

Prepared For

**BANK OF AMERICA  
901 MAIN STREET  
DALLAS, TEXAS 75202-3714**

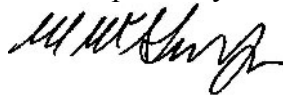
This report has been prepared for the purpose of acquiring Phase I Environmental Site Assessment information that may assist Bank of America, N.A., Bank of America Corporation, and their affiliates in evaluating a request for an extension of credit (*the "Mortgage Loan"*) to be secured by property. This information also may be used by (a) any additional lender extending credit to be secured by the subject property and (b) any actual or prospective purchaser, transferee, assignee, or servicer of the Mortgage Loan (or any portion thereof), any actual or prospective investor (*including agent or advisor*) in any securities evidencing a beneficial interest in or backed by the Mortgage Loan (or any portion thereof), any rating agency actually or prospectively rating any such securities, any indenture trustee, and any institutional provider(s) from time to time of any liquid facility or credit support for such financings. In addition, this report or a reference to this report, may be included or quoted in any offering circular, private placement memorandum, registration statement, or prospectus in connection with a securitization or transaction involving the Mortgage Loan (or any portion thereof) and/or such securities and LAC/LandAmerica agrees to cooperate in answering questions by any of the above parties in connection with such securitization or transaction. This report has no other purpose and should not be relied upon by any other person or entity. Anyone wanting information about the condition or characteristics of the property should consult the appropriate professional.

## **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**Clearview Plaza  
17408 Highway 9  
Snohomish, Washington 98296**

**Date Issued: June 30, 2005  
LAC Project Number 05-27978.1  
ESD Number: 05-008062**

Prepared By



Matthew A. McGovern  
Vice President

**LANDAMERICA ASSESSMENT CORPORATION**  
One Blue Hill Plaza, 10<sup>th</sup> Floor, Pearl River, NY 10965  
Telephone: 845.735.7188 Facsimile: 845.735.7618



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## EXECUTIVE SUMMARY

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LandAmerica Assessment Corporation (“LAC”) was requested by Bank of America to conduct a Phase I Environmental Site Assessment (“ESA”) for the Clearview Plaza located at 17408 Highway 9, Snohomish, Washington 98296 (the “Property”).

The Property is known as Clearview Plaza, located in a rural, residential, and light commercial/retail area of unincorporated Snohomish County, near Snohomish, Washington. We understand the Property consists of a portion of Clearview Plaza including Lots 4, 5, 6, and 7, which are each developed with one building, constructed in phases between 1995 and 2005. The Property is used for a variety of retail purposes, including a coffee shop, chiropractic clinic, beauty salons, restaurants, and dry cleaners, among other retail uses. We further understand the Property does not include Lots 1, 2, 3, and 8, of Clearview Plaza which are used as a bank, a grocery store, McDonald’s restaurant, and an undeveloped pad.

The Property consists of four irregularly-shaped tax parcels totaling approximately 2.55-acres in size. Currently, the Property is developed with four structures that were constructed in phases between 1995 and 2005. The structures at the Property are one story in height. The Property offers a total of 15 retail spaces, two of which were vacant at the time of the site visit.

Surrounding uses include residential and undeveloped parcels to the east, west, and north, and Chinook Lumber, a lumberyard across 176<sup>th</sup> St. to the south. Based on topography, the direction of groundwater flow is inferred to be to the south and west.

A review of a database report prepared by Environmental Data Resources, Inc. (EDR), of sites and facilities in the surrounding area with reported environmental issues, did not identify sites or facilities expected to impact the Property.

### Conclusions

LAC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 of 17408 Highway 9, Snohomish, Washington 98296, the Property. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property, except for the following:

- Panda Dry Cleaners is an on-site dry cleaners that has reportedly been in operation for approximately nine years. The on-site dry cleaning machine uses perchloroethylene, a halogenated organic compound also known as “perc” or “PCE.” The machine is a closed-loop system, with built-in secondary containment. The dry cleaning machine and operation was situated on a bare concrete floor and no floor drains were observed in the tenant space or reported during interviews. Although no specific evidence of a release as noted at the time of our site visit, PCE releases from dry cleaning facilities are common, even from modern facilities such as the one currently in operation on-site. PCE is a “non-wetting” liquid, which means it passes readily through concrete and other dense materials. Based on this result, it is possible that soil and groundwater have been impacted by PCE due to normal operations at this facility. In addition, no evidence of an application of chemical-resistant epoxy coating was observed on the floor surrounding the machine to reduce the likelihood of PCE impact to the Property subsurface.

This assessment has revealed no other evidence of recognized environmental conditions or associated issues in connection with the Property.

### Recommendations

Based on the findings of this ESA, LAC recommends the following:

- LAC recommends that a limited subsurface investigation be performed in the area of Panda Dry Cleaners to determine if the Property has been impacted by the on-site dry cleaning operations.

The following table summarizes the findings of the significant elements of this investigation.

ASSESSMENT COMPONENT	ACCEPTABLE	ROUTINE SOLUTION	PHASE II	ESTIMATED COST	REFERENCE SECTION
Historical Review	X				3.3
On-site Operations			X	\$6,000	2.4
Hazardous Materials	X				4.2.1
Waste Generation	X				4.2.1
PCBs	X				4.2.3
Asbestos	X				4.2.10
Lead in Drinking Water	X				4.2.8
Storage Tanks	X				4.2.6
Surface Areas	X				4.2.2
Regulatory Database Review	X				3.1
Adjoining Properties	X				2.6, 3.3.6
Lead-Based Paint	X				4.2.12
Radon	X				4.2.11
Mold	X				4.2.13
Other					N/A

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## **1.0 INTRODUCTION**

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Per the request of Bank of America, LandAmerica Assessment Corporation (“LAC”) has conducted a Phase I Environmental Site Assessment (“ESA”) in general accordance with ASTM E-1527-00 of the Clearview Plaza located at 17408 Highway 9, Snohomish, Washington 98296 (the Property).

On June 24, 2005, Gregory S. Peterson, a representative of LAC, conducted a site reconnaissance to assess the possible presence of petroleum products and hazardous materials at the Property. LAC’s investigation included review of aerial photographs, reconnaissance of adjacent properties, background research and review of available local, state and Federal regulatory records regarding the presence of petroleum products and/or hazardous materials at the Property.

LAC contracted Environmental Data Resources, Inc, of Milford, Connecticut to perform a computer database search for local, state and Federal regulatory records pertaining to environmental concerns for the Property and properties in the vicinity of the Property (see Section 3.0).

### **1.1 Purpose**

The purposes of this Phase I Environmental Site Assessment (“ESA”) are: To identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527) in connection with the Property. LAC understands that the findings of this study will be used by the Client to evaluate a pending financial transaction in connection with the Property.

### **1.2 Scope of Services**

LAC has performed a Phase I Environmental Site Assessment on the Property in general conformance with the scope and limitations of ASTM Practice E 1527-00 for Phase I Environmental Site Assessments. Any exceptions to or deletions from this practice are described in the body of this report.

In general, the scope of this assessment consisted of reviewing readily available information and environmental data relating to the property; interviewing readily available persons knowledgeable about the site; reviewing readily available maps, aerial photographs and records maintained by federal, state, and local regulatory agencies; and conducting a site visit.

### **1.3 Assumptions**

There is a possibility that even with the proper application of these methodologies there may exist on the Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. LAC believes that the information obtained from the record review and the interviews concerning the site is reliable. However, LAC cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

### **1.4 Limitations and Exceptions**

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM 1527-00. Specific limitations and exceptions to this ESA are more specifically set forth below:

- The earliest research date was 1944, when an aerial photograph showed the Property undeveloped and covered with forest. This data failure is not critical and does not alter the conclusions or recommendations of this assessment.

## **1.5 Special Terms and Conditions**

Authorization to perform this work was given by a directive from Bank of America.

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

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

The content and conclusions provided by LAC in this report are based solely on the information collected during our investigation and activities at the Property, our present understanding of the Property conditions, and our professional judgment in light of such information at the time this report was prepared. Part of the findings in this investigation is based on data provided by others. This report presents LAC's professional opinion, and no warranty, expressed or implied, is made. Bank of America (B of A) has the right to reproduce in full and provide copies of this report to interested parties, including B of A's Agents, bond rating agencies, and exiting/potential loan or loan-pool participants.

## **1.6 Use Reliance**

Bank of America, N. A., its employees, agents, successors and assigns may rely upon this report in evaluating a request for an extension of credit to be secured by the subject property. This report may also be used and relied upon by (a) any additional lender extending credit to be secured by the subject property (the credit to be extended by Bank of America, N.A. and such additional lender is referred to as the "Mortgage Loan") and (b) any actual or prospective purchaser, transferee, assignee, or servicer of the Mortgage Loan (or any portion thereof), any actual or prospective investor (including agent or advisor) in any securities evidencing a beneficial interest in or backed by the Mortgage Loan (or any portion thereof), any rating agency actually or prospectively rating any such securities, any indenture trustee, and any institutional provider (s) from time to time of any liquidity facility or credit support for such financing. In addition, this report or a reference to this report may be included or quoted in any offering circular, private placement memorandum, registration statement or prospectus and LAC/LandAmerica agrees to cooperate in answering questions by any of the above parties in connection with a securitization or transaction involving the Mortgage Loan (or any portion thereof) and/or such securities. This report has no other purpose and should not be relied upon by any other person or entity.

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## 2.0 SITE DESCRIPTION

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### 2.1 User Provided Information

Pursuant to ASTM E 1527-00, LAC requested the following site information from Bank of America (User of this report) and from the site contact.

ITEM	PROVIDED BY USER	NOT PROVIDED BY USER	DISCUSSED BELOW	DOES NOT APPLY
2.1.1 Environmental Pre-survey Questionnaire		X		
2.1.2 Title Records		X		
2.1.3 Environmental Liens or Activity and Use Limitation		X		
2.1.4 Specialized Knowledge		X		
2.1.5 Valuation Reduction for Environmental Issues		X		
2.1.6 Identification of Key Site Manager	X			
2.1.7 Reason for Performing Phase I ESA	YES, SEE SECTION 1.1			
2.1.8 Prior Environmental Reports	X			
2.1.9 Other				X

LAC interviewed the owner, Mr. Vien Bui, and was accompanied by the property manager, Mr. Rick Chapman during the site visit. Additionally, on site interviews included Hae Choe owner, Panda Cleaners, Lee Dring manager, Schuck's, and Steven Gown, Companion Pet Clinic. Interviews are detailed in appropriate sections of the report below.

As part of this ESA, LAC reviewed the prior environmental report "Phase I Environmental Site Assessment of Clearview Shopping Center" prepared by EMG for Wells Fargo Bank, October 30, 2002. This report is summarized in Section 3.3.5 below.

### 2.2 Location and Legal Description

The address of the Property is 17408 Highway 9, Snohomish, Washington 98296. The Property is located in a rural and commercial area of Snohomish County. We understand the Property is composed of four tax parcel numbers, 27051100409200, 27051100490300 27051100490400, and 27051100409500, respectively. The legal descriptions are reproduced below:

“SEC 11 TWP 27 RGE 05 LOT 4 CLEARVIEW PLAZA B.S.P. REC VOL 2 OF BSP'S PGS 24-25 REC AF 9406095001 & BEING PTN N1/2 SE1/4

SEC 11 TWP 27 RGE 05 LOT 5 CLEARVIEW PLAZA B.S.P. REC VOL 2 OF BSP'S PGS 24-25 REC AF 9406095001 & BEING PTN N1/2 SE1/4

SEC 11 TWP 27 RGE 05 LOT 6 CLEARVIEW PLAZA B.S.P. REC VOL 2 OF BSP'S PGS 24-25 REC AF 9406095001 & BEING PTN N1/2 SE1/4

SEC 11 TWP 27 RGE 05 LOT 7 CLEARVIEW PLAZA B.S.P. REC VOL 2 OF BSP'S PGS 24-25 REC AF 9406095001 & BEING PTN N1/2 SE1/4"

According to the Snohomish County Tax Assessor's office the Property is currently owned by Clearview Plaza, LLC, who has owned the Property since 2002.

### 2.3 Site and Vicinity General Characteristics

The Property consists of four irregularly-shaped tax parcels totaling approximately 2.55 acres in size. The Property is designed and used for commercial and retail purposes. Currently, the Property is developed with four structures that were constructed in phases between 1995 and 2005. The structures at the Property are one story in height. The Property offers a total of 15 retail spaces.

We understand the Property is a portion of the Clearview Plaza, which for purposes of this report does not include Lot 2 - Albertson's (grocery store), Lot 1 - McDonald's (restaurant), Lot 3 - Cascade Bank, or Lot 8, which is currently undeveloped.

### 2.4 Current Use of the Property

The Property is known as Clearview Plaza, located in a rural, residential, and light commercial/retail area of unincorporated Snohomish County, near Snohomish, Washington. We understand the Property consists of a portion of Clearview Plaza including Lots 4, 5, 6, and 7, which are each developed with one building, constructed in phases between 1995 and 2005. The Property is used for a variety of retail purposes, including a coffee shop, chiropractic clinic, beauty salons, restaurants, and dry cleaners, among other retail uses. We further understand the Property does not include Lots 1, 2, 3, and 8 of Clearview Plaza, which are used as a bank, a grocery store, McDonald's restaurant, and an undeveloped pad.

According to Snohomish County Planning Department, the Property is zoned CRC for Clearview Rural Commercial. Based on the information reviewed during the preparation of this report and the observations made during the reconnaissance of the Property, the tenant spaces are currently occupied by the tenants and activities identified in the table below:

SITE OCCUPANTS		
Unit	Tenant	Operation
Lot 4 Unit 1	Starbucks	Coffee Shop
Lot 4 Unit 2	Vacant	Vacant
Lot 4 Unit 3	Vacant	Vacant
Lot 5 Unit 1	Hari Salons	Beauty Salon
Lot 5 Unit 2	Krey Chiropractor	Chiropractic Clinic
Lot 5 Unit 3	Thai Tan's Tanning	Tanning Salon
Lot 5 Unit 3	Curves for Women	Gym
Lot 6 Unit 1	Companion Pet Clinic	Veterinary Clinic

SITE OCCUPANTS		
Unit	Tenant	Operation
Lot 6 Unit 2	Q Nails	Beauty Salon
Lot 6 Unit 3	Yummy Teriaki	Restaurant
Lot 6 Unit 4	Subway	Restaurant
Lot 6 Unit 5	Moviola	Video Rental
Lot 6 Unit 6	Panda Cleaners Dry Cleaner	Dry Cleaning
Lot 7 Unit 1	Schuck's	Auto parts sales
Lot 7 Unit 2	Mail Box Plus	Postal services

## 2.5 Description of Site Improvements

The Property consists of four irregularly-shaped tax parcels totaling approximately 2.55 acres in size. The Property is designed and used for commercial and retail purposes. Currently, the Property is developed with four structures that were constructed in phases between 1995 and 2005. The structures at the Property are one story in height. The Property offers a total of 15 retail spaces.

We understand the Property is a portion of the Clearview Plaza, which for purposes of this report does not include Lot 2 - Albertson's (grocery store), Lot 1 - McDonald's (restaurant), Lot 3 - Cascade Bank, or Lot 8, which is currently undeveloped.

Cross Valley Water District supplies drinking water to the Property from the municipal distribution system. Sanitary discharges on the Property are discharged to a septic system, the drainfield for which is located behind the Property structures to the west.

The buildings are heated and cooled by roof-mounted split gas/electric HVAC units. Electricity is provided to the Property by Snohomish Public Utility District. Natural gas is provided by Puget Sound Energy.

## 2.6 Current Use of Adjoining Properties

During the vicinity reconnaissance, LAC observed the following land use on properties in the immediate vicinity of the Property.

**North:** The area immediately to the north is undeveloped woodlands. Beyond the woodlands to the north are residential properties.

**South:** Areas to the south include a McDonald's restaurant (which shares the parking areas with the Property). Also to the south is 176<sup>th</sup> St. SE. Across 176<sup>th</sup> St. SE is Chinook Lumber, a lumber/hardware store.

**East:** To the east is State Route 9. Farther to the east is an undeveloped, wooded parcel.

**West:** To the west are an undeveloped, wooded parcel and single-family residences.

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## 3.0 RECORDS REVIEW

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### 3.1 Standard Environmental Record Sources

#### 3.1.1 State and Federal Regulatory Review

Information from standard Federal and state environmental record sources was provided through Environmental Data Resources, Inc. (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unmappables section within the EDR report. A review of the unmappable facilities indicated that none of these facilities are within the ASTM minimum search distance from the Property, or could not be plotted with the information provided.

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the Property, was reviewed. Specific facilities are discussed below if determined likely that a potential recognized environmental condition has resulted at the Property from the listed facilities. Please refer to Appendix C-1 for a complete listing.

#### ***Federal NPL***

The National Priorities List (NPL) is the Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

The Property is not listed as a NPL facility. No NPL sites are located within one mile of the Property.

#### ***Federal CERCLIS List***

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

The Property is not listed as a CERCLIS facility. No CERCLIS sites are listed within one-half mile of the Property.

#### ***Federal CERCLIS NFRAP Sites List***

The CERCLIS No Further Remedial Action Planned (NFRAP) List is a compilation of sites that the EPA has investigated, and has determined that the facility does not pose a threat to human health or the environment, under the CERCLA framework.

The Property is not listed as a CERCLIS-NFRAP facility. No CERCLIS-NFRAP sites are listed on or adjoining the Property.

#### ***Federal Resource Conservation and Recovery Act (RCRA) CORRACTS TSD Facilities List***

The EPA Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Treatment, Storage and Disposal (TSD) database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste. The CORRACTS database is the EPA's list of treatment storage or disposal facilities subject to corrective action under RCRA.

The Property is not listed as a RCRA CORRACTS TSD facility. No RCRA CORRACTS TSD facilities are listed within one mile of the Property.

#### ***Federal Resource Conservation and Recovery Act (RCRA) Non-CORRACTS TSD Facilities List***

The RCRA TSD database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste.

The Property is not listed as a RCRA-TSD facility. No RCRA TSD sites are listed within one-half mile of the Property.

#### ***Federal RCRA Generator List***

The RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste.

The Property is not listed as a RCRA facility. No RCRA Generator facilities are listed on the Property or on the adjacent properties.

#### ***Federal Emergency Response Notification System (ERNS)***

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported release of oil or hazardous substances.

No ERNS sites were listed on the Property or on the adjacent properties.

#### ***Confirmed and Suspected Contaminated Sites (CSCS) List***

The Washington State Department of Ecology (Ecology) CSCS report is an inventory of suspected or confirmed hazardous substance sites in the state of Washington. Two CSCS

sites were reported within one mile of the Property. Both sites were reported as greater than 0.25 miles away, and in inferred downgradient locations. Based on the separation distance and inferred direction of groundwater flow, neither CSCS site is expected to impact the Property.

### ***Solid Waste/Landfill Facilities (SWLF)***

A database of SWLF is prepared by Ecology's Municipal Solid Waste (MSW) facilities located in the state of Washington.

No SWLF sites were reported within one half mile of the Property.

### ***Leaking Underground Storage Tank List (LUST)***

Ecology compiles lists of reported leaks of petroleum from underground storage tanks (USTs).

The Property is not listed as a LUST facility. Two LUST sites are listed within one-half mile of the Property. Both sites were reported as greater than 0.25 miles away, and in inferred downgradient locations. Based on the separation distances and inferred direction of groundwater flow, neither LUST site is expected to impact the Property.

### ***State Underground Storage Tank List (UST)***

Ecology compiles a list of UST locations.

The Property is not listed as an UST facility. No registered UST facilities are listed adjacent to the Property.

## **3.1.2 Local Regulatory Review**

### **3.1.2.1 County Recorder/Assessor**

According the Snohomish County Assessor's Office, no environmentally related liens or deed restrictions have been recorded against the Property.

### **3.1.2.2 Fire Officials**

Mr. Stan Smith, Snohomish County Fire Marshal, reported no records for the Property address regarding the presence of underground storage tanks.

### **3.1.2.3 Building Department**

Records from Snohomish County Planning and Development Department were reviewed for evidence indicating the developmental history of the Property, and for the presence of documentation relative to USTs. The records indicate the current site structures were constructed in phases between 1995 and 2005.

According to personnel at the Snohomish County Department of Planning and Developmental Services, building permits prior to 1981 are not searchable by address or parcel number and therefore are not readily reviewable. No permits

regarding underground storage tanks from 1981 to the present were identified during our review.

## 3.2 Physical Setting Sources

### 3.2.1 Topography

The United States Geological Survey (USGS), Maltby, Washington Quadrangle 7.5-minute series topographic map was reviewed for this Phase I Environmental Site Assessment (ESA). This map was published by the USGS in 1981. According to the contour lines on the topographic map, the Property is located at approximately 600-feet above mean sea level (MSL). The contour lines in the area of the Property indicate the area is sloping gently to the south and west.

### 3.2.2 Soils/Geology

The subject property lies in the Puget Sound Lowland, a series of north to south trending valleys ranging from British Columbia to Eugene, Oregon and bordered by the Cascade Range and Olympic Mountains. Surficial soils in the Puget Sound Lowland are mainly formed in glacial drift deposits from the last period of glaciation, about 10-14,000 years ago. Underlying the young glacial deposits is sediment deposited during previous or interglacial periods. In the general area, bedrock is exposed only sporadically; elsewhere, it is overlain by hundreds to thousands of feet of relatively loose sediments deposited during the Quaternary period over the last two million years.

According to “Soil Survey report of Snohomish County Area, Washington” (July 1983), published by the US Department of Agriculture, Soil Conservation Service, soils in the area are mapped as Alderwood gravelly sandy loam, 2 to 8 percent slopes. The report describes these soils as:

“This moderately well drained soil is on till plains. It is moderately deep over a hardpan. The soil formed in glacial till. Areas are irregular in shape. They are about 100 acres in size. The native vegetation is mainly conifers and hardwoods. Elevation is 50 to 550 feet. The average annual precipitation is about 40 inches, the average annual air temperature is about 50 degrees F, and the average frost-free season is 170 to 190 days. Typically, the surface layer is very dark grayish brown gravelly sandy loam about 7 inches thick. The upper part of the subsoil is dark yellowish brown and dark brown very gravelly sandy loam about 23 inches thick. The lower part is olive brown very gravelly sandy loam about 5 inches thick. A weakly cemented hardpan is at a depth of about 35 inches. Depth to the hardpan ranges from 20 to 40 inches. Included in this unit are small areas of soils that have a stony or bouldery surface layer and areas of McKenna soils, Norma soils, and Terric Medisaprists in drainageways on plains. Also included are small areas of Everett, Indianola, and Ragnar soils on terraces and outwash plains. Included areas make up about 15 percent of the total acreage. Permeability of this Alderwood soil is moderately rapid above the hardpan and very slow through it. Available water capacity is low. Effective rooting depth is 20 to 40 inches. Runoff is slow, and the hazard of water erosion is slight.”

### 3.2.3 Hydrology

Based on the observation of wetland-type plants on the adjacent western parcel and between the Starbucks building and Highway 9, groundwater is expected to be shallow. According to “Soil Survey report of Snohomish County Area, Washington” (July 1983), published by the US Department of Agriculture, Soil Conservation Service, a seasonal perched water table is at a depth of 18 to 36 inches from January to March, for soils of this type.

Based on topographic information, groundwater flow is inferred to be to the south and west.

No settling ponds, lagoons, surface impoundments, wetlands or natural catchbasins were observed at the Property during this investigation.

### 3.2.4 Flood Zone Information

A review of the Flood Insurance Rate Maps, published by the First American Flood Data Services, was performed. According to Community 535534, Panel Number 1355E, dated November 8, 1999, the Property is located in Flood Zone X. Flood Zone X regions consist of areas outside the 100- and 500-year floodplains.

### 3.2.5 Oil and Gas Exploration

No oil and gas exploration maps were available for the study area. No evidence of oil and gas exploration was observed or reported during interviews.

## 3.3 Historical Use Information

LAC’s review of standard historical sources concluded the Property was first developed in phases between 1995 and 1997 with the existing strip mall development. Prior to that time, the Property was undeveloped forestland.

### 3.3.1 Aerial Photographs

Available aerial photographs 1944, 1961, 1970, and 1983, from the University of Washington Suzallo Library Special Collections Department and 2003 from the Snohomish County Assessor’s office were reviewed for this ESA. Copies of selected photographs are included in Appendix B-1 of this report. The photographs are discussed below:

<b>Date:</b>	1944
<b>Scale:</b>	1” = 24,000’ (enlarged)
<b>Photo ID:</b>	N/A
<b>Description:</b>	This scale of this photo is too large to definitively make out specific site features, however the Property appears to be undeveloped and covered with vegetation. Highway 9 is present to the east. Adjacent parcels appear to be similarly undeveloped.

- Date:** 1961  
**Scale:** 1" = 400' (enlarged)  
**Photo ID:** N/A  
**Description:** This photo the Property as undeveloped and forested. What appears to be a residence is visible on an adjacent parcel to the west. Other nearby parcels appear to be undeveloped.
- Date:** 1970  
**Scale:** 1" = 1,000' (enlarged)  
**Photo ID:** N/A  
**Description:** This photo the Property as undeveloped and forested. What appears to be a residence is visible on an adjacent parcel to the west. Other nearby parcels appear to be undeveloped.
- Date:** 1983  
**Scale:** 1" = 12,000'  
**Photo ID:** N/A  
**Description:** This photo shows the same general features on the Property and nearby parcels as the 1970 air photo.
- Date:** 2003  
**Scale:** Unknown  
**Photo ID:** N/A  
**Description:** This photo shows the Property generally as developed today, except that the Starbucks lot is undeveloped and gravel covered. Additional residential development can be seen to the west and farther to the north. To the south across 176<sup>th</sup>, the existing lumber yard can be seen.

Review of aerial photos showed the Property as generally undeveloped until the current Property features were constructed. Adjacent parcels appeared to be either undeveloped or used for residential purposes.

### 3.3.2 Sanborn Fire Insurance Maps

According to EDR, no Sanborn fire insurance maps are available for the study area. A statement of no coverage is provided in Appendix B-2.

### 3.3.3 City Directories

Historical city directories published by R.L. Polk Company were reviewed at the main branch of the Seattle Public Library for past names and/or businesses that were listed for the Property and adjoining properties. The reviewed collection did not contain directories with addresses in the range of the Property.

### 3.3.4 Chain of Title

A 50-year chain-of-title was not warranted for this study. Historical use of the Property was researched using other standard historical sources.

### 3.3.5 Additional Environmental Record Sources

LAC reviewed a previous environmental report for the Property named “Phase I Environmental Site Assessment of Clearview Shopping Center,” prepared by EMG, Inc. (EMG) for Wells Fargo Bank, dated October 30, 2002. The EMG report described site conditions generally as today, with the Property developed as a strip mall, which included the currently existing dry cleaners, auto parts store, veterinary clinic, and chiropractor, among other benign retail uses. The EMG report did not recommendations for further investigation.

### 3.3.6 Historical Use Information on Adjoining Properties

By review of the standard historical sources referenced above, the historical uses of the adjoining properties are summarized below:

- North:** Areas immediately to the north have never been developed. Farther to the north are single-family residences, which were constructed in phases from 1930s to the 1980s.
- South:** Immediately to the south is 176<sup>th</sup> St. Farther to the south is Chinook Lumber (17606 SR SE), which was developed in 1988. Prior to that time, this area was undeveloped.
- East:** Immediately to the east is State Route 9. Farther to the east is a forested parcel which has never been developed.
- West:** To the west are undeveloped areas and single-family residences, which were constructed in phases beginning in this 1930s through the 1970s, and a parcel that has never been developed.

Historical concerns on adjoining parcels were not identified in LAC’s review of standard historical sources.

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## **4.0 SITE RECONNAISSANCE**

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### **4.1 General Site Characteristics**

The Property is known as Clearview Plaza, located in a rural, residential, and light commercial/retail area of unincorporated Snohomish County, near Snohomish, Washington. We understand the Property consists of a portion of Clearview Plaza including Lots 4, 5, 6, and 7, which are each developed with one building, constructed in phases between 1995 and 2005. The Property is used for a variety of retail purposes, including a coffee shop, chiropractic clinic, beauty salons, restaurants, and dry cleaners, among other retail uses.

We further understand the Property does not include Lots 1, 2, 3, and 8 of Clearview Plaza, which are used as a bank, a grocery store, McDonald's restaurant, and an undeveloped pad.

The Property consists of four irregularly-shaped tax parcels totaling approximately 2.55 acres in size. Currently, the Property is developed with four structures that were constructed in phases between 1995 and 2005. The structures at the Property are one story in height. The Property offers a total of 15 retail spaces.

#### **4.1.1 Solid Waste Disposal**

Waste Management, Inc. provides solid waste collection for the Property.

#### **4.1.2 Surface Water Drainage**

Surface water is collected by a series of storm drains, which reportedly discharges to the local storm system operated by Cross Valley Water District.

#### **4.1.3 Wells and Cisterns**

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

#### **4.1.4 Wastewater**

No indications of industrial wastewater disposal or treatment facilities were observed during the onsite reconnaissance.

#### **4.1.5 Additional Site Observations**

No additional, relevant general Property characteristics were observed.

### **4.2 Potential Environmental Conditions**

#### **4.2.1 Hazardous Materials and Petroleum Products Used or Stored On-site**

The following table identifies the hazardous materials and hazardous wastes found to be used, stored or generated on the Property:

HAZARDOUS SUBSTANCES/WASTES NOTED ONSITE				
Substance	Container Size/ Total amount	Location	Substance Use	Disposal Method (if applicable)
Spent Anti-Freeze	55-gallons	Schuck's	Automotive waste	Emerald Petroleum Service
Used batteries	Approx. 20 units	Schuck's	Automotive waste	Excide
Used Motor Oil	Approx. 150-gallons	Schuck's	Automotive waste	First Recovery, Inc.
Spent dry cleaning filters	5-gallon container	Panda Dry cleaners	Dry cleaning waste	Safety Kleen
perchloroethylene	5-gallon container	Panda Dry cleaners	Dry cleaning fluid	Recovered and re-used on site
X-ray waste	5-gallons	Companion Pet Clinic	X-ray developer waste	Bay Side X-Ray
X-ray waste	5-gallons	Krey Chiropractic	X-ray developer waste	Washington X-Ray

An on-site dry cleaning facility, Panda Cleaners, is located on Lot 6 and has reportedly operated in that location for approximately nine years. The dry cleaning machine was observed to be a RealStar T35 closed-loop system. The machine was designed with built-in secondary containment, and was located above a bare concrete floor. Floor tile was observed surrounding the machine however no evidence of an application of chemical-resistant epoxy coating was observed on the floor surrounding the machine. No evidence of staining or other product release was noted around the machine. No floor drains were observed or reported during interviews. According to the operator, Mr. Hae Sut Choe, spent filters are collected by Safety Kleen, Inc., and new perchloroethylene (PCE) is provided by Hyundai on an as-needed basis. New PCE and spent filters were stored in closed, five-gallon containers.

Mr. Lee Dring of Schuck's reported that used motor oil is stored on-site in an aboveground storage tank (AST) located inside the building and is collected by First Recovery, Inc. Used anti-freeze is stored in a 55-gallon drum also located inside the building and is collected by Emerald Petroleum, Inc. The drum and AST were located on a concrete floor, and minor spillage was noted in this area. Although no evidence of leaks or stains was observed beneath the drum, no secondary containment measures for drum storage were observed.

Dr. Steven Gowen of Companion Pet Clinic reported that "sharps" and other medical wastes are collected by Stericycle, Inc and X-ray wastes collected by Bay Side X-Ray. Brian Toyer of Bay Side X-Ray reported that all spent X-ray chemicals including silver waste are complete recovered and no wastes are disposed of on-site.

Sheryl (last name withheld) of Krey Chiropractic reported no medical waste, and that X-ray wastes are collected by Washington X-Ray. A representative of Washington X-Ray had not responded to LAC by the publication date of this report.

#### 4.2.1.1 Unlabeled Containers and Drums

No unlabeled containers or drums were observed during the Property reconnaissance.

#### 4.2.1.2 Disposal Locations of Regulated/Hazardous Waste

Spent filters from Panda Cleaners are reportedly collected by Safety Kleen, Inc.

Used motor oil collected at Schucks is disposed by First Recovery, Inc. Used anti-freeze is collected by Emerald Petroleum Service, Inc. Used car batteries are collected by the manufacturer, Excide, Inc.

Spent X-ray developer from Krey Chiropractic is collected by Washington X-Ray.

Spent X-ray developer from Companion Pet Clinic is collected by Bay Side X-Ray.

#### 4.2.2 Evidence of Releases

No obvious indications of hazardous material or petroleum product releases, such as stained areas or stressed vegetation, was observed during the site reconnaissance or reported during interviews. Asphalt-paved parking areas exhibited normal surface staining due to use.

#### 4.2.3 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain polychlorinated biphenyls (PCBs) at a level that subjects them to regulation by the United States Environmental Protection Agency (USEPA). PCBs in electrical equipment are controlled by USEPA regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified:

- Less than 50 parts per million (PPM) of PCBs – “*Non-PCB*” transformer
- 50 ppm-500 ppm – “*PCB-Contaminated*” electrical equipment
- Greater than 500 ppm – “*PCB*” transformer

LAC observed three pad-mounted electrical transformers on the Property. Based on the 1995-2005 construction dates, these transformers are not expected to be PCB-containing. Additionally each transformer was labeled as “Non-PCB Containing.”

#### 4.2.4 Landfills

No evidence of on-site landfilling was observed or reported during the site reconnaissance.

#### 4.2.5 Pits, Ponds, Lagoons, Sumps and Catch Basins

No evidence of on-site pits, ponds, lagoons was observed or reported during the site reconnaissance. No evidence of sumps or catch basins, other than used for stormwater removal, was observed or reported during the site reconnaissance.

#### **4.2.6 Aboveground and Underground Storage Tanks (ASTs and USTs)**

No evidence of underground storage tanks (USTs) was observed during the Property reconnaissance or reported during interviews.

Mr. Lee Dring of Schuck's reported that used motor oil is stored on-site in an aboveground storage tank (AST) located inside the building and is collected by First Recovery, Inc. The AST were located on a concrete floor, and minor spillage was noted in this area.

#### **4.2.7 Radiological Hazards**

Krey Chiropractic maintains X-ray equipment and Sheryl (last name withheld) reported that wastes are collected by Washington X-ray. Sheryl reported that no other wastes require special disposal are generated by the clinic. Washington X-ray had not returned calls by the publication date of this report.

Companion Pet Clinic also maintains X-ray equipment. Dr. Steven Gowen reported by that wastes are collected by Bay Side X-Ray. Mr. Brian Toyer of Bay Side X-ray reported that no wastes are washed down the drain, and that all X-ray wastes, including silver, are collected and disposed of off site.

#### **4.2.8 Drinking Water**

Cross Valley Water District supplies drinking water to the Property from the municipal distribution system. Sanitary discharges on the Property are discharged to a septic system, the drainfield for which is located behind the site structures to the west. According to Cross Valley Water District representative, the drinking water supplied to the site is within state and federal standards, including lead and copper.

#### **4.2.9 Additional Hazard Observations**

No additional hazards were observed on the Property.

#### **4.2.10 Asbestos-Containing Materials (ACM)**

No friable asbestos was identified. Moreover, based upon the age of the buildings, no friable materials are suspected to exist, since friable materials were phased-out of use by 1981. Notwithstanding, non-friable materials may contain asbestos, since they were not covered by the phase-out. These materials include floor tile, wallboard and some roofing components. These materials were observed to be in good condition, and represent no hazard unless cut, sawn or broken. Accordingly, no samples were obtained. Notwithstanding, prior to conducting demolition, renovations or building repairs that may damage the suspect materials, it would be prudent to verify the presence or absence of asbestos.

#### **4.2.11 Radon**

The USEPA has prepared a map to assist National, State and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of

4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the 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. Review of the EPA Map of Radon Zones places the Property in Zone 3, where average predicted radon levels are less than 2.0 pCi/L.

#### **4.2.12 Lead-Based Paint**

Based on the date of construction (1995-2005), LBP is unlikely to have been used at the Property and was not sampled. No further action or investigation is recommended regarding lead-based paint at the Property.

#### **4.2.13 Mold**

As part of this assessment, LAC performed a limited visual inspection for the significant presence of mold. A class of fungi, molds have been found to cause a variety of health problems in humans, including allergic, toxicological and infectious responses. Molds are decomposers of organic materials, thrive in humid environments and produce tiny spores to reproduce, just as plants produce seeds. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation and carpeting often play host to such growth.

LAC observed interior areas of the Property structures for the significant presence of mold. LAC did not note obvious visual or olfactory indications of the presence of mold, nor did LAC observe obvious indications of significant water damage. As such, no bulk sampling of suspect surfaces was conducted as part of this assessment.

This screening was not designed to discover all areas which may have been affected by mold growth on the Property. Rather, it is intended to give the client an indication if significant (based on observed areas) mold growth is present at the Property. Additional areas of mold not observed as part of this limited assessment, possibly in pipe chases, HVAC systems and behind enclosed walls and ceilings, may be present on the Property.

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## 5.0 INTERVIEWS

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Interviews were conducted with the following individuals. Findings from these interviews are discussed in the appropriate sections in this report.

### Site

- Vien Bui – Owner – (425) 773-8436
- Rick Chapman – property manager – 360.320.1900
- Hae Choe –owner, Panda Cleaners - (360) 668-1290
- Lee Dring – manager, Schuck’s – (360) 668-1502
- Dr. Steven Gowen – Companion Pet Clinic, (360) 668-4721
- Sheryl (last name withheld) – Krey Chiropractic (425) 316-9200
- Brian Toyer – Bay Side X-Ray – (206) 228-0362

### Regulatory Officials

- Stan Smith, Snohomish County Fire Marshal (800) 562.4367

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## 6.0 FINDINGS AND CONCLUSIONS

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### 6.1 Findings

#### 6.1.1 On-Site Environmental Conditions

This assessment has revealed no evidence of recognized environmental conditions in connection with the Property, except for the following:

- Panda Dry Cleaners is an on-site dry cleaners that has reportedly been in operation for approximately nine years. The on-site dry cleaning machine uses perchloroethylene, a halogenated organic compound also known as “perc” or “PCE.” The machine is a closed-loop system, with built-in secondary containment. The dry cleaning machine and operation was situated on a bare concrete floor and no floor drains were observed in the tenant space or reported during interviews. Although no specific evidence of a release as noted at the time of our site visit, PCE releases from dry cleaning facilities are common, even from modern facilities such as the one currently in operation on-site. PCE is a “non-wetting” liquid, which means it passes readily through concrete and other dense materials. Based on this result, it is possible that soil and groundwater have been impacted by PCE due to normal operations at this facility. In addition, no evidence of an application of chemical-resistant epoxy coating was observed on the floor surrounding the machine to reduce the likelihood of PCE impact to the Property subsurface.

This assessment has revealed no other evidence of recognized environmental conditions or associated issues in connection with the Property.

#### 6.1.2 Off-Site Environmental Conditions

No off-site environmental conditions were identified that were considered likely to impact the Property.

#### 6.1.3 Previously Resolved Environmental Conditions

No historical recognized environmental conditions were identified in connection with the Property during the course of this assessment.

#### 6.1.4 De Minimis Environmental Conditions

No *de minimis* environmental conditions were identified in connection with the Property during the course of this assessment.

### 6.2 Opinion

LAC recommends that a limited subsurface investigation be performed for the current on-site dry cleaners. No additional off-site, on-site or historical recognized environmental conditions were identified that were considered likely to impact the Property.

### 6.3 Conclusions

LAC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 of 17408 Highway 9, Snohomish, Washington 98296, the Property. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property, except for the following:

- Panda Dry Cleaners is an on-site dry cleaners that has reportedly been in operation for approximately nine years. The on-site dry cleaning machine uses perchloroethylene, a halogenated organic compound also known as “perc” or “PCE.” The machine is a closed-loop system, with built-in secondary containment. The dry cleaning machine and operation was situated on a bare concrete floor and no floor drains were observed in the tenant space or reported during interviews. Although no specific evidence of a release as noted at the time of our site visit, PCE releases from dry cleaning facilities are common, even from modern facilities such as the one currently in operation on-site. PCE is a “non-wetting” liquid, which means it passes readily through concrete and other dense materials. Based on this result, it is possible that soil and groundwater have been impacted by PCE due to normal operations at this facility. In addition, no evidence of an application of chemical-resistant epoxy coating was observed on the floor surrounding the machine to reduce the likelihood of PCE impact to the Property subsurface.

### 6.4 Recommendations

Based on the findings of this ESA, LAC recommends the following:

- LAC recommends that a limited subsurface investigation be performed in the area of Panda Dry Cleaners to determine if the Property has been impacted by the on-site dry cleaning operations.

### 6.5 Deviations

This Phase I ESA substantially complies with the scope of services and ASTM 1527-00, as amended, except for exceptions and/or limiting conditions as discussed in Section 1.4.

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## 7.0 REFERENCES

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### Reports, Plans and Other Documents Reviewed:

Aerial photographs, University of Washington Suzallo Library Special Collections - years 1944, 1961, 1970, 1983

EDR Radius Map Report, "Clearview Plaza," Inquiry Number 01453543.1r, June 27, 2005.

[http://oaspub.epa.gov/enviro/sdw\\_report.first\\_table?report\\_id=684270&pwsid=WA5316270&state=WA&source=Ground%20water%20&population=14000&sys\\_num=0](http://oaspub.epa.gov/enviro/sdw_report.first_table?report_id=684270&pwsid=WA5316270&state=WA&source=Ground%20water%20&population=14000&sys_num=0)

<http://www.epa.gov/iaq/radon/zonemap.html>

U.S. Environmental Protection Agency, Radon Zone Map, accessed via the Internet, June 2005:

United States Department of Agriculture, Soil Conservation Service, Soil Survey of the Snohomish County Area, (1983).

United States Environmental Protection Agency, "Violation Report, Cross Valley Water District" accessed via the Internet, June 2005:

United States Geological Survey Topographic Map, 7.5-minute series, "Maltby, Washington" Quadrangle, scale 1:24,000. (1981)

### Agencies Contacted:

Snohomish County

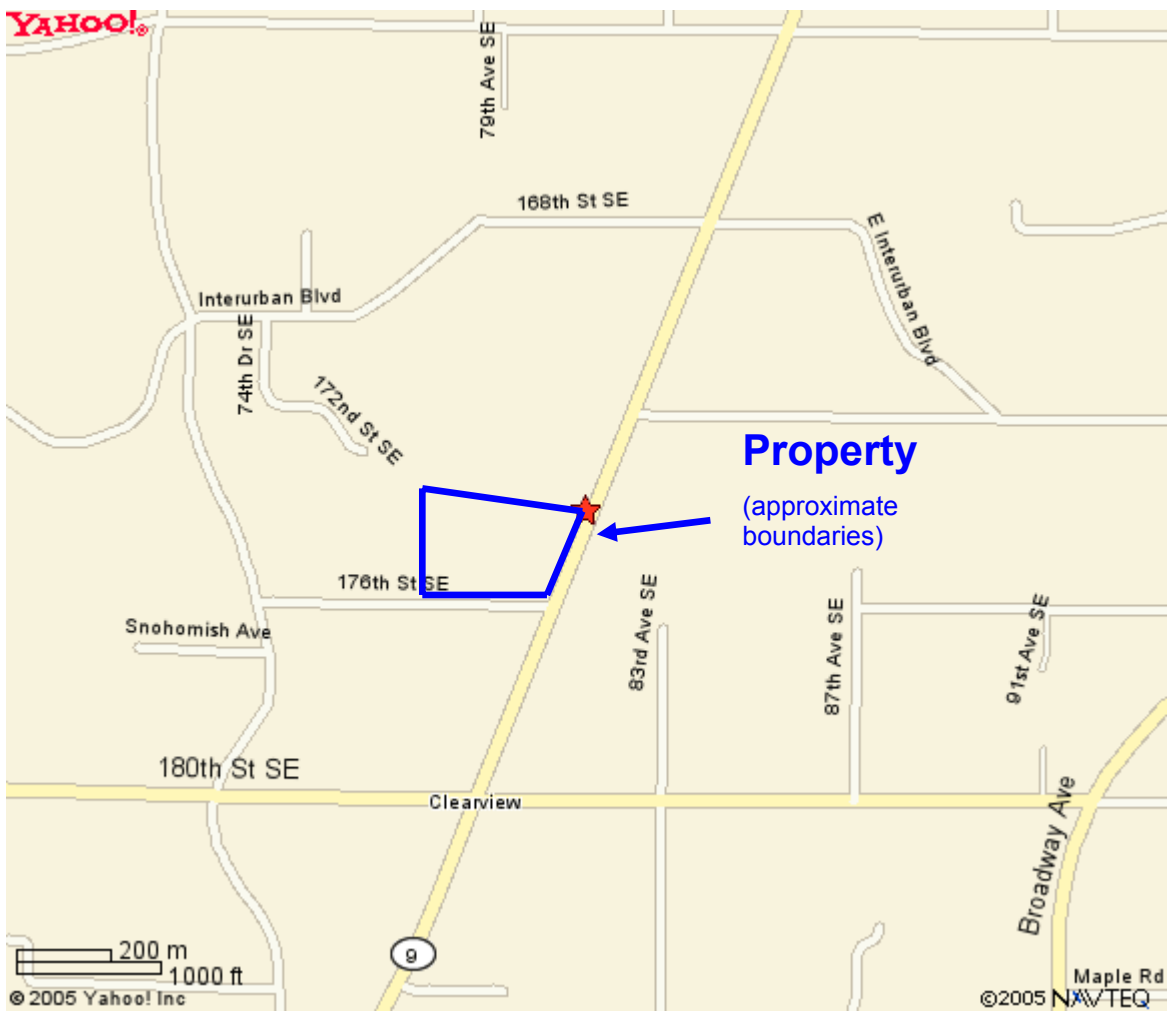
Assessor

Fire Marshal

Planning and Developmental Services

## **FIGURES**

**SITE LOCATION MAP  
SITE PLAN  
SITE TOPOGRAPHIC MAP**



**SITE LOCATION MAP**

**DRAWING NOT TO SCALE**



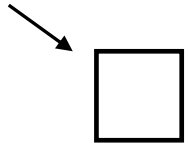
**Site Name:** Clearview Plaza  
17408 Hwy 9  
Snohomish, WA

**Project Number:** 05-27978.1

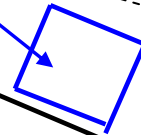
Inferred Direction  
of Groundwater  
Flow



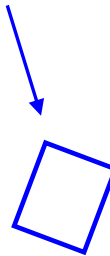
Residential



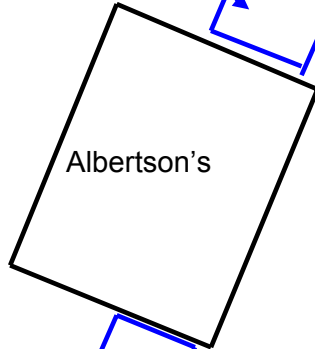
Lot 5 (Krey  
Chiropractic, etc.)



Lot 4  
(Starbucks)



Albertson's



Residential



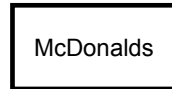
Lot 6 (Panda  
Cleaner's,  
Companion Pet  
Clinic, etc.)



Cascade Bank



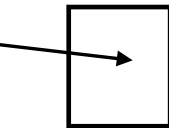
Lot 7 (Schuck's,  
etc.)



Legend: Property  
Structures in **Blue**

Dashed line shows  
approximate. strip mall  
boundaries

Chinook Lumber



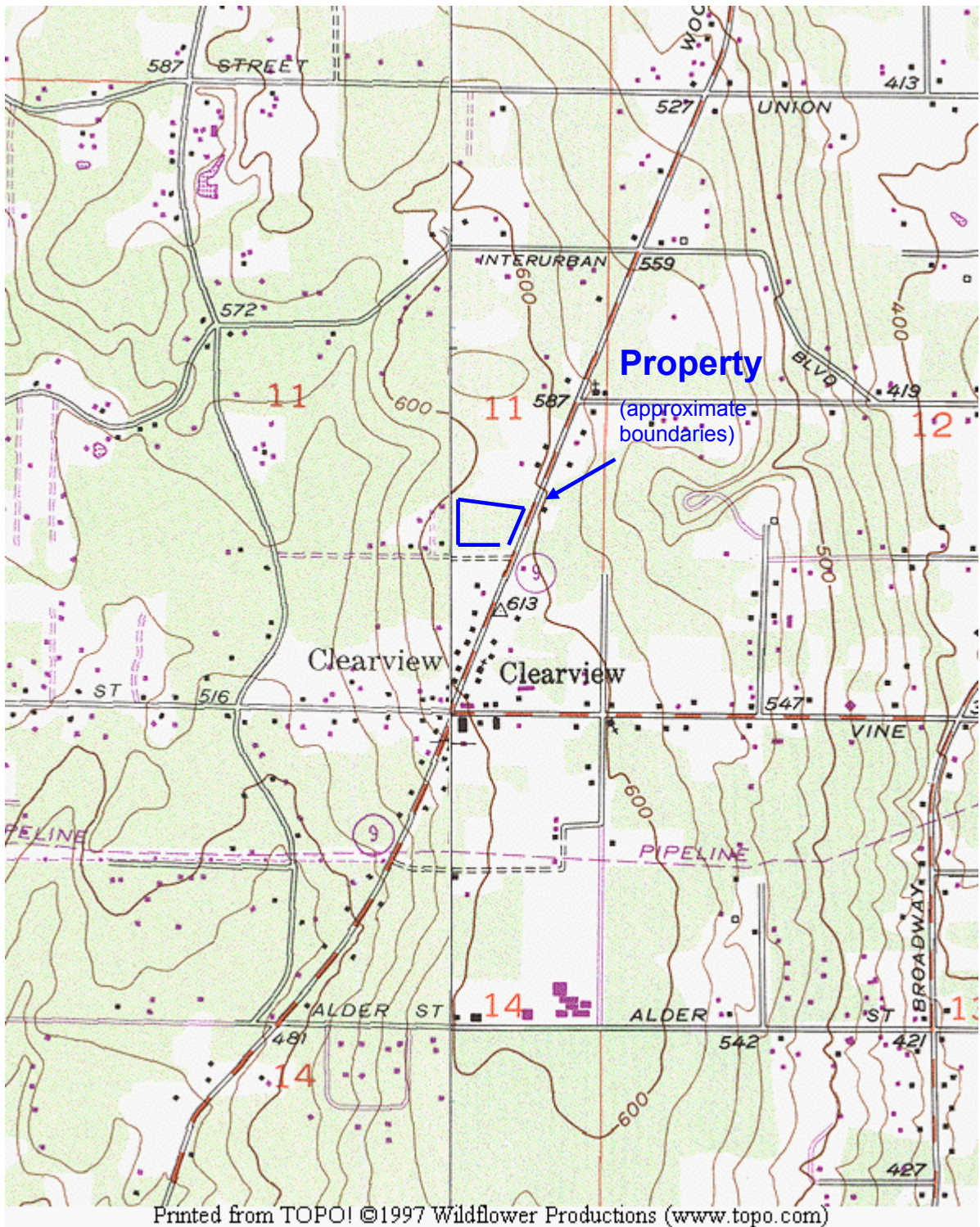
## SITE PLAN

DRAWING NOT TO SCALE



Site Name: Clearview Plaza  
17408 Hwy 9  
Snohomish, WA

Project Number: 05-27978.1



## TOPOGRAPHIC MAP

### DRAWING NOT TO SCALE

Source: USGS 7.5 Minute Topographic Map "Maltby, Washington", NJ Quadrangle 1981



**Site Name:** Clearview Plaza  
17408 Hwy 9  
Snohomish, WA

**Project Number:** 05-27978.1

**APPENDIX A**

**SITE PHOTOGRAPHS**



Photograph Number 1: Lot 5 building and entrance, looking west



Photograph Number 2: Pad-mounted transformer labeled as non-PCB



Photograph Number 3: Hair salon interior



Photograph Number 4: Panda dry cleaning machine detail



Photograph Number 5: Panda dry cleaning, five-gallon drum of new perchloroethylene



Photograph Number 6: Panda Dry cleaning, machine detail II



Photograph Number 7: Companion Pet Clinic X-ray film processor



Photograph Number 8: Schuck's spent anti-freeze drum



Photograph Number 9: Schuck's waste oil tank



Photograph Number 10: Schuck's new oil storage



Photograph Number 11: Schuck's new battery storage



Photograph Number 12: Looking northeast from Property towards adjacent



Photograph Number 13: Lot 4 – Starbucks building



Photograph Number 14: Looking west from Property towards adjacent



Photograph Number 15: South from Property. Chinook Lumber and 176<sup>th</sup> St.



Photograph Number 16: Looking southwest at Albertson's and parking area



Photograph Number 17: Looking southeast towards Lot 4 (on left) and Cascade Bank



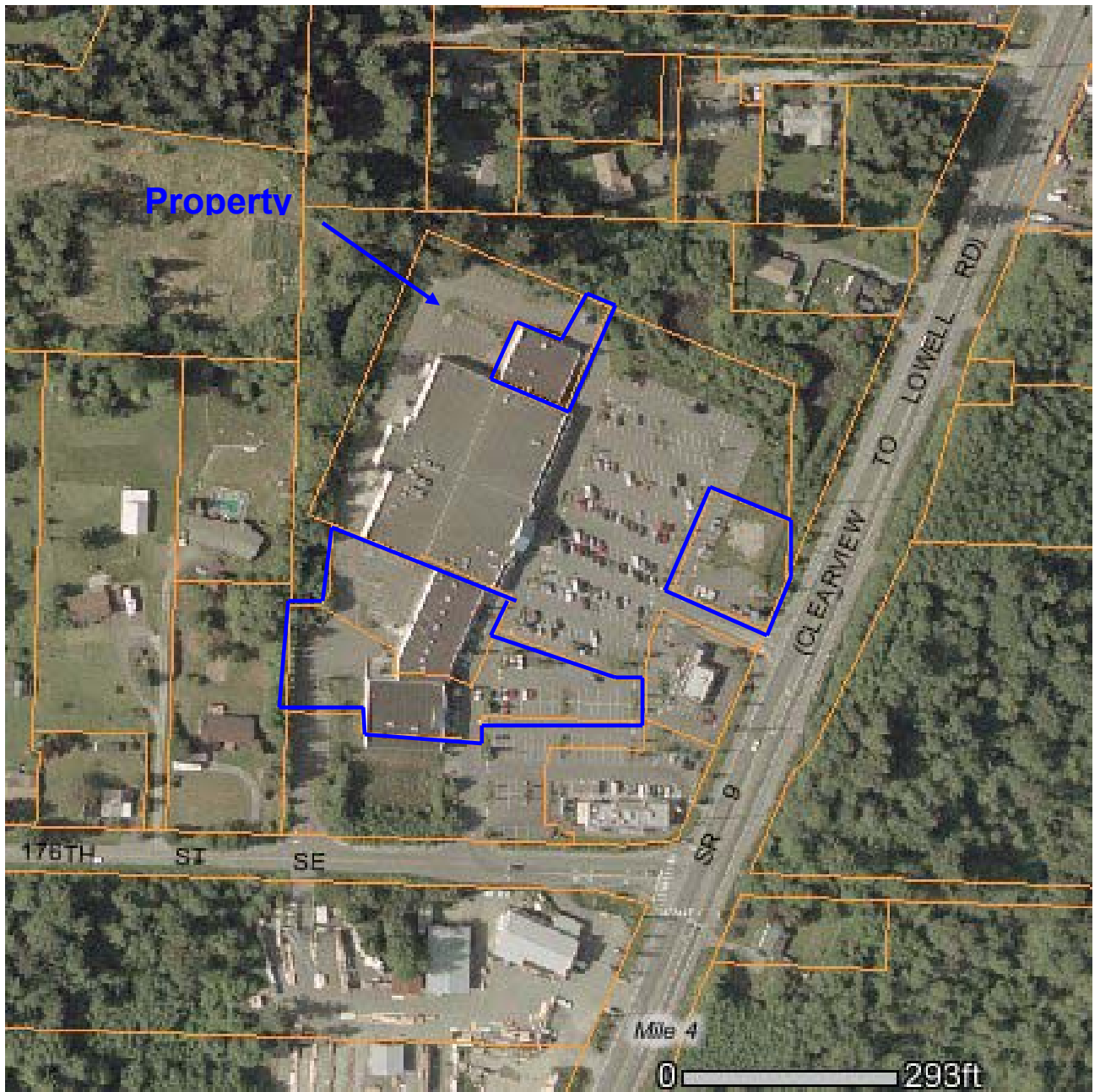
Photograph Number 18: Lot 8 – undeveloped.


**APPENDIX B**

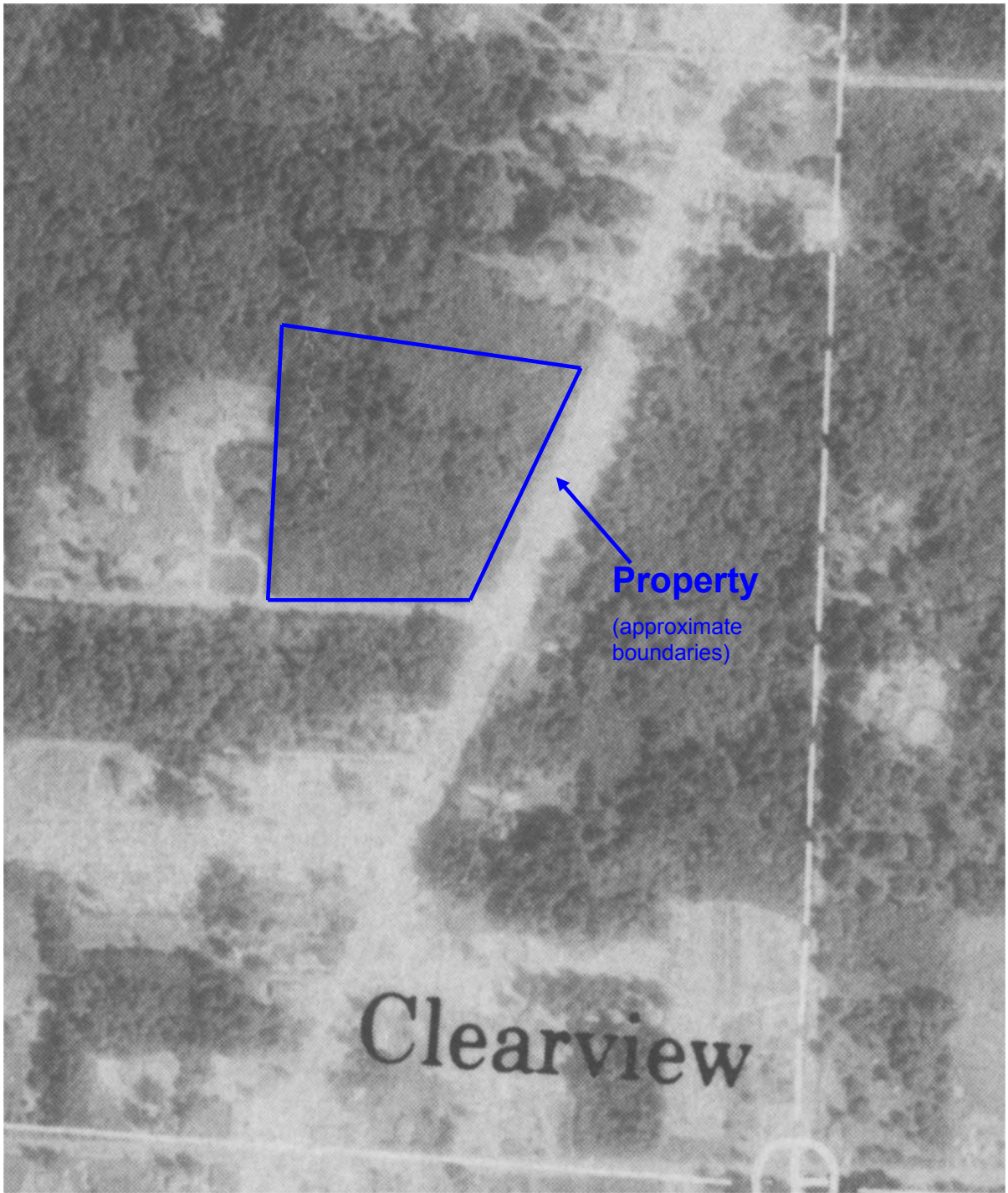
**HISTORICAL RESEARCH DOCUMENTATION**


**EXHIBIT B-1**

**AERIAL PHOTOGRAPHS**




<p><b>AERIAL PHOTOGRAPH</b></p>	<p>Scale: 1" Unknown          Date: 2003          Photo ID No. N/A</p>	<p><b>N</b> ↑</p>
	<p>Site Name: Clearview Plaza          17408 Hwy 9          Snohomish, WA</p> <p>Project Number: 05-27978.1</p>	




<p><b>AERIAL PHOTOGRAPH</b></p>	<p>Scale: 1" = 12,000 (enlarged)          Date: 1983          Photo ID No. N/A</p>	<p><b>N</b> ↑</p>
	<p>Site Name: Clearview Plaza          17408 Hwy 9          Snohomish, WA</p> <p>Project Number: 05-27978.1</p>	



<b>AERIAL PHOTOGRAPH</b>	Scale: 1" = 1000 (enlarged) Date: 1970 Photo ID No. N/A	<b>N</b> ↑
	Site Name: Clearview Plaza 17408 Hwy 9 Snohomish, WA  Project Number: 05-27978.1	



<b>AERIAL PHOTOGRAPH</b>	Scale: 1" = 400 (enlarged) Date: 1961 Photo ID No. N/A	<b>N</b> ↑
	Site Name: Clearview Plaza 17408 Hwy 9 Snohomish, WA  Project Number: 05-27978.1	

**EXHIBIT B-2**

**FIRE INSURANCE MAPS**



"Linking Technology with Tradition"®

## Sanborn® Map Report

**Ship To:** Holly Kittleman  
LandAmerica Assessment  
1320 Harbor Bay Parkway  
Alameda, CA 94502

**Order Date:** 6/27/2005    **Completion Date:** 6/27/2005  
**Inquiry #:** 1453543.2  
**P.O. #:** Clearview Plaza  
**Site Name:** Clearview Plaza

**Customer Project:** 05-27978.1  
6015643ARB                      510-337-7919

**Address:** 17408 Highway 9  
**City/State:** Snohomish, WA 98290  
**Cross Streets:**

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

**NO COVERAGE**

---

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

**EXHIBIT B-3**

**CITY DIRECTORIES**

**NOT APPLICABLE FOR THIS REPORT**

**EXHIBIT B-4**

**TITLE SEARCH RECORDS**

**NOT APPLICABLE FOR THIS REPORT**

**APPENDIX C**

**REGULATORY RECORDS DOCUMENTATION**

**EXHIBIT C-1**

**MAPPED DATABASE REPORT**



**EDR™** Environmental  
Data Resources Inc

# **The EDR Radius Map™ Report**

**Project: 05-27978.1**

**Clearview Plaza  
17408 Highway 9  
Snohomish, WA 98296**

**Inquiry Number: 01453543.1r**

**June 27, 2005**

## **The Standard in Environmental Risk Management Information**

440 Wheelers Farms Road  
Milford, Connecticut 06460

### **Nationwide Customer Service**

Telephone: 1-800-352-0050  
Fax: 1-800-231-6802  
Internet: [www.edrnet.com](http://www.edrnet.com)

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Government Records Searched/Data Currency Tracking .....	GR-1
Topographic Map .....	TM-1

## GEOCHECK ADDENDUM

### GeoCheck - Not Requested

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

#### **Disclaimer - Copyright and Trademark Notice**

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## EXECUTIVE SUMMARY

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

### TARGET PROPERTY INFORMATION

#### ADDRESS

17408 HIGHWAY 9  
SNOHOMISH, WA 98296

#### COORDINATES

Latitude (North): 47.839300 - 47° 50' 21.5"  
Longitude (West): 122.123000 - 122° 7' 22.8"  
Universal Transverse Mercator: Zone 10  
UTM X (Meters): 565625.0  
UTM Y (Meters): 5298593.0  
Elevation: 599 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 47122-G1 MALTBY, WA  
Source: USGS 7.5 min quad index

### TARGET PROPERTY SEARCH RESULTS

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

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ( "reasonably ascertainable " ) government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

### FEDERAL ASTM STANDARD

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

### STATE ASTM STANDARD

HSL..... Hazardous Sites List

## EXECUTIVE SUMMARY

<b>SWF/LF</b> .....	Solid Waste Facility Database
<b>UST</b> .....	Underground Storage Tank Database
<b>VCP</b> .....	Voluntary Cleanup Program Sites
<b>INDIAN LUST</b> .....	Leaking Underground Storage Tanks on Indian Land
<b>INDIAN UST</b> .....	Underground Storage Tanks on Indian Land

### FEDERAL ASTM SUPPLEMENTAL

<b>CONSENT</b> .....	Superfund (CERCLA) Consent Decrees
<b>ROD</b> .....	Records Of Decision
<b>Delisted NPL</b> .....	National Priority List Deletions
<b>FINDS</b> .....	Facility Index System/Facility Identification Initiative Program Summary Report
<b>HMIRS</b> .....	Hazardous Materials Information Reporting System
<b>MLTS</b> .....	Material Licensing Tracking System
<b>MINES</b> .....	Mines Master Index File
<b>NPL Liens</b> .....	Federal Superfund Liens
<b>PADS</b> .....	PCB Activity Database System
<b>INDIAN RESERV</b> .....	Indian Reservations
<b>FUDS</b> .....	Formerly Used Defense Sites
<b>UMTRA</b> .....	Uranium Mill Tailings Sites
<b>US ENG CONTROLS</b> .....	Engineering Controls Sites List
<b>ODI</b> .....	Open Dump Inventory
<b>DOD</b> .....	Department of Defense Sites
<b>RAATS</b> .....	RCRA Administrative Action Tracking System
<b>TRIS</b> .....	Toxic Chemical Release Inventory System
<b>TSCA</b> .....	Toxic Substances Control Act
<b>SSTS</b> .....	Section 7 Tracking Systems
<b>FTTS INSP</b> .....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

### STATE OR LOCAL ASTM SUPPLEMENTAL

<b>CSCSL NFA</b> .....	Confirmed & Contaminated Sites - No Further Action
<b>SPILLS</b> .....	Reported Spills
<b>CDL</b> .....	Clandestine Drug Lab Contaminated Site List
<b>DRYCLEANERS</b> .....	Drycleaner List
<b>AST</b> .....	Aboveground Storage Tank Locations
<b>EMI</b> .....	Washington Emissions Data System

### EDR PROPRIETARY HISTORICAL DATABASES

<b>Coal Gas</b> .....	Former Manufactured Gas (Coal Gas) Sites
-----------------------	--

### BROWNFIELDS DATABASES

<b>US BROWNFIELDS</b> .....	A Listing of Brownfields Sites
<b>US INST CONTROL</b> .....	Sites with Institutional Controls
<b>VCP</b> .....	Voluntary Cleanup Program Sites
<b>INST CONTROL</b> .....	Institutional Control Site List

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

## EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

### STATE ASTM STANDARD

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

A review of the CSCSL list, as provided by EDR, has revealed that there are 2 CSCSL sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
WHITESIDE INC	17728 HWY 9	1/4 - 1/2SSW	1	6
TEXACO STAR MART JOHNSON PROPE	17914 HWY 9	1/4 - 1/2S	4	8

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

A review of the LUST list, as provided by EDR, and dated 01/03/2005 has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b><i>SHELL OIL PRODUCTS</i></b>	<b><i>17924 STATE RT 9 SE</i></b>	<b><i>1/4 - 1/2SSW</i></b>	<b><i>A3</i></b>	<b><i>7</i></b>
<b><i>FIRE DIST #7 SNOHOMISH COUNTY</i></b>	<b><i>8010 180TH ST SE</i></b>	<b><i>1/4 - 1/2S</i></b>	<b><i>B6</i></b>	<b><i>10</i></b>

### STATE OR LOCAL ASTM SUPPLEMENTAL

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

A review of the WA ICR list, as provided by EDR, has revealed that there are 2 WA ICR sites within approximately 0.5 miles of the target property.

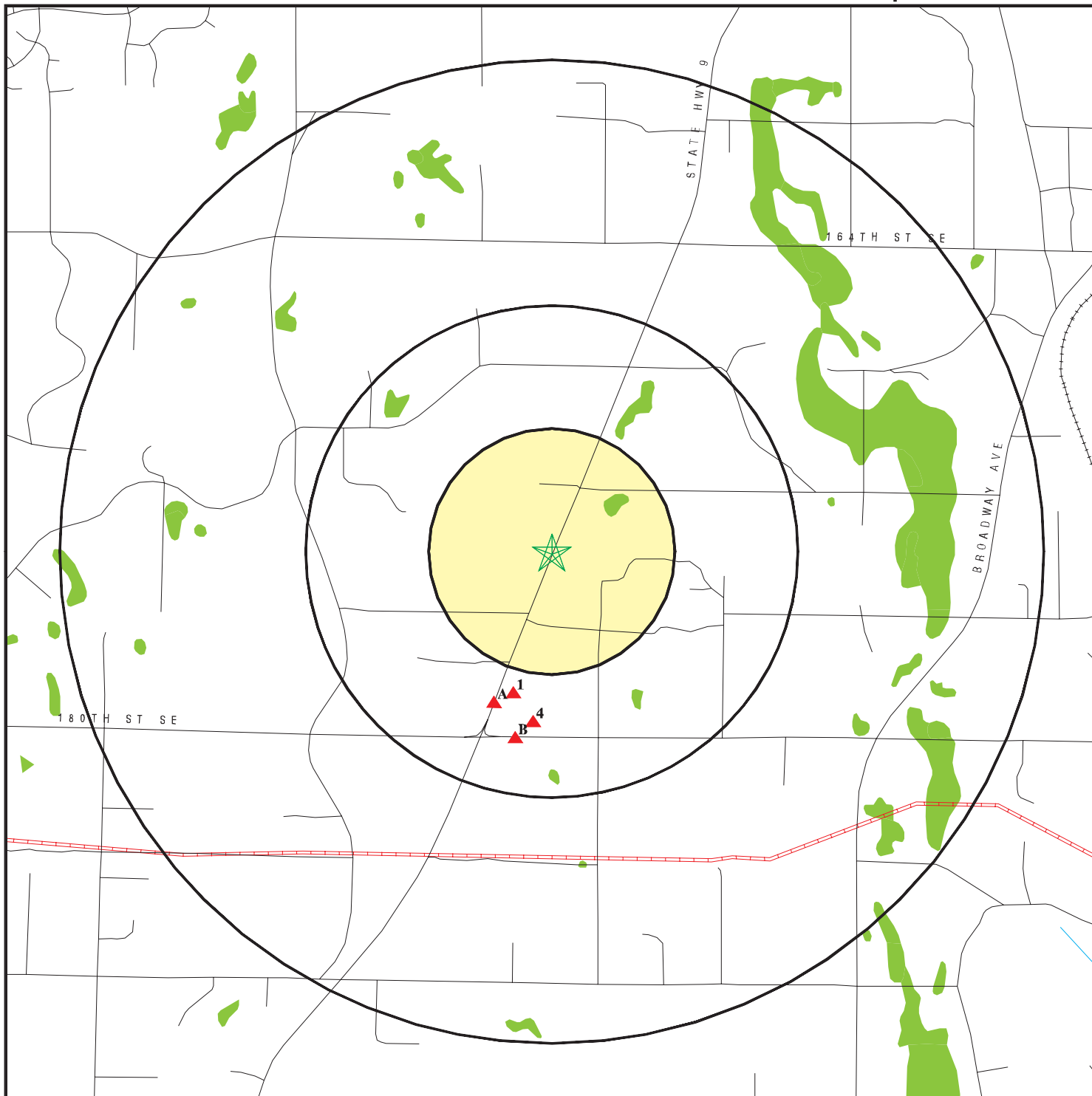
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
TEXACO #3706	17924 STATE ROUTE 9 SE	1/4 - 1/2SSW	A2	6
SNOHOMISH CO. FIRE DEPT DISTRI	8010 180TH ST. SE	1/4 - 1/2S	B5	10

## EXECUTIVE SUMMARY

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

<u>Site Name</u>	<u>Database(s)</u>
CATHCART SOLID WASTE LANDFILL	SWF/LF
THOMAS FARMS DRYWALL RECYCLING	SWF/LF
TOPSOILS INC	SWF/LF
FOOD MART 164	UST
SNOHOMISH CNTY TEMP RTS	RCRA-SQG, FINDS
PARSONS DIESEL	FINDS, VCP
HILLTOP MARKET	WA ICR

# OVERVIEW MAP - 01453543.1r - LandAmerica Assessment Corpora



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



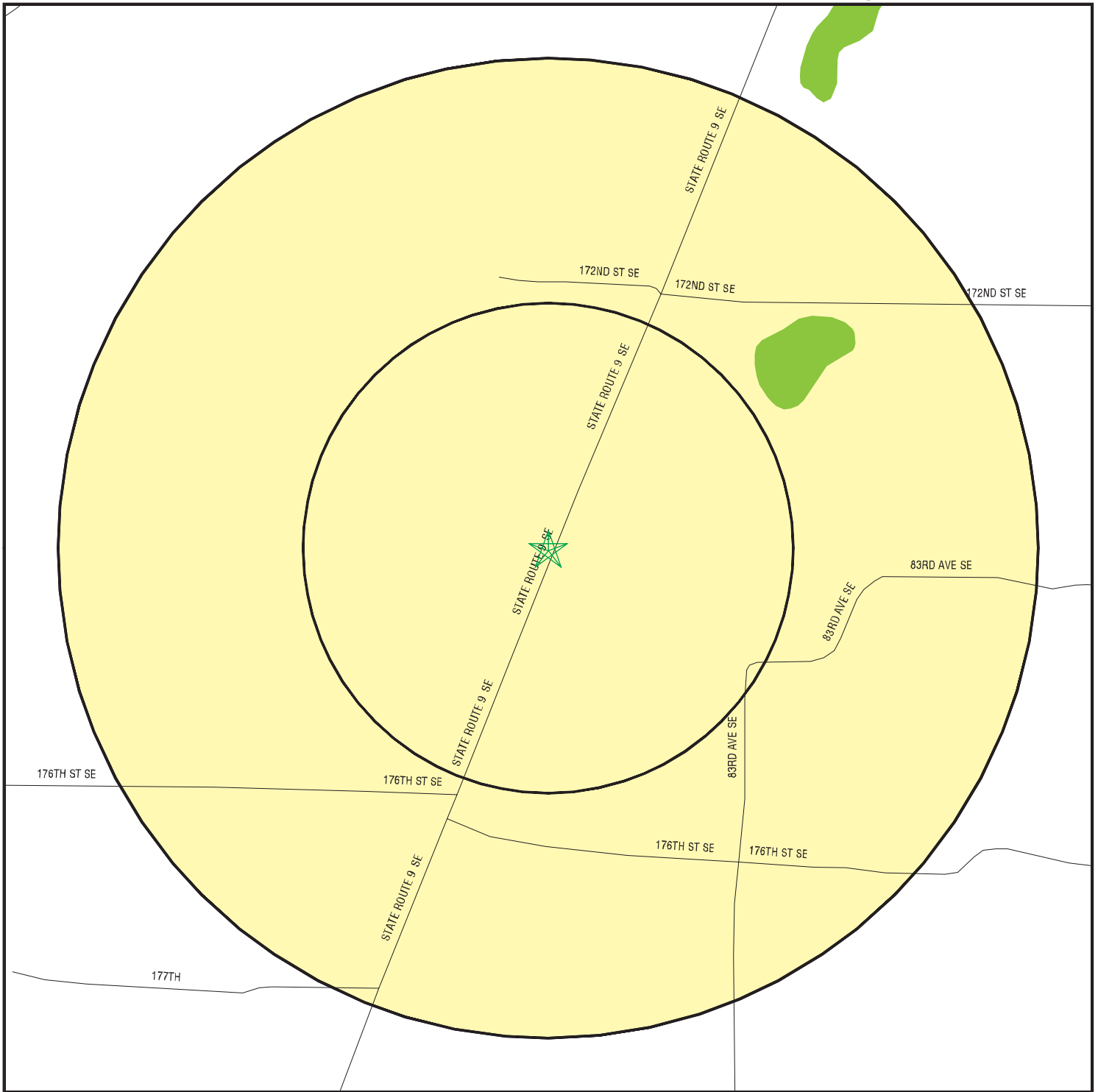
- ▣ Indian Reservations BIA
- ⚡ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- Federal Wetlands



TARGET PROPERTY: Clearview Plaza  
 ADDRESS: 17408 Highway 9  
 CITY/STATE/ZIP: Snohomish WA 98296  
 LAT/LONG: 47.8393 / 122.1230

CUSTOMER: LandAmerica Assessment Corpora  
 CONTACT: Holly Kittleman  
 INQUIRY #: 01453543.1r  
 DATE: June 27, 2005 8:56 am

# DETAIL MAP - 01453543.1r - LandAmerica Assessment Corpora



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Coal Gasification Sites
- ⚡ Sensitive Receptors
- 🚚 National Priority List Sites
- 🗑 Landfill Sites
- 🏢 Dept. Defense Sites



- 🏠 Indian Reservations BIA
- 🛞 Oil & Gas pipelines
- 🌊 100-year flood zone
- 🌊 500-year flood zone
- 🌿 Federal Wetlands



**TARGET PROPERTY:** Clearview Plaza  
**ADDRESS:** 17408 Highway 9  
**CITY/STATE/ZIP:** Snohomish WA 98296  
**LAT/LONG:** 47.8393 / 122.1230

**CUSTOMER:** LandAmerica Assessment Corpora  
**CONTACT:** Holly Kittleman  
**INQUIRY #:** 01453543.1r  
**DATE:** June 27, 2005 8:56 am

## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b><u>FEDERAL ASTM STANDARD</u></b>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
<b><u>STATE ASTM STANDARD</u></b>								
CSCSL		1.000	0	0	2	0	NR	2
HSL		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	2	NR	NR	2
UST		0.250	0	0	NR	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		TP	NR	NR	NR	NR	NR	0
<b><u>FEDERAL ASTM SUPPLEMENTAL</u></b>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
ODI		TP	NR	NR	NR	NR	NR	0
DOD		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<b><u>STATE OR LOCAL ASTM SUPPLEMENTAL</u></b>								
CSCSL NFA		TP	NR	NR	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
WA ICR		0.500	0	0	2	NR	NR	2
SPILLS		TP	NR	NR	NR	NR	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
AST		TP	NR	NR	NR	NR	NR	0
WA Emissions		TP	NR	NR	NR	NR	NR	0
<b><u>EDR PROPRIETARY HISTORICAL DATABASES</u></b>								
Coal Gas		1.000	0	0	0	0	NR	0
<b><u>BROWNFIELDS DATABASES</u></b>								
US BROWNFIELDS		TP	NR	NR	NR	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
INST CONTROL		TP	NR	NR	NR	NR	NR	0

**NOTES:**

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
 Direction  
 Distance  
 Distance (ft.)  
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
 EPA ID Number

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

<b>1</b>	<b>WHITESIDE INC</b>	<b>CSCSL</b>	<b>S102364239</b>
<b>SSW</b>	<b>17728 HWY 9</b>		<b>N/A</b>
<b>1/4-1/2</b>	<b>SNOHOMISH, WA 98290</b>		
<b>1563 ft.</b>			

<b>Relative: Higher</b>	SHWS:	
	Facility ID:	2818
	MTBE Code:	Not reported
<b>Actual: 608 ft.</b>	Program Plan Code:	Not reported
	UXO Code :	Not reported
	Lat/Long :	47.835900000000002 / 122.12419
	Responsible Unit:	Northwest Region
	Ecology Site Status relative to the MTCA cleanup process:	Ranked, Awaiting Remedial Action (RA)
	Independent Site Status - those sites undergoing an independent cleanup:	Not reported
	WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):	
	Affected Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has been confirmed by laboratory analysis (or field determination in the case of petroleum contamination)	
	Affected Media :	Soil
	Arsenic Code:	Not reported
	Base/Neutral/Acid Organics:	Not reported
	Halogenated Organic Compounds:	Not reported
	EPA Priority Pollutants - Metals and Cyanide:	Suspected to be present
	Metals - Other non-priority pollutant medals:	Confirmed above MTCA cleanup levels
	Polychlorinated biPhenyls (PCBs):	Suspected to be present
	Pesticides:	Not reported
	Petroleum Products:	Confirmed above MTCA cleanup levels
	Phenolic Compounds:	Not reported
	Non-Halogenated Solvents:	Suspected to be present
	Dioxin:	Not reported
	Polynuclear Aromatic Hydrocarbons (PAH):	Not reported
	Reactive Wastes:	Not reported
	Corrosive Wastes:	Not reported
	Radioactive Wastes:	Not reported
	Asbestos:	Not reported
	Conventional Contaminants, Organic:	Not reported
	Conventional Contaminants, Inorganic:	Not reported
	Correct GIS Calc Number :	-122.12419

<b>A2</b>	<b>TEXACO #3706</b>	<b>WA ICR</b>	<b>S104959711</b>
<b>SSW</b>	<b>17924 STATE ROUTE 9 SE</b>		<b>N/A</b>
<b>1/4-1/2</b>	<b>SNOHOMISH, WA 98296</b>		
<b>1726 ft.</b>			

<b>Relative: Higher</b>	<b>Site 1 of 2 in cluster A</b>	
	WA ICR:	
	Date Ecology Received Report:	04/23/2001
<b>Actual: 605 ft.</b>	Contaminants Found at Site:	Petroleum products
	Media Contaminated:	Groundwater
	Cause of Contamination:	Tank
	Region:	North Western
	Type of Report Ecology Received:	Interim cleanup report
	Site Register Issue:	98-36
	County Code:	31.00000
	Contact:	Not reported

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

**TEXACO #3706 (Continued)**

EDR ID Number  
EPA ID Number

Database(s)

Report Title: Monitoring - November 2000

**S104959711**

**A3**  
**SSW**  
**1/4-1/2**  
**1726 ft.**

**SHELL OIL PRODUCTS**  
**17924 STATE RT 9 SE**  
**SNOHOMISH, WA 98296**

**LUST U003402763**  
**UST N/A**

**Site 2 of 2 in cluster A**

**Relative:**  
**Higher**

**LUST:**

**Actual:**  
**605 ft.**

Facility ID: 657  
Ecology Region: NWRO  
Facility Status: Awaiting Cleanup  
Release ID: 567574  
Release Notification Date: 04/23/01  
Release Status Date: 11/07/00  
Alternate Name: Not reported  
Lat/Lon: 47.833710000 / 122.12666800  
Affected Media: Ground Water  
FS ID: 97719941

Facility ID: 657  
Ecology Region: NWRO  
Facility Status: Cleanup Started  
Release ID: 567574  
Release Notification Date: 04/23/01  
Release Status Date: 04/23/01  
Alternate Name: Not reported  
Lat/Lon: 47.833710000 / 122.12666800  
Affected Media: Ground Water  
FS ID: 97719941

**UST:**

Facility ID: 97719941  
Site ID: 657  
Install Date: 12/31/64  
Capacity: 2,001 TO 4,999 GALLONS  
Status: Removed  
Tank Name: 1  
Substance: LEADED GASOLINE  
Compartment #: 1  
Ecology Region: North Western

Facility ID: 97719941  
Site ID: 657  
Install Date: 12/31/64  
Capacity: 2,001 TO 4,999 GALLONS  
Status: Removed  
Tank Name: 2  
Substance: UNLEADED GASOLINE  
Compartment #: 1  
Ecology Region: North Western

Map ID  
 Direction  
 Distance  
 Distance (ft.)  
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
 EPA ID Number

**SHELL OIL PRODUCTS (Continued)**

**U003402763**

Facility ID: 97719941  
 Site ID: 657  
 Install Date: 12/31/82  
 Capacity: 111 TO 1,000 GALLONS  
 Status: Removed  
 Tank Name: 3  
 Substance: OTHER PETROLEUM SUBSTANCE  
 Compartment #: 1  
 Ecology Region: North Western

Facility ID: 97719941  
 Site ID: 657  
 Install Date: 11/01/98  
 Capacity: 20,000 TO 29,999 GALLONS  
 Status: Operational  
 Tank Name: 4  
 Substance: UNLEADED GASOLINE  
 Compartment #: 1  
 Ecology Region: North Western

Facility ID: 97719941  
 Site ID: 657  
 Install Date: 11/01/98  
 Capacity: 10,000 TO 19,999 GALLONS  
 Status: Operational  
 Tank Name: 5  
 Substance: UNLEADED GASOLINE  
 Compartment #: 1  
 Ecology Region: North Western

Facility ID: 97719941  
 Site ID: 657  
 Install Date: 11/01/98  
 Capacity: 10,000 TO 19,999 GALLONS  
 Status: Operational  
 Tank Name: 6  
 Substance: DIESEL  
 Compartment #: 1  
 Ecology Region: North Western

**4**  
**South**  
**1/4-1/2**  
**1830 ft.**

**TEXACO STAR MART JOHNSON PROPERTY**  
**17914 HWY 9**  
**SNOHOMISH, WA 98296**

**CSCSL S104320466**  
**N/A**

**Relative:**  
**Higher**

SHWS:

**Actual:**  
**609 ft.**

Facility ID: 61188931  
 MTBE Code: Not reported  
 Program Plan Code: Not reported  
 UXO Code: Not reported  
 Lat/Long: 47.834000000000003 / 122.12648  
 Responsible Unit: Northwest Region  
 Ecology Site Status relative to the MTCA cleanup process:  
 Ranked, Awaiting Remedial Action (RA)  
 Independent Site Status - those sites undergoing an independent cleanup:  
 Not reported  
 WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):  
 Affected Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has

Map ID  
 Direction  
 Distance  
 Distance (ft.)  
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number  
 EPA ID Number

**TEXACO STAR MART JOHNSON PROPERTY (Continued)**

**S104320466**

been confirmed by laboratory analysis (or field determination in the case of petroleum contamination)

Affected Media : Ground Water  
 Arsenic Code: Not reported  
 Base/Neutral/Acid Organics: Not reported  
 Halogenated Organic Compounds: Not reported  
 EPA Priority Pollutants - Metals and Cyanide: Confirmed above MTCA cleanup levels  
 Metals - Other non-priority pollutant medals: Not reported  
 Polychlorinated biPhenyls (PCBs): Not reported  
 Pesticides: Not reported  
 Petroleum Products: Confirmed above MTCA cleanup levels  
 Phenolic Compounds: Not reported  
 Non-Halogenated Solvents: Confirmed above MTCA cleanup levels  
 Dioxin: Not reported  
 Polynuclear Aromatic Hydrocarbons (PAH): Not reported  
 Reactive Wastes: Not reported  
 Corrosive Wastes: Not reported  
 Radioactive Wastes: Not reported  
 Asbestos: Not reported  
 Conventional Contaminants, Organic: Not reported  
 Conventional Contaminants, Inorganic: Not reported  
 Correct GIS Calc Number : -122.12648

Facility ID: 61188931  
 MTBE Code: Not reported  
 Program Plan Code: Not reported  
 UXO Code : Not reported  
 Lat/Long : 47.834000000000003 / 122.12648

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

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

Affected Media : Soil  
 Arsenic Code: Not reported  
 Base/Neutral/Acid Organics: Not reported  
 Halogenated Organic Compounds: Not reported  
 EPA Priority Pollutants - Metals and Cyanide: Suspected to be present  
 Metals - Other non-priority pollutant medals: Not reported  
 Polychlorinated biPhenyls (PCBs): Not reported  
 Pesticides: Not reported  
 Petroleum Products: Confirmed above MTCA cleanup levels  
 Phenolic Compounds: Not reported  
 Non-Halogenated Solvents: Confirmed above MTCA cleanup levels  
 Dioxin: Not reported  
 Polynuclear Aromatic Hydrocarbons (PAH): Not reported  
 Reactive Wastes: Not reported  
 Corrosive Wastes: Not reported  
 Radioactive Wastes: Not reported  
 Asbestos: Not reported  
 Conventional Contaminants, Organic: Not reported  
 Conventional Contaminants, Inorganic: Not reported  
 Correct GIS Calc Number : -122.12648

MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Distance (ft.)  
 Elevation

Site

Database(s)

EDR ID Number  
 EPA ID Number

**B5**  
 South  
 1/4-1/2  
 2028 ft.

**SNOHOMISH CO. FIRE DEPT DISTRICT 7**  
**8010 180TH ST. SE**  
**SNOHOMISH, WA 98290**

**WA ICR S104485738**  
**N/A**

**Site 1 of 2 in cluster B**

**Relative:**  
**Higher**

WA ICR:

**Actual:**  
**605 ft.**

Date Ecology Received Report: 08/27/1997  
 Contaminants Found at Site: Petroleum products  
 Media Contaminated: Soil  
 Cause of Contamination: Tank  
 Region: North Western  
 Type of Report Ecology Received: Interim cleanup report  
 Site Register Issue: 98-18  
 County Code: 31.00000  
 Contact: Not reported  
 Report Title: Not reported

**B6**  
 South  
 1/4-1/2  
 2028 ft.

**FIRE DIST #7 SNOHOMISH COUNTY**  
**8010 180TH ST SE**  
**SNOHOMISH, WA 98290**

**LUST U003026614**  
**UST N/A**

**Site 2 of 2 in cluster B**

**Relative:**  
**Higher**

LUST:

**Actual:**  
**605 ft.**

Facility ID: 338  
 Ecology Region: NWRO  
 Facility Status: Cleanup Started  
 Release ID: 512238  
 Release Notification Date: 07/22/97  
 Release Status Date: 07/22/97  
 Alternate Name: SNOHOMISH CO FIRE DIST 7  
 Lat/Lon: 47.833400000 / 122.12448800  
 Affected Media: Soil  
 FS ID: 44348943

UST:

Facility ID: 44348943  
 Site ID: 338  
 Install Date: 09/14/82  
 Capacity: 111 to 1,100 Gallons  
 Status: Removed  
 Tank Name: 3 WASTE OIL  
 Substance: USED OIL/WASTE OIL  
 Compartment #: 1  
 Ecology Region: North Western

Facility ID: 44348943  
 Site ID: 338  
 Install Date: 09/14/82  
 Capacity: Not reported  
 Status: Removed  
 Tank Name: 1 UNLEAD  
 Substance: UNLEADED GASOLINE  
 Compartment #: 1  
 Ecology Region: North Western

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

**FIRE DIST #7 SNOHOMISH COUNTY (Continued)**

Database(s)  
EDR ID Number  
EPA ID Number

**U003026614**

Facility ID: 44348943  
Site ID: 338  
Install Date: 09/04/82  
Capacity: Not reported  
Status: Removed  
Tank Name: 2 DIESEL  
Substance: Not reported  
Compartment #: 1  
Ecology Region: North Western

## ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CLEARVIEW	U003029199	FOOD MART 164	17927 HWY 9	98296	UST
SNOHOMISH	S104486370	HILLTOP MARKET	16510 HWY 9	98296	WA ICR
SNOHOMISH	S104179593	CATHCART SOLID WASTE LANDFILL	14528 HWY 9	98296	SWF/LF
SNOHOMISH	1007080301	PARSONS DIESEL	15807 SR 9	98296	FINDS, VCP
SNOHOMISH	1001600566	SNOHOMISH CNTY TEMP RTS	14528 HWY 9 SE	98296	RCRA-SQG, FINDS
SNOHOMISH	S102926166	THOMAS FARMS DRYWALL RECYCLING	7405 E LLOWELL-LARIMER ROAD		SWF/LF
SNOHOMISH	S105592587	TOPSOILS INC	18827 YEW WY (MALTBY GRAVEL PIT)	98296	SWF/LF

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

## **FEDERAL ASTM STANDARD RECORDS**

### **NPL: National Priority List**

Source: EPA

Telephone: N/A

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

Date of Government Version: 04/28/05

Date Made Active at EDR: 05/16/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/04/05

Elapsed ASTM days: 12

Date of Last EDR Contact: 05/04/05

### **NPL Site Boundaries**

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

### **Proposed NPL: Proposed National Priority List Sites**

Source: EPA

Telephone: N/A

Date of Government Version: 04/27/05

Date Made Active at EDR: 05/16/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/04/05

Elapsed ASTM days: 12

Date of Last EDR Contact: 05/04/05

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

Source: EPA

Telephone: 703-413-0223

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

Date of Government Version: 02/15/05

Date Made Active at EDR: 04/06/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/22/05

Elapsed ASTM days: 15

Date of Last EDR Contact: 03/22/05

### **CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned**

Source: EPA

Telephone: 703-413-0223

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/22/05  
Date Made Active at EDR: 04/06/05  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/01/05  
Elapsed ASTM days: 5  
Date of Last EDR Contact: 04/01/05

**CORRACTS:** Corrective Action Report

Source: EPA  
Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/29/05  
Date Made Active at EDR: 05/16/05  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/11/05  
Elapsed ASTM days: 35  
Date of Last EDR Contact: 03/07/05

**RCRA:** Resource Conservation and Recovery Act Information

Source: EPA  
Telephone: 800-424-9346

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

Date of Government Version: 05/20/05  
Date Made Active at EDR: 06/09/05  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/24/05  
Elapsed ASTM days: 16  
Date of Last EDR Contact: 05/24/05

**ERNS:** Emergency Response Notification System

Source: National Response Center, United States Coast Guard  
Telephone: 202-260-2342

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

Date of Government Version: 12/31/04  
Date Made Active at EDR: 03/24/05  
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/27/05  
Elapsed ASTM days: 56  
Date of Last EDR Contact: 04/25/05

**FEDERAL ASTM SUPPLEMENTAL RECORDS**

**BRS:** Biennial Reporting System

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

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

Date of Government Version: 12/01/01  
Database Release Frequency: Biennially

Date of Last EDR Contact: 04/15/05  
Date of Next Scheduled EDR Contact: 06/13/05

**CONSENT:** Superfund (CERCLA) Consent Decrees

Source: Department of Justice, Consent Decree Library  
Telephone: Varies

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/14/04  
Database Release Frequency: Varies

Date of Last EDR Contact: 04/26/05  
Date of Next Scheduled EDR Contact: 07/25/05

**ROD:** Records Of Decision

Source: EPA  
Telephone: 703-416-0223

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

Date of Government Version: 01/10/05  
Database Release Frequency: Annually

Date of Last EDR Contact: 04/04/05  
Date of Next Scheduled EDR Contact: 07/04/05

**DELISTED NPL:** National Priority List Deletions

Source: EPA  
Telephone: N/A

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

Date of Government Version: 04/28/05  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/04/05  
Date of Next Scheduled EDR Contact: 08/01/05

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

Source: EPA  
Telephone: N/A

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

Date of Government Version: 04/11/05  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/04/05  
Date of Next Scheduled EDR Contact: 07/04/05

**HMIRS:** Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation  
Telephone: 202-366-4555

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

Date of Government Version: 12/31/04  
Database Release Frequency: Annually

Date of Last EDR Contact: 04/19/05  
Date of Next Scheduled EDR Contact: 07/18/05

**MLTS:** Material Licensing Tracking System

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

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

Date of Government Version: 04/14/05  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/04/05  
Date of Next Scheduled EDR Contact: 07/04/05

**MINES:** Mines Master Index File

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

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/11/05  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/30/05  
Date of Next Scheduled EDR Contact: 06/27/05

**NPL LIENS:** Federal Superfund Liens

Source: EPA  
Telephone: 202-564-4267

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

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

Date of Last EDR Contact: 02/22/05  
Date of Next Scheduled EDR Contact: 05/23/05

**PADS:** PCB Activity Database System

Source: EPA  
Telephone: 202-564-3887

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

Date of Government Version: 03/30/05  
Database Release Frequency: Annually

Date of Last EDR Contact: 05/10/05  
Date of Next Scheduled EDR Contact: 08/08/05

**DOD:** Department of Defense Sites

Source: USGS  
Telephone: 703-692-8801

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 10/01/03  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/08/05  
Date of Next Scheduled EDR Contact: 05/09/05

**UMTRA:** Uranium Mill Tailings Sites

Source: Department of Energy  
Telephone: 505-845-0011

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized. In 1978, 24 inactive uranium mill tailings sites in Oregon, Idaho, Wyoming, Utah, Colorado, New Mexico, Texas, North Dakota, South Dakota, Pennsylvania, and on Navajo and Hopi tribal lands, were targeted for cleanup by the Department of Energy.

Date of Government Version: 12/29/04  
Database Release Frequency: Varies

Date of Last EDR Contact: 03/22/05  
Date of Next Scheduled EDR Contact: 06/20/05

**ODI:** Open Dump Inventory

Source: Environmental Protection Agency  
Telephone: 800-424-9346

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/85  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/23/95  
Date of Next Scheduled EDR Contact: N/A

**FUDS:** Formerly Used Defense Sites

Source: U.S. Army Corps of Engineers  
Telephone: 202-528-4285

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/03  
Database Release Frequency: Varies

Date of Last EDR Contact: 04/04/05  
Date of Next Scheduled EDR Contact: 07/04/05

**INDIAN RESERV:** Indian Reservations

Source: USGS  
Telephone: 202-208-3710

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 10/01/03  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/08/05  
Date of Next Scheduled EDR Contact: 05/09/05

**US ENG CONTROLS:** Engineering Controls Sites List

Source: Environmental Protection Agency  
Telephone: 703-603-8867

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 01/10/05  
Database Release Frequency: Varies

Date of Last EDR Contact: 04/04/05  
Date of Next Scheduled EDR Contact: 07/04/05

**RAATS:** RCRA Administrative Action Tracking System

Source: EPA  
Telephone: 202-564-4104

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

Date of Government Version: 04/17/95  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/07/05  
Date of Next Scheduled EDR Contact: 06/06/05

**TRIS:** Toxic Chemical Release Inventory System

Source: EPA  
Telephone: 202-566-0250

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

Date of Government Version: 12/31/02  
Database Release Frequency: Annually

Date of Last EDR Contact: 03/22/05  
Date of Next Scheduled EDR Contact: 06/20/05

**TSCA:** Toxic Substances Control Act

Source: EPA  
Telephone: 202-260-5521

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

Date of Government Version: 12/31/02  
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 04/05/05  
Date of Next Scheduled EDR Contact: 06/06/05

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

Source: EPA  
Telephone: 202-566-1667

Date of Government Version: 04/13/05  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/21/05  
Date of Next Scheduled EDR Contact: 06/20/05

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## **SSTS:** Section 7 Tracking Systems

Source: EPA  
Telephone: 202-564-4203

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/03  
Database Release Frequency: Annually

Date of Last EDR Contact: 04/19/05  
Date of Next Scheduled EDR Contact: 07/18/05

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

Source: EPA/Office of Prevention, Pesticides and Toxic Substances  
Telephone: 202-566-1667

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

Date of Government Version: 04/13/05  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/21/05  
Date of Next Scheduled EDR Contact: 06/20/05

## **STATE OF WASHINGTON ASTM STANDARD RECORDS**

### **CSCSL:** Confirmed & Suspected Contaminated Sites List

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

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 03/29/05  
Date Made Active at EDR: 06/09/05  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/17/05  
Elapsed ASTM days: 23  
Date of Last EDR Contact: 05/17/05

### **HSL:** Hazardous Sites List

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

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

Date of Government Version: 02/23/05  
Date Made Active at EDR: 04/11/05  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 03/11/05  
Elapsed ASTM days: 31  
Date of Last EDR Contact: 03/11/05

### **SWF/LF:** Solid Waste Facility Database

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

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

Date of Government Version: 10/01/04  
Date Made Active at EDR: 02/02/05  
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/06/05  
Elapsed ASTM days: 27  
Date of Last EDR Contact: 04/05/05

### **LUST:** Leaking Underground Storage Tanks Site List

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

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/03/05  
Date Made Active at EDR: 03/03/05  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 01/25/05  
Elapsed ASTM days: 37  
Date of Last EDR Contact: 04/28/05

## **UST:** Underground Storage Tank Database

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

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

Date of Government Version: 01/03/05  
Date Made Active at EDR: 03/03/05  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 01/25/05  
Elapsed ASTM days: 37  
Date of Last EDR Contact: 04/28/05

## **VCP:** Voluntary Cleanup Program Sites

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

Sites that have entered either the Voluntary Cleanup Program or its predecessor Independent Remedial Action Program.

Date of Government Version: 03/29/05  
Date Made Active at EDR: 06/16/05  
Database Release Frequency: Varies

Date of Data Arrival at EDR: 05/18/05  
Elapsed ASTM days: 29  
Date of Last EDR Contact: 05/18/05

## **INDIAN UST:** Underground Storage Tanks on Indian Land

Source: EPA Region 10  
Telephone: 206-553-2857

Date of Government Version: 02/02/05  
Date Made Active at EDR: 03/16/05  
Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/02/05  
Elapsed ASTM days: 42  
Date of Last EDR Contact: 01/31/05

## **INDIAN LUST:** Leaking Underground Storage Tanks on Indian Land

Source: EPA Region 10  
Telephone: 206-553-2857  
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/02/05  
Date Made Active at EDR: 03/24/05  
Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/02/05  
Elapsed ASTM days: 50  
Date of Last EDR Contact: 01/31/05

## **STATE OF WASHINGTON ASTM SUPPLEMENTAL RECORDS**

### **CSCSL NFA:** Confirmed & Contaminated Sites - No Further Action

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

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

Date of Government Version: 01/03/05  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/17/05  
Date of Next Scheduled EDR Contact: 05/16/05

### **ICR:** Independent Cleanup Reports

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

These are remedial action reports Ecology has received from either the owner or operator of the sites. These actions have been conducted without department oversight or approval and are not under an order or decree. This database is no longer updated by the Department of Ecology.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/01/02  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/14/05  
Date of Next Scheduled EDR Contact: 05/16/05

**SPILLS:** Reported Spills

Source: Department of Ecology  
Telephone: 360-407-7450  
Spills reported to the Spill Prevention, Preparedness and Response Division.

Date of Government Version: 03/31/05  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/04/05  
Date of Next Scheduled EDR Contact: 07/04/05

**AST:** Aboveground Storage Tank Locations

Source: Department of Ecology  
Telephone: 360-407-7562  
A listing of aboveground storage tank locations regulated by the Department of Ecology's Spill Prevention, Preparedness and Response Program.

Date of Government Version: 10/01/04  
Database Release Frequency: Varies

Date of Last EDR Contact: 02/28/05  
Date of Next Scheduled EDR Contact: 05/30/05

**DRYCLEANERS:** Drycleaner List

Source: Department of Ecology  
Telephone: 360-407-6732  
A listing of registered drycleaners who registered with the Department of Ecology (using the SIC code of 7215 and 7216) as hazardous waste generators.

Date of Government Version: 05/18/05  
Database Release Frequency: Varies

Date of Last EDR Contact: 05/16/05  
Date of Next Scheduled EDR Contact: 08/15/05

**CDL:** Clandestine Drug Lab Contaminated Site List

Source: Department of Health  
Telephone: 360-236-3380  
Illegal methamphetamine labs use hazardous chemicals that create public health hazards. Chemicals and residues can cause burns, respiratory and neurological damage, and death. Biological hazards associated with intravenous needles, feces, and blood also pose health risks.

Date of Government Version: 01/28/05  
Database Release Frequency: Varies

Date of Last EDR Contact: 03/10/05  
Date of Next Scheduled EDR Contact: 06/06/05

**EMI:** Washington Emissions Data System

Source: Department of Ecology  
Telephone: 360-407-6040

Date of Government Version: 12/31/03  
Database Release Frequency: Annually

Date of Last EDR Contact: 04/18/05  
Date of Next Scheduled EDR Contact: 07/18/05

**LOCAL RECORDS**

**KING COUNTY:**

**Abandoned Landfill Study in King County**

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

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

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

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## SEATTLE COUNTY:

### Abandoned Landfill Study in the City of Seattle

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

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

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

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

## SEATTLE/KING COUNTY:

### Seattle - King County Abandoned Landfill Toxicity / Hazard Assessment Project

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

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

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

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

## SNOHOMISH COUNTY:

### Solid Waste Sites of Record at Snohomish Health District

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

Date of Government Version: 02/28/05  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/21/05  
Date of Next Scheduled EDR Contact: 07/18/05

## TACOMA/PIERCE COUNTY:

### Closed Landfill Survey

Source: Tacoma-Pierce County Health Department  
Telephone: 206-591-6500

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

Date of Government Version: 09/01/02  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/19/03  
Date of Next Scheduled EDR Contact: N/A

## EDR PROPRIETARY HISTORICAL DATABASES

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

### **Disclaimer Provided by Real Property Scan, Inc.**

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## BROWNFIELDS DATABASES

### **VCP:** Voluntary Cleanup Program Sites

Source: Department of Ecology

Telephone: 360-407-7200

Sites that have entered either the Voluntary Cleanup Program or its predecessor Independent Remedial Action Program.

Date of Government Version: 03/29/05

Database Release Frequency: Varies

Date of Last EDR Contact: 05/18/05

Date of Next Scheduled EDR Contact: 08/15/05

### **US BROWNFIELDS:** A Listing of Brownfields Sites

Source: Environmental Protection Agency

Telephone: 202-566-2777

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 01/10/05

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/14/05

Date of Next Scheduled EDR Contact: 06/13/05

### **INST CONTROL:** Institutional Control Site List

Source: Department of Ecology

Telephone: 360-407-7170

Sites that have institutional controls.

Date of Government Version: 03/08/05

Database Release Frequency: Varies

Date of Last EDR Contact: 03/07/05

Date of Next Scheduled EDR Contact: 06/06/05

### **US INST CONTROL:** Sites with Institutional Controls

Source: Environmental Protection Agency

Telephone: 703-603-8867

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/10/05

Database Release Frequency: Varies

Date of Last EDR Contact: 04/04/05

Date of Next Scheduled EDR Contact: 07/04/05

## OTHER DATABASE(S)

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

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

### **Electric Power Transmission Line Data**

Source: PennWell Corporation

Telephone: (800) 823-6277

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# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

**AHA Hospitals:**

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

**Medical Centers: Provider of Services Listing**

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

**Nursing Homes**

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

**Public Schools**

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

**Private Schools**

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

**Daycare Centers: Daycare Center Listing**

Source: Department of Social & Health Services

Telephone: 253-383-1735

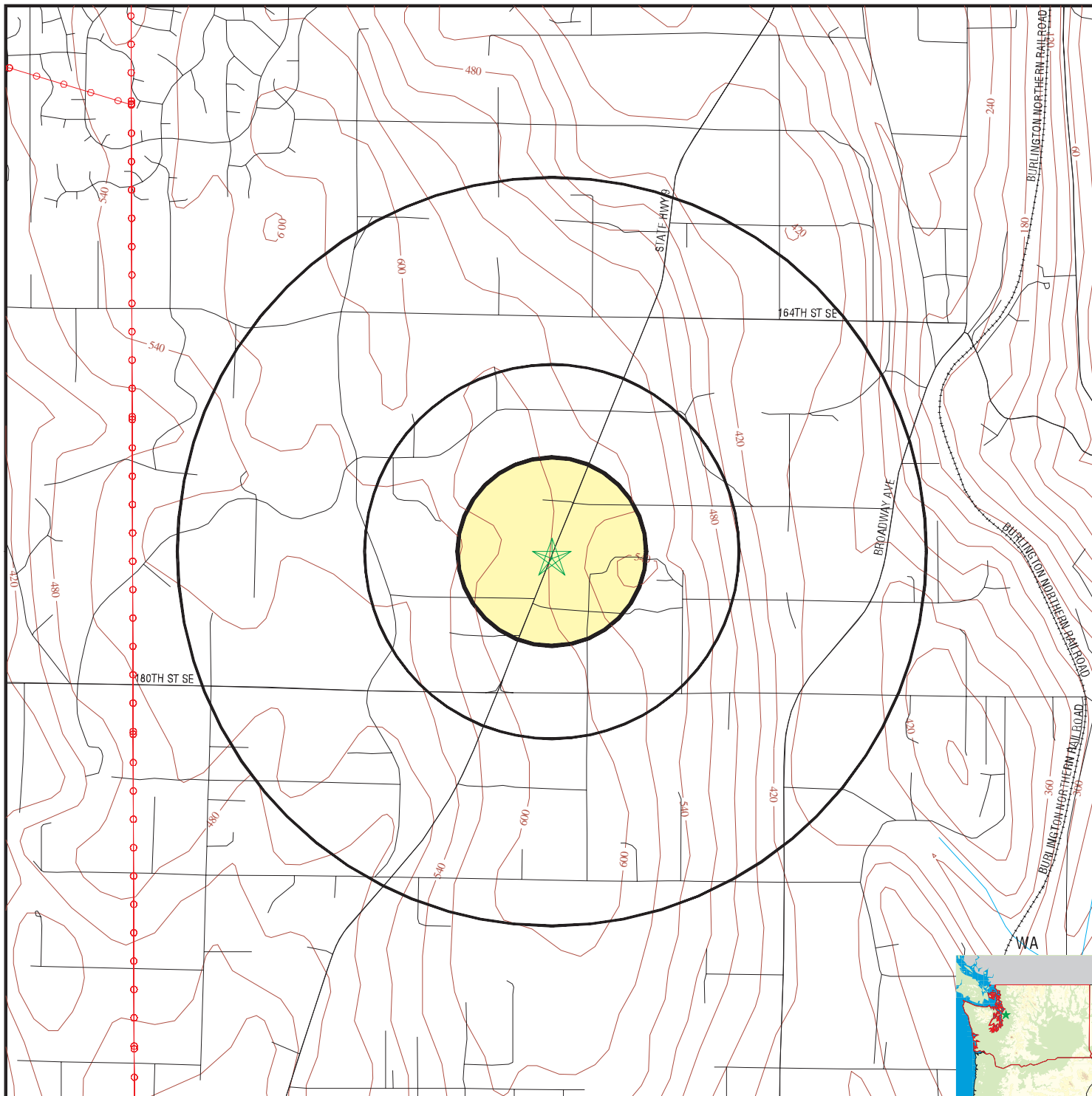
**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

**STREET AND ADDRESS INFORMATION**

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# TOPOGRAPHIC MAP - 01453543.1r



-  County Boundary
-  Major Roads
-  Contour Lines
-  Waterways
-  Railroads



**TARGET PROPERTY:** Clearview Plaza  
**ADDRESS:** 17408 Highway 9  
**CITY/STATE/ZIP:** Snohomish WA 98296  
**LAT/LONG:** 47.8393 / 122.1230

**CUSTOMER:** LandAmerica Assessment Corpora  
**CONTACT:** Holly Kittleman  
**INQUIRY #:** 01453543.1r  
**DATE:** June 27, 2005 8:56 am

**EXHIBIT C-2**

**GENERAL PUBLIC RECORDS**

**NOT APPLICABLE FOR THIS REPORT**

**APPENDIX D**

**INTERVIEW RECORDS**

<b>RECORD OF COMMUNICATION</b>		
Site Name: <b>Clearview Plaza</b>		Location: <b>Snohomish WA</b>
Communication with: <b>Vien Bui</b>		Of: <b>Owner, Clearview Plaza</b>
Location: <b>Snohomish, WA</b>		Phone: <b>(425) 773-8436</b>
Communication via: <b>In Person</b>	Recorded By: <b>G. Peterson</b>	Of: <b>LAC</b>
At: <b>12:30</b>		On: <b>June 25, 2005</b>
Re:		
Summary of Communication: <b>Owned Property since 2002. One dry cleaner on site. No ASTs/USTs, provided general Property info. Site is on septic system.</b>		Conclusions/Required: <b>None</b>

<b>RECORD OF COMMUNICATION</b>		
Site Name: <b>Clearview Plaza</b>		Location: <b>Snohomish WA</b>
Communication with: <b>Rick Chapman</b>		Of: <b>Clearview Plaza</b>
Location: <b>Snohomish, WA</b>		Phone: <b>(360) 320.1900</b>
Communication via: <b>In Person</b>	Recorded By: <b>G. Peterson</b>	Of: <b>LAC</b>
At: <b>12:30</b>		On: <b>June 25, 2005</b>
Re:		
Summary of Communication: <b>Provided general site information.</b>		Conclusions/Required: <b>None</b>

RECORD OF COMMUNICATION		
Site Name: <b>Clearview Plaza</b>		Location: <b>Snohomish WA</b>
Communication with: <b>Hae Choe</b>		Of: <b>Panda Cleaners</b>
Location: <b>Snohomish, WA</b>		Phone: <b>(360) 668-1290</b>
Communication via: <b>In Person</b>	Recorded By: <b>G. Peterson</b>	Of: <b>LAC</b>
At: <b>12:30</b>		On: <b>June 25, 2005</b>
Re: <b>on-site operations</b>		
Summary of Communication: <b>Spent filters collected by Safety Kleen, new perc provided by Hyundai. Been in same location for 8.5 years.</b>		Conclusions/Required: <b>None</b>

RECORD OF COMMUNICATION		
Site Name: <b>Clearview Plaza</b>		Location: <b>Snohomish WA</b>
Communication with: <b>Lee Dring</b>		Of: <b>Schucks</b>
Location: <b>Snohomish, WA</b>		Phone: <b>(360) 668-1502</b>
Communication via: <b>In Person</b>	Recorded By: <b>G. Peterson</b>	Of: <b>LAC</b>
At: <b>12:30</b>		On: <b>June 25, 2005</b>
Re:		
Summary of Communication: <b>Used motor oil collected by First Recovery, anti-freeze by Emerald Petroleum, used batteries by Excide.</b>		Conclusions/Required: <b>None</b>

RECORD OF COMMUNICATION		
Site Name: <b>Clearview Plaza</b>		Location: <b>Snohomish WA</b>
Communication with: <b>Dr. Steven Gowen</b>		Of: <b>Companion Pet Clinic</b>
Location: <b>xx</b>		Phone: <b>(360) 668-4721</b>
Communication via: <b>In Person</b>	Recorded By: <b>G. Peterson</b>	Of: <b>LAC</b>
At: <b>12:30</b>		On: <b>June 25, 2005</b>
Re:		
Summary of Communication: <b>Sharps collected by Stericycle, X-ray waste by Bay Side X-Ray.</b>		Conclusions/Required: <b>None</b>

<b>RECORD OF COMMUNICATION</b>		
Site Name: <b>Clearview Plaza</b>		Location: <b>Snohomish WA</b>
Communication with: <b>Sheryl (last name withheld)</b>		Of: <b>Krey Chiropractic</b>
Location: <b>Snohomish, WA</b>		Phone: <b>425) 316-9200</b>
Communication via: <b>Telephone</b>	Recorded By: <b>G. Peterson</b>	Of: <b>LAC</b>
At: <b>2:30</b>		On: <b>June 25, 2005</b>
Re:		
Summary of Communication: <b>X-Ray wastes collected by Washington X-Ray. No other wastes generated.</b>		Conclusions/Required: <b>None</b>

<b>RECORD OF COMMUNICATION</b>		
Site Name: <b>Clearview Plaza</b>		Location: <b>Snohomish WA</b>
Communication with: <b>Brian Toyer</b>		Of: <b>Bay Side X-Ray</b>
Location: <b>Seattle, WA</b>		Phone: <b>(206) 228-0362</b>
Communication via: <b>In Person</b>	Recorded By: <b>G. Peterson</b>	Of: <b>LAC</b>
At: <b>3:30</b>		On: <b>June 27, 2005</b>
Re:		
Summary of Communication: <b>No wastes from Companion go down the drain. Silver collected and recovered off-site.</b>		Conclusions/Required: <b>None</b>

<b>RECORD OF COMMUNICATION</b>		
Site Name: <b>Clearview Plaza</b>		Location: <b>Snohomish WA</b>
Communication with: <b>Stan Smith</b>		Of: <b>Snohomish Fire Marshal</b>
Location: <b>Everett, WA</b>		Phone: <b>xx</b>
Communication via: <b>Telephone</b>	Recorded By: <b>G. Peterson</b>	Of: <b>LAC</b>
At: <b>1:00</b>		On: <b>June 27, 2005</b>
Re:		
Summary of Communication: <b>No records regarding USTs to this address.</b>		Conclusions/Required: <b>None</b>

**APPENDIX E**

**CLIENT PROVIDED DOCUMENTATION**

**NOT APPLICABLE FOR THIS REPORT**

**APPENDIX F**

**LABORATORY REPORTS**

**NOT APPLICABLE FOR THIS REPORT**

**APPENDIX G**

**OTHER SUPPORTING DOCUMENTATION**



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	Distance	Topographic Relation/Gradient	Flow Direction	Flow Rate	Flow Volume
SWF	0	0	0	0	N/A
LUST	0	0	0	2	N/A
UST	0	N/A	N/A	N/A	N/A
RCRIS-Generators	0	N/A	N/A	N/A	N/A
ERNS	N/A	N/A	N/A	N/A	N/A

- **Whiteside, Inc.**  
17728 Highway 9  
Distance: 1,157 feet  
Direction: South-southwest  
Database(s) listed on: CSCSL

Based on review of the USGS Topographic Map, this site is located topographically downgradient from the Project. The estimated groundwater flow in the area of the site is to the south, therefore away from the Project. Information in the CSCSL database indicates the Independent Remedial Action-site is listed with the case type of "Soil" and the status of "Ranked, Awaiting Remedial Action". Based on the on the distance from the Project, topographic relations, estimated groundwater flow, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

- **Texaco Star Mart Johnson Property**  
17914 Highway 9  
Distance: 1,410 feet  
Direction: South  
Database(s) listed on: CSCSL

Based on review of the USGS Topographic Map, this site is located topographically downgradient from the Project. The estimated groundwater flow in the area of the site is to the south, therefore away from the Project. Information in the CSCSL database indicates the Independent Remedial Action-site is listed with the case type of "Groundwater" and the status of "Ranked, Awaiting Remedial Action". However, based on the on the distance from the Project, topographic relations, estimated groundwater flow, this site is not anticipated to have adversely impacted the environmental integrity of the Project.



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- **Fire District #7 Snohomish County**  
**8010 180<sup>th</sup> Street Southeast**  
**Distance: 1,635 feet**  
**Direction: South**  
**Database(s) listed on: LUST and WA ICR**

Based on review of the USGS Topographic Map, this site is located topographically downgradient from the Project. The estimated groundwater flow in the area of the site is to the south, therefore away from the Project. Information in the LUST database indicates this site is listed with the case type of "Soil Only" and the status of "Interim Cleanup Report". Furthermore, based on the on the distance from the Project, topographic relations, estimated groundwater flow, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

- **Texaco #3706**  
**17924 State Route 9 SE**  
**Distance: 1,654 feet**  
**Direction: South-southwest**  
**Database(s) listed on: LUST and WA ICR**

Based on review of the USGS Topographic Map, this site is located topographically downgradient from the Project. The estimated groundwater flow in the area of the site is to the south, therefore away from the Project. Information in the LUST database indicates the Independent Remedial Action-site is listed with the case type of "Groundwater" and the status of "Cleanup Started". Therefore, based on the on the distance from the Project, topographic relations, estimated groundwater flow, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

### 2.3. Other

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As indicated in Section 1.5.6, EMG was not provided with any previously conducted environmental assessment reports.



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### 3. Analysis and Conclusions

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The following summarizes the independent conclusions representing EMG's best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representative has been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

#### 3.1. Subject site

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Based on the results of the assessment the following recognized environmental conditions were identified for the Project:

- Companion Pet Clinic utilizes x-ray developing equipment at the Project. Developing chemicals are stored in sealed containers and no visual evidence of releases such as staining was identified. However, spent x-ray developing chemicals (classified as hazardous waste) are not run through a silver recovery system before they are discharged to the septic system. Furthermore, EMG also contacted the Washington Department of Health, Division of Radiation Protection, regarding the tenant's on-site x-ray system. According to Ms. Hurtadu of this department, the x-ray operation is not properly registered with this department.
- Panda Cleaners has operated at the Project since 1995. In general, dry cleaning operations are suspect due to the use of hazardous materials and the generation of hazardous waste. Hazardous chemicals in the form of the dry cleaning solvent Perchloroethylene ("Perc") are used at the Project. However, the dry cleaner currently utilizes a "closed-loop" dry cleaning machine, which minimizes the handling of hazardous materials and associated wastes. In addition, the dry cleaner is not listed on any regulatory database that reports leaks, spills, or other incidents under regulatory investigation. Furthermore, housekeeping practices appeared to be in good order. Specifically, no surface staining was observed around the dry cleaning machine, material storage, or waste storage areas. In addition, the dry cleaning machine is provided with secondary containment, minimizing the potential impact to the Project. Appropriate containers were properly labeled and sealed.



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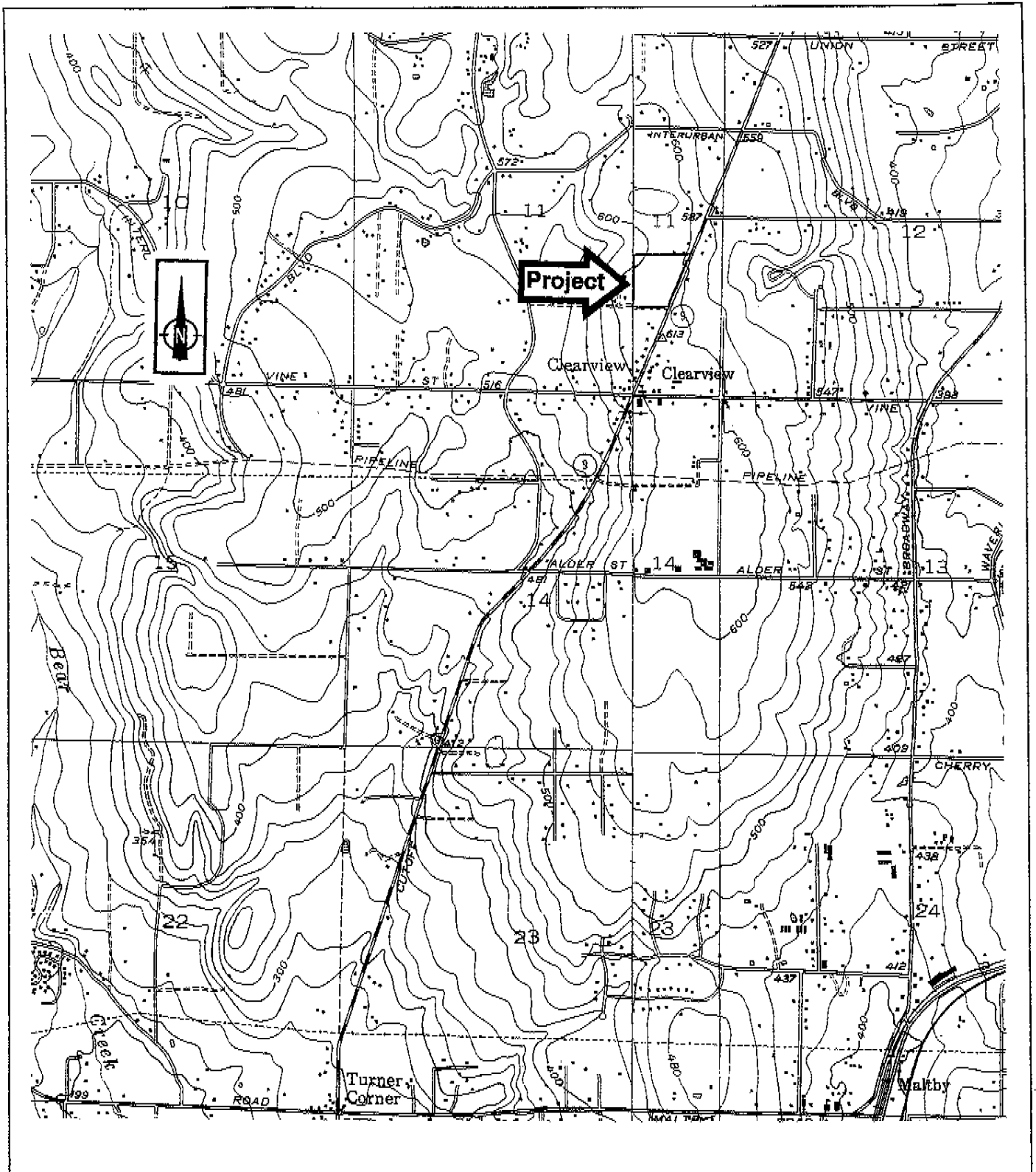
97294

- EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible areas of the Project building(s). EMG observed the presence of minor water damage in the area identified below:
  - A roof leak was observed in the ceiling of tenent unit C, (Yumi Teriyki). The water stained 2' x 4' ceiling tile included approximately two square feet of area. According to Mr. Leonsrd Butler, the location of the roof leak was being identified and was in the process of being repaired. The condition observed does not appear to pose a threat to the health of the Project occupants at this time.

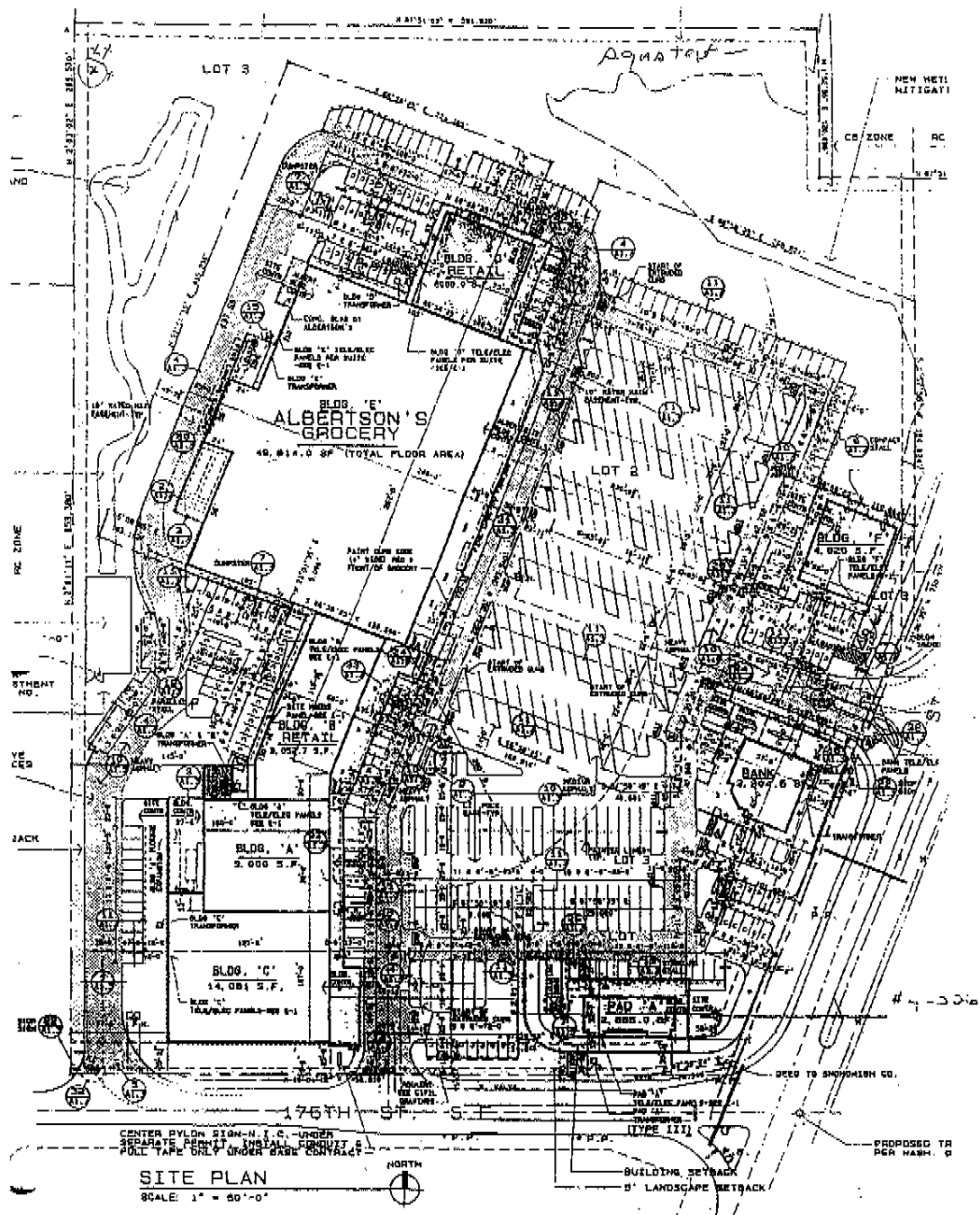
### 3.2. Off-site

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Based on the results of the assessment, no recognized environmental conditions were identified with regards to off-site properties.



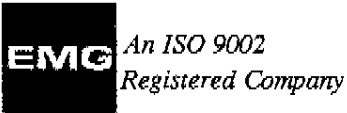
Project Number: 97294  
 Project Name: Clearview Shopping Center  
 Description: 1953 USGS Topographic Map  
 Bothel and Maltby, Washington Quadrangle  
 Photorevised: 1981  
 The north arrow indicator is an approximation of 0°North



**SITE PLAN**  
SCALE: 1" = 50'-0"



Project Number: 97294  
 Project Name: Clearview Shopping Center  
 Description: Site Plan  
 The north arrow indicator is an approximation of 0°North



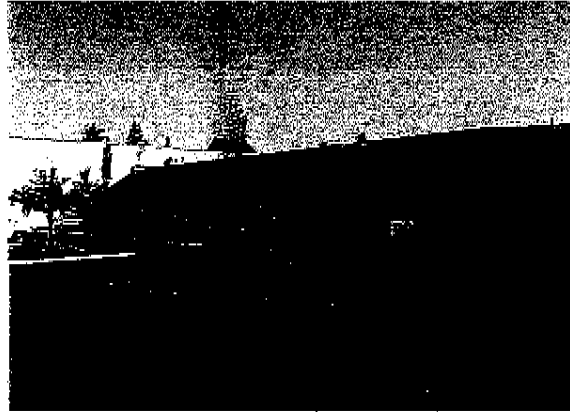
**EMG PHOTOGRAPHIC RECORD**

**Project No.: 97294**

**Project Name: Clearview Shopping Center**



**Photo #1:** Front of Clearview Plaza Shopping Center



**Photo #2:** Back side of Buildings A, B, and C



**Photo #3:** Back side of Building D



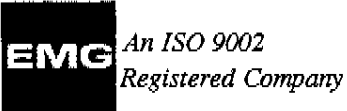
**Photo #4:** Front side of Building D



**Photo #5:** North side of Building D



**Photo #6:** South side of Building C



### EMG PHOTOGRAPHIC RECORD

**Project No.: 97294**

**Project Name: Clearview Shopping Center**



Photo Albertson's #7:



Photo Front of Building C — Schuck's #8:



Photo View of parking lot #9:

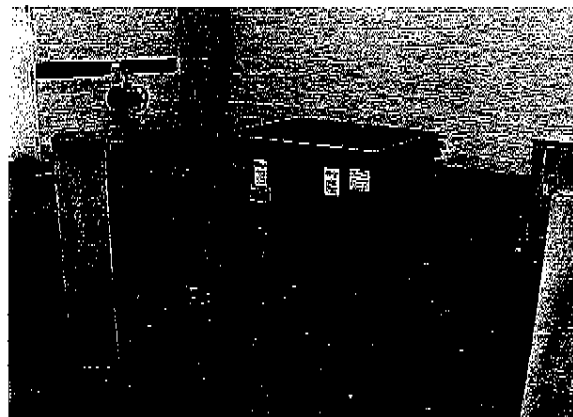


Photo Typical transformer installation #10:



Photo Waste storage installation #11:

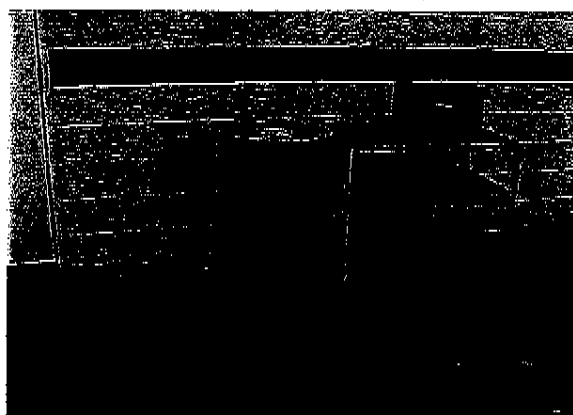
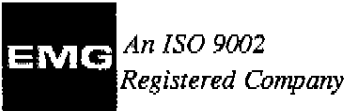


Photo Waste kitchen grease drum #12:



**EMG PHOTOGRAPHIC RECORD**

**Project No.: 97294**

**Project Name: Clearview Shopping Center**



**Photo #13: Adjacent septic system**



**Photo #14: Typical sewage lift station**



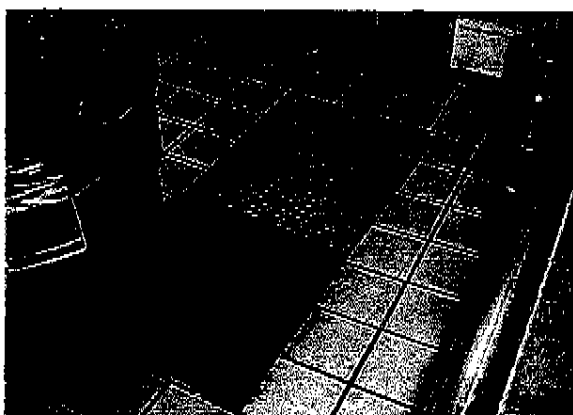
**Photo #15: Interior of tenant unit — Subway**



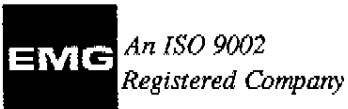
**Photo #16: Yumi Teriyaki — kitchen**



**Photo #17: Tenant bathroom**



**Photo #18: Yumi Teriyaki — grease trap**



**EMG PHOTOGRAPHIC RECORD**

**Project No.: 97294**

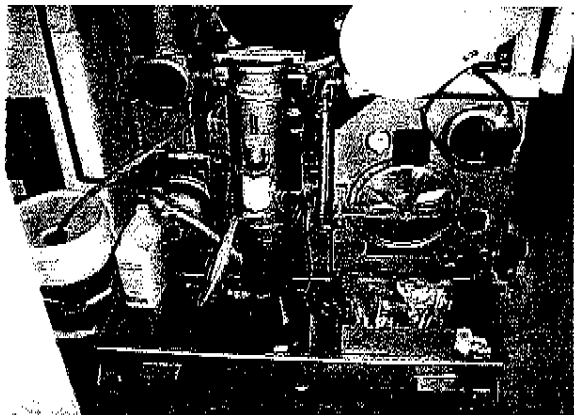
**Project Name: Clearview Shopping Center**



**Photo Tenant bathroom #19:**



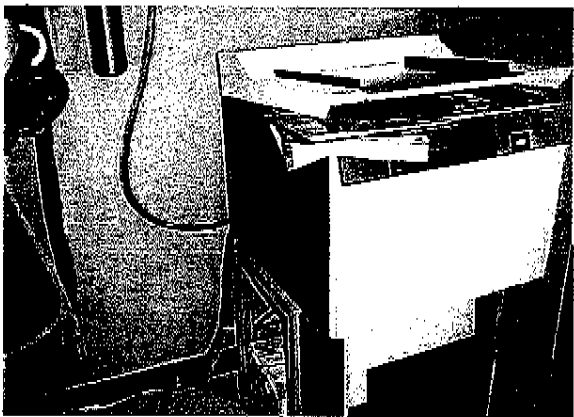
**Photo Dry cleaning equipment — Panda Cleaners #20:**



**Photo Rear of dry cleaning equipment — Panda Cleaners #21:**



**Photo Waste dry cleaning chemicals — Panda Cleaners #22:**



**Photo X-ray equipment — Companion Pet Clinic #23:**



**Photo X-ray chemical waste disposal — #24: Companion Pet Clinic**



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### EMG PHOTOGRAPHIC RECORD

Project No.: 97294

Project Name: Clearview Shopping Center

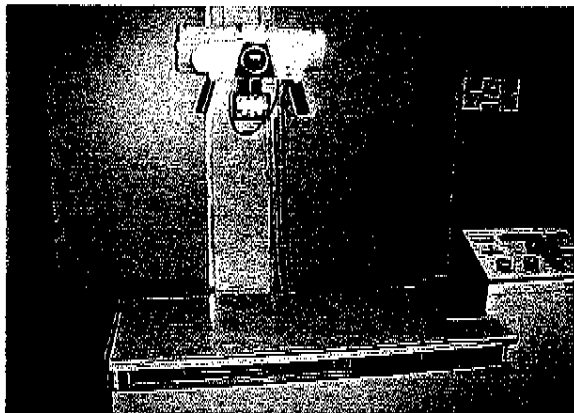


Photo X-ray equipment — Companion Pet Clinic #25:

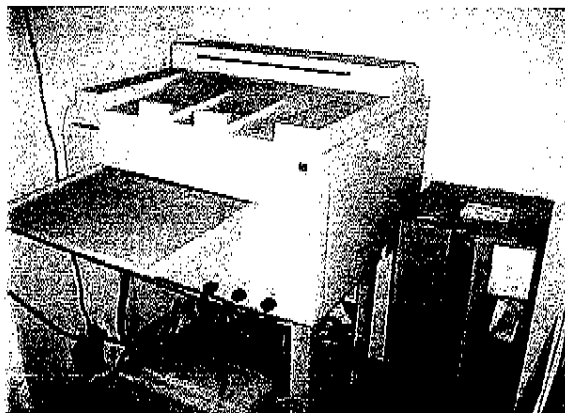


Photo X-ray equipment — Krey Chiropractic #26:

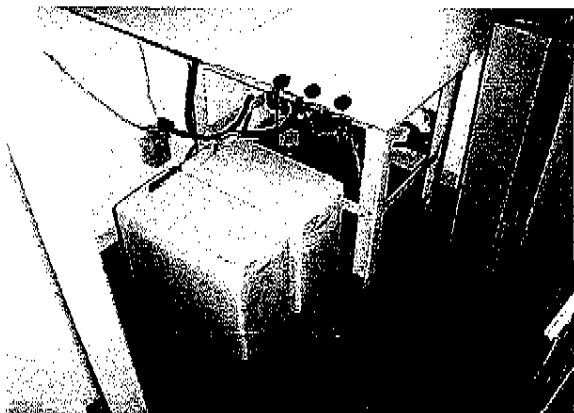


Photo Waste storage — Krey Chiropractic #27:

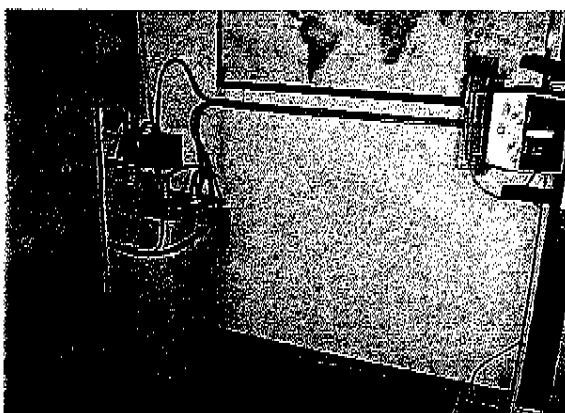


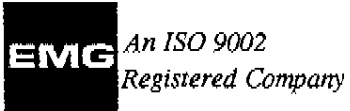
Photo X-ray equipment — Krey Chiropractic #28:



Photo East Antifreeze drum — Schuck's #29:



Photo Waste oil AST — Schuck's #30:



**EMG PHOTOGRAPHIC RECORD**

**Project No.: 97294**

**Project Name: Clearview Shopping Center**



Photo Waste filter and trash storage — Schucks #31:

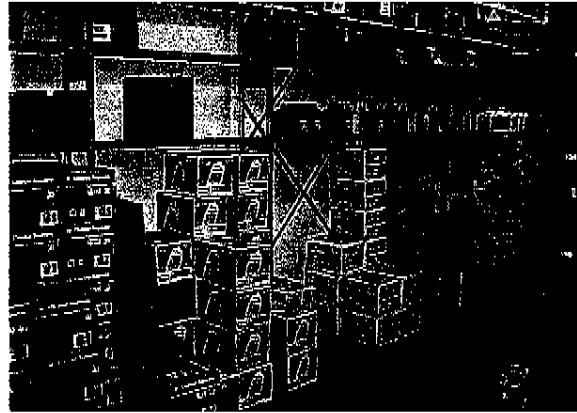


Photo Motor oil stock — Schuck's #32:



Photo Sales floor — Schuck's #33:



Photo Sales floor #34:

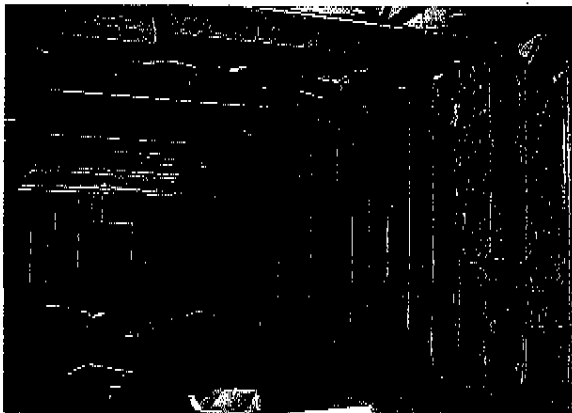
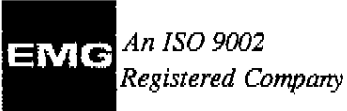


Photo Vacant unit #35:



Photo Biohazard waste — Companion Pet Clinic #36:



**EMG PHOTOGRAPHIC RECORD**

**Project No.: 97294**

**Project Name: Clearview Shopping Center**

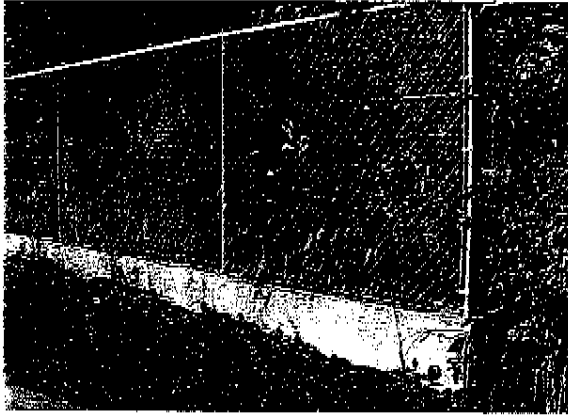


Photo Adjacent storm water retention area #37:

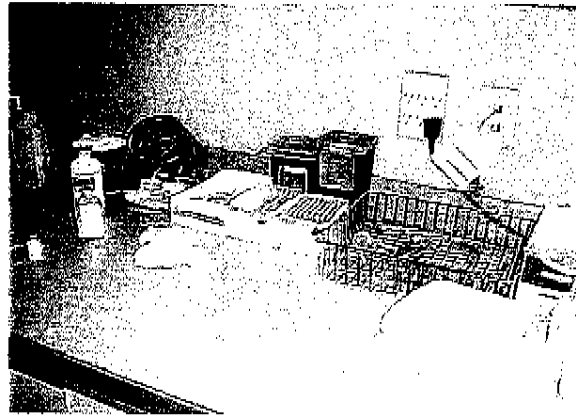


Photo Sharps — Companion Pet Clinic #38:

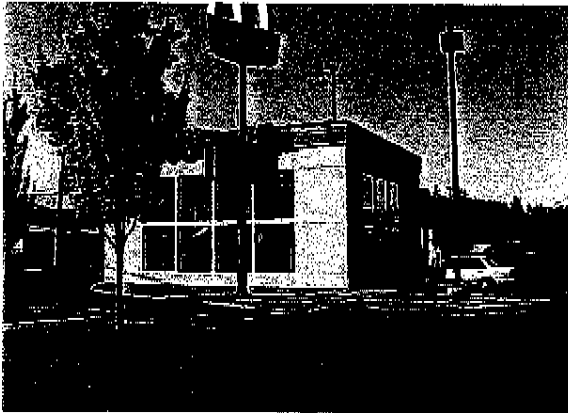


Photo Adjacent property east — McDonalds #39:



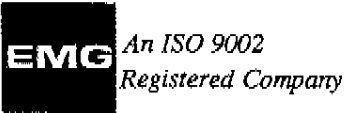
Photo Adjacent Property east — Cascade Bank #40:



Photo Adjacent property south — Chinook Lumber #41:



Photo Adjacent property west — residential #42:



**EMG PHOTOGRAPHIC RECORD**

**Project No.: 97294**

**Project Name: Clearview Shopping Center**

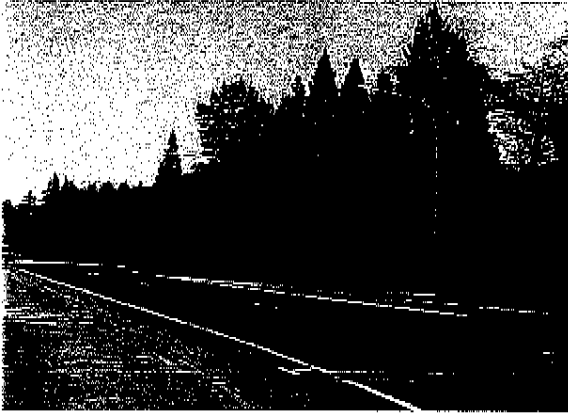
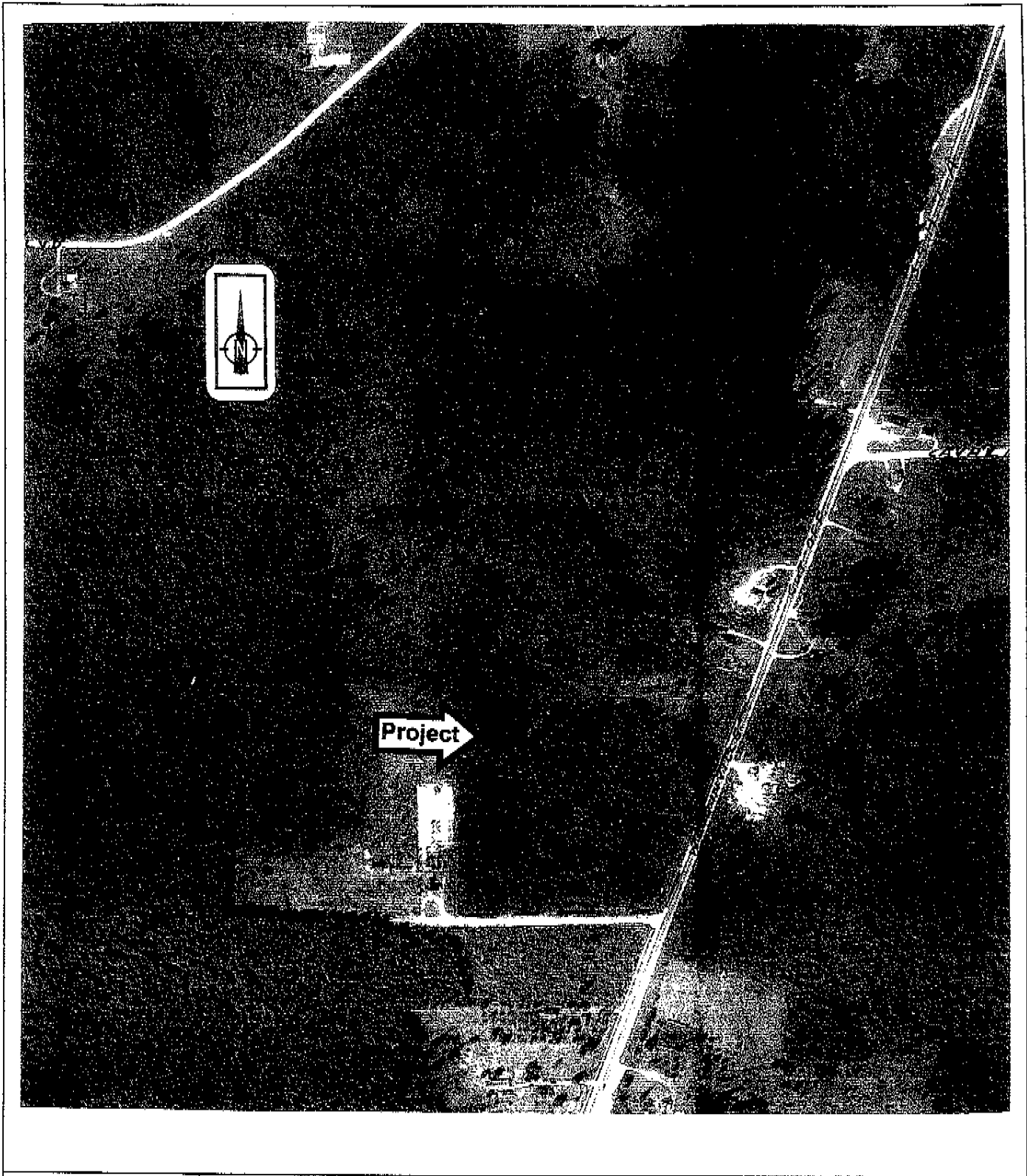


Photo Adjacent property east — Highway 9 and #43: wooded land



Photo Adjacent property north — residential #44:



Project Number: 97294  
Project Name: Clearview Shopping Center  
Description: 1947 Aerial Photograph  
The north arrow indicator is an approximation of 0°North



Project Number: 97294  
Project Name: Clearview Shopping Center  
Description: 1984 Aerial Photograph  
The north arrow indicator is an approximation of 0°North



Project Number: 97294  
Project Name: Clearview Shopping Center  
Description: 1995 Aerial Photograph  
The north arrow indicator is an approximation of 0°North



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## **Appendix C**

### **QA/QC**



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## QA\QC - C-1

### Site Inspection Checklist

Indicate whether your investigation identified **CURRENT OR PAST** environmental concerns relating to any of the following specific environmental issues.

Y/N	Issue	Y/N	Issue
No	Above Ground Storage Tank(s)	No	Underground Storage Tank(s)
No	Clarifiers	No	Fill or Evacuation Ports
No	Vent Pipes	No	Fuel Islands
No	Drums	No	Other Containers
No	Surface Staining	No	Solid Waste Disposal
No	Sumps	No	Pits
No	Ponds	No	Lagoons
No	Stockpiled Soils	No	Distressed Vegetation
No	Oil or Gas Wells	No	Monitoring Wells
No	Domestic Water Wells	No	Dry Wells
No	Underground Pipelines	No	Chemical Processes
No	Waste Treatment	No	Hazardous Waste Storage
Yes	Septic Systems	No	Waste Water Discharge
No	Dry Cleaners	No	Repair or Servicing Facilities
Yes	Photo Processing (X-Ray)	No	Manufacturing
No	Distribution Warehouse	No	Asbestos-containing Materials
No	High Radon Levels	No	Suspect Lead Containing Paint
No	Lead in Water	No	Others
No	Is/was heating fuel provided by on-site storage fuel oil?		
No	On-site use, disposal, treatment, storage, or emission, of significant quantities of hazardous materials or wastes.		
No	Evidence of any <u>on-site</u> release of hazardous materials which could impact the subject site?		
No	Evidence of any <u>off-site</u> release of hazardous materials which could impact the subject site?		





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### QA/QC - C-3

#### Regulatory Records

Checked Y/N	Found/ Subj.	Found/ on-site	Source	Research Distance (Miles)
Yes	No	No	NPL	1.0
Yes	No	No	CERCLIS	0.5
Yes	No	No	Federal ERNS	Subject site only.
Yes	No	No	RCRA TSD	1.0
Yes	No	No	RCRA Generators	Subject and adjoining sites only.
Yes	No	Yes	State and Local lists of hazardous waste sites	1.0
Yes	No	No	State and Local Landfill and/or waste disposal sites	0.5
Yes	No	Yes	State and Local Leaking UST list	0.5
Yes	No	No	State and Local Registered UST	Subject and adjoining sites only.
Yes	Yes	N/A	Department of Public Health	Subject site only.
Yes	No	N/A	Fire Department	Subject site only.
Yes	No	N/A	State and Local Pollution Control	Subject site only.
Yes	No	N/A	Regional Water Quality Agency	Subject site only.
			Others:	

If you were unable to secure information from an individual source, attach a description of the steps you took to obtain appropriate documents and comment on the probable presence of significant additional information in the file.



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### QA/QC C-4

#### Aerial Photograph Review

Environmental Issues? No

Source: Various

Years: Various

Scale: Various

Type: Vertical

NOTE: If environmental concerns are identified, a copy of the aerial photograph must be provided with the report.

Category	On-Site	Off-Site
Improvements	No concerns	No concerns
Use	No concerns	No concerns
<b>Note evidence of:</b>		
Above Ground Storage Tanks	No concerns	No concerns
Fuel Islands	No concerns	No concerns
Drums	No concerns	No concerns
Other Containers	No concerns	No concerns
Surface Staining	No concerns	No concerns
Solid Waste Disposal/Land Fill	No concerns	No concerns
Pits, Ponds, Lagoons	No concerns	No concerns
Stockpiled Soils	No concerns	No concerns
Distressed Vegetation	No concerns	No concerns
Wells	No concerns	No concerns
Repair or Servicing Facilities	No concerns	No concerns
Industrial/Manufacturing	No concerns	No concerns
Warehouse	No concerns	No concerns
Gas Station	No concerns	No concerns
Others:	No concerns	No concerns



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### QA/QC C-5

#### **Exception Items**

List any areas of the site which were not available for inspection and any restrictions which were placed upon your access to environmental data.

- None

List and explain the status of any tasks, such as document review, which are required in completion of the investigation, but which have not been completed.

- None



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### Protocol

EMG reviewed available federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project which could have an adverse impact on the Project. In an attempt to determine whether historical uses of the Project and surrounding area have had an environmental impact on the Project, EMG interviewed individuals knowledgeable about the Project and reviewed available pertinent records and documents. This assessment is based on the evaluation of the information gathered, laboratory analysis of samples collected (when required), and accessibility at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report) as they existed at the Project. The assessment was conducted utilizing generally accepted Phase I industry standards in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-00 and the Wells Fargo Bank General Environmental Scope of Services. The scope of work included an evaluation of:

- The Project history in an attempt to identify any possible ownership(s) and/or uses that would suggest an impact to the environmental integrity of the Project as identified through review of reasonably ascertainable standard historical sources.
- Physical characteristics of the Project as identified through review of reasonably ascertainable topographic, wetlands, flood plain, soils, geology, and ground water data.
- Current Project conditions (as applicable), including compliance with appropriate regulations as they pertain to the presence or absence of:
  - Facility storage tanks, drums, containers (above or below ground), etc.
  - Transformers and other electrical equipment which utilize fluid which may potentially contain PCBs
  - The use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes
- A screening approach for the potential existence of:
  - Mold, including the identification of visible mold growth, conditions conducive for mold growth, and evidence of moisture in accessible areas of the Project. In addition, EMG will interview Project personnel regarding any known or suspected mold contamination, water intrusion, or mildew like odor problems. Sampling will not be considered in routine assessments. EMG notes that this assessment does not constitute a comprehensive mold survey of the Project, and the conclusions made are based solely on observable conditions in readily accessible areas of the building(s) on the assessment date.



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## **Appendix D**

### **References**



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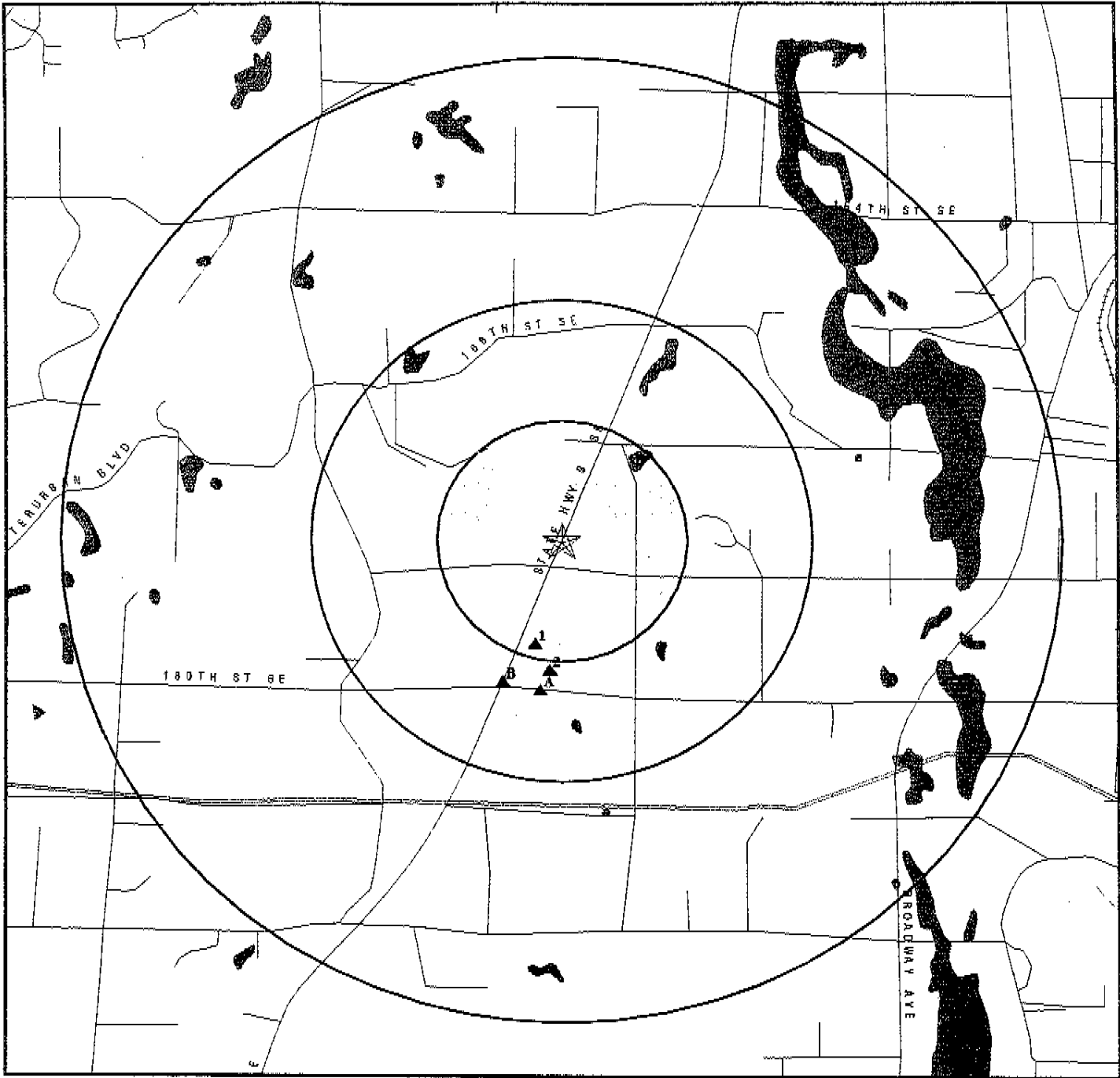
- Deed Records from Snohomish County Assessor Office
- Aerial photographs from Snohomish County Department of Public Works and dated 1947, 1984 and 1995
- Zoning records from the Snohomish County Planning and Development Services Department
- Bothell, Washington and Maltby, Washington USGS Topographic Maps, dated 1953 (photorevised 1981)
- Soil Survey of Snohomish County, Washington, dated 1983
- Geological Map of the Pacific Northwest Region, Washington-Oregon, published by the American Association of Petroleum Geologists, dated 1973
- Water Resources Data Report for Snohomish County Water Year 1997
- Radon potential information published by United States Environmental Protection Agency
- See Record of Communications Appendix for verbal references

**EXECUTIVE SUMMARY**

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

<u>Site Name</u>	<u>Database(s)</u>
CATHCART SOLID WASTE LANDFILL	SWF/LF
SNOHOMISH COUNTY REGIONAL SOLID WASTE LANDFILL	SWF/LF
MISICH FARMS/RIVERSIDE TOPSOIL	SWF/LF
SNOHOMISH CNTY TEMP RTS	RCRIS-SQG
HILLTOP MARKET	WA ICR
HARVEY AIRFIELD, INC.	WA ICR

**OVERVIEW MAP - 0862112.1r - EMG, Inc.**

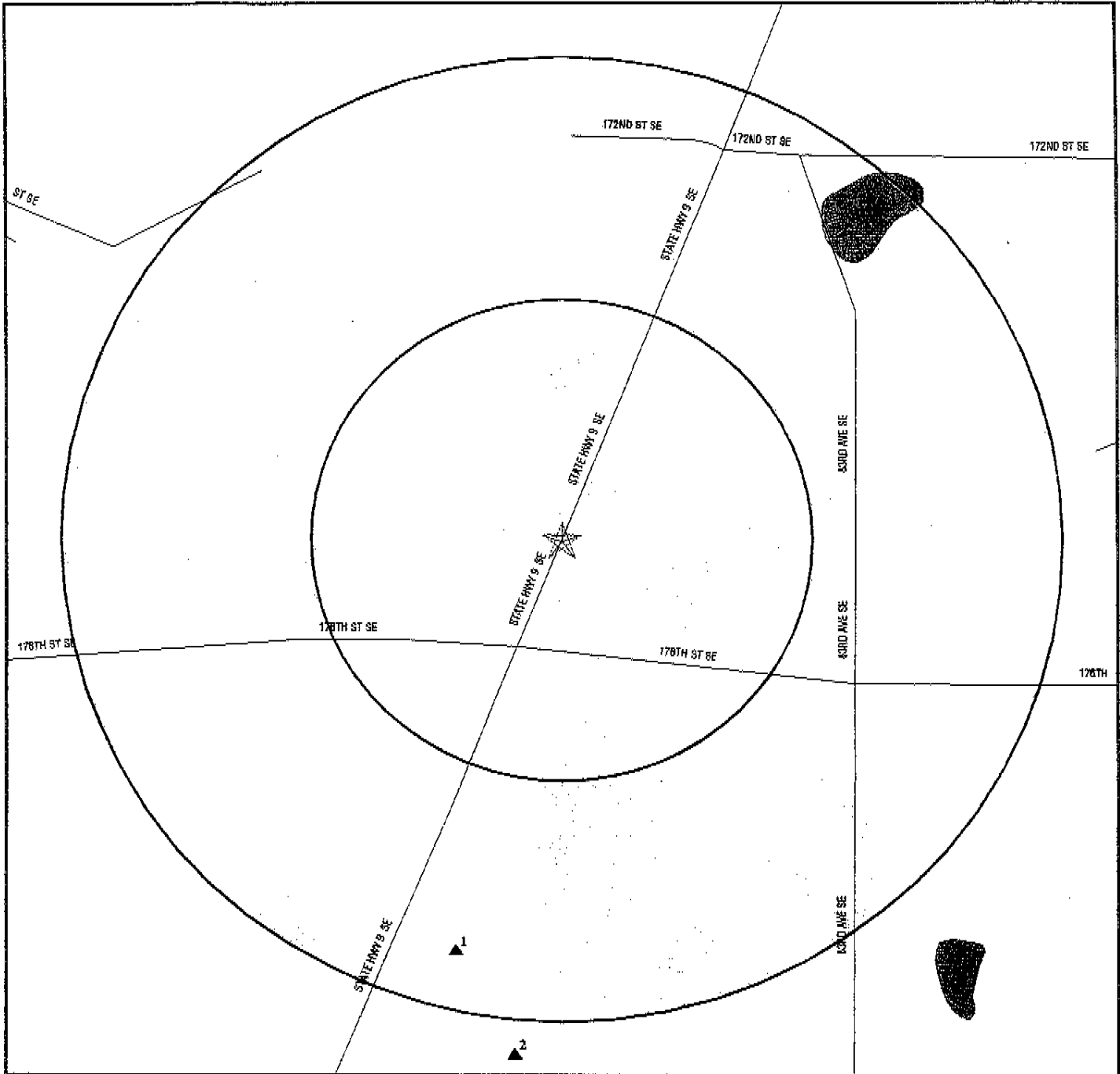


★ Target Property	0 1/4 1/2 1 Miles
▲ Toxic Sites	
▲ Coal Gasification Sites	
☐ National Priority List Sites	⚡ Power transmission lines
☐ Landfill Sites	⚡ Oil & Gas pipelines
	▨ 100-year flood zone
	▨ 500-year flood zone
	■ Wetlands

**TARGET PROPERTY:** Clearview Plaza Shopping Ctr  
**ADDRESS:** 17416 State Route 9  
**CITY/STATE/ZIP:** Clearview WA 98296  
**LAT/LONG:** 47.8382 / 122.1235

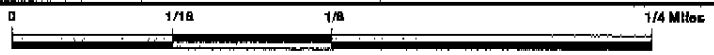
**CUSTOMER:** EMG, Inc.  
**CONTACT:** Robyn Kennedy  
**INQUIRY #:** 0862112.1r  
**DATE:** October 10, 2002 12:52 pm

**DETAIL MAP - 0862112.1r - EMG, Inc.**



- ★ Target Property
- ▲ Toxic Sites
- ▲ Coal Gasification Sites
- ♣ Sensitive Receptors
- ☒ National Priority List Sites
- ☒ Landfill Sites

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



**TARGET PROPERTY:** Clearview Plaza Shopping Ctr  
**ADDRESS:** 17416 State Route 9  
**CITY/STATE/ZIP:** Clearview WA 98296  
**LAT/LONG:** 47.8382 / 122.1235

**CUSTOMER:** EMG, Inc.  
**CONTACT:** Robyn Kennedy  
**INQUIRY #:** 0862112.1r  
**DATE:** October 10, 2002 12:52 pm

<b>MAP FINDINGS SUMMARY</b>
-----------------------------

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
<b><u>FEDERAL ASTM STANDARD</u></b>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.500	0	0	0	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.125	0	NR	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.125	0	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
<b><u>STATE ASTM STANDARD</u></b>								
CSCSL		1.000	0	1	1	0	NR	2
HSL		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	2	NR	NR	2
UST		0.125	0	NR	NR	NR	NR	0
<b><u>FEDERAL ASTM SUPPLEMENTAL</u></b>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.125	0	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<b><u>STATE OR LOCAL ASTM SUPPLEMENTAL</u></b>								
CSCSL NFA		TP	NR	NR	NR	NR	NR	0
WA ICR		0.500	0	0	2	NR	NR	2
SPILLS		TP	NR	NR	NR	NR	NR	0
WA Emissions		TP	NR	NR	NR	NR	NR	0
<b><u>EDR PROPRIETARY HISTORICAL DATABASES</u></b>								
Coal Gas		0.125	0	NR	NR	NR	NR	0

TP = Target Property

NR = Not Requested at this Search Distance

\* Sites may be listed in more than one database



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**Client:** Wells Fargo RETECHS Central Administration  
707 Wilshire Boulevard, 11<sup>th</sup> Floor  
Los Angeles, California 90017

**Phase I  
Environmental Site Assessment  
Of  
Clearview Shopping Center  
17416 State Route 9  
Clearview, Washington 98296  
RETECHS ID No.: SF02-12298**

**EMG Project No.: 97294**

**Date of Report: October 30, 2002**

**On-site Date: October 23, 2002**

**Prepared by: EMG  
11011 McCormick Road  
Hunt Valley, Maryland 21031  
(410) 785-6200  
(410) 785-6220 (fax)  
[www.emgcorp.com](http://www.emgcorp.com)**



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## **CERTIFICATION, LIMITATION, AND STATEMENT OF INDEPENDENCE**

---

Clearview Shopping Center  
17416 State Route 9  
Clearview Washington, 98296  
RETECHS ID No.: SF02-12298  
EMG Project No: 97294  
Report Submittal Date: October 30, 2002

The assessment was performed at the Client's request using the methods and procedures consistent with good commercial and customary practice designed to conform with acceptable industry standards.

This report has been prepared by the staff of EMG for Wells Fargo Bank under the professional supervision of the principal and/or senior staff whose seal(s) and signatures appear hereon. Neither EMG, nor any staff member assigned to this investigation has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties or which may be responsible for environmental issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgment and are founded upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either expresses or implied.

The investigation was prepared in accordance with Wells Fargo's Phase I Environmental Site Assessment scope of work for the use and benefit of Wells Fargo Bank, its successors, and assignees. It is based, in part, upon documents, writings, and information owned, possessed, or secured by Wells Fargo Bank. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of Wells Fargo Bank.

The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG. This report is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG.



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In expressing the opinions stated in this report, EMG has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that EMG assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on-site visit.

If you have any questions regarding this report, please contact the Technical Relationship Manager listed below at (800) 733-0660, Ext. 6540.

Researched by: James Hunter, REA I, Project Manager

Surveyed by: James Hunter, REA I, Project Manager

Written by: James Hunter, REA I, Project Manager

Reviewed by:

Matt Fox, REA #07527  
EMG Technical Relationship Manager  
mbfox@emgcorp.com



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## EXECUTIVE SUMMARY

---

### *I. Property Use*

The Project, built in 1995, is currently utilized as retail center. Current facility operations include retail sales, dry cleaning, medical office and general maintenance of the Project. Historically, the Project was vacant land.

### *II. Scope of Investigations*

The assessment was conducted utilizing generally accepted Phase I industry standards in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-00 and the Wells Fargo Bank General Environmental Scope of Services.

An Environmental Contact Questionnaire was completed as a part of this assessment which is included in the Appendices (Section 4). The Questionnaire was completed with the POC's Mr. Leonard Butler and Mr. Vin Booie. Information obtained from the Questionnaire has been used in the preparation of this report.

Areas accessed included tenant units Building# 17424 units A,B,B-1, C, D, E, F, and G; Building# 17416 units A, B and C and Building # 17430 unit A; all common areas; all exterior areas (buildings 17424, 17416 and 17430 roofs); visual observations above the grid ceiling tile in Building 17424, units D and G; Building 17416, unit B and C. Areas accessed the Project boundaries and adjacent properties. The Albertson's supermarket (anchor property), McDonalds and the Cascade Bank (pads) are not included in the Project, therefore are classified as adjacent property for this assessment.

Other than the areas noted above, visual observation above the drop ceiling tiles was not performed as a part of this assessment.

Visual observation of pipe chases and behind walls was not performed as a part of this assessment. No evidence of pipe chases was identified during this assessment.

Specific areas to which access was limited include the following:

- Building # 17424- units E&F -U.S. Video ( locked no access, however the interior of the tenant space was observable from the sidewalk)
- Building # 17416- unity D ( locked no access, however the interior of the tenant space was observable from the sidewalk)



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According to Mr. Butler, the units not inspected were similar in construction and conditions to the units inspected. Mr. Butler also stated that he is unaware of any practices in the unaccessed units (such as the improper handling of hazardous materials or the generation of hazardous, medical, or regulated wastes) which would constitute a material threat or release to the environment, or a hazard to human health. Based on a review of tenant activities and interviews with knowledgeable personnel, it is unlikely that the operations in the unaccessed units have had an adverse impact on the environmental integrity of the Project.

Weather conditions at the time of the Project assessment were partly cloudy, with temperatures in the low 60s (°F) and light winds.

### *III. Environmental Issues*

#### Subject site

Based on the results of the assessment the following recognized environmental conditions were identified for the Project:

- Companion Pet Clinic utilizes x-ray developing equipment at the Project. Developing chemicals are stored in sealed containers and no visual evidence of releases such as staining was identified. However, spent x-ray developing chemicals (classified as hazardous waste) are not run through a silver recovery system before they are discharged to the septic system. Furthermore, EMG also contacted the Washington Department of Health, Division of Radiation Protection, regarding the tenant's on-site x-ray system. According to Ms. Hurtadu of this department, the x-ray operation is not properly registered with this department.
- Panda Cleaners has operated at the Project since 1995. In general, dry cleaning operations are suspect due to the use of hazardous materials and the generation of hazardous waste. Hazardous chemicals in the form of the dry cleaning solvent Perchloroethylene ("Perc") are used at the Project. However, the dry cleaner currently utilizes a "closed-loop" dry cleaning machine, which minimizes the handling of hazardous materials and associated wastes. In addition, the dry cleaner is not listed on any regulatory database that reports leaks, spills, or other incidents under regulatory investigation. Furthermore, housekeeping practices appeared to be in good order. Specifically, no surface staining was observed around the dry cleaning machine, material storage, or waste storage areas. In addition, the dry cleaning machine is provided with secondary containment, minimizing the potential impact to the Project. Appropriate containers were properly labeled and sealed.



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- EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible areas of the Project building(s). EMG observed the presence of minor water damage in the area identified below:
  - A roof leak was observed in the ceiling of tenent unit C, (Yumi Teriyki). The water stained 2' x 4' ceiling tile included approximately two square feet of area. According to Mr. Leonsrd Butler, the location of the roof leak was being identified and was in the process of being repaired. The condition observed does not appear to pose a threat to the health of the Project occupants at this time.

### Off-site

Based on the results of the assessment, no recognized environmental conditions were identified with regards to off-site properties.



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## 1. Subject Site

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- The intent of this section is to determine whether past or present uses of the Project itself have adversely affected the Project.

EMG conducted an on-site Environmental Site Assessment of the Project that consisted of a walk-through observation of the accessible areas and interviews with facility personnel and local agency representatives on October 23, 2002. On-site activities and/or interviews were conducted by James Hunter, REA I, EMG Project Manager, with:

- Mr. Vin Boogie, On-site Point of Contact and Owner
- Mr. Leonard Butler of Omni Guard Services and On-site Point of Contact

### 1.1. Site Description

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#### 1.1.1. Site Location/identification

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- The Project is located at 17416 State Route 9 in Clearview, Snohomish County, Washington 98296.
- The Project consists of Assessor Parcel Numbers 27951100409300, 27951100409500, 27051100408000 and 27051100409600.
- Access to the Project is available via Highway State Route 9 to the east and 176<sup>th</sup> Street Southeast to the south.
- Review of the available zoning records from the Snohomish County Planning Department indicates that the Project is currently zoned Clearview Rural Commercial (CRC). This zoning designation was designated in 2001 to regulate development within the Clearview corridor along State Route 9 which is located in a rural area of Snohomish County. This zoning designation allows for the development of commercial properties in accordance with current Snohomish County Building requirements which include building setback and sewage septic field design requirements.

#### 1.1.2. Gross Site Area

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- The Project lands consist of approximately 10 acres.



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### **1.1.3. Site Development**

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- Approximately ten percent of the Project is covered by structures/buildings; other impervious surfaces (i.e., asphalt paving/concrete) cover approximately 80 percent of the Project lands; porous materials (i.e., gravel, landscaping) cover approximately five percent of the Project lands; with the remaining five percent being unimproved.

### **1.1.4. Building Description**

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- The Project consists of four retail structures which are situated within the Clearview Plaza Shopping Center. The shopping center consists of an Albertson's supermarket (anchor), a bank, a McDonalds and a vacant pad site, asphalt paved parking and drive areas including an off-site septic drain field and scattered landscaping. For the purpose of the assessment the Project improvements consist of four retail strip structures. The Project consists of four structures. Building A, built in 1997 containing approximately 9,000 square feet; Building B containing approximately 9,052 square feet and constructed in 1995; Building C containing approximately 14,081 square feet and constructed in 1998; and Building D which is approximately 6,000-square feet and built in 1995.
- Structural components of the buildings consist of a concrete foundations, concrete block perimeter walls; wood interior framing; and concrete slab floor decks. The buildings utilize flat style roofs. Roofing materials consist of rolled asphalt composition material.
- The Project improvements also include customer parking areas adjacent to the buildings and with the shopping center's general parking lot. These parking facilities consist of surface level asphalt pavement. Minor oil discharges were observed on the parking areas; however, the discharges are incidental in nature and corrective action is neither practical nor warranted.



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### **1.1.5. Source of Potable Water**

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- The Project is serviced with water by the Cross Valley Water Department a public water system. According to a water district representative the utility the utility meets the requirements as established by the USEPA, state, county, and local authorities for water quality.

### **1.1.6. Sewage Disposal System**

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- Sewage is disposed of in an off-site septic system which is owned and maintained by the Clearview Plaza Shopping Center and serves not only the Project buildings, but the other buildings in the Shopping Center. The Project is assessed a fee for the volume of waste water generated by the Project's tenants. The septic tanks and associated five-acre leach field are located adjacent and west of the shopping center. According to a representative of the Snohomish County Environmental Health Department, the septic system is operated in accordance with all applicable codes and regulations. In addition, there were no violations or corrective actions on record for the septic system.
- According to Mr. Nate Lee of Aquatest, Incorporated, the sewage disposal system which consists of a series of below ground septic tanks and an associated drain field is monitored on a regular schedule by Aquatest. Furthermore, according to Mr. Lee, the system is currently within Snohomish County clean water standards and no violation has occurred with the system.

### **1.1.7. Solid Waste Disposal**

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- Solid waste (municipal trash) generated at the Project is disposed by a licensed contractor (Waste Management Northwest).
- No excessive odors or overflowing/excessive ground trash were noted near the dumpsters. No hazardous, regulated, or medical wastes were noted in the dumpsters. The dumpsters are labeled as not receiving hazardous or regulated wastes.



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- 1995 — retail strip mall
- 2000 — retail strip mall
- Current: retail strip mall

#### 1.2.1.2.Rationale

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Although the historical use of the Project was not identified back to 1940, the Project was identified as being unimproved land prior to the latest historical source researched.

#### 1.2.1.3.Sources

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##### *50-Year Chain of Title*

See Section 1.2.4.

##### *Aerial Photography*

Review of the 1947 aerial photograph, available from the Snohomish County Public Works Department, indicated the following:

- The Project is shown as unimproved tree covered land. Vehicular access is available from a major road to the east and a road the south.
- The area north of the Project is shown as wooded land and two mobile homes. The area east of the Project is shown as a highway with wooded land beyond. The area south of the Project is shown as a street with wooded land beyond. The area west of the Project is shown as wooded land.

The 1984 aerial photograph, available from the Snohomish County Public Works Department, differs from the 1947 aerial photograph in that:

- Vehicular access is available from a major road to the east and an improved street to the south.



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- The area north of the Project is shown as wooded land and residential properties. The area east of the Project is shown as Highway 9 with unimproved wooded land beyond. The area south of the Project is shown as an improved street with wooded land beyond. The area west of the Project is shown as residential land.

The 1995 aerial photograph, available from Snohomish County Public Works Department, differs from the 1984 aerial photograph in that:

- The Project is improved with structures B and D, surface-level parking and minimal vegetation. The buildings are situated on the north and south sides of the anchor structure which is further located along the west quadrant of the Project.
- The area north of the Project is shown as vacant wooded land. The area east of the Project is shown as two pad structures with Highway 9 and wooded land beyond. The area south of the Project is shown as 176<sup>th</sup> Street Southeast with a retail lumber yard beyond. The area west of the Project is shown as the Clearview Shopping Plaza sewage drain field and residential property.

Copies of the aerial photographs are appended (Section 4).

#### ***Building Department Permits***

EMG reviewed building permits for the Project at the Snohomish County Planning and Development Services Department. Records dating back to 1980 are maintained by this department. According to Mr. Bruce Webb of the Snohomish County Planning and Development Services Department, records prior to 1980 have been archived and are not available for review. This review indicated that the present buildings at the Project were built in three phases in 1995, 1997 and 1998. General building permits for the Project were on file, but did not reveal any information or condition that could impact the environmental integrity of the Project. No permits for previous uses were found in the file for the Project address. The absence of permits for previous uses suggests no official development of the Project took place prior to the current use. No environmentally significant information was identified.

#### ***Building Department Plans***

As-built/renovation-site plans, drawings, or specifications were not available for review at the Project or local agency offices visited for this assessment.



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### ***Planning Department Records***

EMG reviewed available zoning records from the Snohomish County Planning and Development Services Department. According to Mr. Bruce Webb of the Snohomish County Planning and Development Services Department, records prior to 1957 have been archived and are not available for review. The Planning Department records indicate that the Project is currently zoned Clearview Rural Commercial (CRC). The Project has maintained the CRC zoning designation since 2001. Prior to the current zoning designation the Project was zoned Community Business (CB) from 1957 to 2000. According to the records, no additional zoning changes were listed for the Project. According to Mr. Bruce Webb, records prior to 1957 have been archived and are not available for review. Available zoning records do not indicate the potential presence of past manufacturing, military or industrial usage in conjunction with the Project lands.

### ***Fire Insurance Maps***

EMG attempted to review historical maps of the Project and adjacent properties at the Everett Public Library, Northwest Room. However, no historical maps were identified for the area of the Project. In addition, EMG contacted EDR in an attempt to determine if there were any historic maps in the EDR Historic Map Collection. However, there was no historic map coverage for the Project in the EDR Historic Map Collection, for the period covering the years 1867 to present

### ***Oil and Gas Maps***

EMG attempted to review Oil and Gas maps of the Project and adjacent properties at local regulatory agencies; however no Oil and Gas maps were identified for the area of the Project. Furthermore, no evidence of oil wells at the Project was identified in any of the other historical sources.



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### ***Fire Department Records***

EMG requested file information at the Snohomish County Planning and Development Services Department regarding Snohomish County Fire district #7 Fire Marshal's records. According to Mr. Bruce Webb of the Snohomish County Planning and Development Services Department, the Fire marshal records are maintained for the County Fire Marshals. However, records prior to 1980 have been archived and are not available for review. No environmentally significant information was identified

### ***UST Permits and Registrations***

No UST permits or registrations were identified in building or fire department records. See Building Department Permits, above for further discussion.

Based on the review of the state list of registered USTs, no USTs are registered for the Project.

### ***Street Directories***

EMG attempted to review city directories at the Everett Public Library, Northwest Room. However, no historical city directories were identified for the area of the Project. As a general rule, the absence of city directories for a given area tends to support evidence that the area has not been significantly developed.

### ***Observation***

EMG observed no evidence of historical use of the Project during the site inspection on October 23, 2002.

### ***Personal Knowledge***

EMG met with Mr. Vin Booie, On-site Point of Contact (POC) and Owner, who was cooperative, and provided information which appeared to be accurate based upon our subsequent site observations. It is EMG's opinion that Mr. Booie was somewhat knowledgeable about the Project and questions EMG posed during the interview process. According to Mr. Booie, The Project was developed in 1995 into the current use. However, Mr. Booie was unaware of any prior uses of the Project. Mr. Booie indicated that he has only been associated with the Project since 2002.



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EMG met with Mr. Leonard Butler, of Omni Guard and On-site Point of Contact (POC), who was cooperative, and provided information which appeared to be accurate based upon our subsequent site observations. It is EMG's opinion that Mr. Butler was somewhat knowledgeable about the Project and questions EMG posed during the interview process. According to Mr. Butler, The Project was developed in 1995 into the current use. However, Mr. Butler was unaware of any prior uses of the Project. Mr. Butler indicated that he has only been associated with the Project since 2002.

Interviews with persons knowledgeable of the Project did not identify any evidence of current or historic storage tanks (above or below ground) at the Project.

#### *Health Department*

EMG requested file information at the Snohomish County Environmental Department regarding the Project. According to a Health Department representative, name withheld, no environmentally significant information was identified

EMG however, requested file information kept by the State of Washington Health Department for the Project. Records dating back to 1995 are maintained by this department. According to Ms. Phyllis Hurtadu, records prior to 1995 have been archived and are not available for review. According to Ms. Hurtadu, The following environmentally significant information was identified:

- Krey Chiropractic is registered with the State Health Department (X-ray equipment registration # 07954) and is classified as compliant with no violations.
- Companion Pet Clinic, no record indicating the clinic's x-ray equipment is registered with the Health Department.



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### 1.2.2. Current Property Use

- The Project is a retail strip mall facility and is occupied by the tenants listed in the Project Tenants Table below.

Project Name	
Name of Project	
Address of Project	
Building #	
Suite A, Classic & carefree Hair Salon	Salon
Suite B, Krey Chiropractic	The tenant is a chiropractic office. Hazardous chemicals include x-ray chemicals and biohazards. Both the x-ray chemicals and biohazards are collected and removed off-site by a contacted waste hauler.
Suite C, vacant	
Suite D, Classic Closet	Retail
Project Name	
Suite A & B, Companion Pet Clinic	The tenant is a veterinarian clinic. Hazardous chemicals include x-ray chemicals and biohazards. The x-ray chemicals were reported to be discharged into the sanitary sewer. The biohazards were reported to be collected and removed off-site by a contacted waste hauler.
Suite B-1, Balloons & Flowers	Flower shop
Suite C, Yumi Teriyaki	The tenant is a restaurant
Suite E & F, U.S. Video	Video rental
Suite G, Panda Cleaners	The tenant is a dry cleaner. Hazardous chemicals include Dry cleaning solvent (Perchloroethylene) which is stored in the closed loop dry cleaning machine. Hazardous waste includes waste dry cleaning solvent (Perchloroethylene) and filters. Hazardous waste is collected and removed off-site by a contracted waste hauler.



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Project Name	
Name of Tenant	
Building #/Address	
Suite A, Schucks	The tenant is an auto parts store. Hazardous materials include oil, paint, antifreeze and solvent which are stored in sealed 1-gallon containers. Hazardous wastes include waste automobile engine oil, filters, batteries, and antifreeze. These waste chemicals are collected from customers and stored on-site for removal by a contracted waste hauler.

Panda Cleaners has operated at the Project since 1995. In general, dry cleaning operations are suspect due to the use of hazardous materials and the generation of hazardous waste. Hazardous chemicals in the form of the dry cleaning solvent Perchloroethylene ("Perc") are used at the Project. However, the dry cleaner currently utilizes a "closed-loop" dry cleaning machine, which minimizes the handling of hazardous materials and associated wastes. In addition, the dry cleaner is not listed on any regulatory database that reports leaks, spills, or other incidents under regulatory investigation. Furthermore, housekeeping practices appeared to be in good order. Specifically, no surface staining was observed around the dry cleaning machine, material storage, or waste storage areas. In addition, the dry cleaning machine is provided with secondary containment, minimizing the potential impact to the Project. Appropriate containers were properly labeled and sealed.

Krey Chiropractic utilizes x-ray developing equipment at the Project. Developing chemicals are stored in sealed containers and no visual evidence of releases such as staining was identified. Spent x-ray developing chemicals are removed from the Project for disposal by a licensed waste hauler (Safety Kleen); no wastes are discharged to the public sewer system. According to Ms. Phyllis Hurtadu of the Washington Department of Health, Division of Radiation Protection, the x-ray system is registered with the Washington Department of Health (Registration # 07954). Furthermore, according to Ms. Hurtadu, department records indicate the x-ray equipment is properly shielded to prevent accidental exposure to people in adjacent areas. Ms. Hurtadu further stated that the x-ray equipment is serviced by Advanced Images.



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Companion Pet Clinic also utilizes x-ray developing equipment at the Project. Developing chemicals are stored in sealed containers and no visual evidence of releases such as staining was identified. However, spent x-ray developing chemicals (e.g., developers, stabilizers, bleaches, and film fixer) are not run through a silver recovery system before they are discharged to the septic system. EMG also contacted the Washington Department of Health, Division of Radiation Protection, regarding the tenant's on-site x-ray system. According to Ms. Hurtadu of this department, the x-ray operation is not properly registered with this department.

### *Hazardous Materials/Petroleum Products*

- Visual observation for the use and/or storage of hazardous materials and petroleum products was performed. The following products listed in the Observed Materials Table below were identified.

Product	Quantity	Location	Use
Routine janitorial and maintenance supplies	Retail size containers	Designated areas	Project maintenance and upkeep
Paint and thinner	1-gallon sealed containers	Maintenance	Project maintenance and upkeep
Dry cleaning solvent (Perchloroethylene)	30 gallons (maximum)	Panda Cleaners) Tank built into base of dry cleaning machine	Dry cleaning
X-ray developing chemicals	20 gallons (maximum)	Panda Cleaners and Companion Pet Clinic	X-ray developing (medical)
Motor oil	100-cases	Schucks	Retail sales
Batteries	200 units	Schuck's	Retail sales
Window washer solvent	20-cases	Schuck's	Retail sales
Anti freeze	50-cases	Schuck's	Retail sales

- The identified chemicals, materials, and products were observed in their sealed, original containers and in designated storage areas.
- No evidence of spills or staining was observed in the area of product storage/usage. In addition, the concrete floors appeared intact and no cracks were observed in the areas of product storage.



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In addition, hazardous materials in the form of cleaning chemicals and detergents, automotive fluids (oil, antifreeze, additives, etc.), automotive batteries, are stored on the sales floor and stockrooms at the Scheck's Auto Supply in retail-sized containers. However, these materials are for retail sales and are not used at the Project.

### *Hazardous, Regulated, and Medical Wastes*

- Visual observation for the generation, treatment, storage, and disposal of wastes was performed. EMG identified the following waste generation listed in the Waste Generation Table below.

Waste Generation			
Waste Name	Generation Location	Disposal Method	Disposal Method
X-ray developing waste (contains silver)	X-ray developing by Companion Pet Clinic	machine	Reported to be discharged to sewer
X-ray developing waste (contains silver)	X-ray developing by Krey Chiropractic	Machine	Licensed waste hauler (Safety Kleen)
Waste perchloroethylene	Dry cleaning (Panda Cleaners)	Tank built into base of dry cleaning machine	Licensed waste hauler (Safety Kleen)
Waste filters	Dry cleaning (Panda Cleaners)	Drum	Licensed waste hauler (Safety Kleen)
Sharps	Medical procedures by Companion Pet Clinic and Krey Chiropractic	Approved sharps containers	Licensed waste hauler
Biohazards	Medical procedures by Companion Pet Clinic and Krey Chiropractic	Approved sharps containers	Licensed waste hauler



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Waste Disposal			
Waste Type	Generation/Storage	Pre-disposal Method	Disposal Method
Oil	Waste oil collection (Schuck's)	AST	First Revcon (Licensed waste hauler)
Grease	Schuck's	Drum	Spencer Environmental (Licensed waste hauler)
Antifreeze	Waste anti freeze collection (Schuck's)	Drum	First Revcon (Licensed waste hauler)
Waste batteries	Waste battery collection	Pallet	First Interstate Battery (Licensed waste hauler)
Oil filters	Waste oil filter collection (Schuck's)	Drum	Spencer Environmental (Licensed waste hauler)

- No evidence of spills or staining was observed in the area of waste generation or pre-disposal storage. In addition, the concrete floors appeared intact and no cracks were observed in the areas of waste generation or pre-disposal storage.

Schuck's Auto Supply maintains an above ground storage tank for the storage of waste motor oil collected from customers. Based on review of available information, current tank regulations do not require registration of this type of tank. The AST appeared to be in good condition with no evidence of releases such as staining. However, no secondary containment was observed around the AST.

- Review of hazardous regulated medical waste manifests and the facility waste management program indicated that the waste disposal operations appear to be performed in accordance with regulatory requirements.
- Prior to entry into the septic system, grease is removed in a trap located Yumi Teriyaki Restaurant kitchen. According to Mr. Butler, the grease trap is cleaned on an as needed basis and the waste grease is disposed by a contracted waste hauler.



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### 1.2.3. Current and Historical Regulatory Review for the Subject Site

#### *Regulatory Lists*

- The current NPL, RCRA-TSD, RCRA-CORRACTS, CSCSL (SHWS), CERCLIS, NFRAP, SWF, LUST, UST, RCRIS-Generators and ERNS listings were reviewed. By cross-referencing name, address, and zip code, we conclude that the Project is not a listed site.

#### *Permits, Licenses, Registrations, etc.*

- Considering the operations assessed at the Project, the following environmental permits are currently required for the Project:
- Panda Cleaners operates with an air emission permit from the Puget Sound Clean Air Agency. Registration number 18607 which is valid through December 31, 2002.
- Panda Cleaners operates as a RCRA Small Quantity Generator of Hazardous Waste Refer to Section 6.3 and 7 for more information regarding hazardous wastes generated by the dry cleaner.
- Washington Department of Health, Division of Radiation Protection registration for operation of X-ray equipment at Companion Pet Clinic and Krey Chiropractic
- Considering the current operations at the Project, no potential future environmental permits, registrations, or licenses appear to be required.

#### *Compliance*

- According to Ms. Hurtadu of this department, the x-ray operation at Companion Pet Clinic is not properly registered with this department.
- Other Regulatory Issues
- No other regulatory issues were identified.



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#### 1.2.4. Review of Title Documents

- Review of the available deed records indicates that the Project has been owned by Halvorson Boshaw properties, LLC since 1995. Deed records were researched back to 1995.
- Review of available deed records did not identify any previous environmentally suspect ownership, easements, liens, right of ways, reservation of mineral rights, underground pipeline easements, or other environmental entries/restrictions associated with the Project.
- Deeds and titles identified are listed in the table below.

Owner	Year Purchased
Halvorson Borshaw Property, LLC	1995
Stuart Kastnes	Prior to 1995

#### 1.3. Geology

##### *Surface*

Observations during EMG's assessment identified that the Project lands are graded to provide slope and swale to direct storm water away from the on-site buildings. The land surface of the Project is relatively flat, with no significant changes in elevation. Surface water flow however, is in a southerly direction.

Storm water from the roof areas is directed to the off-site storm water retention area via roof drains and associated piping. Storm water from drive and parking surfaces is directed to the off-site storm water retention area via grated catch basins. Storm water from vegetated surface areas naturally infiltrates into the subsurface and is directed to the grated catch basins via sheet flow.

Review of the Bothell, Washington and Maltby, Washington Topographic Quadrangle, published by the United States Geological Survey (USGS) and dated 1953 (photorevised in 1981), indicated the following:

- The Project has an average elevation of approximately 600 feet above mean sea level. Elevations do not vary significantly across the Project lands. Slope in the general area of the Project is to the south.



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- The Project is shown as unimproved land.
- The slope of the Project is estimated between approximately two to three percent in a southerly direction. The nearest surface water feature, Bear Creek is located approximately 2,000 feet south of the Project.

A copy of the topographic map is appended (Section 4).

Review of the Soil Survey of Snohomish County, Washington published by the United States Department of Agriculture Soil Conservation Service (USDA SCS) and dated 1983, indicated the following:

- The Project is located in an area comprised of one soil type known as Alderwood gravely sandy loam with estimated slopes between two and three percent.
- The Alderwood soil series is considered to be a well drained, coarse textured soil with a depth of at least 20 to 40 inches to a glacial till; layer. General characteristics of the Alderwood soil include moderately slow permeability to the till layer then very slow beyond. The soil reaction is medium acidic. Depth to the seasonal high water table is perched between two to four feet.

### *Subsurface*

Review of the Geological Map of the Pacific Northwest Region, Washington-Oregon, published by the American Association of Petroleum Geologists and dated 1973, indicated the following:

- The Project is located within the Puget Sound Lowlands physiographic province of Washington, which consists of sand gravel and clay materials. The Project is further located over a Cenozoic-aged formation with an estimated thickness of approximately 100 to 200 feet.

## **1.4. Hydrology**

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Visual observations identified a surface water features in the form of a wetlands area which is located adjacent to the westerly property boundary of the Project. There was no visual evidence of hazardous material contamination in the area of this surface water feature (i.e., staining, dumping, and oily sheens on the water).



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Review of the Water Resources Data Report for Snohomish County, published by the USGS and dated 1997, indicated the following:

- The Project is located within the an unconsolidated aquifer formation with estimated ground water levels between 50 and 100 feet below ground surface (bgs). The aquifer is a not used as a drinking water source.
- Based upon available documentation, the nearest domestic water well is located approximately 1 mile of the Project.
- Based upon available documentation, there is a perched water bearing zone located in the area of the Project which is at a depth of two to four feet bgs.

Shallow ground water flow is expected to follow the ground level slope of surface elevations towards the nearest open body of water or intermittent stream. Estimated depth of shallow groundwater is 2 to 4 feet bgs, and the direction of this flow at the Project is anticipated to be toward the south.

Estimated ground water levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.

## 1.5. Non-CERCLA Issues

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### 1.5.1. Asbestos

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- Generally, due to the date of construction (post 1980), the potential use of asbestos was minimized due to regulatory requirements and sound business practice. Consequently, based on the date of construction, asbestos is highly unlikely to have been used at the Project.
- As-built/renovation-site plans, drawings, or specifications were not available for review at the Project or local agency offices visited for this assessment.
- EMG was not provided with any previously conducted asbestos reports for the Project.



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### **1.5.2. Lead Paint**

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- The buildings at the Project were originally constructed in three phases 1995, 1997 and 1998. Furthermore, Mr. Butler indicated that there is no planned major remodeling anticipated at the Project.
- The painted surfaces were observed to be in good condition, with no chipping, peeling, or cracking paint observed.
- Generally, due to the date of construction (post-1977), the potential use of LBP was minimized due to regulatory requirements and sound business practice. Consequently, based on the date of construction, no suspect LBP was observed.

### **1.5.3. Lead in Water**

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- According to a representative of the local water utility, the water supplied to the Project is within federal, state, and local drinking water quality standards.

### **1.5.4. Radon**

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- According to the United States Environmental Protection Agency (USEPA) radon map for Snohomish County, the Project is located in an area of low radon propensity.
- Based on this information, radon sampling was not conducted.

### **1.5.5. Polychlorinated Biphenyls (PCBs)**

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- The Project is supplied with underground secondary electrical service from three pad-mounted exterior electrical transformers. The transformers are designated as the property of Snohomish County PUD #1, the public utility and are labeled Non-PCB. No leakage of the transformers was observed at the time of the assessment.
- No additional equipment with the potential to utilize dielectric or hydraulic fluid was observed during the site assessment.



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### 1.5.6. Mold

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- EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible areas of the Project building(s). EMG observed the presence of visible water damage in the area identified below:
- A roof leak was observed in the ceiling of tenent unit C, (Yumi Teriyki). The water stained 2' x 4' ceiling tile included approximately two square feet of area. According to Mr. Leonsrd Butler, the location of the roof leak was being identified and in the process of being repaired.
- This assessment does not constitute a comprehensive mold survey of the building(s). The reported observations and conclusions are based solely on interviews with Project personnel and conditions as observed in readily accessible areas of the building(s) on the assessment date.

### 1.6. Other

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There were no other environmental concerns identified with regard to the Project.

EMG was not provided with any previously conducted environmental assessment reports for the Project.

### 1.7. Environmental Issues

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Companion Pet Clinic utilizes x-ray developing equipment at the Project. Developing chemicals are stored in sealed containers and no visual evidence of releases such as staining was identified. However, spent x-ray developing chemicals (classified as hazardous waste) are not run through a silver recovery system before they are discharged to the septic system. Furthermore, EMG also contacted the Washington Department of Health, Division of Radiation Protection, regarding the tenant's on-site x-ray system. According to Ms. Hurtadu of this department, the x-ray operation is not properly registered with this department.



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Panda Cleaners has operated at the Project since 1995. In general, dry cleaning operations are suspect due to the use of hazardous materials and the generation of hazardous waste. Hazardous chemicals in the form of the dry cleaning solvent Perchloroethylene ("Perc") are used at the Project. However, the dry cleaner currently utilizes a "closed-loop" dry cleaning machine, which minimizes the handling of hazardous materials and associated wastes. In addition, the dry cleaner is not listed on any regulatory database that reports leaks, spills, or other incidents under regulatory investigation. Furthermore, housekeeping practices appeared to be in good order. Specifically, no surface staining was observed around the dry cleaning machine, material storage, or waste storage areas. In addition, the dry cleaning machine is provided with secondary containment, minimizing the potential impact to the Project. Appropriate containers were properly labeled and sealed.

EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible areas of the Project building(s). EMG observed the presence of minor water damage in the area identified below:

- A roof leak was observed in the ceiling of tenent unit C, (Yumi Teriyki). The water stained 2' x 4' ceiling tile included approximately two square feet of area. According to Mr. Leonsrd Butler, the location of the roof leak was being identified and was in the process of being repaired. The condition observed does not appear to pose a threat to the health of the Project occupants at this time.



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## 2. Surrounding Properties

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- The intent of this section is to determine whether past or present uses of nearby properties have adversely affected the Project.

### 2.1. Description

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#### 2.1.1. Historical Use

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- Historical sources indicated:
  - The area to the north of the Project was historically wooded land.
  - The area to the east of the Project was historically Highway SR 9 with wooded land beyond.
  - The area to the south of the Project was historically a street with wooded land beyond.
  - The area to the west of the Project was historically wooded land.
- The historical adjacent property use is not anticipated to impact the environmental integrity of the Project.

#### 2.1.2. Current Use

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- The following adjacent properties were observed:

- North** — The Project is bordered to the north by residential properties. Further north are residential properties.
- East** — The Project is bordered to the east by a McDonalds and a Cascade Bank. Further east is State Route 9 with undeveloped wooded land beyond.
- South** — The Project is bordered to the south by 176<sup>th</sup> Street Southeast. Further south is Chinook Lumber with commercial properties beyond.



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- West** — The Project is bordered to the west by residential properties and the Clearview Plaza Shopping Center sewage disposal leach field. Further west is residential properties and vacant land.
- The current adjacent property use is not anticipated to impact the environmental integrity of the Project.
  - Visual observation of the Project and adjacent properties did not identify any evidence of distressed vegetation, staining, or surface migration of petroleum releases or hazardous materials onto or off the Project.

## 2.2. Regulatory Review

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The area search of the Project for sites listed in the databases identified various sites outlined in the Regulatory Agency Data Report Findings included in the Appendices, Section 4. Information about the listed sites is included below.

EMG also reviewed the unmappable sites in the database report, cross-referencing addresses and site names. Unmappable sites are environmental risk sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded because of inaccurate or missing location information in the record provided by the agency. Any identified unmappable site within the specified search radii is included below.

The following databases were reviewed for this assessment:

- **NPL Listing:** The National Priorities (Superfund) List is United States Environmental Protection Agency (USEPA's) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.
- **RCRA-TSD Facilities Listing:** The USEPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA-TSD database is a compilation by the USEPA of reporting facilities that transport, treat, store or dispose of hazardous waste.
- **RCRA-Corrects Facilities Listing:** The USEPA's Resource Conservation and Recovery Act (RCRA) Corrective Action-sites Listing contains information pertaining to hazardous waste treatment, storage, and disposal facilities (RCRA TSD) which have conducted, or are currently conducting, a corrective action(s) as regulated under RCRA.



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- **CSCSL (SHWS) Listing:** This database is a comprehensive listing of sites, which are considered to be a threat to the public health and welfare by the Washington Department of Ecology.
- **CERCLIS Listing:** This database is a compilation of sites which the USEPA has investigated or is currently investigating for a release or threatened release of hazardous substances.
- **NFRAP Listing:** This database contains information regarding sites which have been removed from the USEPA CERCLIS database.
- **SWF Listing:** This database is a comprehensive listing of all State Permitted Solid Waste Landfills.
- **Leaking Underground Storage Tanks (LUST)**
- **Underground Storage Tanks (UST)**
- **RCRIS-Generator Listing:** The USEPA identifies and tracks hazardous waste from the point of generation to the point of disposal through the Resource Conservation and Recovery Information System (RCRIS). The RCRIS-Generators database is a compilation by the USEPA of facilities that report hazardous waste generation.
- **Emergency Response Notification System (ERNS):** The ERNS is a national database used to collect information on reported releases of oil or hazardous substances.

The following table indicates the number of sites identified for each regulatory database within the specified search radii:

NPL	0	0	0	0	0
RCRA-TSD	0	0	0	0	N/A
RCRA-CORRACTS	0	0	0	0	
CERCLIS	0	0	0	0	N/A
NFRAP	0	0	0	0	N/A
CSCSL (SHWS) DATABASE	0	0	1	1	

## ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
SNOHOMISH	1001600566	SNOHOMISH CNTY TEMP RTS	14528 HWY 9 SE	98296	RCRIS-SOIG
SNOHOMISH	S104179593	CATHCART SOLID WASTE LANDFILL	14528 HWY 9	98296	SWF/LF
SNOHOMISH	S104179641	SNOHOMISH COUNTY REGIONAL SOLID WASTE LANDFILL	14528 HWY 9	98296	SWF/LF
SNOHOMISH	S104486370	HILLTOP MARKET	16510 HWY 9	98296	WA ICR
SNOHOMISH	S104486828	HARVEY AIRFIELD, INC.	9800 AIRPORT ROAD	98296	WA ICR
SNOHOMISH	S105200712	MISICH FARMS/RIVERSIDE TOPSOIL	7404 LOWELL-SNOHOMISH RD	98296	SWF/LF

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

### FEDERAL ASTM STANDARD RECORDS

#### **NPL: National Priority List**

Source: EPA  
Telephone: N/A

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

Date of Government Version: 07/18/02  
Date Made Active at EDR: 09/20/02  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/01/02  
Elapsed ASTM days: 50  
Date of Last EDR Contact: 08/01/02

#### **NPL Site Boundaries**

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 8  
Telephone: 303-312-6774

EPA Region 4  
Telephone 404-562-8033

#### **Proposed NPL: Proposed National Priority List Sites**

Source: EPA  
Telephone: N/A

Date of Government Version: 05/29/02  
Date Made Active at EDR: 09/20/02  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/01/02  
Elapsed ASTM days: 50  
Date of Last EDR Contact: 08/01/02

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

Source: EPA  
Telephone: 703-413-0223

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

Date of Government Version: 05/15/02  
Date Made Active at EDR: 08/08/02  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/24/02  
Elapsed ASTM days: 45  
Date of Last EDR Contact: 09/23/02

#### **CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned**

Source: EPA  
Telephone: 703-413-0223

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

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/15/02  
 Date Made Active at EDR: 08/08/02  
 Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/24/02  
 Elapsed ASTM days: 45  
 Date of Last EDR Contact: 09/23/02

**CORRACTS:** Corrective Action Report

Source: EPA  
 Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 05/02/02  
 Date Made Active at EDR: 07/15/02  
 Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/06/02  
 Elapsed ASTM days: 70  
 Date of Last EDR Contact: 09/09/02

**RCRIS:** Resource Conservation and Recovery Information System

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

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 07/10/02  
 Date Made Active at EDR: 09/20/02  
 Database Release Frequency: Varies

Date of Data Arrival at EDR: 07/26/02  
 Elapsed ASTM days: 56  
 Date of Last EDR Contact: 09/24/02

**ERNS:** Emergency Response Notification System

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

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

Date of Government Version: 12/31/01  
 Date Made Active at EDR: 07/15/02  
 Database Release Frequency: Varies

Date of Data Arrival at EDR: 07/02/02  
 Elapsed ASTM days: 13  
 Date of Last EDR Contact: 07/24/02

**FEDERAL ASTM SUPPLEMENTAL RECORDS**

**BRS:** Biennial Reporting System

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

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

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

Date of Last EDR Contact: 09/16/02  
 Date of Next Scheduled EDR Contact: 12/16/02

**CONSENT:** Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices  
 Telephone: Varies

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

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

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

**ROD:** Records Of Decision

Source: EPA  
 Telephone: 703-416-0223

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

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/21/01  
Database Release Frequency: Annually

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

**DELISTED NPL:** National Priority List Deletions

Source: EPA  
Telephone: N/A

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

Date of Government Version: 07/18/02  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/01/02  
Date of Next Scheduled EDR Contact: 11/04/02

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

Source: EPA  
Telephone: N/A

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

Date of Government Version: 03/21/02  
Database Release Frequency: Quarterly

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

**HMIRS:** Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation  
Telephone: 202-366-4555

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

Date of Government Version: 05/31/02  
Database Release Frequency: Annually

Date of Last EDR Contact: 07/22/02  
Date of Next Scheduled EDR Contact: 10/21/02

**MLTS:** Material Licensing Tracking System

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

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

Date of Government Version: 07/12/02  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/08/02  
Date of Next Scheduled EDR Contact: 01/06/03

**MINES:** Mines Master Index File

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

Date of Government Version: 06/05/02  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/30/02  
Date of Next Scheduled EDR Contact: 12/30/02

**NPL LIENS:** Federal Superfund Liens

Source: EPA  
Telephone: 205-564-4267

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

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Last EDR Contact: 08/26/02  
Date of Next Scheduled EDR Contact: 11/25/02

**PADS: PCB Activity Database System**

Source: EPA  
Telephone: 202-564-3887

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

Date of Government Version: 06/28/02  
Database Release Frequency: Annually

Date of Last EDR Contact: 08/02/02  
Date of Next Scheduled EDR Contact: 11/11/02

**RAATS: RCRA Administrative Action Tracking System**

Source: EPA  
Telephone: 202-564-4104

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

Date of Government Version: 04/17/95  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/10/02  
Date of Next Scheduled EDR Contact: 12/09/02

**TRIS: Toxic Chemical Release Inventory System**

Source: EPA  
Telephone: 202-260-1531

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

Date of Government Version: 12/31/00  
Database Release Frequency: Annually

Date of Last EDR Contact: 09/24/02  
Date of Next Scheduled EDR Contact: 12/23/02

**TSCA: Toxic Substances Control Act**

Source: EPA  
Telephone: 202-260-5521

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

Date of Government Version: 12/31/98  
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 09/09/02  
Date of Next Scheduled EDR Contact: 12/09/02

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

Source: EPA  
Telephone: 202-564-2501

Date of Government Version: 04/25/02  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/24/02  
Date of Next Scheduled EDR Contact: 12/23/02

**SSTS: Section 7 Tracking Systems**

Source: EPA  
Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/00  
Database Release Frequency: Annually

Date of Last EDR Contact: 07/19/02  
Date of Next Scheduled EDR Contact: 10/21/02

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

Telephone: 202-564-2501

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

Date of Government Version: 04/25/02  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/24/02  
Date of Next Scheduled EDR Contact: 12/23/02

### **STATE OF WASHINGTON ASTM STANDARD RECORDS**

#### **CSCSL:** Confirmed & Suspected Contaminated Sites List

Source: Department of Ecology

Telephone: 360-407-7200

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 05/29/02  
Date Made Active at EDR: 07/09/02  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/03/02  
Elapsed ASTM days: 36  
Date of Last EDR Contact: 08/19/02

#### **HSL:** Hazardous Sites List

Source: Department of Ecology

Telephone: 360-407-7200

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

Date of Government Version: 09/27/02  
Date Made Active at EDR: 10/04/02  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 09/09/02  
Elapsed ASTM days: 25  
Date of Last EDR Contact: 09/09/02

#### **SWF/LF:** Solid Waste Facility Database

Source: Department of Ecology

Telephone: 360-407-6132

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

Date of Government Version: 12/01/01  
Date Made Active at EDR: 12/19/01  
Database Release Frequency: Annually

Date of Data Arrival at EDR: 12/04/01  
Elapsed ASTM days: 15  
Date of Last EDR Contact: 07/08/02

#### **LUST:** Leaking Underground Storage Tanks Site List

Source: Department of Ecology

Telephone: 360-407-7200

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

Date of Government Version: 09/03/02  
Date Made Active at EDR: 10/10/02  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/16/02  
Elapsed ASTM days: 24  
Date of Last EDR Contact: 09/16/02

#### **UST:** Underground Storage Tank Database

Source: Department of Ecology

Telephone: 360-407-7170

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

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/03/02  
 Date Made Active at EDR: 10/10/02  
 Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/16/02  
 Elapsed ASTM days: 24  
 Date of Last EDR Contact: 09/16/02

### STATE OF WASHINGTON ASTM SUPPLEMENTAL RECORDS

#### **CSCSL NFA: Confirmed & Contaminated Sites - No Further Action**

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

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

Date of Government Version: 05/29/02  
 Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/19/02  
 Date of Next Scheduled EDR Contact: 07/18/02

#### **ICR: Independent Cleanup Reports**

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

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

Date of Government Version: 06/01/02  
 Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/23/02  
 Date of Next Scheduled EDR Contact: 11/18/02

#### **SPILLS: Reported Spills**

Source: Department of Ecology  
 Telephone: 360-407-7450

*Spills reported to the Spill Prevention, Preparedness and Response Division.*

Date of Government Version: 07/11/02  
 Database Release Frequency: Semi-Annually

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

#### **EMI: Washington Emissions Data System**

Source: Department of Ecology  
 Telephone: 360-407-6040

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

Date of Last EDR Contact: 07/29/02  
 Date of Next Scheduled EDR Contact: 10/21/02

### LOCAL RECORDS

#### **KING COUNTY:**

##### **Abandoned Landfill Study in King County**

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

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

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

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

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### SEATTLE COUNTY:

#### Abandoned Landfill Study in the City of Seattle

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

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

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

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

### SEATTLE/KING COUNTY:

#### Seattle - King County Abandoned Landfill Toxicity / Hazard Assessment Project

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

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

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

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

### SNOHOMISH COUNTY:

#### Solid Waste Sites of Record at Snohomish Health District

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

Date of Government Version: 01/17/02  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/22/02  
Date of Next Scheduled EDR Contact: 10/21/02

### TACOMA/PIERCE COUNTY:

#### Closed Landfill Survey

Source: Tacoma-Pierce County Health Department  
Telephone: 206-591-6500

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

Date of Government Version: 04/15/93  
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/11/95  
Date of Next Scheduled EDR Contact: N/A

### EDR PROPRIETARY HISTORICAL DATABASES

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

#### Disclaimer Provided by Real Property Scan, Inc.

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**GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING****OTHER DATABASE(S)**

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

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

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

**STREET AND ADDRESS INFORMATION**

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## ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
SNOHOMISH	1001600566	SNOHOMISH CNTY TEMP RTS	14528 HWY 9 SE	98296	RCRIS-SQG
SNOHOMISH	S104179593	CATHCART SOLID WASTE LANDFILL	14528 HWY 9	98296	SWFLF
SNOHOMISH	S104179641	SNOHOMISH COUNTY REGIONAL SOLID WASTE LANDFILL	14528 HWY 9	98296	SWFLF
SNOHOMISH	S104486370	HILLTOP MARKET	16510 HWY 9	98290	WA ICR
SNOHOMISH	S104485828	HARVEY AIRFIELD, INC.	9900 AIRPORT ROAD	98290	WA ICR
SNOHOMISH	S105200712	MISICH FARMS/RIVERSIDE TOPSOIL	7404 LOWELL-SNOHOMISH RD	98296	SWFLF

## DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
<b>SNOHOMISH CNTY TEMP RTS</b> <b>14528 HWY 9 SE</b> <b>SNOHOMISH, WA 98296</b> RCRIS: Owner: SNOHOMISH CNTY (425) 388-6052 EPA ID: WAHQ00008003 Contact: MICHAEL CARL (360) 688-7862 Classification: N, Small Quantity Generator Used Oil Recyc: Yes TSDF Activities: Not reported Violation Status: No violations found	RCRIS-SQG	1001600566 WAHQ00008003
<b>CATHCART SOLID WASTE LANDFILL</b> <b>14528 HWY 9</b> <b>SNOHOMISH, WA 98296</b> LF: Facility ID: Not reported Contact: Not reported Name Change: Not reported Ownership: Not reported Type: Not reported Company: Not reported Contact Title: Not reported Facility Phone: Not reported Facility Fax: Not reported Class Code: Not reported Class: Not reported Class Comment: Not reported Class Type: Not reported Sec/Twn/Rng: Not reported Status: Not reported Region: SNOHOMISH Facility Status: Closed	SWF/LF	S104179593 N/A
<b>SNOHOMISH COUNTY REGIONAL SOLID WASTE LANDFILL</b> <b>14528 HWY 9</b> <b>SNOHOMISH, WA 98296</b> LF: Facility ID: Not reported Contact: Not reported Name Change: Not reported Ownership: Not reported Type: Not reported Company: Not reported Contact Title: Not reported Facility Phone: Not reported Facility Fax: Not reported Class Code: Not reported Class: Not reported Class Comment: Not reported Class Type: Not reported Sec/Twn/Rng: Not reported	SWF/LF	S104179641 N/A

## DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
SNOHOMISH COUNTY REGIONAL SOLID WASTE LANDFILL (Continued)		S104179641
Status: Not reported Region: SNOHOMISH Facility Status: Active		
<b>HILLTOP MARKET</b> <b>16510 HWY 9</b> <b>SNOHOMISH, WA 98290</b>		<b>WA ICR S104486370</b> <b>N/A</b>
<b>WA ICR:</b> Date Ecology Received Report: 08/08/1991 Contaminants Found at Site: Petroleum products Media Contaminated: Groundwater, Soil Cause of Contamination: Tank Region: North Western Type of Report Ecology Received: Interim cleanup report Site Register Issue: 92-06 County Code: 31.00000 Contact: Not reported Report Title: Not reported		
Date Ecology Received Report: 03/22/1991 Contaminants Found at Site: Petroleum products Media Contaminated: Soil Cause of Contamination: Tank Region: North Western Type of Report Ecology Received: Interim cleanup report Site Register Issue: 91-26 County Code: 31.00000 Contact: Not reported Report Title: Not reported		
Date Ecology Received Report: 08/26/1993 Contaminants Found at Site: Petroleum products Media Contaminated: Groundwater Cause of Contamination: Tank Region: North Western Type of Report Ecology Received: Interim cleanup report Site Register Issue: 93-07 County Code: 31.00000 Contact: Not reported Report Title: Not reported		
Date Ecology Received Report: 04/29/1992 Contaminants Found at Site: Petroleum products Media Contaminated: Groundwater, Soil Cause of Contamination: Tank Region: North Western Type of Report Ecology Received: Interim cleanup report Site Register Issue: 92-25 County Code: 31.00000 Contact: Not reported Report Title: Not reported		

## DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
<b>HARVEY AIRFIELD, INC.</b> <b>9900 AIRPORT ROAD</b> <b>SNOHOMISH, WA 98290</b>  WA ICR: Date Ecology Received Report: 12/08/1999 Contaminants Found at Site: Petroleum products Media Contaminated: Groundwater, Soil Cause of Contamination: Tank Region: North Western Type of Report Ecology Received: Interim cleanup report Site Register Issue: 98-21 County Code: 31.00000 Contact: Not reported Report Title: Not reported	WA ICR	S104485828 N/A
<b>MISICH FARMS/RIVERSIDE TOPSOIL</b> <b>7404 LOWELL-SNOHOMISH RD</b> <b>SNOHOMISH, WA 98296</b>  LF: Facility ID: Not reported Contact: Not reported Name Change: Not reported Ownership: Not reported Type: Not reported Company: Not reported Contact Title: Not reported Facility Phone: Not reported Facility Fax: Not reported Class Code: Not reported Class: Not reported Class Comment: Not reported Class Type: Not reported Sec/Twn/Rng: Not reported Status: Not reported Region: SNOHOMISH Facility Status: Active	SWF/LF	S105200712 N/A



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**Appendix F**  
**Other Pertinent Data**

Lot 7

Snohomish County Planning and Development Services

Commercial Application

M/S 604, 5th Floor, County Administration Building  
3000 Rockefeller, Everett, WA 98201  
(206) 388-3311

95 107070

**1. Property Information**

Use Inherently -  Privately  By appointment only - call (206) 388-3311 ext. 2570.

Assessor's Parcel ID No. 012705-4-008-0000

Building Site Address: 1446 Skater Ave NE Building or Suite # Suite E4F, Box B

City: Snohomish (97439) Zip Code: 98290

Lot area in square feet: 532,640 Subdivision Name or Short Plat File # Cleavland Plaza

Method of Sewage Disposal:  septic  ~~sewer~~ Large On-site Septic System

**2. Project Information**

Type of project:  New Construction  Addition  Tenant Improvement  Other

Use of building or tenant space: Retail / Video Rental

Name of Project (e.g. Twin Firs Apartments): U.S.A. Video

**3. People and Firms Involved in Project**

Property Owner: Halverson - Robson Properties Phone: (206) 820-8800

Mailing Address: 12515 Willows Road NE, Suite 200 City: Kirkland, WA Zip: 98034

Applicant and/or Tenant Name: Juan Presto (U.S.A. Video) Phone: \_\_\_\_\_

Mailing Address: 817 234th St SE City: Bothell, WA Zip: 98021

Contractor: E. Kent Halverson

Address: 1446 NE 95th St, Suite 101 City: Redmond, WA Zip: 98052

License: EKENTW/15934 Exp. Date: 11/25/96 Phone: (206) 885-0196

Architect: Robert Wells Phone: (206) 822-0760

Firm Name: Robert Wells + Associates

Mailing Address: 1146 Skater Ave NE City: Kirkland, WA Zip: 98033

Engineer: N/A Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

**4. Building Information**

Fair Market Valuation of proposed new building or addition (do not include site work) or, for tenant improvements, project cost:

\$ 36,000

List square footage of area to be constructed (not required on Tenant Improvements)

Basement: \_\_\_\_\_

Main Floor: \_\_\_\_\_

Mezzanine: \_\_\_\_\_

Second Flr: \_\_\_\_\_

Third Floor: \_\_\_\_\_

Other: \_\_\_\_\_

Total: \_\_\_\_\_

**RECEIVED**

AUG 07 1995

PLANNING & DEVELOPMENT SERVICES - LAND USE DIV.

1. Provide a separate application for each building.

2. Complete the Applicant Information Section 1 for the first application only.

Proposed number of dwelling units in building: N/A

Will structure be heated?  Yes  No Source of heat (electric, gas, oil, etc.) Electric

Has construction started?  Yes  No Pink Tag issued?  Yes  No Pink Tag No. \_\_\_\_\_

*shell only*

Property owner assumes responsibility that required setbacks and special site characteristics shall conform to approved site plan conditions.

Applicant/Authorized Agent signature: [Signature] Date: 8/6/95

Office Use Only

STATE OF TEXAS PLANNING AND DEVELOPMENT SERVICE  
GENERAL CERTIFICATE OF OCCUPANCY

Project Name:

Project No.:

Address:

City:

County:

State:

Owner:

Contract No.:

Contractor:

Inspector:

Inspector's License No.:

Inspector's Title:

*[Handwritten Signature]*  
Inspector

POSTING:

This certificate is valid for the period of 12 months from the date of issuance, provided that the building is occupied in accordance with the approved plans and specifications.

Remarks:

General Use  
Floor - Sq Feet - Occ Class - Occ Load - # of Exits  
1000 - 1000 - 1000 - 1000

### SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES INSPECTION CARD

COUNTY APPROVED PLANS AND THIS CARD SHALL  
BE ON SITE AT TIME OF ALL INSPECTIONS

Assessor Property Tax #: 112705-4-093-0001  
Date Issued: September 19, 1995  
Site Address: 17416 SR 9 SE Bldg D Snohomish 98290

PERMIT #: 95107785  
EXPIRES: September 18, 1997

Permit Type: Plbg/Mech Permit - Commercial

Building Type:  
Work Proposed: New

Owner: Halvorson Boshaw Properties, Inc.  
Contractor: JD Plumbing Fire Protection Inc

(206) 820-8800 (Work)

Review Approvals:

**FINALED**

Special Conditions:

#### INSPECTION APPROVALS

Footings	/ /	Insulation	/ /
Foundation Walls	/ /	Sheetrock	/ /
Underslab Plumbing	<i>JD Plumbing 9/20/95</i>	Fuel Storage Tank	/ /
Slab	/ /	Underground Fuel Piping	/ /
Rough Plumbing	<i>JD Plumbing 10/24/95</i>	Sprinkler System	/ /
Gas Piping	<i>JD Plumbing 10/24/95</i>	Alarm System	/ /
Rough Mechanical	/ /	Final Plumbing	/ /
Special Framing	/ /	Final Mechanical	/ /
Framing	/ /	Final Building	/ /
Others			
<i>Backflow preventer on water to tag</i>			

FOR INSPECTIONS DIAL 388-3338 (24 HOURS NOTICE REQUIRED)  
PLANNING AND DEVELOPMENT SERVICES SWITCHBOARD 388-3311  
FINAL APPROVAL REQUIRED PRIOR TO OCCUPANCY

THIS CARD IS NOT A PERMIT

**SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES  
INSPECTION CARD**

**COUNTY APPROVED PLANS AND THIS CARD SHALL  
BE ON SITE AT TIME OF ALL INSPECTIONS**

Assessor Property Tax #: 112705-4-093-0001

PERMIT #: 95107956

Date Issued: September 7, 1995

EXPIRES: September 6, 1997

Site Address: 17416 SR 9 SE Snohomish 98290

Permit Type: Sign Permit - Commercial

Building Type: Wall Single Faced Identification  
Work Proposed: New

Owner: Halvorson Boshaw Properties LLC (Jennifer Thomas) (206) 820-8800 (Work)

Contractor: Berry Neon Inc (Greg Fulton, BERRYNCD77CM) (206) 776-8835 (Work)

**Review Approvals:**

Preliminary Review scdtlb

Preliminary Review Buscdtlb

**Special Conditions:**

Sign for Classic and Carefree Hair

**FINALED**

**INSPECTION APPROVALS**

Footings _____ / / /	Insulation _____ / / /
Foundation Walls _____ / / /	Sheetrock _____ / / /
Underslab Plumbing _____ / / /	Fuel Storage Tank _____ / / /
Slab _____ / / /	Underground Fuel Piping _____ / / /
Rough Plumbing _____ / / /	Sprinkler System _____ / / /
Gas Piping _____ / / /	Alarm System _____ / / /
Rough Mechanical _____ / / /	Final Plumbing _____ / / /
Special Framing _____ / / /	Final Mechanical _____ / / /
Framing _____ / / /	Final Building _____ / / /
Others <u>Sign - Done 1/19/96</u>	
<u>OK.</u>	

**FOR INSPECTIONS DIAL 388-3338 (24 HOURS NOTICE REQUIRED)**

**PLANNING AND DEVELOPMENT SERVICES SWITCHBOARD 388-3311**

**FINAL APPROVAL REQUIRED PRIOR TO OCCUPANCY**

**THIS CARD IS NOT A PERMIT**

**Advanced Images Inc.**  
 8601 S. 212th St., Kent, WA 98031  
 (253) 395-7355  
 1-800-875-7311

No. 100004

Customer Name <i>AREA CHINA</i>				Date <i>10-2-02</i>		Service Representative <i>Mike</i>	
Type of Processor			Department			P.O. #	
Chemical Delivered			Redi-Chem Mixer Clean				
Manual Tank Clean			<input checked="" type="checkbox"/> Chemical Change and P.M. Check				
Quantity	Description	T-2	Kodak	Dupont	Hand Tank	Water Filter 1 or 2	
						Developer Filters 1 or 2	
<i>1</i>	5 Gallon Developer	<input checked="" type="checkbox"/>				Kodak Developer Filter	Qty. _____
	5 Gallon Fixer	<input checked="" type="checkbox"/>					
	10 Gallon Developer BioPak					Konica Developer Filter	Qty. _____
	10 Gallon Kodak Dev. BioPak						
	10 Gallon Fixer BioPak					3-M Developer Filter	Qty. _____
<i>3</i>	oz. Developer Starter	<input checked="" type="checkbox"/>					
<i>10</i>	oz. Developer Systems Cleaner	<input checked="" type="checkbox"/>					
	Fotex Drain Cleaner						
	Photobrome Tabs						
	Algae Pak						
<i>1</i>	Scotch Brite Pad	<input checked="" type="checkbox"/>					
						Replenisher Rates: Developer _____ CC Fixer _____ CC Temperatures: Developer _____ F Fixer _____ F Wash _____ F Dryer _____ F	

Comments:

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Signature X \_\_\_\_\_

White Copy - Customer    Yellow Copy - file    Pink Copy - billing



The states listed with an A. permit require your certification to reduce the level of exposure to your patients, to reduce secondary radiation exposure to operators and personnel, and/or to improve the diagnostic quality of your radiographs.

- A. Chemicals do not appear to be changed frequently enough and/or replenished adequately in your film processing system.
- B. The developer solution temperature is not appropriate. It should be \_\_\_\_\_.
- C. The developing time is not appropriate for the developer solution temperature. It should be \_\_\_\_\_.
- D. The filtration in your x-ray unit(s) is not sufficient to reduce patient skin entrance exposure (see notes above).
- E. Your films appear to be darker than you need for adequate diagnosis.
- F. Your films appear to be fogged due to light exposure, age, or radiation.
- G. The kVp that you have selected to use for some exam types appears to be lower than needed.
- H. The selected screen/film/grid combination contributes to a higher than needed patient exposure.
- I. Inadequate collimation is causing excess radiation to patient and reducing film contrast.
- J. Cathode-anode orientation of x-ray tube is not conducive to optimal radiography of the body.
- K. \_\_\_\_\_.

AREA:	MRY HOUR	CALC MRY WK
Thru Metal Control Rm door = ± 1.0 Milliroentgens per hr		
" pb. glass window = Same		
② open doorway =		568. uR/hr
Thru. slide door to adjacent Rm. =		335. uR/hr
" closed " " " =		149. uR/hr
" Walk into next Rm =		5. uR/hr



Division of Radiation Protection

### Inspection Findings for X-Ray Facilities

FACILITY	Baldwin Chiropractic	REG. NO.	07954
ADDRESS	17416 - S Hi 9th.	DATE	
CITY	Shokomish / Clearview	ZIP CODE	98296

Page 1 of 2

No Violation: 5

Your Response:

WAC 246-225 -

Violation:

Your Response:

WAC 246-225 -

Violation:

Your Response:



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**Appendix G**  
**Statement of Qualifications**



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**Appendix H**  
**Contact Questionnaire**



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### ENVIRONMENTAL CONTACT QUESTIONNAIRE

**Person completing form:** Leonard Butler **Date:** 10/23/2002  
**Association with Project:** Omni Guard Inc. Rep. **Phone Number:** 425-252-4338  
**Project Name:** Clearview Shopping Center **Project Number:** 97294

**Directions:** Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Note: *U-NR* indicated "Unknown" or "No Response".

QUESTION	OWNER/OCCUPANT			COMMENT
	Yes	No	U-NR	
1A. Is the Project used for an industrial use?		✓		
1B. Are any Adjoining Properties used for an industrial use?		✓		
2A. To the best of your knowledge, has the Project been used for an industrial use in the past?		✓		
2B. To the best of your knowledge, has any Adjoining Properties been used for an industrial use in the past?		✓		
3A. Is the Project used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	✓			Dry cleaners. Tenants include a veterinarian clinic and a chiropractor. Both tenants utilize x-ray equipment
3B. Is any Adjoining Property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		✓		



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QUESTION		OWNER/OCCUPANT			COMMENTS
		Yes	No	U/N	
4A.	To the best of your knowledge, has the Project been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		✓		
4B.	To the best of your knowledge, has any Adjoining Property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		✓		
5A.	Are there currently any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?	✓			Motor oil, antifreeze and batteries (Schuck's Auto Supply) X-ray chemicals, Companion Pet and Krey Chiropractic Dry cleaning chemicals (Panda Cleaners)
5B.	To the best of your knowledge, have there been previously any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?		✓		
6A.	Are there currently any industrial Drums (typically 55-gallon) or sacks of chemicals located on the Project?	✓			1 drum- waste kitchen grease
6B.	To the best of your knowledge, have there been previously any industrial Drums (typically 55-gallon) or sacks of chemicals located on the Project?		✓		
7A.	Has Fill Dirt been brought onto the Project which originated from a contaminated site?		✓		



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OFF SITE		OWNER/OCCUPANT			COMMENTS
		Yes	No	UNK	
7B.	Has Fill Dirt been brought onto the Project which is of an unknown origin?		✓		
8A.	Are there currently any Pits, Ponds or Lagoons located on the Project in connection with waste treatment or waste disposal?		✓		
8B.	To the best of your knowledge, have there been previously any Pits, Ponds or Lagoons located on the Project in connection with waste treatment or waste disposal?		✓		
9A.	Is there currently, any stained soil on the Project?		✓		
9B.	To the best of your knowledge, has there been previously any stained soil on the Project?		✓		
10A.	Are there currently any registered or unregistered storage tanks (above or underground) located on the Project?		✓		
10B.	To the best of your knowledge, have there been previously any registered or unregistered storage tanks (above or underground) located on the Project?		✓		
11A.	Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		✓		
11B.	To the best of your knowledge, have there been previously any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		✓		



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QUESTION	OWNER/OCCUPANT			COMMENTS
	YES	NO	UNK	
12A. Are there currently any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		✓		
12B. To the best of your knowledge, have there been previously any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		✓		
13A. If the Project is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system?		✓		
13B. If the Project is served by a private well or non-public water system has the well been designated as contaminated by any government environmental/health agency?		N/A		
14. Are there any Environmental Liens or governmental notification relating to past or current violations of environmental laws with respect to the Project or any facility located on the Project?		✓		
15A. Has the owner or occupant of the Project been informed of the past existence of Hazardous Substances or Petroleum Products with respect to the Project or any facility located on the Project?		✓		
15B. Has the owner or occupant of the Project been informed of the current existence of Hazardous Substances or Petroleum Products with respect to the Project or any facility located on the Project?		✓		
15C. Has the owner or occupant of the Project been informed of the past existence of environmental violations with respect to the Project or any facility located on the Project?		✓		



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QUESTION		OWNER/OCCUPANT			COMMENTS
		YES	NO	UNIT	
16.	Have there been any Environmental Site Assessments of the Project that indicated the presence of Hazardous Substances or Petroleum Products on, or contamination of, the Project or recommended further assessment of the Project?		✓		
17.	Are there any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any Hazardous Substance or Petroleum Products involving the Project?		✓		
18A.	Does the Project discharge waste water on or adjacent to the project, other than storm water, into a storm water sewer system?	✓			Clearview Plaza maintains an approved septic system
18B.	Does the Project discharge waste water on or adjacent to the project, other than storm water, or into a sanitary system?	✓			
19.	Have any Hazardous Substances or Petroleum Products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Project?		✓		
20.	Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?		✓		
21.	Is there now or has there ever been any asbestos-containing materials (ACM), in any application, on the Project?		✓		
22.	Has there ever been any ACM testing conducted on the Project?		✓		
23.	Is there now or has there ever been any lead-based paint (LBP) applications on the Project?		✓		
24.	Has there ever been LBP testing conducted on the Project?		✓		



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QUESTION	OWNER/OCCUPANT			COMMENTS
	YES	NO	U/N	
25. Has the water at the Project ever been tested for lead?		✓		
26. Has Radon testing ever been conducted at the Project?		✓		
27. Is the Project or any portion of the Project located or involved in any environmentally sensitive areas (i.e., wetlands, coastal barrier resource areas, coastal barrier improvement act areas, flood plains, endangered species, etc.)?	✓			The Project is located adjacent to a wetlands area
28. Do you know or suspect that mold was or is present in the building(s) or HVAC system?		✓		
29. Is the HVAC system inspected at least annually?	✓			
30. Have identified HVAC problems been corrected in a timely manner?	✓			
31. Is there now, or has there ever been evidence of mold or mildew present at the building(s)? If so, when?		✓		
32. Is there now, or has there ever been any water damage in the building(s), whether from flooding, plumbing, roof leaks, or other sources? If so, when?	✓			Building 17424 unit D, roof leak
33. Has there ever been any sort of Indoor Air Quality or Mold Testing conducted in the building(s)?		✓		
34. Are there reliable procedures that specify the actions (i.e. operations and maintenance) to be taken to prevent and/or respond to mold or mold producing problems?	✓			



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QUESTION		OWNER/OCCUPANT			COMMENTS
		YES	NO	U/NF	
35.	Summarize historical Project use (when was the Project developed with the current improvements, what modifications have taken place, what was the Project used for prior to it's current use)				The Project was undeveloped wooded land prior to the development of the shopping center.



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**Appendix I**  
**Records of Communication**



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### Record of Communication

Date: 10/23/2002 Time: 9:00 AM  
 Project Number: 97294 Recorded by: James Hunter  
 Project Name: Clearview Shopping Center

Communication with: Mr. Vin Booie  
 of: Purchaser  
 Phone: 425-773-8436

**Communication via:**

- Telephone Conversation  
 Discussions During Site Inspection  
 Office Visitation/Meeting at:  
 Other:

**Re:**

Site history

**Summary of Communication:**

According to Mr. Booie, The Project was developed in 1995-1998 into the current use. However, Mr. Booie was unaware of any prior uses of the Project. Mr. Booie indicated that he has only been associated with the Project since 2002.

**Conclusions, Actions Taken, Required, or Recommended:**

**Follow-up Required: When, With and By Whom:**



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### Record of Communication

Date: 10/23/2002 Time: 9:00 AM  
 Project Number: 97294 Recorded by: James Hunter  
 Project Name: Clearview Shopping Center

Communication with: Leonard Butler  
 of: Omni Guard, Inc.  
 Phone: 425-252-4338

Communication via:

- Telephone Conversation  
 Discussions During Site Inspection  
 Office Visitation/Meeting at:  
 Other:

Re:

Project history

Summary of Communication:

According to Mr. Butler, The Project was developed in 1995-98 into the current use. However, Mr. Butler was unaware of any prior uses of the Project. Mr. Butler indicated that he has only been associated with the Project since 2002.

Conclusions, Actions Taken, Required, or Recommended:

Follow-up Required: When, With and By Whom:



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### Record of Communication

Date: 10/23/2002 Time: 2:00PM  
 Project Number: 97294 Recorded by: James Hunter  
 Project Name: Clearview Shopping Center

Communication with: Mr. Bruce Webb  
 of: the Snohomish County Planning and Development Services  
Department.  
 Phone: 425-388-3311

Communication via:

- Telephone Conversation  
 Discussions During Site Inspection  
 Office Visitation/Meeting at: Building Dept.  
 Other:

Re:

Building and zoning history

Summary of Communication:

Records dating back to 1980 are maintained by this department; However, records prior to 1980 have been archived and are not available for review. This review indicated that the present buildings at the Project were built in three phases in 1995, 1997 and 1998. General building permits for the Project were on file, but did not reveal any information or condition that could impact the environmental integrity of the Project. No permits for previous uses were found in the file for the Project address.

Project is currently zoned Clearview Rural Commercial (CRC). The Project has maintained the CRC zoning designation since 2001. Prior to the current zoning designation the Project was zoned Community Business (CB) from 1957 to 2000. According to Mr. Bruce Webb, records prior to 1957 have been archived and are not available for review.

Conclusions, Actions Taken, Required, or Recommended:

Follow-up Required: When, With and By Whom:



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### Record of Communication

Date: 10/23/2002 Time: 9:00 AM  
 Project Number: 97294 Recorded by: James Hunter  
 Project Name: Clearview Shopping Center

Communication with: Mr. Nate Lee  
 of: Aquatest, Inc.  
 Phone: 425-432-9360

**Communication via:**

- Telephone Conversation  
 Discussions During Site Inspection  
 Office Visitation/Meeting at:  
 Other:

**Re:**

Septic system status

**Summary of Communication:**

**Conclusions, Actions Taken, Required, or Recommended:**

According to Lee, the sewage disposal system which consists of a series of below ground septic tanks and an associated drain field is monitored on a regular schedule by Aquatest. Furthermore, according to Mr. Lee, the system is currently within Snohomish County clean water standards and no violation has occurred with the system.

**Follow-up Required: When, With and By Whom:**

**APPENDIX H**

**QUALIFICATIONS OF  
ENVIRONMENTAL PROFESSIONALS**

---

## Matthew A. McGovern

### Vice President

Education: B.M.E., Engineering  
Villanova University, Villanova, Pennsylvania

Years of Experience: 15

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#### **Summary of Professional Experience**

Mr. McGovern has over 15 years of due-diligence experience in the areas of engineering and environmental consulting. Prior to joining LandAmerica Assessment Corporation, Matt served as Senior Vice President of a national consulting firm. Matt joined LAC with a great deal of breadth and depth in all areas of due-diligence having devoted his entire career to Construction Loan Monitoring, Construction Consulting, Workout Services, Property Condition Surveys and Environmental Site Assessments.

Matt's Construction Loan Monitoring experience includes several \$200,000,000 plus, fully-enclosed regional shopping malls developed by the Pyramid Companies, New England Development, and Shopco located in New York, Massachusetts, and Maryland. Matt also has history with regional shopping center projects developed by The Mills Corporation, Simon, and DeBartolo located in Chicago, Pennsylvania, California, and New Jersey. Matt's Construction experience, however, is not limited to regional shopping centers. Matt also served as Project Manager on numerous Speculative Suburban Office Buildings, NYC High Rises, Strip Retail, Big Box Retail and Industrial, Light Industrial, Single and Multi-family development. Representative projects were developed by Trammel Crow, The Trump Organization, and CC&F.

Most recently, Matt was responsible for starting the environmental division for at IVI and served as the senior technical and client relationship manager until 1999. IVI grew from less than 10 people when Mr. McGovern first joined in 1987 to over 100 prior to his departure. In this capacity Matt was involved with the drafting of many of the standards used today by most of the large players in the real estate investment industry, including the CMBS market.

Personally Matt has conducted over 500 Property Condition Surveys and Environmental Site Assessments and has supervised the production of thousands more. This has included several high-profile FDIC and RTC portfolio transactions involving hundreds of assets, and, recently, some of the most successful securitizations. Matt developed a reputation of being "results-oriented" and an asset to his clients. Matt has a knack for filtering technical building and environmental concepts into layman's terminology, and attaching a solid dollar value to the cost-to-cure, and reserves. Many of the most active conduit players and rating agencies have confidence in his advice. Experience is the key, and few in the industry have the costing skill gained by Matt in his years of Construction Loan Monitoring and Workouts during the late 1980's and early 1990's.

Matt's experience is also derived from the equity side of investments. In that capacity, Matt managed over \$4,000,000 in remediation projects, and acquisitions, on behalf of Vornado Realty Trust, Reckson Associates, Lexford Properties, and other Real Estate Investment Trusts. Matt also supervised the removal of over 200 underground storage tanks, and implemented remediation programs at five (5) dry cleaner sites on behalf of private developers.

In the past Matt has also served as panel speaker at several industry events, including Fabozzi Mortgage Conferences in New York City, and smaller venues, relating to topics involving due-diligence. Matt is currently serving as an Expert on behalf of an insurance company representing one of the largest due-diligence companies in the nation relating to litigation involving the use of and interpretation of the ASTM Standard, and the industry's standard-of-care.