. Ground water encountered at 11.5' below the ground surface at time of drilling.								
		W.D. = While drilling								

Subsurface conditions depicted represent our observations at the time and location of this exploratory hole, modified by geologic interpretation, engineering analysis, and judgment. They are not necessarily representative of other times and locations. We will not accept responsibility for the use or interpretation by others of information presented on this log.

Schoner Square
Lynnwood, Washington

9012-05

12/13/90

EB-1

ESI ASSOCIATED
EARTH
SCIENCES, INC

APPENDIX C
J-1225-01
POLK'S CITY DIRECTORIES

1967

The Seattle Times

SEATTLE'S ACCEPTED NEWSPAPER



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"A Nation-wide Bonded Collection Service"

Member American Collectors Assn., Inc.
Washington State Collectors Assn., Inc.

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12345 30th Street N. E., Suite "D" (Lake City) Seattle 98125

56

193D ST SW--CONTD

6318 MILLS FRANK E •
PR8-8149
6321 SMITH CARL L •
PR8-5825
6406 GRAHAM RAY E •
PR6-3968
6414 KUHBLANK WM L •
PR8-3426
6415 AUKLAND CHARLES L •
PR8-7787
6417 BRADY SAMUEL C
6422 CEJKA RICH D J •
PR8-0733
6423 FLEMING JOHN B •
PR8-5875
6430 ARNEY JAMES D
PR6-8762
6431 MARCOM HARVEY L
6502 TSCHOPP DONALD G •
PR8-9690
6503 DAUZENROTH JACK L •
PR8-5513
6510 BYAM ROBT L •
PR8-6678
6511 LYON WM E • PR8-1584
6518 BURKENPAS RICH D W •
PR8-7679
6519 NELSON JOSEPHINE MRS
• PR6-1630
6525 RISER HOWARD •
PR8-0326
6527 DENNEY CLAUDE E JR
PR8-8666
6601 NALEY KHRIS •
PR6-8611
6609 GETTE HERBERT C •
PR6-6669
6615 WATSON RICH D L •
PR6-3097
6623 BLACK DONALD R •
6628 WHITFORD N T •
PR6-5741
6633 VACANT
6702 WAYLAND L DON •
PR8-6947
6705 NOONAN JAMES R •
PR8-0905
6709 CHRISTENSEN CLIFFORD
C • PR6-5896
6710 WOODS CHARLES E •
PR6-1759
6717 KRAUS CHARLES H
PR6-5472
6718 STEVENS ROSS A •
774-1024

7

194TH PL SW -FROM I EAST
OF 73D AV W WEST I
NORTH OF 196TH ST SW
---ZIP CODE 98036
6310 MILLSPAUGH CHARLES T
PR6-7729
6311 YOUNG LA RENE L MRS
PR8-8125
6314 FINDY ROGER L
PR6-5742
6315 DAVIS BETTY C
PR6-8374
6321 HARRIS SALLY M MRS
PR6-3883
6322 HEARD NINA M MRS
PR6-0321
6327 FRASER GENE P
PR6-2495
6328 WIRTS KATHARINE E
MRS • PR8-8725
7210 CHRISTENSEN WILHELM
T • PR6-8646
7216 LOISEL DONALD B •
PR6-0824
7219 LAMBETH RONALD L •
PR6-0571
7224 BOEHM PAUL C •
774-1522
7229 SHREVE ELMER L JR •
PR8-4461
7231 LEWIS J E •
7232 HEDWALL RAMON A •
774-1728
7311 MC CALMON OLEN F •
PR8-8745
7430 MC DONALD ROBT J •
PR8-2288
194TH ST SW -FROM 44TH AV
W WEST 2 NORTH OF 196TH
ST SW
---ZIP CODE 98036
4415 WARREN RICH D P •
PR8-7789
4418 ZEDRICK TERI J
PR8-0463
4421 MULLITAN R D
---48TH AV W INTERSECTS
4817 HALL WILLES B JR •
PR6-0822
4911 ALKPIPE LLOYD G •
PR6-1677
4916 HAWKINS ERNEST D
4918

57

194TH ST SW--CONTD

4919 NELSON STANLEY H •
PR6-6458
4924 SANDERS DONALD R •
PR6-2535
4927 WALTER RICH D C •
4932 LYONS DONALD K •
PR6-4527
5014 BIRT WM E • PR8-6710
5022 BAKER WILLARD F •
PR8-7913
5027 DALE'S TRACTOR
SERVICE EXCAVATION
CONTR
ECHELBERGER DALE C •
PR8-5306
5107 ROMANO KAY R MRS •
PR8-5440
5110 KEPSHNER DANL T •
PR6-5473
5119 STUHS KEITH F •
PR8-7904
5125 MILHOLLAND JOHN L •
774-1072
195TH ST SW
---ZIP CODE 98036
6219 TRINITY LUTHFPAN
CHURCH CLASS RMS
(6219 THRU 6230)
6305A MELE DOLORES D MRS
• PR6-7979
6305B LYNN MARY PR8-9694
6312 TRINITY LUTHERAN
CHURCH (CLASS RM)
6317 BRUNCKHORST MERLE K
• PR8-6250
6325 LISENLEE ELVA M MPS
• PR8-6020
6326 WILLIAMS WM F •
PR8-5775
6327 SMITH FRANK W •
PR6-2062
196TH ST SW -FROM 36TH AV
W WEST 2 NORTH OF 198TH
ST SW
---ZIP CODE 98036
---36TH AV W INTERSECTS
---37TH AV W INTERSECTS
3810 FARMER'S INSURANCE
GROUP PR8-7500
STIFVERT'S SUBURBAN
BLDG CONSTRN

6

3811 ALDERWOOD HIGHLAND
CENTER LNDRY
PR6-9927
LEMCKE REALTY
PR8-2159
MAGEE ROBT INSURANCE
774-5149
STATE FARM MUTUAL
INSURANCE 774-5149
3830 DOYLE CHARLES V
PR6-3496
---40TH AV W INTERSECTS
4023 HILL L V PR6-9233
4031 AGARD JUNE PR6-4261
4111 ALDERWOOD MOBIL HOME
PARK PR8-0477
ALLSOPP C L PR6-5310
DONNELLY JOHN P
PR6-7018
GRAHAM A D MRS
HARRIS JOE D
PR6-7259
HAYNIE IDA M
PR6-4173
HULL LEONARD W
774-1716
LE BLANC MARY C
PR8-1843
LEWIS GEO W 774-1787
MALONE R W PR6-9021
MAPLETON F H MRS
PR6-8078
MATHES LEWIS M
PR6-5745
OHR T SIGFID E
PR6-7739
PHILLIPS SANDY
PR8-4058
PEESE WM S PR6-8564
ROED EDWIN A
PR6-6542
SAYLOR HARVEY
PR6-4970
SMITH ROBT R
PR6-0584
UUSITALO VIRGINIA
774-1454
WILLIAMS WM H
PR8-8524
4207 GROTE WM A PR8-5650
4210 JOHNSON ROBT A
PR8-1969
4212 JOHNSON ROBT A REAL
ESTATE & INS
PR8-2168
LIEN JACK INS
PR8-2168
4221 TOKAREFF THOS N
CONSTRUCTION CO
BLDG CONSTRN

1973

FIRST FEDERAL SAVINGS

Edmonds - Everett - Marysville - Snohomish - South Everett - Arlington

2

6

36TH AV W -FROM 3505
189TH ST SW SOUTH 1
EAST OF 37TH AV W

ZIP CODE 98036

18808 Apartments
1 Barney Alan E 776-9017
2 Sullivan Brian
3 Taylor Kim R 774-2093
4 Roberts Gary A 778-6213
5 Scott Donald G 774-6009

18820 Bethel Assembly Of God
774-1038

18900 Arneson Theo J Rev
778-3363

18920 Vacant

Farrar Robt W @ 778-1747
18924 Anderson Bruce auto repr

19006 Vacant

19007 Spafford C D @ 776-1295

19013 Carlsen Roy S @ 778-0654

19022 Kingsley Wm F @ 778-4035

19101 Vacant

19103 Vacant

19108 Le Von Donald 774-0142

19115 Saxton Barbara L Mrs
776-2859

19124 Marczak W

19125 Davis James W @ 778-1797

19127 Spiess James

19207 Harner Dean

19215 Carter K M

19222 No Return

19227 Fossum Robt H 778-6976

19319 Faurie Vernon L 775-1704

19328 Geltz Wm C @ 778-5036

19331 Burke John P @ 778-5880

19400 Manor Hardware 778-2841

19404 Deleon Genseric @
778-4977

19412 Vacant

19416 Alderwood Manor Masonic
Temple 778-6086

Alderwood Assembly No 55

Order Of Rainbow

Alderwood Chapter No 185
(OES)

Alem Barracks No 1477

world war one veterans

Bethel No 50 International

Order Jobs Daughters

Burns Robt Lodge No 243
(Fetiam)

Genesis Lodge Fa&Am
Welcome Court No 58
Order Of Amarantha

19503 Knorr Realty Inc 774-5141

19600 Security Bank (Alderwood
Br) 774-9531

196TH ST INTERSECTS

6

37TH AV W -FROM 3600

196TH ST SW NORTH THEN
SOUTH

ZIP CODE 98036

19500 Quigley Ida Mrs @
778-5686

19501 Vacant

19504 Alderwood Floor Covering

contrs 775-2301

19510 Vacant

196TH ST SW INTERSECTS

19700 Alderwood Water Dept

778-3136

19701 W S Auction furn 775-1854

W S Furniture 775-1854

Northwestern Gas Service

778-0308

6

40TH AV W -FROM 4016

MAPLE RD SOUTH

ZIP CODE 98036

17916 Mc Hugh James L @
743-1704

17917 Vacant

17924 Schindler Charles F @
743-3150

17925a Young Joe D 743-6577

17925b Weed Linda Mrs

18003 Fahrnkope John M @
774-0938

18004 Van Derpol Bert 778-1571

18012 Hayes Jerry 774-4349

18014 Mc Kinney Theo P 776-0639

18020 Hall Clifford R 774-6421

18032 Schulberg Lloyd D

18101 Blevens Thos 776-8189

18107a Orville Dale @

18109 Vacant

18116 Porter B L Mrs 774-1817

18127 Culver Cath L

18131 Hansen Otto C

Siewert's Realty

776-2124

3810 196th St., S.W.

Lynnwood

3

40TH AV W-Cont'd

18220 Pearson Elwin C @

776-6285

18228 Gibson Russ @

18229 Vacant

18303 Hawkins Roy E @ 776-8533

18304 Anderson Nils H @

778-8314

18319 Buttler Glenn L @

778-2435

18320 Rippee Stuart C 774-4070

18400 Vacant

18406 Drake Bobby W 776-8738

18407 Rowley Jacob H @

776-1573

18414 Grooms Hiram J @

774-1596

18420 Hawes Evelyn L Mrs @

778-0346

18500 Futscher Blanche B Mrs @

778-7260

18505 Salus Harold @ 776-3341

18517 Denby John @ 778-1905

18524 Thomson Lester J @

776-4148

18601 Burt Robt @ 776-1423

18604 Vacant

18607 Vacant

18611 Mc Gillora Richd @

18618 Johnson Inez Mrs 778-3960

18624 Suthards Ray A @ 778-0421

18625 Moore Ruth M @

188TH ST SW INTERSECTS

18702 Boe Arnold M @ 776-3692

18708 Vacant

18716 Penneck Geo E @ 776-2821

18726 Williams Wm A @

776-2635

18806 Green Darrell L @

776-5368

18814 Steele Robt C @ 778-7920

18820 White Robt L 776-4883

18824 Wood Charles @ 776-6468

18832 Morris Leonard E

18903 Mc Cool James 776-7032

18909 Novak John T @ 778-9388

18925 Echelbarger L Dean @

778-2075

189TH PL SW INTERSECTS

19003 Davis Donald W @

778-3432

19008 Atienza Max D @

775-1074

191ST ST SW INTERS

191ST PL SW INTERS

19112 Lucas James S @

192D PL SW INTERS

19201 Grube Barbara M

776-2452

19204 Vacant

19214 Walker Wm F @

19215 Hawes Scott @

19222 Johnen Nick @ 7

19304 Schefano Frank 7

19305 Alderhaus Apartm

A1 Vacant

A2 Mc Kinnon Jo

778-6230

A3 Wilbur A 778-

A4 Popkin Saml 7

A5 Patterson L D

A6 Mc Elroy Bruc

778-1371

A7 Cartin Richd 7

A8 Rutledge H H

A9 Mayo L A 774

A10 Chibi R C 77

B1 Johnson Craig

B2 Kerby Gail D 7

C1 Presler Gerald

C2 Holmgren Clar

778-7139

C3 Vacant

C4 Carlile L

C5 Powell Janet

D1 Vacant

D2 Young R P

D3 Vacant

D4 Lee Wesley

D5 Eisen Carol

D6 Mc Millan M

778-7933

D7 Vacant

D8 Norton Mary

E1 Meyer Phyllis

E2 Wright Richd

E3 Van Spoor Patt

775-2865

E4 Wangen Geo 7

E5 No Return

E6 Whitehead Pres

774-7165

E7 Pearson Elvin

E8 Brower Geo 7

E9 No Return

E10 No Return

E11 Vacant

193D ST SW—Contd

- 6503 Dauzenroth Jack L ©
778-5513
6510 Byam Robt L © 778-6678
6511 Merrill Eug T © 774-7524
6518 Burkenpas Richd W ©
778-7679
6519 ★ Lindsey James C 774-3743
6526 ★ Kohanek Susan
6527 ★ Lowe Edgar A © 774-4831
6532 Mabin Joe W 774-9319
6601 Naley Khris © 776-8611
6609 Yaborugh Eileen C Mrs
774-0929

66TH AV W INTERSECTS

- 6615 Watson Donna © 776-1257
6623 Balch Donald R © 774-9416
6628 Whitford N T © 776-5741
6702 Wayland L Don © 778-6947
6705 Noonan James R © 778-0905
6709 ★ Schoenberg Geo
6710 Burtis Richd © 774-4648
6717 Kraus Charles H © 776-5472
6718 ★ Merriman Robt 774-5213
6725 Oatt Wm B © 778-8634

**194TH PL SW —FROM 36TH
AV W NORTH**

- ZIP CODE 98036**
3625 Lynnwood Cable Vision tv
als & serv 776-4502
3627 Alderwood Village Shopping
Center (Annex)
Alderwood Radio & TV Sales
& Service 778-2233
Alder-Lynn Beauty Salon
776-8833
Deutscher Market
delicatessen 775-1120
Early Attic Boutique
antiques 775-2332
Footwear Services shoe repr
774-8512
L & M Realty Inc 774-6674
Miller Bay Associates land
developers 774-6674
Scott Ken Tailor 774-4285

7

73D AV W INTERSECTS

- 6310 Montgomery John E
776-5471
6311 ★ Boad Nadine
6314 ★ Roberts Sam
6315 ★ Stolan Mary 774-7484
6321 Stende Agnes 776-3883
6322 Carson Francis 776-4753
6327 ★ Job Joni 774-8794

- 7210 Christensen Wilhelm T ©
776-8646

- 7216 Mathis Herbert R ©
774-9388

- 7219 Carroll Leroy J © 778-0444

- 7224 ★ Shields Pat

- 7229 Shreve Elmer L Jr ©
778-4661

- 7231 Lewis J E ©

- 7232 Hedwall Ramon A ©
774-1728

- 7311 Mc Calmon Olen E ©
778-8745

- 7320 Mc Donald Robt J 778-2288

194TH ST SW —FROM 19326**44TH AV W WEST****ZIP CODE 98036**

- 4418 Vacant
4421 Vacant
4429 City Program Bldg (Annex)
776-9151
48TH AV W INTERSECTS
4817 Hall Willes B Jr © 776-0832
4911 Ahlers Patrick J © 776-8426
4918 Keller Wm F © 774-4782
4919 Nelson Stanley H ©
776-6458

- 4924 ★ Campbell Wm D

- 4927 ★ Elder B V

- 4932 Lyons Donald K © 776-4527

- 5005 Heath Wm C © 778-3381

- 5014 Birt Wm E © 778-6710

- 5022 ★ Smith F O ©

- 5027 Dale's Tractor Service
excavation contr 778-5306

- Echelbarger Dale C ©
778-5306

- 5107 Romano Kay B Mrs ©
778-5440

- 5110 Kershner Danl T Hon ©
776-5473

- 5119 Stuhr Keith F © 778-7904

- 5125 Milholland John L ©
774-1072

195TH ST SW**ZIP CODE 98036**

- 6219 Trinity Lutheran Church
Class Rms (6219 Thru 6230)
6305a Mele Dolores D Mrs ©
776-7979
6305b ★ Bailey James 778-3737
6312 Fossum Donald G Rev
776-2521
6317 Brunckhorst Merle K ©
778-6250

**1 SEATTLE-FIRST NATIONAL BANK****Lynnwood Branch****Telephone 774-4121**

69

195TH ST SW—Contd

- 6327 Smith Frank W © 776-2062

196TH ST SW —FROM 19503**36TH AV W WEST****36TH AV W INTERSECTS****37TH AV W INTERSECTS****ZIP CODE 98036**

- 3600 Frank's Barber Shop
774-0965

- 3609 Security Bank 774-9531

- 3610 Ollie's Cafe 776-3921

- 3614 Wickers Foods Inc gro
778-2221

- 3618 Alderwood Drug Store
778-2345

- 3627 Clem's Mobil 774-5660

- 3700 Vacant

- 3701 Harvey's Arco gas sta
774-7111

- 3702 Vacant

- 3703 Alderwood Cycle 775-2131

- 3707 Raff's Shoe Stores Inc ret
778-9012

- 3709 Sample Shack womens clo
776-8272

- 3711 Hacienda Frame Shop
774-3591

- 3713 Charles Pet Palace 775-1796

- 3715 Village Sauna 774-2707

- 3717 Vacant

- 3719 Alderwood Village Office
Building Inc
U S Postal Serv (Alderwood
Sta) 776-2716

- Rooms
A Beef & Brew restr 774-6611

- 3719 Vacant (3 Rms 1-3)
4 Ducey Geo Jr & Co
mgmt consultants
776-9158

- 4 G & G Associates inv
consultants 776-9158

- Vacant (8 Rms 5-12)

- 13 American Research Inc
cem sls & mgmt
775-1581

- 13 Funeral Homes Of
Washington Inc inv &
mgmt 775-1581

- 3800 Edmonds School Dist No 15
(Educ Serv) 778-8931

- 3801 Alderwood Village Chevron
774-3803

- 3803 Cap-N-Corn tavern
776-9400

- 3805a Bonanza Stores Inc
774-7878

- 3805b Import Hut ret candle shop
774-6733

- Keg-N-Cask wine shop
774-6733

- 3806 Vacant

- 3807a Alderwood Tropical Fish
778-2507

- 3807b Hagggen's Discount Center
food store 774-8881

- 3807c Fashion Fabrics 774-8848

- 3807d Vacant

- 3807e Vacant

- 3804 Alderwood Village Beauty
Salon 778-5411

- 3810 Sievert Building 776-2124
Rooms

- 1 Group Four Inc consulting
engs 775-4581

- 2 Clifford & Shull Realty
774-8899

- 2 State Farm Insurance
774-5149

- 3 Hards Del Insurance
Agency 776-4441

- 3 Correl Inc archts 775-3525

- 4 Barnes Bruce P
chiropractor 776-5422

- 5 Miller-Wilson Realty
775-2795

- 6 Miller Wilson Rlty Stge
7 Vacant

- 8 Douglas Gordon dentist
774-5757

- 8 Hussey Geo R dentist
774-5757

- 9 Diasat Corp whol jwlry
774-5174

- 10 Zalewski Allan R dentist
774-4777

- 11 Loper Loren L optom
774-2024

- 11 Wallis Garth E optom
774-2024

- 12 Sievert's Realty 776-2124

- 3811a Herb's Barber Shop

1978

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196TH ST SW (E)—Contd

- 84TH AV W INTERSECTS
- MAPLEWOOD LA INTERSECTS
- 8405 Zwick Robt E dentist 776-3352
- Wright Wm K dentist 778-7007
- 8413 Maplewood Auto Sales used car als 778-5197
- Maplewood Auto Rebuild 778-5197
- Maplewood Auto Painting 778-5197
- 8420 Vacant
- 8429 Vacant
- 8516 Maplewood Manor condominiums 775-3720
- 101★Robinson Seth
- 102 Heinrich John 776-3402
- 103 Babb Fred A 778-5439
- 104 Meglas Clara
- 105 Olsen Mary L 775-5092
- 106 Darnold R W 776-6002
- 107 Taylor Earl F 775-1241
- 108 Wilson Jack W © 776-4765
- 109 Hyde Wm J 778-3328
- 110 Bjornson B F 776-1980
- 111 Le Master L E 774-3210
- 112 Jones John G 776-8395
- 113 Faulkner Eva 774-8025
- 114 Case Kenneth E 776-3537
- 115 Boldman Gertrude E Mrs 775-5232
- 116★Knowles Ann
- 117 Vacant
- 201 Gibbons Clarence D 774-1287
- 202 Blackford G C 778-2447
- 203 Nichols Fredk
- 204 Reberg Warren 775-3720
- 205 Malk Ella 775-1291
- 206★Woodall Joy
- 207 Hubbard Harold M 774-7507
- 208 Morbacher Maria
- 209 Seaman Pat E 774-5748
- 210 Boeholt Esther 778-8245
- 211 Fairbanks James 774-4786
- 212 King Victoria
- 213 Sletten Olie
- 214★Geske Barbara
- 215 Skaggs
- 216 Gasparovich Joe
- 217 Rose Linda J 775-6736
- 302★Swanford Gladys
- 303 Robinson Mariam
- 304★Peekworth Slezi
- 305 Morrison Robt E 776-6426
- 306 Mc Gowen Richd
- 307★Hell James
- 308 Lukoski
- 309 Paulsen Beatrice 776-6756
- 310 Gifford Marvel L 774-2729
- 311 Spencer Mark E 775-6776
- 312 Riach J Gaylord 778-9239
- 313 Farrington Jim
- 314 Rowland Darro D 775-9767
- 315★Hibbard J Alvin
- 316 Mc Heffey Norris J 774-8494
- 317 Leighton Mary P 774-5632
- 86TH AV W INTERSECTS
- 8606 Lehman Leo M © 778-0080
- 8616 Gegax Norman L © 778-5481
- 8625 Edmonds Seventh Day Adventist Church 778-1555
- 8629 Brown Woodburn A © 776-9861
- 8630 Eller Richd C © 774-7989
- 8704 Bangs Gordon G © 778-2089
- 8712 Arnold Edw P © 778-2581
- 8802 Maplewood Rock Gem & Community Club
- 8889 Kriaman Joseph C © 776-0253
- 88TH AV W INTERSECTS
- 8902 Stay Robt E © 776-2802
- 8907 Harris Lloyd E © 774-4226
- 8909 Chaudierre Carol Mrs © 776-7734
- 8919 Nixon Wm © 776-3845
- 8928 Colkett Mary A Mrs © 778-6336
- 9000 Cutting Wynne Mrs © 776-9718
- 9009 Wall Haakon © 778-6560

805

- 9035 Getz Audrey E
- 9049 Getz Lawrence M © 778-7595
- 9102 Hall Wm D © 778-4901
- 9109 Bauman Mildred R Mrs © 776-5581
- 9119 Cooper John 774-6820
- 9121 Pearson Bruce H © 778-0479
- 9125 Thornburg Myra © 775-3385

196TH ST SW (LYNNWOOD)—FROM 19503 36TH AV W WEST

ZIP CODE 98036

- 36TH AV W INTERSECTS
- 3500 General Plumbing supplies 775-5505
- 3600 Airways Rent A Car 778-0101
- 3609 Old National Bank Of Washington (Br) 775-3451
- 3612 Parlor Cafe The 776-3553
- 3614 Wickers Foods Inc gro 778-2221
- 3618 Alderwood Drug Store 778-2345
- 37TH AV W INTERSECTS
- 3627 Douglas Lynnwood Service gas sta 778-1919
- 3701 Bob's Franks gas sta 778-4923
- 3703 Wallace & Wheeler real estate 775-9333
- 3706 Taco Time Restaurant 774-4658
- 3707 Raff's Shoe Stores Inc retail 778-9012
- 3709 Page & Assocs Realtors womens clo 775-5656
- 3709b Page & Assoc (Sub Ofc)
- 3713 Poodle In Fashion 775-1796
- 3715 Alderwood Manor Sta P O 776-2716
- 3715a K M S Financial Services financial planning 775-1771
- 3717 Overland Express restr 774-6622
- N & N Contact Lens Co Limited laby 775-3468
- 3719 Alderwood Village Office Building Inc ROOMS
- 2 N & N Contact Lens (Additional Sp)
- 3 Northwest Marketing adv 778-6632
- 4 Snohomish County Public Trans Benefit Area Corp 778-2185
- 8 U S A Command Group (Lynnwood Area) 775-1675
- 10 Usa Command Group (Lynnwood Area)

- 3723 Aldertree The bar 778-0452
- 3800 Edmonds School Dist No 15 (Educ Serv) 778-8931

- 3801 Vacant
- 3803a H & H Electronics distr 775-7444
- 3803b Goodwill Industries genl retail 774-6157

- 3805 True Value Hardware 774-4411
- 3805b Alderwood Tropical Fish 778-2507
- 3806 Vacant

- 3807b Herb's Barber Shop
- 3809 Alderwood Village Beauty Salon 778-5911

- 3810 Sievert Building 632-3060

SUITES

- 1 I H N Development Co Inc land 775-7551
- 2 Crown Realty 775-5481
- 3 Hards Del Insurance Agency 776-4441
- 3 Lynnwood Typewriter Co 775-9351
- 4 Barnes Bruce D chiropractor 776-5422
- 5 Structural Design Assocs 775-7434
- 6 Vacant
- 8 Schrader Robt dentist 775-5686
- 9 General Business Services consultants 775-9393
- 10 Ecker John M dentist 774-1811
- 11 Dreessen Herman E chiropractor 775-3546
- 12 Sievert's Realty 776-2124
- 3811a Haggan's Discount Center food store 774-8881
- 3811c Lagos John D dentist 774-1212
- 3811d Village Sauna 774-2707

- 3813 Ralph's Tax Service 774-1300
- 3815 Alderwood Laundry & Dry Cleaners 778-4667

- 3817 King Size Photo 778-3477
- 3819 Alderwood Veterinary Clinic Inc 776-0121

- 3828 Chico Gonzales restr 775-8666
- 3909 Norman Chevrolet Co 774-0513
- 3910 Benton-Mc Carthy Realty Inc 775-1924
- Cascade C B & Electronics als & serv 775-2721

- 3925 Economy Tire & Auto parts retail 778-3806

- Lady Bug Plant Shop als 776-6898
- 3930 R B Furniture rti furn 775-4541

- 40TH AV W INTERSECTS
- 4010 Cranberry Tree restr 775-5485
- 4011 Kentucky Fried Chicken 774-1130
- 4025 Pizza Haven 774-9557
- 4028 General Tire Service 774-3533
- 4029 Baskin-Robbins ice cream shop 776-8823
- 4108 Burger King 775-1313
- 4109 Denny's restr 774-3834
- 4111 Alderwood Mobil Home Park 365-0616

SPACES

- 1 Vacant
- 2 Vacant
- 3★Graham Elsie
- 4★Gulseth Harold
- 5★Jablinske Larry
- 6★Weeks Veena
- 7★Gustafson Christy
- 8★Rohona Mike
- 9★Heinrich Marie 776-2358
- 10★Cooper John
- 11★Murphy Don
- 12★Halls Della
- 13★Moore Janet
- 14★Hatch Betty
- 15★Rohenkohl Ruth N
- 16 Vacant
- 17★Mathes Mary 776-5345
- 18★Moos Black
- 19★Curry Bonnie
- 20★Davies Fran
- 21★Steenaland Chuck
- 22★Haney Ida
- 23★Sanders Jo Ann
- 24★Huff Ruby
- 25★Maller Geo
- 26★Moore Kay
- 27★Nelson Norwald
- 28★Flom Julie
- 29 Roed Clara Mrs 776-6542
- 4200 Beneficial Finance Co 775-7402
- Scott John L Inc (Br) real estate 775-4591
- United Discount Photo Co photo processing 775-0471
- World Wide Travel Agency 775-2712
- 4201 Under Constn
- 4210 Pacific Iron Fabric World yard gds 775-4210
- 4212 Fireside Carpets & Bath Shop 778-9004
- 4221 Under Constn
- 4232 Color Tile fl covering 775-5477
- 4234 Melody TV & Appliances tv als 775-4407
- 4300 International House Of Pancakes 776-2838
- 4309 Eng's China Kitchen Restaurant 775-1661
- 4317 B G Exxon 776-1966
- 4326 Lynnwood Shell Service 774-4919
- 44TH AV W INTERSECTS
- 4406 J & R Texaco & Towing 774-1600
- 4411 Old National Bank Of Washington 775-5466
- 4416 Jack In The Box restr 774-9969
- 4600 A-O K Mini Storage 774-1111
- ★Horton Woodrow W
- 4615 Farmers Insurance Group 778-1119



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47

37TH AV NE—Contd

- NE 148TH ST INTERSECTS
38TH AV NE INTERSECTS
14805 Switzer Charles W
14810 Holland Irvin L 365-7847
14813 Cettolin Richd L @ 364-3444
14817 Passmore Geo @ 362-4798
14818 Grobe W Paul @ 362-3013
14825 Martin Wm H @ 362-2208
14828 Damon Henry R @ 363-4042
NE 149TH PL INTERSECTS
NE 150TH ST INTERSECTS
14991 Norr Laken apts 363-2819
A Munger Michl A 365-0494
B*Eales Michl 367-1740
C Wolfe Joseph J 363-7942
D Mac Kenzie Agnes Mrs 363-4656
101*Hudson Ronald W 365-7578
102 Sullivan J W Mrs 365-7970
103 Ames John H 365-2339
104 Kunesch June Mrs 364-0788
105 Bennett Ron A 364-3896
106 Adelman Leon H 363-2819
107 Myers Wm 363-2920
201 Kratz Alice R 362-8677
202 Brooks Pete C 364-7473
203 Gardener P 365-3744
204 Rohda Rosalie Mrs 364-6246
205 Hopen Don 364-2069
206*Lee Michl 364-3873
207*Pylant Pete 365-9538
301 Tyree B 364-6330
302 Turner J M 365-7950
303 Zorin Mick 364-2674
304 Mosey Mary L Mrs 364-0299
305 Heebink Thos B 364-8405
306*Reese Larry R 362-2420
307 Smith Janet L 364-2717
NE 150TH ST INTERSECTS
15004 Alden Dauril @ 364-8288
15005*Strickland Allen M @ 363-0639
15016 Gotshall Robt A @ 364-4752
15024 Mokler B James @ 364-0170
15032 Pack Geo 362-2424
15038 Mc Nellis Patk H @
NE 151ST ST INTERSECTS
15114 Dickie Keith 367-0263
15114 1/2 Schneider Chris
15115 Wolkner D
15120*Ferris Janet M 363-0583
15120 1/2 Vacant
15143 Vacant
NE 153D ST INTERSECTS

- 16020*Let Jeffrey D 364-6406
16027 Pasquier Frank 364-7926
16028 Bothell Dan @ 362-5825
16034 Coughlin C James @ 364-4885
16035 Keltner Willis W @ 363-1412
16040 Sipprell James E Jr @ 363-6373
16041 Adams Donald J @ 362-8096
16061 Bird Thos
NE 162D ST INTERSECTS
16201 Frampton Gerald D @ 363-5703
16208 Jaech Theo L @ 363-2572
16215 Lothes Lynn Mrs @ 363-1943
16216 Fuhr Adolph H @ 362-4060
16225 Clowers Michl R 365-9172
16226 Spain Robt W @ 363-3973
16229 Nelson R Gerald 365-2848
16231 Liming Jim @
16232 Mc Mullin Stanley D @ 363-9163
16236 Corson Roy 365-6841
16244 Tanner Raymond @ 365-2324
16247 Mc Gaw David B @ 362-8377
16254 Robinson Henry J @ 364-3063
16255 Milburn Hugh @ 365-8430
16260 Webber John T @ 363-0944
16263 Fellers Ruth C Mrs @ 362-6313
16275 Harrel Arlie
16283 Dennis Shirley A Mrs
16283 1/2*Enge David @ 367-1776
16284 No Return
16287 Roselli Louis A @ 365-1115
16289 Holleman Phil M @ 362-5671
38TH AV NE INTERSECTS
16292 Hinterberger John @ 363-9311
NE 165TH ST INTERSECTS
16505 Middleton Charles R @ 365-8697
16513 Welch Joseph E @
16520 Kyle Carol Mrs @ 364-5752
Toes Geo A 364-5752
16521 Teel Gertrude Mrs @ 363-4863
16522 Sanderlin Wm S 363-4605
16524 Church Scott C 364-7814
16526*Williamson K Thos @ 364-2104
16528 Hanway John 363-6173
16529 Frost Frank E @ 362-4891
16533 Shields Deryl @ 364-3196
16534 Glenn Elton A 365-5798
16540 Eddy John W @ 363-6847
16546 Hatcher Floyd H @ 364-0850
16706 Clements John E @
16712*Jaany David @ 363-8166
NE 169TH INTERSECTS
16718 Swanson Larry L 364-3290
16724 Jolivet Vincent M @ 363-7158
16730 Nelson Wm H @ 365-2753
16738*Simmons Clifford E @ 363-5067
16741 Philbrook David 365-7031
16746 Holm Carl @ 363-3425
NE 170TH INTERSECTS
17004 Volwiler Wade @ 363-8084
17010 Dow Wm J Jr @ 363-2311
17011 Trier Fred M @ 363-6062
17015 Clements John E Jr 364-8246
17016 Sackett Gordon @ 363-7547
17023 Fritch Jack E @ 363-1714
17025 Buckwalter Wm @ 363-9860
17031 Provonsha Gary V @ 364-4275
17036 Stout Frank C @ 363-3703
17050*Ovens Walter G @ 362-9048
17055 Day Robt Wm @ 363-3142

733

- NE 156TH ST INTERSECTS
15600 Spaargaren Jack 363-0309
15604 Streib John F @ 364-8418
15605 Thorgrimson Robt E @ 364-9582
15610 Comer Thos E @ 363-9661
15617 Donaldson S 362-5688
15623 Mc Coy Oscar @ 362-1764
NE 157TH ST INTERSECTS
15701 Garcia Willie G 363-2159
*Garcia A 364-8209
15707*Olson James R @ 363-7775
15713 Islam Sadad @ 362-1422
15716 Mickelson O A
15719*Houchen Allen @ 365-4805
15726 Patton E Noel @ 365-6669
15727*Haleva Jack J @ 363-3956
15839 Bills Darrell R @ 363-3017
15840 Swanson Ralph L @ 363-8805
15847 Choe Kye Hyon 365-4296
15850 Bloedow Duane 362-0424
15855 Rowe Wm K @ 364-1268
15856 Holliday Ivan L @ 363-5715
15863 Archbold Thos F @ 363-2792
15870 Vacant
15871 Semrau Jerome @ 362-2813
NE 160TH ST INTERSECTS
16002 Swanberg W E @ 362-8307
16003 Prueitt John @ 362-5327
16010 Warner Danl S @ 363-2593
16015 Stewart Gary E @ 362-2159

- NE 189TH PL INTERSECTS
18907 Ruark Michl P @ 365-7543
18908*Williams Michl A @ 364-6998
18910 Meurlott Thos @ 365-1912
18915 Malakoff Martin A @ 365-1188
18924 Johnson James A @ 364-8570
18934 Neddermeyer Seth H @ 362-6437
18945*Soderland Floyd @
19037 Dowden Philip R Jr @ 365-0313
19045 Coulter Danl C 364-0146
19049 Siljeg Charles E @ 364-6399
19053 Kennedy Jess G Jr @ 364-4808
19057*Brumfield Donald L @ 365-8941
NE 192D ST INTERSECTS

746

- 19205 Rose Roger @ 365-5318
19210 Hansson Robt M @ 362-4742
19215*Radford Frank @ 363-7491
19218 Darst Clyde @ 362-7533
19220 Mc Donald Ronald J @ 364-7027
19222 Outzen Bob @ 362-8815
19223*Large Terry A @ 365-6920
19228 Rasmussen Wally W @ 362-7270
19236 Volpentest Sam R @ 365-4175
19321 Browleit Larry @ 363-8276
19331 Wandler Henry P @ 362-6132
19332*Shettle A W 363-8580
19336 Weldon Reginald H @
19340 Breum John L @ 362-0232
19407*Edwards Ed @ 363-3917
NE 194TH ST INTERSECTS
19411 Ketricks Kenneth @ 364-6495
19412 Kure Frank J @ 363-9081
NE 195TH ST INTERSECTS
35TH AV NE INTERSECTS
40TH PL NE INTERSECTS
NE 202D ST INTERSECTS
20200 Torgeson Ruth A
Nielsen Kath
20206 Scott Wm H @ 363-2143
20216*Johns M L Mrs 365-7862
20231*Svavarsson Chuck @ 364-0157
20238 Virgin Joseph O @ 362-9012
20242 Capell Howard F @ 362-2230
20266 Steenmeyer John F @ 365-0412
20269*Bozich J M 365-7179
20272 Fleming Robt M Jr @ 778-8571
20405 Parle Jonathon 367-0565

734

37TH AV NE (LAKE FOREST PARK)—

- NE HAMLIN RD INTERSECTS
17216*Hecke Gordon Jr @ 367-1846
17230 Pfingst Geo B @
Repka Vincent J
17411 Magee Joe M @ 364-5976
17450 Palmer John F @
BALLINGER WAY NE INTERSECTS
NE 185TH ST INTERSECTS
18500 Lake Forest Park Elementary School
362-7808
18521 Zurybida Viroslaw @ 364-7633
18545*Martin K A 362-1642
18549 Ebsworth C Fred 362-1899
NE 187TH ST INTERSECTS
18703 Early Donald E @ 363-7781
18711 Trafton David R @ 365-6590
18717 Weber Steven R 364-5282
18721 Workman John D @ 364-3729
18723 Reece Gordon L @ 362-0731
18725 Morgan Cath Mrs @ 362-3718
NE 188TH ST INTERSECTS
18801*Smith Jerald 364-3869
18803*Jonson Geo C 363-5371
18805 Gardner Paul G 364-1572
18807 Davis Glenn R 364-9755
18808 Sargent Frank P @ 365-6811
18810 Goodwin David C @ 364-5642
18811 Winchell Lee H

776

**37TH AV W (LYNNWOOD)—FROM
3600 196TH ST SW NORTH THEN
SOUTH**

- ZIP CODE 98036
19504 Family Fitness Center 775-3585
19512 Action Media Furniture ofc furn
775-1987
Anderson John cpa 775-8406
Cody Geo W lwyr 775-4626
Evergreen State Properties & Land
real est 774-8833
196TH ST SW INTERSECTS
19700 Lewis Carpets retail 774-5275
19701 U S Furniture 775-1700
19704 York's Collision Repair 774-5134
Harris Ford Inc (Whse) 774-4141

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36TH AV NE—Contd

16261 Moon Construction Co genl bldg
 364-9080
 Moon Clifford E @ 364-9081
 16273 Myhre Harold M @ 363-4699
 16283 Beba Harold @ 364-5278
 16289 Boldrin Robt M 364-1136
 NE 165TH ST INTERSECTS
 16511 Haack Paul @ 367-0649
 16525 Beresford Charles H @ 362-3684

746

NE 195TH ST INTERSECTS

19501 Pang Allen K @
 19504 Borrer Barbara J Mrs 364-3659
 19515 No Return
 19516 Skinner Richd B @ 363-1340
 19523 Bradford Lester G @ 363-1924
 19528 Abrahamson Jon W @ 364-2281
 19531*Sweeney John 365-5474
 19532 Home Interior & Gifts Inc 362-8548
 Kelley Juanita 362-3635
 Kelley Geo P @ 362-8548
 19540*Laurance Sidney 364-2277
 NE 196TH ST INTERSECTS
 19604 Karlberg John H @ 362-3640
 19605*St Clair Roy @
 19612 Gelderman Geo J @ 363-1217
 19615 Johnson Harriett Mrs @ 365-3997
 19618 Mc Quay Donald W @ 363-2826

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36TH AV W (LYNNWOOD)—FROM 3505 188TH ST SW SOUTH 1 EAST OF 37TH AV

ZIP CODE 98036

17221 Birt Jack M @ 743-1286
 17224*Wallace Donald 743-6640
 17301 Quinlan Pat J 743-1077
 17308 Vacant
 17331 Mc Cormick Walter J 743-0951
 17403 Ames W R @ 743-3253
 17414*Tibke Wm @ 743-2234
 17502 Cornelius Frank A @ 743-0533
 17507 Stadler Karl R 743-0982
 17523 Sudham Walter C @ 743-1632
 17526 Stadler Fred 743-3199
 17625 Anderson Kenneth @ 743-1039
 17700 Larsen John E @ 743-2589
 17721 Archibald Lowell E 745-1653
 17733 Lowell Fred 745-1709
 17800*Duitsman Raymond G @ 743-9726
 17807 Davis Gary J 743-0693
 17822 Hays Richd E @ 743-0456
 17928 Vacant
 18307 Becker O N @ 776-6459
 18311 No Return
 18321 Vacant
 18414*Hinter Basil L @ 778-6357
 18421 No Return
 18808 Apartments
 1 Nightingale Thos 776-3058
 2 No Return
 3*Howe Kenneth L 775-1263
 4*Wolf Albert
 5 Scott Donald G 774-6009
 18820 Bethel Assembly Of God 774-1038
 18900 Arneson Theo J Rev 778-3363
 18920 No Return
 19006 No Return
 19007 Vacant
 19013 No Return
 19022 Kingsley Wm F 778-4035
 19101 No Return
 19103 No Return
 19108 Le Von Donald B @ 774-0142
 19115 No Return
 19124 Farrar Martin @ 776-9206
 19125 Davis James W @
 19127 No Return
 19207 Mc Donald E E 776-6644
 19212 Dykeman Rose M Mrs 778-7919
 19215*Osters Ken 778-8552

19227*King David

19319 Countryside Apartments

1*Martin Neylona
 2*Dawkins L
 3*Herrman Robt G
 4*Mannine Steve
 5*Quinlan Danl
 6 Vacant
 7*Donaghue Marekaye
 8*Dalosio Irene
 9*Harding Mary
 10*Dong Karen
 11*Brown Mathew
 12*Dickinson S
 13*Curtis Jim
 14*Davis R
 15*Kavnan P M
 16*Mahoney
 17*Chas M
 18*Ridcauf N
 19*Baldoni Cindy
 20*Matthews L
 21*Swanson Robt
 22*Eschilsen Geo
 23*Ashe Jackie
 24*Norris Michl
 25*Eagle L Mona
 26*Manclark James
 27*Morris Paul
 28*Garris Joyce
 29*Hjlmervik Jan
 30*Mayer Julie
 31*Moone Roger
 32*Carter Richd
 33*Owens Crystal C
 34*Auditone Shawn 775-4479
 35*Hugen Jeff
 36*Pepernifh L
 37*Ronnie Jerry
 38*Hoghes Robt
 38*Eaton James
 39*Ostry Larry
 40*Dan-Ottasen Lisa
 41*Griffine Geri
 42*Martin Jody
 43*Scheider H
 44*Zanger L
 45*Christopherson Wayne
 46*Smith Ellen R
 47*Cosley Kevin
 48*Mickealis Thos
 49*Campbell Jack
 50*Eggleston W C
 51*Dass Walter
 52*Hammer Vicki

19328 Geltz Wm C @ 778-5036

19331*Miller Albert E @ 774-0812

19400 Manor Hardware retail 778-2841

19404 Hocizles

19412 De Bob's Oval World Corp constn

778-2323

19416 Alderwood Manor Masonic Temple
 778-6086

Alderwood Assembly No 55 Order Of
 Rainbow

Alderwood Chapter No 185 (OES)

Bethel No 50 International Order

Jobs Daughters

Burns Robt Lodge No 243 (Fajam)

Fellowship Chapter No 61 Royal

Arch Masons

Welcome Court No 58 Order Of

Amarantha

19503 Century 21 Knorr Realty & Auction
 Inc 774-5141

196TH ST INTERSECTS

36TH AV W (MOUNTLAKE TERRACE)—FROM 20550 POPLAR WAY SOUTH

ZIP CODE 98036

THESE NUMBERS SERVICED BY

20618 Cartwright Harold S @ 776-3894

206TH PL SW INTERSECTS

20700 Vacant

20708 Mc Leod John G 776-9410

20709*Luten Wm M @ 776-5047

20715 Kalnins Paul @ 776-0218

20716 Lease Richd H @ 776-8136

20729 Richardson Todd @ 776-5935

20730 Brumfield Ray 776-7124

752

21507 Hancock Dale A @ 778-6160

21620 Carlson Carl @ 774-0858

RUSSETT RD INTERSECTS

21908 Moore Ken @

220TH PL SW INTERSECTS

22004 Scott Virgil H Jr @ 778-9471

22006 Barrett Steven P @ 776-4409

22008 Vacant

22102 Keith Robt D @ 778-1578

22104 Nunn Thos F @ 774-3968

22106 Kuntz Joseph D @ 776-9831

22201 Gilbert Dixie L 776-8717

22202 Bernhoft Robt I @

22203 Riggs Harold E @ 776-9033

22204 Vacant

22205 Powers Charles A @ 778-4338

22206*Baxter Richd Jr @ 775-4892

22207 Hinchee Don M @ 776-6330

22208 Walker Cecil V @ 776-9867

22209 Gullickson Gerald P @ 776-0714

746

36TH CT NE —FROM 1 SOUTH OF 3600 NE 195TH ST NORTH

ZIP CODE 98155

19402 Stelzner James R @ 363-4999

19403 Tipple Harry H Jr @ 365-1078

19406 Dudman Earl W @ 362-5367

19407 De Haven Elmer J @ 363-6804

*Hehaven Bill 362-7278

19414 Hoiland J @ 365-3204

19415*Major Patk A @ 363-5995

734

36TH PL NE (LAKE FOREST PARK) FROM 3600 BALLINGER WAY NE NORTH

ZIP CODE 98155

18502 Rochlitzer Joseph W @ 363-7458

18503 Viau Richd R

18508 Kiemele Gordon D 365-9753

18509 Apartments

A Anderson Dennis J @

B Vacant

C Robinson C D 367-0662

18514 Benson E A @ 362-8020

18515 Chandler Rae J Mrs @ 363-4220

18520 Stanley Dennis E @ 364-2762

18521 Hendry Ronald L

18526 Cooper C M 363-2863

730

37TH AV NE —FROM 3700 NE 145TH ST NORTH

ZIP CODE 98155

14502 Nelson Dick C @ 363-8498

14516 Haddon Margt K Mrs @ 362-7925

14517 Smith Jacob F @ 362-5220

14525 Jenkins Roger W @ 362-9229

14530 No Return

14531 Van Skyhawk Arth J @ 362-8838

14532 Vacant

14540*Mc Clure Worth 365-4974

14551 Matheson Alvin A @ 362-0577

14555 English David K @ 362-7094

14556 Pool Leon M @ 363-8858

14559 Gross Victor F @ 365-1161

38TH AV NE INTERSECTS

NE 147TH ST INTERSECTS

14722 Vacant

764

1983

STEVENS MEMORIAL HOSPITAL

OPERATED BY PUBLIC HOSPITAL DISTRICT NO. 2 OF SNOHOMISH COUNTY

21600 76th Av. W.

Edmonds, Washington (98020)

Tel. 774-0555



LAND TITLE CO.

TITLE INSURANCE

3030 Hoyt Ave., Everett (98201)

Tel. 259-9101 or 743-3611



196

196TH ST SW (E)—Contd
203 Kmen O 778-3522
204 Long Chris
205 Patterson B
82D PL W INTERSECTS
8304★Andahl Marlynn L
8310 Seattle Janitor Service 776-4800
Carver Lucien D © 776-4800
8318★Romo Dennis A 771-6430
8326★Daniel W Brady 774-7142

84TH AV W INTERSECTS
MAPLEWOOD LA INTERSECTS
8405 Zwink Robt E dentist 776-3352
Martin Steph H dentist 778-7007
8413 Maplewood Auto Sales used car sls
778-5197
Maplewood Auto Rebuild 778-5197
Maplewood Auto Painting 778-5197
8420 Conroy & Buchmeier lwyrs 774-1113
8429 Edmonds W N
8516 Maplewood Manor condominiums

101 Robinson Seth W 776-0937
102 Heinrich John 776-3402
103 Babb Fred A 778-5439
104 Megles Clara 775-4321
105★Roth Collette © 778-1914
106 Darnold R W 776-6002
107 Taylor Earl F 775-1241
108 Wilson Jack W Rev © 776-4765
109 Hyde Wm J 778-3328
110 Bjornsen D F 776-1980
111 Le Master L E 774-3210
112 Jones John G 776-8395
113 Faulkner Eva 774-8025
114 Case Kenneth E 776-3537
115 Boldman Gertrude E 775-5232
116★Evans Claton M 771-0898
117★Willott John 775-9195
201 Gibbons Clarence D 774-1287
202★Peterson Marge A © 778-2752
203 Nichols Maxine C © 774-6196
204 Leger Ray 774-1162
205 Wilson W N 771-6751
206 Seiling C L 778-4375
207 Hubbard Harold M 774-7507
208 Morbacher Maria 774-8921
209 Seaman Pat E 774-5748
210 Boeholt Esther 778-8245
211 Fairbanks James 774-4786
212 Baxter Tom E 778-5904
213 Vacant
214 Giske Barbara J 778-5748
215 Skaggs D Raymond 778-4077
216 Gasparovich Joe
217 Sarvis D P 776-9209
302 Swanberg Gladys 776-7245
303 Robinson Miriam E 776-1743
304 Hackworth Sue 778-0402
305 Morrison Robt E 776-6426
306★Bredemeier Wolfgang G ©
771-3275
307 Hill James G © 774-7114
308 Lukoskie Wm M © 778-3226
309★Berg Robt O © 775-0528
310 Gifford Marvel L © 774-2729
311 Sletten Ole © 776-1516
312 Riach J Gaylord © 778-9239
313★Tallman R 775-1603
314 Rowland Darro D 775-9767
315 Hibbard J Alvin 774-2085
316 Vacant
317 Vacant

86TH AV W INTERSECTS
8606 Lehman Leo M © 778-0080
8616 Gegax Norman L © 778-5481
8625 Edmonds Seventh Day Adventist
Church 771-5302
8629 Brown Woodburn A © 776-9861
8630 No Return
8704 Bangs Gordon G © 778-2089
8712 Arnold Edw P © 778-2581
8802 Maplewood Rock Gem & Community
Club

8889 Krisman Joseph C © 776-0253
88TH AV W INTERSECTS
8902 Lanton Sam M © 774-6018
8907 Harris Loyd E © 774-1253
8909 Chaudierre Carol W Mrs © 776-7734
8919 No Return
8928 Colkett Mary A Mrs © 778-6336
9000 Cutting Wynne Mrs © 776-9718
9009 Wall Haakon © 778-6560
9035 Getz Audrey E 778-5374
9049 Getz Lawrence M © 778-7595
9102 Hall Wm D © 778-4901
9109 Bauman Mildred R Mrs © 776-5581
9119 Cooper John 774-6820
9121 Pearson Bruce H © 778-0479
9125 Thornburg Myra © 775-3385

196TH ST SW (LYNNWOOD)—FROM 19503 36TH AV W WEST

ZIP CODE 98036
36TH AV W INTERSECTS
3520 Vacant
3600 Vacant
3609 Photo Establishment The 774-3331
3614a Taki Restaurant 776-3553
3614b Wickers Foods Inc gro 778-2221
3614c Alderwood Drug Store 778-2345
37TH AV W INTERSECTS
3701 Franko Oil gas sta 771-9971
Transmission World sls & serv
771-6844
3703 Wallace & Wheeler real estate
775-9333
3706 Taco Time Restaurant 774-4658
3715a Alderwood Manor Sta P O 776-2716
3715b Vacant
3715c Vacant
3715d Beautiful Pets pet grooming 775-1796
3715e K M S Financial Services financial
planning 775-1771
3715f Vacant
3715 Vacant
3717 Oriental Express restr 775-4115
Alderwood Village Office Building Inc
776-0009

ROOMS

1 Vacant
2 Balser Investments land development
771-3559
3 Carpet Source 778-1919
4 Vacant
6 Vacant
8 Vacant
9 Alderwood Village Commercial Office
776-0009
10 Vacant
12 N & N Menicon Inc contact lens
mfg 775-3468
13 Travel-Lin Corp 771-2624
3800 Edmonds School Dist No 15 (Educ
Serv) 771-0555
3805 King Size Photo Inc film processing
778-3477
3810 Elan Building 632-3060

SUITES

1 Drug Abuse Council 771-8385
3 Agent's Equity Inc sub ofc 776-8795
4 Alderwood Ankle And Foot Clinic
771-2533
5 Agent's Equity Inc insurance serv
776-8795
6 K B Financial Services Inc financial
planning 771-6349
6 Bloch & Associates Inc ins 743-3435
8 Schrader Robt dentist 775-5686
9 Counseling Service Northwest Inc
775-3661
9 Vocational Services Northwest
775-3661
11 Hudson & Associates Inc ins
771-7722
10 Ecker John M dentist 774-1811

11 Lynnwood Accounting & Tax
Service 774-0700
12 Vacant
3811c Vacant
3815 Vacant
Alderwood Village shopping mall
3815a P J's Tavern 775-7611
3815b Bargainland Stge 771-1927
3815c Bargainland thrift store 771-1927
3815d Vacant
3815 Showbiz Pizza Place restr 774-3511
3815f Hancock Fabrics 774-4414
3815 Vacant
3815h Vacant
3815j Village Cut & Style 775-5998
3817 Vacant
3819 Alderwood Veterinary Clinic Inc
776-0121
3828 Oriental B B Q Center restr 771-3700
3909 Alderwood Pontiac-Olds-Cadillac Co
sls & serv 774-0513
3910 Kalgary Building
Benton-Mc Carthy Realty 775-1924
A Computel Communications c b sls &
serv 775-2721
Darrel's III beauty salon 775-6686
D Countrywide Funding Corp mtge co
771-2528
C Greggs Cycle & Sport bicycle sls &
serv 771-7845
B Vacant
A Beverage House & Deli restr
776-4465
3930 R B Furniture rtd furn 775-4541
40TH AV W INTERSECTS
4010 Cranberry Tree restr 775-5485
4011 Kentucky Fried Chicken 774-1130
4025 Pizza Haven 774-9557
4028 Nelson's Car Care Center 774-3533
4029 Baskin-Robbins ice cream shop
776-8823
4108 Burger King 775-1313
4109 Denny's restr 774-3834
4200 Beneficial Finance Co 775-7402
Scott John L Inc (Br) real estate
775-4591
4201a Electronic Supermart electr compnts
cmprtr vdo gms 775-6600
4201 Magnolia Hi-Fi stereo components
775-7288
4201b Reiman Auto Parts 771-2911
D Advance Properties real est
775-9404
4201 Vacant
4210 Pacific Iron Fabric World 775-4210
Goldberg's Furniture
4232 Color Tile retail 775-5477
4234 Vacant
4300 International House Of Pancakes
776-2838
4309 Eng's China Kitchen Restaurant
775-1661
4317 Lynnwood Exxon 776-2505
4326 Lynnwood Shell Service 774-4919
44TH AV W INTERSECTS
4411 Old National Bank Of Washington
775-5466
4416 Jack In The Box restr 771-4224
4600 A-Ok Mini Storage (A Div Of Uli
Mgmt Inc) 774-1111
4615 Farmers Insurance Group 778-1119
Meyers Fred dept store 771-6469
Fred Meyers Kerwin Law Ofc
771-7373
Scabery Optometrists 776-0111
Lynnwood Boot & Shoe Repair
776-3441
Meyers Fred Auto Center parts &
repr 774-0201
Mister Morgan's Styling Salon
774-0123
Eve's Buffet restr 776-2700
State Dept Mtr Vehicles (License Div)
774-7662

776

United Way

OF
KING COUNTY

107 CHERRY ST.
SEATTLE (98104)

TEL. 447-3700

49

35TH AV W (L)—Contd

- 42*Foster J
- 43*Yocom Michl D 774-0976
- 44*Gisvold Irvin J
- 45 Timlin V 778-5139
- 46 No Return
- 47*Holberg John A 778-0858
- 48*Wilcoxon Richd 775-9606
- 49*Belknap Robt G 776-0036
- 50*Goodman David A 778-7320
- 51 No Return
- 52*Brownrigg Patk L 776-2951
- 19328 Geltz Wm C @ 778-5036
- 19400 Nealin's Factory Outlet ret clo 775-3703
- Alderwood Laundry & Dry Cleaners Inc 778-4667
- 19409 Mc Donald's Restaurant 775-6328
- 19410 Adcott Bldg ofc bldg

- 21908 No Return
- 220TH PL SW INTERSECTS
- 22004 No Return
- 22006 No Return
- 22008 No Return
- 22102 Keith Robt D @ 774-6938
- 22104 Nunn Thos F @ 774-3968
- 22106 Vacant
- 22201 Gilbert Dixie L 776-8717
- 22202 No Return
- 22203 Riggs Harold E @ 776-9033
- 22204 No Return
- 22205 Powers Charles A @ 778-4338
- 22206 No Return
- 22207 Hinchee Don M @
- 22208 Walker Cecil V @ 776-9867
- 22209 Gullickson Gerald P @ 776-0714

- C Wolfe Joseph J 363-7942
- D Mac Kenzie Agnes Mrs 363-4656
- 101*Peyer Lesa
- 102 Sullivan May Mrs 365-7970
- 103 Solomon James A 367-2740
- 104 Kuneah Ann E 364-0788
- 105*Waesche James M 363-1022
- 106 Adelman Leon H 363-2819
- 107*Wilke Cynthia
- 201 Kratz Alice R 362-8677
- 202 Brooks Pete C 364-7473
- 203 Vacant
- 204 Rohda Rosalie Mrs 364-6246
- 205 Bracht Dana 367-0734
- 206*Holmstrom Eileen 367-5568
- 207*Iyer Lokanathan M 362-4937
- 301*Hillis Jay W 367-9616
- 302*Siddons Jeff 365-0474
- 303*Louie Dan 367-1761
- 304*Tyree Betty 364-6330
- 305 Heebink Thos B 364-8405
- 306 Errebo Christina 365-1675
- 307*Mery Brenda A 364-1253

36TH CT NE —FROM 1 SOUTH OF 746

3600 NE 195TH ST NORTH

ZIP CODE 98155

- 19402 Stelzner James R @ 363-4999
- 19403 Tipple Harry H Jr @ 365-1078
- 19406 Dudman Earl W @ 362-5367
- 19407 De Haven Elmer J @ 363-6804
- 19407½ De Haven Bill 362-7278
- 19414 Hoiland Don J @ 365-3204
- 19415 Major Mary L @ 363-5995

36TH PL NE (LAKE FOREST PARK) 734

FROM 3600 BALLINGER WAY NE NORTH

ZIP CODE 98155

- 18502 Rochlitzer Joseph W @ 363-7458
- 18503 No Return
- 18508 No Return
- A*Robertson Jeff 364-5075
- 18514 Benson E A @ 362-8020
- 18515 Chandler Rae J Mrs @ 363-4220
- 18520 Stanley Dennis E @ 364-2762
- 18521 Hendry Ronald L
- 18526 Cooper C M 363-2863

37TH AV NE —FROM 3700 NE 145TH 730

ST NORTH

ZIP CODE 98155

- 14502 Nelson Dick C @ 363-8498
- 14508 Amato Mary Lou @ 365-0707
- 14516*Kingma C @
- 14517*Mc Alister Ronald L 367-5214
- 14525 Jenkins Roger W @
- 14530 Priest Gene @
- 14530b*Faber Hilke 363-5112
- 14531 Mikaloff Jack W @ 364-0697
- 14540 No Return
- 14551 Matheson Margt M Mrs @ 362-0577
- 14555 English David K @ 362-7094
- 14556 Pool Leon M @ 363-8858
- 14559 Gross Victor F @ 365-1161
- NE 147 ST INTERSECTS
- NE 148TH ST INTERSECTS
- 38TH AV NE INTERSECTS
- 14729 Doak Maurice C @ 362-9159
- 38TH AV NE INTERSECTS
- NE 148TH ST INTERSECTS
- 38TH AV NE INTERSECTS
- 37TH AV NE INTERSECTS

- 14805 Switzer Charles W
- 14810 Holland Irvin L @ 365-6045
- 14813 Cottolin Richd L @ 364-3444
- 14817 Passmore Peggy M Mrs @ 362-4798
- 14818 Grobe W Paul @ 362-3013
- 14825 Martin Wm H @ 362-2208
- 14828 Damon Henry R @ 365-9111
- NE 149TH PL INTERSECTS
- NE 150TH ST INTERSECTS
- 14901 Nor...

NE 150TH ST INTERSECTS

- 15004 Alden Dauril @ 364-8288
- 15005 Strickland Allen M @ 363-0639
- 15016 Gotshall Robt A @ 364-4752
- 15024 Mokler Margt Mrs @ 364-0170
- 15032 Pack Y S 362-2424
- 15038 Fisher Tony 362-6741

NE 151ST ST INTERSECTS

- 15114*Parkinson S 364-1212
- 15114½*Schweigert Shannon 367-3019
- 15120 Vacant
- 15120½*Dressel Kelly 364-2238
- 15137*Marks
- 14545 Campbell's Day Care 363-0832
- NE 153D ST INTERSECTS

NE 156TH ST INTERSECTS

- 15600 Spaargaren Jack @ 363-0309
- 15604 Streib John F @ 364-8418
- 15605 Thorgrimson Robt E @ 364-9582
- 15610 Comer Thos E @ 363-9661
- 15617 Louie John Y @ 367-2899
- 15623 Mc Coy Oscar @ 362-1764

NE 157TH ST INTERSECTS

- 15701 Garcia Willie G 363-2159
- 15707 Andrews L C 364-9698
- 15713 Sherwin K 362-4614
- 15716 Mickelson O A 362-5947
- 15719 Houchins Allen @ 365-4805
- 15726 Patton E Noel @ 365-6669
- 15727 Haleva Jack J @ 363-3956
- Bsmt*Melland Eliz 364-3422
- 15839 Bills Darrell R @ 363-3017
- 15840*Murray Spencer J @ 365-5345
- 15847 Choe Sumail Mrs @ 365-4296
- 15850 No Return
- 15855 Rowe Wm K @ 364-1268
- 15856 Holliday Ivan L @ 363-5715
- 15863 Archbold Thos F @ 363-2792
- 15871 Semrau C Jerome @ 362-2813
- 15873 Vacant (15873-16001)

NE 160TH ST INTERSECTS

- 16002 Swanberg W E @ 362-8307
- 16003 Prueitt John @ 362-5327
- 16010 Warner Danl S @ 363-2593
- 16015 Stewart Carol Mrs @ 362-6518
- 16020 Lett Jeffrey D 364-6406
- 16027 Pasquier Frank 364-7926
- 16028 Bothell Dan C @ 362-5825
- 16034 Coughlin C James @ 364-4885
- 16035 Keltner Willis W @ 363-1412
- 16040 Sipprell James E Jr @ 363-6373
- 16041 Adams Donald J @ 362-8096
- 16061 Bird Thos @ 365-0383
- NE 162D ST INTERSECTS
- 16201 Frampton Gerald D @ 363-5703
- 16208 Jaech Thos L @ 363-2572
- 16215 Lothes Lynn M @ 363-...

Fourth and Vine Bldg., 2615 Fourth Ave., Seattle, Wash. 98121

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MEMBERS AMERICAN & WASHINGTON COLLECTION ASSOCIATIONS

Phone 624-4

37TH AV W (MOUNTLAKE 764

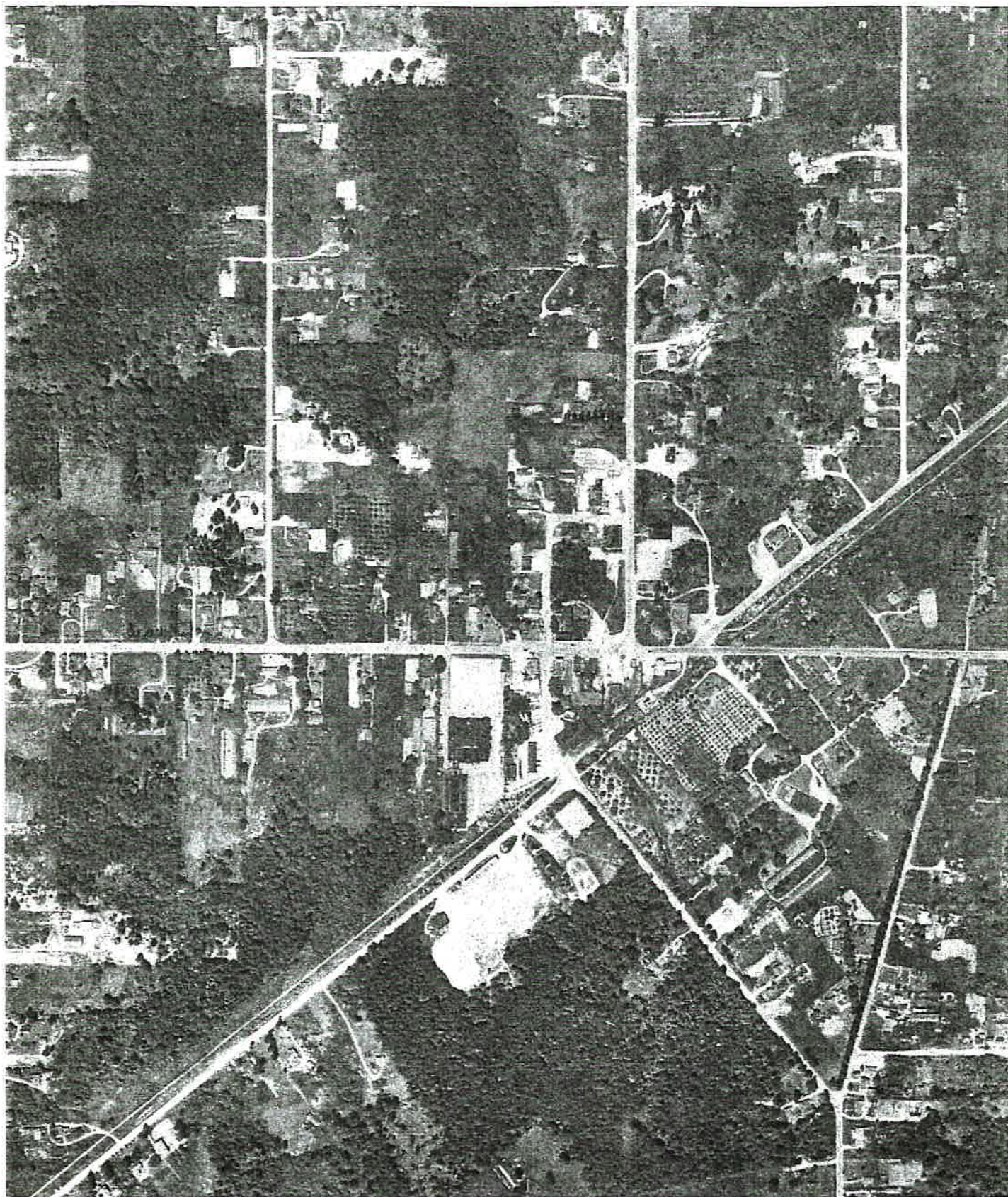
RRACE)—FROM 20550 POPLAR Y SOUTH

- IP CODE 98036
- SE NUMBERS SERVICED BY
- NNWOOD PO-
- Cartwright Harold S @ 776-3894
- 1 Under Constn
- 36TH PL SW INTERSECTS
- Mc Collum Gary 774-8035
- Mc Cleod John 736-3370
- Mc Caslin David @ 771-5966
- 5*Hendrickson Leroy C 775-4287
- 5 Lease Robt W @ 776-8136
- Richardson Todd @ 776-5935
- Brumfield Ray 776-7124

752

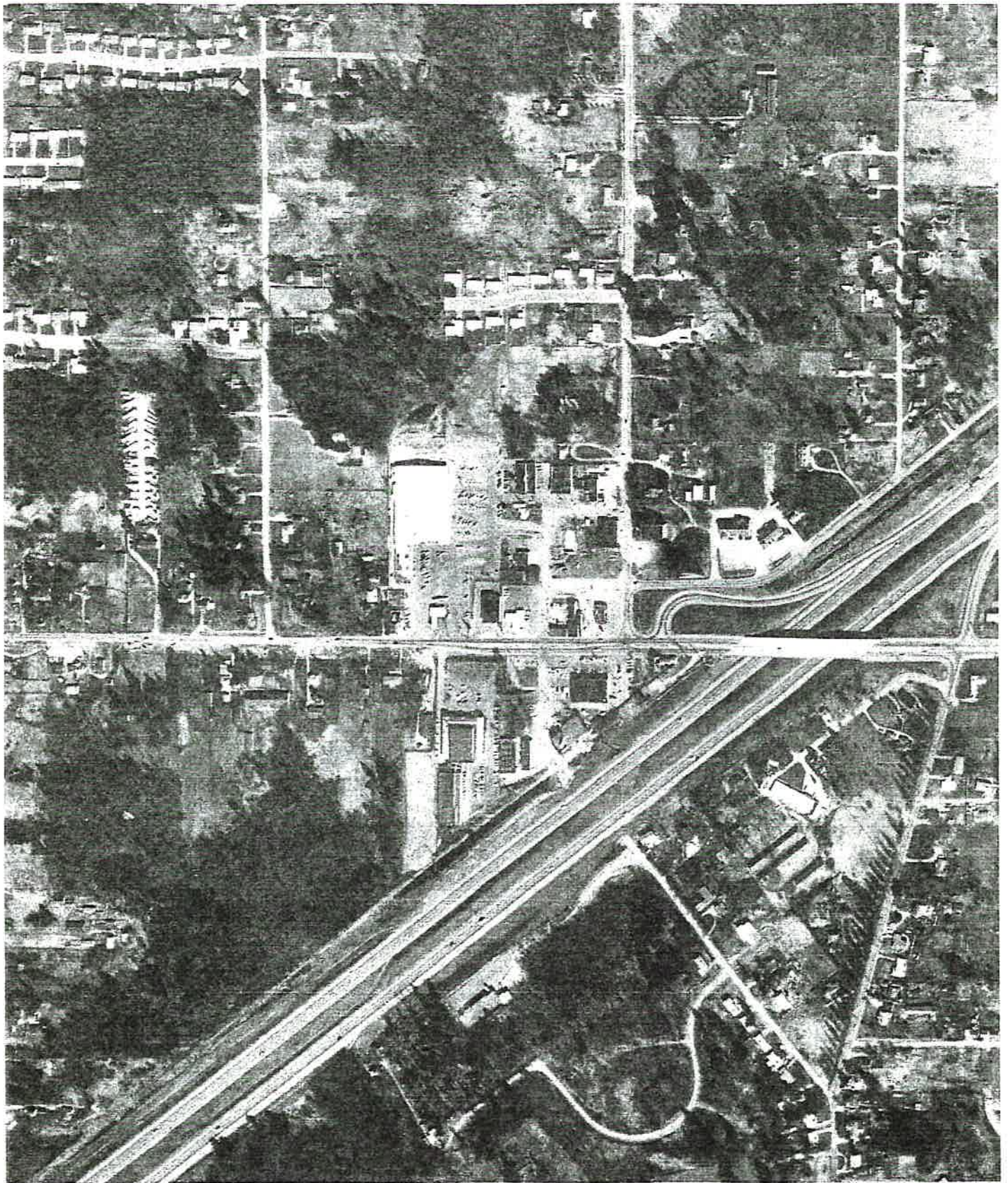
- Hancock Dale A @ 778-6160

APPENDIX D
J-1225-01
HISTORICAL AERIAL PHOTOGRAPHS



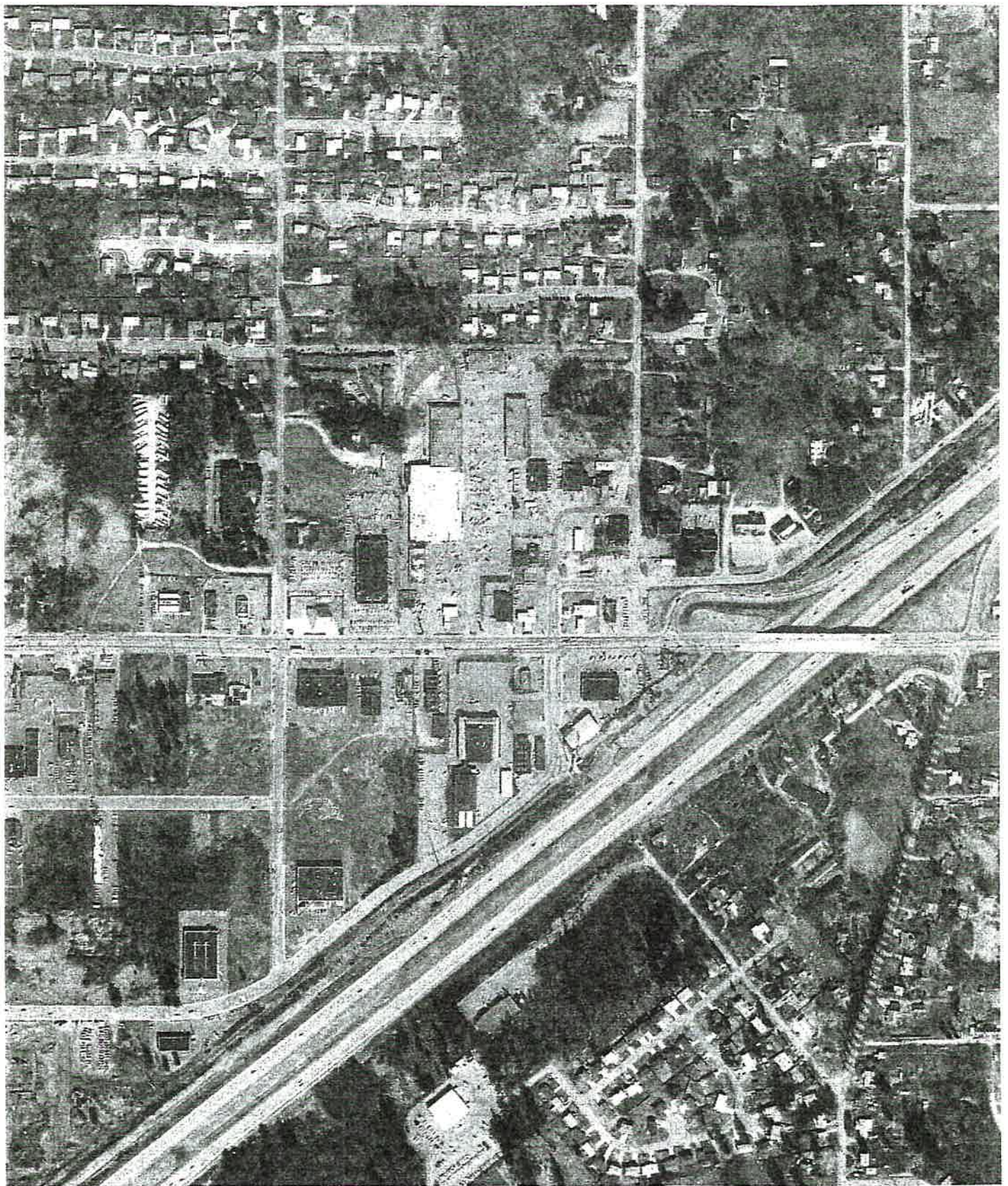
1955

photo by Walker and Associates



1967

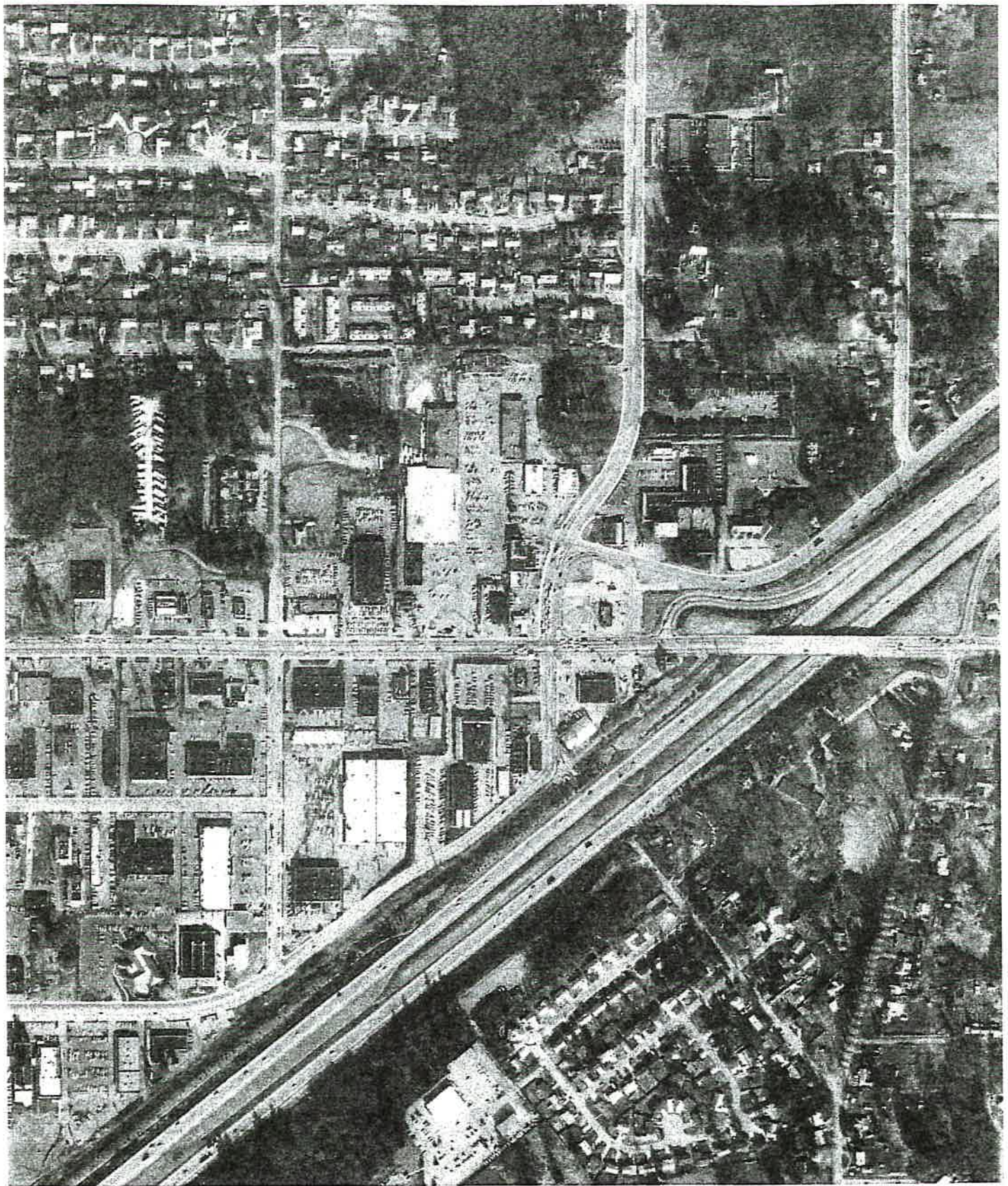
photo by Walker and Associates



1976

photo by Walker and Associates

~ 750' from Old Area to subj location:



1981

photo by Walker and Associates

APPENDIX E
J-1225-01
SNOHOMISH COUNTY TAX ASSESSORS OFFICE RECORDS

Property and Tax Data



Snohomish County, WA

County links: [\[Quick Info\]](#) [\[Directory\]](#) [\[Departments\]](#) [\[Employment\]](#) [\[Calendar\]](#) [\[Questions\]](#) [\[Search\]](#) [\[EMail\]](#)
[\[Feedback\]](#) [\[County Home\]](#)

Common links: [\[Assessor Home\]](#) [\[Treasurer Home\]](#) Information on which [\[Department\]](#) to contact

Snohomish County disclaims any warranty of merchantability or warranty of fitness of this data for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted. Any user of this data assumes all responsibility for use thereof, and further agrees to hold Snohomish County harmless from and against any damage, loss, or liability arising from any use of this data.

Date/Time: 11/5/2001 2:49:16 PM

Parcel Number **00372600401602**

Prev Parcel Reference **37260040160209**

[Return to Property Information \[entry page\]](#)

Answers to [\[Frequently Asked Questions\]](#) about Parcel Data (opens as new window)

Names/Addresses

Taxpayer Name || Address (contact the Treasurer if you have questions)

CUCINA CUCINA INC || 1745 114TH AVE SE STE 100 - - - BELLEVUE, WA 98272

Owner Name || Address (contact the Assessor if you have questions)

CUCINA CUCINA INC || 1745 114TH AVE SE STE 100 - - - BELLEVUE, WA 98272

Street (Situs) Address (contact the Assessor if you have questions)

3805 196TH ST SW - - - LYNNWOOD, WA 98036

Treasurer's Tax Data

Taxes* *If you have questions about taxes owing, please contact the [\[Treasurer's office\]](#)*

**2001 Taxes for this \$9,530.29
parcel**

* (Taxes may include Surface Water Management and/or State Forest Fire Patrol fees.) * (LID charges, if any, are not included.)

Assessor's Property Data

Property

Characteristics

Characteristics and Value Data below are for 2001 tax year.

Values do not reflect adjustments made due to an exemption, such as a senior or disabled persons exemption. Reductions for exemptions are made on the property tax bill.

If you have questions about property characteristics or values, please contact the [\[Assessor's Office\]](#)

Tax Code Area **00452** View [\[Taxing Districts and Revaluation Period\]](#) for this Parcel (opens as new window)
(TCA)

Neighborhood **3203000** Explanation of [\[Neighborhood Code\]](#) (opens as new window)

Township **27** Range **04** Section **15** Quarter **SW**

Use Code **581 Eating Places (Restaurants)**

Size Basis **ACRE** Size **0.62**

Property Values

Market Improvement	\$376,400	Market Land	\$390,000	Market Total	\$766,400
--------------------	------------------	-------------	------------------	--------------	------------------

View [\[Property Sales Information\]](#) since 7/31/1999

Parcel Legal Description

LAND USE 58100 RETAIL - EATING										ZONING LYNN /BC										/C										TOTALS		354,4	
LAND VALUATION		METHOD		ACRES		SITE UTILITY		QUANTITY		RATE		ACCESS LEG PHY		RD		PWR WTR		VIEW		WTR FRT		TIDE LAND		LW EET		SEASMENT							
PLOT		SITE		FAC		FAC		FAC		FAC		FAC		FAC		FAC		FAC		FAC		FAC		FAC		FAC							
1		2		3		4		5		6		7		8		9		10		11		12		13		14							
1		X		26,894		12,500		X		X		X		X		X		X		X		X		X		X							
						14.50																											

Property and Tax Data**Snohomish County, WA**

County links: [\[Quick Info\]](#) [\[Directory\]](#) [\[Departments\]](#) [\[Employment\]](#) [\[Calendar\]](#) [\[Questions\]](#) [\[Search\]](#) [\[EMail\]](#)
[\[Feedback\]](#) [\[County Home\]](#)

Common links: [\[Assessor Home\]](#) [\[Treasurer Home\]](#) Information on which [\[Department\]](#) to contact

Snohomish County disclaims any warranty of merchantability or warranty of fitness of this data for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted. Any user of this data assumes all responsibility for use thereof, and further agrees to hold Snohomish County harmless from and against any damage, loss, or liability arising from any use of this data.

Date/Time: 11/5/2001 2:48:20 PM

Parcel Number **00372600400900**

Prev Parcel Reference **37260040090000**

Return to Property Information [\[entry page\]](#)

Answers to [\[Frequently Asked Questions\]](#) about Parcel Data (opens as new window)

Names/Addresses

Taxpayer Name || Address (contact the Treasurer if you have questions)

GIEGERICH SEATTLE ASSOCIATES LTD PARTNER || 10 WRIGHT ST STE 100 - - - WESTPORT, CT 06880

Owner Name || Address (contact the Assessor if you have questions)

ECONO LUBE N TUNE INC || 4911 BIRCH ST - - - NEWPORT BEACH, CA 92660

Street (Situs) Address (contact the Assessor if you have questions)

19502 37TH AVE W - - - LYNNWOOD, WA 98036

Treasurer's Tax Data

Taxes* *If you have questions about taxes owing, please contact the* [\[Treasurer's office\]](#)

**2001 Taxes for this \$4,899.44
parcel**

* (Taxes may include Surface Water Management and/or State Forest Fire Patrol fees.) * (LID charges, if any, are not included.)

Assessor's Property Data**Property
Characteristics**

Characteristics and Value Data below are for 2001 tax year.

Values do not reflect adjustments made due to an exemption, such as a senior or disabled persons exemption. Reductions for exemptions are made on the property tax bill.

If you have questions about property characteristics or values, please contact the [\[Assessor's Office\]](#)

Tax Code Area **00452** View [\[Taxing Districts and Revaluation Period\]](#) for this Parcel (opens as new window)
(TCA)

Neighborhood **3203000** Explanation of [\[Neighborhood Code\]](#) (opens as new window)

Township **27** Range **04** Section **15** Quarter **SW**

Use Code **649 Other Repair Services NEC**

Size Basis **ACRE** Size **0.33**

Property Values

Market Improvement	\$178,000	Market Land	\$216,000	Market Total	\$394,000
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View [\[Property Sales Information\]](#) since 7/31/1999

[illegible]

Property and Tax Data**Snohomish County, WA**County links: [\[Quick Info\]](#) [\[Directory\]](#) [\[Departments\]](#) [\[Employment\]](#) [\[Calendar\]](#) [\[Questions\]](#) [\[Search\]](#) [\[EMail\]](#)
[\[Feedback\]](#) [\[County Home\]](#)Common links: [\[Assessor Home\]](#) [\[Treasurer Home\]](#) Information on which [\[Department\]](#) to contact

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Date/Time: 11/5/2001 2:43:50 PM

Parcel Number **00372600400602**Prev Parcel Reference **37260040060201**[Return to Property Information \[entry page\]](#)[Answers to \[Frequently Asked Questions\] about Parcel Data \(opens as new window\)](#)**Names/Addresses**

Taxpayer Name || Address (contact the Treasurer if you have questions)

GREGERICH SEATTLE ASSOC || 10 WRIGHT ST STE 100 --- WESTPORT, CT 06880

Owner Name || Address (contact the Assessor if you have questions)

GREGERICH SEATTLE ASSOC || 10 WRIGHT ST STE 100 --- WESTPORT, CT 06880

Street (Situs) Address (contact the Assessor if you have questions)

3707 196TH ST SW --- LYNNWOOD, WA 98036**Treasurer's Tax Data****Taxes* If you have questions about taxes owing, please contact the [\[Treasurer's office\]](#)****2001 Taxes for this \$98,304.77
parcel**

* (Taxes may include Surface Water Management and/or State Forest Fire Patrol fees.) * (LID charges, if any, are not included.)

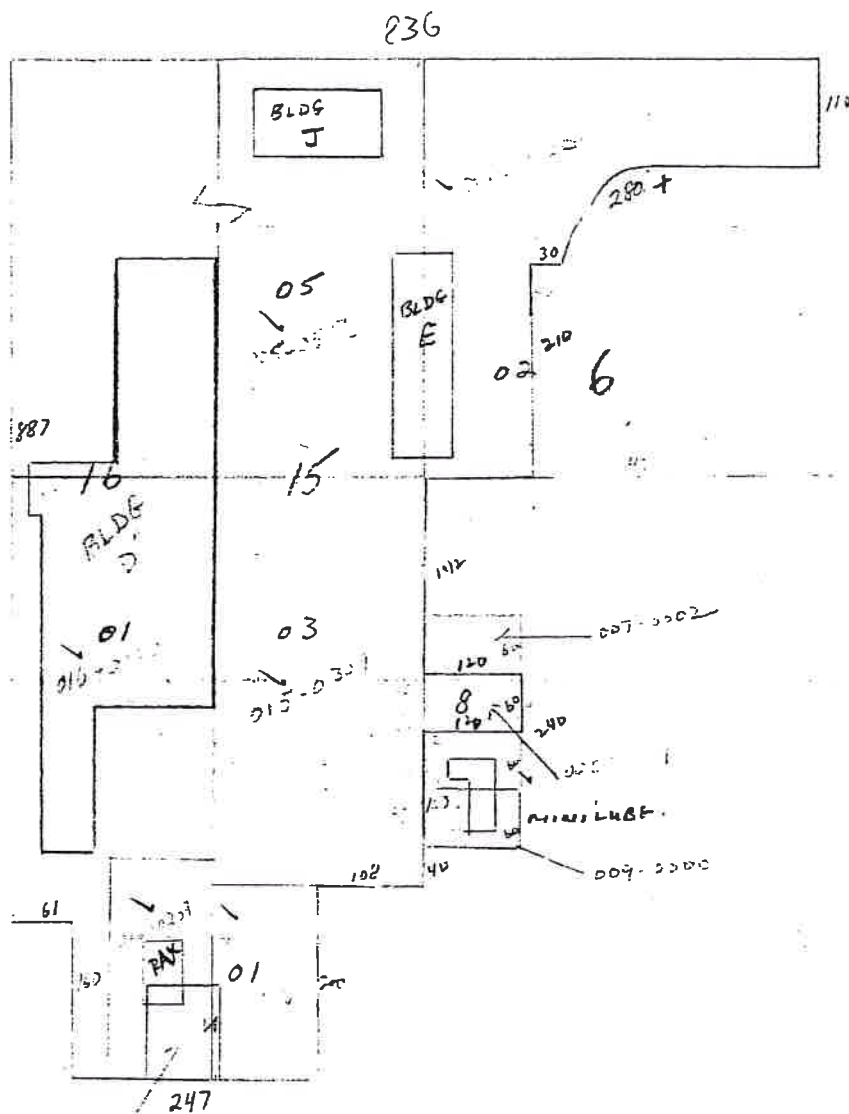
Assessor's Property Data**Property****Characteristics**

Characteristics and Value Data below are for 2001 tax year.

Values do not reflect adjustments made due to an exemption, such as a senior or disabled persons exemption. Reductions for exemptions are made on the property tax bill.**If you have questions about property characteristics or values, please contact the [\[Assessor's Office\]](#)**Tax Code Area **00452** View [\[Taxing Districts and Revaluation Period\]](#) for this Parcel (opens as new window)
(TCA)Neighborhood **3203000** Explanation of [\[Neighborhood Code\]](#) (opens as new window)Township **27** Range **04** Section **15** Quarter **SW**Use Code **549 Other Retail Trade - Food NEC**Size Basis **ACRE** Size **10.90****Property Values**

Market Improvement	\$4,526,400	Market Land	\$3,379,000	Market Total	\$7,905,400
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View [\[Property Sales Information\]](#) since 7/31/1999**Parcel Legal Description**



176

AM E-4 207 6-8-15-16

REVAL 95 BUILDING LAND SD 10
 FM 05 TAX YR 96 05/06/95 05/05/95 ACCOUNT NO 3726-004-006-0201 L/C 045
 SITU: P/P NO TYPE
 NBR 3815- UNIT # PRE STREET 196TH TYPE SJ SUF SW
 CITY LYNNWOOD ZIP 98036 CT 517.00 SEC-TWP-RNG 152704-3
 BENCH MARK AREA 490 WTRFT
 BUSINESS NAME ALDERWOOD VILLAGE (D)

U N D X
 BUILDING NO 3 OF 3 OCCUPANCY 16 RETAIL STORE CONSTRUCTION C STYLE 1 STRY
 DATE BUILT 1963 REMODEL DATE 1986 CONDITION AVERAGE EFFECTIVE AGE 22 DEPRECIATION % 27 4/5
 % UNFINISHED HEIGHT MULT 1.000 PERIM MULT .845 BUILDING LIFE 45 MARKET MODIFIER

QUALITY AVG BEDROOMS # FLOOR COVER CPT/VNL BUILT IN APPLIANCES
 EXTERIOR CONC FULL BATHS # FLOOR CONST RANGE-OVEN INTERCOM
 ROOF TYPE FLAT 1/2 BATHS # FRAME 1 HOOD-FAN VACUUM
 ROOF COVER BUILT UP PLUMB FIX # CONC 1 DISHWASHER EL GAR DR
 FOUNDATION CONCRETE HEAT-COOL H-PMP TRASH CGMP HOT TUB
 SAUNA
 MICROWAVE

1st FLR 1 73,625 BASEMENT 1 GAR QUAL CP QUAL PRCH QUAL AVG
 2nd FLR 1 DAYLITE EXTERIOR ROOF CVR CONC 1 7,800
 3rd FLR 1 POR DEV 1 ATTACHED 1 CP 1 DECK 1
 4th FLR 1 QUAL FIN DETACHED 1 BALC 1
 LOFT 1 BASEMENT 1 ROOF 1 7,800

MEZZANINE COMMERCIAL BASEMENT YARD IMPROVEMENTS LIVING UNITS
 LOFT 1 UNFIN 1 ASPH 1 35,000 TYPE # 1
 UNDEV 1 CEILED 1 CONC 1 STUDIO
 RETAIL 1 FINISHED 1 YD LT #P #F 1 BR
 RET-OFF 1 RETAIL 1 FENCE L/F 2 BR
 OFFICE 1 APT 1 SPRINKLED 1 73,625 3 BR
 BANK 1 OFFICE 1 ELEVATOR LENGTH
 BANK 1 FACTOR % WIDTH
 PARKING 1 PARK QUAL AVG HEIGHT 12
 PERIMETER 1610

BUILDING VALUES

P/P
 BLDG \$ 2,731,00
 O-IMP \$
 COMM \$
 TOTALS 2,731,00

LAND USE

ZONING

LAND VALUATION	PORTION	METHOD					ACRES	SITE UTILITY	C	CON	T	G	W	WOOD	D	A	NEIGH	F	FAIR	ACCESS	LEG	PHY	RD	AG	GRA	VEL	L	CUR	B	S	W	PWR	WTR	WELL	SEWER	TIC	NON	PERK	VIEW	BL	UFF	G	LO	O	D	F	AIR	L	M	E	D	W	TR	FRT	H	I	B	K	T	DEL	LAND	W	ET	S	T	R	E	A	L	T	R	E	S	T	R	E	A	S	S	M	E	N	T																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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LAND VALUE

TOTAL ASSESSED VALUE

LIEN VALUE

REVAL 95 BUILDING LAND SD 15
FM 05 TAX YR 96 05/06/95 05/05/95 ACCOUNT NO 3726-004-006-0201 L/C 04
SITU: P/P NO TYPE
NBR 3707-3715 UNIT # PRE STREET 196TH TYPE SJ SUF SW
CITY LYNNWOOD ZIP 98036 CT 517.00 SEC-TWP-RNG 152704-3
BENCH MARK AREA 490 WTRFT
BUSINESS NAME ALDERWOOD VILLAGE (E)/U S POST OFFICE/HANCOCK FABRICS

U N D X
BUILDING NO 1 OF 3 OCCUPANCY 16 RETAIL STORE CONSTRUCTION C STYLE 1 STRY
DATE BUILT 1969 REMODEL DATE 1989 CONDITION AVERAGE EFFECTIVE AGE 22/27 DEPRECIATION % 27.027
% UNFINISHED HEIGHT MULT 1.042 PERIM MULT .931 BUILDING LIFE 45 MARKET MODIFIER

QUALITY AVG BEDROOMS # FLOOR COVER CPT/VNL BUILT IN APPLIANCES
EXTERIOR BRICK FULL BATHS # FLOOR CONST RANGE-OVEN INTERCOM
ROOF TYPE FLAT 3/4 BATHS # FRAME 11 HOOD-FAN VACUUM
ROOF COVER BUILT UP 1/2 BATHS # CONC 11 DISHWASHER EL GAR DR
FOUNDATION CONCRETE PLUMB FIX # HEAT-COOL H-PMP HOT TUB
FIREPLACE MICROWAVE SAUNA

1st FLR 12,600 BASEMENT 1 GAR QUAL CP QUAL PRCH QUAL AVG
2nd FLR DAYLITE EXTERIOR ROOF CVR CONC 220
3rd FLR POR DEV ATTACHED 11 CP 11 DECK 11
4th FLR QUAL FIN DETACHED 11 BALC 11
LOFT BASEMENT 11 ROOF 11 220

MEZZANINE COMMERCIAL BASEMENT YARD IMPROVEMENTS LIVING UNITS
LOFT UNFIN 1 ASPH 139,096 TYPE # 11
UNDEV CEILED 1 CONC 11 STUDIO
RETAIL FINISHED 1 YD LT #P 8#F 8 1 BR
RET-OFF RETAIL 1 FENCE L/F 2 BR
OFFICE APT 1 SPRINKLED 12,600 3 BR
BANK OFFICE 1 ELEVATOR LENGTH 318
BANK FACTOR % WIDTH 14
PARKING PARK QUAL AVG HEIGHT 14
PERIMETER 540

LAND USE										54990 RETAIL - FOOD										ZONING										LYNN /BC										/C																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
LAND VALUATION	METHOD					ACRES					NEIGH					ACCESS LEG PHY					RD					PWRWTR					VIEW					WTR FRT					TIDEW					WET					EASEMENT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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BUILDING LAND
 FM ~~78~~ ☐ REVAL 94 04/22/91 04/20/94 ACCOUNT NO 3726-004-006-0201^{SD} 15
 SITES: P/P NO TYPE L/C 045
 NBR 3707-3715 UNIT # PRE STREET 196TH TYPE ST SUF SW
 CITY LYNNWOOD ZIP 98036 CT 517.00 SEC-TWP-RNG 152704-3
 BENCH MARK AREA 490 WTRFT
 BUSINESS NAME ALDERWOOD VILLAGE (E)/U S POST OFFICE/HANCOCK FABRICS

U/N/D/X
 BUILDING NO 1 OF 4 OCCUPANCY 16 RETAIL STORE CONSTRUCTION C STYLE 1 STRY
 DATE BUILT 1969 REMODEL DATE 1989 CONDITION AVERAGE EFFECTIVE AGE 20¹² DEPRECIATION % 23 27
 % UNFINISHED HEIGHT MULT 1.042 PERIM MULT .931 BUILDING LIFE 45 MARKET MODIFIER

QUALITY AVG BEDROOMS # FLOOR COVER CPT/VNL BUILT IN APPLIANCES
 EXTERIOR BRICK FULL BATHS # FLOOR CONST HOOD-FAN INTERCOM
 ROOF TYPE FLAT 3/4 BATHS # FRAME ☐ DISHWASHER VACUUM
 ROOF COVER BUILT UP PLUMB FIX # CONC ☐ GARB DISP EL GAR DR
 FOUNDATION CONCRETE HEAT-COOL H-PMP TRASH COMP HOT TUB
 SAUNA
 MICROWAVE

1st FLR ☐ 12,600 BASEMENT ☐ GAR QUAL CP QUAL PRCH QUAL AVG
 2nd FLR ☐ DAYLITE EXTERIOR ROOF CVR CONC ☐ 220
 3rd FLR ☐ POR DEV ☐ ATTACHED ☐ CP ☐ DECK ☐
 4th FLR ☐ QUAL FIN DETACHED ☐ BALC ☐
 LOFT ☐ BASEMENT ☐ ROOF ☐ 220

MEZZANINE COMMERCIAL BASEMENT YARD IMPROVEMENTS LIVING UNITS
 LOFT ☐ UNFIN ☐ ASPH ☐ 20,000 TYPE # ☐
 UNDEV ☐ CEILED ☐ CONC ☐ STUDIO
 RETAIL ☐ FINISHED ☐ YD LT # 5 # F 5 1 BR
 RET-OFF ☐ RETAIL ☐ FENCE L/F 2 BR
 OFFICE ☐ APT ☐ SPRINKLED ☐ 12,600 3 BR
 BANK ☐ OFFICE ☐ ELEVATOR LENGTH
 BANK ☐ FACTOR % WIDTH
 PARKING ☐ PARK QUAL AVG HEIGHT 14
 PERIMETER 540

BUILDING VALUES
 P/P
 BLDG \$ 531,467.40
 O-IMP \$
 COMM \$
 TOTALS \$ 3,932,60

LAND USE 54990 RETAIL - FOOD										ZONING LYNN /BC /C									
LAND VALUATION	PORTION	METHOD	ACRES		SITE UTILITY	QUANTITY	RATE	C	CON	G	A	V	A	I	R	Y	N	A	G
1	X		57,462	12.50	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
2	X		85,696	9.00	2.50	X													
3	X	16	331,448	4.50	3.00	X													
4	X		165,724	3.00	X														
TOTALS																			
LAND VALUE										LAND VALUE									
\$ 2,355,30										\$ 2,355,30									
TOTAL ASSESSED VALUE										TOTAL ASSESSED VALUE									
\$ 6,287,90										\$ 6,287,90									
LIEN VALUE										LIEN VALUE									
IS 0										IS 0									

U N D X

QUALITY AVG	BEDROOMS #	FLOOR COVER CPT/VNL	BUILT IN APPLIANCES
EXTERIOR BRICK	FULL BATHS #	FLOOR CONST	RANGE-OVEN
ROOF TYPE FLAT	3/4 BATHS #	FRAME <input type="checkbox"/>	HOOD-FAN
ROOF COVER BUILT UP	1/2 BATHS #	CONC <input type="checkbox"/>	DISHWASHER
FOUNDATION CONCRETE	PLUMB FIX #	HEAT-COOL H-PMP	GARB DISP
		FIREPLACE	TRASH COMP
			MICROWAVE
			INTERCOM
			VACUUM
			EL GAR DR
			HOT TUB
			SAUNA

1st FLR	8,956	BASEMENT	GAR QUAL	AVG	CP QUAL	AVG	PRCH QUAL	AVG
2nd FLR	9,100	DAYLITE	EXTERIOR	BRICK	ROOF CVR	BUILT UP	CONC	144
3rd FLR		POR DEV	ATTACHED	504	CP	454	DECK	
4th FLR		QUAL FIN	DETACHED				BALC	
LOFT			BASEMENT				ROOF	144

MEZZANINE		COMMERCIAL BASEMENT		YARD IMPROVEMENTS		LIVING UNITS	
LOFT	UNFIN	UNFIN	CEILED	ASPH	CONC	YD LT	FENCE
UNDEV	RETAIL	RETOFF	OFFICE	BANK	BANK	FACTOR %	PARKING
RETOFF	OFFICE	BANK	FACTOR %	PARKING	PARK QUAL	SPRINKLED	ELEVATOR
						120,000	
						4 # F	4
						1 BR	
						2 BR	
						3 BR	
						TOTAL	
						LENGTH	
						WIDTH	
						AVG HEIGHT	12
						PERIMETER	416

BUILDING VALUES

P/P	
BLDG \$	669,70
O-IMP \$	
COMM \$	
TOTAL \$	669,70

LAND USE

ZONING

[illegible]

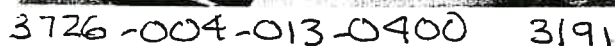
LAND VALUE

TOTAL ASSESSED VALUE

LIEN VALUE

ADJACENT PROPERTIES

[illegible]



SCHOOL DISTRICT 15

Edward J. O'Sullivan
Ressie/Tulie Austin

A/C # 3726-004-013-0004

[illegible]

[illegible]

REVAL 05 BUILDING LAND SD 15
 FM 05 ☐ TAX YR 96 05/05/95 05/05/95 ACCOUNT NO 3726-004-011-0006 L/C 045
 SITU: P/P NO TYPE
 NBR 10510- UNIT # PRE STREET 37TH TYPE AV SUF W
 CITY LYNNH000 ZIP 99036 CT 517.00 SEC-TWP-RNG 152704-3
 BENCH MARK AREA 490 WTRFT
 BUSINESS NAME SUB SHOP/WESTRN FLYFISHER FANTASY NAILS

U N D X
 BUILDING NO 1 OF 1 OCCUPANCY 16 RETAIL STORE CONSTRUCTION C STYLE 1 STRY
 DATE BUILT 1973 REMODEL DATE CONDITION AVERAGE EFFECTIVE AGE 20 1977 DEPRECIATION % 28.45
 % UNFINISHED HEIGHT MULT .979 PERIM MULT 1.130 BUILDING LIFE 45 MARKET MODIFIER

QUALITY AVG BEDROOMS # FLOOR COVER CPT/VNL BUILT IN APPLIANCES
 EXTERIOR CONCBLK FULL BATHS # FLOOR CONST RANGE-OVEN INTERCOM
 ROOF TYPE FLAT 3/4 BATHS # FRAME ☐ HOOD-FAN VACUUM
 ROOF COVER BUILT UP 1/2 BATHS # CONC ☐ DISHWASHER EL GAR DR
 FOUNDATION CONCRETE PLUMB FIX # HEAT-COOL B8-EL TRASH COMP HOT TUB
 MICROWAVE SAUNA

1st FLR ☐ 2,088 BASEMENT ☐ GAR QUAL CP QUAL PRCH QUAL AVG
 2nd FLR ☐ DAYLITE EXTERIOR ROOF CVR CONC ☐ 290
 3rd FLR ☐ POR DEV ☐ ATTACHED ☐ CP ☐ DECK ☐
 4th FLR ☐ QUAL FIN DETACHED ☐ BALC ☐
 LOFT ☐ BASEMENT ☐ ROOF ☐ 290

MEZZANINE COMMERCIAL BASEMENT YARD IMPROVEMENTS LIVING UNITS
 LOFT ☐ UNFIN ☐ ASPH ☐ 3,600 TYPE # ☐
 UNDEV ☐ CEILED ☐ CONC ☐ STUDIO
 RETAIL ☐ FINISHED ☐ YD LT #P #F 1 BR
 RET-OFF ☐ RETAIL ☐ FENCE L/F 2 BR
 OFFICE ☐ APT ☐ SPRINKLED ☐ 3 BR
 BANK ☐ OFFICE ☐ ELEVATOR 3/6 50 TOTAL
 FACTOR % LENGTH
 PARKING ☐ WIDTH
 PARK QUAL AVG HEIGHT 11
 PERIMETER 188

BUILDING VALUES

P/P
 BLDG \$ 89,50
 O-IMP \$
 COMM \$
 TOTALS 89,50

LAND USE 62310 PERSONAL SERVICE ZONING LYNN /BC /C

LAND VALUATION	PORTION	METHOD					ACRES	SITE UTILITY	QUANTITY	RATE	COUNTING	NEIGH			ACCESS			RD	PWR			WTR	VIEW			WTR			TIDE	LOW	WET	SAND										
		STREET	SIDE	FRONT	BACK	WOOD						CEMENT	WOOD	CEMENT	WOOD	CEMENT	WOOD		CEMENT	WOOD	CEMENT		WOOD	CEMENT	WOOD	CEMENT	WOOD	CEMENT					WOOD	CEMENT	WOOD	CEMENT	WOOD	CEMENT	WOOD	CEMENT	WOOD	CEMENT
		1	2	3	4	5						1	2	3	1	2	3		1	2	3		1	2	3	1	2	3					1	2	3	1	2	3	1	2	3	
	1	X				7,123	12.50				X	X		X	X	X	X	XX	X																							
							15.00																																			
																															</											

LAND VALUE
 \$ 89,00

TOTAL ASSESSED VALUE
 \$ 178,50

LIEN VALUE
 (\$ 0)

15
L/C

BUILDING VALUES	
P/P	
BLDG \$	100,40
O-IMP \$	
COMM \$	
TOTALS	100,40

[illegible]

REVAL 95 BUILDING LAND SD 15
 FM/05 TAX YR 96 05/05/95 05/05/95 ACCOUNT NO 3726-004-017-0109 LIC 045
 SITUATION P/P NO TYPE
 NBR 3209- UNIT # PRE STREET 196TH TYPE SI SUF SW
 CITY LYNNWOOD ZIP 23036 CT 517.00 SEC-TWP-RNG 152704-3
 BENCH MARK AREA 490 WTRFT
 BUSINESS NAME ALDERWOOD GM

U N D X

BUILDING NO 1 OF 1	OCCUPANCY 59 AUTOMOTIVE CENTER	CONSTRUCTION C	STYLE 1 STRY
DATE BUILT 1969	REMODEL DATE	CONDITION AVERAGE	EFFECTIVE AGE 15
% UNFINISHED	HEIGHT MULT 1.086	PERIM MULT .942	BUILDING LIFE 45
			DEPRECIATION % 14
			MARKET MODIFIER

QUALITY AVG	BEDROOMS #	FLOOR COVER NONE	BUILT IN APPLIANCES
EXTERIOR CONC	FULL BATHS #	FLOOR CONST	RANGE-OVEN
ROOF TYPE FLAT	3/4 BATHS #	FRAME	HOOD-FAN
ROOF COVER BUILT UP	1/2 BATHS #	CONC	DISHWASHER
FOUNDATION CONCRETE	PLUMB FIX #	HEAT-COOL SUSP	GARB DISP
		FIREPLACE	TRASH COMP
			MICROWAVE
			INTERCOM
			VACUUM
			EL GAR DR
			HOT TUB
			SAUNA

1st FLR 25,034	BASEMENT	GAR QUAL	CP QUAL	PRCH QUAL AVG
2nd FLR	DAYLITE	EXTERIOR	ROOF CVR	CONC 860
3rd FLR	POR DEV	ATTACHED	CP	DECK
4th FLR	QUAL FIN	DETACHED		BALC
LOFT		BASEMENT		ROOF 860

MEZZANINE	COMMERCIAL BASEMENT	YARD IMPROVEMENTS	LIVING UNITS
LOFT	UNFIN	ASPH 78,000	TYPE #
UNDEV	CEILED	CONC	STUDIO
RETAIL	FINISHED	YD LT #P 9#F 34	1 BR
RET-OFF 1,952	RETAIL	FENCE L/F	2 BR
OFFICE	APT		3 BR
BANK	OFFICE	SPRINKLED	TOTAL
	BANK		
	FACTOR %	ELEVATOR	LENGTH
	PARKING		WIDTH
	PARK QUAL		AVG HEIGHT 18
			PERIMETER 692

BUILDING VALUES

P/P
 BLDG \$ 1,135,90
 O-IMP \$ 33,10
 COMM \$

TOTALS 1,169,00

LAND VALUE

\$ 1,109,70

TOTAL ASSESSED VALUE

\$ 2,278,70

Z 01/9

LIEN VALUE

(S 0)

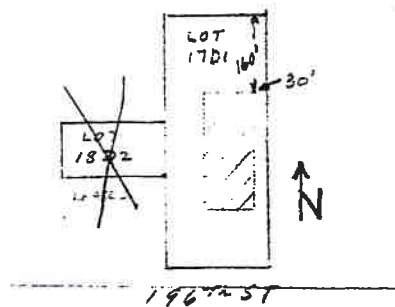
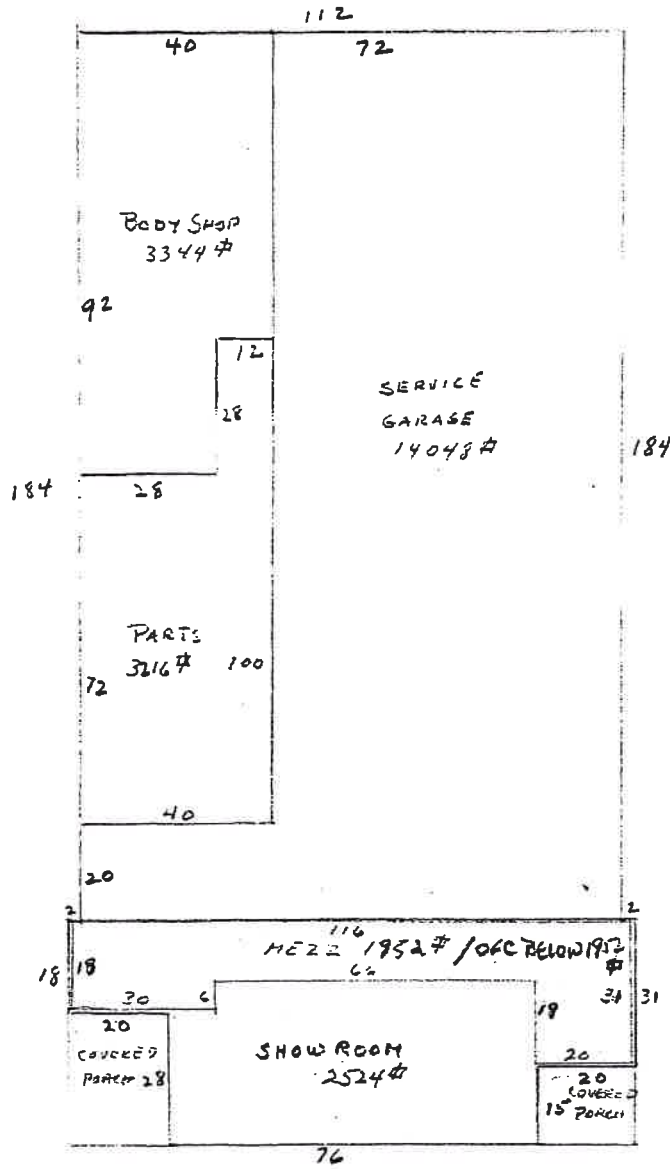
LAND USE 55100 RETAIL - TRANSP

ZONING LYNN /BC

/C

LAND VALUATION	METHOD					ACRES		CON	C	W	G	A	F	A	R	ACCESS	RD	PWR	WTR	VIEW	WTR	FRT	T	L	W	S	E
	P	S	S	F	A	1	2																				
	1	2	3	4	5	1.00																					
	1	X				42,000	12.50	X	X	X	X	X	X	X	X	X	X	X	X								
	2	X				64,967	9.00	X	X	X	X	X	X	X	X	X	X	X	X								

3126-004-017-0109



15' TYPICAL WALK MEZ = 1952 sq ft

L81171

OF SD LOT 6 TPB

APPRAISAL DATA

A/C # 3726-004-006-0607

APPENDIX F
J-1225-01
ENVIRONMENTAL DATA RESOURCES, INC. (EDR) REPORT



The EDR Radius Map with GeoCheck[®]

**Alderwood Village
3707 196th St SW
Lynnwood, WA 98036**

Inquiry Number: 700372.1s

November 06, 2001

The Source For Environmental Risk Management Data

**3530 Post Road
Southport, Connecticut 06490**

Nationwide Customer Service

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

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Map Findings.....	5
Orphan Summary.....	36
Government Records Searched/Data Currency Tracking.....	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum.....	A-1
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Physical Setting Source Map.....	A-7
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Physical Setting Source Records Searched.....	A-12

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

3707 196TH ST SW
LYNNWOOD, WA 98036

COORDINATES

Latitude (North):	47.822300 - 47° 49' 20.3"
Longitude (West):	122.284700 - 122° 17' 4.9"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	553542.7
UTM Y (Meters):	5296579.0

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	2447122-G3 EDMONDS EAST, WA
Source:	USGS 7.5 min quad index

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 ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL.....	National Priority List
Proposed NPL.....	Proposed National Priority List Sites
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP.....	CERCLIS No Further Remedial Action Planned
CORRECTS.....	Corrective Action Report
RCRIS-TSD.....	Resource Conservation and Recovery Information System
RCRIS-LQG.....	Resource Conservation and Recovery Information System
ERNS.....	Emergency Response Notification System

STATE ASTM STANDARD

HSL.....	Hazardous Sites List
SWF/LF.....	Solid Waste Facility Database

FEDERAL ASTM SUPPLEMENTAL

CONSENT.....	Superfund (CERCLA) Consent Decrees
--------------	------------------------------------

EXECUTIVE SUMMARY

ROD.....	Records Of Decision
Delisted NPL.....	National Priority List Deletions
FINDS.....	Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS.....	Hazardous Materials Information Reporting System
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
NPL Liens.....	Federal Superfund Liens
PADS.....	PCB Activity Database System
RAATS.....	RCRA Administrative Action Tracking System
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)

STATE OR LOCAL ASTM SUPPLEMENTAL

CSCSL NFA.....	Confirmed & Contaminated Sites - No Further Action
EML.....	Washington Emissions Data System

EDR PROPRIETARY DATABASES

Coal Gas.....	Former Manufactured Gas (Coal Gas) Sites
---------------	--

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS 1 degree 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. EDR's definition of a site with an elevation equal to the target property includes a tolerance of +/- 10 feet. 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 (by more than 10 feet). 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.

FEDERAL ASTM STANDARD

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 06/21/2000 has revealed that there are 7 RCRIS-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>
<i>ECONO LUBE N TUNE 173</i>	<i>19502 37TH AVE W</i>	<i>0 - 1/8 ESE</i>	<i>A3</i>	<i>6</i>
<i>EDMONDS SCHOOL DIST 15</i>	<i>3800 196TH ST SW</i>	<i>0 - 1/8 S</i>	<i>B5</i>	<i>8</i>
<i>EDMONDS SCHOOL DIST 15 LYNNWOOD</i>	<i>3800 196TH ST SW PRINT</i>	<i>0 - 1/8 S</i>	<i>B6</i>	<i>8</i>
<i>EXPRESSO STAND BUILDING</i>	<i>3600 196TH ST SW</i>	<i>1/8 - 1/4 SE</i>	<i>D13</i>	<i>13</i>
<i>LYNNWOOD 60 MINUTE EXPRESS TUN</i>	<i>19700 37TH AVE W</i>	<i>1/8 - 1/4 SSE</i>	<i>E14</i>	<i>13</i>

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ALDERWOOD COLLISION	19704 37TH AVE W	1/8 - 1/4 SSE	E15	14
BEST PRODUCTS CO INC LYNNWOOD	19801 40TH AVE W	1/8 - 1/4 SSW	17	14

STATE ASTM STANDARD

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, has revealed that there are 2 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>
H & H DRY CLEANING	18700 33RD AVE W	1/2 - 1 NNE	28	32
EDMONDS SCH DIST 15 TRANSP CTR	2933 ALDERWOOD MALL BLV	1/2 - 1 ENE	29	33

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 09/13/2001 has revealed that there are 8 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>
PACIFIC CENTERS' OLD ARCO	19518 37TH AVE W	0 - 1/8 ESE	A2	6
SCHONER SQUARE	196TH ST SW / 37TH AV	0 - 1/8 SE	C9	10
EXXON R/S #7-9078	4317 196TH ST SW	1/4 - 1/2 WSW	F19	19
USA PETROLEUM #190	19420 44TH W	1/4 - 1/2 W	20	20
60 MINUTE TUNE	19610 A 44TH AVE W	1/4 - 1/2 WSW	21	22
FISHER BUSINESS CENTER AT LYNN	3400 188TH SW	1/4 - 1/2 NNE	23	24
MR. KLEEN CAR WASH	19907 44TH AVE W	1/4 - 1/2 SW	G25	25
TEXACO STATION #63-232-0496	19930 44TH AVE W	1/4 - 1/2 SW	G26	27

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 09/13/2001 has revealed that there are 8 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>
PACIFIC CENTERS' OLD ARCO	19518 37TH AVE W	0 - 1/8 ESE	A1	5
ECONO LUBE N TUNE 173	19502 37TH AVE W	0 - 1/8 ESE	A3	6
ELAN BUILDING	3810 196TH ST SW	0 - 1/8 S	B4	8
ALDERWOOD SALES & SERVICE	3909 196TH SW	0 - 1/8 SW	7	9
SCHONER SQUARE	196TH ST SW & 37TH AVE	0 - 1/8 SE	C8	9
ARCO-FRANKO #54	3701 196TH SW	0 - 1/8 SE	C10	10

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MANOR HARDWARE CO SUPER SHOPS	19500 36 AVE W 4028 SW 196TH STREET	1/8 - 1/4 ESE 1/8 - 1/4 WSW	11 16	12 14

STATE OR LOCAL ASTM SUPPLEMENTAL

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 WA ICR list, as provided by EDR, has revealed that there are 9 WA ICR sites within approximately 0.5 miles of the target property.

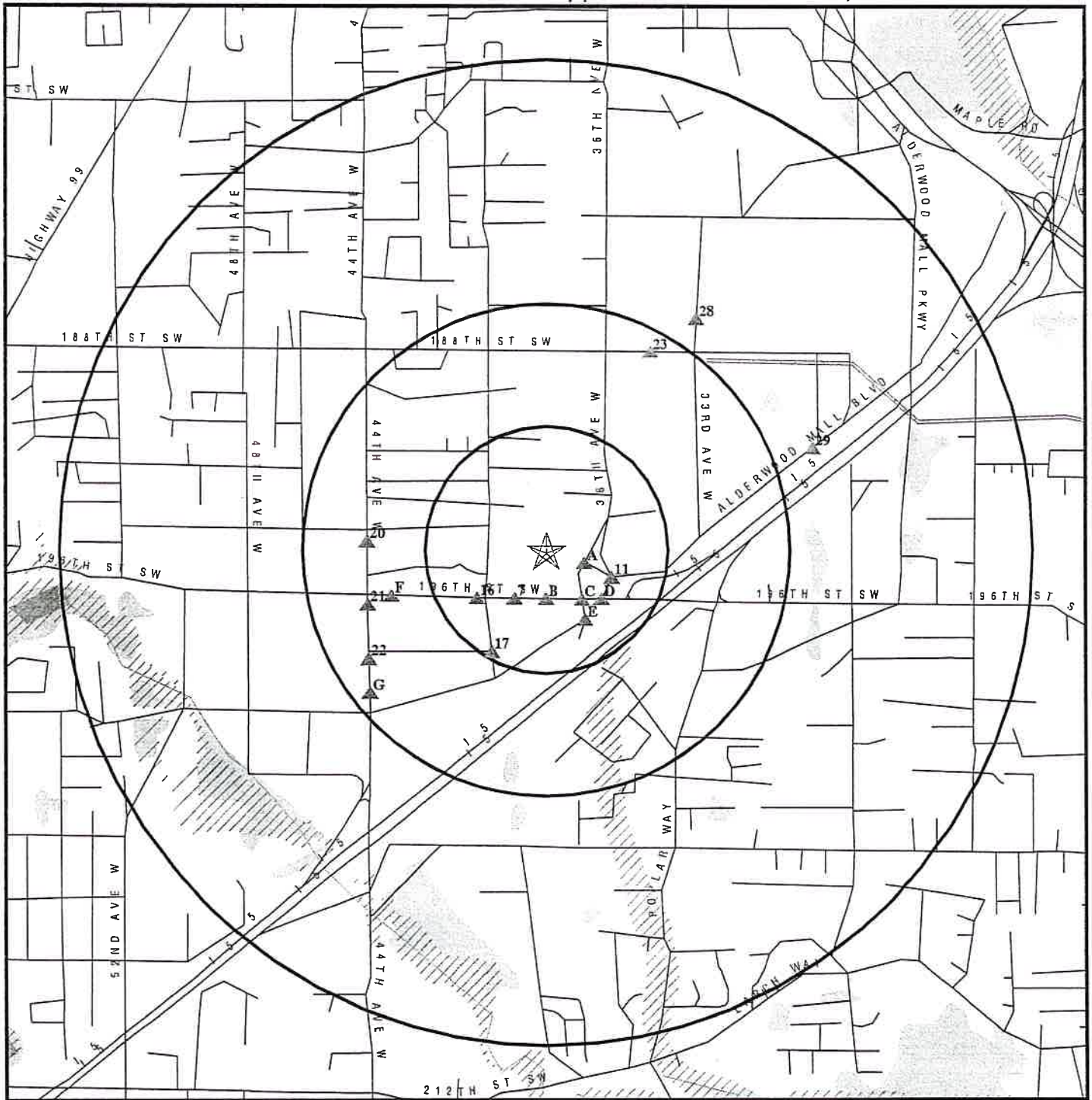
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ALDERWOOD SALES & SERVICE	3909 196TH SW	0 - 1/8 SW	7	9
SCHONER SQUARE	3611 196TH ST. SW	1/8 - 1/4 SE	D12	12
EXXON CO USA 79078	4317 196TH ST SW & 144T	1/4 - 1/2 WSW	F18	15
USA PETROLEUM #190	19420 44TH W	1/4 - 1/2 W	20	20
60 MINUTE TUNE	19610 A 44TH AVE W	1/4 - 1/2 WSW	21	22
FIRESTONE STORE NO 3197	19800 44TH AVE W STE H	1/4 - 1/2 WSW	22	23
FISHER BUSINESS CENTER AT LYNN	3400 188TH SW	1/4 - 1/2 NNE	23	24
MR CLEAN CAR WASH	19907 44TH AVE W	1/4 - 1/2 SW	G24	25
SHELL #03455	19930 44TH W.	1/4 - 1/2 SW	G27	29

EXECUTIVE SUMMARY

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

<u>Site Name</u>	<u>Database(s)</u>
COUNTRYSIDE DEVELOPMENT	CSCSL
BUZZ INN STEAK HOUSE	CSCSL
BLACK TIE FORMAL WEAR LYNNWOOD	CSCSL, WA ICR
OBRIEN TRUCKING	CSCSL
LYNNWOOD, CITY OF @ I-5 & 196TH ST	UST, LUST
UNKNOWN WADOT	LUST
JC PENNEY	UST, LUST
SEATTLE HEIGHTS SHOPPING CENTER	UST
COSTCO BUSINESS CENTER #115	UST
UNOCAL STATION	UST
LYNNWOOD SEWER LIFT STA # 10	UST
PHILLIPS 66 COMPANY SS#071866	UST
WA DOT BRG 405 112 E & W	RCRIS-SQG, FINDS
PICNIC POINT DRUMS	RCRIS-SQG, FINDS
CITY OF LYNNWOOD	WA ICR
COUNTRYSIDE DEVELOPMENT	WA ICR
H & H DRY CLEANING	WA ICR
BP #03150/GULL #89	WA ICR
WDOT (FORMER GAS STATION)	WA ICR
EZ MINI MART & SHELL/ARCO/BAR	WA ICR
SEATTLE HEIGHTS SHOPPING CENTER	WA ICR
ALDERWOOD MALL BLVD. CONNECTOR/WICKER'S HOUSE	WA ICR
EXXON - HUMBLE OLD GAS STATION	WA ICR
EXXON	WA ICR
JONES RESIDENCE	WA ICR
LYNNWOOD SEWER LIFT STATION #10	WA ICR
DONNELL'S CONSTRUCTION SUPPLY CO., INC.	WA ICR
KENNELLY KEYS	HAZNET
KENNELLY KEYS MUSIC	HAZNET

OVERVIEW MAP - 700372.1s - Zipper Zeman Associates, Inc



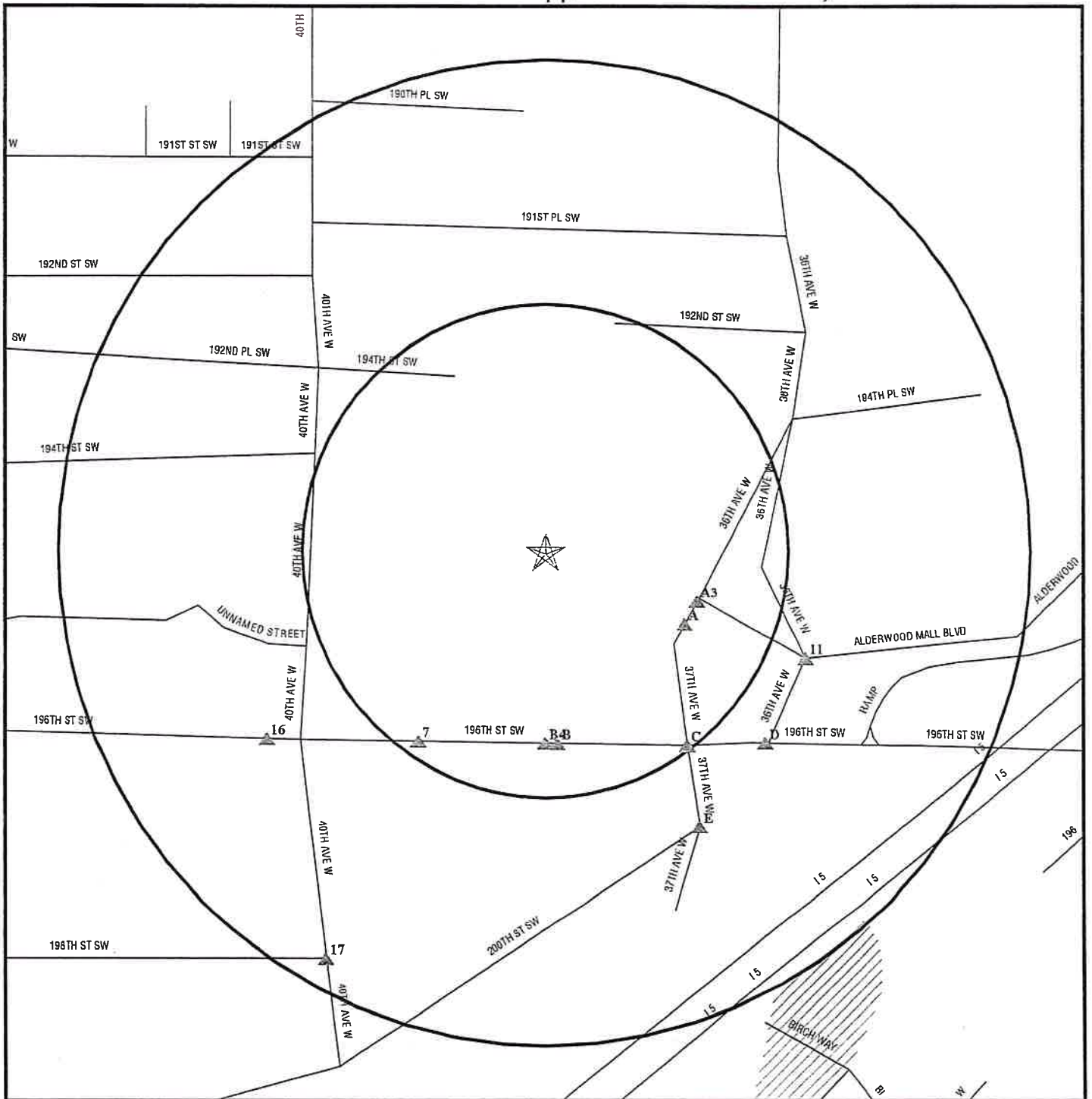
- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- National Priority List Sites
- Landfill Sites

- Power transmission lines
- Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- ▨ Wetlands

TARGET PROPERTY: Alderwood Village
 ADDRESS: 3707 196th St SW
 CITY/STATE/ZIP: Lynnwood WA 98036
 LAT/LONG: 47.8223 / 122.2847

CUSTOMER: Zipper Zeman Associates, Inc
 CONTACT: Fred Becker
 INQUIRY #: 700372.1s
 DATE: November 06, 2001 1:41 pm

DETAIL MAP - 700372.1s - Zipper Zeman Associates, Inc



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- ⬆ Sensitive Receptors
- National Priority List Sites
- Landfill Sites

- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone



TARGET PROPERTY: Alderwood Village
 ADDRESS: 3707 196th St SW
 CITY/STATE/ZIP: Lynnwood WA 98036
 LAT/LONG: 47.8223 / 122.2847

CUSTOMER: Zipper Zeman Associates, Inc
 CONTACT: Fred Becker
 INQUIRY #: 700372.1s
 DATE: November 06, 2001 1:41 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	3	4	NR	NR	NR	7
ERNS		TP	NR	NR	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
CSCSL		1.000	0	0	0	2	NR	2
HSL		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	2	0	6	NR	NR	8
UST		0.250	6	2	NR	NR	NR	8
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
WA ICR		0.500	1	1	7	NR	NR	9
CSCSL NFA		TP	NR	NR	NR	NR	NR	0
WA Emissions		TP	NR	NR	NR	NR	NR	0
<u>EDR PROPRIETARY DATABASES</u>								
Coal Gas		1.000	0	0	0	0	NR	0
AQUIFLOW - see EDR Physical Setting Source Addendum								

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

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

A1
ESE
< 1/8
425
Higher

PACIFIC CENTERS' OLD ARCO
19518 37TH AVE W
LYNNWOOD, WA 98036
Site 1 of 3 in cluster A

UST U003795275
N/A

UST:

Facility ID: 200332
Install Date: Not reported
Capacity: 111 TO 1,000 GALLONS
Status: REMOVED
Tank Name: 6
Tank Material: Not reported
Substance: HEATING FUEL
Compartment #: 1
Ecology Region: North Western

Facility ID: 200332
Install Date: Not reported
Capacity: 111 TO 1,000 GALLONS
Status: REMOVED
Tank Name: 7
Tank Material: Not reported
Substance: USED OIL/WASTE OIL
Compartment #: 1
Ecology Region: North Western

Facility ID: 200332
Install Date: Not reported
Capacity: 5,000 TO 9,999 GALLONS
Status: REMOVED
Tank Name: 2
Tank Material: Not reported
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Facility ID: 200332
Install Date: Not reported
Capacity: 5,000 TO 9,999 GALLONS
Status: REMOVED
Tank Name: 3
Tank Material: Not reported
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

PACIFIC CENTERS' OLD ARCO (Continued)

EDR ID Number
EPA ID Number

Database(s)

U003795275

Facility ID: 200332
Install Date: Not reported
Capacity: 2,001 TO 4,999 GALLONS
Status: REMOVED
Tank Name: 4
Tank Material: Not reported
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Facility ID: 200332
Install Date: Not reported
Capacity: 2,001 TO 4,999 GALLONS
Status: REMOVED
Tank Name: 5
Tank Material: Not reported
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Facility ID: 200332
Install Date: Not reported
Capacity: 10,000 TO 19,999 GALLONS
Status: REMOVED
Tank Name: 1
Tank Material: Not reported
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

A2
ESE
< 1/8
425
Higher

PACIFIC CENTERS' OLD ARCO
19518 37TH AVE W
LYNNWOOD, WA 98036

LUST S100078817
N/A

Site 2 of 3 in cluster A

LUST:

Facility ID: 200332 Ecology Region: North Western
Release ID: 1543 Release Date: 07/31/1989
Release Status: CLEANUP STARTED Status Date: 07/31/1989
Alternate Name: PACIFIC CENTER'S OLD ARCO
Affected Media: SOIL

Facility ID: 200332 Ecology Region: North Western
Release ID: 1543 Release Date: 07/31/1989
Release Status: REPORTED CLEANED UP Status Date: 05/21/1995
Alternate Name: PACIFIC CENTER'S OLD ARCO
Affected Media: SOIL

A3
ESE
< 1/8
432
Higher

ECONO LUBE N TUNE 173
19502 37TH AVE W
LYNNWOOD, WA 98036

RCRIS-SQG 1000317982
FINDS WAD982819948
UST

Site 3 of 3 in cluster A

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

ECONO LUBE N TUNE 173 (Continued)

EDR ID Number
EPA ID Number

Database(s)

1000317982

RCRIS:

Owner: ECONO LUBE N TUNE 173

Contact: MICHAEL YONKOSKE
(714) 851-2259

Record Date: 12/31/1998

Classification: Not reported

Used Oil Recyc: No

Violation Status: Violations exist

Regulation Violated:	Not reported
Area of Violation:	Generator-All Requirements
Date Violation Determined:	01/24/1995
Priority of Violation:	Low
Schedule Date to Achieve Compliance:	03/08/1995
Actual Date Achieved Compliance:	02/15/1995

Enforcement Action:	Written Informal
Enforcement Action Date:	02/10/1995
Proposed Monetary Penalty:	Not reported
Final Monetary Penalty:	Not reported

Regulation Violated:	Not reported
Area of Violation:	Generator-All Requirements
Date Violation Determined:	01/24/1995
Priority of Violation:	Low
Schedule Date to Achieve Compliance:	03/08/1995
Actual Date Achieved Compliance:	02/15/1995

Enforcement Action:	Written Informal
Enforcement Action Date:	02/10/1995
Proposed Monetary Penalty:	Not reported
Final Monetary Penalty:	Not reported

There are 2 violation record(s) reported at this site:

<u>Evaluation</u>
Compliance Evaluation Inspection (CEI)

<u>Area of Violation</u>
Generator-All Requirements
Generator-All Requirements

<u>Date of Compliance</u>
02/15/1995
02/15/1995

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Facility Registry System (FRS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

UST:

Facility ID: 100824
Install Date: 6/1/1989 0:00
Capacity: 111 to 1,100 Gallons
Status: OPERATIONAL
Tank Name: 1
Tank Material: Steel Clad with Fiberglass
Substance: USED OIL/WASTE OIL
Compartment #: 1
Ecology Region: North Western

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

	Site	Database(s)	EDR ID Number EPA ID Number
B4 South < 1/8 515 Higher	ELAN BUILDING 3810 196TH ST SW LYNNWOOD, WA 98036 Site 1 of 3 in cluster B UST: Facility ID: 509749 Install Date: Not reported Capacity: Not reported Status: UNKNOWN Tank Name: 1 Tank Material: Not reported Substance: LEADED GASOLINE Compartment #: 1 Ecology Region: North Western	UST	U003665895 N/A
B5 South < 1/8 517 Higher	EDMONDS SCHOOL DIST 15 3800 196TH ST SW LYNNWOOD, WA 98036 Site 2 of 3 in cluster B RCRIS: Owner: EDMONDS SCHOOL DIST (360) 555-1212 Contact: MARK VON BORSTEL (425) 670-7244 Record Date: 03/13/1992 Classification: Not reported Used Oil Recyc: No Violation Status: No violations found FINDS: Other Pertinent Environmental Activity Identified at Site: Facility Registry System (FRS) National Compliance Database (NCDB) PCB Handler Activity Data System (PADS) Resource Conservation and Recovery Act Information system (RCRAINFO)	PADS RCRIS-SQG FINDS	1000338545 WAD020256996
B6 South < 1/8 517 Higher	EDMONDS SCHOOL DIST 15 LYNNWOOD 3800 196TH ST SW PRINT SHOP LYNNWOOD, WA 98036 Site 3 of 3 in cluster B	RCRIS-SQG FINDS	1000338555 WAD988470357

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

EDMONDS SCHOOL DIST 15 LYNNWOOD (Continued)

EDR ID Number
EPA ID Number

Database(s)

1000338555

RCRIS:

Owner: EDMONDS SCHOOL DIST
(360) 555-1212

Contact: SHIRLEY JORDAN
(425) 670-7096

Record Date: Not reported

Classification: Not reported

Used Oil Recyc: No

Violation Status: No violations found

7
SW
< 1/8
619
Higher

ALDERWOOD SALES & SERVICE
3909 196TH SW
LYNNWOOD, WA 98036

WA ICR 1000220074
UST N/A

WA ICR:

Date Ecology Received Report: 05/19/1999
Contaminants Found at Site: Petroleum products
Media Contaminated: Soil
Cause of Contamination: Not reported
Region: North Western
Type of Report Ecology Received: Final cleanup report
Site Register Issue: 98-16
County Code: 31
Contact: Not reported
Report Title: Not reported

UST:

Facility ID: 2387
Install Date: 12/31/1964 0:00
Capacity: 111 to 1,100 Gallons
Status: REMOVED
Tank Name: 1
Tank Material: Steel-Unprotected
Substance: USED OIL/WASTE OIL
Compartment #: 1
Ecology Region: North Western

C8
SE
< 1/8
647
Higher

SCHONER SQUARE
196TH ST SW & 37TH AVE W
LYNNWOOD, WA

UST U003795300
N/A

Site 1 of 3 in cluster C

UST:

Facility ID: 200506
Install Date: Not reported
Capacity: Not reported
Status: REMOVED
Tank Name: 3
Tank Material: Not reported
Substance: DIESEL
Compartment #: 1
Ecology Region: North Western

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

SCHONER SQUARE (Continued)

EDR ID Number
EPA ID Number

Database(s)

U003795300

Facility ID: 200506
Install Date: Not reported
Capacity: Not reported
Status: REMOVED
Tank Name: 1
Tank Material: Not reported
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Facility ID: 200506
Install Date: Not reported
Capacity: Not reported
Status: REMOVED
Tank Name: 2
Tank Material: Not reported
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

C9
SE
< 1/8
647
Higher

SCHONER SQUARE
196TH ST SW / 37TH AVE W
LYNNWOOD, WA 00000

LUST S101007375
N/A

Site 2 of 3 in cluster C

LUST:

Facility ID: 200506
Release ID: 1911
Release Status: CLEANUP STARTED
Alternate Name: SCHONER SQUARE
Affected Media: SOIL

Ecology Region: North Western
Release Date: 01/16/1991
Status Date: 05/21/1995

Facility ID: 200506
Release ID: 1911
Release Status: REPORTED CLEANED UP
Alternate Name: SCHONER SQUARE
Affected Media: SOIL

Ecology Region: North Western
Release Date: 01/16/1991
Status Date: 04/14/2000

C10
SE
< 1/8
647
Higher

ARCO-FRANKO #54
3701 196TH SW
LYNNWOOD, WA 98036

UST U003028356
N/A

Site 3 of 3 in cluster C

UST:

Facility ID: 8096
Install Date: 12/31/1964 0:00
Capacity: Not reported
Status: REMOVED
Tank Name: 1
Tank Material: Steel-Unprotected
Substance: LEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

ARCO-FRANKO #54 (Continued)

U003028356

Facility ID: 8096
Install Date: 12/31/1964 0:00
Capacity: Not reported
Status: REMOVED
Tank Name: 2
Tank Material: Steel-Unprotected
Substance: LEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Facility ID: 8096
Install Date: 12/31/1964 0:00
Capacity: Not reported
Status: REMOVED
Tank Name: 3
Tank Material: Steel-Unprotected
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Facility ID: 8096
Install Date: 12/31/1964 0:00
Capacity: Not reported
Status: REMOVED
Tank Name: 4
Tank Material: Steel-Unprotected
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Facility ID: 8096
Install Date: 12/31/1964 0:00
Capacity: Not reported
Status: REMOVED
Tank Name: 5
Tank Material: Steel-Unprotected
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Facility ID: 8096
Install Date: 12/31/1964 0:00
Capacity: 111 to 1,100 Gallons
Status: REMOVED
Tank Name: 6
Tank Material: Steel-Unprotected
Substance: USED OIL/WASTE OIL
Compartment #: 1
Ecology Region: North Western

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

ARCO-FRANKO #54 (Continued)

U003028356

Facility ID: 8096
Install Date: 12/31/1964 0:00
Capacity: 111 to 1,100 Gallons
Status: REMOVED
Tank Name: 7
Tank Material: Steel-Unprotected
Substance: USED OIL/WASTE OIL
Compartment #: 1
Ecology Region: North Western

Facility ID: 8096
Install Date: 12/31/1964 0:00
Capacity: 111 to 1,100 Gallons
Status: REMOVED
Tank Name: 8
Tank Material: Steel-Unprotected
Substance: USED OIL/WASTE OIL
Compartment #: 1
Ecology Region: North Western

**11
ESE
1/8-1/4
760
Higher**

**MANOR HARDWARE CO
19500 36 AVE W
LYNNWOOD, WA 98036**

**UST U003025129
N/A**

UST:

Facility ID: 101287
Install Date: 1/1/1987 0:00
Capacity: 111 to 1,100 Gallons
Status: OPERATIONAL
Tank Name: 1
Tank Material: Coated Steel
Substance: KEROSENE
Compartment #: 1
Ecology Region: North Western

**D12
SE
1/8-1/4
787
Higher**

**SCHONER SQUARE
3611 196TH ST. SW
LYNNWOOD, WA 98036**

**WA ICR S104487360
N/A**

Site 1 of 2 in cluster D

WA ICR:

Date Ecology Received Report: / /
Contaminants Found at Site: Petroleum products
Media Contaminated: Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Not reported
Site Register Issue: 91-31
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 02/11/1991
Contaminants Found at Site: Petroleum products

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

SCHONER SQUARE (Continued)

S104487360

Media Contaminated: Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 91-23
County Code: 31
Contact: Not reported
Report Title: Not reported

**D13
SE
1/8-1/4
795
Higher**

**EXPRESSO STAND BUILDING
3600 196TH ST SW
LYNNWOOD, WA 98036**

**RCRIS-SQG 1001234136
FINDS WAH000005488**

Site 2 of 2 in cluster D

RCRIS:

Owner: EXPRESSO STAND BUILDING
Contact: ROBERT DIXON
(425) 775-1971

Record Date: 12/08/1999
Classification: Not reported
Used Oil Recyc: No

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
Resource Conservation and Recovery Act Information system (RCRAINFO)

**E14
SSE
1/8-1/4
846
Higher**

**LYNNWOOD 60 MINUTE EXPRESS TUN
19700 37TH AVE W
LYNNWOOD, WA 98036**

**RCRIS-SQG 1001234260
FINDS WAR000004606**

Site 1 of 2 in cluster E

RCRIS:

Owner: LYNNWOOD 60 MINUTE EXPRESS TUN
(360) 555-1212
Contact: MICHAEL PETERSON
(425) 775-3374

Record Date: 07/02/1997
Classification: Not reported
Used Oil Recyc: No

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
Resource Conservation and Recovery Act Information system (RCRAINFO)

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site
Database(s)
EDR ID Number
EPA ID Number

E15
SSE
1/8-1/4
854
Higher
ALDERWOOD COLLISION
19704 37TH AVE W
LYNNWOOD, WA 98036
Site 2 of 2 in cluster E

RCRIS-SQG
FINDS
1000101021
WAD980976195

RCRIS:
Owner: ALDERWOOD COLLISION
Contact: ROD MADER
(425) 776-0221
Record Date: 08/04/1997
Classification: Not reported
Used Oil Recyc: No
Violation Status: No violations found

FINDS:
Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
Resource Conservation and Recovery Act Information system (RCRAINFO)

16
WSW
1/8-1/4
909
Higher
SUPER SHOPS
4028 SW 196TH STREET
LYNNWOOD, WA 98036

UST
U003528672
N/A

UST:
Facility ID: 483613
Install Date: Not reported
Capacity: Not reported
Status: REMOVED
Tank Name: 1
Tank Material: Not reported
Substance: USED OIL/WASTE OIL
Compartment #: 1
Ecology Region: North Western

17
SSW
1/8-1/4
1241
Higher
BEST PRODUCTS CO INC LYNNWOOD
19801 40TH AVE W
LYNNWOOD, WA 98036

RCRIS-SQG
FINDS
1000393564
WAD152466744

RCRIS:
Owner: BEST PRODUCTS CO INC
(360) 555-1212
Contact: ROSS MOAT
(425) 775-9311
Record Date: Not reported
Classification: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

BEST PRODUCTS CO INC LYNNWOOD (Continued)

EDR ID Number
EPA ID Number

1000393564

Used Oil Recyc: No

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Facility Registry System (FRS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

**F18
WSW
1/4-1/2
1752
Higher**

**EXXON CO USA 79078
4317 196TH ST SW & 144TH
LYNNWOOD, WA 98036**

**RCRIS-SQG
FINDS
WA ICR**

**1000473976
WAD988480547**

Site 1 of 2 in cluster F

RCRIS:

Owner: EXXON COMPANY USA
(360) 555-1212

Contact: LARRY ECHELBARGER
(425) 226-2505

Record Date: 06/24/1993

Classification: Not reported

Used Oil Recyc: No

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Resource Conservation and Recovery Act Information system (RCRAINFO)

WA ICR:

Date Ecology Received Report: 05/04/1998
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-05
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 04/28/1999
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-16
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 03/13/2000
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

EXXON CO USA 79078 (Continued)

1000473976

Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-24
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 12/17/1999
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-28
County Code: 31
Contact: Not reported
Report Title: Monitoring - March 1999

Date Ecology Received Report: 06/27/1995
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 94-15
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 02/19/1991
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 91-24
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 08/05/1992
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 92-30
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 09/23/1992
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 92-34

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

EXXON CO USA 79078 (Continued)

1000473976

County Code:	31
Contact:	Not reported
Report Title:	Not reported
Date Ecology Received Report:	10/15/1992
Contaminants Found at Site:	Petroleum products
Media Contaminated:	Groundwater, Soil
Cause of Contamination:	Tank
Region:	North Western
Type of Report Ecology Received:	Interim cleanup report
Site Register Issue:	92-37
County Code:	31
Contact:	Not reported
Report Title:	Not reported
Date Ecology Received Report:	01/13/1993
Contaminants Found at Site:	Petroleum products
Media Contaminated:	Groundwater, Soil
Cause of Contamination:	Tank
Region:	North Western
Type of Report Ecology Received:	Interim cleanup report
Site Register Issue:	92-45
County Code:	31
Contact:	Not reported
Report Title:	Not reported
Date Ecology Received Report:	04/04/1993
Contaminants Found at Site:	Petroleum products
Media Contaminated:	Groundwater, Soil
Cause of Contamination:	Tank
Region:	North Western
Type of Report Ecology Received:	Interim cleanup report
Site Register Issue:	92-52
County Code:	31
Contact:	Not reported
Report Title:	Not reported
Date Ecology Received Report:	11/23/1993
Contaminants Found at Site:	Petroleum products
Media Contaminated:	Groundwater, Soil
Cause of Contamination:	Tank
Region:	North Western
Type of Report Ecology Received:	Interim cleanup report
Site Register Issue:	93-13
County Code:	31
Contact:	Not reported
Report Title:	Not reported
Date Ecology Received Report:	/ /
Contaminants Found at Site:	Petroleum products
Media Contaminated:	Groundwater, Soil
Cause of Contamination:	Tank
Region:	North Western
Type of Report Ecology Received:	Interim cleanup report
Site Register Issue:	94-03
County Code:	31
Contact:	Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

EXXON CO USA 79078 (Continued)

1000473976

Report Title:	Not reported
Date Ecology Received Report:	12/15/1993
Contaminants Found at Site:	Petroleum products
Media Contaminated:	Groundwater, Soil
Cause of Contamination:	Tank
Region:	North Western
Type of Report Ecology Received:	Interim cleanup report
Site Register Issue:	93-29
County Code:	31
Contact:	Not reported
Report Title:	Not reported
Date Ecology Received Report:	04/04/1994
Contaminants Found at Site:	Petroleum products
Media Contaminated:	Groundwater, Soil
Cause of Contamination:	Tank
Region:	North Western
Type of Report Ecology Received:	Interim cleanup report
Site Register Issue:	93-29
County Code:	31
Contact:	Not reported
Report Title:	Not reported
Date Ecology Received Report:	08/11/1994
Contaminants Found at Site:	Petroleum products
Media Contaminated:	Groundwater, Soil
Cause of Contamination:	Tank
Region:	North Western
Type of Report Ecology Received:	Interim cleanup report
Site Register Issue:	93-36
County Code:	31
Contact:	Not reported
Report Title:	Not reported
Date Ecology Received Report:	10/05/1994
Contaminants Found at Site:	Petroleum products
Media Contaminated:	Groundwater, Soil
Cause of Contamination:	Tank
Region:	North Western
Type of Report Ecology Received:	Interim cleanup report
Site Register Issue:	93-36
County Code:	31
Contact:	Not reported
Report Title:	Not reported
Date Ecology Received Report:	04/03/1995
Contaminants Found at Site:	Petroleum products
Media Contaminated:	Groundwater, Soil
Cause of Contamination:	Tank
Region:	North Western
Type of Report Ecology Received:	Interim cleanup report
Site Register Issue:	94-03
County Code:	31
Contact:	Not reported
Report Title:	Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

EXXON CO USA 79078 (Continued)

1000473976

Date Ecology Received Report: 08/20/1996
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 94-37
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 12/10/2000
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-37
County Code: 31
Contact: Not reported
Report Title: Monitoring - February and June 2000

F19 EXXON R/S #7-9078
WSW 4317 196TH ST SW
1/4-1/2 LYNNWOOD, WA 98036
1752
Higher

UST U000923162
LUST N/A

Site 2 of 2 in cluster F

LUST:

Facility ID:	9581	Ecology Region:	North Western
Release ID:	2004	Release Date:	02/19/1991
Release Status:	CLEANUP STARTED	Status Date:	06/01/1995
Alternate Name:	EXXON STATION # 7-9078		
Affected Media:	GROUND WATER		

Facility ID:	9581	Ecology Region:	North Western
Release ID:	2004	Release Date:	02/19/1991
Release Status:	CLEANUP STARTED	Status Date:	06/01/1995
Alternate Name:	EXXON STATION # 7-9078		
Affected Media:	SOIL		

UST:

Facility ID: 9581
Install Date: 1/1/1968 0:00
Capacity: Not reported
Status: REMOVED
Tank Name: 1
Tank Material: Steel-Unprotected
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

EXXON R/S #7-9078 (Continued)

U000923162

Facility ID: 9581
Install Date: 1/1/1968 0:00
Capacity: Not reported
Status: REMOVED
Tank Name: 2
Tank Material: Steel-Unprotected
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Facility ID: 9581
Install Date: 1/1/1968 0:00
Capacity: Not reported
Status: REMOVED
Tank Name: 3
Tank Material: Steel-Unprotected
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Facility ID: 9581
Install Date: 1/1/1968 0:00
Capacity: Not reported
Status: REMOVED
Tank Name: 4
Tank Material: Steel-Unprotected
Substance: USED OIL/WASTE OIL
Compartment #: 1
Ecology Region: North Western

20
West
1/4-1/2
1950
Higher

USA PETROLEUM #190
19420 44TH W
LYNNWOOD, WA 98036

UST U003025442
WA ICR N/A
LUST

LUST:

Facility ID: 10851 Ecology Region: North Western
Release ID: 1779 Release Date: 04/16/1990
Release Status: CLEANUP STARTED Status Date: 06/01/1995
Alternate Name: USA PETROLEUM 190
Affected Media: GROUND WATER

Facility ID: 10851 Ecology Region: North Western
Release ID: 1779 Release Date: 04/16/1990
Release Status: CLEANUP STARTED Status Date: 06/01/1995
Alternate Name: USA PETROLEUM 190
Affected Media: SOIL

WA ICR:

Date Ecology Received Report: 12/04/1997
Contaminants Found at Site: Petroleum products
Media Contaminated: Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-01
County Code: 31

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

USA PETROLEUM #190 (Continued)

U003025442

Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 01/06/2000
Contaminants Found at Site: Petroleum products
Media Contaminated: Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-22
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 07/14/2000
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-27
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 04/27/2000
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-27
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 11/03/2000
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-31
County Code: 31
Contact: Not reported
Report Title: Ground Water Monitoring Report - Third Quarter 2000

Date Ecology Received Report: 01/22/2001
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-33
County Code: 31
Contact: Not reported
Report Title: Ground Water Monitoring - Fourth Quarter

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

USA PETROLEUM #190 (Continued)

U003025442

Date Ecology Received Report: 04/12/2001
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-35
County Code: 31
Contact: Not reported
Report Title: Ground Water Monitoring - First Quarter 2001

UST:

Facility ID: 10851
Install Date: 8/12/1976 0:00
Capacity: Not reported
Status: OPERATIONAL
Tank Name: 1
Tank Material: STEEL
Substance: LEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Facility ID: 10851
Install Date: 8/12/1976 0:00
Capacity: Not reported
Status: OPERATIONAL
Tank Name: 2
Tank Material: STEEL
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Facility ID: 10851
Install Date: 8/12/1976 0:00
Capacity: Not reported
Status: OPERATIONAL
Tank Name: 3
Tank Material: STEEL
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

21
WSW
1/4-1/2
2024
Higher

60 MINUTE TUNE
19610 A 44TH AVE W
LYNNWOOD, WA 98036

UST U003027656
WA ICR N/A
LUST

LUST:

Facility ID: 6175 Ecology Region: North Western
Release ID: 370017 Release Date: 06/19/1996
Release Status: CLEANUP STARTED Status Date: 06/17/1996
Alternate Name: 60 MINUTE TUNE
Affected Media: SOIL

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

60 MINUTE TUNE (Continued)

U003027656

Facility ID: 6175 Ecology Region: North Western
Release ID: 370017 Release Date: 06/19/1996
Release Status: AWAITING CLEANUP Status Date: 06/19/1996
Alternate Name: 60 MINUTE TUNE
Affected Media: SOIL

WA ICR:

Date Ecology Received Report: 07/24/1996
Contaminants Found at Site: Petroleum products
Media Contaminated: Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 94-32
County Code: 31
Contact: Not reported
Report Title: Not reported

UST:

Facility ID: 6175
Install Date: 12/31/1964 0:00
Capacity: 111 to 1,100 Gallons
Status: CLOSURE IN PROCESS
Tank Name: 1
Tank Material: Steel-Unprotected
Substance: USED OIL/WASTE OIL
Compartment #: 1
Ecology Region: North Western

22
WSW
1/4-1/2
2253
Higher

FIRESTONE STORE NO 3197
19800 44TH AVE W STE H
LYNNWOOD, WA 98036

RCRIS-SQG 1000891965
FINDS WA0000250860
CSCSL NFA
WA ICR

RCRIS:

Owner: FIRESTONE TIRE & RUBBER CO
(360) 555-1212
Contact: ERIC ROSE
(425) 775-1946
Record Date: 11/06/1996
Classification: Not reported
Used Oil Recyc: No
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
Resource Conservation and Recovery Act Information system (RCRAINFO)

WA NFA:

Facility/Site Id : 2843
Ecology Status : Independent Remedial Action
Independent Status Code : Final Independant RA Report received
WARM Bin Number : Not reported
NFA Code : NFA after Assesment IRAP or VCP
NFA Date : 12/23/1994 00:00:00

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

FIRESTONE STORE NO 3197 (Continued)

1000891965

WA ICR:

Date Ecology Received Report: 08/18/1995
Contaminants Found at Site: Petroleum products
Media Contaminated: Soil
Cause of Contamination: HH
Region: North Western
Type of Report Ecology Received: Final cleanup report
Site Register Issue: 98-10
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 09/26/1994
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: 98-15
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 10/17/1994
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: 93-41
County Code: 31
Contact: Not reported
Report Title: Not reported

23
NNE
1/4-1/2
2408
Higher

FISHER BUSINESS CENTER AT LYNNWOOD
3400 188TH SW
LYNNWOOD, WA 98037

UST U000594224
WA ICR N/A
LUST

LUST:

Facility ID: 10076 Ecology Region: North Western
Release ID: 1541 Release Date: 07/19/1989
Release Status: CLEANUP STARTED Status Date: 07/19/1989
Alternate Name: FISHER BUSINESS CENTER
Affected Media: SOIL

Facility ID: 10076 Ecology Region: North Western
Release ID: 1541 Release Date: 07/19/1989
Release Status: REPORTED CLEANED UP Status Date: 06/01/1995
Alternate Name: FISHER BUSINESS CENTER
Affected Media: SOIL

WA ICR:

Date Ecology Received Report: 08/02/1991
Contaminants Found at Site: Petroleum products
Media Contaminated: Soil
Cause of Contamination: Tank
Region: North Western

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

FISHER BUSINESS CENTER AT LYNNWOOD (Continued)

EDR ID Number
EPA ID Number

Database(s)

U000594224

Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 92-07
County Code: 31
Contact: Not reported
Report Title: Not reported

UST:

Facility ID: 10076
Install Date: 12/31/1964 0:00
Capacity: 111 to 1,100 Gallons
Status: REMOVED
Tank Name: 1
Tank Material: Steel-Unprotected
Substance: Not reported
Compartment #: 1
Ecology Region: North Western

G24 MR CLEAN CAR WASH
SW 19907 44TH AVE W
1/4-1/2 LYNNWOOD, WA 98036
2449
Higher Site 1 of 4 in cluster G

RCRIS-SQG 1000174477
FINDS WAD988472189
WA ICR

RCRIS:

Owner: MR CLEAN CAR WASH
(360) 555-1212
Contact: DAN KESTLE
(425) 776-7646
Record Date: Not reported
Classification: Not reported
Used Oil Recyc: No
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
Resource Conservation and Recovery Act Information system (RCRAINFO)

WA ICR:

Date Ecology Received Report: 06/22/1995
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 94-03
County Code: 31
Contact: Not reported
Report Title: Not reported

G25 MR. KLEEN CAR WASH
SW 19907 44TH AVE W
1/4-1/2 LYNNWOOD, WA 98036
2449
Higher Site 2 of 4 in cluster G

UST U003026229
LUST N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

MR. KLEEN CAR WASH (Continued)

EDR ID Number
EPA ID Number

Database(s)

U003026229

LUST:

Facility ID:	2074	Ecology Region:	North Western
Release ID:	5549	Release Date:	11/02/1994
Release Status:	AWAITING CLEANUP	Status Date:	06/01/1995
Alternate Name:	MR KLEEN CARWASH		
Affected Media:	GROUND WATER		

Facility ID:	2074	Ecology Region:	North Western
Release ID:	5549	Release Date:	11/02/1994
Release Status:	CLEANUP STARTED	Status Date:	09/30/1995
Alternate Name:	MR KLEEN CARWASH		
Affected Media:	GROUND WATER		

Facility ID:	2074	Ecology Region:	North Western
Release ID:	5549	Release Date:	11/02/1994
Release Status:	AWAITING CLEANUP	Status Date:	06/01/1995
Alternate Name:	MR KLEEN CARWASH		
Affected Media:	SOIL		

Facility ID:	2074	Ecology Region:	North Western
Release ID:	5549	Release Date:	11/02/1994
Release Status:	CLEANUP STARTED	Status Date:	09/30/1995
Alternate Name:	MR KLEEN CARWASH		
Affected Media:	SOIL		

UST:

Facility ID:	2074
Install Date:	1/1/1974 0:00
Capacity:	5,000 TO 9,999 GALLONS
Status:	OPERATIONAL
Tank Name:	4
Tank Material:	COATED STEEL
Substance:	Diesel
Compartment #:	1
Ecology Region:	North Western

Facility ID:	2074
Install Date:	1/1/1974 0:00
Capacity:	5,000 TO 9,999 GALLONS
Status:	OPERATIONAL
Tank Name:	3
Tank Material:	COATED STEEL
Substance:	Unleaded Gasoline
Compartment #:	1
Ecology Region:	North Western

Facility ID:	2074
Install Date:	1/1/1974 0:00
Capacity:	10,000 TO 19,999 GALLONS
Status:	OPERATIONAL
Tank Name:	1
Tank Material:	COATED STEEL
Substance:	Unleaded Gasoline
Compartment #:	1
Ecology Region:	North Western

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

MR. KLEEN CAR WASH (Continued)

U003026229

Facility ID: 2074
Install Date: 1/1/1974 0:00
Capacity: 10,000 TO 19,999 GALLONS
Status: OPERATIONAL
Tank Name: 2
Tank Material: COATED STEEL
Substance: Unleaded Gasoline
Compartment #: 1
Ecology Region: North Western

G26 TEXACO STATION #63-232-0496
SW 19930 44TH AVE W
1/4-1/2 LYNNWOOD, WA 98036
2501
Higher Site 3 of 4 in cluster G

UST U003026570
LUST N/A

LUST:

Facility ID:	3304	Ecology Region:	North Western
Release ID:	2085	Release Date:	12/27/1990
Release Status:	CLEANUP STARTED	Status Date:	09/28/1995
Alternate Name:	SHELL 03455		
Affected Media:	GROUND WATER		

Facility ID:	3304	Ecology Region:	North Western
Release ID:	2085	Release Date:	12/27/1990
Release Status:	MONITORING	Status Date:	04/28/1997
Alternate Name:	SHELL 03455		
Affected Media:	GROUND WATER		

Facility ID:	3304	Ecology Region:	North Western
Release ID:	2085	Release Date:	12/27/1990
Release Status:	CLEANUP STARTED	Status Date:	09/28/1995
Alternate Name:	SHELL 03455		
Affected Media:	SOIL		

Facility ID:	3304	Ecology Region:	North Western
Release ID:	2085	Release Date:	12/27/1990
Release Status:	MONITORING	Status Date:	04/28/1997
Alternate Name:	SHELL 03455		
Affected Media:	SOIL		

UST:

Facility ID: 3304
Install Date: 1/1/1969 0:00
Capacity: Not reported
Status: REMOVED
Tank Name: 2
Tank Material: Not reported
Substance: LEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

TEXACO STATION #63-232-0496 (Continued)

U003026570

Facility ID: 3304
Install Date: 1/1/1969 0:00
Capacity: Not reported
Status: REMOVED
Tank Name: 1
Tank Material: Not reported
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Facility ID: 3304
Install Date: 1/1/1969 0:00
Capacity: Not reported
Status: REMOVED
Tank Name: 3
Tank Material: Not reported
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Facility ID: 3304
Install Date: 1/1/1969 0:00
Capacity: 111 to 1,100 Gallons
Status: REMOVED
Tank Name: 4
Tank Material: Not reported
Substance: USED OIL/WASTE OIL
Compartment #: 1
Ecology Region: North Western

Facility ID: 3304
Install Date: 3/25/1993 0:00
Capacity: 10,000 TO 19,999 GALLONS
Status: OPERATIONAL
Tank Name: 5
Tank Material: CONCRETE
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Facility ID: 3304
Install Date: 3/25/1993 0:00
Capacity: 10,000 TO 19,999 GALLONS
Status: OPERATIONAL
Tank Name: 8
Tank Material: Fiberglass Reinforced Plastic
Substance: DIESEL
Compartment #: 1
Ecology Region: North Western

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

TEXACO STATION #63-232-0496 (Continued)

U003026570

Facility ID: 3304
Install Date: 3/25/1993 0:00
Capacity: 111 TO 1,000 GALLONS
Status: OPERATIONAL
Tank Name: 9
Tank Material: Fiberglass Reinforced Plastic
Substance: USED OIL/WASTE OIL
Compartment #: 1
Ecology Region: North Western

Facility ID: 3304
Install Date: 3/25/1993 0:00
Capacity: 10,000 TO 19,999 GALLONS
Status: OPERATIONAL
Tank Name: 6
Tank Material: FIBERGLASS REINFORCED PLASTIC
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Facility ID: 3304
Install Date: 3/25/1993 0:00
Capacity: 10,000 TO 19,999 GALLONS
Status: OPERATIONAL
Tank Name: 7
Tank Material: Fiberglass Reinforced Plastic
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

G27 SHELL #03455
SW 19930 44TH W.
1/4-1/2 LYNNWOOD, WA 98036
2501
Higher Site 4 of 4 in cluster G

WA ICR S104485190
N/A

WA ICR:
Date Ecology Received Report: 04/02/1998
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-07
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 10/04/1999
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-18
County Code: 31
Contact: Not reported
Report Title: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

SHELL #03455 (Continued)

EDR ID Number
EPA ID Number

Database(s)

S104485190

Date Ecology Received Report: 05/08/2000
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-25
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 12/06/1993
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 93-18
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 11/30/1994
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 93-42
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 03/31/1995
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 93-49
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: / /
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 92-39
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 11/06/1991

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

SHELL #03455 (Continued)

S104485190

Contaminants Found at Site: G
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 92-11
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 02/12/1992
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 92-20
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 05/07/1993
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 92-51
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 01/18/1994
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 93-18
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 05/20/1992
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 92-28
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 04/22/1997
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

SHELL #03455 (Continued)

S104485190

Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 94-51
County Code: 31
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 10/30/2000
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-30
County Code: 31
Contact: Not reported
Report Title: Monitoring - July 2000

Date Ecology Received Report: 03/29/2001
Contaminants Found at Site: Petroleum products
Media Contaminated: Groundwater, Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-35
County Code: 31
Contact: Not reported
Report Title: Monitoring - February 2001

28
NNE
1/2-1
2969
Higher

H & H DRY CLEANING
18700 33RD AVE W
LYNNWOOD, WA 98037

CSCSL S104918186
N/A

SHWS:

Facility ID: 51557358
Responsible Unit: NW
Latitude: 47 49 48
Longitude: 122 16 48

Ecology Site Status relative to the MTCA cleanup process:
Independent Remedial Action

Independent Site Status - those sites undergoing an independent cleanup:
Independent Site Assessment of Interim Remedial Action Report received

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):
Not reported

Affected Media: Ground Water

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)

Base/Neutral/Acid Organics: Not reported
Halogenated Organic Compounds: Confirmed above MTCA cleanup levels
Horizontal Collection Method: 1
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: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

H & H DRY CLEANING (Continued)

S104918186

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

Facility ID: 51557358

Responsible Unit: NW

Latitude: 47 49 48

Longitude: 122 16 48

Ecology Site Status relative to the MTCA cleanup process:

Independent Remedial Action

Independent Site Status - those sites undergoing an independent cleanup:

Independent Site Assessment of Interim Remedial Action Report received

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Not reported

Affected Media:

Soil

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)

Base/Neutral/Acid Organics: Not reported

Halogenated Organic Compounds: Confirmed above MTCA cleanup levels

Horizontal Collection Method: 1

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: Not reported

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

29
ENE
1/2-1
3082
Higher

**EDMONDS SCH DIST 15 TRANSP CTR
2933 ALDERWOOD MALL BLVD
LYNNWOOD, WA 98036**

**CSCSL S100562886
N/A**

SHWS:

Facility ID: 2814

Responsible Unit: NW

Latitude: 47 49 29

Longitude: 122 16 31

Ecology Site Status relative to the MTCA cleanup process:

Independent Remedial Action

Independent Site Status - those sites undergoing an independent cleanup:

Independent Site Assessment of Interim Remedial Action Report received

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

EDMONDS SCH DIST 15 TRANSP CTR (Continued)

S100562886

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Not reported

Affected Media:

Ground Water

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

Base/Neutral/Acid Organics:

Not reported

Halogenated Organic Compounds:

Not reported

Horizontal Collection Method:

18

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:

Suspected to be present

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

Facility ID: 2814

Responsible Unit: NW

Latitude: 47 49 29

Longitude: 122 16 31

Ecology Site Status relative to the MTCA cleanup process:

Independent Remedial Action

Independent Site Status - those sites undergoing an independent cleanup:

Independent Site Assessment of Interim Remedial Action Report received

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Not reported

Affected Media:

Surface Water

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

Base/Neutral/Acid Organics:

Not reported

Halogenated Organic Compounds:

Not reported

Horizontal Collection Method:

18

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:

Suspected to be present

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

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

EDMONDS SCH DIST 15 TRANSP CTR (Continued)

S100562886

Facility ID: 2814
Responsible Unit: NW
Latitude: 47 49 29
Longitude: 122 16 31
Ecology Site Status relative to the MTCA cleanup process:
Independent Remedial Action
Independent Site Status - those sites undergoing an independent cleanup:
Independent Site Assessment of Interim Remedial Action Report received
WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):
Not reported
Affected Media: Soil
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)
Base/Neutral/Acid Organics: Not reported
Halogenated Organic Compounds: Not reported
Horizontal Collection Method: 18
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: Suspected to be present
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

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
BRIER	S103084103	COUNTRYSIDE DEVELOPMENT	32RD PL SW / 214TH ST SW& POPLAR WY	98036	CSCSL	2855
LYNNWOOD	U003402731	LYNNWOOD, CITY OF @ I-5 & 196TH ST	I-5 & 196TH ST	98036	UST, LUST	479574
LYNNWOOD	S104280629	CITY OF LYNNWOOD	I-5 / 196TH	98036	WA ICR	
LYNNWOOD	1001491274	WA DOT BRG 405 112 E & W	MP 30.2 SR 405 SWAMP CREEK	98036	RCRIS-SQG, FINDS	
LYNNWOOD	S103850517	COUNTRYSIDE DEVELOPMENT	32ND PL W. / 214TH SW & POPLAR WAY	98036	WA ICR	
LYNNWOOD	S104485898	H & H DRY CLEANING	33RD AVE. W. AND 184TH ST. SW	98036	WA ICR	
LYNNWOOD	S104280686	BP #03150/GULL #89	17523 ROUTE 99	98037	WA ICR	
LYNNWOOD	S104546838	UNKNOWN WADOT	14019 SR 99	98037	LUST	518859
LYNNWOOD	S104586227	WDOT (FORMER GAS STATION)	14019 SR 99	98037	WA ICR	
LYNNWOOD	S104918177	BUZZ INN STEAK HOUSE	18601 HWY 99	98037	CSCSL	75555245
LYNNWOOD	S105063545	EZ MINI MART & SHELL/ARCO/BAR	17426 HWY 99	98037	WA ICR	
LYNNWOOD	S103503146	SEATTLE HEIGHTS SHOPPING CENTER	23305 HWY 99 N.	98036	WA ICR	
LYNNWOOD	S104584268	KENNELLY KEYS	20505 HWY 99	98036	HAZNET	423647
LYNNWOOD	U003732814	SEATTLE HEIGHTS SHOPPING CENTER	23305 HIGHWAY 99 NORTH	98036	UST	564383
LYNNWOOD	U003765740	COSTCO BUSINESS CENTER #115	19105 HWY 99	98036	UST	200457
LYNNWOOD	U003795292	UNOCAL STATION	20713 HWY 99	98036	UST	
LYNNWOOD	1000199613	PICNIC POINT DRUMS	ALDERWOOD TREATMENT PLANT	98036	RCRIS-SQG, FINDS	435547
LYNNWOOD	U003294890	JC PENNEY	700 ALDERWOOD MALL BLVD	98036	UST, LUST	46195557
LYNNWOOD	1001819408	BLACK TIE FORMAL WEAR LYNNWOOD	18027 F HWY 99	98037	CSCSL, WA ICR	
LYNNWOOD	S104586275	ALDERWOOD MALL BLVD. CONNECTORWICKER'S HOUSE	I-5/196TH ST.	98036	WA ICR	
LYNNWOOD	S100080116	O'BRIEN TRUCKING	MUKILTEO SPDWY / BEVERLY EDMONDS	98037	CSCSL	2741
LYNNWOOD	S103504446	EXXON - HUMBLE OLD GAS STATION	3331 POPLAR WAY	98037	WA ICR	
LYNNWOOD	S103506806	EXXON	3331 POPLAR WAY	98037	WA ICR	
LYNNWOOD	U003795291	LYNNWOOD SEWER LIFT STA # 10	4559 204TH ST	98036	UST	200451
LYNNWOOD	S103507913	JONES RESIDENCE	12629 238TH ST.	98036	WA ICR	
LYNNWOOD	S103508140	LYNNWOOD SEWER LIFT STATION #10	4559 204TH ST.	98036	WA ICR	
LYNNWOOD	U000920163	PHILLIPS 66 COMPANY SS#071866	196 ST SW 40TH	98036	UST	2812
LYNNWOOD	S104486419	DONNELL'S CONSTRUCTION SUPPLY CO., INC.	7010 196TH SW	98036	WA ICR	
LYNNWOOD	S104584284	KENNELLY KEYS MUSIC	20505 HIGHWAY 99	98036	HAZNET	WAC990315058

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC).

Date of Government Version: 07/26/01

Date Made Active at EDR: 08/28/01

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/06/01

Elapsed ASTM days: 22

Date of Last EDR Contact: 08/06/01

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 07/26/01

Date Made Active at EDR: 08/28/01

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/06/01

Elapsed ASTM days: 22

Date of Last EDR Contact: 08/06/01

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/12/01

Date Made Active at EDR: 10/16/01

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/24/01

Elapsed ASTM days: 22

Date of Last EDR Contact: 09/24/01

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 07/12/01

Date Made Active at EDR: 10/16/01

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/24/01

Elapsed ASTM days: 22

Date of Last EDR Contact: 09/24/01

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/20/01
Date Made Active at EDR: 10/30/01
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 09/24/01
Elapsed ASTM days: 36
Date of Last EDR Contact: 09/11/01

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS
Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS 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).

Date of Government Version: 06/21/00
Date Made Active at EDR: 07/31/00
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 07/10/00
Elapsed ASTM days: 21
Date of Last EDR Contact: 07/02/01

ERNS: Emergency Response Notification System

Source: EPA/NTIS
Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 08/08/00
Date Made Active at EDR: 09/06/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 08/11/00
Elapsed ASTM days: 26
Date of Last EDR Contact: 08/10/01

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS
Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/99
Database Release Frequency: Biennially

Date of Last EDR Contact: 09/18/01
Date of Next Scheduled EDR Contact: 12/17/01

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices
Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: NTIS
Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 09/30/00
Database Release Frequency: Annually

Date of Last EDR Contact: 10/09/01
Date of Next Scheduled EDR Contact: 01/07/02

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/26/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/06/01
Date of Next Scheduled EDR Contact: 11/05/01

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/13/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/08/01
Date of Next Scheduled EDR Contact: 01/07/02

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4526

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 05/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 07/23/01
Date of Next Scheduled EDR Contact: 10/22/01

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 05/29/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/08/01
Date of Next Scheduled EDR Contact: 01/07/02

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 08/24/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/01/01
Date of Next Scheduled EDR Contact: 12/31/01

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 08/21/01
Date of Next Scheduled EDR Contact: 11/19/01

PADS: PCB Activity Database System

Source: EPA
Telephone: 202-260-3936

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/30/01
Database Release Frequency: Annually

Date of Last EDR Contact: 08/13/01
Date of Next Scheduled EDR Contact: 11/12/01

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/13/01

Date of Next Scheduled EDR Contact: 12/10/01

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/99

Database Release Frequency: Annually

Date of Last EDR Contact: 09/24/01

Date of Next Scheduled EDR Contact: 12/24/01

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-1444

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98

Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 09/12/01

Date of Next Scheduled EDR Contact: 12/10/01

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/19/01

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/25/01

Date of Next Scheduled EDR Contact: 12/24/01

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA

Telephone: 202-564-2501

Date of Government Version: 07/19/01

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/25/01

Date of Next Scheduled EDR Contact: 12/24/01

STATE OF WASHINGTON ASTM STANDARD RECORDS

CSCSL: Confirmed & Suspected Contaminated Sites List

Source: Department of Ecology

Telephone: 360-407-7200

State Hazardous Waste Sites. State hazardous waste site 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. Available information varies by state.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/30/01
Date Made Active at EDR: 07/11/01
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/11/01
Elapsed ASTM days: 30
Date of Last EDR Contact: 08/20/01

HSL: Hazardous Sites List

Source: Department of Ecology
Telephone: 360-407-7200

The Hazardous Sites List is a subset of the CSCSL Report. It includes sites which have been assessed and ranked using the Washington Ranking Method (WARM).

Date of Government Version: 08/28/01
Date Made Active at EDR: 10/03/01
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 09/10/01
Elapsed ASTM days: 23
Date of Last EDR Contact: 09/10/01

SWF/LF: Solid Waste Facility Database

Source: Department of Ecology
Telephone: 360-407-6132

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 09/01/00
Date Made Active at EDR: 12/22/00
Database Release Frequency: Annually

Date of Data Arrival at EDR: 11/30/00
Elapsed ASTM days: 22
Date of Last EDR Contact: 07/09/01

LUST: Leaking Underground Storage Tanks Site List

Source: Department of Ecology
Telephone: 360-407-7200

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 09/13/01
Date Made Active at EDR: 09/27/01
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/13/01
Elapsed ASTM days: 14
Date of Last EDR Contact: 09/06/01

UST: Underground Storage Tank Database

Source: Department of Ecology
Telephone: 360-407-7170

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 09/13/01
Date Made Active at EDR: 09/25/01
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/13/01
Elapsed ASTM days: 12
Date of Last EDR Contact: 09/06/01

STATE OF WASHINGTON ASTM SUPPLEMENTAL RECORDS

ICR: Independent Cleanup Reports

Source: Department of Ecology
Telephone: 360-407-7200

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

Date of Government Version: 08/31/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/21/01
Date of Next Scheduled EDR Contact: 11/19/01

CSCSL NFA: Confirmed & Contaminated Sites - No Further Action

Source: Department of Ecology
Telephone: 360-407-7170

The data set contains information about sites previously on the Confirmed and Suspected Contaminated Sites list that have received a No Further Action (NFA) determination. Because it is necessary to maintain historical records of sites that have been investigated and cleaned up, sites are not deleted from the database when cleanup activities are completed. Instead, a No Further Action code is entered based upon the type of NFA determination the site received.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/30/01
Database Release Frequency: N/A

Date of Last EDR Contact: 08/20/01
Date of Next Scheduled EDR Contact: 11/19/01

EMI: Washington Emissions Data System
Source: Department of Ecology
Telephone: 360-407-6040

Date of Government Version: 12/31/99
Database Release Frequency: Annually

Date of Last EDR Contact: 07/24/01
Date of Next Scheduled EDR Contact: 10/22/01

LOCAL RECORDS

KING COUNTY:

Abandoned Landfill Study in King County

Source: Seattle-King County Department of Public Health
Telephone: 206-296-4785

The King County Abandoned Landfill Survey was conducted from October through December 1984 by the Health Department's Environmental Health Division at the request of the King County Council. The primary objective of the survey was to determine if any public health problems existed at the predetermined 24 sites.

Date of Government Version: 04/30/85
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 10/21/94
Date of Next Scheduled EDR Contact: N/A

SEATTLE COUNTY:

Abandoned Landfill Study in the City of Seattle

Source: Seattle - King County Department of Public Health
Telephone: 206-296-4785

The Seattle Abandoned Landfill Survey was conducted in June and July of 1984 by the Health Department's Environmental Health Division at the request of the Mayor's Office. The primary objective of the survey was to determine if any public health problems existed at the predetermined 12 sites.

Date of Government Version: 07/30/84
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 10/21/94
Date of Next Scheduled EDR Contact: N/A

SEATTLE/KING COUNTY:

Seattle - King County Abandoned Landfill Toxicity / Hazard Assessment Project

Source: Department of Public Health
Telephone: 206-296-4785

This report presents the Seattle-King County Health Department's follow-up investigation of two city owned and four county owned abandoned landfills which was conducted from February to December 1986.

Date of Government Version: 12/31/86
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 08/14/95
Date of Next Scheduled EDR Contact: N/A

SNOHOMISH COUNTY:

Solid Waste Sites of Record at Snohomish Health District

Source: Snohomish Health District
Telephone: 206-339-5250

Date of Government Version: 01/08/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/24/01
Date of Next Scheduled EDR Contact: 10/22/01

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TACOMA/PIERCE COUNTY:

Closed Landfill Survey

Source: Tacoma-Pierce County Health Department

Telephone: 206-591-6500

Following numerous requests for information about closed dumpsites and landfills in Pierce County, the Tacoma-Pierce County Health Department decided to conduct a study on the matter. The aim of the study was to evaluate public health risks associated with the closed dumpsites and landfills, and to determine the need, if any, for further investigations of a more detailed nature. The sites represent all of the known dumpsites and landfills closed after 1950.

Date of Government Version: 04/15/93

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/11/95

Date of Next Scheduled EDR Contact: N/A

EDR PROPRIETARY DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

HISTORICAL AND OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 1999 from the U.S. Fish and Wildlife Service.

GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

ALDERWOOD VILLAGE
3707 196TH ST SW
LYNNWOOD, WA 98036

TARGET PROPERTY COORDINATES

Latitude (North):	47.822300 - 47° 49' 20.3"
Longitude (West):	122.284698 - 122° 17' 4.9"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	553542.7
UTM Y (Meters):	5296579.0

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2447122-G3 EDMONDS EAST, WA
Source: USGS 7.5 min quad index

GENERAL TOPOGRAPHIC GRADIENT AT TARGET PROPERTY

Target Property: General South

Source: General Topographic Gradient has been determined from the USGS 1 Degree 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.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County
SNOHOMISH, WA

FEMA Flood
Electronic Data
YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 5301670005C / CBPP

Additional Panels in search area: 5355340460C / CBPP
5355340467C / CBPP

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
EDMONDS EAST

NWI Electronic
Data Coverage
YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Site-Specific Hydrogeological Data*:

Search Radius: 2.0 miles
Location Relative to TP: 1 - 2 Miles East
Site Name: LYNNWOOD PLATING INC
Site EPA ID Number: WAD009488651
Groundwater Flow Direction: E, WITH A DISCHARGE TO SWAMP CREEK
Inferred Depth to Water: 1.5 feet to 3 feet
Hydraulic Connection: In places, the water table is seasonally perched from January to March. The site is underlain by approximately 190 feet of Vashon till. The Esperance sand aquifer underlies the Vashon till.
Sole Source Aquifer: A sole source aquifer is not present at or near the site
Data Quality: Information is inferred in the CERCLIS investigation report(s)

AQUIFLOW®

Search Radius: 2.000 Miles.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
1	1/4 - 1/2 Mile WSW	SSW
2	1/4 - 1/2 Mile West	Not Reported
A3	1/4 - 1/2 Mile SW	NNW
A4	1/4 - 1/2 Mile SW	Not Reported
6	1/2 - 1 Mile West	S
7	1/2 - 1 Mile East	NE
8	1/2 - 1 Mile SW	NE
9	1 - 2 Miles WNW	WSW
B10	1 - 2 Miles NNW	Not Reported
B11	1 - 2 Miles NNW	Not Reported
12	1 - 2 Miles West	NE
13	1 - 2 Miles SE	Not Reported
14	1 - 2 Miles SW	Not Reported
15	1 - 2 Miles West	SSW
C16	1 - 2 Miles North	E
C17	1 - 2 Miles North	Not Reported

For additional site information, refer to Physical Setting Source Map Findings.

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

ROCK STRATIGRAPHIC UNIT

GEOLOGIC AGE IDENTIFICATION

Era: Cenozoic
 System: Quaternary
 Series: Quaternary
 Code: Q (decoded above as Era, System & Series)

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: ALDERWOOD

Soil Surface Texture: gravelly - sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained. Soils have a layer of low hydraulic conductivity, wet state high in the profile. Depth to water table is 3 to 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	gravelly - sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COURSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 6.00 Min: 2.00	Max: 6.50 Min: 5.10
2	7 inches	35 inches	very gravelly - loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COURSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 6.00 Min: 2.00	Max: 6.50 Min: 5.10

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
3	35 inches	39 inches	cemented	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: silt loam
very gravelly - sandy loam

Surficial Soil Types: silt loam
very gravelly - sandy loam

Shallow Soil Types: silt loam

Deeper Soil Types: very gravelly - coarse sand
stratified
very gravelly - sand
very gravelly - loamy sand

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID

WELL ID

LOCATION
FROM TP

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
<u>5</u>	<u>474944122171901</u>	<u>1/2 - 1 Mile NNW</u>

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

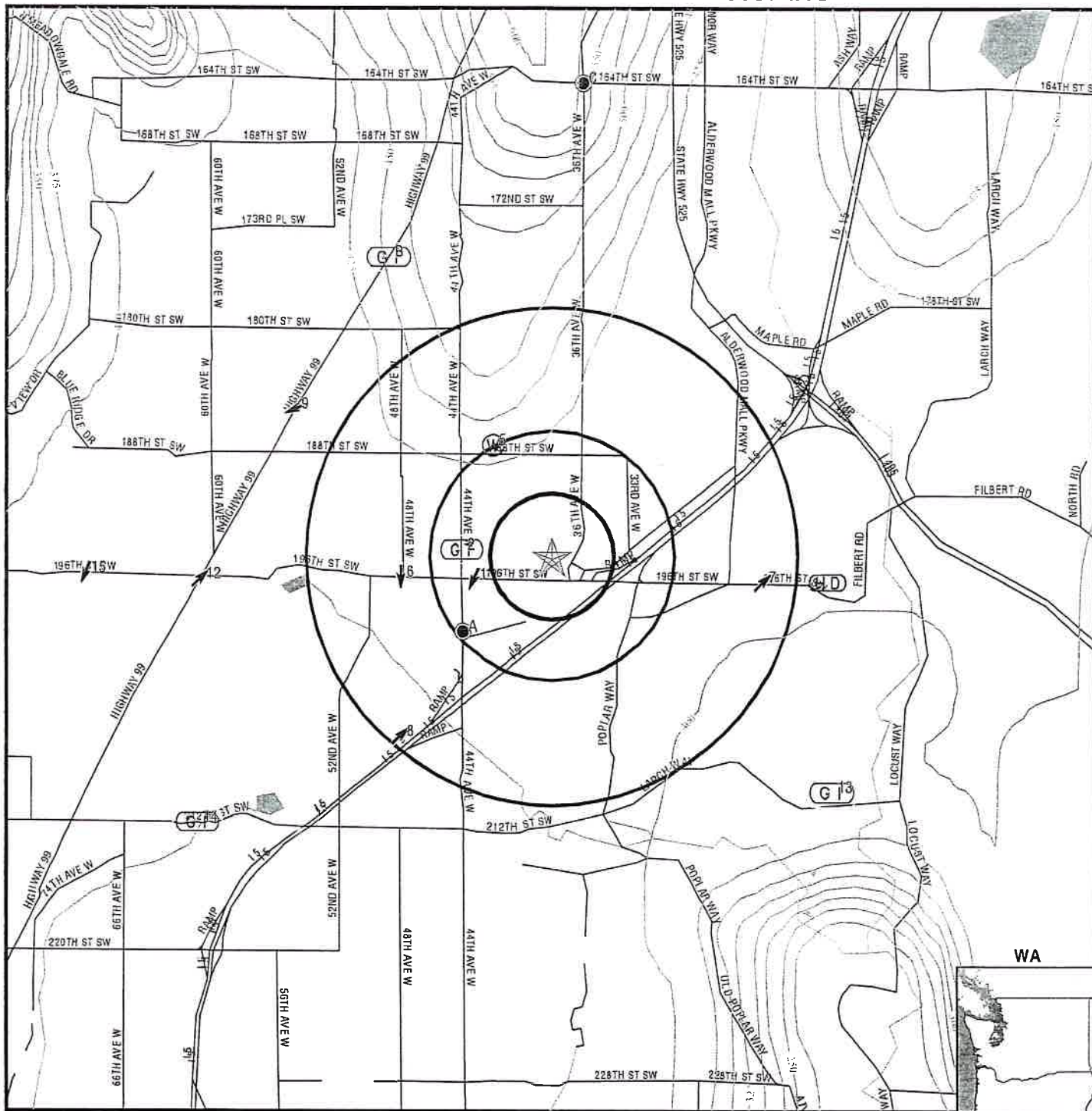
MAP ID	WELL ID	LOCATION FROM TP
<u>No PWS System Found</u>	<u></u>	<u></u>

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
<u>No Wells Found</u>	<u></u>	<u></u>

PHYSICAL SETTING SOURCE MAP - 700372.1s



- Major Roads
- Contour Lines
- Water Wells
- Public Water Supply Wells
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Cluster of Multiple Icons

- Earthquake epicenter, Richter 5 or greater
- Closest Hydrogeological Data

TARGET PROPERTY: Alderwood Village
 ADDRESS: 3707 196th St SW
 CITY/STATE/ZIP: Lynnwood WA 98036
 LAT/LONG: 47.8223 / 122.2847

CUSTOMER: Zipper Zeman Associates, Inc
 CONTACT: Fred Becker
 INQUIRY #: 700372.1s
 DATE: November 06, 2001 1:41 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1 WSW 1/4 - 1/2 Mile Higher	Site ID: 2004 Groundwater Flow: SSW Shallowest Water Table Depth: Not Reported Deepest Water Table Depth: Not Reported Average Water Table Depth: 10-15 Date: 12/03/1990	AQUIFLOW 41866
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2 West 1/4 - 1/2 Mile Higher	Site ID: 1779 Groundwater Flow: Not Reported Shallowest Water Table Depth: 10 Deepest Water Table Depth: 12 Average Water Table Depth: Not Reported Date: 10/17/1997	AQUIFLOW 41737
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A3 SW 1/4 - 1/2 Mile Higher	Site ID: 301372 Groundwater Flow: NNW Shallowest Water Table Depth: 1.71 Deepest Water Table Depth: 9.45 Average Water Table Depth: Not Reported Date: 07/17/1998	AQUIFLOW 42055
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A4 SW 1/4 - 1/2 Mile Higher	Site ID: 1655 Groundwater Flow: Not Reported Shallowest Water Table Depth: 3.6 Deepest Water Table Depth: 10.8 Average Water Table Depth: Not Reported Date: 05/08/1997	AQUIFLOW 42116
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5 NNW 1/2 - 1 Mile Higher		FED USGS 474944122171901
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BASIC WELL DATA

Site Type:	Single well, other than collector or Ranney type		
Year Constructed:	Not Reported	County:	Not Reported
Altitude:	500.00 ft.	State:	Not Reported
Well Depth:	309.00 ft.	Topographic Setting:	Not Reported
Depth to Water Table:	279.57 ft.	Prim. Use of Site:	Withdrawal of water
Date Measured:	11091951	Prim. Use of Water:	Domestic

6 West 1/2 - 1 Mile Higher	Site ID: 1230 Groundwater Flow: S Shallowest Water Table Depth: 12.1 Deepest Water Table Depth: 17.3 Average Water Table Depth: Not Reported Date: 03/08/1994	AQUIFLOW 42099
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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

7 East 1/2 - 1 Mile Higher	Site ID: Groundwater Flow: Shallowest Water Table Depth: Deepest Water Table Depth: Average Water Table Depth: Date:	2364 NE 36 42 Not Reported 05/30/1992	AQUIFLOW	41731
<hr/>				
8 SW 1/2 - 1 Mile Higher	Site ID: Groundwater Flow: Shallowest Water Table Depth: Deepest Water Table Depth: Average Water Table Depth: Date:	2157 NE Not Reported Not Reported 20 03/1997	AQUIFLOW	41942
<hr/>				
9 WNW 1 - 2 Miles Higher	Site ID: Groundwater Flow: Shallowest Water Table Depth: Deepest Water Table Depth: Average Water Table Depth: Date:	2207 WSW Not Reported Not Reported 8 11/26/1991	AQUIFLOW	41939
<hr/>				
B10 NNW 1 - 2 Miles Higher	Site ID: Groundwater Flow: Shallowest Water Table Depth: Deepest Water Table Depth: Average Water Table Depth: Date:	4581 Not Reported Not Reported Not Reported 3 05/02/1994	AQUIFLOW	42014
<hr/>				
B11 NNW 1 - 2 Miles Higher	Site ID: Groundwater Flow: Shallowest Water Table Depth: Deepest Water Table Depth: Average Water Table Depth: Date:	427450 Not Reported Not Reported Not Reported 7.25 10/16/1998	AQUIFLOW	41994
<hr/>				
12 West 1 - 2 Miles Higher	Site ID: Groundwater Flow: Shallowest Water Table Depth: Deepest Water Table Depth: Average Water Table Depth: Date:	1802 NE 8.50 33.90 Not Reported 09/01/1993	AQUIFLOW	60969
<hr/>				
13 SE 1 - 2 Miles Higher	Site ID: Groundwater Flow: Shallowest Water Table Depth: Deepest Water Table Depth: Average Water Table Depth: Date:	4107 Not Reported Not Reported Not Reported 5.5 10/30/1995	AQUIFLOW	41888

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

14 SW 1 - 2 Miles Higher	Site ID: Not Reported Groundwater Flow: Not Reported Shallowest Water Table Depth: Not Reported Deepest Water Table Depth: Not Reported Average Water Table Depth: 9 Date: 02/19/1991	AQUIFLOW 60965
<hr/>		
15 West 1 - 2 Miles Higher	Site ID: 2356 Groundwater Flow: SSW Shallowest Water Table Depth: 6.8 Deepest Water Table Depth: 8.5 Average Water Table Depth: Not Reported Date: 09/25/1991	AQUIFLOW 42108
<hr/>		
C16 North 1 - 2 Miles Higher	Site ID: 1696 Groundwater Flow: E Shallowest Water Table Depth: 1.2 Deepest Water Table Depth: 5.7 Average Water Table Depth: Not Reported Date: 05/05/1992	AQUIFLOW 41769
<hr/>		
C17 North 1 - 2 Miles Higher	Site ID: 3880008450 Groundwater Flow: Not Reported Shallowest Water Table Depth: Not Reported Deepest Water Table Depth: Not Reported Average Water Table Depth: 51 Date: 01/19/1996	AQUIFLOW 60966

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for SNOHOMISH County: 3

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level ≥ 2 pCi/L and ≤ 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Zip Code: 98036

Number of sites tested: 2

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	-0.050 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.000 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 1999 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

Water Wells

Source: Department of Transportation

Telephone: 360-705-7444

Group A well location points in Washington State.

Kitsap County Water Wells in Washington

Source: Public Utility District No. 1 of Kitsap County

Telephone: 206-779-7656

RADON

Area Radon Information: The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones: Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration



"Linking Technology with Tradition"

Sanborn® Map Report

Ship to: Fred Becker

Zipper Zeman Associates, Inc

18905 33rd Ave West

Lynnwood, WA 98036

Order Date: 11/6/2001

Completion Date: 11/07/2001

Inquiry #: 700372.2S

P.O. #: NA

Site Name: Alderwood Village

Address: 3707 196th St SW

City/State: Lynnwood, WA 98036

1019351CUR

425-771-3304

Cross Streets:

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client-supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

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