

**PHASE I
ENVIRONMENTAL
SITE ASSESSMENT**

Subject Property:

**BOTHELL 76 / UNOCAL 5905
The Market Bothell Landing
18015 Bothell Way Northeast
Bothell, Washington 98011**

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Prepared by:

AEROTECH

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PHASE I
ENVIRONMENTAL
SITE ASSESSMENT

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 Mr. Oliver Shin
 Commonwealth Business Bank
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Point of Contact: Mr. Brent Johnson / Business Operator

Property: **BOTHELL 76 / UNOCAL 5905**
 The Market Bothell Landing
 18015 Bothell Way Northeast
 Bothell, Washington 98011

County: King County, Washington
 Parcel No. 0726-05-9114

S.I.C. Code: Not provided

Commercial Activity: Convenient Store and Union 76 franchised Gasoline Station

Environmental
Assessor: Alan T. Blotch / Devin Melville

Project Number: 217 - 2086

Report Date: March 4, 2017

EXECUTIVE SUMMARY

The subject of this Phase I Environmental Site Assessment is a trapezoidal-shaped approximately 31,841 square foot commercial parcel of land located on the northwestern corner of Bothell Way Northeast (State Route 522) and Northeast 180th Street in downtown Bothell, Washington. Ormbrek Street and 97th Avenue northeast are adjoining to the north; State Route 527 is two blocks to the east; and U.S. Interstate 405 is one mile to the east. The Sammamish River is one-tenth of a mile to the southeast.

The Property is developed with the main station building situated on the northwestern corner of the Property facing southeast occupied by the *Bothell 76 / The Market Bothell Landing Food Mart*.

The building is a 2,488 square foot somewhat rectangular-shaped concrete slab on masonry block structure. The main entrance is on the southeastern corner of the building which leads directly past the cash register counter to the south. Along the eastern center of the interior is the self-serve beverage counter and hot food service area. Along the western wall is the walk in cooler. The remainder of the retail sales interior is configured with retail display aisles and promotional merchandise end caps. The merchandise area is well stocked, organized, and very clean. Adjoining the south side of the building is an 1,800 square foot metal framed fuel canopy that protects four double-sided pump dispenser islands. The canopy area is concrete paved. Directly to the west are four double-walled fiberglass underground tanks: one 6,000-gallon diesel, two 8,000-gallon unleaded gasoline, and one 12,000-gallon unleaded gasoline. All the tanks were installed in 1993. The product supply piping is corrosion resistant double-walled flexible fiberglass piping. The tanks and lines are monitored by a Veeder-Root® TLS-350 real time Automatic Line Leak Detection. At the time of the Site Reconnaissance, the console reported a "all systems normal."

The subject Property was originally developed prior to 1936 with a single-family residence on the west side of the Site. In 1968, the original station building was constructed with two service bays by the Union Oil Company. At that time, two 10,000-gallon gasoline tanks and one 280-gallon waste oil tank were installed. In 1991, the western half of the building was demolished to allow for the removal of underground tanks. The free standing 1,800 square foot car wash building was constructed in 1992. In 1993, a new building was constructed in the current configuration and the canopy was completed. At that time, four double-walled fiberglass underground tanks were installed: one 6,000-gallon diesel, two 8,000-gallon unleaded gasoline, and one 12,000-gallon unleaded gasoline – all with interstitial monitoring. In 2002, the automatic car wash equipment was replaced.

In 1990, the Site reported a petroleum release to the Department of Ecology. In 1992, a subsurface vapor extraction systems was installed on the northern portion of the Property. In 1993 and 1994, elevated levels of benzene were measured in the on Site groundwater monitoring wells at depths of eight to nine feet below ground surface. Follow-up sampling performed by Aerotech Environmental Consulting, Inc, in February of 2017 did not detect any of the Contaminants of Concern above the most stringent laboratory limits of detection. In 2013, the Site was issued a Hazard Assessment Score of 4 (with 1 being the highest and 5 being to lowest).

The Site is located in a mixed-use commercial and retail area. To the north is Ormbrek Street followed by the Bothell Pet Hospital (9708 Ormbrek Street); to the south is Northeast 180th Street followed by Brooks-Biddle Suzuki; to the east is vacant land; and to the west is a parking lot.

- **Complete Groundwater Monitoring.** The first round of groundwater completed in February of 2017, did not identify any Contaminants of Concern above lower limits of laboratory detection. The Site should complete an additional three quarters of groundwater monitoring and file for a No Further Action Determination.

■ **Compliance with State Testing Requirements for Petroleum Storage and Dispensing Equipment Compliance Testing.** The subject Property has operated the current petroleum dispensing system since 1993. Yearly testing must include when required by applicable State regulation: (1) tightness testing of all underground tanks; (2) tightness testing of all product lines; (3) functional testing of the leak detection system; (4) functional testing of the vapor recovery system; and (5) functional testing of the cathodic protection system. The Site is currently in Compliance.

UST Systems Operator Training: As required by the United States Environmental Protection Agency ("USEPA"), the State of Washington promulgated regulations for the training of underground storage tank ("UST") systems operators; the effective date to complete the training requirements was December 31, 2012. The Regulations establish three classifications of UST Systems operators. Each facility must have a designated Class A, B, and C operator(s). All operators must be trained and certified by December 31, 2012. The training Certificates are "good for life"; however, if the site UST System is found to be out of compliance with State regulations, the Class A and/or Class B operators may be required to complete the training again. The Site is currently in compliance.

■ **Pollution Liability Insurance Coverage.** Under State of Washington statute, the Site owner is required to maintain private pollution liability coverage which provides coverage in the event that the Site is impacted by a petroleum release or spill. The Site is currently in compliance.

ASTM PROTOCOL CONCLUSION

We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice 1527 (Revision 2013) for 18015 Bothell Way Northeast in Bothell, Washington, the *property*. Any exceptions to, or deletions from, this practice are described in Possible Report Exceptions To All Appropriate Inquiry Rule Section¹ of this *report*.

This Assessment has **revealed evidence** of *recognized environmental conditions*² in connection with the *property*; (1) the presence of operating underground storage tanks and (2) the pending issuance of a No Further Action Determination.

This Assessment has not revealed evidence of an *historical recognized environmental condition* in connection with the *property*³.

This Assessment has not revealed evidence of a *controlled recognized environmental conditions*⁴ in connection with the *property*.

¹ Refer to page 5 of this Assessment.

² *Recognized Environmental Condition* - the presence or likely presence of any *hazardous substances* or *petroleum products* on a *property* under conditions that indicate an existing release, a past release, or a *material threat* of a release of any *hazardous substances* or *petroleum products* into structures on the *property* or into the ground, ground water, or surface water of the *property*. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws. The term is not intended to include *de minimis conditions* that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *recognized environmental conditions*.

³ *Historical Recognized Environmental Condition* - a past release of any hazardous substance or petroleum product that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory agency or meeting the unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls such as property use restrictions, activity and use limitations, institutional controls, or engineering controls -- at the time of the completion of the Environmental Site Assessment.

⁴ *Controlled Recognized Environmental Condition* - a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed by remain in place subject to the implementation of required controls. A condition identified as a Controlled Recognized Environmental Condition does not imply that the Assessment has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be implemented.

ASSESSMENT OVERVIEW

Purpose:

The business purpose of this Phase I Environmental Site Assessment was to investigate, review, assess, and evaluate – through historical research, document and record review, generally available environmental data, visual or physical observations, and inspection by a trained assessor – the presence or likely existence of:

- Contamination by hazardous materials, generally recognized environmental contaminants, visible pollutants, underground contaminants, and asbestos-containing materials.
- The possibility that these materials are or may have been introduced – by internal generation, external introduction, or unknown sources – into the structure or subject Property.
- A brief overview, evaluation, and assessment of the severity of the current potential environmental risk based upon known standards or applicable regulations.

Unless specifically noted within the text of this Report, this Phase I Environmental Site Assessment does not include or address groundwater, soil, or extraneous material contamination upon or under the surface soils, with respect to testing, coring, or sampling analysis.

Protocol:

The procedure for this Environmental Site Assessment was to perform in practical and reasonable steps--employing currently available technology, existing regulations, and generally acceptable engineering practices – an investigation to ascertain the possibility, presence, or absence of environmental releases, threatened releases, or Recognized Environmental Conditions, as limited by the Scope of Work.

Objectives:

- To attempt to accomplish all appropriate inquiry into ownership and uses of the Property consistent with good commercial or customary practice, in an effort to minimize liability.
- To conduct an investigation of the Property that will assist ownership's positioning within the "safe harbor" section of the Federal Superfund liability in 42 U.S.C. §9601(35), the Lender Liability Final Rule, and the CERCLA amendments enacted as part of the 2002 Brownfields Act.
- To provide environmental information that will assist in evaluating ownership's risk of potential loss or value impairment of the security interest, due to environmental defects. To provide information for decisions and operational limitations concerning the National Pollution Contingency Plan Under CERCLA.

While this Phase I Assessment cannot absolutely quantify and qualify every possible past and present environmental risk, the Assessment does provide a partial information basis for reasonable decision making regarding the potential for environmental liabilities and risk, based upon the current Site-specific situation, Assessment limitations, and methods of evaluation.

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GENERAL SITE RECONNAISSANCE OVERVIEW

Mr. Oliver Shin of Commonwealth Business Bank engaged Aerotech Environmental Consulting, Inc. ("Aerotech") to perform a Phase I Environmental Site Assessment on the subject Property. This Assessment was additionally performed as required by the U.S. Small Business Administration ("SBA") Environmental Policy Guidelines for Phase I Environmental Site Assessments.

This Site consists of a commercial Parcel occupied by the *Bothell 76 / The Market at Bothell Landing* convenience store and Union 76 gasoline station. Mr. Shin identified Mr. Brent Johnson as the Key Site Manager. The *Key Site Manager* is the person identified by the Client or the Owner of the Property as having the most reliable knowledge as to the previous uses and current condition of the subject Property, and is in a position to provide reasonably accurate information to the Environmental Assessor. The Aerotech Assessor performed the on-site Reconnaissance on February 25, 2017.

The applicable State of Washington Department of Ecology files were reviewed pursuant to this Phase I Assessment. This Ecology file review included "an analysis of all relevant environmental records concerning the Property and Adjoining Properties, including any records provided by the seller if the loan is to purchase property;..."⁵

SUBJECT PROPERTY SITE DESCRIPTION

Visual Description:

The subject of this Phase I Environmental Site Assessment is a trapezoidal-shaped approximately 31,841 square foot commercial parcel of land located on the northwestern corner of Bothell Way Northeast (State Route 522) and Northeast 180th Street in downtown Bothell, Washington developed with the main station building situated on the northwestern corner of the Property facing southeast occupied by the *Bothell 76 / The Market Bothell Landing Food Mart*.

Adjoining and adjacent properties and landmarks include Ormbrek Street and 97th Avenue northeast adjoining to the north; State Route 527 two blocks to the east; and U.S. Interstate 405 one mile to the east. Significant bodies of water include the Sammamish River one-tenth of a mile to the southeast.

The building is a 2,488 square foot somewhat rectangular-shaped concrete slab on masonry block structure. The main entrance is on the southeastern corner of the building which leads directly past the cash register counter to the south. Along the eastern center of the interior is the

⁵ As required in Appendix 5: *Requirements Pertaining to Gas Station Loans*, Paragraph (a), U.S. Small Business Administration Standard Operating Procedure SOP 50 10 5(H), effective May 1, 2015.

self-serve beverage counter and hot food service area. Along the western wall is the walk in cooler. The remainder of the retail sales interior is configured with retail display aisles and promotional merchandise end caps. The merchandise area is well stocked, organized, and very clean. Adjoining the south side of the building is an 1,800 square foot metal framed fuel canopy that protects four double-sided pump dispenser islands. The canopy area is concrete paved. Directly to the west are four double-walled fiberglass underground tanks: one 6,000-gallon diesel, two 8,000-gallon unleaded gasoline, and one 12,000-gallon unleaded gasoline. All the tanks were installed in 1993. The product supply piping is corrosion resistant double-walled flexible fiberglass piping. The tanks and lines are monitored by a Veeder-Root® TLS-350 real time Automatic Line Leak Detection. At the time of the Site Reconnaissance, the console reported a "all systems normal."

During the on Site Reconnaissance, there were no readily observed visual indicators of active underground storage tanks – other than those discussed in this Report – stained soils, stressed vegetation, oily sheens, or discolorations on standing water surfaces. There was no evidence of foul odors. Additionally, the Site Reconnaissance did not reveal the presence of discarded drums, barrels, or containers, construction debris, damaged or discarded containers of chemicals, paints, or pesticides. There are no waste storage or treatment lagoons, pits, ponds, or surface impoundments on the Site, or adjoining.

The subject Property was originally developed prior to 1936 with a single-family residence on the west side of the Site. In 1968, the original station building was constructed with two service bays by the Union Oil Company. At that time, two 10,000-gallon gasoline tanks and one 280-gallon waste oil tank were installed. In 1991, the western half of the building was demolished to allow for the removal of underground tanks. The free standing 1,800 square foot car wash building was constructed in 1992. In 1993, a new building was constructed in the current configuration and the canopy was completed. At that time, four double-walled fiberglass underground tanks were installed: one 6,000-gallon diesel, two 8,000-gallon unleaded gasoline, and one 12,000-gallon unleaded gasoline – all with interstitial monitoring. In 2002, the automatic car wash equipment was replaced.

In 1990, the Site reported a petroleum release to the Department of Ecology. In 1992, a subsurface vapor extraction systems was installed on the northern portion of the Property. In 1993 and 1994, elevated levels of benzene were measured in the on Site groundwater monitoring wells at depths of eight to nine feet below ground surface. Follow-up sampling performed by Aerotech Environmental Consulting, Inc, in February of 2017 did not detect any of the Contaminants of Concern above the laboratory limits of detection. In 2013, the Site was issued a Hazard Assessment Score of 4 (with 1 being the highest and 5 being to lowest).

Geological Survey Data:

The Report observations are based upon the current United States Geological Survey ("USGS") 7.5 Minute Topographic Quadrangle Map ("topo map") containing the subject Property. The USGS 7.5 Minute quad map has an approximate scale of 1" to 2,000 feet, and shows physical features such as wetlands, water bodies, roadways, mines, and buildings. These

physical and natural features shown should be the areas of visual emphasis if an on-site inspection of the subject Property is conducted. The USGS 7.5 quad map is the only reference used for this portion of the research.

USGS Topographical Map Data:

The precise subject Property location is N 47° 45' 31.64" / W 122° 12' 40.26". The general topographical gradient is east-southeast. The General Topographic Gradient has been determined from the USGS 1 Degree Digital Elevation Model, which allows the inference of the general surficial groundwater flows. This inference, while accurate in the general sense, may not be an accurate predictor of groundwater flow between adjoining sites, or locations in close proximity to one another. The Site elevation is approximately 49 feet above mean sea level.

Surficial Water Flow:

The Site topography is sloped towards the southeast, with surficial drainage towards the south and east as determined by previous Site grading activities. The General Topographic Gradient has been determined from the USGS 1 Degree Digital Elevation Model, which allows the inference of the general surficial groundwater flows.

Soil Conditions:

The subject Site geology within this region is characterized by bedrock overlain by a thick sequence of unconsolidated glacial and nonglacial deposits. Repeated glacial advances have flowed south from the mountains of British Columbia through the region. The southern extent of glacier ice during the most recent glacial period (Vashion, 13,500 - 15,000 years before present) lies approximately thirty miles south of Tacoma. Till of Vashion glaciation forms a widespread deposit occurring at or near the surface throughout the region. In places, recessional outwash sands and gravels are present above the till. The Vashion till is commonly underlain by proglacial outwash sands and gravels deposited ahead of the advancing glacier. Proglacial deposits are generally underlain, in turn, by nonglacial sediments and older tills.

The Site is underlain by materials interpreted to be Vashion till, which consists of fine to coarse-grained silty sand with varying amounts of silt, clay, and gravel. This unit is typically weathered near the surface, becoming more consolidated with increasing depth. These descriptions have been provided by the U.S. Department of Agriculture Soil Conservation Service, soil survey STATSGO map data, and represent generalized subsurface soil conditions based upon observable landscape. The delineation is contained in the *Soil Survey of King County, Washington*, as published by the U.S. Department of Agriculture, Natural Resources Conservation Service.

Reported Ground Water Flows:

Hydrogeologic information was obtained from the reported ground water flows at wells in the immediate area. This inference, while accurate in the general sense, may not be an accurate predictor of groundwater flow between adjoining sites, or locations in close proximity to one another. Local gradient under the subject Property may be influenced naturally by zones of higher or lower permeability, or artificially by nearby pumping or recharge, and may deviate in any particular location for the overall regional trend.

Previous groundwater studies at the adjoining Sites have reported the groundwater flow direction to the east - southeast, at depths that vary from eight to twelve feet below ground surface depending upon the seasonality and levels of rainfall.

HISTORICAL USAGE STANDARD INFORMATION SOURCES: LOCAL AND STATE

The Historical Usage Information Section research is considered satisfied when both the Fifty-Year Complete Source and Developmental Complete Source have been researched and identified. These historical research requirements are satisfied by two separate sources with respect to the milestone or time constraints. A single source cannot simultaneously fulfill both source requirements.

The *Historical Site milestones* can include (i) construction activities that involve structural, renovation, or remodeling at any location within the subject Property; (ii) major changes in the topography or grade of the Site; (iii) installation or construction of roads, utilities, water or sewer systems; (iv) installation, removal, or modification of permanent equipment; or (v) installation, removal, or modification of above or below ground tanks.

Standard Historical Sources are categorized as either Fifty-Year Complete or Developmental Complete. A *Fifty-Year Complete* source is a Standard Historical Source that provides the required information through and back to the 1945 cutoff date in either reasonable time intervals or Property milestone events. A *Developmental Complete* source is a Standard Historical Source which provides the required information from the point that the Property exhibited development (other than agricultural use) or structure construction continuously to the present in either reasonable time intervals or Property milestone events.

Fifty-Year Complete Standard Historical Source Summary:

The subject Property was originally developed prior to 1936 with a single-family residence on the west side of the Site. In 1968, the original station building was constructed with two service bays by the Union Oil Company. At that time, two 10,000-gallon gasoline tanks and one 280-gallon waste oil tank were installed. In 1991, the western half of the building was demolished to allow for the removal of underground tanks. The free standing 1,800 square foot car wash building was constructed in 1992. In 1993, a new building was constructed in the current configuration and the canopy was completed. At that time, four double-walled fiberglass

underground tanks were installed: one 6,000-gallon diesel, two 8,000-gallon unleaded gasoline, and one 12,000-gallon unleaded gasoline – all with interstitial monitoring. In 2002, the automatic car wash equipment was replaced.

In 1990, the Site reported a petroleum release to the Department of Ecology. In 1992, a subsurface vapor extraction systems was installed on the northern portion of the Property. In 1993 and 1994, elevated levels of benzene were measured in the on Site groundwater monitoring wells at depths of eight to nine feet below ground surface. Follow-up sampling performed by Aerotech Environmental Consulting, Inc, in February of 2017 did not detect any of the Contaminants of Concern above the laboratory limits of detection. In 2013, the Site was issued a Hazard Assessment Score of 4 (with 1 being the highest and 5 being to lowest).

Aerial Photograph Review:

Originally performed under government contracts, aerial photographs of the general area are available beginning with the 1940's. The scales for these aerals can range from 1" = 1667' to 1" = 2500'; aerals taken by private contractors were generally taken at lower altitudes and provide a larger scale. Depending upon the resolution, the photographs can provide valuable information on land use and site development of both the subject and adjoining properties. Ultimately, the scale, clarity, and resolution serves as the limitations on visual interpretation. Aerial photographs were reviewed at the offices of the Natural Resources Conservation Services Offices. The following aerals were available for review:

<i>Date:</i>	<i>Observations:</i>
1936	The subject Property is occupied by a structure on the western Property border. The properties to the north and south are vacant, the property to the east is developed with a large structure, and the property to the west is occupied by one building and a driveway.
1938	No changes have been made to the subject Property. The property to the east is developed with one large structure and two smaller structures. The property to the south is developed with one small structure.
1952	No changes have been made to the subject Property. The property to the south is developed with a large building occupying the majority of the property.
1964	The subject Property is developed with a new structure on the western portion of the Property with a circle driveway to the east. The property to the west has been cleared and is occupied by a parking lot. The property to the south has added parking south of the large building.
1968	The subject Property is occupied by what appears to be a trailer in the

place of the previous structure. The loop driveway is gone.

1980	The subject Property is occupied by a trailer on the northern portion and a separate structure on the southwest portion of the Property. The property to the north is occupied by a large building on the southern portion. The property to the east has been cleared of previous structures except for one building in the southern corner of the property.
1990	The subject Property is occupied by a large building on the southern portion and a smaller structure on the eastern portion.
1998	The subject Property is occupied by the two present day buildings that occupy the center of the Parcel. There is a small shed in the northwest corner.
2002	No changes have been made to the subject Property. The property to the north is occupied by a parking lot on the western portion, and trees along the southern and center portions. It consists of two large buildings to the north, and one large building to the east.
2006	No changes have been made since 2002.
2009	No changes have been made since 2002.
2011	No changes have been made to the subject Property. The property to the east has been cleared and is under construction.
2013	No changes have been made to the subject Property. The property to the east has been converted into northbound Washington State Route 522 (Bothell Way Northeast).

City of Bothell Building Permit/Inspection Department - Permit Review:

The Property is located within the City of Bothell. Information concerning Site development was obtained from the Department of Planning and Community Development Services. Due the time required to obtain building department records via Freedom of Information requests ("FOIA"), this method of research was initially deemed to be reasonably ascertainable¹. The following substantive information was observed:

<i>Date:</i>	<i>Permit No.</i>	<i>Substantive Information:</i>
07/18/63	1305	Retaining wall
05/17/68	1814	New construction

05/23/77	3587	Commercial Remodel
08/27/79	4043	Repair damaged bay
07/27/84	5307	Demolition
08/02/84	5316	Commercial remodel
11/18/85	5666	Concrete pad
05/16/91	GRA0005-91	On-site grading for tank removal
08/21/91	BLD0242-91	Demolition permit, remove west half of service station to allow for tank removal
07/08/92	BLD0073-92	Building permit for car wash
09/08/92	ROW0030-92	Two driveway installation
11/04/92	BLD0296-92	Construction of gas canopy
02/11/93	No.13247	Install fire and security systems
02/18/93	No.13054	Permit for signage installation
04/08/96	BLD0042-96	Espresso stand structure construction
01/11/02	PLM2002-00004	Permit for installing new car wash equipment to replace existing equipment and to install one backflow prevention device
04/05/05	BLD2005-00081	1417 sf tenant improvement to sales area
09/21/10	FIR2010-00359	Installation of an LP tank
01/15/15	BNR2014-07988	Replace siding on non residential pump station structure
N/A	USTR-0004	Removal of (3) 10,000 gallon fuel storage tanks, (1) 280 gallon waste oil tank and (1) 550 gallon heating oil tank at 18015 Bothell Way NE

City and Telephone Directories:

Local directories based upon physical surveys of residents have been compiled since the late 1880's for use as city planning and marketing database tools. Commonly referred to as "reverse directories" or "city directories," these directories are generally maintained at public libraries. The historical reverse directories compiled by the Cole and Polk Companies and were available at the library and reviewed for this Assessment.

<i>Date:</i>	<i>Directory Listing:</i>
1985	<u>Madison Avenue North</u> 17910 E L A Auto Sales - NE 180 th Street Intersects - 18004 Bothell Paint & Decorating Center 18015 Haynes Union Service - Ormbeck Street Intersects - 18030 A A Rentals equip rentals 18030 Blue Spruce Rooming House

Sanborn Fire Insurance Maps:

In 1867 the Sanborn Map Company began preparing detailed street maps of densely populated areas throughout the United States. The purpose of the mapping process was to assist insurance agents in rating the degree of fire hazard for a particular area or property. The maps drawn by the Sanborn Mapping Company indicate the type of building construction, the nature of land use, the configuration of buildings and the surrounding land, as well as identifying the location of above and below ground storage tanks.

The recent purchase by Environmental Data Resources ("EDR") of the Sanborn Map Company included the acquisition of all copyrights associated with the Sanborn Maps. The Sanborn copyright prohibits the photocopying of the maps without the prior written permission of EDR².

This investigation has relied upon the collection of Sanborn maps previously owned by the Sanborn Mapping and Geological Information Service Company, known as the "Sanborn Library." Sanborns were not produced for the subject Property.

Recorded Land Title Records:

Recorded land titles are records usually maintained by the municipal clerk or county

recorder of deeds which detail ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against the subject Property in the local jurisdiction having control for or reporting responsibility to the subject Property. Due to state land trust regulations and laws, land title records will often only provide trust names, bank trust numbers, owners' names, or easement holders, and not information concerning previous uses or occupants of the subject Property. Additionally, environmental liens recorded against the subject Property are considered outside the scope of recorded land title records. For these reasons, this Environmental Site Assessment has relied upon other standard historical information sources assumed to be either more accurate or informative than recorded land titles. The King County Assessor historical archive files recorded the following information:

<i>Date:</i>	<i>Assessor Comments:</i>
01/01/39	The subject Property is occupied by an approximately 1,536 square foot single-story with an attic, wood-framed and sided family dwelling that was built in 1925.
1956	Family dwelling is removed.
02/15/66	The subject Property is owned by <i>Union Oil Co.</i> (service station) and occupied with two buildings. Building A is 1610 square feet and consists of a sales room and work area. There are (2) 10,000 gallon gasoline storage tanks and (1) 280 gallon waste oil tank.
07/23/68	Parcel 0726059114-1 was split from parcel 0726059114-0 for \$3,322
05/17/68	Building B is constructed, occupies 1800 square feet, and is covered by a canopy. It is utilized as a car wash.
09/08/92	The subject Property is occupied by three structures; a store, a carwash, and a fueling station canopy. There are three underground storage tanks on-site.
07/07/93	The subject Property is occupied by Bothell Texaco.

Washington State Business Registrations:

The State of Washington Business Licensing Service maintains records of all business licenses issued within the State of Washington. In an attempt to identify potential environment issues, a search of business licenses issued through the Washington State Business Licensing Service was completed for the Site and revealed that the following businesses were issued licenses to operate on the subject Property:

<i>Issued Date:</i>	<i>Business Name:</i>
---------------------	-----------------------

10/29/15

Northern Espresso
CURRENT USAGE
INFORMATION SOURCES:
LOCAL AND STATE

King County - Emergency Release Reports/SARA§304:

The Property is within the jurisdiction of King County, Washington. According to interviews with State of Washington Emergency Spills personnel, no incidents have been report or Emergency Release incidents relative to the Site. This information is consistent with the file reports as detailed by Environmental Data Resources.

Local/State Waste Disposal Compliance:

According to information reviewed, the facility is in compliance with all applicable local, State, and Federal waste handling and disposal rules and regulations. This is consistent with the information contained in the EDR environmental databases.

VISUAL AND PHYSICAL
OBSERVATIONS AND INFORMATION:
STRUCTURAL AND BUSINESS OPERATIONAL

Mr. Brent Johnson was identified as the Key Site Manager. The *Key Site Manager* is the person identified by the Client or the Owner of the Property as a person having the most reliable knowledge as to the previous uses and current condition of the subject Property and is in a position to provide reasonably accurate information for the Environmental Questionnaire. The Site Reconnaissance was conducted on February 25, 2017.

Site Reconnaissance: Personal Interviews / Site Document Review:

The Aerotech Assessor Environmental Professional Alan T. Blotch⁶ performed the on-site Reconnaissance on February 25, 2017, unaccompanied by the Key Site Manager. Prior to the Site Reconnaissance the Property Owner discussed – to the best of his knowledge – the current Site operations, required environmental operating permits, his knowledge of current and historical environmental issues, past uses of the Property, and possible environmental concerns.

If an adjoining property represented an obvious Recognized Environmental Condition or

⁶ "Environmental Professional" as defined in the *Standards and Practices for All Appropriate Inquiries; Final Rule*; U.S. EPA, 40 CFR Part 312 (70 FR 66070) November 1, 2005, as specifically stated in § 312.10.

a visual reconnaissance of the site indicated a potential environmental concern, the owner or operator of that site was also contacted regarding the type, nature, and potential impact of the environmental concern. The information obtained and conclusions reached during the course of these interviews and document review has been incorporated in this Assessment; while the specific source of the information may not be identified in the text of the Assessment Report.

Key Site Manager Interviews & Questionnaire:

The Client identified Mr. Brent Johnson as the *Key Site Manager* for the performance of this Phase I Environmental Site Assessment. As defined by the ASTM⁷ *Phase I Environmental Site Assessment Standard Practice* (ASTM E 1527-13) the *Key Site Manager* is the person identified by the Client or the Owner of the Property as having the most reliable knowledge as to the previous uses and current condition of the subject Property, and is in a position to provide reasonably accurate information to the Environmental Assessor and for the Environmental Questionnaire. Additionally, the information obtained from the Key Site Manager is recognized by the ASTM as a *Standard Historical Source* which can be utilized to satisfy the *Fifty-Year Complete* or *Developmental Complete* Historical Source requirements.

The Environmental Questionnaire was not completed prior to the completion of this Phase I Environmental Assessment Report.

Structure Exterior Observations:

This Phase I Assessment evaluated a trapezoidal-shaped approximately 31,841 square foot commercial parcel of land located on the northwestern corner of Bothell Way Northeast and Northeast 180th Street in downtown Bothell, Washington developed with the main station building situated on the northwestern corner of the Property facing southeast occupied by the *Bothell 76 / The Market Bothell Landing Food Mart*.

The building is a 2,488 square foot somewhat rectangular-shaped concrete slab on masonry block structure. The main entrance is on the southeastern corner of the building. Adjoining the south side of the building is an 1,800 square foot metal framed fuel canopy that protects four double-sided pump dispenser islands. The canopy area is concrete paved. Directly to the west are four double-walled fiberglass underground tanks: one 6,000-gallon diesel, two 8,000-gallon unleaded gasoline, and one 12,000-gallon unleaded gasoline. All the tanks were installed in 1993. The product supply piping is corrosion resistant double-walled flexible fiberglass piping. The tanks and lines are monitored by a Veeder-Root® TLS-350 real time Automatic Line Leak Detection. At the time of the Site Reconnaissance, the console reported a "all systems normal."

During the on Site Reconnaissance, there were no readily observed visual indicators of active underground storage tanks – other than those discussed in this Report – stained soils, stressed vegetation, oily sheens, or discolorations on standing water surfaces. There was no

⁷ ASTM: formerly the American Society for Testing and Materials.

evidence of foul odors. Additionally, the Site Reconnaissance did not reveal the presence of discarded drums, barrels, or containers, construction debris, damaged or discarded containers of chemicals, paints, or pesticides. There are no waste storage or treatment lagoons, pits, ponds, or surface impoundments on the Site, or adjoining.

Structure Interior Observations:

The main entrance is on the southeastern corner of the building which leads directly past the cash register counter to the south. Along the eastern center of the interior is the self-serve beverage counter and hot food service area. Along the western wall is the walk in cooler. The remainder of the retail sales interior is configured with retail display aisles and promotional merchandise end caps. The merchandise area is well stocked, organized, and very clean.

Sensitive Receptors

Sensitive receptors are those receptors that would be especially or adversely affected by a release of hazardous substances on the Property. Sensitive receptors would include: exposed soil, surface water bodies and watercourses (including streams, washes, lakes, drainage ditches, or swales), impoundments (including lagoons, recharge basins, and detention basins), swamps, or wetlands, on-site groundwater monitoring or production wells, on-site hospitals or health care facilities, child daycare facilities, or parks and natural reserves. No such receptors are adjoining or adjacent to the Site.

Business Operations Description:

In 1968, the original station building was constructed with two service bays by the Union Oil Company. At that time, two 10,000-gallon gasoline tanks and one 280-gallon waste oil tank were installed. In 1991, the western half of the building was demolished to allow for the removal of underground tanks. In 1993, a new building was constructed in the current configuration and the canopy was completed. At that time, four double-walled fiberglass underground tanks were installed: one 6,000-gallon diesel, two 8,000-gallon unleaded gasoline, and one 12,000-gallon unleaded gasoline. Since the Site business operations are in the general category of business operations identified by the EPA as a higher risk industry, particular attention was paid to those activities that possibly presented an elevated potential for environmental impact.

MATERIAL, PRODUCT, AND WASTE-STREAM HANDLING AND PROCESSING

Materials/Products Handling and Storage:

No improper storage of materials or products was observed at the Site. Reporting under

the Spill Prevention, Control and Countermeasures program to address accidental chemical spills (40 CFR §§109-114) is not required. Additionally, no activities were observed that could be interpreted to be indicative of improper classification of waste material³.

Medical Waste Discharges:

For the purposes of this Assessment, medical waste is defined in the *Medical Waste Tracking Act ("MWTa")* 42 U.S.C. §§ 6992-92k, "as waste materials produced in the diagnosis, treatment, or immunization of human beings or animals, in research pertaining thereto, or in the production or testing of biologicals. Specifically covered are cultures and stocks of infectious agents and associated biologicals, human pathological wastes, human blood and blood products, sharps (both used and unused), animal waste, and isolation waste." For the purposes of this Assessment, bloodborne pathogen waste material is defined in paragraph (b) of the *Occupational Exposure to Bloodborne Pathogens; Final Rule*, 29 CFR § 1910.1030 as "blood" and "other potentially infectious materials." No improper medical waste storage or discharge was observed.

Storage Tanks - Above and Below Ground:

The subject Property was originally developed prior to 1936 with a single-family residence on the west side of the Site. In 1968, the original station building was constructed with two service bays by the Union Oil Company. At that time, two 10,000-gallon gasoline tanks and one 280-gallon waste oil tank were installed. In 1991, the western half of the building was demolished to allow for the removal of underground tanks. The free standing 1,800 square foot car wash building was constructed in 1992. In 1993, a new building was constructed in the current configuration and the canopy was completed. At that time, four double-walled fiberglass underground tanks were installed: one 6,000-gallon diesel, two 8,000-gallon unleaded gasoline, and one 12,000-gallon unleaded gasoline – all with interstitial monitoring. In 2002, the automatic car wash equipment was replaced.

In 1990, the Site reported a petroleum release to the Department of Ecology. In 1992, a subsurface vapor extraction systems was installed on the northern portion of the Property. In 1993 and 1994, elevated levels of benzene were measured in the on Site groundwater monitoring wells at depths of eight to nine feet below ground surface. Follow-up sampling performed by Aerotech Environmental Consulting, Inc, in February of 2017 did not detect any of the Contaminants of Concern above the laboratory limits of detection. In 2013, the Site was issued a Hazard Assessment Score of 4 (with 1 being the highest and 5 being to lowest).

Secondary Underground Storage Tank Indicators:

In addition to the primary UST visual indicators usually observed on the exterior of the property, secondary UST indicators were considered. These secondary – and usually interior – indicators included (i) interior product feed lines; (ii) remote tank fuel level gauges connected via

flex tubes; (iii) unexplained pipe access routes through exterior walls; (iv) areas of surficial staining; (v) furnace or boiler identification labels; or (vi) visual indicators of burner unit changeover. No secondary UST indicators were observed during the on-site Reconnaissance.

Waste Stream Processing and Disposal:

During the on-site Reconnaissance particular attention was directed toward activities or situations that could be considered contamination indicators by a regulated substance⁴. Potential indicators include: (1) stained or discolored sinks, drains, catch basins, drip pads, or sumps; (2) spills around loading docks, fueling areas, catch basins, or surface drains; (3) waste disposal areas, dumpsters, and other containers; (4) pipes, gutters, spouts, or tubes protruding into bodies of water; or (5) waste that may require a permit. No areas of potential concern were observed.

Hazardous Waste Processing and Disposal:

In addition to solid waste disposal⁵, the on-site observations considered the potential existence of hazardous waste, defined as a solid waste which, due to quantity, concentration, or other characteristics, may cause an increase in mortality or illness, or may pose a hazard to human health or the environment, under RCRA 42 USC §6903(5). The Assessor did not observe any such waste processing or disposal activities at the Site.

Wastewater, Storm Water Discharges:

All point source discharges regulated by the Clean Water Act ("CWA") are subject to the applicable water quality-based standards as established in the National Pollutant Discharge Elimination System ("NPDES") codification 40 CFR Subpart D §131.36. Additionally, CWA Sections 402 (p)(1) and (p)(2) have created categories of storm water discharges within Permit Issuance and Permit Compliance Deadlines for Phase I Storm water Discharges effective October 1, 1993, that may also be applicable to the subject Property (as detailed in the Federal Register, Volume 57, Number 244). Any significant change in the usage of the subject Property could require the submittal of an NPDES initial storm water discharge permit under 40 CFR §122.26 or 40 CFR Chapter I - Preamble Appendix A. However, based upon information supplied during interviews and review of the relevant documents supplied to the Assessor, no requirements for NPDES permitting were discovered that are currently applicable to the subject Property.

VISUAL AND PHYSICAL OBSERVATIONS AND INFORMATION: ADJACENT AND ADJOINING PROPERTIES

For the Scope of this Assessment, properties are defined and categorized based upon their physical proximity to the subject Property. An *adjacent* property is any real

property located within 0.25 mile of the subject Property's border. An *adjoining* property is any real property whose border is contiguous or partially contiguous with the subject Property, or that would be if the properties were not separated by a roadway, street, public thoroughfare, river, or stream.

Adjacent Properties Overview:

The Site is located in a mixed-use commercial and retail area. To the north is Orbrek Street followed by the Bothell Pet Hospital; to the south is Northeast 180th Street followed by Brooks-Biddle Suzuki; to the east is vacant land; and to the west is a parking lot.

Adjoining Properties Description:

Limited visual observation of the adjoining properties was performed by the Assessor. There were no observed materials or storage practices or other visual indicators of potential environmental impact on the adjoining properties which could affect the subject Property.

Adjoining Property - north:	To the north is Orbrek Street followed by the Bothell Pet Hospital (9708 Ormbrek Street);
Adjoining Property - south:	To the south is Northeast 180 th Street followed by Brooks-Biddle Suzuki;
Adjoining Property - east:	To the east is is vacant land; and
Adjoining Property - west:	To the west is a parking lot.

Adjoining and adjacent properties and landmarks include Ormbrek Street and 97th Avenue northeast adjoining to the north; State Route 527 two blocks to the east; and U.S. Interstate 405 one mile to the east. Significant bodies of water include the Sammamish River one-tenth of a mile to the southeast.

POTENTIAL ON-SITE CONTAMINATION SOURCES

Presumed Asbestos-Containing Building Materials:

During the on-site Reconnaissance, the following materials were observed, including but not limited to gypsum wall and ceiling surfacing materials, insulation, floor tiles and associated mastic, exterior surfacing materials, and roofing materials. As defined in NESHAP §61.141, the observed materials may be classified as suspect regulated asbestos-containing materials. As defined in application OSHA regulations, the observed materials may also be classified as

Presumed Asbestos-Containing Materials ("PACM"). Federal regulation requires that prior to demolition, renovation, or any other activity that may disturb these materials, either an inspection should be performed by an accredited building inspector or the materials should be handled as asbestos-containing. Based upon the construction date of the station building the presence of asbestos is unlikely.

Formaldehyde:

Formaldehyde is an extremely popular chemical used in a variety of both building materials and furnishing products. Currently national usage is estimated in the billions of pounds per year. EPA has now classified formaldehyde as a "probable human carcinogen" suspected of inducing cancer in humans. Studies have shown that after installation, indoor formaldehyde levels require years of decline and reach residual background levels. During the off-gassing process, the indoor levels can be a significant source of irritation to hypersensitive individuals.

The formaldehyde product investigated within the scope of this Assessment is urea-formaldehyde foam insulation ("UFFI"), used in the 1970's primarily as wall cavity insulation. The release potential of UFFI from wall cavities is dependent upon factors such as; water-damaged walls, unpainted wall surfaces, or cracked paint or wall covering. While interior air sampling and analysis is the only conclusive method to delineate formaldehyde concentrations, visual and physical inspection of the Property indicate a low potential for UFFI contamination.

Lead-Based Paint:

In 1978 the Federal Government banned the use of lead-based paint in residential applications, however use in general industry continued at a decreased rate to the present. Lead-based paint presents a hazard through inhalation or ingestion of paint chips or vapor fumes. The greatest cumulative health threat is to young children, and for this reason the Department of Housing and Urban Development ("HUD") has promulgated lead standards and survey requirements for buildings affected by HUD funding. This HUD regulation represents the only Federal requirement for lead-based paint hazard management applicable to privately owned structures. Based upon the age of the building, the presence of lead-based paint is unlikely.

Lead-Based Paint Disclosure:

The *Lead-Based Paint Hazard Reduction Disclosure Act*⁶ is effective as of December 6, 1996. The Act applies, with limited exceptions, to all residential dwellings built before January 1, 1978⁷. The Act defines lead-based paint as "paint or other surface coatings that contain lead equal to or in excess of 1.0 milligrams per square centimeter or 0.5% by weight⁸." Under the Act, (i) sellers and lessors of most residential housing built before 1978 must disclose the presence of known lead-based paint and/or lead-based paint hazards in the housing; (ii) sellers and lessors must provide purchasers and lessees with any available records or reports pertaining to the

presence of lead-based paint and/or lead-based paint hazards; (iii) sellers and lessors must provide purchasers and lessees with a federally approved lead hazard information pamphlet⁹; (iv) sellers must provide purchasers with a ten day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards before the purchaser is obligated under the contract; (v) sales and leasing contracts must include certain disclosure and acknowledgment language; and (vi) agents must ensure compliance with these requirements. The determination of the applicability of the *Disclosure Act* to the Site is outside the Scope of Work.

Lead-Based Paint OSHA §1926.62 Regulations:

During the Site observations, suspected lead-based paint ("LBP") surfaces were identified, with paint in poor or delaminated condition. As defined in the OSHA *Lead Standard in Construction and General Industry*, and applicable State regulations, prior to any other activity that may disturb these suspect surfaces, either an inspection should be performed by an appropriately qualified Inspector, or the materials should be handled as lead-containing. Additionally, as required by 29 CFR §1926.62, (i) a limited response action should be initiated where necessary, and (ii) potentially impacted employees and occupants should be provided training. In the event of building materials demolition, suspected LBP surfaces should be tested, handled, and disposed of accordingly.

Lead in Drinking Water:

Based upon the age of the developed structures at the Site, there is a low potential for any still existing interior plumbing to contain lead in the pipes or lead-based solder, based upon construction standards before 1987 (40 CFR §141.11). The presence or absence of elevated lead concentrations in the water can only be confirmed through laboratory testing. However, no current Federal regulations require individual property owners to test for lead in drinking water.

PCB-Containing Exterior Electrical Transformers:

The Assessor did not observed any leaking pole-mounted electrical transformers on the Site. All transformers are owned by the utility company, and not the responsibility of the owner.

Radon:

Radon is emitted by the natural breakdown and radioactive decay of uranium in rocks and soils, which then enters buildings through cracks in the foundation, sump pumps, areas around drainage pipes and other openings. In addition, radon may enter a structure as a water contaminant, natural gas contaminant, or off-gas by-product of building materials. Once inside an enclosed space, radon can accumulate. No visual estimation technique exists that accurately predicts the potential radon risk within a building. The radon risk is a function of site location,

soils composition, building construction, foundation integrity, and previous landfill practices. Actual physical testing of a building is the only way to accurately determine the radon levels. Radon health risks can be controlled by recognizing the potential for a problem, by testing and by reduction of radon levels in the building. In response to the unknown health risks of radon, the US EPA conducted a radon survey that attempted to generalize the radon health risks by county. The EPA Radon Study has identified King County, Washington, as a Radon Zone 3; the anticipated generalized level of Site radon is less than 2 pCi/L.

Underground and Above Storage Tanks:

The subject Property was originally developed prior to 1936 with a single-family residence on the west side of the Site. In 1968, the original station building was constructed with two service bays by the Union Oil Company. At that time, two 10,000-gallon gasoline tanks and one 280-gallon waste oil tank were installed. In 1991, the western half of the building was demolished to allow for the removal of underground tanks. The free standing 1,800 square foot car wash building was constructed in 1992. In 1993, a new building was constructed in the current configuration and the canopy was completed. At that time, four double-walled fiberglass underground tanks were installed: one 6,000-gallon diesel, two 8,000-gallon unleaded gasoline, and one 12,000-gallon unleaded gasoline – all with interstitial monitoring. In 2002, the automatic car wash equipment was replaced.

In 1990, the Site reported a petroleum release to the Department of Ecology. In 1992, a subsurface vapor extraction systems was installed on the northern portion of the Property. In 1993 and 1994, elevated levels of benzene were measured in the on Site groundwater monitoring wells at depths of eight to nine feet below ground surface. Follow-up sampling performed by Aerotech Environmental Consulting, Inc, in February of 2017 did not detect any of the Contaminants of Concern above the laboratory limits of detection. In 2013, the Site was issued a Hazard Assessment Score of 4 (with 1 being the highest and 5 being to lowest).

Agency Air Quality Permits:

The Site is regulated by the Puget Sound Clean Air Agency. The Site Source Permit was not available at the time of the Site Reconnaissance.

Petroleum Storage and Dispensing System Compliance:

The State of Washington requires pursuant to Federal requirements that documentation must be available on Site that confirms successful testing of the petroleum storage and dispensing system employing State of Washington protocol for the past three consecutive years and that all of the systems are fully operational. The testing must include, when required by applicable State regulation, the: (1) tightness testing of all underground tanks; (2) tightness testing of all product lines; (3) functional testing of the

leak detection system; (4) functional testing of the vapor recovery system; and (5) functional testing of the cathodic protection system.

UST Systems Operator Training:

As required by the United States Environmental Protection Agency ("USEPA"), the State of Washington promulgated regulations for the training of underground storage tank ("UST") systems operators (*see*, Washington Administrative Code § 173-360-720(1); the effective date to complete the training requirements was December 31, 2012. The Regulations establish three classifications of UST Systems operators:

- Class A.** Class A operators include owners or employees who have primary responsibility to operate and maintain UST systems. Their focus is on the broader aspects of the underground storage tank requirements. Class A operators assign and ensure training for Class B and C operators.
- Class B** Class B operators are responsible for the day-to-day operation, maintenance, and recordkeeping for the UST systems. Class B operators have an in-depth understanding of all operations and maintenance of their UST system.
- Class C** Class C operators are on site daily and are generally the initial responders to alarms and emergencies due to a spill or release from an underground storage tank system. Class C operators are typically employees who are responsible for the dispensing or sale of product.

Each facility must have a designated Class A, B, and C operator. All operators must be trained and certified by December 31, 2012.

Class A and B operators must be trained and certified through an State of Washington Department of Ecology ("Ecology") approved training program. Class C operators may obtain their certification through an Ecology-approved training program or from the UST facility's certified Class A and/or Class B operator.

The training Certificates are "good for life"; however, if the site UST System is found to be out of compliance with State regulations, the Class A and/or Class B operators may be required to complete the training again (*see*, WAC § 173-360-740)..

POTENTIAL ON-SITE HISTORICAL CONTAMINATION SOURCES

The Historical Usage Information research activities included a review of Standard Historical Sources, including but not limited to: (i) aerial photographs, (ii) fire insurance

maps, (iii) property tax files, (iv) recorded land title records, (v) United States Geological Services topographical maps, (vi) local street directories, (vii) building department records, (viii) zoning or land use records, and (ix) other historical sources⁸. The historical information contained in this Section may also include reviews of applicable Agency records, files, and database information.

Historical Recognized Environmental Condition:

As defined under the ASTM Phase I Standard Practice, a Historical Recognized Environmental Condition is a past release of any hazardous substance or petroleum product that has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory agency or meeting the unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls such as property use restrictions, activity and use limitations, institutional controls, or engineering controls – at the time of the completion of the Environmental Site Assessment. (See, ASTM E 1527-13, § 3.2.41, *Definitions*¹⁰). The final determination will be influenced by the current impact of the Historical Recognized Environmental Condition (“HREC”) on the property. For example, if a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency, this condition shall be considered an HREC.

The prior Site activities and agency interactions, as defined above, do not represent such an Historical Recognized Environmental Condition. Had such conditions were present, additional investigation in that regard would have been performed.

Regulatory Agency Records Information:

The subject Property was originally developed prior to 1936 with a single-family residence on the west side of the Site. In 1968, the original station building was constructed with two service bays by the Union Oil Company. At that time, two 10,000-gallon gasoline tanks and one 280-gallon waste oil tank were installed. In 1991, the western half of the building was demolished to allow for the removal of underground tanks. The free standing 1,800 square foot car wash building was constructed in 1992. In 1993, a new building was constructed in the current configuration and the canopy was completed. At that time, four double-walled fiberglass underground tanks were installed: one 6,000-gallon diesel, two 8,000-gallon unleaded gasoline, and one 12,000-gallon unleaded gasoline – all with interstitial monitoring. In 2002, the automatic car wash equipment was replaced.

⁸ As defined in the *ASTM Standard Practice for Environmental Site Assessments E1527-13* (§ 8.3.4.9), “other historical sources” can include: miscellaneous maps, newspaper archives, internet sites, community organizations, local libraries, historical societies, current owners or occupants of neighboring properties, or records and files of the Property Owner or occupants.

In 1990, the Site reported a petroleum release to the Department of Ecology. In 1992, a subsurface vapor extraction system was installed on the northern portion of the Property. In 1993 and 1994, elevated levels of benzene were measured in the on Site groundwater monitoring wells at depths of eight to nine feet below ground surface. Follow-up sampling performed by Aerotech Environmental Consulting, Inc, in February of 2017 did not detect any of the Contaminants of Concern above the laboratory limits of detection. In 2013, the Site was issued a Hazard Assessment Score of 4 (with 1 being the highest and 5 being the lowest).

Activity and Use Limitations:

Activity and Use Limitations ("AUL") include both legal and physical or engineering controls that may be required by an authoritative agency. Agencies, organizations, and jurisdictions may define or utilize these terms differently. An AUL is often recorded in land title records. AUL information may often be recorded in the restrictions of record on the title, rather than within the chain of title. The subject Property is not controlled by any Activity or Use Limitations.

POTENTIAL OFF-SITE CONTAMINATION: SOURCES AND RECEPTORS

An *adjacent property* is defined as any real property located within 0.25 mile of the subject Property's border. An *adjoining property* is defined as any real property whose border is contiguous or partially contiguous with the subject Property, or that would be if the properties were not separated by a roadway, street, public thoroughfare, river, or stream.

Potential Adjacent and Adjoining Property Contamination Sources:

None of the observed or researched adjacent or adjoining properties were identified as potential sources of contamination that were reasonably anticipated to impact the subject Site.

Potential Adjacent and Adjoining Property Contamination Receptors:

Environmentally sensitive receptors were investigated within a thousand feet of the borders of the subject Property. The sensitive receptors are materials or structures particularly susceptible to environmental damage or stress from migrating contamination. The major receptor groups investigated were water supplies, surface water bodies, residential structures, and other public receptors. During the course of on-site visual and physical inspection, no indicators of sensitive receptor contamination from the subject Property were observed.

ENVIRONMENTAL DATABASE INFORMATION

For the Scope of this Analysis, properties are defined and categorized based upon their physical proximity to the subject Property. An *adjacent property* is any real property located within 0.25 mile of the subject Property's border. An *adjoining property* is any real property whose border is contiguous or partially contiguous with the subject Property, or that would be if the Properties were not separated by a roadway, street, public thoroughfare, river, or stream. These definitions are consistent with ASTM Standards.

Review of Federally Reported Environmental Data:

This review of the existing compilation of the Federal environmental databases attempts to identify environment problem sites, activities, and occurrences from the records and reports of the U.S. Environmental Protection Agency ("US EPA"). A detailed listing is included in the Appendix, *Environmental Databases*.

National Priorities List ("NPL") of Superfund Sites:

The NPL is the EPA's database of Federal hazardous waste sites currently identified and targeted for priority cleanup action under the U.S. EPA Superfund program. The EPA has further produced site mapping information in polygon form that delineates site boundaries. A search of the December 2016 National Priorities List revealed no Superfund sites within the subject Property's database search range of one-half mile.

Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA") of 1980:

Mandated as part of the 1980 Superfund Act, the CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) list is an EPA compilation of the sites investigated or currently being investigated for a release or potential release of a regulated hazardous substance under the CERCLA regulations. A search of the December 2016 database revealed no CERCLIS sites within the subject Property's database search range.

CERCLIS No Further Remedial Action Planned ("NFRAP") Sites:

The No Further Remedial Action Planned Report – also commonly known as the CERCLIS Archive report – contains information pertaining to sites which have been removed from the U.S. EPA CERCLIS database. NFRAP sites may be sites where, following an initial investigation, either not contamination was found, contamination was discovered and immediately remediated, or the contamination concentrations of threat to human health or the environmental was not serious enough to warrant Federal intervention, Superfund action, or NPL consideration. A review of the December 2016 designated database search range revealed no NFRAP sites within the selected and designated distance parameters.

RCRA Corrective Action Order Sites ("CORRACTS"):

The CORRACTS database contains information concerning the RCRA facilities that have conducted, or are currently conducting a Corrective Action. This occurs when a RCRA Corrective Action Order is issued pursuant to RCRA §3008(h), when there has been a release of a hazardous waste or constituents into the environment from a RCRA or potentially RCRA regulated facility. Additionally, Corrective Actions may be imposed as a prerequisite to receiving or maintaining a RCRA TSDF operating permit. A review of the December 2016 designated search range has revealed no CORRACTS sites within the appropriate distances.

Resource Conservation and Recovery Act ("RCRA") Facilities:

The RCRA program identifies and tracks hazardous waste from generation source to the point of ultimate disposal. The RCRA facilities database is the composite of reporting facilities that generate, store, transport, treat, or dispose of controlled or hazardous waste. A search of the December 2016 RCRA facilities database found no RCRIS-TSD facilities, no Large Quantity Generator site, one Small Quantity Generator sites, and two Conditionally Exempt Generator sites within the Property's database search range. None of these sites are reasonably anticipated to environmentally impact the subject Property.

None of the identified RCRA Sites are reasonably anticipated to environmentally impact the subject Property.

Review of State of Washington Reported Environmental Data:

This review of the existing compilation of the State environmental databases attempts to identify environment problem sites, activities, and occurrences from the records and reports of the applicable State Agencies. A detailed listing is included in the Appendix.

State of Washington - Registered Underground Storage Tank ("UST") Sites:

Underground Storage Tanks are regulated under Subtitle I of RCRA and must be registered with the appropriate State agency. The State of Washington requires registration through the Department of Ecology. A search of the August 2016 State UST database found three UST sites within one-eighth mile of the subject Property; and eight sites located within one-quarter mile of the subject Property.

The subject Property is a UST site.

State of Washington - Leaking Underground Storage Tank ("LUST") Incident Location Sites:

Underground Storage Tank incident releases are regulated under RCRA and must be reported within 48 hours to the State of Washington Department of Ecology. The Agency maintains a database of all reported LUST incident sites. A search of the November 2016

State LUST database found two LUST site within one-eighth mile, and four sites within one-quarter mile of the subject Property.

The subject Property is a LUST site.

State of Washington - Independent Cleanup Reports ("WA ICR") Sites:

Underground State of Washington regulations, an owner of a contaminated site may institute a private cleanup action, performed by an appropriately licensed environmental professional. Upon completion, the private cleanup action is forwarded to the State of Washington Department of Ecology ("Ecology"), for review. Since the cleanup must be attested to by the licensed professional, Ecology does not independently review and inspection every request for Closure. The Department maintains a database of all site closed under this Property in the Independent Cleanup Reports ("ICR") database. A search of the December 2002 Ecology ICR database found one ICR site within one-eighth mile of the subject Property.

The subject Property is an ICR site.

State of Washington Waste Landfill Facilities:

The State Solid Waste Landfill Facilities ("LF") listing is the sites identified by the State of Washington Department of Ecology, Waste Management Division, as either currently operating or previously identified as a solid waste landfill. This classification can be a result of either RCRA Part B permitting or prior identification by the Board. A search of the December 2016 database revealed one SWLF sites within one-half mile of the subject Property.

Approximate Database Search Range:

The above referenced Federal and State databases were reviewed for an appropriate search distance from the subject Property borders approximating the following radius:

Federal Database/Search Range:

- National Priorities List ("NPL") of Superfund Sites/1.0 mile
- Comprehensive Environmental Response, Compensation and Liability Information System ("CERCLIS") Sites/0.5 mile
- Resource Conservation and Recovery Act ("RCRA"): TSDS Facilities/0.5 mile, Generators/0.25 mile
- Emergency Response Notification System ("ERNS") Federal Reported Releases/0.05 mile

State of Washington Database/Search Range:

- State of Washington Registered Underground Storage Tanks/0.25 mile
- State of Washington Leaking Underground Storage Tanks/0.5 mile
- State of Washington Hazardous Waste Sites/1.0 mile
- State of Washington Landfill and Solid Waste Sites/0.5 mile

STATEMENT OF THE ENVIRONMENTAL PROFESSIONAL

Statement of Quality Assurance

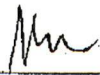
I have performed this Assessment in accordance with generally accepted environmental practices and procedures, as of the date of this Report. I have employed the degree of care and skill ordinarily exercised under similar circumstances by reputable environmental technologists practicing in this area. The conclusions contained within this Assessment are based upon site conditions I readily observed or were reasonably ascertainable and present at the time of my Site inspection.

The objective of this Environmental Site Assessment was to ascertain the potential presence or absence of environmental releases or threatened releases that could impact the subject Property, as delineated by the Scope of Work. The Scope of this Assessment does not purport to encompass every report, record, or other form of documentation relevant to the Property being evaluated. Additionally, this Assessment does not include or address reasonably ascertainable Environmental Liens currently recorded against the Property.

The procedure was to perform reasonable steps in accordance with the existing regulations, currently available technology, and generally accepted engineering practices in order to accomplish the stated objective.

The conclusions and recommendations stated in this Report are based upon personal observations made by myself and other employees of Aerotech, and also upon information provided by others. I have no reason to suspect or believe that the information provided is inaccurate.

Signature of Environmental Professional - Alan T. Blotch:



Signature
Registered Environmental Assessor
(State of California)
(1993 - 2012)



Environmental Assessment Report Limitations:

The enclosed Phase I Environmental Site Assessment has been performed for the exclusive use of the Client(s) for the transaction at issue concerning:

BOTHELL 76 / UNOCAL 5905
18015 Bothell Way Northeast
Bothell, Washington 98011

This Assessment has been performed in accordance with generally accepted environmental practices and procedures, as of the date of the Report. All services have been performed employing that degree of care and skill ordinarily exercised under similar circumstances by reputable environmental technologists practicing in this, or similar localities. No other warranty or guarantee, expressed or implied, is made or offered.

The conclusions and recommendations stated in this Report are based upon observations made by employees of Aerotech Environmental Consulting, Inc. and also upon information provided by others. We have no reason to suspect or believe that the information provided is inaccurate. However, we cannot be held responsible for the accuracy of the information provided to us by others. The Scope of this Assessment does not purport to encompass every report, record, or other form of documentation relevant to the Property being evaluated.

This Assessment does not include or address reasonably ascertainable Environmental Liens currently recorded against the subject Property.

The observations contained within this Assessment are based upon site conditions readily visible and present at the time of our Site inspection. These site observations are unable to specifically address conditions of subsurface soil, groundwater, or underground storage tanks, unless specifically mentioned. This Phase I Environmental Site Assessment does not attempt to address the past or forecast the future Site conditions.

REFERENCES AND CITATIONS

1. For the purposes of this Assessment, information is considered reasonably ascertainable if it is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable. The length of time required to obtain information from the City Building and Zoning Department is considered to be reasonable.

2. It is a violation of copyright law to photocopy Sanborn Maps regardless of their location or source. This includes maps located at local libraries, universities, historical societies, or private collections. Sanborn Maps contained on microfiche collections are included in the prohibition against photocopying.

3. *Solid Waste*: defined as garbage, refuse, sludge, and other discarded material including solid, semi-solid, and contained gaseous waste per RCRA 42 USC §6903(27). For visual assessment purposes, any material that is discharged is a solid waste. A majority of the regulatory exclusions do not apply to discharges made within a structure.

4. *Regulated Substance*: defined as a substance that is (i) regulated under RCRA via direct definition; or (ii) regulated under CERCLA or the Clean Air Act, that may become subject to RCRA regulations as a result of the CERCLA classification.

5. *Disposal*: defined as the discharge, deposit, injection, dumping, spilling, leaking, or placing of any solid waste or hazardous waste into or on any land or water so that such solid waste or hazardous waste or constituent thereof may enter the environment or be emitted into the air or discharged into the waters, including ground waters, per RCRA 42 USC §6903(3).

6. Refer to, *Federal Register* Volume 61 Number 9064, March 6 1996, *Lead: Requirements for Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards in Housing*.

7. EPA and HUD consider "housing constructed before 1978" to mean housing for which a construction permit was obtained before January 1, 1978. If no permit was obtained, then housing in which construction was started before January 1, 1978.

8. See, 24 CFR §35.86 and §40 CFR 745.103.

9. This requirement may be satisfied by supplying a pamphlet issued by the U.S. Environmental Protection Agency and the U.S. Consumer Product Safety Commission entitled *Protect Your Family From Lead In Your Home*. This pamphlet is available from the National Lead Information Clearinghouse at (800)424-LEAD.

TERMS & DEFINITIONS
(Effective January 1, 2014)

Description of Terms Specific to this Report

<i>activity / use limitations</i>	Legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, ground water, or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no risk to public health or the environmental. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances in the soil, soil vapor, ground water, or surface water on the property. (ASTM E 1527-13, § 3.2.3 <i>Definitions</i>).
<i>adjacent property</i>	any real property located within 0.25 mile of the subject Property's border.
<i>adjoining property</i>	any real property the border of which is contiguous (i.e., touching) or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them. If the properties in question are separated by a public roadway with a minimum of four lanes and limited access, then the properties are not considered to be adjoining; they are adjacent.
<i>ASTM</i>	formerly the American Society for Testing and Materials; a non profit organization that developed the standard industry guidance for the performance of environmental site assessments.
<i>business environmental risk</i>	a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues evaluated in a Transaction Screen or Phase I Site Assessment.
<i>Business Environmental Risk</i>	A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated pursuant to the Scope of Work for this Environmental Site Assessment. (ASTM E 1527-13, § 3.2.11 <i>Definitions</i>).
<i>Commercial Real Estate</i>	Any real property except a dwelling or property with no more than four dwelling units exclusively used for residential use (except when a dwelling or property has a commercial function such as the construction for profit). This includes, but is

not limited to, undeveloped real property and real property used for industrial, retail, office, agricultural, other commercial, medical, or education purposes. (ASTM E 1527-13, § 3.2.12 *Definitions*).

Controlled Recognized Environmental Condition

A Recognized Environmental Condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed by remain in place subject to the implementation of required controls. A condition identified as a Controlled Recognized Environmental Condition does not imply that the Assessment has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be implemented. For example, if a leaking underground storage tank has been cleaned up to a "commercial use" or "Commercial - Industrial" regulatory standard, but does not meet the most unrestricted residential standard, this is considered a Controlled Recognized Environmental Condition; the "control" is represented by the restriction that the property remain commercial - industrial. (ASTM E 1527-13, § 3.2.18).

De Minimis Condition

The general regulatory definition is: insignificant in amount (either weight or volume) and toxicity or hazard. De minimis is derived from the Latin term meaning "at the least." In a legal context, de minimis is something or an act "which does not rise to the level of sufficient importance to be dealt with judicially" (*Black's Law Dictionary*, Third Edition). Originally, the term was used by the U.S. Environmental Protection Agency to describe waste contributions to Superfund sites that were minimal in either quantity or toxicity, or not significantly greater than the other contributors hazardous wastes present at a site. (*Superfund and Small Waste Contributors*, U.S. Environmental Protection Agency Department of Cleanup Enforcement, published June 24, 2010). The term de minimis has been expanded to include small amounts of hazardous waste of generally low toxicity that – due to their volume or quantity – would typically not result in Agency action. (*Policy 520B De Minimis Contribution Settlements*, State of Washington Department of Ecology, Effective January 6, 2006). As a general rule, with low toxicity substances this has translated into a volume of waste that can be contained in a single fifty-five gallon drum. The American Society for Testing and Materials ("ASTM") has stated in their Standard Practices that de a minimis condition is a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies and such a condition is not a Recognized Environmental Condition or Controlled Recognized Environmental Condition. (ASTM E 1527-13, § 3.2.22,

Definitions).

<i>dry wells</i>	underground areas where soil has been removed and replaced with pea gravel, coarse sand, or large rocks. Dry wells are used for drainage, to control storm runoff, for the collection of spilled liquids (intentional and non-intentional) and wastewater disposal (often illegal). Because the function of a dry well is to hold drainage and storm water until it soaks into the ground, these structures are capable of leaching potentially contaminated liquids into the subsurface soil and then into the ground water.
<i>dwelling</i>	any structure all or part of which is designed or used for human habitation, ie.; a place of residence or abode.
<i>engineering controls</i>	physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to hazardous substances in the soil or ground water on the property.
<i>environmental audit</i>	the investigative process to determine if the operations of an existing facility are in compliance with applicable environmental laws and regulations. This term should not be used to describe Transaction Screens or Phase I Site Assessments, although an environmental audit may include an site assessment or, if prior audits are available, may be part of an environmental site assessment.
<i>Environmental Professional</i>	(for the performance of Environmental Site Assessments) a person possessing sufficient training and experience necessary to conduct a site reconnaissance, interviews, and other activities in accordance with the practices of the ASTM, and from the information generated by such activities, having the ability to develop opinions and conclusions regarding recognized environmental conditions in connection with the property in question. Status of an individual as an environmental professional may be limited to the type of assessment to be performed or to specific segments of the assessment for which the professional is responsible.
<i>field screen questionnaire</i>	the environmental questionnaire normally completed by the Key Site Manager, that asks the respondent to answer all questions to the best of their actual knowledge and good faith. The answers provide further details on the appropriateness of the investigation and areas of potential environmental concern.
<i>historical recognized environmental condition</i>	an environmental condition which in the past would have been considered a recognized environmental condition, but presently may or may not be considered a recognized environmental condition. If a past release of any hazardous substances or petroleum products has occurred in connection with the property

and has been remediated, with said remediation accepted by the responsible regulatory agency (for example, by the issuance of a No Further Action letter), this condition is generally considered to be an historical recognized environmental condition. As such, it still should be referenced in the findings or conclusions section of the assessment report. The environmental professional preparing the report may provide an opinion of the current impact upon the property of this historical recognized environmental condition.

Historical Recognized Environmental Condition

A past release of any hazardous substance or petroleum product that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory agency or meeting the unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls such as property use restrictions, activity and use limitations, institutional controls, or engineering controls – at the time of the completion of the Environmental Site Assessment. (ASTM E 1527-13, § 3.2.41, *Definitions*).

Judicial Records for Environmental Liens: Search and Review

To meet the requirements of the All Appropriate Inquiry Standard 40 CFR §§ 312.20 and 312.25, a review of title and judicial records for Environmental Liens recorded against the Property must be performed by the User of this Assessment and provided to the Environmental Professional for review. The Scope of Work for this Assessment states that the Firm and Environmental Professional will not perform a search for Environmental Liens.

Key Site Manager

a person identified by the owner of the Property as having the best reliable knowledge of the previous uses, current conditions, and physical characteristics of the Property, and in a position to provide reasonably accurate information for the Field Screen Questionnaire.

institutional controls

a legal or administrative restriction (for example a deed restriction, restrictive zoning) on the use of, or access to, a site or facility to reduce or eliminate potential exposure to hazardous substances in the soil or ground water on the property.

Material Fact

information that substantially adversely affects the value of a property of a party's ability to perform its obligations in a real estate transaction, or operates to materially impair or defeat the purpose of the transaction (State of Washington Laws, Chapter 58, Section 1(9)).

material threat

a physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to the public health or the environment.

Migration

The movement of hazardous substances or petroleum products in any form, including but not limited to: solid and liquid at the surface or subsurface, and vapor in the subsurface. (Vapor in the subsurface is also described in the *Assessment of Vapor Intrusion into Structures on Property Involved in Real Estate Transactions*, ASTM Standard Practice No. E2600-08; however, this Environmental Site Assessment has not applied the E 2600-08 Practice to the subject Property in order to achieve compliance with the E 1527-13 Standards). (ASTM E 1527-13, § 3.2.55 *Definitions*).

obvious

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

Phase I

*Environmental
Site Assessment*

the process described in the ASTM practice E 1527, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The process by which a person or entity seeks to determine if a particular parcel of property including improvements is subject to recognized environmental conditions. The process does not purport to address all of the safety, environmental concerns, and regulatory compliance applicability associated with its use.

practically reviewable

information that is practically reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data. Records that cannot be feasibly retrieved by reference to the location of the property or a geographic area in which the property is located are not generally practically reviewable.

primary collateral

the project site that is acquired or improved through the loan proceeds; and any business real property to be taken as collateral when it represents over 50% of the total collateral value. Primary collateral includes leasehold applications.

reasonable time and cost

information is obtainable within reasonable time and cost if the information will be provided by the source within 20 calendar days of receiving a written, telephonic, or in-person request at no more than nominal cost intended to cover the source's cost of retrieving and duplicating the information.

reasonably ascertainable

for the purposes of environmental assessments, information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.

Recognized

*Environmental
Condition*

Defined by the ASTM as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to health or the environment and would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Recognized Environmental Condition

The presence or likely presence of any hazardous substances or petroleum products in, on, or at the property (1) due to any release, (2) under conditions indicative of a release to the environment, (3) under conditions that pose a material threat of a future release to the environment. De Minimis Conditions are not Recognized Environmental Conditions. (ASTM E 1527-13, § 3.2.77 Definitions).

Regulatory Agency File and Records Review

If a property or any of the adjoining properties is identified on one or more of the *Standard Environmental Record Sources* as delineated in the ASTM E 1527-13 § 8.2.1, pertinent regulatory agency files and/or records associated with the listing should be reviewed in order to obtain sufficient information to assist in the determination of the presence of a Recognized Environmental Condition, Historical Recognized Environmental Condition, Controlled Recognized Environmental Condition, or a De Minimis Condition. The Assessment will provide a written summary of the reviewed materials. If such a review is not warranted, the Assessment will provide the justification for not conducting the regulatory file review.

residential building

any room, group of rooms or other interior areas of a structure designed or used for human habitation; common areas accessible by inhabitants; and the surrounding property.

Site Assessment

Many state agencies refer to the Phase II level of investigation as "Site Assessment," typically performed in the preliminary stages of a response action to recently discovered contamination, whose objective is to determine in an expeditious manner if the level or extent of site contamination poses an immediate risk to human health or the environment, thereby necessitating an immediate response action.

Site Characterization

A Phase III investigation conducted in order to delineate and quantify the extent of contamination upon the subject Property, and generate sufficient information and data with which to reasonably estimate the cost of remediation or other

response actions.

*Site Reconnaissance
Report*

A Reconnaissance Report is a written summary of the information and observations of the Site Assessor who personally performed the Site Visit at the subject Property. This Report is completed following the guidelines and procedures delineated in the *Aerotech Environmental Consulting Guidance for Performing the Site Visit and Reconnaissance Report*.

Title Records for Environmental Liens: Search and Review

To meet the requirements of the All Appropriate Inquiry Standard 40 CFR §§ 312.20 and 312.25, a review of title and judicial records for Environmental Liens recorded against the Property must be performed by the User of this Assessment and provided to the Environmental Professional for review. The Scope of Work for this Assessment states that the Firm and Environmental Professional will not perform a search for Environmental Liens.

*Transaction Screen
Site Assessment*

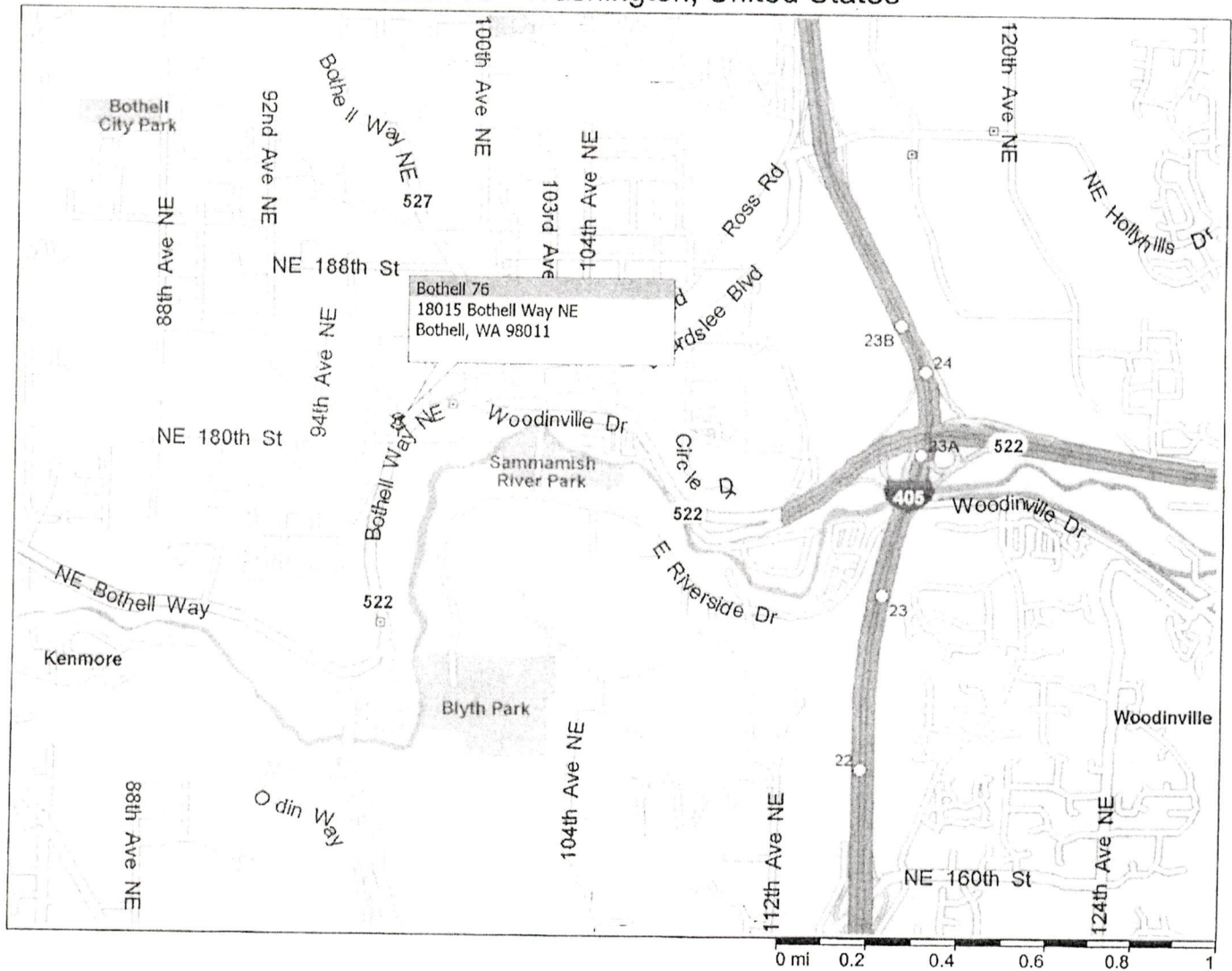
the process described in the ASTM E 1528-14 standard, *Standard Practice for Environmental Site Assessments: Transaction Screen Process*.

APPENDIX

- Site Location and Photographs
- Project Contract Documents
- Supplemental Documents
- Environmental Questionnaire
- Environmental Database

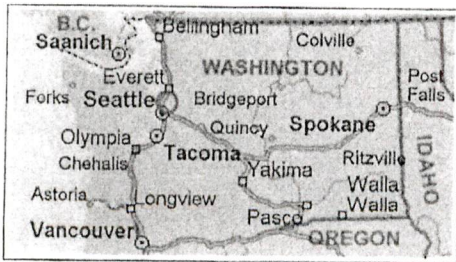
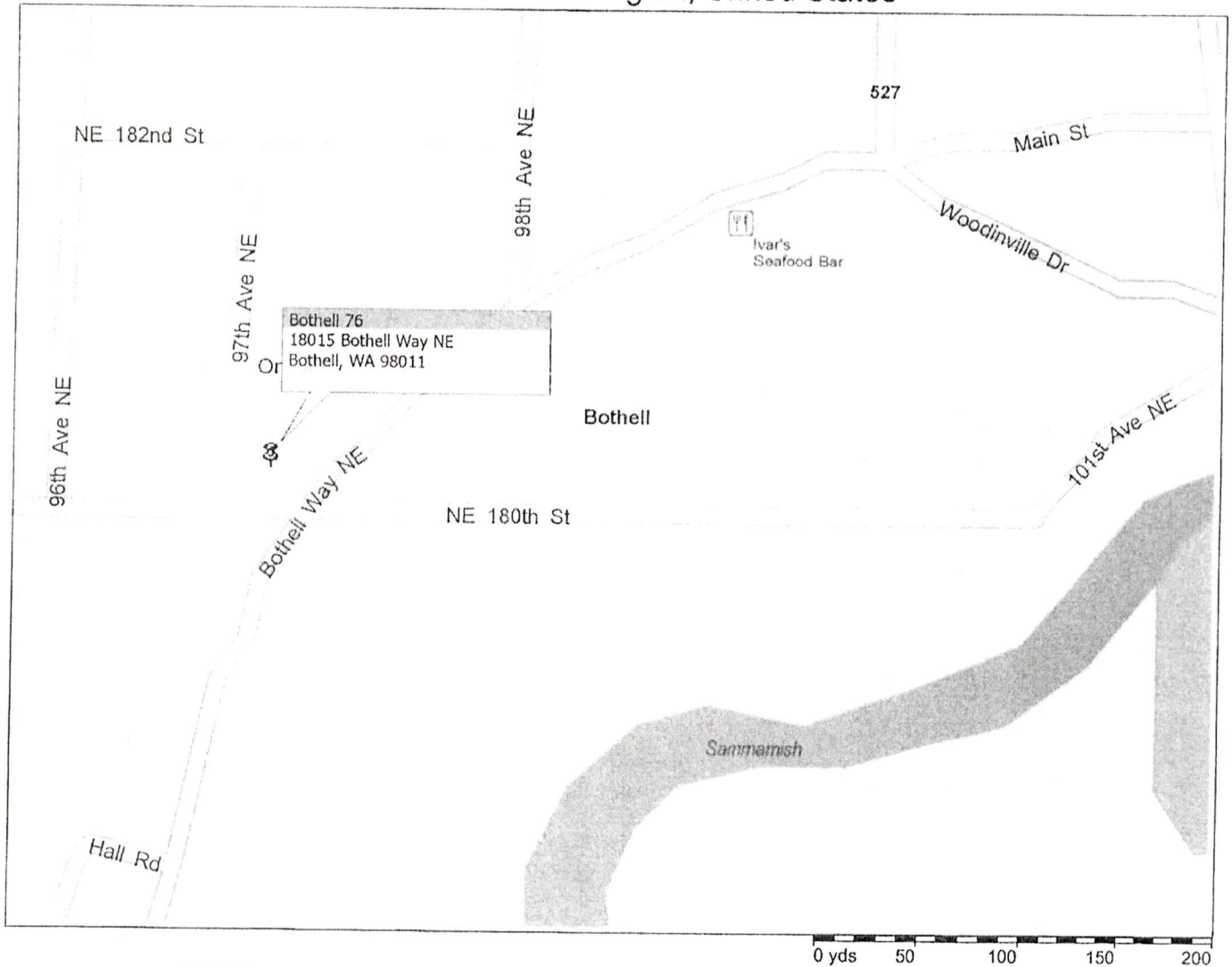
■ Site Location and Photographs

Bothell 76 - Washington, United States



Pushpins
My Pushpins

Bothell 76 - Washington, United States



The Market Bothell Landing
Page 1 of 2

Front of Property



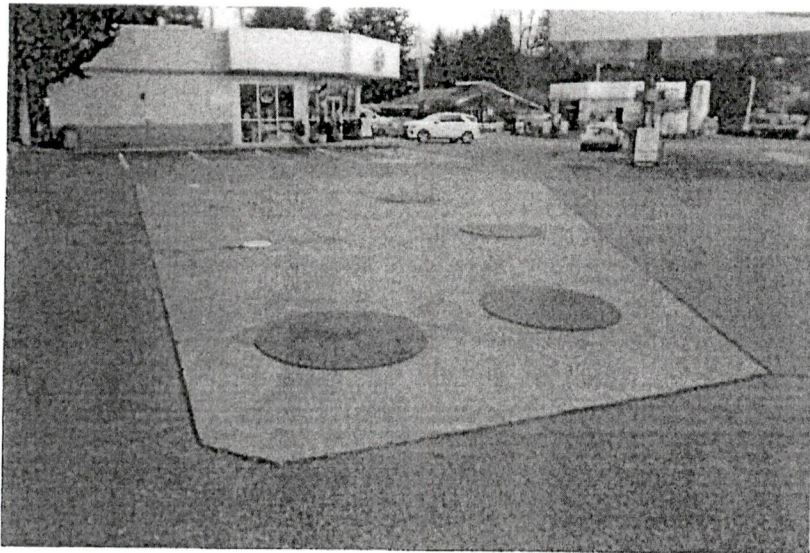
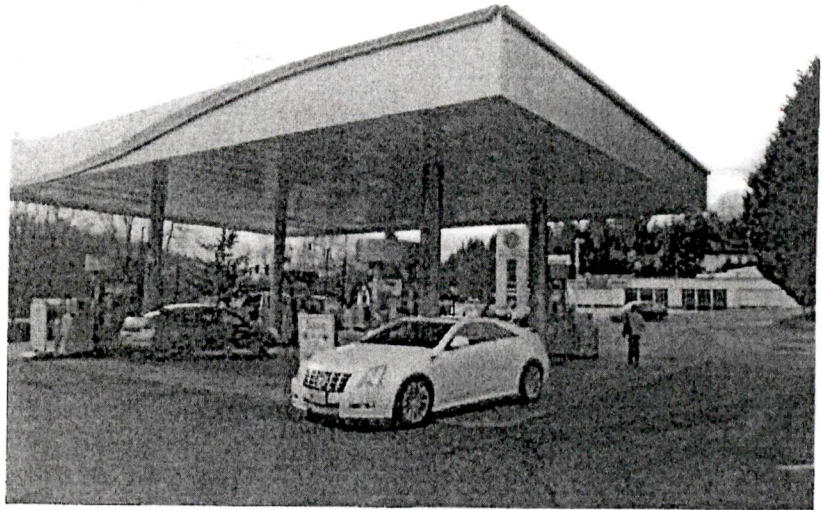
Front of building

Retail interior



The Market Bothell Landing
Page 2 of 2

Dispenser islands



Underground tank pit

Car wash building



■ **Project Contract Documents**

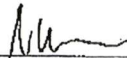
ENVIRONMENTAL CONTRACTOR'S CERTIFICATION

BOTHELL 76 / UNOCAL 5905

18015 Bothell Way Northeast
Bothell, Washington 98011

1. Contractor's Name: Aerotech Environmental Consulting, Inc.
2. Contractor's Address: 13925 Interurban Avenue South, Suite No.210, Seattle, Washington 98168
3. Name and title of person completing this certification: Alan T. Blotch / President
4. Answer the following questions about each employee that contractor will have perform the assessment or prepare the report showing the results of the inspection:
 - a. Name and Title of Employee: Alan T. Blotch – Environmental Assessor
 - b. Length of experience doing environmental assessments: 35 years
 - c. Education degrees received: Masters of Business Administration
Juris Doctor – Environmental Law
 - d. Relevant training received: ASTM E50 Environmental Assessment Committee Meetings
5. Identify any certifications and approvals issued to contractor pursuant to an official Federal, State or local program or policy to conduct environmental assessments: Registered Environmental Assessor
Issued by State of California (1992-2012)
6. Describe the generally recognized standards which the contractor will use to perform the assessment.
Standard Practice for Environmental Site Assessments: Phase I Assessment (ASTM E 1527-13)
Standard Practice for Environmental Site Assessments: Transaction Screen Process (ASTM E 1528-14)
7. Disclose the nature of any previous environmental inspections contractor has ever performed for the Owner or Purchaser of the property: None.
8. Disclose the nature of any affiliation or association contractor now has, or ever had, with the above referenced seller of the property, of the above referenced buyer of the property: None
9. Describe the liability insurance carried by contractor to cover claims in the event that it fails to discover adverse environmental conditions during an environmental inspection.
Professional Errors & Omissions Coverage \$1,000,000 / claim and \$1,000,000 aggregate liability

THE UNDERSIGNED HEREBY CERTIFIES, UNDER PENALTY OF THE CRIMINAL AND/OR CIVIL PENALTIES IN 18 U.S.C. § 1001 FOR FALSE STATEMENTS TO THE UNITED STATES GOVERNMENT, THAT THE ABOVE INFORMATION IS TRUE AND CORRECT.



Signature

03/24/17
Date

■ Supplemental Documents



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

August 9, 2013

City of Bothell
180305 101st Ave NE
Bothell, WA 98011

Re: SITE HAZARD ASSESSMENT: Facility Site ID 35644949
Unocal 5905
18015 Bothell Way NE
Bothell, WA 98011
Property Tax # 0726059114
Cleanup Site ID 8853

Dear Sir or Madam:

The Washington State Department of Ecology (Ecology) is writing to inform you that the above referenced property was subject to a site hazard assessment (SHA) as required under the Model Toxics Control Act, on 6/28/2013. The site was determined to be contaminated with benzene. The site's hazard ranking, an estimation of the potential threat to human health and/or the environment relative to all other Washington state sites assessed at this time, has been determined by Ecology to be a 4, where a 1 represents the highest relative risk and 5 the lowest.

For your information, Ecology will be publishing ranking of this, and other recently assessed sites, in the August 2013 Special Issue of the Site Register. The hazard ranking will be used in conjunction with other considerations in determining Ecology's priority for future action at this site.

For inquiries regarding what may occur with your site now that it is on Ecology's Hazardous Sites List please contact me at (425) 649-7136 or donna.musa@ecy.wa.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read "Donna Musa".

Donna Musa
Site Hazard Assessments
Toxics Cleanup Program

cc: Ted Benson, Ecology (ted.benson@ecy.wa.gov)



7

SITE HAZARD ASSESSMENT
Worksheet 1
Summary Score Sheet

SITE INFORMATION:

Unocal 5905

18015 Bothell Way NE

Bothell, King County, WA 98011

Cleanup Site ID: 8853

Facility/Site ID: 35644949

Section: 7

Latitude: 47.75872

Township: 26N

Longitude: -122.21116

Range: 5E

Tax/Parcel ID: 0726059114

Site Scored/ranked for the August 2013 Hazardous Sites List Publication

SITE DESCRIPTION:

The Unocal 5905 site is a former gas station located in Bothell, King County, Washington. The 0.78-acre property is located approximately 625 feet from Sammamish River, and zoned for commercial (GC) use.

Adjacent properties include an automobile dealership across NE 180th Street to the south, a fenced parking lot to the west, Bothell Way NE to the east (beyond which is vacant City of Bothell land), and to the north is Ormbeck Street and a veterinary clinic.

The site is currently operated as a Chevron Extra Mile & Car Wash by Allen L Haynes.

The site is currently developed and used as a Chevron gas station and car wash with a convenience store. A car wash was previously located in the northern portion of the property, however it was not operated by Unocal.

The site is located at the northwest corner of NE 180th Street and Bothell Way NE, in Bothell, Washington.

SITE BACKGROUND:

A summary of prior operations/tenants at the subject property is presented below.

<u>From</u>	<u>To</u>	<u>Operator/Tenant</u>	<u>Activity</u>
1993	2013	Chevron Extra Mile	gasoline station and car wash
	1992	Unocal	gasoline station

SITE CONTAMINATION:

In 1990 the Unocal 5905 site was reported to Washington Department of Ecology and placed on the LUST list with ID number 455.

In 1992 a subsurface vapor extraction system was being installed in the northern portion of the site (associated with another release and known in-situ soil contamination near the eastern property line). During excavation activities, petroleum contaminated soil was encountered near two sumps associated with a former car wash operation at the northern portion of the site, operated prior to 1984.

Seven test pits were excavated to assess the extent of soil contamination identified during the VES installation process, and two car wash sumps were removed from the northern portion of the site. Soil samples collected from test pit TP-1 contained concentrations of diesel and/or oil range hydrocarbons exceeding the MTCA Method A cleanup levels.

In December 1992, approximately 225 cubic yards of petroleum contaminated soil near test pits TP-1 and TP-3 was excavated to a depth of 9 feet below ground surface. Confirmation soil samples were collected from the excavation for analysis, and results indicated concentrations of diesel and oil range hydrocarbons, as well as VOCs, were below cleanup levels.

SITE HAZARD ASSESSMENT

Worksheet 1

Summary Score Sheet

PAST REMEDIATION ACTIVITIES:

Heavy-oil range hydrocarbons were detected in groundwater at well MW-9 in June 1992, at a concentration exceeding the MTCA Method A cleanup level. Additional groundwater sampling and monitoring activities were conducted by GeoEngineers to investigate groundwater conditions downgradient of the former Unocal UST pit between 1992 and 1994. A new gasoline station was constructed at the site in 1993. Benzene was detected at concentrations above the MTCA Method A cleanup level in groundwater samples from wells MW-5, MW-9 and MW-10 in December 1994.

CURRENT SITE CONDITIONS:

Groundwater sampling data from December 1994 (the most recent results in the Ecology site file) indicate concentrations of benzene at wells MW-9, MW-10, and MW-5 exceed MTCA Method A cleanup levels at concentrations of 24 ppb, 43 ppb, and 6.5 ppb, respectively.

Benzene contamination in groundwater has been identified in three monitoring wells downgradient of the former gasoline UST pit.

The approximate depth to groundwater is 8-9 feet below ground surface, with groundwater flowing to the east. Subsurface soils are sand and silt.

SPECIAL CONSIDERATIONS:

Checked boxes indicate routes applicable for WARM scoring

☐ **Surface Water**

Release occurred in the subsurface.

☒ **Air**

Benzene release to soil and groundwater at the site.

☒ **Groundwater**

Benzene release to soil and groundwater at the site.

Prior remedial activities have reduced concentrations of gasoline and diesel in groundwater at the site to below MTCA Method A cleanup levels, however residual benzene concentrations at three monitoring wells exceeded cleanup levels in 1994.

ROUTE SCORES:

Surface Water/ Human Health:

Surface Water/ Environment:

Air/ Human Health: 28.6

Air/ Environment: 1.5

Groundwater/ Human Health: 35.2

Overall Rank: 4

REFERENCES:

WARM Toxicological Database

WARM Scoring Manual

Washington Department of Transportation 24-hour Isopleth Maps, January 2006 update.
<http://www.wsdot.wa.gov/publications/fulltext/Hydraulics/Wa24hrIsopleths.pdf>

King County GIS Center iMAP application, Property Information, Groundwater Program, and Sensitive Areas mapsets. Accessed January 2013.
<http://www.kingcounty.gov/operations/GIS/Maps/iMAP.aspx>

SITE HAZARD ASSESSMENT
Worksheet 1
Summary Score Sheet

National Climatic Data Center 2011 Local Climatological Data for Seattle, Seattle Tacoma Airport.
<http://www1.ncdc.noaa.gov/pub/orders/IPS-90B1F39F-6CFA-4A6B-AA82-5ED1FF897CCC.pdf>

Washington State Department of Health Source Water Assessment Maps. March 2011 update.
<https://fortress.wa.gov/doh/eh/dw/swap/maps/>

Ecology Water Resources Explorer, accessed January 2013.
<https://fortress.wa.gov/ecy/waterresources/map/WaterResourcesExplorer.aspx>

FEMA Map Service Center, accessed January 2013.
<https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1>

Missouri Census Data Center, Circular Area Profiles - 2010 census data around a point location.
[Http://mcdc.missouri.edu/websas/caps10c.html](http://mcdc.missouri.edu/websas/caps10c.html). Accessed February 2013

GeoEngineers, 1993, Report of Geoenvironmental Services Supplemental Subsurface Investigation and Remedial Excavation Monitoring Activities Unocal Service Station 5905. March 30.

GeoEngineers, 1993, Progress Report No. 2 Quarterly Ground Water Monitoring Former Unocal Service Station 5905 Bothell, Washington. June 18.

GeoEngineers, 1996, Results of Ground Water Sampling December 1994 Former Unocal Service Station 5905 Bothell, Washington. January 19

**SITE HAZARD ASSESSMENT
Worksheet 2
Route Documentation**

Cleanup Site ID: 8853

Unocal 5905

Facility/Site ID: 35644949

1. SURFACE WATER ROUTE

List those substances to be considered for scoring:

Not applicable

Explain the basis for choice of substances to be used in scoring:

List those management units to be considered for scoring:

Explain basis for choice of unit to be used in scoring:

2. AIR ROUTE

List those substances to be considered for scoring:

Benzene

Explain the basis for choice of substances to be used in scoring:

MTCA Method A exceedance in three groundwater monitoring wells.

List those management units to be considered for scoring:

Soil Vapor

Explain basis for choice of unit to be used in scoring:

Potential for vapor transport

3. GROUNDWATER ROUTE

List those substances to be considered for scoring:

Benzene

Explain the basis for choice of substances to be used in scoring:

MTCA Method A exceedance in three groundwater monitoring wells.

List those management units to be considered for scoring:

Groundwater

Explain basis for choice of unit to be used in scoring:

MTCA Method A exceedance in three groundwater monitoring wells.

Worksheet 5

Air Route

CSID: 8853

Site Name: Unocal 5905

1.0 Substance Characteristics

1.1 Introduction (WARM Scoring Manual) - Please Review before scoring

1.2 Human Toxicity

Substance	Ambient Air Standard Value	Acute Toxicity Value	Chronic Toxicity Value	Carcinogenicity Value
Benzene	10	3	X	5

Highest Value 10
 Bonus Points? 0
 Toxicity Value 10

1.3 Mobility

Gaseous Mobility	Max Value: 4	
Particulate Mobility	Soil Type:	Mobility Value 4
	Erodibility:	
	Climatic Factor:	

1.4 Final Human Health Toxicity/Mobility Matrix Value

HH Final Matrix Value 20

1.5 Environmental Toxicity/Mobility

Substance	Non-human Mammalian Inhalation Toxicity (mg/m3)	Acute Value	Mobility Value	Table A-7 Matrix Value
Benzene	31947	3	4	6

Env. Final Matrix Value 6

1.6 Substance Quantity

Amount: 950 square feet

Basis: Estimated surface area of contaminated soil/groundwater

Substance Quantity Value 4

Worksheet 5

Air Route

CSID: 8853

Site Name: Unocal 5905

2.0 Migration Potential

2.1 Containment

Explain Basis: Assume 2' thick cover, no vapor collection system

Containment Value

3.0 Targets

3.1 Nearest Population

Residences within 500 feet

Population Distance Value

3.2 Distance to and name of nearest sensitive environments

Approximately 625' to Sammamish River

Sensitive Environment Value

3.3 Population within 0.5 miles

2444 population

Population Value

4.0 Release

Explain basis for scoring a release to air
no confirmed releaseRelease to Air Value

Pathway Scoring - Air Route, Human Health Pathway

$$AIR_H = (SUB_{AH} * 60/329) * [REL_A + (TAR_{AH} * 35/85)] / 24$$

Where:

$$SUB_{AH} = (\text{Human toxicity} + 5) * (\text{Containment} + 1) + \text{Substance Qty}$$

REL_A = Release to Air

$$TAR_{AH} = \text{Nearest Population} + \text{Population within 1/2 mile}$$

SUB _{AH}	154
REL _A	0
TAR _{AH}	69
AIR _H	28.6

Pathway Scoring - Air Route, Environmental Pathway

$$AIR_E = (SUB_{AE} * 60/329) * [REL_A + (TAR_{AE} * 35/85)] / 24$$

Where:

$$SUB_{AE} = (\text{Environmental Toxicity Value} + 5) * (\text{Containment} + 1) + \text{Substance Qty}$$

REL_A = Release to AirTAR_{AE} = Nearest Sensitive Environment

SUB _{AE}	70
REL _A	0
TAR _{AE}	7
AIR _E	1.5

Worksheet 6
Groundwater Route

CSID: 8853

Site Name: Unocal 5905

1.0 Substance Characteristics

1.1 Human Toxicity

Substance	Drinking Water Standard Value	Acute Toxicity Value	Chronic Toxicity Value	Carcinogenicity Value
Benzene	8	3	X	5

Highest Value 8
 Bonus Points? 0
 Toxicity Value

1.2 Mobility

Cations/Anions

Max Value:

Solubility

Max Value: 3

Mobility Value

1.3 Substance Quantity

Amount: 20-60 cubic yards of soil

Basis: Estimated volume of impacted soil remaining in-place

Substance Quantity Value

2.0 Migration Potential

2.1 Containment

Containment Value

Explain Basis: Contaminated soil

2.2 Net Precipitation

10-20 inches

Net Precipitation Value

2.3 Subsurface Hydraulic Conductivity

silt/sand

Conductivity Value

2.4 Vertical Depth to Groundwater

confirmed release to groundwater (8-9 ft bgs)

Depth to Aquifer Value

3.0 Targets

3.1 Groundwater Usage

Irrigation, stock water, domestic drinking water

Aquifer Use Value

3.2 Distance to Nearest Drinking Water Well

Within 1/4 mile

Well Distance Value

3.3 Population Served within 2 Miles

132 population (estimated)

Population Served Value

Worksheet 6
Groundwater Route

CSID: 8853

Site Name: Unocal 5905

3.4 Area Irrigated by GW Wells within 2 miles
approximately 13 acres

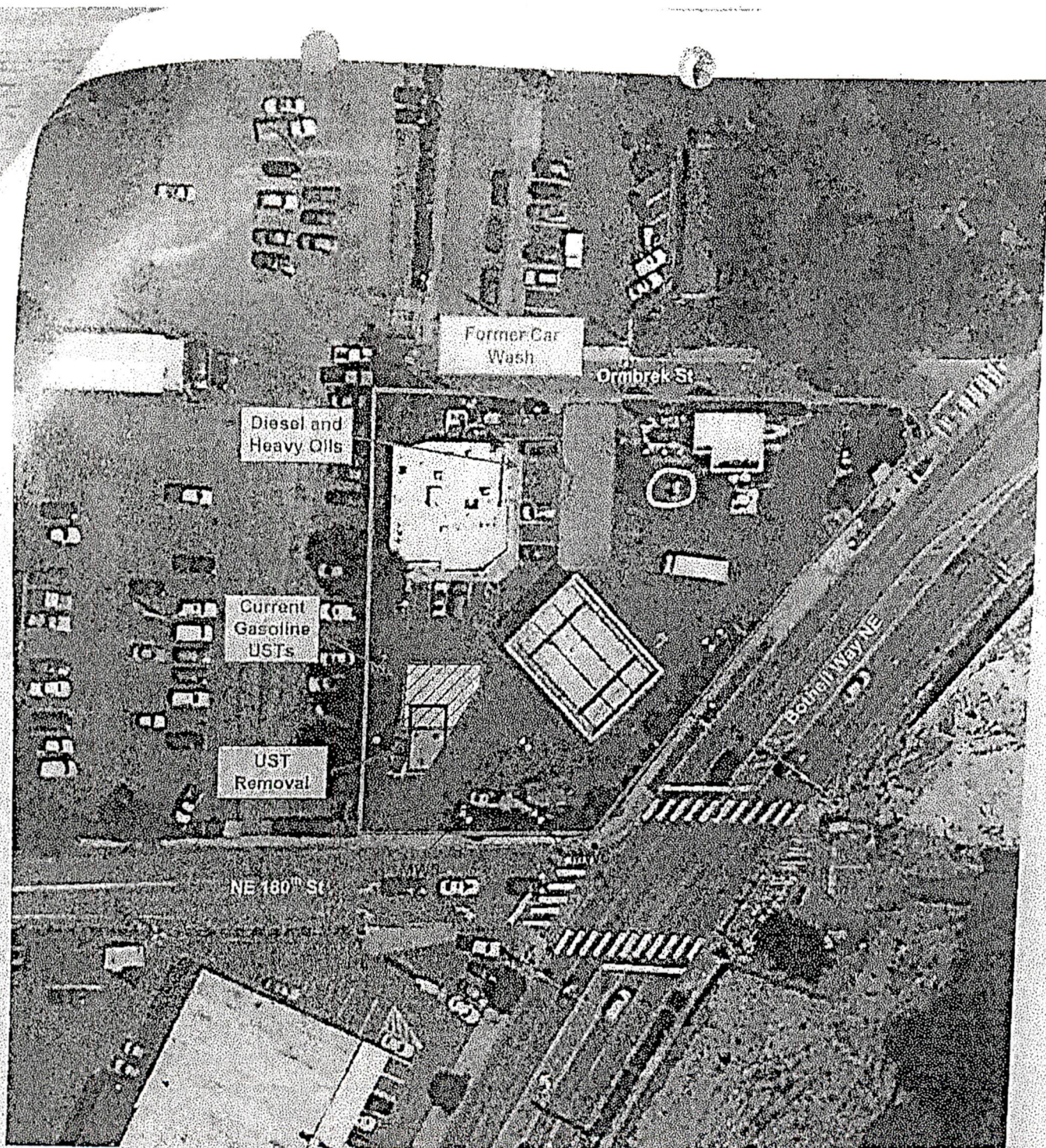
Area Irrigated Value 2.70

4.0 Release





Release to Groundwater Value 5

Explain basis for scoring a release to groundwater:
confirmed release

Pathway Scoring - Groundwater Route, Human Health Pathway											
$GW_H = (SUB_{GH} * 40 / 208) * [(MIG_G * 25 / 17) + REL_G + (TAR_{GH} * 30 / 165)] / 24$											
Where:											
$SUB_{GH} = (\text{Human toxicity} + \text{mobility} + 3) * (\text{Containment} + 1) + \text{Substance Qty}$	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right; padding: 2px 10px;">SUB_{GH}</td> <td style="text-align: right; padding: 2px 10px;">156</td> </tr> <tr> <td style="text-align: right; padding: 2px 10px;">MIG_G</td> <td style="text-align: right; padding: 2px 10px;">13</td> </tr> <tr> <td style="text-align: right; padding: 2px 10px;">REL_G</td> <td style="text-align: right; padding: 2px 10px;">5</td> </tr> <tr> <td style="text-align: right; padding: 2px 10px;">TAR_{GH}</td> <td style="text-align: right; padding: 2px 10px;">22.10328875</td> </tr> <tr> <td style="text-align: right; padding: 2px 10px;">GW_H</td> <td style="text-align: right; padding: 2px 10px;">35.2</td> </tr> </table>	SUB_{GH}	156	MIG_G	13	REL_G	5	TAR_{GH}	22.10328875	GW_H	35.2
SUB_{GH}	156										
MIG_G	13										
REL_G	5										
TAR_{GH}	22.10328875										
GW_H	35.2										
$MIG_G = \text{Depth to Aquifer} + \text{Net Precip} + \text{Hydraulic Conductivity}$											
$REL_G = \text{Release to Groundwater}$											
$TAR_{GH} = \text{Aquifer Use} + \text{Well Distance} + \text{Population Served} + \text{Area Irrigated}$											



Legend:

-  Property Location (approximate)
-  Excavation Location (approximate)
-  Sump Excavation (approximate)
-  Gasoline/BTEX Impacts (approximate)

Notes:

1. All locations are approximate, and not to scale.



DEPARTMENT OF
ECOLOGY
State of Washington

Unocal 5905
18015 Bothell Way NE
Bothell, WA 98011

Site Overview Map

CSID 8853
CSID8853.vsd

**Washington Ranking Method
Route Scores Summary and Ranking Calculation Sheet**

Site Name: Unocal 5905

CSID: 8853

Site Address: 18015 Bothell Way NE

FSID: 35644949

HUMAN HEALTH ROUTE SCORES

Enter Human Health Route Scores for all Applicable Routes:

Pathway	Route Score	Quintile Group
Surface Water	115	0
Air	28.6	4
Groundwater	35.2	3

H ²	4
M	3
L	0

$$H^2 + 2M + L = 16 + 6 + 0 = 22$$

Human Health
Priority Bin Score:

3
rounded up to
next whole
number

ENVIRONMENT ROUTE SCORES

Enter Environment Route Scores for all Applicable Routes:

Pathway	Route Score	Quintile Group
Surface Water	115	0
Air	1.5	1

H ²	1
L	0

$$H^2 + 2L = 1 + 0 = 1$$

Environment
Priority Bin Score:

1
rounded up to
next whole
number

Comments/Notes:

**FINAL
MATRIX
RANKING**

4

FOR REFERENCE:

Final WARM Bin Ranking Matrix:

Human Health Priority	Environment Priority					
	5	4	3	2	1	N/A
5	1	1	1	1	1	1
4	1	2	2	2	3	2
3	1	2	3	4	4	3
2	2	3	4	4	5	3
1	2	3	4	5	5	5
N/A	3	4	5	5	5	N/A

Quintile Values for Route Scores - February 2013 Values

Quintile	Human Health			Environment	
	Surface Water	Air	Ground Water	Surface Water	Air
5	>= 27.0	>= 32.0	>= 50.1	>= 47.0	>= 32.0
4	>= 18.5	>= 21.1	>= 40.4	>= 30.3	>= 26.1
3	>= 12.4	>= 13.1	>= 31.6	>= 21.4	>= 21.1
2	>= 7.5	>= 7.1	>= 22.4	>= 11.0	>= 14.6
1	< 7.5	< 7.1	< 22.4	< 11.0	< 14.6

Quintile value associated with each route score entered above

■ **Environmental Questionnaire**

AEROTECH
Environmental Consulting Inc.

13925 Interurban Avenue South, Suite No.210
Seattle, Washington 98168
(360)710-5899

2916 NW Bucklin Hill Road, Suite No.126
Silverdale, Washington 98383
(866) 800-4030

512 W. International Airport Road, Suite
No.201 Anchorage, Alaska 99518

5319 SW Westgate Dr., Suite No.24
Portland, Oregon 97221

May 31, 2017

Voluntary Cleanup Program Section Manager,
Washington State Department of Ecology
Northwest Regional Office
3190 160th Avenue Southeast
Bellevue, Washington 98008-5452

SUBJECT VCP APPLICATION SUBMITTAL

Bothell 76 – Unocal 5095
18015 Bothell Way Northeast
Bothell, Washington 98011

Voluntary Cleanup Program Section Manager,

Please find the attached fully executed *Voluntary Cleanup Program Agreement*, and *Voluntary Cleanup Program Application Form* for the aforementioned subject Property.

Thank you for your assistance in the matter. Please do not hesitate to contact me, at (425) 923-7468 with any questions.

Sincerely,

Justin Foslien
Licensed Geologist
Email: justin@dirtydirt.us