



King County

Water and Land Resources Division

Department of Natural Resources and Parks

King Street Center

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June 4, 2018

TO: Linda Holecek, Acquisition Supervisor, Water and Land Resources Division

FM: Robert B. Jackson, Title and Escrow Officer, Open Space Acquisitions

RE: Environmental Site Assessment, Bear Creek, Parcel: Little Bit Therapeutic Riding Center

OVERVIEW

The purpose of this Environmental Site Assessment is to determine the possibility of the presence of environmentally hazardous substances on this parcel of land. A thorough Level I review has been conducted and there are no indications of hazardous substances having been used, processed, dumped or stored on the parcel, except as indicated below.

SCOPE OF WORK

The elements of the scope of this work are to:

- Research site ownership, land usage and regulatory history;
- Perform visual site inspection of the property;
- Assess environmental concerns on adjacent and nearby properties;
- Evaluate environmental concerns and prepare report.

To accomplish these goals, I performed the following tasks:

1. A visual reconnaissance, completed on May 2, 2018
2. A review of a report issued by Environmental Data Resources, Inc. (the "EDR Report") covering environmental threats disclosed by a search of the following databases:
 - National Priorities List (U.S. Environmental Protection Agency)
 - Proposed National Priority List Sites (U.S. EPA)
 - National Priority List Deletions (U.S. EPA)
 - Federal Superfund Liens (U.S. EPA)
 - Comprehensive Environmental Response, Compensation and Liability Information System (U.S. EPA)
 - No Further Remedial Action Planned Sites (U.S. EPA)

- Resource Conservation and Recovery Information System - Corrective Action Sites List (U.S. EPA)
- Resource Conservation and Recovery Information System - Treatment, Storage and Disposal Corrective Actions (U.S. EPA)
- Resource Conservation and Recovery Information System - Treatment, Storage and Disposal Systems (U.S. EPA)
- Resource Conservation and Recovery Information System - Large Quantity Generators (U.S. EPA)
- Resource Conservation and Recovery Information System - Small Quantity Generators (U.S. EPA)
- Resource Conservation and Recovery Information System – Notifiers (U.S. EPA)
- Emergency Response Notification System (U.S. EPA)
- Hazardous Materials Information Reporting System (U.S. EPA)
- United State Engineering Controls (U.S. EPA)
- Institutional Control Site List (WA DOE)
- Department of Defense Sites (U.S. Geological Survey (“USGS”))
- Formerly Used Defense Sites (U.S. Army Corps of Engineers)
- US Brownfields Sites (U.S. EPA)
- Superfund Consent Decrees (U.S. EPA)
- Records of Decision (U.S. EPA)
- Uranium Mill Tailings Sites (Department of Energy)
- Open Dump Inventory (U.S. EPA)
- Toxic Chemical Release Inventory System (U.S. EPA)
- Toxic Substances Control Act (U.S. EPA)
- FIFRA/TSCA Tracking System (U.S. EPA)
- FIFRA/TSCA Tracking System Inspections (U.S. EPA)
- Section 7 Tracking Systems (U.S. EPA)
- DOT Incident and Accident Data (U.S. Department of Transportation)
- Land Use Control Information System (U.S. Department of the Navy)
- Integrated Compliance Information System (U.S. EPA)
- CERCLA Lien Information (U.S. EPA)
- Radiation Information Database (U.S. EPA)
- Clandestine Drug Labs (U.S. Drug Enforcement Administration)
- FIFRA/TSCA Tracking System Administrative Case Listing (U.S. EPA)
- FIFRA/TSCA Tracking System Inspection and Enforcement Case Listing (U.S. EPA)
- PCB Activity Database System (U.S. EPA)
- Material Licensing Tracking System (U.S. EPA)
- Mines Master Index File (U.S. Department of Labor, Mine Safety and Health Administration)
- Facilities Index System (U.S. EPA)
- RCRA Administrative Tracking System (U.S. EPA)
- Biennial Reporting System (U.S. EPA)
- Public Water System Data (U.S. EPA)
- State Coalition for Rededication of Drycleaners Listing (U.S. EPA)
- Confirmed and Suspected Contaminated Sites Report (Washington State Department of Ecology)
- Hazardous Sites List (WA DOE)

- Confirmed and Contaminated Sites, No Further Action List (WA DOE)
 - Solid Waste Facility List (WA DOE)
 - Solid Waste Tire Facilities (WA DOE)
 - Open Dumps on Indian Lands (EPA)
 - Leaking Underground Storage Tank list (WA DOE)
 - Underground Storage Tank list (WA DOE)
 - Aboveground Storage Tank Locations (WA DOE)
 - Hazardous Waste Manifest Data (WA DOE)
 - Reported Spills list (WA DOE)
 - DOE Institutional Control Site List (DOE)
 - Voluntary Cleanup Program Sites list (WADOE)
 - Independent Cleanup Reports (WA DOE)
 - Drycleaner List (WA DOE)
 - Washington Brownfields Sites Listing (WA DOE)
 - Clandestine Drug Lab Contaminated Site List (Department of Health)
 - Water Quality Permit System Data (WA DOE)
 - Washington Emissions Data System (DOE)
 - Historic List of Sites Contaminated by Clandestine Drug Labs (WA Department of Health)
 - Inactive Drycleaners (WA DOE)
 - Indian Reservations (USGS)
 - Indian Leaking Underground Storage Tank list (U.S. EPA, Region 10)
 - Indian Underground Storage Tank list (U.S. EPA, Region 10)
 - Public Water System Data (U.S. EPA)
 - Federal and Tribal Lands (USGS)
 - Manufactured Gas Plants (Environmental Data Resources, Inc.)
 - Historic Auto Stations (EDR)
 - Historic Dry Cleaners (EDR)
 - Abandoned Landfill Study, King County (Seattle-King County Department of Public Health, April 30, 1985)
 - Abandoned Landfill Study, Seattle (SKCDPH, 1984)
 - Abandoned Landfill Toxicity/Hazard Assessment Project, (SKCDPH, 1986)
3. A review of the Property History Report for the subject property prepared by Fidelity National Title Company, Number 611169665, dated , 2018.
 4. A review of aerial photographs of the area maintained by the King County Natural Resources Division for information pertaining to property ownership and land use history.
 5. A review of topographical contour maps to determine sources of potential contamination which could be carried onto the subject property by surface water or subsurface contaminant plumes.
 6. A review of the property appraisal prepared by S. Murry Brackett, MAI dated March 14, 2017.
 7. A review of King County Assessor's "expanded characteristics" records of upgradient houses to determine probable heating oil UST's.

PARCEL IDENTIFICATION AND LOCATION

The property is located at 18675 NE 106th Ave. Redmond. The property is carried by the King County Assessor under Tax Account No. 312606-9011-05.

SITE HISTORY - CHAIN OF TITLE AND RECORDS REVIEW

Recorded document guarantee – The current owners have been in title since 2008. Previous parties in possession were:, from to ; , from to. I am not aware of any connection between these parties and entities engaged in the generation, treatment, storage, transportation or disposal of hazardous materials.

Aerial photographs – I viewed digitized photos taken in 1936, 1998, 2000, 2002, 2005, 2007, 2009, 2012, 2013 and 2015. In the 1936 photo, the property appears to be in agricultural production, the premises appears to contain large tilled fields with improvements that appear to be a home and two large buildings. The 1998 shows a different structures comprised of two smaller structures and a large structure. There is an oval improvement in the southerly portion that appears to be in the configuration of a horse track. The easterly portion shows large open fields. The westerly area which is the part of the property being acquired is a natural area with a creek running through that area. There are no changes until 2012 when a new large structure appears and some smaller improvements that not replace the open fields that had shown in the earlier photos.

Environmental database report – The EDR Report discloses 1 site within one mile of the property.

1. Shell Station #11520, 11520 Avondale Road Northeast: The site is located 0.633 of a mile north of the subject property. Drainage is to the east into Bear Creek then past the property. A cleanup has been initiated regarding a leakage of petroleum products from an underground tank contaminating the soil and groundwater. The report contained groundwater monitoring information in the second quarter of 2002.

Expanded characteristics records - The TRW records, based on the assessor's expanded characteristics records reveals that there is one home adjacent to the property heated by oil. The presence of such tanks absent additional information such as listing on the DOE leaking underground tanks list, does not indicate an elevated risk of contamination of the property. Furthermore, because home heating oil is a heavy grade, it is less likely to be subject to entering into and migrating with the groundwater.

Topographical maps - I analyzed the surface drainage based on the U.S. Geological Survey topographical maps for the area. The map showing upgradient areas within one mile of the property in red is attached.

SITE INVESTIGATION

I performed a site inspection of the property on May 2, 2018, accompanied by Amanda Hubbard, King County Acquisition Agent and Project Manager and a King County Parks representative. Access to the property is by a private road easement from Avondale Road NE, a public road to the subject property. We met with the Facilities Manager, Wayne Miller at the property site which is a horse riding facility for therapeutic purposes for children with disabilities. King County will only be acquiring the portion of the property located in the westerly portion thereof. Wayne led us on a tour around that portion of the premises to be acquired. The acquisition

area contains a creek with a natural area on both sides thereof. Much of the area is a wetland with signs of an abundance of wildlife in the area. I found the entire acquisition area of the premises to be in excellent environmental condition and I have no environmental concerns of any kind.

CONCLUSION:

There appears to be no significant risk of the presence of hazardous materials on the property. I observed no unusual odors, stained soils or stressed vegetation on the property. I recommend the property be accepted in its current environmental condition.