



Former Allied Lock & Safe

417 & 425 West 2nd Avenue Spokane, Washington

Prepared For:

Washington Trust Bank 717 W. Sprague Avenue Spokane, Washington

PHASE I

Project Number: 2020-20098

ENVIRONMENTAL SITE ASSESSMENT

Report Date: October 6, 2020

Prepared By:

191 North, LLC 418 E. Lakeside Ave, Suite 214 Coeur d'Alene, Idaho 83814 P: 208-391-6923



October 7, 2020 Project No. 2020-20098

Washington Trust Bank 717 W. Sprague Avenue Spokane, Washington

E: demanuels@watrust.com

P: 509-353-2284

Subject: Phase I Environmental Site Assessment

Former Allied Lock & Safe 417 & 425 West 2nd Avenue Spokane, Washington

Dear Mr. Emanuels,

191 North, LLC (191 North) is pleased to provide the results of the Phase I Environmental Site Assessment (ESA) report for the above-referenced location (Site). This assessment was performed in general conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and with our proposal number PSA-2020-20098 dated September 10, 2020.

We appreciate the opportunity to perform these environmental services for you. Please contact us if you have questions regarding the report, or if we can provide any other services.

Sincerely,

191 North, LLC

Seth A. Brundige, P.G. (Idaho & Washington)

Operations Director

Self Asadge



EXECUTIVE SUMMARY

191 North, LLC (191 North) was retained by Washington Trust Bank to perform a Phase I Environmental Site Assessment (ESA), in general conformance with the scope and limitations of ASTM Practice E1527-13, for the property located at 417 & 425 West 2nd Avenue in Spokane, Washington, Spokane County parcels 35191.2902 and 35191.2901 (the "Site"). This report must be read in its entirety to fully understand the findings, conclusions and opinions of this report.

Property Description

The Site is currently developed with two multi-level buildings that have been joined to create one building. The western building has a second level parking garage with access ramp at western portion of building. The Site is located within a commercial area of Spokane. Please refer to the table below for further description of the Site:

Site Data

Location: 417 & 425 West 2nd Avenue in Spokane, Washington

Historical Addresses:

Current Site Use: Vacant Building

Land Acreage: ± 0.49

Gross Building Area (SF): 417 W. 2nd – 6,300 425 W. 2nd – 23,760

Date of Construction: 417 W. 2nd – 1913 425 W. 2nd – 1911 (dates per county assessor)

County Assessor's Parcel Number: Spokane County parcels 35191.2902 and 35191.2901

Site Assessment Personnel: Mr. Seth Brundige

Site Assessment Conducted On: September 24, 2020

According to available historical sources, the former Site tenants included (but not inclusive to) residences prior to 1910, City Market (1911-1920), Poultry Show (1916), Inland Creamery (1917), Leather Co. (1921), Home Kitchen Bakery (1923), Pope Market (1924), Piggly Wiglly (1924), Skookum Garage (1927-1929), Landry Garage (1936-1944), Neils Garage (1947); Golden Rule Brake (1956), C & W Garage (1956-1960), Spokane Safe and Lock (1966-1970); Allied Safe and Vault (1972-2019).

The adjacent surrounding properties consist of: NORTH- Parking lot, EAST- Parking lot, SOUTH- Used car sales lot, WEST- Condominiums.



Findings

A recognized environmental condition (REC) refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. De minimus conditions do not constitute a REC.

The following REC was identified during the course of this assessment:

- A permit dated February 23, 1954 was listed for a 1,000-gallon gasoline UST reported to be located under sidewalk, subject to fire department regulations. One the same permit card it is noted "Policy OLTS-286 Fireman's Indemnity Co. 4-15-54 expiring 9-11-56, on file in City Clerk's office...". It is not clarified if this permit is for the same UST noted by the fire department. The fire department provided one permit dated April 15, 1954 for one 550-gallon U.G. (underground) gasoline storage tank at 425 West 2nd Avenue.
- The permit for a UST constitutes a REC to the Site at this time. It is unknown if the UST remains present, and, 191 North is unable to rule out the potential for undocumented release to have negatively impacted the Site above regulatory standards.

A controlled recognized environmental condition (CREC) refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

• 191 North did not identify a CREC during the course of this assessment.

A historical recognized environmental condition (HREC) refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

• 191 North did not identify a HREC during the course of this assessment.

Other sources of potential environmental impact/concern were identified by 191 North. These potential sources do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

Due to the age of the Site building(s), there is a potential that ACM and/or LBP are present.



Conclusions, Opinions and Recommendations

191 North has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-13 of 417 & 425 West 2nd Avenue in Spokane, Washington, Spokane County parcels 35191.2902 and 35191.2901. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed a REC in connection to the Site in connection to the potential presence and undocumented condition of soils associated with a former UST permitted for 425 West 2nd Avenue. Additional investigation for the permitted UST is warranted at this time. We recommend performing a ground penetrating radar survey and limited soil sampling to aid in determination if the UST is present/absent and if the Site soils have been negatively impacted above Washington regulatory standards.

This assessment has not revealed evidence of CRECs, or HRECs in connection with the Site.

Other sources of potential environmental impact/concern were identified by 191 North. These potential sources do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

Due to the age of the Site building(s), there is a potential that ACM and/or LBP are present. A comprehensive Operations and Management Plan is recommended.



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1 INTRODUCTION

191 North, LLC (191 North) has performed this Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 417 & 425 West 2nd Avenue in Spokane, Washington, Spokane County parcels 35191.2902 and 35191.2901 (the "Site"). Any exceptions to, or deletions from, this scope of work are described in the body of this report.

1.1 Purpose

The purpose of this ESA was to assess the potential existence of petroleum products or hazardous materials on the Site or adjoining properties in general accordance with American Society for Testing and Materials (ASTM) E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E1527-13. This assessment included a Site and adjacent property reconnaissance, interviews with key personnel, a review of historical sources, a review of regulatory agency records, and a review of a regulatory database report provided by a third-party vendor. Local agencies, such as environmental health departments, fire departments and building departments were contacted in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the Site.

Additional non-ASTM E1527-13 services were not requested by the client.



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1.3 Limitations

The findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work noted above. These methodologies are a utilized as a good commercial and customary practice for conducting an ESA of a Site for the purpose of identifying recognized environmental conditions (RECs). Even with the proper application of these methodologies there may exist on the Site conditions that could not be identified within the scope of the assessment or which were not reasonably observable or identifiable from the Site reconnaissance and available information. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. The conclusions and findings of this report are strictly limited in time and scope to the date the information was obtained. The conclusions presented in the report are based solely on the services described therein. No other warranties are implied or expressed.

Some of the information provided in this report is based on or collected from personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those individuals contacted.

Indicators of/to the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the Site reconnaissance and may subsequently become observable (such as after Site renovation or development). The Site reconnaissance was conducted on September 24, 2020 to document the existing conditions of the Site.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the Site.



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1.4 User Reliance

This report is for the sole use, reliance and benefit of Washington Trust Bank (the Client). This report shall not be relied upon by or transferred to any other party without the express written authorization of 191 North and the Client. Third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written reliance agreement with 191 North granting such rights, no third parties shall have any rights of recourse or recovery whatsoever under any course of action against 191 North, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be held responsible to protect, indemnify and hold 191 North, the Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.



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1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Data Failure: A former owner or tenant was not available for an interview at the issuance of this report. This data failure is not expected to alter the findings of this report.
- Data Failure: City directories were not available in 5-year increments. This data failure is not expected to alter the findings of this report.
- Data Failure: At the issuance of this report, 191 North has not received all public records request responses. This data failure is not expected to alter the findings of this report.



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2 SITE DESCRIPTION / PHYSICAL SETTING

2.1 Site Location and Legal Description

The Site is located at 417 & 425 West 2nd Avenue in Spokane, Washington, Spokane County parcels 35191.2902 and 35191.2901

Legal: RAILROAD ADD L1-2 B31 and RAILROAD ADD L3 B31

The general location of the Site is depicted on the Site Vicinity Map (Figure A-1) in Appendix A: Site Diagram (Figure A-2). Site Photographs for the Site and adjacent properties are also located in Appendix A.

2.2 Current Property Use

The Site is currently developed with two multi-level buildings that have been joined to create one building. The western building has a second level parking garage with access ramp at western portion of building.

The Site was not identified in the regulatory database report provided by Environmental Data Resources Inc. (EDR) on September 14, 2020.

2.3 Current Use of Adjacent Properties

The Site is located within a commercial area of Spokane. The following land use(s) were observed on the adjoining properties of the Site.

| Location | Observed Use |
|----------|--|
| North | West 2 nd Avenue followed by Diamond Parking Lots |
| East | Diamond Parking Lot |
| South | Lithia used car sales lot |
| West | South Stevens Street followed by condominiums |



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2.4 Physical Setting Sources

| PHYSICAL SET | SOURCE | | | | |
|---|---|---|--|--|--|
| Topography (Refer to Appendix A for an excerpt of the Topographic Map) | | | | | |
| Site Elevation | Approximately 1,920-feet (MSL). | | | | |
| Surface Runoff / Topographic Gradient | North / North | USGS Topographic Map, Spokane NW Quadrangle, Washington | | | |
| Closest Surface Water / Direction | Spokane River, approximately 2,500-feet north of the Site. | Dated 2014. | | | |
| | Soil Characteristics | | | | |
| Soil Type / Name | Avonville | USDA Natural Resources | | | |
| Description | Fine gravelly to silt loam, moderate infiltration rates, well drained, moderately coarse textured. | Conservation Services Soil Survey Website 2020 | | | |
| | Geology/Hydrogeology | | | | |
| Formation | Glacial flood-channel deposits, predominantly gravel | Washington Department of Natural Resources, Geologic Map of the Spokane NW Quadrangle, Washington, Dated 2004 | | | |
| Description | Thick-bedded to massive mixture of boulders, cobbles, pebbles, granules, and sand; may contain beds and lenses of sand and silt. Poorly to moderately sorted, matrix and clast supported | | | | |
| Estimated Depth to First Occurrence of Ground water | Occurrence of Ground Approximately greater than 20-feet below ground surface at the Site. | | | | |
| *Hydrogeologic Gradient *Hydrogeologic Gradient *Without the benefit of on-Site groundwater monitoring wells surveyed to a datum, groundwater and flow direction beneath the Site cannot be directly ascertained. | | | | | |



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3 HISTORICAL INFORMATION

3.1 Aerial Photograph Review

Selected available aerial photographs of the Site and surrounding area from EDR and/or the United States Geologic Survey (USGS) were reviewed at approximately 10-15-year intervals. The following observations were noted to be visible on the Site and adjacent properties during the aerial photograph review. Historic aerial photographs of Site are included in Appendix B.

| Location | Observed / Apparent Use | |
|----------|---|--|
| Site | Appears to be present-day building (1938-2017) | |
| North | Road followed by: Three commercial style buildings (1938-1972); Appears to be parking lot and one small building (1977-2006); Appears to be parking lot (2009-2017) | |
| East | Appears to be a commercial style building (1938-1962); Appears to be a building at northern portion, parking at southern portion (1972-1982); Appears to be a parking lot (1991-2017) | |
| South | Appears to be a commercial style building (1938); Apparent commercial building at eastern portion, parking at western portion (1946-1962); Appears to be a parking lot (1972-2017) | |
| West | Road followed by: Two apparent commercial style buildings (1938-1972); Appears to be present-day building (1977-2017) | |



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3.2 City Directories

Historical city directories were obtained from Environmental Data Resources (EDR) for past names and businesses that were listed for the Site and adjacent properties. Published directories reviewed for the Site consisted of Polk's City Directories and EDR Digital Archive The listings are presented in approximately five-year intervals (if readily available) in the following table. The available directories are included in Appendix B.

| Location | Listing | | |
|----------|--|--|--|
| Site | 417-429 (odd) W. 2nd Avenue: C&W Garage (1964); Spokane Safe & Lock Co (1967); Microlite Corp of Washington boat manufacture, Allied Safe and Vault (1970); Allied Safe & Lock (1975-2017) | | |
| North | 418-430 (even) W. 2nd Avenue: First National Bank, McClintock Diamond Drill (1964); First National Bank (1967-1975); Vacant (1980); Not listed (1984-2005); 2 nd Avenue Healing Arts (2010-2014); Legal Protection Plans (2017) | | |
| East | 411-415 (odd) W. 2nd Avenue: Tavern (1964); Tavern, Nelsmor Apartments (1967-1980); Apartments (1984); Parking lot (1989); Not listed (1992-2017) | | |
| South | 217 S. Stevens: Not listed (1964-2017) | | |
| West | 501 W. 2 nd Avenue: Telephone Building (1964-2014); Recall, Spokane Tribal Indian, Telephone Pioneers of Americaeaster (2017) | | |



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3.3 Fire Insurance Maps

Sanborn Fire insurance maps available from EDR were reviewed. The maps were designed to assist fire insurance agents in determining the degree of hazard associated with a particular property and therefore show the size, shape and construction of dwellings, commercial buildings and factories. Copies of the Sanborn maps are included in Appendix B.

| Location | Diagrammed Use | | |
|----------|---|--|--|
| Site | Not depicted (1884-1888); One residence depicted (1889-1890); Three residences depicted (1891-1902); Vacant/northing depicted (1910): Vehicle garage with second level parking (noted for 175 car capacity), gas & oil service area depicted at northwestern portion, tire service and repair shop labels for 423-429 (odd) W. 2 nd Ave., Store and office for 417-421 (odd) W. 2 nd Ave. (1950-1955); Labeled as store, ramp to second floor garage, woodworking label at eastern portion (1980) | | |
| North | Road followed by: Not depicted (1884-1888); Three residences depicted (1889); Two stores and two residences depicted (1890); The Mentone boarding house and two residences depicted (1891-1902); Two stores and two residences (1910); Produce store, machine shop (1950); Gas and Oil, Auto Service, machine shop (1952-1955); Parking lot and one small vacant building (1980) | | |
| East | Not depicted (1884-1888); One residence depicted (1889) Boarding house, two stores, and a cabin (1890); Three stores with apartments above and a residence (1891-1902); Cider Works, Lodgings, and a residence (1910); Two stores (1950-1980) | | |
| South | Not depicted (1884-1888); No features depicted (1889); Church (1890 -1955); Parking lot (1980) | | |
| West | Road followed by: Residence (1884-1910); Pacific Telephone Office Building (1950-1980) | | |



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3.4 Topographic Maps

Historical topographic maps obtained from EDR and/or the USGS were reviewed for then Site and surrounding areas. The available historic topographic maps are included in Appendix B.

Spokane NW Quadrangle, Washington, published 1901, 1911, 1950, 1963, 1974, 1986
 (1:24,000)

| Location | Mapping | |
|--|--|--|
| Site Area shaded as urban developed land (1901-1986) | | |
| North | Road followed by area shaded as urban developed land (1901-1986) | |
| East | Area shaded as urban developed land (1901-1986) | |
| South | Area shaded as urban developed land (1901-1986) | |
| West Road followed by area shaded as urban developed land (1901-1986 | | |



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4 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

Washington Department of Ecology (WDOE)

The WDOE records were reviewed on September 28, 2020. WDOE does not have records of existing or past findings of petroleum or hazardous waste on the Site.

Building/Planning/Zoning Departments

The City of Spokane Building/Planning/Zoning Departments were contacted via public records request regarding environmental records for the Site. Records of environmental concern provided by the city consisted of a permit dated February 23, 1954 for a 1,000-gallon gasoline UST to be located under sidewalk, subject to fire department regulations. One the same permit card it is noted "Policy OLTS-286 Fireman's Indemnity Co. 4-15-54 expiring 9-11-56, on file in City Clerk's office...". It is not clarified if this permit is for the same UST noted in Fire Department section below.

Permits reviewed indicate the Site tenants to include City Market (1911-1920), Poultry Show (1916), Inland Creamery (1917), Leather Co. (1921), Home Kitchen Bakery (1923), Pope Market (1924), Piggly Wiglly (1924), Skookum Garage (1927-1929), Landry Garage (1936-1944), Neils Garage (1947); Golden Rule Brake (1956), C & W Garage (1956-1960), Spokane Safe and Lock (1966-1970); Allied Safe and Vault (1972)

The permit for a UST constitutes a REC to the Site at this time. It is unknown if the UST remains present, and, 191 North is unable to rule out the potential for undocumented release to have negatively impacted the Site above regulatory standards.

Health District

The Spokane Regional Health District was contacted via public records request regarding environmental records for the Site. Records of environmental concern were not provided by the health district

Fire Department

The Spokane Department was contacted via public records request regarding environmental records for the Site. The fire department provided one permit dated April



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15, 1954 for one 550-gallon U.G. (underground) gasoline storage tank at 425 West 2nd Avenue. No additional documents were provided at the time of this report.

4.2 Regulatory Records Review

Information from standard state/tribal and federal environmental record sources was provided through EDR. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released.

Government agency sources provide information that is publicly available, is obtainable and is in a form that yields information relevant to the Site. Information obtained from non-governmental sources may be considered current if the source updates the information at least every 90 days or within 90 days of the date the government agency makes the information available to the public. The EDR report contains the most current updates of databases as of the date the report was provided to 191 North on September 14, 2020.

This integrated database also contains enhanced address matching which allows records from one government source to be compared with other records from another source to clarify any address ambiguities. The information available provides assistance in identifying and managing risk. Reported regulatory locations accuracy is approximately +/-300 feet. Regulatory information from the following database sources regarding possible RECs, within the ASTM minimum search distance from the Site boundaries, was reviewed. Facilities are discussed below if determined likely that a potential REC has resulted at the Site from the listed facilities. The EDR Report is located in Appendix C.

| Database | Search Radius (mile) | Site | Adjacent Properties | Sites of Concern |
|---------------------------------|----------------------------|------|------------------------|---------------------|
| Federal NPL site list | 1.0 | N | N | N |
| Federal delisted NPL site list | 0.5 | N | N | N |
| Federal CERCLIS list | 0.5 | N | N | N |
| Federal CERCLIS NFRAP site list | 0.5 | N | N | N |



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| Database | Search Radius (mile) | Site | Adjacent Properties | Sites of Concern |
|---|-------------------------------|------|------------------------|---------------------|
| Federal RCRA CORRACTS facilities list | 1.0 | N | N | N |
| Federal CRCRA non-CORRACTS TSD facilities list | 0.5 | N | N | N |
| Federal RCRA generators list (RCRA-LQG / SQG / CESQG) | Site and adjoining properties | N | N | N |
| Federal institutional control/engineering control registries (IC/EC) | Site | N | N | N |
| Federal ERNS list. | Site | N | N | N |
| State/Tribal Equivalent NPL | 1.0 | N | N | N |
| State/Tribal Equivalent CERCLIS | 0.5 | N | N | N |
| State/Tribal landfill or solid waste disposal (SWF/LF) | 0.5 | N | N | N |
| State/Tribal leaking storage tank lists (LUST/LAST) | 0.5 | N | N | N |
| State/Tribal registered storage tank lists (UST/AST) | Site and adjoining properties | N | Y | N |
| State/Tribal institutional control/engineering control registries (IC/EC) | Site and adjoining properties | N | N | N |
| State/Tribal voluntary cleanup sites (VCP) | 0.5 | N | N | N |
| State/Tribal Brownfields site | 0.5 | N | N | N |



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4.2.1 Site Listings

The Site is not identified in the regulatory database report.

4.2.2 Adjacent Property Listings

The adjacent property to the west was identified in the regulatory database report, as discussed below:

• The property, identified as AT&T Corporation/Qwest Corporation/Riverside Company, is located at 501 West 2nd Avenue, and has RCRA NonGen/NLR, ALLSITES, FINDS, and UST listings. One UST (2,000-5,000 gallon) was listed present that was reported installed in 1951 and closed in place in 1996. Two additional 20,000-30,000 gallon heating oil tanks were reported installed in 1964 and 1974 and closed in place in 2009. There are no listings pertaining to any spills or releases of hazardous substances at this site. Based on regulatory status and redevelopment of this site, these listings are not expected to represent a significant environmental concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.

4.2.3 Sites of Concern Listings

Sites of concern were not identified in the regulatory database report.

The remaining facility listings were reviewed and do not appear to constitute REC(s) to the Site at this time based upon regulatory status, apparent hydrologic gradient, and/or relative distance from the Site.

4.2.4 Orphan Listings

The regulatory database report in Appendix C lists orphan Sites. These are Sites that are unmappable due to poor or inadequate address information. The orphan Sites were reviewed and did not appear to be the Site or adjoining properties. A copy of the regulatory database report is included in Appendix C of this report.



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5 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* was requested to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens or Activity and Use Limitations (AULs)
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the *User*
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness of Potential Environmental Conditions/Concerns
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. 191 North requested our Client to provide information to satisfy the User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13, 191 North requested the following site information from the Client (*User* of this report).



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5.1 Interviews

5.1.1 Interview with Current Owner

The owner of the Site, Terrill and Robin Hunt, were not available to be interviewed at the time of the assessment.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report *User*.

5.1.3 Interview with Key Site Manager

The Site is currently vacant and does not have an on-site manager.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators and occupants were not conducted since information regarding the potential for contamination at the Site was obtained from other sources.

5.1.5 Interview with Others

As the Site is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Environmental liens and AULs were not identified for the Site in records reviewed. In addition, 191 North was not informed by the Client (*User*) of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state or local law. 191 North was not contracted by the client to perform a title, environmental liens, or AUL search, and understands this is being conducted outside of this assessment.

5.2.2 Specialized Knowledge

The *User* did not have specialized knowledge of environmental conditions associated with the Site at the time of the assessment.



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5.2.3 Actual Knowledge of the User

The *User* did not have actual knowledge of any environmental lien or AULs encumbering the Site or in connection with the Site at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

The *User* did not have knowledge of valuation reductions associated with the Site at the time of the assessment.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The *User* did not provide information that is commonly known or reasonably ascertainable within the local community about the Site at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

Prior assessment reports of the Site were not provided by the client.

6 SITE RECONNAISSANCE

The weather at the time of the Site visit clear and mild. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for Site location and operations. The Site reconnaissance was performed by Mr. Seth Brundige on September 24, 2020, accompanied by Mr. Levi McCormick. Information contained in this section are based on the visual reconnaissance conducted while walking through the Site, and into the accessible areas of the structures located at the Site.

Environmental concerns were identified during the on-Site reconnaissance, Sections 6.1.11 and 6.1.22. Additionally, were identified in historic information review and discussed in Section 3 above.



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6.1 General Site Characteristics - Potential Environmental Hazards/Concerns

6.1.1 Solid Waste Disposal

Evidence of illegal dumping of solid waste was not observed.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the Site are directed into the municipal sanitary sewer system. The city of Spokane services the Site vicinity. Wastewater treatment facilities or septic systems were not observed or reported on the Site.

6.1.3 Surface Water Drainage

Site stormwater from roofs, landscaped areas, and paved areas is directed to the adjacent public right-of-way. The Site is connected to a municipal owned and maintained sewer system.

The Site does not appear to be a designated wetland area, based on information obtained from the United States Fish & Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. Surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons were not observed on the Site.

6.1.4 Source of Heating and Cooling

The building is heated/cooled via electric and/or natural gas units.

6.1.5 Wells and Cisterns

Evidence of wells or cisterns were not observed during the Site reconnaissance.

6.1.6 Wastewater

Domestic wastewater generated at the Site is disposed by means of the sanitary sewer system. Industrial processes were not observed performed at the Site.

6.1.7 Septic Systems

Septic systems were not observed or reported on the Site.



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6.1.8 Air Compressors

Air compressors were not observed at the Site.

6.1.9 Additional Site Observations

Evidence of spills or leaks of petroleum, or odors were not noted on or adjacent to the Site. In addition, listings were not identified pertaining to spill(s)/release incidents associated with the Site in the EDR regulatory database report.

6.1.10 Hazardous Substances and Petroleum Products Used or Stored at the Site

Hazardous substances or petroleum products were not observed on the Site during the Site reconnaissance.

6.1.11 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

Evidence of current ASTs or USTs were not observed during the Site reconnaissance. However, were two USTs were listed in the permit review discussed in Section 4.1 above.

6.1.12 Hydraulic Lifts/Elevators

Hydraulic lift units were not observed during the Site reconnaissance.

6.1.13 Evidence of Releases

Spills, stains or other indications that a surficial release has occurred at the Site were not observed.

6.1.14 Polychlorinated Biphenyls (PCBs)

Potential PCB-containing equipment (transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, etc.) were not observed on the Site during 191 North's reconnaissance.

6.1.15 Strong, Pungent or Noxious Odors

Strong, pungent or noxious odors were not evident during the Site reconnaissance.

6.1.16 Pools of Liquid

Pools of liquid were not observed on the Site during the site reconnaissance.



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6.1.17 Drains, Sumps, Clarifiers and Oil-Water Separators

Drains, sumps, clarifiers or oil-water separators were not observed on the Site during the Site reconnaissance other than floor drains that were reported to be connected to city sewer.

6.1.18 Pits, Ponds and Lagoons

Pits, ponds or lagoons were not observed on the Site.

6.1.19 Stressed Vegetation

Stressed vegetation was not observed on the Site.

6.1.20 Stockpiled/Fill Soil

Stockpiled/fill soil was not observed at the Site.

6.1.21 Additional Potential Environmental Hazards

Additional environmental hazards, including landfill activities or radiological hazards, were not observed.

6.1.22 Vapor Intrusion

Based on observations made during the Site reconnaissance, vapor intrusion cannot be ruled out due to the potential of UST(s) present with unknown condition/product present. This is an environmental concern to the Site at this time.



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6.2 Non-ASTM Services

Asbestos-Containing Materials (ACMs)

Asbestos is the common name for a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The Site building(s) were constructed prior to 1981. Therefore, it is likely ACM is present in the buildings. Prior to any disturbance of the construction materials within this facility, a comprehensive ACM survey is recommended. An Operations & Management Plan is recommended due to the potential of ACM presence.

Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources. The map divides the country into three Radon Zones, according to the table below:

| EPA Radon Average Predicted Radon Levels Zones | | Radon Potential |
|--|---------------------------|-----------------|
| Zone 1 | Levels exceed 4.0 pCi/L | Highest |
| Zone 2 | Between 2.0 and 4.0 pCi/L | Moderate |
| Zone 3 | Less than 2.0 pCi/L | Low |



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It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the Site in Zone 1. Based upon the radon zone classification, radon is considered to be an environmental concern if the Site will be utilized for residential development.

Mold

Molds are microscopic organisms found indoors and outdoors. Molds will grow and multiply under certain conditions.

Readily accessible, interior areas of the Site building were observed for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report. It should be noted that this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to access and assess all areas of potential mold growth that may be affected by mold growth on the Site. This section is intended to give the client an indication as to whether or not readily observable/notable (based on observed areas) mold growth is present at the Site.

Obvious indications of water damage or mold growth were not observed in during the Site reconnaissance.

Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm2 (or 5,000ug/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X", to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the



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disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

Based on the age of the Site building, there is increased potential that LBP is present.

Actual material samples would need to be collected in order to determine if LBP is present.

6.3 Adjacent Property Reconnaissance

The reconnaissance of the adjoining properties consisted of observing them from the Site premises, or publicly accessible areas. Items of environmental concern were not observed on the adjacent properties during the site assessment.



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7 FINDINGS AND CONCLUSIONS

7.1 Findings

A recognized environmental condition (REC) refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. *De minimus* conditions do not constitute a REC.

The following REC was identified during the course of this assessment:

- A permit dated February 23, 1954 was listed for a 1,000-gallon gasoline UST reported to be located under sidewalk, subject to fire department regulations. One the same permit card it is noted "Policy OLTS-286 Fireman's Indemnity Co. 4-15-54 expiring 9-11-56, on file in City Clerk's office...". It is not clarified if this permit is for the same UST noted by the fire department. The fire department provided one permit dated April 15, 1954 for one 550-gallon U.G. (underground) gasoline storage tank at 425 West 2nd Avenue.
- The permit for a UST constitutes a REC to the Site at this time. It is unknown if the UST remains present, and, 191 North is unable to rule out the potential for undocumented release to have negatively impacted the Site above regulatory standards.

A controlled recognized environmental condition (CREC) refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

• 191 North did not identify a CREC during the course of this assessment.

A historical recognized environmental condition (HREC) refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

• 191 North did not identify a HREC during the course of this assessment.



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Other sources of potential environmental impact/concern were identified by 191 North. These potential sources do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

 Due to the age of the Site building(s), there is a potential that ACM and/or LBP are present.

7.2 Conclusions, Opinions and Recommendations

191 North has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-13 of 417 & 425 West 2nd Avenue in Spokane, Washington, Spokane County parcels 35191.2902 and 35191.2901. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed a REC in connection to the Site in connection to the potential presence and undocumented condition of soils associated with a former UST permitted for 425 West 2nd Avenue. Additional investigation for the permitted UST is warranted at this time. We recommend performing a ground penetrating radar survey and limited soil sampling to aid in determination if the UST is present/absent and if the Site soils have been negatively impacted above Washington regulatory standards.

This assessment has not revealed evidence of CRECs, or HRECs in connection with the Site.

Other sources of potential environmental impact/concern were identified by 191 North. These potential sources do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

 Due to the age of the Site building(s), there is a potential that ACM and/or LBP are present. A comprehensive Operations and Management Plan is recommended.



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8 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

191 North has performed a Phase I Environmental Site Assessment of the property located at 417 & 425 West 2nd Avenue in Spokane, Washington, Spokane County parcels 35191.2902 and 35191.2901, in general conformance with the scope and limitations set forth and the limitations stated earlier in this report. Exceptions to or deletions from this methodology are discussed earlier in this report.

With the signature below, 191 North declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. 191 North has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the Site. 191 North has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:

Sell A. Brudge

Seth A. Brundige, P.G. (Idaho & Washington)

Environmental Professional, Operations Director



Project No.: 2020-20098

9 REFERENCES

9.1 Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13.

Environmental Data Resources (EDR), Aerial Photographs (1937-2017) *not inclusive

EDR City Directory Abstract, September 17, 2020

EDR, Radius Report, September 14, 2020

EDR, Sanborn Fire Insurance Maps (1884-1980) *not inclusive

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, 2020

United States Department of Agriculture, Natural Resources Conservation Service, accessed via internet, 2020

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, 2020

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, 2020

United States Geological Survey, accessed via the Internet, 2020

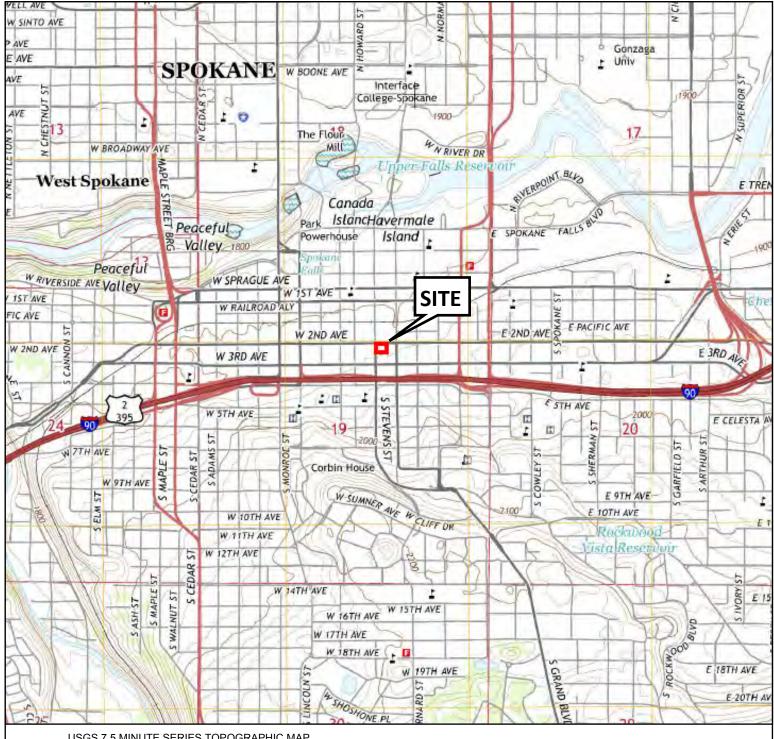
United States Geological Survey Topographic Maps, 1901, 1911, 1950, 1963, 1974, 1986, 2014, 7.5-minute series, accessed via internet, 2020



APPENDICES

APPENDIX A

Site Vicinity Map (Figure A-1) Site Diagram (Figure A-2)
Site Photographs



USGS 7.5 MINUTE SERIES TOPOGRAPHIC MAP <u>SPOKANE NW QUADRANGLE, WASHINGTON</u> 2014

DIAGRAM IS FOR GENERAL LOCATION ONLY



FIGURE A-1 — SITE VICINITY

FORMER ALLIED LOCK & SAFE 417 & 425 WEST 2ND AVENUE SPOKANE, WASHINGTON

PROJECT NUMBER: 2020-20098

WASHINGTON TRUST BANK





USGS

DIAGRAM IS FOR GENERAL LOCATION ONLY



FIGURE A-2 — SITE DIAGRAM

FORMER ALLIED LOCK & SAFE 417 & 425 WEST 2ND AVENUE SPOKANE, WASHINGTON

PROJECT NUMBER: 2020-20098

WASHINGTON TRUST BANK



Site Photographs

Date Taken: October 6, 2020 Project No.: 2020-20098



Photo #1 Looking north at a portion of the Site



Photo #2 Looking east at a portion of the Site



Photo #3 Looking south at a portion of the Site



Photo #4 Looking west at a portion of the Site



Photo #5 View of northwestern portion of building identified as gas & oil service area



Photo #6 View into main level of 425 W. 2nd



Site Photographs

Date Taken: October 6, 2020 Project No.: 2020-20098



Photo #7 View into second level of 425 W. 2nd – parking garage



Photo #8 View into southern portion of main level of 425 W. 2nd



Photo #9 View into area of 425 W. 2nd at southern portion under alley



Photo #10 View of a portion of old boiler system located in area of building under alley



Photo #11 View of a portion of potential asbestos containing materials (ACMs)



Photo #12 View into northern portion of 417 W. 2nd



Site Photographs

Date Taken: October 6, 2020 Project No.: 2020-20098



Photo #13 View into typical office area of 417 W. 2nd



Photo #15 Looking across W. 2nd Avenue toward a portion of northern adjoining property



Photo #17 Looking at a portion of southern adjoining property



Photo #14 View into portion of basement area of 417 W. 2nd



Photo #16 Looking at a portion of eastern adjoining property



Photo #18 View of a portion of a portion of western adjoining property





APPENDIX B

Historical Documentation
User Questionnaire

417 & 425 W. 2nd Avenue

425 W. 2nd Avenue Spokane, WA 99201

Inquiry Number: 6191035.8

September 14, 2020

The EDR Aerial Photo Decade Package



EDR Aerial Photo Decade Package

09/14/20

Site Name: Client Name:

417 & 425 W. 2nd Avenue 191 North, LLC

425 W. 2nd Avenue 418 E. Lakeside Avenue, Suite 214 Spokane, WA 99201 COEUR D ALENE, ID 83814 EDR Inquiry # 6191035.8 Contact: Seth Brundige



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

| <u>Year</u> | <u>Scale</u> | <u>Details</u> | Source |
|-------------|--------------|---------------------------------|-----------|
| 2017 | 1"=500' | Flight Year: 2017 | USDA/NAIP |
| 2013 | 1"=500' | Flight Year: 2013 | USDA/NAIP |
| 2009 | 1"=500' | Flight Year: 2009 | USDA/NAIP |
| 2006 | 1"=500' | Flight Year: 2006 | USDA/NAIP |
| 1991 | 1"=500' | Flight Date: July 06, 1991 | USGS |
| 1982 | 1"=500' | Flight Date: June 23, 1982 | USDA |
| 1977 | 1"=500' | Flight Date: July 15, 1977 | USDA |
| 1972 | 1"=500' | Flight Date: July 27, 1972 | USGS |
| 1962 | 1"=500' | Flight Date: August 14, 1962 | USGS |
| 1953 | 1"=500' | Flight Date: September 11, 1953 | USGS |
| 1946 | 1"=500' | Flight Date: December 10, 1946 | USGS |
| 1937 | 1"=500' | Flight Date: September 11, 1937 | USDA |

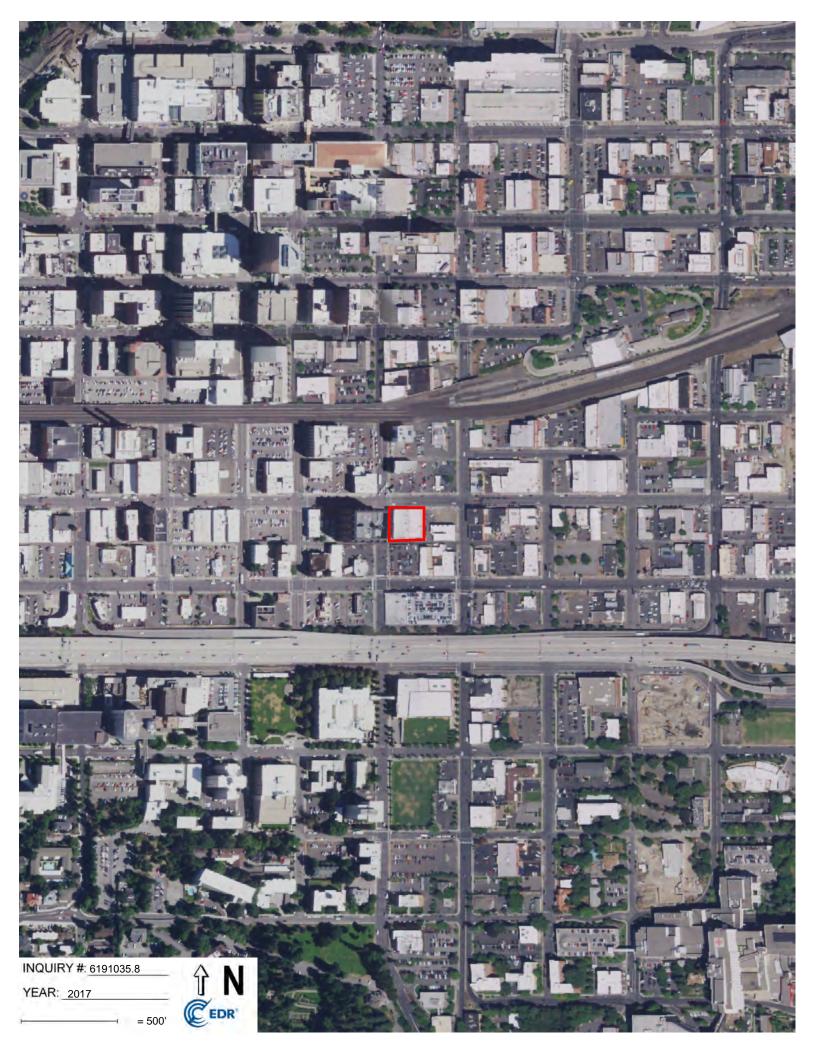
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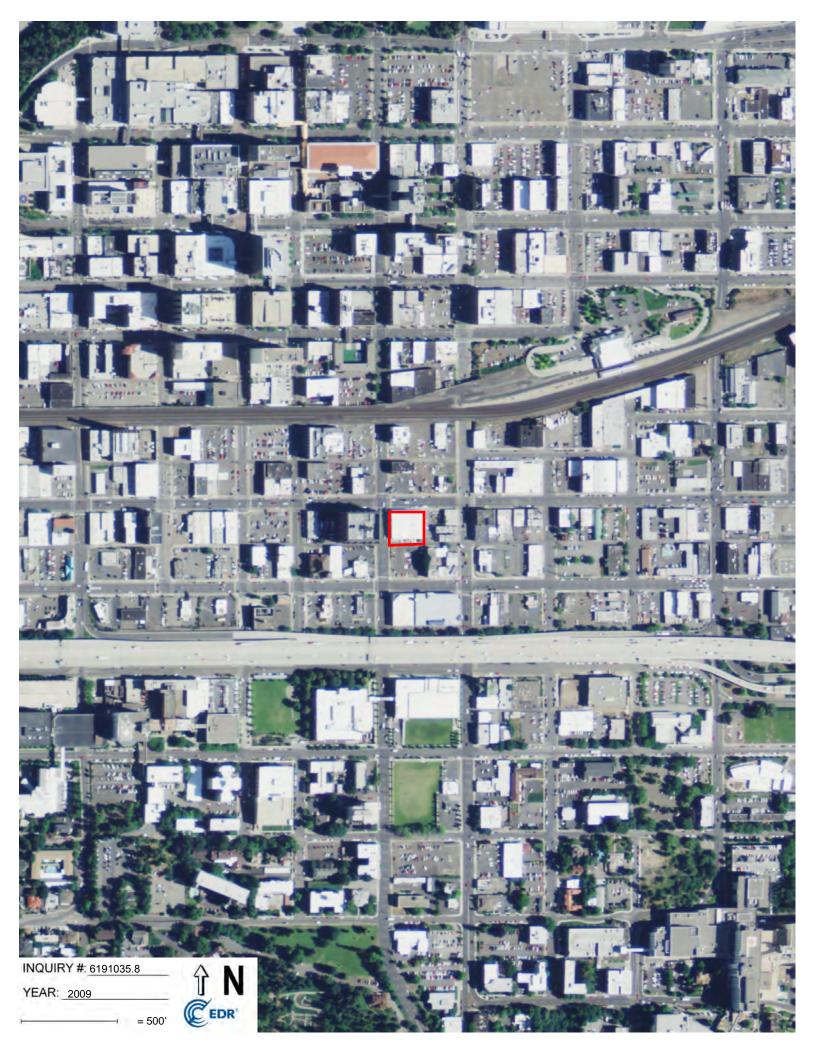
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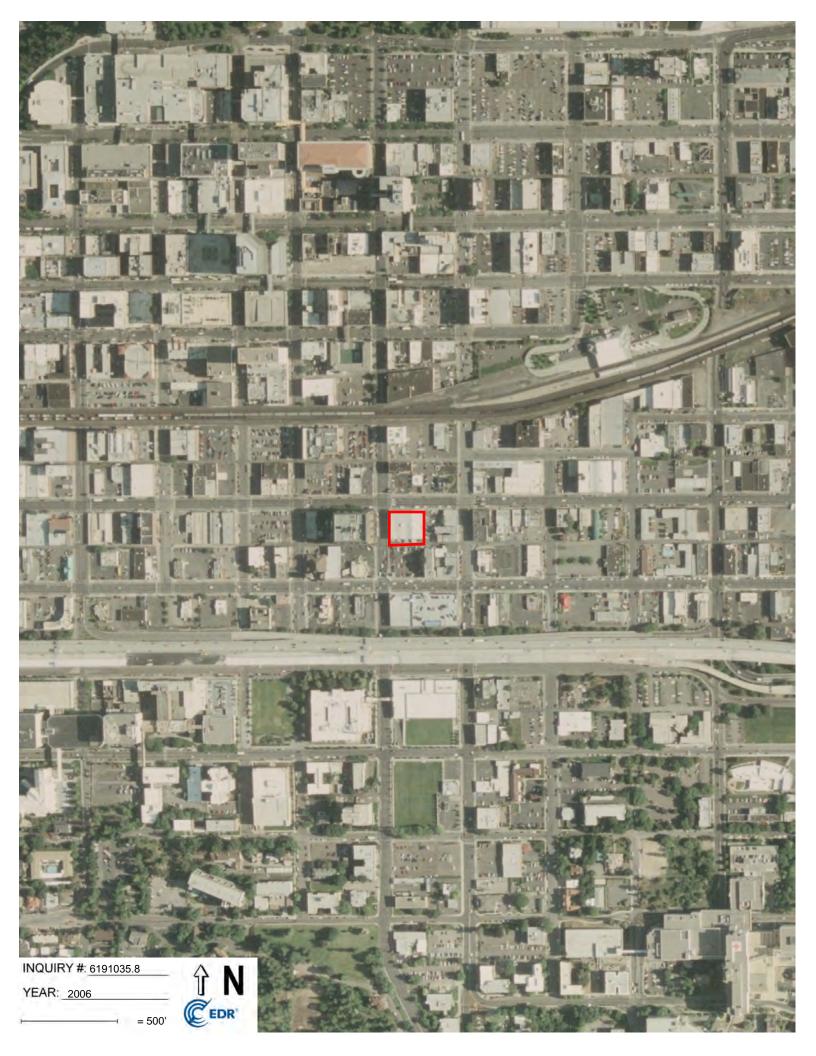
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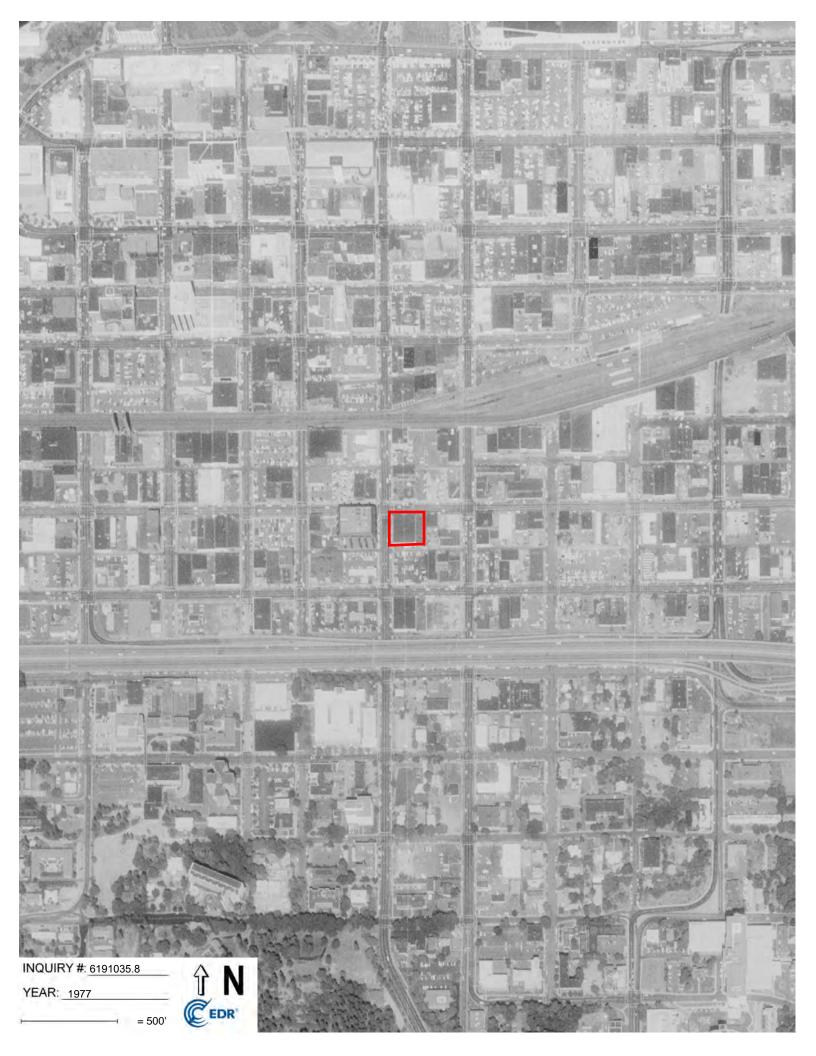


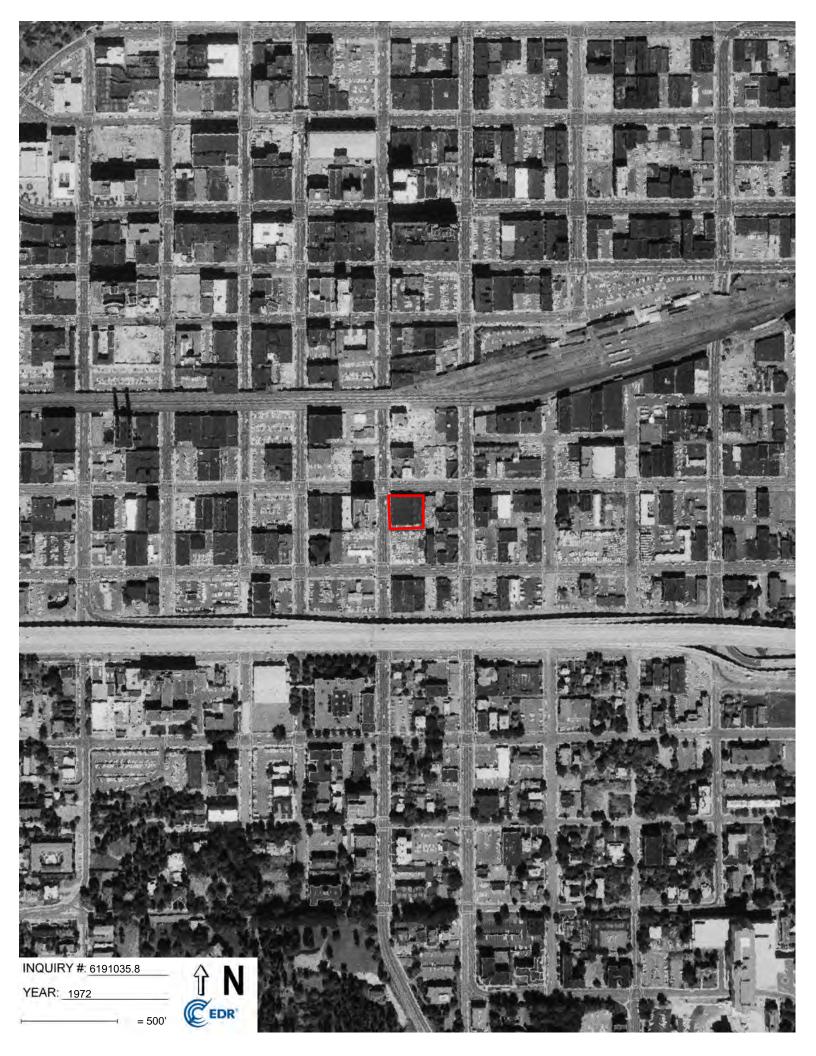


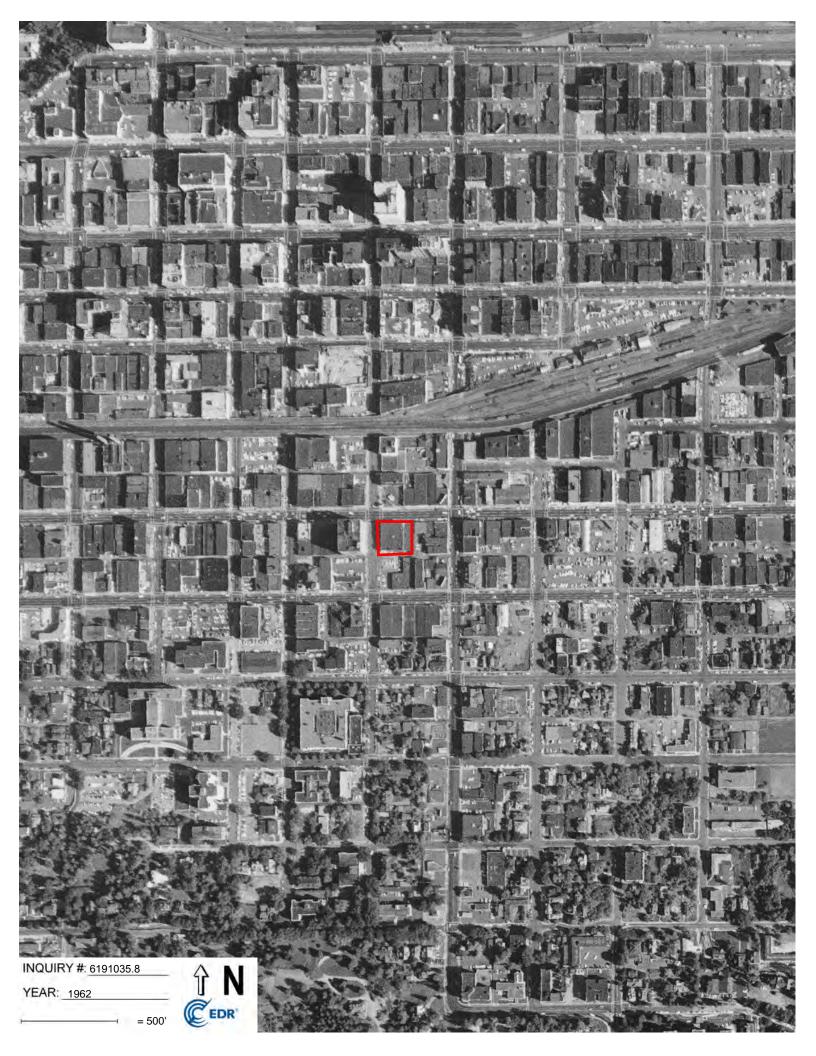


















417 & 425 W. 2nd Avenue

425 W. 2nd Avenue Spokane, WA 99201

Inquiry Number: 6191035.5

September 17, 2020

The EDR-City Directory Image Report



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Executive Summary

Findings

City Directory Images

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

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

| <u>Year</u> | Target Street | Cross Street | <u>Source</u> |
|-------------|-------------------------|-------------------------|----------------------------|
| 2017 | $\overline{\checkmark}$ | $\overline{\checkmark}$ | EDR Digital Archive |
| 2014 | $\overline{\checkmark}$ | $\overline{\checkmark}$ | EDR Digital Archive |
| 2010 | $\overline{\checkmark}$ | $\overline{\square}$ | EDR Digital Archive |
| 2005 | $\overline{\checkmark}$ | $\overline{\mathbf{Q}}$ | EDR Digital Archive |
| 2000 | $\overline{\checkmark}$ | $\overline{\square}$ | EDR Digital Archive |
| 1995 | $\overline{\checkmark}$ | $\overline{\mathbf{Q}}$ | EDR Digital Archive |
| 1992 | $\overline{\checkmark}$ | $\overline{\square}$ | EDR Digital Archive |
| 1989 | $\overline{\checkmark}$ | $\overline{\mathbf{Q}}$ | Polk's City Directory |
| 1984 | $\overline{\checkmark}$ | $\overline{\square}$ | Polk's City Directory |
| 1980 | $\overline{\checkmark}$ | $\overline{\mathbf{Q}}$ | Polk's City Directory |
| 1975 | $\overline{\square}$ | \square | Polk's City Directory |
| 1970 | $\overline{\checkmark}$ | $\overline{\mathbf{Q}}$ | Polk's City Directory |
| 1967 | $\overline{\checkmark}$ | \square | Polk's City Directory |
| 1964 | $\overline{\checkmark}$ | | Polk's City Directory |

EXECUTIVE SUMMARY

Year Target Street Cross Street Source

FINDINGS

TARGET PROPERTY STREET

425 W. 2nd Avenue Spokane, WA 99201

| <u>Year</u> | CD Image | Source |
|-------------|----------|-----------------------|
| W 2ND AVE | | |
| | | |
| 2017 | pg A2 | EDR Digital Archive |
| 2014 | pg A4 | EDR Digital Archive |
| 2010 | pg A7 | EDR Digital Archive |
| 2005 | pg A10 | EDR Digital Archive |
| 2000 | pg A12 | EDR Digital Archive |
| 1995 | pg A14 | EDR Digital Archive |
| 1992 | pg A17 | EDR Digital Archive |
| 1989 | pg A19 | Polk's City Directory |
| 1989 | pg A20 | Polk's City Directory |
| 1984 | pg A22 | Polk's City Directory |
| 1980 | pg A24 | Polk's City Directory |
| 1975 | pg A26 | Polk's City Directory |
| 1970 | pg A28 | Polk's City Directory |
| 1967 | pg A30 | Polk's City Directory |
| 1964 | pg A32 | Polk's City Directory |

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FINDINGS

CROSS STREETS

| <u>Year</u> | <u>CD Image</u> | <u>Source</u> |
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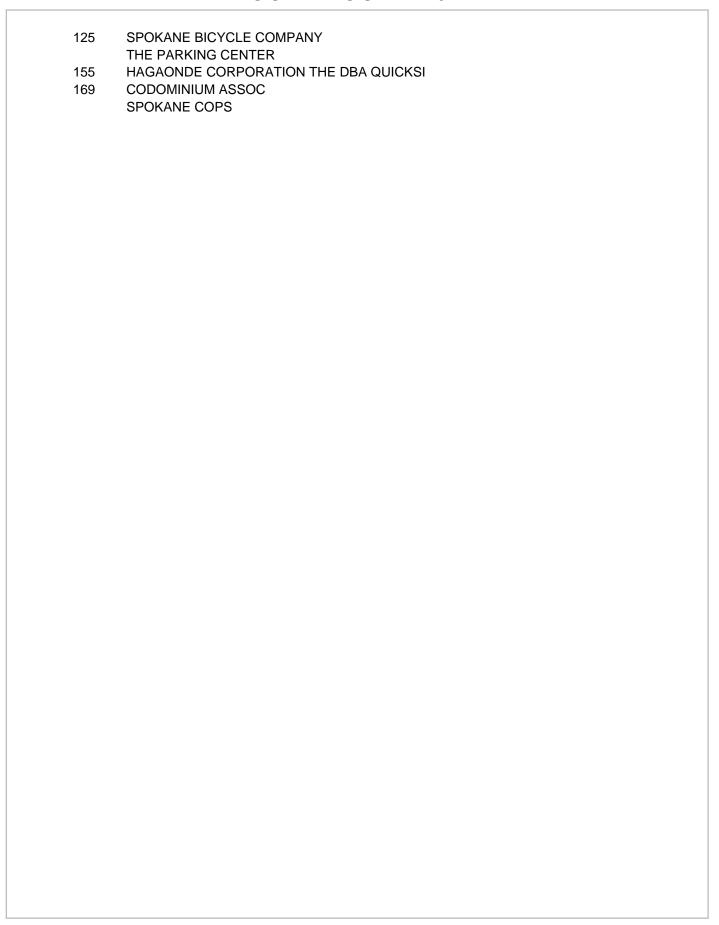
S STEVENS ST

| 2017 | pg. A1 | EDR Digital Archive |
|------|---------|-----------------------|
| 2014 | pg. A3 | EDR Digital Archive |
| 2010 | pg. A6 | EDR Digital Archive |
| 2005 | pg. A9 | EDR Digital Archive |
| 2000 | pg. A11 | EDR Digital Archive |
| 1995 | pg. A13 | EDR Digital Archive |
| 1992 | pg. A15 | EDR Digital Archive |
| 1989 | pg. A18 | Polk's City Directory |
| 1984 | pg. A21 | Polk's City Directory |
| 1980 | pg. A23 | Polk's City Directory |
| 1975 | pg. A25 | Polk's City Directory |
| 1970 | pg. A27 | Polk's City Directory |
| 1967 | pg. A29 | Polk's City Directory |
| 1964 | pg. A31 | Polk's City Directory |

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S STEVENS ST 2017



W 2ND AVE 2017

| 301 | ERRIS & COMPANY |
|-----|--|
| 001 | PERCEPTION PLASTICS |
| 303 | OUR CLUB |
| 304 | ACTION INSURANCE |
| | KOFMEHL INC |
| | KOFMEHL, GERALD E |
| | MARCELLAS BRIDAL |
| | TUXEDO GALLERY DOWNTOWN |
| 305 | ECLECTIC GIFTS |
| 307 | TEASE HAIR SALON |
| 309 | BLUSH BEAUTY BAR |
| | FINDERS KEEPERS |
| | MAGNUS FILM COMPANY |
| | SELKIRK REAL ESTATE |
| 319 | KOI |
| | LOLO BOUTIQUE |
| 402 | DUTCH BROS COFFEE |
| 425 | AFFORDABLE ALARM SYSTEMS |
| | ALLIED FIRE & SECURITY |
| | HOUSING SOCIAL SERVICES |
| 400 | SPOKANE SAFE LOCK & ALARM |
| 430 | LEGALPROTECTION PLANS |
| 501 | RECALL SPOKANE TRIBAL INDIAN |
| | TELEPHONE PIONEERS OF AMERICAEASTER |
| 525 | CROSSWALK |
| 323 | VOLUNTEERS OF AMERICA |
| | VOLUME LE COLON MINISTER COLON MANAGEMENT COLON MANAGEMEN |
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S STEVENS ST 2014

| | 3 31 2 7 2 1 4 3 3 1 | 2017 |
|----------|--|------|
| 7 125 | BEACON CLEANERS EVERGREEN PARKING PARKING CENTER THE | |
| 150 | SPOKANE PARKING OFFICE CENTER & STOR IREDALE, THOMAS D | |
| 169 | CODOMINIUM ASSOC | |
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W 2ND AVE 2014

| | W ZND AVE | 2014 |
|-----|-----------------------------------|------|
| | | |
| 301 | PERCEPTION PLASTICS | |
| 303 | AQUA BODY BAR | |
| | CALAMITY JANES | |
| 304 | ADT SECURITY SERVICES | |
| | FINDLEY, BETTY | |
| | KOFMEHL INC | |
| | MARCELLAS BRIDAL | |
| | TUXEDO GALLERY DOWNTOWN | |
| 305 | ANEMONE PAPER FLOWERS | |
| | DECORUM | |
| 307 | TEASE HAIR SALON | |
| 309 | FINDERS KEEPERS | |
| | MAGNUS FILM COMPANY | |
| 310 | VANHOOK, MATT | |
| 319 | KOI | |
| | LOLO BOUTIQUE | |
| 204 | ON THE EDGE MEDIA GRP | |
| 321 | EVELAND, MATTHEW | |
| 327 | ALEXAN, DANNY | |
| | BARKER, DONALD | |
| | BURGE, BRIAN | |
| | CHRISTENSEN, JENNIFER | |
| | CONZELMAN, ROY DEWS, CINQUE | |
| | GARITO, ANTHONY | |
| | HOBART, JESSE | |
| | ISAAC, SETH I | |
| | JEANOTTE, CHARLES | |
| | KELTY, J | |
| | MICHAELIS, GRANT | |
| | MORRIS, GLENN | |
| | NEW WASHINGTON APARTMENTS | |
| | NORDMARK, ROBIN | |
| | PICKETT, CHARLES | |
| | SHERWOOD, ROLFE | |
| | WAGNER, BRANDON | |
| | WILLGING, ELISABETH | |
| | WRIGHT, GARY | |
| 402 | DUTCH BROS COFFEE | |
| 425 | AFFORDABLE ALARM SYSTEMS | |
| | ALLIED FIRE & SECURITY | |
| | DENNYS | |
| | HOUSING SOCIAL SERVICES | |
| | SPOKANE SAFE LOCK & ALARM | |
| 430 | 2ND AVENUE HEALING ARTS | |
| | IVERSON MARY LAC LNP | |
| | LEGAL PROTECTION PLANS | |
| | SHELLY BRADY LMP | |
| | SHELLY, BRADY | |
| 501 | SPOKANE TRIBAL INDIAN | |
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<u>Target Street</u> <u>Cross Street</u> <u>Source</u>

✓ - EDR Digital Archive

W 2ND AVE 2014 (Cont'd)

| 501 | TELEPHONE PIONEERS OF AMERICAEASTER |
|-----|-------------------------------------|
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S STEVENS ST 2010

| | SSIEVENSSI | 2010 | |
|------------|---|------|--|
| 7 123 | BEACON CLEANERS & LAUNDRY WINN, AARON S | | |
| 125 | GEORGIAS FRAMING & DESIGN SCIENTIFIC WATER TREATMENT CO | | |
| 150 169 | SPOKANE PARKING OFFICE & STGE IREDALE, THOMAS D ACME PLUMBING | | |
| | AUDIOGUARD ALARM CO CODEPENDENTS ANONYMOUS | | |
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W 2ND AVE 2010

| 301 | PERCEPTION PLASTICS |
|-----|------------------------------|
| 303 | BELLA BOUTIQUE |
| | LIMELYTE |
| 304 | ALL LINES INSURANCE |
| | KOFMEHL INC |
| | MARCELLAS BRIDAL INC |
| 005 | TUXEDO GALLERY |
| 305 | SPOKANE GLASS STUDIO |
| 309 | A TOWN & COUNTRY FLORAL |
| | PANTHEON MILLWORKS |
| 310 | SELKIRK REAL ESTATE LLC |
| 319 | VANHOOK, MATT KOI |
| 319 | LOLO BOUTIQUE |
| | ON THE EDGE MEDICAL GROUP |
| 327 | BARKER, DONALD |
| 021 | BOLEN, TONY |
| | BSIGGS, MICHAEL |
| | BURGE, BRIAN |
| | CANTRELL, LONNIE |
| | CHASE, JOHN |
| | CHRISTENSEN, JENNIFER |
| | CLAIR, ANCEL |
| | CLARK, CASEY |
| | DALQUIST, MYLES |
| | DELLWO, ANTHONY |
| | DURY, MICHEAL |
| | HAMILTON, J |
| | HEWITT, SHANE |
| | ISAAC, SETH |
| | JOBE, FRANK |
| | KASSNER, AMY |
| | KELLBERG, SHANE |
| | KELTY, J LADD, BRIAN |
| | LAWRENCE, WILLIAM E |
| | MAYO, LANITA |
| | MCGILL, JEFFRY |
| | MORRIS, GLENN |
| | NELSON, SHAWN |
| | NEW WASHINGTON APARTMENTS |
| | PARDEE, MICHAEL R |
| | PHILLIPS, B |
| | QUIROZ, HARLEY J |
| | REED, CHASE |
| | RICE, BRIAN |
| | ROWELL, WAYNE |
| | SHERWOOD, CURTIS |
| | SHERWOOD, ROLFE |
| | SILICON CANDY GRAPHIC DESIGN |
| | |

W 2ND AVE 2010 (Cont'd)

| 327 | SILVERHAWK, MARTIN |
|-----|---------------------------------------|
| | SIMMONS, NORMAN |
| | SPITZER, LEAH |
| | WAGNER, BRANDON |
| | WRIGHT, GARY |
| 402 | DUTCH BROTHERS COFFEE |
| 425 | AFFORDABLE ALARM SYSTEMS |
| | ALLIED FIRE & SECURITY |
| | ALLIED SECURITY MONITORING CTR |
| | SPOKANE SAFE LOCK & ALARM |
| 430 | 2ND AVENUE HEALING ARTS |
| | HUGHES GREG |
| | IMORU, MUTIATU I |
| | IVERSON MARY |
| | MC BURNS JAKE |
| | SHELLEY BRADY THERAPEUTIC |
| 501 | TELEPHONE PIONEERSAMERICAN |
| 521 | CLARK, K |
| 525 | CROSSWALK HEAD STARTECEAP |
| | VOLUNTEERS OF AMERICA |

S STEVENS ST 2005

| | OOILVLINOOI | 2003 |
|-----|--------------------------------------|------|
| | | |
| 111 | ARACELIAS MEXICAN FOOD RESTAURANT | |
| 123 | WINN, AARON S | |
| 125 | ALLSERVICE ELEVATOR | |
| - | GEORGIAS FRAMING & DESIGN | |
| | SPOKANE PARKING OFC & STORAGE FACILI | |
| 150 | ANTHONY BAKER & BURNS | |
| | HAGAONDE CORP | |
| 155 | | |
| 169 | ACME | |
| | COURTESY COMMUNICATIONS INC | |
| 176 | TRANSPORT GROUP | |
| 178 | PACWEST SERVICES INC | |
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W 2ND AVE 2005

| | W ZND AVE Z005 |
|------------|-------------------------------------|
| | |
| 301 | PERCEPTION PLASTICS |
| 302 | ZOOK, MICHAEL |
| 304 | ACTION INSURANCE SERVICES |
| | COMMERCIAL PUBLISHING INC |
| | TUXEDO GALLERY |
| 327 | BARRETT CO DOUG |
| | BARRETT, DOUGLAS |
| | CHRISMAN, LEON |
| | CONZELMAN, ROY |
| | DEARDORFF, WILLIAM |
| | DUKE, JOHN |
| | GARRIS, BENJAMIN |
| | GHOLSEN, CARL E |
| | GILMORE, CONAN |
| | HARWOOD, DAVID |
| | HAUER, W M |
| | HOLTEN, KALE |
| | HORNER, DARLENE |
| | JR VENDING CO |
| | MAYNARD, CLARE |
| | MITCHELL, CAROL J |
| | MOORE, RON |
| | MUELKEN, BRUCE |
| | NEWLON, E J |
| | PARDEE, MICHAEL |
| | POWELL, DELORES |
| | RITCHEY, RICKY A |
| | RYEA, EDWARD |
| | SHARRAH, STEPHEN L |
| | SHUTTERS, CHARLES F |
| | SMITH, CARLTON |
| 400 | WOLFE, LINDA HAVE BEANS ESPRESSO |
| 402 416 | PANACHE |
| 425 | ALLIED |
| 425 | ALLIED SECURITY |
| 501 | GREEN PARTY OF SPOKANE COUNTY |
| 301 | LA PRENSA BILINGUAL |
| | QWEST |
| 502 | OCCUPANT UNKNOWN, |
| 508 | BOARD CO CHAIR |
| 300 | RAINBOW REGIONAL COMMUNITY CENTER |
| 525 | BREAKTHROUGH FOR FAMILIES |
| 020 | CROSSWALK HEAD START |
| | CROSSWALK SCHOOL |
| | SPOKANE RADIOLOGY CONSULTANTS PS |
| | VOLUNTEERS OF AMERICA |
| | |
| | |

Target Street Cross Street Source
- Source EDR Digital Archive

S STEVENS ST 2000

| 7 | ALL ABOUT NAILS |
|-----|---|
| 8 | RIDPATH BARBER SHOP |
| 125 | DAY LLOYD L |
| | EMACIO REAL ESTATE COMPANY |
| | EVERGREEN PARKING |
| | FRITZ GLENN H |
| | MARSHALL SETH JR |
| | P PRODUCTS INCORPORATED |
| | SCIENTIFIC WATER TREATMENT CO |
| | SPOKANE PARKING OFFICE & STORAGE FACILITY |
| 154 | CAMP FIRE BOYS AND GIRLS |
| 164 | ADVANCED ORTHOPEDICS INLAND GARY SIMONSEN |
| | INTERMEDICS/INTRALIFE-INLAND |
| 169 | CARDINAL DISTRIBUTING |
| | COURTESY COMMUNICATIONS |
| 176 | PAGE R E EDDIE |
| | SWARTOUT TIMOTHY |
| 178 | PACWEST SERVICES INCORPORATED CLOSING |
| | PACWEST SERVICES INCORPORATED HOME LOANS |
| | PACWEST SERVICES INCORPORATED REAL ESTATE |
| | |
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Target Street Cross Street Source

→ EDR Digital Archive

W 2ND AVE 2000

| 224 | |
|-----|---|
| 301 | PERCEPTION PLASTICS |
| 303 | BEST BUY ADULT ENTERTAINMENT |
| 304 | NORTHWEST LIQUIDATION |
| 307 | SECOND AVENUE RADIO SERVICE |
| 309 | PANTHEON ARCHITECTURAL MILLWORK |
| 319 | CYRUS O LEARYS WHOLESALE PIES MAIN OFFICE |
| 327 | BARRETT, DOUGLAS |
| | CHRISMAN, LEON |
| | CLEVELAND, CURTIS S |
| | GRANT, JERRY |
| | KNERR, JOLENE |
| | MORDEN, KEITH |
| | RATHBUN, STAN |
| | SHUTTERS, CHARLES |
| | WINSTON, CURTIS R |
| | WOLFE, L |
| 416 | PANACHE |
| 425 | ALLIED SECURITY |
| | SPOKANE SAFE LOCK & ALARM |
| 501 | AT & T COMPANY AT & T COMMUNICATIONS |
| | TELEPHONE PIONEERS OF AMERICA EASTERN WASHINGTON C |
| 502 | JOHN HANCOCK MUTUAL LIFE INS COMPANY |
| 525 | CROSSWALK |
| 0_0 | HEAD STRT ECEAP ERLY HEAD STRT PRESCHOOLS HEAD ST |
| | INLAND MEDIATION CENTER |
| | THE WAS THE STATE OF THE PARTY |
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S STEVENS ST 1995

| 8 | RIDPATH BARBER SHOP |
|-----|-------------------------------|
| 111 | ARACELIAS MEXICAN FOOD RSTRNT |
| 125 | CLEAN RITE |
| 123 | GLENN H FRITZ CO |
| | |
| | GREGORY, JACK E |
| | NORTHWEST SPECIALTIES |
| | PARKING CENTER |
| | SCIENTIFIC WATER TREATMENT CO |
| | SPOKANE PARKING OFFICE |
| | WALTER REALTY CO |
| 150 | |
| 152 | CHARLES HASKINS REAL ESTATE |
| 154 | CAMP FIRE INC |
| 155 | FI SERV INC |
| 156 | HASKINS PARKING |
| 164 | INTRALIFE INLAND/INTERMEDICS |
| 169 | CARDINAL DISTRIBUTION INC |
| | COURTESY COMMUNICATIONS |
| | OWENS ROOFING & SKYLIGHTS |
| | PRO REPOSSESSIONS |
| | SUBLETTE VIDEO SVC |
| 176 | R EDDIE PAGE |
| 178 | PACWEST SERVICES INC |
| 608 | ALTADENA APARTMENTS |
| | BAGBY, C J |
| | BAUGHMAN, JAMES R |
| | BECKLEY, LLOYD |
| | CARTWRIGHT, JESSICA |
| | CASCI, D |
| | EITYXNRTHRT, ROBERT |
| | HOWARD, MARCUS A |
| | HURST, L L |
| | KNUTH, BARBARA |
| | KOLSTAD, J P |
| | KROGH, STEVEN |
| | MCMILLAN, DAVID R |
| | MOORES, BRIAN |
| | PAULSON, DEVRA |
| | · |
| | PAULSON, JASON |
| | PITTMAN, JULIE |
| | RICHARDS, K |
| | RUDD, TREVOR |
| | SAVAGE, PAUL |
| | SCHAUST, ERIC |
| | SCHWER, DEBORAH |
| | SIEMENS, HAROLD P |
| | SMITH, R D |
| | WAGNER, KAREN |
| | WED ELENA |

WEID, ELENA

Target Street Cross Street Source

→ EDR Digital Archive

W 2ND AVE 1995

| 301 | PERCEPTION PLASTICS |
|-----|---------------------------------|
| 304 | NORTHWEST LIQUIDATION |
| 307 | HOPE, STANLEY R |
| | SECOND AVE RADIO & TV |
| | VAUGHN, DUDLEY |
| 309 | SPOKANE ARCHITECTURAL MILLWORK |
| 319 | CYRUS OLEARYS PIES |
| 327 | HARRISON, LYNN |
| 402 | ARCHIES BURGER EXPRESS |
| 416 | HOME HEALTH CARE |
| | SOLOMON, LORI |
| 425 | ALLIED PNEUMATIC SYSTEMS |
| | ALLIED SECURITY INC |
| | ALLIED SECURITY INTL |
| | SPOKANE SAFE LOCK & ALARM |
| 501 | SPOKANE EXECUTIVES ASSN |
| 508 | LIBBY PHOTOGRAPHERS |
| 510 | OCCUPANT UNKNOWNN |
| 525 | ALTERNATIVE CROSSWALK SCHOOL |
| | VOLUNTEERS OF AMERICA |
| | |

Target Street Cross Street Source
- Source EDR Digital Archive

S STEVENS ST 1992

| 8 | RIDPATH BARBER SHP |
|-----|---------------------------------------|
| | |
| 111 | ARACELIAS MXCN RST |
| 125 | DUNHAM ORG FNL MG |
| | EMACIO RL EST |
| | EVERGREEN PARKING |
| | GLENN H FRITZ CO |
| | GREGORY, JACK E |
| | J E GREGORY |
| | LLOYD L DAY |
| | NORTHWEST SPECLTIE |
| | PAX INC |
| | SCIENTIFIC WTR TRT |
| | SPO PRKNG OFC |
| | THE PARKING CENTER |
| 450 | WALTER REALTY CO |
| 150 | ANTHONY&ASSOCS |
| | BAKER, DOUGLAS A BETTER HOMES RLTY |
| | DOUGLAS A BAKER |
| 154 | CAMP FIRE GIRLS |
| 155 | FISERV INC |
| 156 | C HASKINS RL EST |
| 130 | HASKINS PARKING |
| | HASKINS PROPERTIES |
| 164 | INTRALIFE-INTRMEDC |
| 101 | INTRMEDC INTRALIFE |
| 167 | COURTESY CELLULAR |
| 169 | BOB IRONS ADJUSTER |
| | CARDINAL DISTRBTNG |
| | COURTESY CELLULAR |
| | COURTSY ANSWRNG |
| | COURTSY COMMNCTION |
| | MOGUL CORP |
| 176 | BETTER BUS BUREAU |
| | JOHN HANCOCK INS |
| 178 | AL RAY INS |
| | H L RITTER JR |
| | HOWARD NESS |
| | JOHN HANCOCK INS |
| | PROPERTIES 1 |
| 405 | MONMENTUM CAMPAIGN |
| 608 | ALTADENA APTS |
| | BRADY, DAN |
| | BUESCHER, HENRY T |
| | CARLSON, ERIC |
| | DONOVAN, WILLIAM |
| | GARATE, J |
| | HOWARD, MARCUS A |
| | LYBYER, MICHAEL J |
| | MANGIS, JASON |
| | |

S STEVENS ST 1992 (Cont'd)

608 MARTINEZ, T Y

MONET, L E

MORIN, DONALD E NGUYEN, QUY K PAULSON, DEVRA REV G D TRUDELL ROCHE, RUTH A SLATER, E

TRUDELL, GERALD D WILLIAMS, DENISE E

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W 2ND AVE 1992

| | W ZND AVE 1992 | |
|-----|---------------------|-----|
| 201 | DEDCEDTION DI ASTOS | |
| 301 | PERCEPTION PLASTCS | |
| 304 | NORTHWEST LIQUIDTN | |
| 307 | 2ND AVE RADIO&TV | |
| 309 | ARCHTCTRL MILLWORK | |
| | SPOK ARCHTCL MLWRK | |
| 319 | CYRUS O LEARYS PIE | |
| 329 | PAYLESS BOOK STORE | |
| 402 | ARCHIES BURGER EXP | |
| 425 | ALLIED ALARMS | |
| | ALLIED PNEUMTC SYS | |
| | ALLIED SEC INTERNA | |
| | SPO LOCK&SAFE CO | |
| | SPO SAFE&LOCK | |
| 501 | COATES FIELD SV | |
| | SPO EXEC ASSOC | |
| | TELEPHONE PIONEERS | |
| | TELEPHONE PIONRS | |
| 508 | LIBBY PHOTOGRAPHER | |
| 510 | EASTER SEAL CAMP | |
| | EASTER SEAL SOCTY | |
| 606 | COZY INN TAVERN | |
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Target Street

Cross Street

<u>Source</u>

Polk's City Directory

S STEVENS ST 1989

s178 Office Building

Suites

A Properties One real est 455-5150

B Hancock John Insurance Co 624-4221

W 2D AV INTERSECTS

20

W 3D AV INTERSECTS

s304 Lee's Union Seventy Six gas sta 624-9834

W 4TH AV INTERSECTS

s405 Vacant

W 5TH AV INTERSECTS

70

W 6TH AV INTERSECTS

s608 Altadena Apartments 747-4656

4 Vacant

5★Locke Marlyn 838-3433

6 Vacant

7 Gaffney Robt 828-5954

8★Rheaume Vickie

9★Casey Pamela

Target Street

Cross Street

Source
Polk's City Directory

W 2ND AVE 1989

w309 Vacant

w319 Cyrus O'Leary's bkry for restr 624-5000

w325 Vacant

w327 Vacant

w3271/2 Vacant

w329 Payless Book Store arcade & bookstore 624-5670

S WASHINGTON ST INTERSECTS

w411 Parking Lot

w416 Ford & Marsh Accounting Services Inc 455-3632

> Comprehensive Business Services bkpg acct & tax servs 624-9707

w417 Allied Safe & Vault (Stge)

Polk's City Directory

W 2ND AVE

1989

w425 Allied Safe & Vault Co Inc 747-1123 Spokane Safe & Lock Co 624-3152

914

w501 Telephone Building pac nw bell
U S West Communications (Equip
Exch) 455-2440
A T & T Technologies

w506½ Vacant

w508 Libby Photographers 624-5535

w510 Easter Seal Society 838-8353

w512 Diamond Parking Lot

w525 Dillon Securities Inc stock brokerage 838-6455 Target Street Cross Street Source
- Polk's City Directory

S STEVENS ST 1984

STEVENS ST-Contd 15≠Romanski Henry 16 Douglas Martin 17 Phillips Leo 18 Orvold Clarence 19 Wearney James 20 Basle Joseph 21 Roberts Carl 22#Weiss Lambert 23*Rickhus Mark 24 Lindemann Al 25*Jorge Juan 26 Ludtke Wallace 27 Gootz Joseph 28 St Germane Adolfus 29 Batkieweiz Frank 30 Lidster Wm 31 O'Keefe Jack 32 Richey Roy 33 Wallis Arth 34 Ruth Leon 35 Farlang E D S176 Better Business Bureau Of Spokane The 747-1155 John Hancock Insurance Co (Agrl Inv. Ofc) 747-5126 S178 John Hancock Insurance Co 624-4221 Properties One Realty 455-5150 W 2D AV INTERSECTS 20 W 3D AV INTERSECTS S304 Lee's Union Seventy Six gas sta 624-9834 S405 Clack Offices investment 747-7121 W 5TH AV INTERSECTS 70 W 5TH AV INTERSECTS W 6TH AV INTERSECTS S608 Altadena Apartments 747-4656 4 Vacant 5 Vacant 6# Williams R W 7≠Hymas R C 8#Graff Mary 747-0199 9 Vacant 101 Leen Ettie 747-9286 102*Reim Paul 747-5656 103 Vacant 104 Vacant

Source Polk's City Directory

W 2ND AVE 1984

W329 Payless Book Store adult arcade & bookstore 624-5670

S WASHINGTON ST INTERSECTS

W411 Blackhorse Trading Co The 456-8412

W4131/2 Nelsmor Apartments 747-9941

1&2 Conrad Ruth

3&4 Vacant

5 Durfey Jacob D

6 Vacant

7 Shelton Geo

8 Webster Chris

9 Johnson Freda Mrs 747-9941

11 Pallinen Arne A

W415 Vacant

W416 Bartoletta Frank V lwyr 838-2915 Sanger Richd W lwyr 838-2915 Triesch Harold J lwyr 838-2915

W417 Allied Safe & Vault (Stge)

W425 Allied Safe & Lock Co Inc 747-1123 Spokane Safe & Lock Co (Div Allied Safe-Vault Co) 624-3152

914

S STEVENS ST INTERSECTS

W501 Telephone Building

Pacific Northwest Bell Telephone Co

(Equip Exch) 455-2440

Western Electric Co Inc tel equip

456-8533

W5061/2 Vacant

Source
Polk's City Directory

S STEVENS ST 1980

S176 Giboney-Cooney lwyrs 838-4227 John Hancock Farm Agriculture Investment Dept 747-5126

S178 John Hancock Mutual Life Insuranc Co 624-4221 Pacific North West Bell (Ofc) W 2D AV INTERSECTS

W 3D AV INTERSECTS
S304 Lee's Union Service 624-9834
S405 Clack Offices investment 747-7121
W 5TH AV INTERSECTS

W 5TH AV INTERSECTS
W 6TH AV INTERSECTS
S608 Altadena Apartments 747-4656
4*Carlson Eric 624-0835
5*Radcliff Chas 624-4539

6*Sanders Jack 747-4368

7 Stair Ellis B 747-4656

8 Roe Frank 747-5833

9*Lichter Nadyne

101 Leen Ethyl 747-9286

102 Kroetch Sebine G Mrs 838-5696

103 Irwin Clara 747-8942

104 Kramer

105 Preusse Ann B 624-9318

106 Schutz Dorothy B 624-6268

107 Monson Louise 838-3983

108 Engdahl Rachel H 747-8962

109 Shields J L 747-0826

110 Burnett Marion E 624-1448

<u>Target Street</u> <u>Cross Street</u> <u>Source</u>

✓ - Polk's City Directory

W 2ND AVE 1980

W4131/2 Nelsmor Apartments 747-9941 S REGAL ST INTERSECTS 1 Vacant 4*Luckenbill Bice 5*Cooney Arth 747-3854 6 Mc Carty Richd 7 Conrad Ruth 8 Vacant 9 Johnson Freda Mrs 747-9341 11★Tredford Louis W415 Two Small Tavern 747-9814 W416 Bartoletta Frank V lwyr 838-2915 Nollette John P lwyr 838-2915 Triesch Harold J lwyr 838-2915 W417 Allied Safe & Lock (Stge) W425 Allied Safe & Vault Co Inc 747-1123 Spokane Safe & Vault (Mfg Div) 624-3152 Spokane Safe & Lock Co (Div Allied Safe-Vault Co) 624-3152 W430 Vacant 914 S STEVENS ST INTERSECTS W501 Telephone Building Pacific Northwest Bell Telephone Co 35 (Equip Exch) 455-2440 Western Electric Co Inc tel equip 456-8532 W5061/2 Arden Apartments W508 Libby Photographers 624-5535

W510 Easter Seal Society 838-8353

S STEVENS ST 1975

S176 Page R E 'eddie' Inc ins 624-5385 Hancock John Farm Loan Ofc 747-5126

S178 Hancock John Mutual Life Insurance Co 624-4221

Pacific North West Bell (Ofc) W 2D AV INTERSECTS

20

W 3D AV INTERSECTS
S304 Lee's Union Service 624-9834
S405 Western Terminal Co pipe line co
747-7121
W 4TH AV INTERSECTS

70

W 5TH AV INTERSECTS W 6TH AV INTERSECTS

S608 Altadena Apartments 838-6541

4★Biggs B G

5 * Howard James I 624-5708

6★Paradiso Eunice L 624-9989

7 Stair Ellis B 747-4656

8 Goff Annie M 455-8369

9 Bond L B 747-1619

101 ★Porten J 624-6196

102 Kroetch L Edw 838-5696

103★Durant S S

104 Blincow Ann M 838-8746

105 Preusse Ann B 624-9318

106 Kenney Albert L 624-7939

107 **★**Jessee Irvin G 456-0338

108 Engdahl Rebecca 747-8962

109 Shields Mary P

110 Eggers Leora L Mrs 624-0823

111 Vacant

201 Neraas Blenda O Mrs 747-0574

202 Giles Charles J 838-5109

203 Thom Bertha 624-2019

204 Pohlod V S 624-9584

205 Staves Marie E 747-1813

206 Rhotehamel Bernadine Mrs

W 2ND AVE 1975

W329 Payless Book Store 624-5670 S WASHINGTON ST INTERSECTS W411 Sight & Sound Multi-Media Inc audio-visual programs 838-5863

W41314 Nelsmor Apartments 747-9341

1★Mayes Leonard E

2★Kruger Harriett

3#Strock Edw R

4★Lindgren Otto M

5#Harter Coleen Mrs 747-3854

6★Mc Carthy R E

7 Vacant

8 Heebner Alf

9 ★ Johnson Freda Mrs 747-9341

10 Vacant

W415 Big Al's tavern 747-9814

W417 Allied Safe & Lock (Stge)

W425 Allied Safe & Vault Co Inc 747-1123
Spokane Safe & Lock Co (Div Allied
Safe-Vault Co) dlrs 624-3152

W430 First National Bank In Spokane (Drive In Br) 455-6480

914

S STEVENS ST INTERSECTS

W501 Telephone Building

Pacific Northwest Bell Telephone Co (Equip Exch) 455-2440

Western Electric Co Inc tel equip

W5061/2 Vacant

W508 American Cancer Society Inc

838-6288

S STEVENS ST 1970

1/11-0000 S163 Goodwin Moving & Stge (Stge) S167 Evangel Book Center ch gds TE8-4141 S171 Lexington Apartments RI7-7996 Kayano Katsuji RI7-7996 S176 Page R E Eddie Inc ins MA4-5385 S178 John Hancock Mutual Life Insurance Co MA4-4221 W 2D AV INTERSECTS 20 W 3D AV INTERSECTS W 4TH AV INTERSECTS 70 W 5TH AV INTERSECTS S511 Clarke Bell T Mrs @ RI7-6508 S515 Vacant S517 Gabler Walter O TE8-1660 W 6TH AV INTERSECTS S605 Wellington Apartments A Garske Luella Mrs MA4-0587 B Hanlon Mary Mrs MA4-3679 C Sullivan Mary D Visser Inez B RI7-4537 E Young Albert C RI7-2291

W 2ND AVE 1970

THILDINA

W329 Payless Food Shop RI7-9239 S WASHINGTON ST INTERSECTS

W411 Morin S G & Son Inc bldg contrs MA4-2244

W413½ Nelsmor Apartments RI7-9341 Johnson Frieda Mrs RI7-9341

W415 J-Bee's Tavern RI7-9814

W417 Microlite Corp Of Washington mfr boats MA4-7961

W425 Allied Safe & Vault Co Inc MA4-3153

Spokane Safe & Lock Co (Div Allied Safe & Vault) MA4-3153

W430 First National Bank In Spokane (Drive In Br) TE8-2761

914

S STEVENS ST INTERSECTS

W501 Telephone Building Pacific Northwest Be

Pacific Northwest Bell Telephone Co (Equip Exch) RI7-5161 Western Electric Co Inc tel equip MA4-1070

W5061/2 Arden Apartments MA4-6277

W508 Browning's Health Center massage MA4-5608

W510 Easter Seal Society TE8-8353

Eastern Washington Soc Crippled
Children & Adults TE8-8353

Source
Polk's City Directory

S STEVENS ST 1967

S163 GODDWIN MOVING & STGE (STGE) SI64 VACANT S167 EVANGEL BOOK CENTER CH GOS TE8-4141 S171 LEXINGTON APARTMENTS LODGINGS RI7-7996 KAYANO KATSUJI RI7-7996 S176 O'NEILL JOHN P ARCHT TE8-3443 PAGE R E "'EDDIE" INC INS MA4-5385 SI78 JOHN HANCOCK MUTUAL LIFE INSURANCE CO MA4-4221 JOHN HANCOCK MUTUAL LIFE INS CO (FARM LOANS) RI7-5126 -- W 20 AV INTERSECTS 20 -W 3D AV INTERSECTS --- W 4TH AV INTERSECTS --- W 5TH AV INTERSECTS 70 --- W 5TH AV INTERSECTS S511 CLARKE BELL T MRS . RI7-6508 S515 VACANT S517 BARNHART D J R17-7897 ---- W 6TH AV INTERSECTS S605 WELLINGTON APARTMENTS A GARSKE LUELLA MA4-0587 B HANLON MARY MRS MA4-3679 C COLEMAN ALICE L MRS MA4-6266 D HARRIS AGNES T MRS TE8-1987 E RIGGS THELMA R F PIERCE EILEEN MA4-7341 N KINCANNON RUTH E MRS TE8-1091 O ELLIS KATH TE8-3720 S607 APARTMENTS

Source Polk's City Directory

W 2ND AVE 1967

166-3159 W327K WASHINGTON HOTEL LODGINGS RI7-9902 W329 PAYLESS FOOD SHOP RI7-2408 -- S WASHINGTON INTERSECTS W411 MORIN S G & SON BLDG CONTRS MA4-2244 W413% NELSMOR APARTMENTS LODGINGS RI7-9341 JOHNSON FRIEDA MRS RI7-9341 W415 DUNK'S TAVERN RI7-9814 W417 VACANT W418 VACANT W425 SPOKANE SAFE & LOCK CO (DIV ALLIED SAFE & VAULT) DLRS MA4-3153 W430 FIRST NATIONAL BANK IN SPOKANE (DRIVE IN BR) TE8-2761 914 --- S STEVENS INTERSECTS W501 TELEPHONE BUILDING PACIFIC NORTHWEST BELL TELEPHONE CO (EQUIP EXCH) RI7-5161

WESTERN ELECTRIC CO INC TEL

EQUIP MA4-1070

Target Street

Cross Street

Source
Polk's City Directory

S STEVENS ST 1964

176 O'Neill John P archt TE8-3443 Page R E "Eddie" Inc ins MA4-5385

> Western Pacific Lbr Inc whol RI7-7183

178 John Hancock Mut Life Ins Co MA4-4221

W 2d av intersects

2B-8

W 3d av intersects 317 Vacant

W 4th av intersects

70

W 5th av intersects

511 Clarke Bell T Mrs © RI7-6508

515 Vacant

517 Metter Olive B Mrs MA4-0639

W 6th av intersects

605-07 Wellington Apartments

605 Apartments

(A) Garske Luella Mrs MA4-0587

(B) Hanlon Frank A MA4-3679

(C) Withrow Andrew J TE8-4567

(D) Schick Marguerite RI7-0228

(E) Stearns I Elaine MA4-9076

(F) Pierce Ardis C MA4-7341

W 2ND AVE 1964

413 Vacant 413 Nelsmor Apartments RI7-9341 1 Mayes Leonard E 2 Vacant 3 Vacant 4 Vacant 5 Vacant 6 Vacant 7 Gale Wm V 8 Vacant 9 Vacant 11 Peterson Martin Street continued 415 Dunk's Tavern RI7-9814 417 Vacant 418 McClintock R S Diamond Drill Co contrs TE8-3588 425 C&W Storage Garage reprs MA4-6345 430 First Natl Bk (drive-in Br) 2B-9S Stevens intersects 501 Telephone Building Pac Northwest Bell Tel Co (equip exch) RI7-5161 Western Elec Co Inc tel equip installation MA4-1070 506 Arden Apartments lodgings MA4-6277 508 Vacant 510 Vacant 511 Pac Northwest Bell Tel Co

417 & 425 W. 2nd Avenue 425 W. 2nd Avenue Spokane, WA 99201

Inquiry Number: 6191035.3

September 15, 2020

Certified Sanborn® Map Report



Certified Sanborn® Map Report

09/15/20

Site Name: Client Name:

417 & 425 W. 2nd Avenue 191 North, LLC

425 W. 2nd Avenue 418 E. Lakeside Avenue, Suite 214 Spokane, WA 99201 COEUR D ALENE, ID 83814

EDR Inquiry # 6191035.3 Contact: Seth Brundige



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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # F2E2-427C-8C57

PO # 2020-20098

Project 417 & 425 W. 2nd Avenue

Maps Provided:

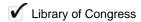
| 1980 | 1889 |
|------|------|
| 1955 | 1888 |
| 1952 | 1884 |
| 1950 | |
| 1910 | |
| 1902 | |
| 1891 | |
| 1890 | |



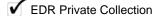
Sanborn® Library search results

Certification #: F2E2-427C-8C57

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:







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Sanborn Sheet Key

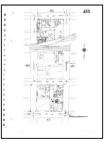
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1980 Source Sheets



Volume 4, Sheet 449 1980



Volume 4, Sheet 450 1980

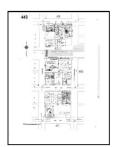


Volume 4, Sheet 451 1980



Volume 4, Sheet 471 1980

1955 Source Sheets



Volume 4, Sheet 449



Volume 4, Sheet 450 1955



Volume 4, Sheet 451



Volume 4, Sheet 471 1955

1952 Source Sheets



Volume 4, Sheet 449 1952



Volume 4, Sheet 450 1952



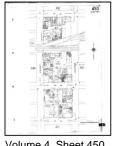
Volume 4, Sheet 451 1952



Volume 4, Sheet 471 1952



Volume 4, Sheet 449 1950



Volume 4, Sheet 450 1950



Volume 4, Sheet 451 1950



Volume 4, Sheet 471 1950



Volume 3, Sheet xxxx 1950

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1910 Source Sheets



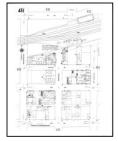
Volume 3, Sheet xxxx 1910



Volume 4, Sheet 449 1910



Volume 4, Sheet 450 1910



Volume 4, Sheet 451 1910



Volume 4, Sheet 471 1910

1902 Source Sheets



Volume 1, Sheet 9 1902



Volume 1, Sheet 10



Volume 2, Sheet 205 1902



Volume 2, Sheet 215 1902

1891 Source Sheets



Volume 1, Sheet 9 1891



Volume 1, Sheet 16 1891



Volume 1, Sheet 35 1891



Volume 1, Sheet 7 1890



Volume 1, Sheet 8 1890



Volume 1, Sheet 15 1890



Volume 1, Sheet 16 1890

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1889 Source Sheets



Volume 1, Sheet 7 1889



Volume 1, Sheet 8 1889



Volume 1, Sheet 15 1889



Volume 1, Sheet 16 1889

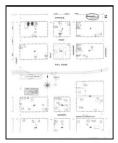
1888 Source Sheets



Volume 1, Sheet 4 1888



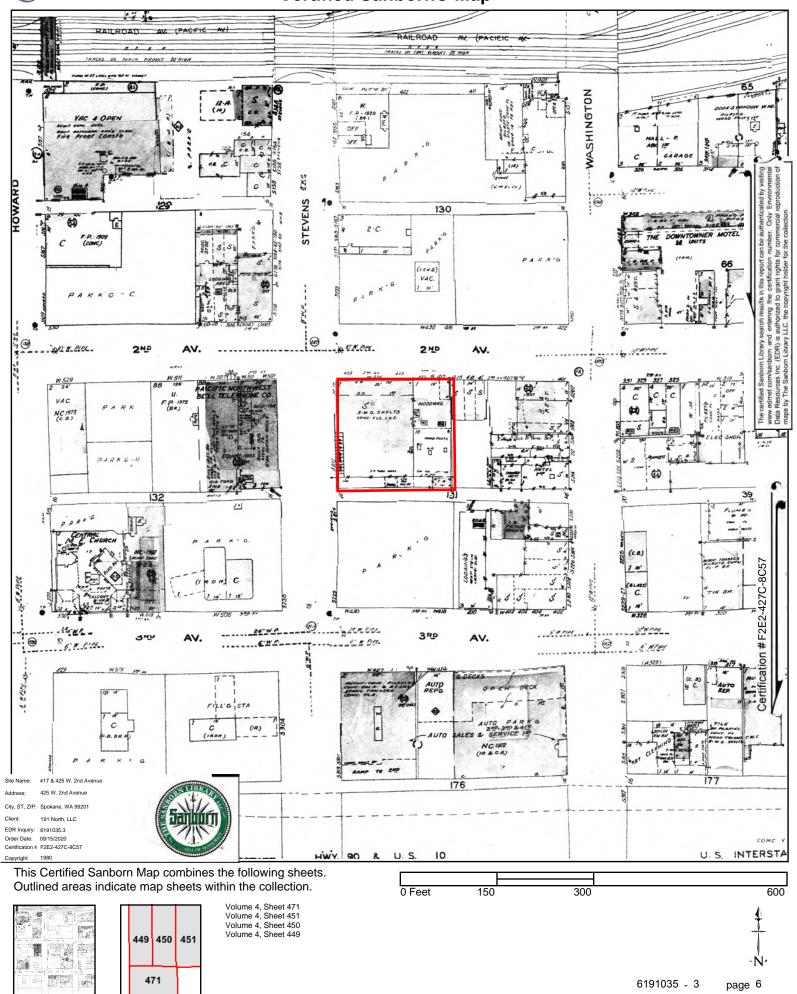
Volume 1, Sheet 6



Volume 1, Sheet 2 1884



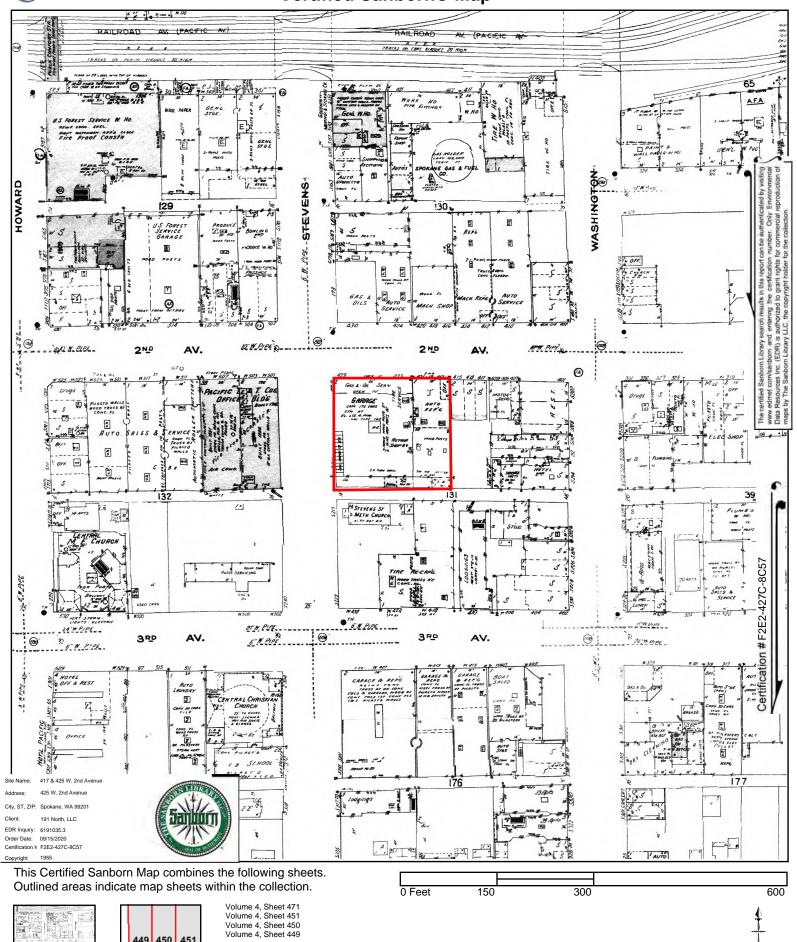








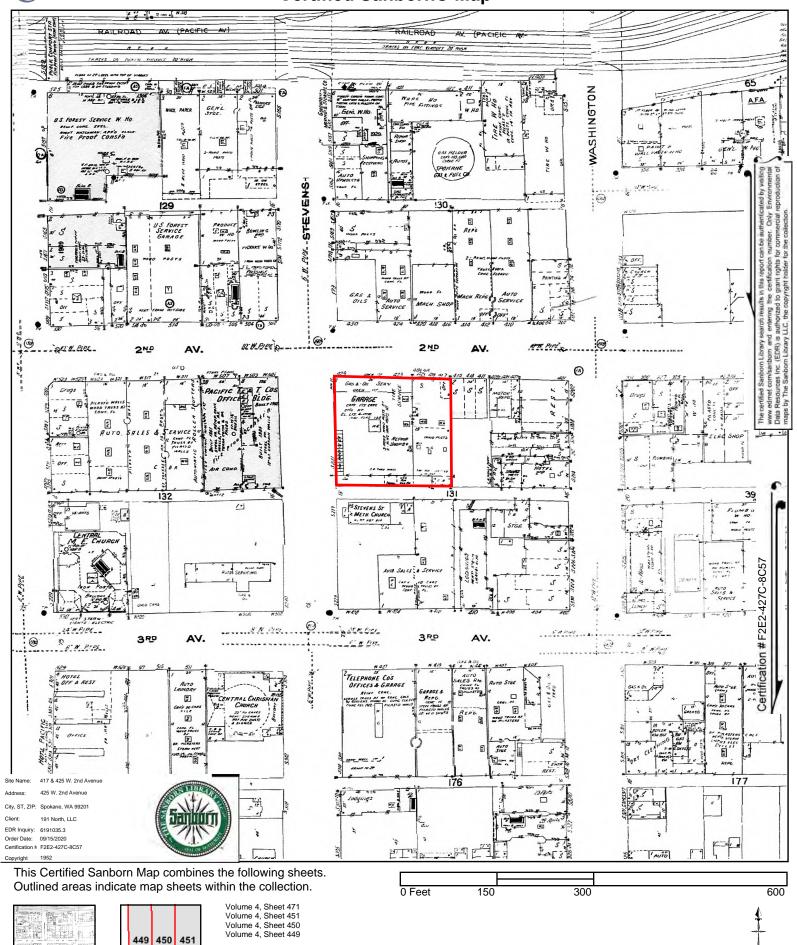
450 451



6191035 - 3















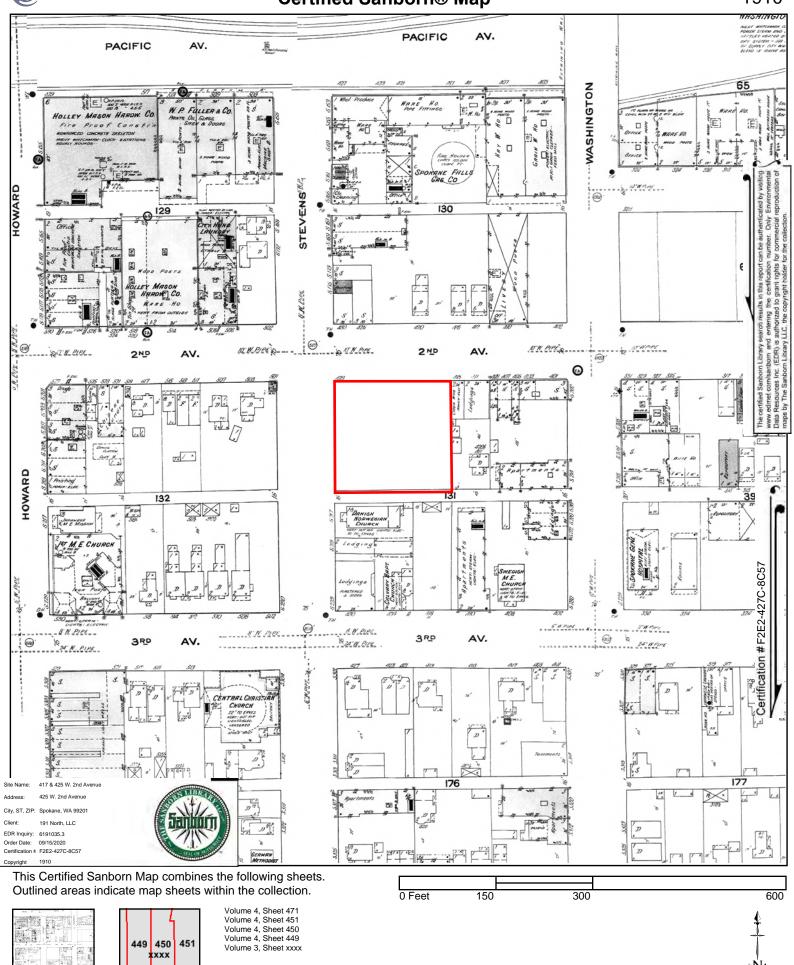
Volume 3, Sheet xxxx Volume 4, Sheet 471 Volume 4, Sheet 451 Volume 4, Sheet 450

Volume 4, Sheet 449

6191035 - 3

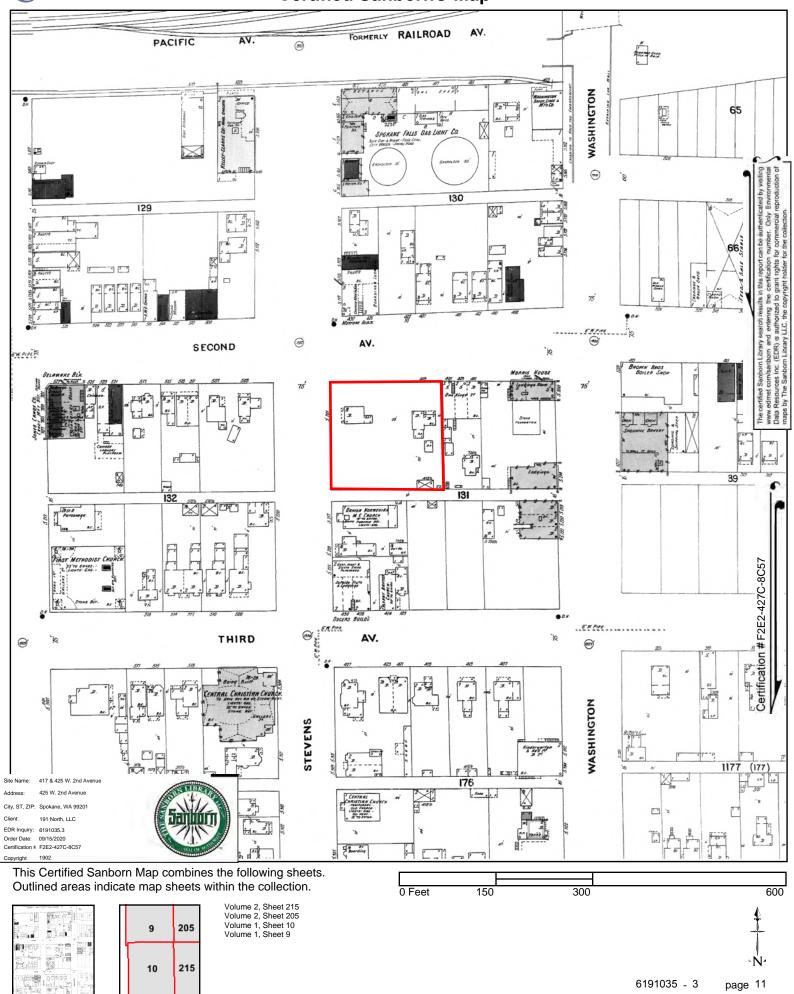
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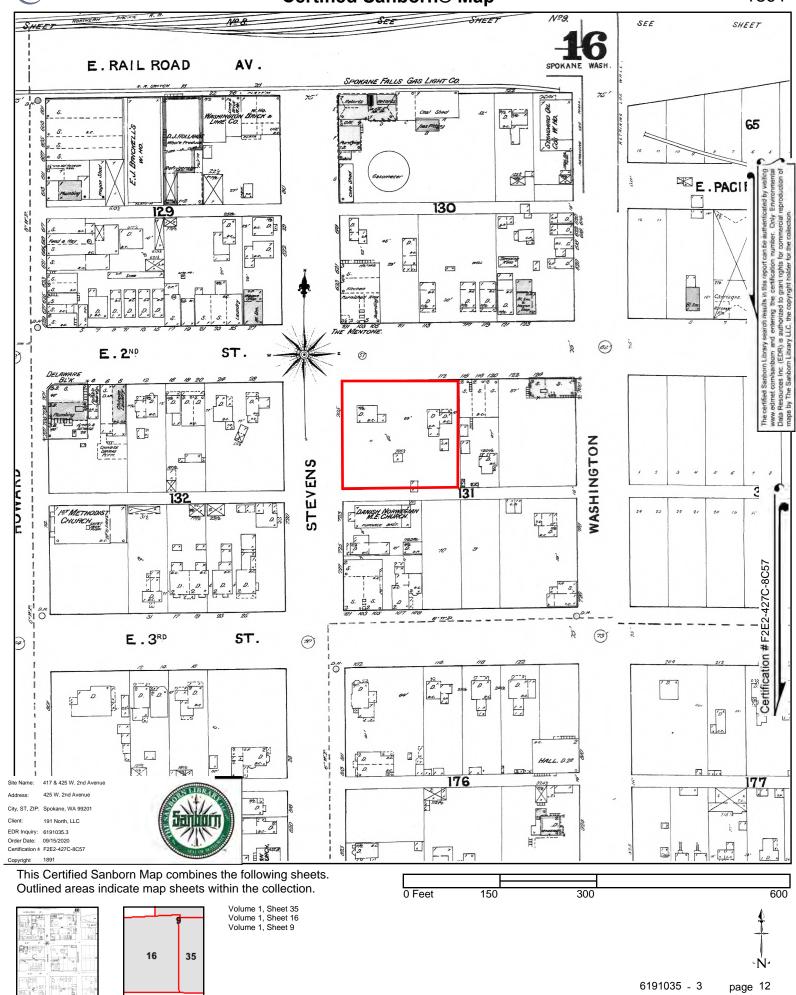






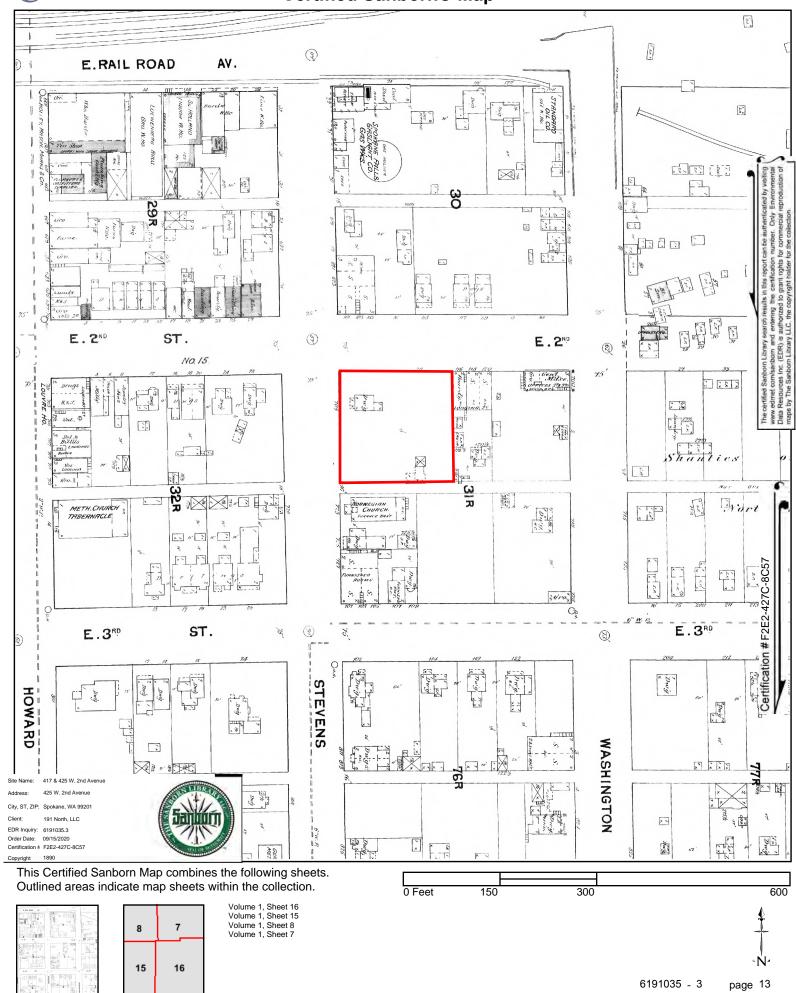




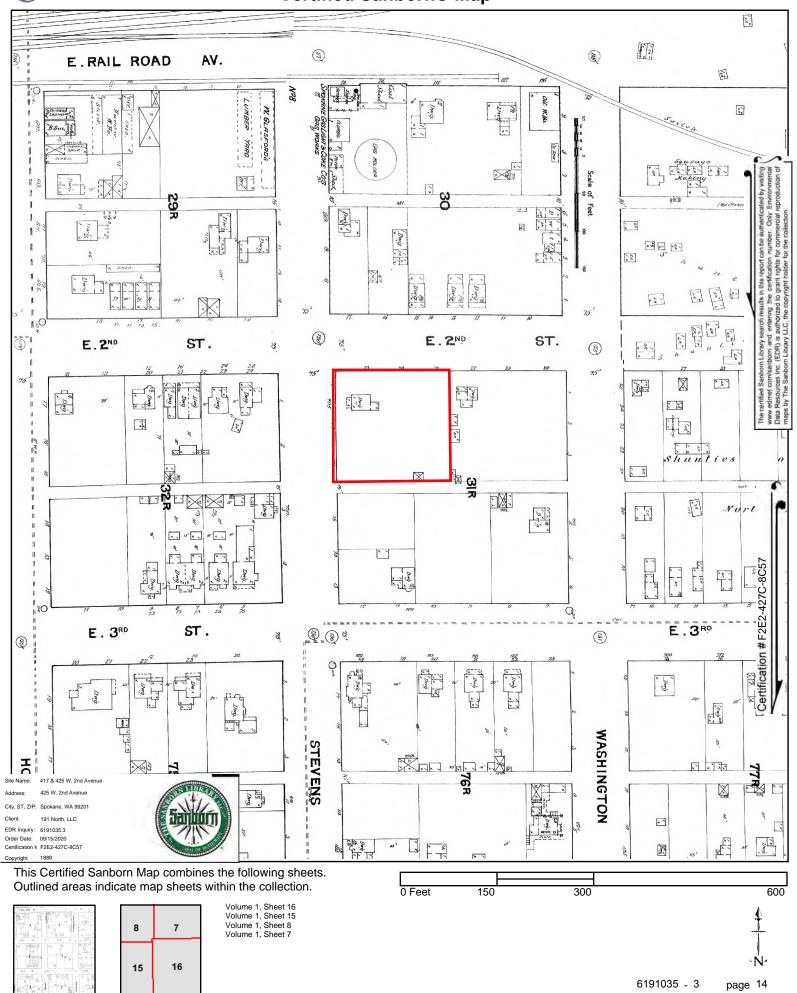






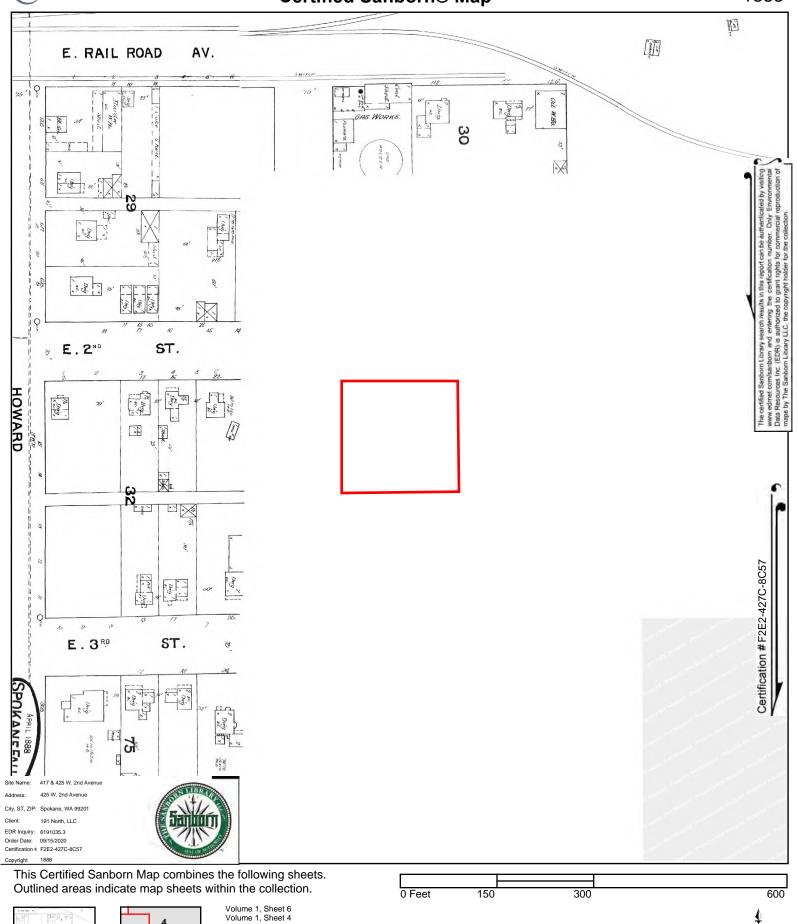




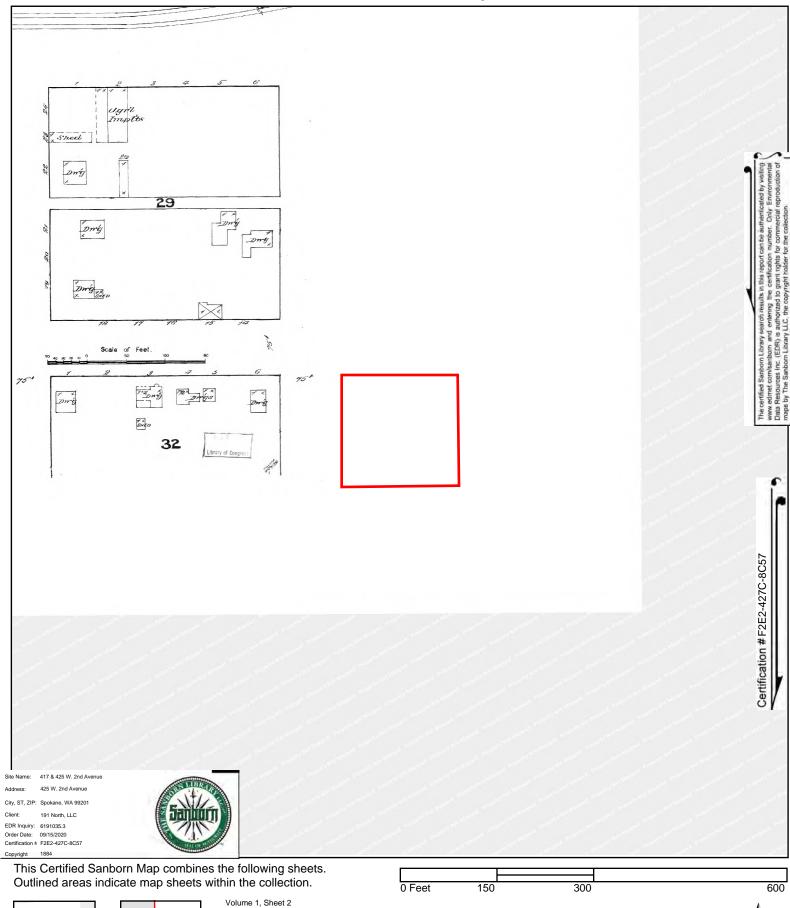


6191035 - 3



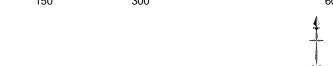












6191035 - 3 page 16 417 & 425 W. 2nd Avenue 425 W. 2nd Avenue Spokane, WA 99201

Inquiry Number: 6191035.4

September 14, 2020

EDR Historical Topo Map Report

with QuadMatch™



EDR Historical Topo Map Report

09/14/20

Site Name: **Client Name:**

417 & 425 W. 2nd Avenue 425 W. 2nd Avenue Spokane, WA 99201

418 E. Lakeside Avenue, Suite 214 COEUR D ALENE, ID 83814 EDR Inquiry # 6191035.4 Contact: Seth Brundige

191 North, LLC



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| 54213 47° 39' 15" North |
|--------------------------|
| 419152 -117° 25' 9" West |
| 11 North |
| 24.81 |
| 953.69 |
| .00' above sea level |
| |

Maps Provided:

2014 1986

1974

1963

1950

1911

1901

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Topo Sheet Key

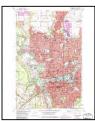
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2014 Source Sheets



Spokane NW 2014 7.5-minute, 24000

1986 Source Sheets



Spokane NW 1986 7.5-minute, 24000 Aerial Photo Revised 1982

1974 Source Sheets



Spokane NW 1974 7.5-minute, 24000 Aerial Photo Revised 1972



Spokane NW 1963 7.5-minute, 24000 Aerial Photo Revised 1962

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1950 Source Sheets



SPOKANE VICINITY 1950 7.5-minute, 24000



Spokane NW 1950 7.5-minute, 24000 Aerial Photo Revised 1946

1911 Source Sheets



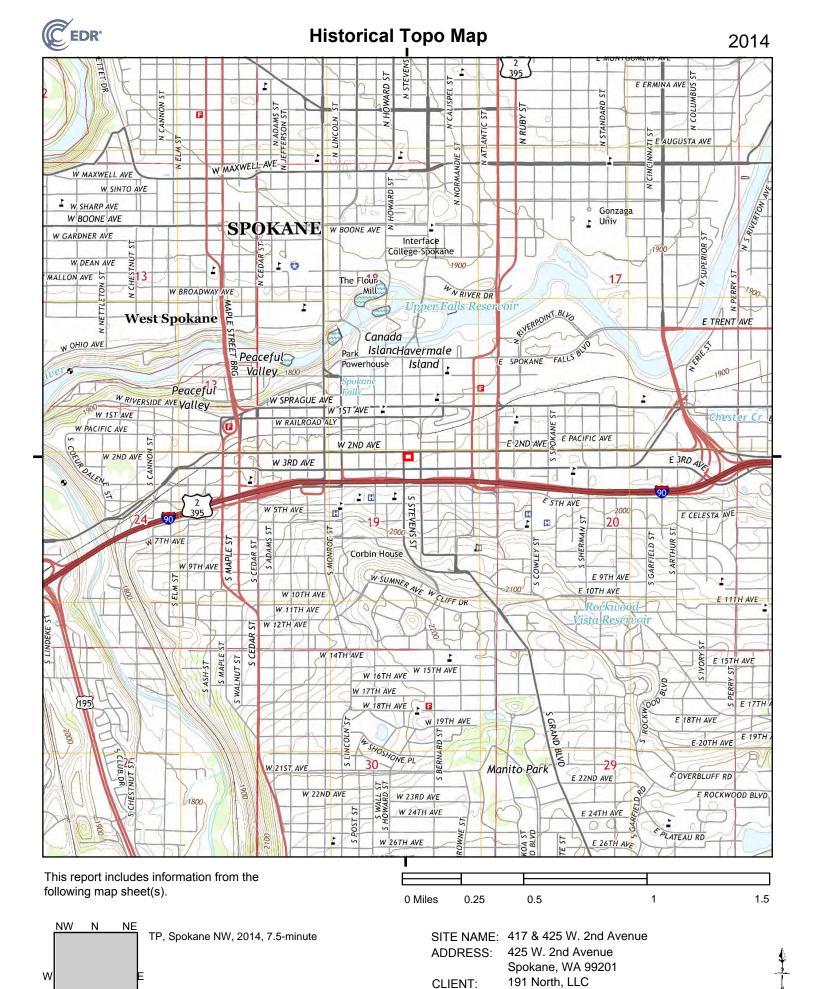
Spokane 1911 30-minute, 125000



SPOKANE 1911 30-minute, 125000



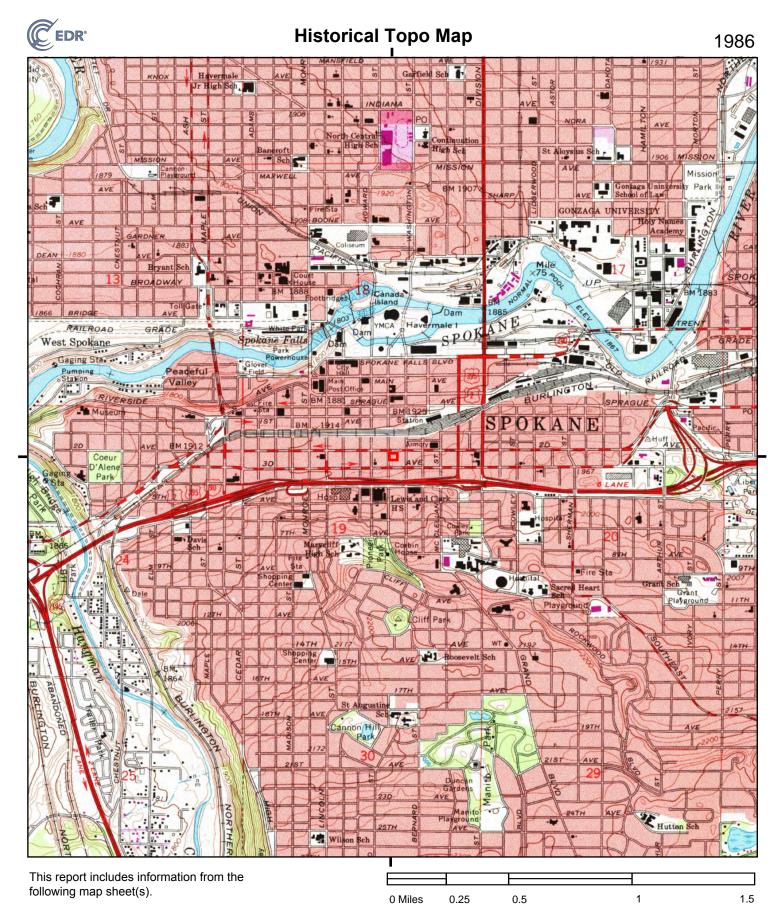
Spokane 1901 30-minute, 125000

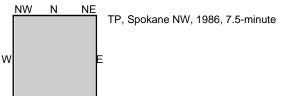


SW

S

SE





SW

S

SITE NAME: 417 & 425 W. 2nd Avenue

ADDRESS: 425 W. 2nd Avenue

Spokane, WA 99201 CLIENT: 191 North, LLC

