

November 9, 2010

Project No. 094-10023

Ms. Cynthia Wagner  
Union Bank  
500 South Main Street, Suite 320  
Orange, California 92868

Reference: Union Bank Log No. 10-1137  
Phase I Environmental Site Assessment  
Riverbend Site  
4304 State Route 530  
Arlington, Washington 98223  
APNs: 01052900000100 (Lot 1) - 01052900000300 (Lot 3)  
and 01052900000500 (Lot 5) - 01052900001500 (Lot 15)

Dear Ms. Wagner,

Krazan & Associates, Inc., (Krazan) completed a Phase I Environmental Site Assessment at the referenced site, summarized in a report dated November 9, 2010. We appreciate the opportunity to serve your environmental due diligence needs. During the course of this assessment, Krazan identified evidence of the following recognized environmental conditions (RECs) in connection with the subject site as defined by ASTM E 1527-05:

**RECs**

- A request for public records was submitted to Mr. Kevin Plemel of Snohomish County Health District. A response was received from Ms. Shelly Armstrong of the Snohomish County Health District on July 13, 2010. Ms. Armstrong related that there was a reported diesel spill of approximately 100 gallons resulting from a highway accident. Approximately 20 cubic yards (c.y.) of diesel-contaminated soil was apparently excavated and removed from the site. The Health District does not have additional details regarding this incident. Krazan discussed this incident with Mr. Randy Faber. Mr. Faber does have recollection of the July 1992 highway accident. The accident apparently took place right at the driveway from the old farm house to Highway 530. Mr. Faber recalls that a dump truck towing a trailer with a tractor was involved in the accident. The tractor fell off of the trailer and ended up on its side in the Faber's front yard. Mr. Faber recalls that the diesel fuel spill came from the toppled tractor. Based on the absence of records on file with the Snohomish County Health District regarding the soil testing and disposition of the 20 c.y. of diesel-contaminated soil, the condition of the soil at the location of the unauthorized release is unknown.

*Krazan recommends soil testing in the location of the former unauthorized release to assess the presence or absence of subsurface impacts from diesel fuel petroleum hydrocarbons.*

- Petroleum surface soil staining in areas surrounding farm machinery in the metal storage building (on Lot #3) was noted. It is believed that surface soil staining is the result of farm machinery maintenance and storage in this building since its construction in the early 1980s. The lateral and vertical extent of the petroleum staining has not been evaluated.

*Krazan recommends soil testing in the location of the staining to assess the extent and volume of petroleum surface staining.*

- A former dairy waste pond lagoon was previously located adjacent to the subject site. The dairy lagoon was located at the east end of Lot #4 of the Riverbend development. The decommissioning of the dairy lagoon was not required to be permitted with the Washington State Department of Ecology (WDOE), Water Quality Program. However, based on the historical presence of the dairy lagoon, elevated nitrates may exist in the groundwater underlying the former lagoon and/or the subject site. The condition of the groundwater beneath the subject site is unknown. No analytical data was identified for the installation of new water wells at the subject site with the owner or the WDOE Water Quality Program. Therefore the condition of the groundwater at the subject site or in connection with the former dairy lagoon is unknown.

*Krazan recommends that potability water sampling be conducted at the current water wells to assess compliance with State and Federal drinking water standards for public consumption.*

Additionally, the following regulatory and ASTM non-scope issues were identified in connection with the subject site:

#### **Regulatory Issue**

- The WDOE has no record of receiving a copy of the Tank Closure Assessment & Remedial Actions report dated June 9, 2004, prepared by Environmental Associates, Inc. Furthermore, the WDOE has not issued any opinion regarding the removal/closure of the former 500-gallon gasoline underground storage tank (UST) or the former 1,500-gallon diesel UST removed from the subject site in 2004, as reported by Randy Faber, the owner and documented by Environmental Associates, Inc. The absence of a *No Further Action (NFA)* status letter from WDOE leaves the UST closure status as incomplete. Based on Environmental Associates, Inc.'s documented excavation and confirmation sampling of gasoline impacted soils associated with the former gasoline UST, no environmental concern appears to exist in connection with the former USTs; however, no record of closure is on file with WDOE.

*To achieve compliance with reporting requirements set forth in WAC 173-340, and to achieve a regulatory closure status for the former USTs removed from the subject site, a copy of the report is recommended to be forwarded to WDOE.*

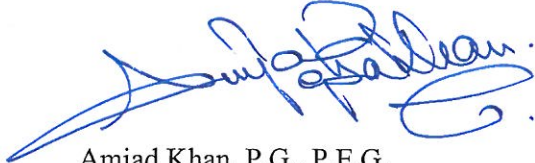
#### **ASTM Non-scope Issues**

- An isolated mold issue is present in the east end storage room of the car port. We observed approximately 60 sq. ft. area of mold growth localized in the southern half of the east storage room. Black colored mold is concentrated at the ceiling/wall corners, on the walls and around the work bench.

- During Krazan's site reconnaissance, no damaged building materials which appeared to be posing a health hazard were noted in association with the interior and exterior portions of the on-site structures. Based on the date of construction (pre mid-1980s), asbestos-containing materials (ACMs) and lead-based paint (LBP) may be present at the subject site. Building materials were generally observed in good condition. Prior to the disturbance of any of the suspect ACMs or LBP at the subject site, a comprehensive asbestos and/or lead-based paint survey is recommended. If such materials are identified and need to be disturbed, repaired, or removed, then a licensed abatement contractor should be consulted. Suspect ACMs and LBP can also be managed under the auspices of an Operations and Maintenance (O&M) plan.

If you have any questions regarding the information presented in this report, please feel free to contact us at (425) 485-5519.

Respectfully Submitted:  
KRAZAN & ASSOCIATES, INC.



Amjad Khan, P.G., P.E.G.  
Regional Director, Professional Services

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
UNION BANK LOG NO. 10-1137  
RIVERBEND SITE  
4304 STATE ROUTE 530  
ARLINGTON, WASHINGTON 98223  
APNs:  
01052900000100 (LOT 1) - 01052900000300 (LOT 3)  
AND  
01052900000500 (LOT 5) - 01052900001500 (LOT 15)**

Project No. 094-10023  
November 9, 2010

Prepared for:  
Ms. Cynthia Wagner  
Union Bank  
500 South Main Street, Suite 320  
Orange, California 92868  
(714) 565-5635

Prepared by:  
Krazan & Associates, Inc.  
11715 N. Creek Parkway S., Ste. C-106  
Bothell, Washington  
(425) 485-5519



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Project No. 094-10023

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**1.0 EXECUTIVE SUMMARY**

Krazan & Associates, Inc. (Krazan) has performed a Phase I Environmental Site Assessment (ESA) of the property identified as Union Bank (UB) Log No. 10-1137, Riverbend Site located on the south side of the State Highway 530, with the physical address of 4304 State Route 530 in Arlington, Washington 98223. Krazan was retained and authorized by UB Environmental Risk Management (ERM) to perform the Phase I ESA in accordance with the Master Environmental Services Agreement between Krazan and UB, dated August 7, 2002, and the UB Real-Estate Information Management Service (RIMS) on-line award dated June 16, 2010. Krazan conducted the Phase I ESA of the subject site in conformance with American Society for Testing and Materials (ASTM) E 1527-05 All Appropriate Inquiry (AAI), and the *Scope of Work Required By Union Bank, N.A. For A Trust, Corporate Real Estate, or Preforeclosure AAI-Compliant Phase I Environmental Site Assessment* dated June 2009. The Phase I ESA constitutes appropriate inquiry designed to identify recognized environmental conditions (RECs) in connection with the previous ownership and uses of the subject site.

ASTM E 1527-05 Section 1.1.1 *Recognized Environmental Conditions* – The term *recognized environmental conditions* means 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, groundwater, or surface water on 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 material risk of harm to public 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*.

During the course of this assessment, Krazan identified evidence of the following recognized environmental conditions (RECs) in connection with the subject site as defined by ASTM E 1527-05:

**RECs**

- A request for public records was submitted to Mr. Kevin Plemel of Snohomish County Health District. A response was received from Ms. Shelly Armstrong of the Snohomish County Health District on July 13, 2010. Ms. Armstrong related that there was a reported diesel spill of approximately 100 gallons resulting from a highway accident. Approximately 20 cubic yards (c.y.) of diesel-contaminated soil was apparently excavated and removed from the site. The Health District does not have additional details regarding this incident. Krazan discussed this incident with Mr. Randy Faber. Mr. Faber does have recollection of the July 1992 highway accident. The accident apparently took place right at the driveway from the old farm house to Highway 530. Mr. Faber recalls that a dump truck towing a trailer with a tractor was involved in the accident. The tractor fell off of the trailer and ended up on its side in the Faber's front yard. Mr. Faber recalls that the diesel fuel spill came from the toppled tractor. Based on the absence of records on file with the Snohomish County Health District regarding the soil testing and disposition of the 20 c.y. of diesel-contaminated soil, the condition of the soil at the location of the unauthorized release is unknown.

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*Krazan recommends that potability water sampling be conducted at the current water wells to assess compliance with State and Federal drinking water standards for public consumption.*

Additionally, the following regulatory and ASTM non-scope issues were identified in connection with the subject site:

### Regulatory Issue

- The WDOE has no record of receiving a copy of the Tank Closure Assessment & Remedial Actions report dated June 9, 2004, prepared by Environmental Associates, Inc. Furthermore, the WDOE has not issued any opinion regarding the removal/closure of the former 500-gallon gasoline underground storage tank (UST) or the former 1,500-gallon diesel UST removed from the subject site in 2004, as reported by Randy Faber, the owner and documented by Environmental Associates, Inc. The absence of a *No Further Action (NFA)* status letter from WDOE leaves the UST closure status as incomplete. Based on Environmental Associates, Inc.'s documented excavation and confirmation sampling of gasoline impacted soils associated with the former gasoline UST, no environmental concern appears to exist in connection with the former USTs; however, no record of closure is on file with WDOE.

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### ASTM Non-scope Issues

- An isolated mold issue is present in the east end storage room of the car port. We observed approximately 60 sq. ft. area of mold growth localized in the southern half of the east storage room. Black colored mold is concentrated at the ceiling/wall corners, on the walls and around the work bench.
- During Krazan's site reconnaissance, no damaged building materials which appeared to be posing a health hazard were noted in association with the interior and exterior portions of the on-site structures. Based on the date of construction (pre mid-1980s), asbestos-containing materials (ACMs) and lead-based paint (LBP) may be present at the subject site. Building materials were generally observed in good condition. Prior to the disturbance of any of the suspect ACMs or LBP at the subject site, a comprehensive asbestos and/or lead-based paint survey is recommended. If such materials are identified and need to be disturbed, repaired, or removed, then a licensed abatement contractor should be consulted. Suspect ACMs and LBP can also be managed under the auspices of an Operations and Maintenance (O&M) plan.

## 2.0 PURPOSE AND SCOPE OF ASSESSMENT

### 2.1 Purpose

According to ASTM E 1527-05, the purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an *environmental site assessment* of a parcel of *commercial real estate* with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and *petroleum products*. As such, this practice is intended to permit a *user* to satisfy one of the requirements to qualify

for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser* limitation on CERCLA liability (hereinafter, the *landowner liability protections, or LLPs*): that is, the practice that constitutes “*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).

## **2.2 Scope of Work**

Krazan performed this assessment in conformance with 40 CFR 312 et al ASTM E 1527-05 AAI, and the *Scope of Work Required By Union Bank, N.A. For A Trust, Corporate Real Estate, or Preforeclosure AAI-Compliant Phase I Environmental Site Assessment* dated June 2009, and pursuant to the terms set forth in the Master Environmental Services Agreement between Krazan and UB.

## **3.0 SITE DESCRIPTION**

The subject site comprises of fourteen (14) remaining lots out of the original fifteen (15) lot, 150 acre (±) residential subdivision with the associated Snohomish County Assessor’s Parcel Numbers (APNs) 01052900000100, 01052900000200, 01052900000300, 01052900000500, 01052900000600, 01052900000700, 01052900000800, 01052900000900, 01052900001000, 01052900001100, 01052900001200, 01052900001300, 01052900001400, and 01052900001500 comprising of Lots # 1 through 3 and Lots # 5 through 15 of the subdivision. Each lot is approximately 10 acres in size. The generally flat subject site is partially developed with interior access via a single porous pavement cul-de-sac street (44<sup>th</sup> Drive NE). Underground utilities (electrical power) and plots are tentatively established to accommodate 14 separate single family residences.

At the time of our site visit, the approximate building sites were over grown with grasses. Much of the site is planted in wheat, which is expected to be harvested in the near term. One residential structure (the original farm house) and a six bay car port are present on Lot #1. A large metal outbuilding is located on Lot #3. Lot #15 has a large and refurbished “equestrian” barn with approximately 32 stalls and tack rooms. Ground surface inside of the metal out building and refurbished barn are concrete covered. Signs designating the presence of Native Growth Protection areas are located in the northwestern and south eastern portions of the site. General property information and property use are summarized in the following table. Refer to the Vicinity Map (Figure No. 1) located after the Reference Section.



### Summary of Property Information

Topographic Map:	U.S. Geological Survey, 7.5 minute, Arlington West, Washington topographic quadrangle map, dated 1981
Topography:	Relatively flat, approximately 30 feet above mean sea level
Latitude/Longitude:	48.1872, -122.1703
General Location:	4304 State Route 530, Arlington, WA
Assessor's Parcel Number:	01052900000100, 01052900000200, 01052900000300, 01052900000500, 01052900000600, 01052900000700, 01052900000800, 01052900000900, 01052900001000, 01052900001100, 01052900001200, 01052900001300, 01052900001400, and 01052900001500
Approximate Depth to Groundwater:	20.5 feet below ground surface (bgs) (Ecology Water Well Report for Domestic Well # APS 890, 7-18-07)
Regional Groundwater Flow Direction:	Northwest (towards the Stillaguamish River) based on the regional topographic profile
Existing Use:	Vacant land (grass & wheat), farm house residence, equestrian barn, and metal outbuilding

### 3.1 Geology and Hydrogeology

The site lies within the central Puget Lowland. The lowland is part of a regional north-south trending trough that extends from southwestern British Columbia to near Eugene, Oregon. North of Olympia, Washington, this lowland is glacially carved, with a depositional and erosional history including at least four separate glacial advances/retreats. The Puget Lowland is bounded to the west by the Olympic Mountains, and to the east by the Cascade Range. The lowland is filled with glacial and nonglacial sediments consisting of interbedded gravel, sand, silt, till and peat lenses.

The Washington Division of Geology and Earth Resources, Geologic Map of Washington – Northwest Quadrant (2002), indicates the property is located in an area that is primarily underlain by Quaternary Alluvium deposits (Qa). These alluvial deposits are typically undifferentiated sand, gravel, silt, and clay. The variable soil characteristics result from the mixing of the materials as they were overridden and incorporated by the glacial ice.

The United States Department of Agriculture (USDA) soil survey maps indicate surface soils at the site are Puget silty clay loam (approximately 80%) and Puyallup fine sandy loam (approximately 20%). Puget and Puyallup soils are typically dark to grayish brown, poorly drained soils that formed in recent alluvium on floodplains and low river terraces with slopes of 0 to 3 percent.



Hydrogeology of the Puget and Puyallup series is generally described as well drained with slow to ponded runoff and moderate permeability. Average annual precipitation in the area ranges from 35 to 55 inches per year.

#### **4.0 SITE RECONNAISSANCE**

A site reconnaissance, which included a visual observation of the subject site and surrounding properties, was conducted by Paul F. Schmidt, Krazan's Environmental Professional (EP) on July 13, 2010. Krazan's EP was not accompanied during the July 13, 2010 site reconnaissance; however, during subsequent visits to the site, Krazan's EP was accompanied by Mr. Lauren Faber and Mr. Randy Faber (brothers and current owner/family representatives). Mr. Lauren Faber has lived at the site since 1964. Mr. Lauren Faber was as our initial escort during the interior and exterior reconnaissance of the subject site. Mr. Faber also offered some historical information relating to activities at the subject site. The objective of the site reconnaissance was to obtain information indicating the likelihood of identifying recognized environmental conditions (RECs), including hazardous substances and petroleum products, in connection with the property (including soils, surface waters, and groundwater).

#### **4.1 Observations**

The following table summarizes conditions encountered during our site reconnaissance. A discussion of visual observations follows the Summary Table below. Refer to the Site Map (Figure No. 2) and color photographs following the text for the locations of items discussed in this section of the report. (Mr. Lauren Faber offered a historical prospective of the site from pictures present on a wall in the family room of the residence. Photographs #11 and #12 are pictures of the farm circa 1940 and 1964. The Site APN Map (Figure 3) shows the entire Riverbend site; however, it should be noted that Lot #4 has been excluded from the subject site. We understand that Lot #4 has been sold to others. One residential structure is present on Lot #4, which is not part of the subject site.

### Summary of Site Reconnaissance

Feature	Observed	Not Observed
Structures (existing)	X	
Evidence of past uses (farm house, outbuildings, grazing land and barn)	X	
Hazardous substances and/or petroleum products (including containers)		X
Aboveground storage tanks (ASTs)	X	
Underground storage tanks (USTs) or evidence of USTs		X
Evidence of Underground Pipelines		X
Strong, pungent, or noxious odors		X
Pools of liquid likely to be hazardous materials or petroleum products		X
Drums	X	
Unidentified substance containers		X
Potential polychlorinated biphenyl (PCB) containing equipment		X
Subsurface hydraulic equipment		X
Heating/ventilation/air conditioning (HVAC)		X
Stains or corrosion on floors, walls, or ceilings	X	
Floor drains and sumps		X
Storm Drains		X
Pits, ponds, or lagoons		X
Stained soil and/or pavement	X	
Soil Piles		X
Stressed vegetation		X
Waste or wastewater discharges to surface or surface waters on subject site (including stormwater)		X
Wells (irrigation and domestic)	X	
Septic Systems (present at farm house, but not observed)		X

The subject site is partially developed with access via a single pavement cul-de-sac street (44<sup>th</sup> Drive NE). Electrical power and plots have been established to accommodate up to 14 separate single family residences. Refer to Site Map (Figure No. 2) and Site Map 1990 (Figure No. 4), for locations of the following referenced on-site features:

Topography at the site is relatively flat to slightly undulating with a slight declivity to the northwest (generally towards the Stillaguamish River). The ground surface is generally covered with grass and wheat. A concrete access road (44<sup>th</sup> Drive NE) is present providing access off of State Route 530. The access road extends through the middle of the site in a cul-de-sac configuration.

The subject site appears to be a residential subdivision development that was prepared for construction of large Single Family Residential (SFR) units. Current Riverbend development improvements include the interior access street (44<sup>th</sup> Drive NE), under ground utilities (with several above grade power

transformers) and the large refurbished horse barn (red barn). The barn is expected to be part of the common access areas for the equestrian oriented development.

In addition to the above, a farm house and associated car port are present on Lot #1 at the northwest corner of the site. It is reported that the house was initially constructed circa 1910. The structure was significantly remodeled to its current configuration in approximately 1980. Typical residential building materials are present (wood, concrete, brick, asphalt shingles, vinyl siding, etc.). Historically, the residence has had an address of 4304 State Route 530, Arlington, Washington. It is our understanding that subsequent to the future sale of Lot #1, the address of 4304 State Route 530, Arlington, Washington will be superseded by 21112 – 44<sup>th</sup> Drive NE, Arlington, Washington. Mr. Randy Faber provided the following address information for the subject site lots:

Lot #	APN	Address
1	01052900000100	21112 – 44 <sup>th</sup> Drive NE
2	01052900000200	21108 – 44 <sup>th</sup> Drive NE
3	01052900000300	21016 – 44 <sup>th</sup> Drive NE
4	Not part of subject site	
5	01052900000500	20920 – 44 <sup>th</sup> Drive NE
6	01052900000600	20828 – 44 <sup>th</sup> Drive NE
7	01052900000700	20821 – 44 <sup>th</sup> Drive NE
8	01052900000800	20827 – 44 <sup>th</sup> Drive NE
9	01052900000900	20833 – 44 <sup>th</sup> Drive NE
10	01052900001000	20905 – 44 <sup>th</sup> Drive NE
11	01052900001100	20919 – 44 <sup>th</sup> Drive NE
12	01052900001200	21003 – 44 <sup>th</sup> Drive NE
13	01052900001300	21017 – 44 <sup>th</sup> Drive NE
14	01052900001400	21025 – 44 <sup>th</sup> Drive NE
15	01052900001500	21109 – 44 <sup>th</sup> Drive NE

A large metal outbuilding (storage barn) is present on Lot #3. Mr. Randy Faber suggested that the metal outbuilding was constructed in approximately 1987 and was used for storage of farm machinery. A tenant farmer is currently renting this metal barn and uses this building to store tractors and other farm implements. An AST (approximately 150-gallon diesel tank) is stored adjacent to the doors at the south end of the barn. Mr. Randy Faber related that this AST has not used for over 20 years and is empty. The AST was used prior to installation of the former diesel UST. The AST was previously located in one of small barns that were torn down in 2004. Two 55-gallon drums of motor oil are also stored in the metal barn. These oil drums are used in support of farm machinery maintenance. No other indications of stored hazardous materials were noted during our reconnaissance. This metal building has a dirt floor and larger

sliding doors at each end. Surface staining was noted in areas surrounding the parked tractors, truck and other farm machinery.

A large barn is present on Lot #15. Mr. Randy Faber indicated that this barn was built in the early 1970's and was big enough to accommodate approximately 150 cows. The barn was originally twice as big as the current structure. Mr. Randy Faber indicated that in 2004, the western ½ of the barn was demolished as part of the Riverbend development plan. The remaining portion of the barn (the eastern ½) has been remodeled as an equestrian barn for the proposed Riverbend development. There was no indication of hazardous material storage in the equestrian barn.

There were no visible indications suggesting the presence (current or past) of an above or underground heating oil storage tank. Mr. Lauren Faber reported that he thinks the farm house did have an oil fired furnace when he moved to the site in 1964. He believes that an aboveground storage tank (AST), was located outside of the south wall of the old farm house. He thinks the AST was removed by his father during the 1970s and replaced by electric heating. The former location of the AST is believed to now be covered by the new portion of the residence (built circa 1980). Mr. Faber also indicated that wood was a significant source of heat in the residence. Additionally, Mr. Faber related that two USTs, a 500-gallon gasoline and 1,500-gallon diesel, were used in support of the prior dairy farm operations. The two USTs were decommissioned in 2004. Details documenting the decommissioning of the two USTs are presented in Section 6.1, Site History, of this report.

Currently the site is not being served by municipal water or sewer services. Domestic water is proposed to be provided by existing and future on-site water wells. Mr. Randy Faber has indicated that four domestic water wells and one irrigation water well have been installed at the subject site as part of the Riverbend development plan. Mr. Randy Faber has not tested the water quality of any of these wells. Mr. Faber indicated that each lot in the Riverbend development will have it's own domestic water well and the current irrigation well on Lot #15 is designated for use by future activities at the equestrian barn. A dug well provides domestic water to the farm house on Lot #1. Detailed information pertaining to the water well on Lot #1 (APN 01052900000100) is not available. Mr. Lauren Faber reported that this well was present and operational when he moved to the site in 1964.

During the visual observations of the subject site, indications of hazardous materials were observed. *De minimis* quantities of paint (approximately nine 1-gallon cans) and other discarded items (such as old

furniture, tools, holiday decorations, etc.) were noted in the car port and storage rooms at the east and west end of the car port. No obvious evidence (vent pipes, fill pipes, dispensers, etc.) of USTs were noted within the areas observed. No major depressions were observed on the subject site. A drainage ditch with standing water is present in the southeastern portion of the site. Designated Native Growth Protection areas (wetlands and upland buffers) are present in the northwestern and southeastern portions of the site. Native growth protection areas are those areas which are to be left permanently undisturbed in a substantially natural state and in which no clearing, grading, filling, building construction or placement, or road construction of any kind is allowed.

No indications of former structures, such as foundations or depressions, were observed on the subject site. We asked Mr. Randy Faber to identify the approximate former location of the manure lagoon. Mr. Faber has clear knowledge of the former manure lagoon location and its abandonment. Mr. Faber indicated that as part of the 2004 dairy demolition the berm that surrounded the manure lagoon was bulldozed into the lagoon itself. The manure lagoon was located on what is now Lot #4 of the Riverbend development. Lot #4 has been sold and is not part of the subject site.

We observed pad-mounted electrical transformers at several locations across the site (please see photographs following text). The transformer casings displayed no visual evidence of leakage and the ground surface below the transformers displayed no evidence of discoloration. The transformers are labeled as containing NON-PCB mineral oil. Based on the recent development date of the subject site and the visual absence of apparent unauthorized releases of insulating fluids from the transformers at the time of Krazan's site reconnaissance, there is no evidence to suggest that the transformers currently represent an environmental concern.

No high-voltage, tower-mounted electrical transmission lines were observed within proximity of the subject site.

#### **4.2 Adjacent Streets and Property Usage**

The following table summarizes the current adjacent roads and adjacent property uses observed during the site reconnaissance.

#### Adjacent Streets and Property Use

Direction	Adjacent Street	Adjacent Property Use
North	State Route 530	Agricultural & Single Family Residence (N of SR 530)
South	None	Agricultural (grazing)
East	None	Agricultural (grazing) & Native Growth Protection (wetland and upland buffer)
West	None	Agricultural (grazing) Single Family Residence & Native Growth Protection (wetland and upland buffer)

Based on the observed uses of the properties located immediately adjacent to the subject site, it is unlikely that significant quantities of hazardous materials are stored at the adjacent properties.

#### 4.3 Asbestos Containing Building Materials

A farm house, car port, large equestrian barn and metal out building were observed on the subject site (on Lot #1, Lot #3 and Lot # 15). Based on the age of the structures, the presence of Asbestos-Containing Materials (ACMs) is very likely in construction materials. A survey would be needed to confirm the presence or absence of ACMs.

#### 4.4 Lead-Based Paint

A farm house, car port, large equestrian barn and metal out building were observed on the subject site (on Lot #1, Lot #3 and Lot # 15). Based on the age of the structures, the presence of Lead-Containing Paint is considered likely. A survey would be needed to confirm the presence or absence of Lead-Containing paints.

#### 4.5 Potable Water Source

It is believed that current and future domestic water provisions will be supplied by individual on-site water wells located on each lot. Four domestic water wells and one irrigation water well have been installed at the subject site. The wells are identified as follows:

Lot ID	Well ID	Date Installed	Well Type
1	NA	unknown	Domestic
2	APS 889	7/18/2007	Domestic
3	APS 890	7/18/2007	Domestic
5	APS 892	7/20/2007	Domestic
15	AKK 063	4/6/2006	Irrigation



#### **4.6 Sewage Disposal System**

Proposed sewerage at the subject site is proposed to be managed via on-site septic systems located on individual lots.

#### **4.7 Mold**

Krazan's site reconnaissance included notations of visual conditions suggestive of mold issues. Approximately 60 sq. ft. of mold was observed in the small storage room at the east end of the car port. The area of mold growth is localized in the southern half of the east storage room. Black colored mold is concentrated at the ceiling/wall corners, on the walls and around the work bench. A strong mold-like odor is persistent inside of the storage room. A roof leak appears to be the source of water infiltration into this area. Photograph #18 documents this condition.

No other visual conditions were observed that suggest the existing structures have mold issues. The following is provided as guidance in issues of mold. Classes of fungi, molds, have been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of Freemanic materials, and thrive in humid environments, and produce spores to reproduce, just as plants produce seeds. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation and carpeting often play host to such growth. Moisture control is the key to mold control. Molds need both food and water to survive; since molds can digest most things, water is the factor that limits mold growth. The EPA recommends the following action to prevent the amplification of mold growth in buildings:

- Fix leaky plumbing and leaks in the building envelope as soon as possible;
- Watch for condensation and wet spots. Fix source(s) of moisture problem(s) as soon as possible;
- Prevent moisture due to condensation by increasing surface temperature or reducing the moisture level in air (humidity). To increase surface temperature, insulate or increase air circulation. To reduce the moisture level in air, repair leaks, increase ventilation (if outside air is cold and dry), or dehumidify (if outdoor air is warm and humid);
- Keep heating, ventilation, and air conditioning (HVAC) drip pans clean, flowing properly, and unobstructed;



- Vent moisture-generating appliances, such as dryers, to the outside where possible;
- Maintain low indoor humidity, below 60% relative humidity (RH), ideally 30-50%, if possible;
- Perform regular building/HVAC inspections and maintenance as scheduled;
- Clean and dry wet or damp spots within 48 hours; and
- Do not let foundations stay wet. Provide drainage and slope the ground away from the foundation.

## **5.0 USER-PROVIDED INFORMATION**

A review of an Environmental Lien Search and a completed Phase I ESA User questionnaire was conducted in order to help identify pertinent information regarding potential environmental impacts associated with the subject site.

### **5.1 Environmental Liens/Activity and Usage Limitations Report**

The AFX Corporation, Inc., Environmental Liens/Activity and Usage Limitations (EL/AUL) Report provides results from a search of available land title records for environmental cleanup liens and other activity and usage limitations, such as engineering controls and institutional controls. On July 9, 2010 an EL/AUL Report was prepared by AFX for the subject site. The subject site EL/AUL Report was reviewed to identify potential deed restrictions, environmental liens or activity and usage limitations (AULs) which may have occurred on or exist in connection with the subject site as indicated by the subject site EL/AUL Report. Krazan's review of the EL/AUL Report indicated no deed restrictions, environmental liens, or AULs were found for the subject site according to the scope of work and limitations. The lien report does reference Lot #1 as having an address of 21112 – 44<sup>th</sup> Drive NE, Arlington, Washington. Historically and prior to the Riverbend development activities, the residence on Lot #1 has had an address of 4304 State Route 530, Arlington, Washington. Based on information related by Mr. Randy Faber, it is understood that after the sale of Lot #1 the address 4304 State Route 530, Arlington, Washington will cease to be used for postal deliveries and it will be superseded by the new address 21112 – 44<sup>th</sup> Drive NE, Arlington, Washington. Please refer to Appendix A for a copy of the AFX EL/AUL Report.

### **5.2 Environmental Site Assessment User Questionnaire**

A Union Bank AAI User Questionnaire dated September 16, 2010 and completed by Mr. Larry Young, Senior Vice President with Union Bank, was provided to Krazan for review. Please refer to Appendix B for a copy of the Union Bank AAI User Questionnaire.

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiry* is not complete. The user is asked to provide information or knowledge of the following:

- Environmental cleanup liens that are filed or recorded against the site.
- Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry.
- Specialized knowledge or experience of the person seeking to qualify for the LLPs.
- Relationship of the purchase price to the fair market value of the *property* if it were not contaminated.
- Commonly known or *reasonably obtainable* information about the *property*.
- The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation.
- The reason for preparation of this Phase I ESA.

According to the questionnaire responses, Mr. Young indicated that he was not aware of any environmental cleanup liens, activity or land use limitations, engineering or institutional controls, or land use restrictions which have been filed or recorded against the subject site; and Mr. Young has no specialized knowledge or experience related to the subject site. Mr. Young indicated that the subject site was a former dairy farm. Mr. Young indicated that he did not have knowledge of the past or current presence of specific chemicals or hazardous materials, unauthorized spills or chemical releases in connection with the subject site. Mr. Young indicated that a manure lagoon was formerly present at the subject site. Mr. Young indicated that he is not aware of any obvious indicators that point to the presence or likely presence of contamination at the subject site; he is not aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject site; he is not aware of any notices or other correspondence from any governmental agency relating to past or current violations of environmental laws within respect to the subject site. Mr. Young is aware of a Phase I Environmental Site Assessment report (dated 3/29/2004) and a Tank Closure Assessment & Remedial Action report (dated 6/9/2004) that were prepared for the subject site. Copies of these two reports were provided to Krazan and are attached in Appendix C & D. Refer to Section 6.1 for a discussion of the previous environmental reports for the subject site provided by Union Bank.

## **6.0 SITE USAGE SURVEY**

The property usage survey included assessing property history, and reviewing local, state, and federal regulatory agency records.

### **6.1 Site History**

A review of previous environmental assessments, historical aerial photographs, historical topographic maps, reasonably obtainable City Directories, Historical Fire Insurance Maps (HFIMs), and Phase I ESA interviews with the Snohomish County Fire Marshall and the Snohomish County Planning and Development Services were performed to assess the history of the subject site. Additionally, a phone interview was conducted with Mr. Randy Faber, one of the current site owners. Mr. Randy Faber's responses are detailed below.

#### **Previous Environmental Assessments**

Union Bank provided the following reports to Krazan for review:

*Phase I Environmental Site Assessment, 150-Acre Parcel, 4304 State Route 530, Arlington, WA 98223, dated March 29, 2004, prepared for River Bend Investment Company by Environmental Associates, Inc.*

*Tank Closure Assessment & Remedial Actions, Riverbend Residential Investment Company Property, 4304 State Route 530 N.E., Arlington, WA 98223, dated June 9, 2004, prepared for Riverbend Investment Company by Environmental Associates, Inc.*

Krazan's review of the Phase I ESA report revealed that two USTs (one 500-gallon gasoline and one 1,500-gallon diesel) were present at the site. Additionally, the presence of drums believed to contain used oil was noted. Closure of the USTs per applicable WDOE regulatory guidelines was recommended. Otherwise, the report did not reveal information which is contradictory in nature to Krazan's current assessment. Please refer to Appendix C for a copy of the Environmental Associates, Inc. report.

Krazan's review of the Tank Closure Assessment & Remedial Action report reveal that two (2) USTs, (one 500-gallon gasoline and one 1,500-gallon diesel), have been decommissioned at the subject site. The USTs are believed to have been installed in the mid 1970s adjacent to a small barn that was demolished in April 2004. During the UST removal activities, the presence of petroleum constituents was confirmed by field testing and visual observations. Approximately 40 tons of petroleum-contaminated soil (PCS) was subsequently removed from the excavation of the gasoline UST. No PCS was documented in the area of the diesel UST. Groundwater was not encountered during the decommissioning activities. Following

removal of the PCS, confirmation soil samples were collected from the excavations, analyzed using WDOE approved analytical testing protocols and confirmed to be compatible with WDOE cleanup criteria for the petroleum constituents of concern. No other environmental concerns were noted in the report. At the end of the report a recommendation is made to forward a copy of the report to WDOE. WDOE has no record of receiving a copy of the report and has no record of the UST closure activities. Please refer to Appendix D for a copy of the Environmental Associates, Inc. report and additional details of the UST closure and remedial activities.

### **Historical Aerial Photograph Interpretation**

Historical aerial photographs dated 1941, 1954, 1968, 1990, and 2005 were reviewed to assess the history of the subject site. These photographs were obtained from Environmental FirstSearch, Inc., (EFS), Snohomish County Resource Management Agency and Google Earth. Historical aerial coverage of the subject site prior to 1941 was not reasonably obtainable or available. The aerial photograph summary is provided in the table below. Please refer to Appendix E for copies of selected historical aerial photographs showing the subject site.

### Summary of Aerial Photograph Review

Year/Scale	Site Use	Site and Adjacent Property Observation
1941 1" = 750'	Farm house, barn and agricultural	The subject site appears to be open agricultural (open fields) land. Surrounding properties are also agricultural. The original farm house, 4304 SR 530) (on today's Lot#1) appears to be present (Mr. Randy Faber related that the old farm house was originally constructed in circa 1910.). One large barn, reported to be a dairy barn, is present just east of the house. We believe that this barn was completely demolished in approximately 2004.
1954 1" = 750'	Farm house, barn and agricultural	The subject site and vicinity appear much the same as the 1941 photo. Additional outbuildings may be present.
1968 1" = 750'	Farm house, outbuildings and Agricultural	The subject site and vicinity appear much the same as the 1941 & 1954 photos. Additional outbuildings (for the dairy operations) may be present.
1990 1" = 750'	Farm house, outbuildings and Agricultural	The subject site has experienced significant enhancements to the dairy operations. Several outbuildings, a new and larger barn, corral and defined pastures or hay fields are detectable. Mr. Faber reported that his family expanded the dairy operations during the 1970s and 80s. Mr. Faber also reported that in 2004 the western half of this larger barn was demolished as part of the dairy closure and Riverbend redevelopment activities. The barn was transformed from a dairy barn into and equestrian focused barn.
2005 1" = 750'	Farm house, outbuildings and Agricultural	The subject site has experienced significant change from the earlier dairy operations. Several out buildings have been removed. One metal building (on today's Lot #3) and the large barn (today's Lot 15) remain. The original farm house appears unchanged. Mr. Faber reported that his family began removal of the dairy related structures and started the current River Bend development in approximately 2004. The new access road (44th Drive NE) is present. Surrounding properties are generally unchanged from the long time agricultural and residential uses.

### Historical Topographic Map Interpretation

Historical topographic maps for the subject site were reviewed for the years 1943, 1956, 1968, 1973, and 1981. The 1943 map was at a scale of 1:62,500, and was mapped with the quadrangle then entitled the "Marysville, WA Quadrangle". The map illustrates two residential or farm-type structures on or approximately where the subject site farm house (Lot #1) is located. Contour lines appear consistent with those of the later year maps. On the 1956 map (and each of the subsequent maps reviewed as well), the quadrangle name has changed to Arlington West, WA Quadrangle, and is at a scale of 1:24,000. A third structure is illustrated just to the east of the two small structures shown on the earlier maps. This third structure is believed to be the barn that is located on today's Lot #15. The site vicinity appears consistent with earlier maps. The only regional changes to subsequent topographic maps appear to be the density of

buildings, which increases through time. The 1968 map appears to have two additional structures, which are interpreted as out buildings associated with the former dairy operations at the site. The 1981 map appears to have four additional out buildings clustered around the barn. The barn is significantly larger in the 1981 map than shown on earlier maps. No significant topographic changes such as those produced by mining or flooding are noted in the maps. Please refer to Appendix F for copies of selected historical topographic maps.

### City Directories

Reasonably obtainable City Directories dated 1992 through 2007 were reviewed utilizing a directory review provided by EFS for the subject site address of 4304 State Route 530 in Arlington, Washington and the adjacent properties. A summary of City Directory information is presented in the table below.

**Cole Directory Summary**

Address	Owner/Occupant	Years
<b>Subject Site:</b> 4304 State Route 530, Arlington, Washington 98223		
	Address Not Listed	1992 to 2007
<b>Surrounding Properties:</b>		
	Multiple addresses noted on SR 530 are residential.	1992 to 2007

Based on a review of the city directories, it appears that the adjacent properties were historically occupied by residential structures. No listings of environmental concern were noted in the directories reviewed by Krazan. Please refer to Appendix G for a copy of the City Directory information provided by EFS.

### Historical Fire Insurance Maps

Krazan reviews historical fire insurance maps (HFIMs) to evaluate prior land use of the subject site and the adjacent properties. HFIMs typically exist for cities with populations of 2,000 or more, the coverage dependent on the location of the subject site within the city limits. Krazan contracted with EFS to provide copies of available HFIMs for the subject site and the adjacent properties as far back as 1867. EFS's search of HFIMs revealed no coverage for the subject site and the adjacent properties. Please refer to Appendix H for a copy of the EFS Certified HFIM *No Maps Available* Report.

### Snohomish County Fire Marshal

On June 18, 2010, we sent a questionnaire and a request for public record to Mr. Mike McCrary of the Snohomish County Fire Marshal. Mr. McCrary forwarded our request to Ms. Susan Otto, a Zoning



Specialist with Snohomish County Planning & Development Services (SnoCo PD&S) as the Fire Marshal's records are archived with SnoCo PD&S. Ms. Otto's response is detailed below. Please refer to Appendix I for copies of Regulatory Requests, Interviews and Responses.

#### **Snohomish County Planning & Development Services**

On June 18, 2010, a request for information was submitted to Snohomish County Planning & Development Services (SnoCo PD&S) for their input. We received their response on July 9, 2010. The questionnaire was filled in by Mr. Darryl Eastin, a Principal Planner with Snohomish County PDS. Mr. Eastin's response does not reveal any environmental or adverse planning issues for the site.

A subsequent communication from Ms. Susan Otto, Zoning Specialist with SnoCo PD&S, revealed that on April 7, 2004 a Mechanical Permit (#04111431 MP) for the removal of two USTs from the subject site was issued to AAA Tank Service Company on behalf of Riverbend Investment Company. Details of the UST decommissioning activities are presented in Previous Environmental Assessments. Please refer to Appendix I for copies of Regulatory Requests, Interviews and Responses.

#### **Phase I Environmental Site Assessment Interview - Owner**

A Phase I ESA interview with the owner of the subject site was conducted on July 19, 2010. Information relating to the site history, historical and current uses of the subject site was obtained from a verbal (phone) interview with Mr. Randall Faber. The following questions were asked and Mr. Faber's responses are noted:

- Are there any listed or known environmental concerns in connection with the subject address? No.
- Are there any listed or known environmental concerns in connection with properties in the immediate vicinity of the subject site? No.
- Has the property ever been reported as a "Meth Lab"? No.
- What is the earliest historical record for the subject site? Randy moved to the site in 1964 when his family purchased the property. He has been active at the site since that time.
- Do you have any current or past knowledge of the presence or underground or aboveground storage tanks being located on the subject site? Yes. Two USTs removed from the dairy farm area in April 2004.
- Do you know of any chemical or hazardous materials, persistent pesticides/herbicides being used, stored or discharged on the subject site? No.
- To your knowledge, are there currently any Institutional Controls (Env. Cleanup Liens) or Engineering Controls (slurry walls or vapor barriers) filed or recorded against the subject site? No.
- Do you know of any buried materials such as garbage dumps or burn pits on the subject site? No.
- If known, are there currently or were there historically any septic systems? Yes.



- If yes, how many? One septic system for the farm house. Still in use today.
- Are there currently or were there historically any monitoring wells located on the subject site? No.
- Are there any listed or known drainage or disposal ponds located on the subject site? No.
- Is the subject site connected to municipal water and sewer systems? No.

## 6.2 Agricultural Chemicals

Review of historical aerial photographs indicates the subject site was utilized for agricultural purposes. It is not known if environmentally persistent pesticides/herbicides were historically applied by anyone to vegetation on the subject site, however, generally, Krazan's sampling and analysis of surface soils from properties with similar histories has typically yielded non-detectable results or very low concentrations for analysis of environmentally persistent pesticides and herbicides. Therefore, the potential for elevated concentrations of environmentally persistent pesticides/herbicides to exist in the near-surface soils of the subject site, which would require regulatory action, is low.

## 6.3 Regulatory Agency Interface

A review of regulatory agency records was conducted to help determine if hazardous materials have been handled, stored, or generated on the subject site and/or the adjacent properties and businesses.

Regulatory records are reviewed based on the following criteria: 1) properties with known groundwater contamination that are located within 500 feet of the subject site; and 2) properties that are adjacent or in proximity to the subject site included within the EFS report or noted during the site reconnaissance to possibly handle, store, or generate hazardous materials.

### **Snohomish County Health District, Environmental Health Division**

A request for public records was submitted to Mr. Kevin Plemel of Snohomish County Health District. A response was received from Ms. Shelly Armstrong of the Snohomish County Health District on July 13, 2010. Ms. Armstrong related that there was a reported diesel spill of approximately 100 gallons resulting from a highway accident. Approximately 20 cubic yards (c.y.) of diesel-contaminated soil was apparently excavated and removed from the site. The Health District does not have additional details regarding this incident. Krazan discussed this incident with Mr. Randy Faber. Mr. Faber does have recollection of the July 1992 highway accident. The accident apparently took place right at the driveway from the old farm house to Highway 530. Mr. Faber recalls that a dump truck towing a trailer with a tractor was involved in the accident. The tractor fell off of the trailer and ended up on its side in the Faber's front yard. Mr. Faber recalls that the diesel fuel spill came from the toppled tractor. Health District records suggest a

remedial activity, but no additional details are available. The disposition of the 20 c.y. of diesel-contaminated soil is not known. Please refer to Appendix I for copies of Regulatory Requests, Interviews and Responses.

#### **Washington State Department of Ecology, Toxic Cleanup Program**

Krazan requested a review of the Washington State Department of Ecology (WDOE) Toxic Cleanup Program database through DOE Public Disclosure Coordinator, Ms. Sally Perkins. Ms. Perkins related that she found no records on file for the subject site. Ms. Perkins indicated that her list review included the following databases: Leaking Underground Storage Tanks (LUSTs); Underground Storage Tanks (USTs); Facility Site (FS); Voluntary Cleanup Program (VCP); Hazardous Waste (HZW); and Environmental Report Tracking System (ERTS). Please refer to Appendix I for copies of Regulatory Requests, Interviews and Responses.

#### **Washington State Department of Agriculture**

On October 15, 2010, Krazan's representative conducted a phone interview with Ms. Cara McKinnon, Dairy Nutrient Management Program, with the Washington State Department of Agriculture (WSDA). Ms McKinnon researched the WSDA historic files for information or files pertaining to the Faber Dairy at 4304 State Route 530 in Arlington, Washington. Ms. McKinnon has indicated that the WSDA does not have any hazardous materials records for the subject site. Ms. McKinnon also indicated that a dairy closed in approximately 2000 (as the Faber Dairy was) would not have been required to obtain any WSDA permit. Please refer to Appendix I for copies of Regulatory Requests, Interviews and Responses.

#### **Washington State Department of Ecology, Water Quality Program**

On July 21, 2010, Krazan's representative conducted a phone interview with Mr. Jon Jennings from the Aquatic Pesticides and CAFOs (Concentrated Animal Feeding Operations) Water Quality Program regarding the former Faber Dairy (subject site). Mr. Jennings indicated that the Faber Dairy was not required to operate under a CAFO NPDES permit, so current closure requirements in the permit do not apply to the subject site. Please refer to Appendix I for copies of Regulatory Requests, Interviews and Responses.

#### **City of Arlington Fire Department**

On July 21, 2010, Krazan's representative conducted a phone interview with Mr. Tom Cooper, Deputy Chief, of the City of Arlington Fire Department. Mr. Cooper stated that there were no known records of

USTs or ASTs on file for the subject site and that other inquiries into potential environmental problems or concerns with the site were either not applicable or not on file with the City of Arlington Fire Department. Mr. Cooper referred us to Snohomish County for additional information. Please refer to Appendix I for copies of Regulatory Requests, Interviews and Responses.

#### **Local Area Tribal Records**

No tribal reservations, USTs on tribal land, or leaking USTs (LUSTs) on tribal land were reported on the subject site, directly adjacent properties or properties within a one mile search radius of the subject site.

#### **State of Washington Department of Natural Resources**

Krazan's review of the Washington Department of Natural Resources website for occurrences of Oil and Natural Gas Exploration indicated that no plugged and abandoned or producing oil wells are located on or in the vicinity of the subject site.

#### **State of Washington Department of Ecology Water Quality Program**

Krazan obtained copies of water well reports for on-site domestic and irrigation water wells from the WDOE Water Quality Program. No indications of analytical testing or samples from these wells were identified on file with the WDOE. Washington Department of Ecology (WDOE) Water Well Reports for the wells are attached in Appendix J.

#### **6.4 Regulatory Agency Lists Review**

The lists consulted in the course of our assessment were compiled by EFS and Krazan, and represent reasonably obtainable current listings. Krazan did not verify the locations and distances of every property listed by EFS. As appropriate, Krazan verifies the location and distances of the properties Krazan deemed as having the potential to adversely impact the subject site. The actual location of the listed properties may differ from the EFS listing. The following table summarizes the listed properties located within the ASTM Search Radii. The actual distances of the listed properties (which are summarized in the following table) are based on observations during Krazan's site reconnaissance. One EFS-listed unmapped (Nongeocoded/orphan) site was determined to be located in the same zip (postal) code as the subject site. A regional drive-by of the suspected nongeocoded site (Northwest Hardwoods, aka Weyerhaeuser), suggests that this site is located at 20015 – 67<sup>th</sup> Avenue, Arlington, WA 98223. This location is approximately 1.5 miles east of the subject site and is believed to not represent a recognized environmental condition. Please refer to Appendix K for a complete copy of the EFS Report.

**Listed Properties**

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	Zip	Totals
NPL	Y	05-01-10	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	05-01-10	0.50	0	0	0	0	-	0	0
CERCLIS	Y	04-29-10	0.50	0	0	0	0	-	0	0
NFRAP	Y	04-29-10	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	04-21-10	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	04-21-10	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	04-21-10	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	02-16-10	0.12	0	0	-	-	-	0	0
Fed. Brownfield	Y	04-19-10	0.25	0	0	0	-	-	0	0
ERNS	Y	04-29-10	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	03-02-10	1.00	0	0	0	0	0	0	0
State Spills 90	Y	05-23-06	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	04-07-05	0.50	0	0	0	0	-	1	1
State/Tribal LUST	Y	03-02-10	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	09-24-09	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	03-02-10	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	03-02-10	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	03-02-10	0.50	0	0	0	0	-	0	0
State Other	Y	09-16-09	0.25	0	0	0	-	-	0	0
FI Map Coverage	Y	10-16-08	0.12	0	0	-	-	-	0	0
Federal IC/EC	Y	06-02-10	0.50	0	0	0	0	-	0	0
<b>TOTALS</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>

The subject site was not listed in the EFS Report. No sites with reported releases of hazardous materials to the subsurface were reported within direct proximity to the subject site. In general, only potentially hazardous materials released from facilities located approximately hydraulically upgradient and within a few hundred feet of the site, or in a hydraulically cross-gradient direction close to the site, are judged to have a reasonable potential of migrating to the site. This opinion is based on the assumption that materials generally do not migrate large distances laterally within the soil, but rather tend to migrate with groundwater in the general direction of groundwater flow.

No engineering control sites, sites with institutional controls, or sites with deed restrictions were listed for the subject site, adjacent sites or vicinity properties in the EFS Report.

## **7.0 DISCUSSION OF FINDINGS**

### **Historical Uses**

Based on Krazan's review of historical aerial photographs, a site reconnaissance, contacts with the local regulatory agencies, and an interview with the subject site owner, Krazan identified evidence of the following recognized environmental conditions (RECs) in connection with historical uses of the subject site as defined by ASTM E 1527-05:

#### **RECs**

- A request for public records was submitted to Mr. Kevin Plemel of Snohomish County Health District. A response was received from Ms. Shelly Armstrong of the Snohomish County Health District on July 13, 2010. Ms. Armstrong related that there was a reported diesel spill of approximately 100 gallons resulting from a highway accident. Approximately 20 cubic yards (c.y.) of diesel-contaminated soil was apparently excavated and removed from the site. The Health District does not have additional details regarding this incident. Krazan discussed this incident with Mr. Randy Faber. Mr. Faber does have recollection of the July 1992 highway accident. The accident apparently took place right at the driveway from the old farm house to Highway 530. Mr. Faber recalls that a dump truck towing a trailer with a tractor was involved in the accident. The tractor fell off of the trailer and ended up on its side in the Faber's front yard. Mr. Faber recalls that the diesel fuel spill came from the toppled tractor. Based on the absence of records on file with the Snohomish County Health District regarding the soil testing and disposition of the 20 c.y. of diesel-contaminated soil, the condition of the soil at the location of the unauthorized release is unknown.
- Petroleum surface soil staining in areas surrounding farm machinery in the metal storage building (on Lot #3) was noted. It is believed that surface soil staining is the result of farm machinery maintenance and storage in this building since its construction in the early 1980s. The lateral and vertical extent of the petroleum staining has not been evaluated.
- A former dairy waste pond lagoon was previously located adjacent to the subject site. The dairy lagoon was located at the east end of Lot #4 of the Riverbend development. The decommissioning of the dairy lagoon was not required to be permitted with the Washington State Department of Ecology (WDOE), Water Quality Program. However, based on the historical presence of the dairy lagoon, elevated nitrates may exist in the groundwater underlying the former lagoon and/or the subject site. The condition of the groundwater beneath the subject site is unknown. No analytical data was identified for the installation of new water wells at the subject site with the owner or the WDOE Water Quality Program. Therefore the condition of the groundwater at the subject site or in connection with the former dairy lagoon is unknown.

Additionally, the following regulatory and ASTM non-scope issues were identified in connection with the subject site:

#### **Regulatory Issue**

- The WDOE has no record of receiving a copy of the Tank Closure Assessment & Remedial Actions report dated June 9, 2004, prepared by Environmental Associates, Inc. Furthermore, the WDOE has not issued any opinion regarding the removal/closure of the former 500-gallon

gasoline underground storage tank (UST) or the former 1,500-gallon diesel UST removed from the subject site in 2004, as reported by Randy Faber, the owner and documented by Environmental Associates, Inc. The absence of a *No Further Action (NFA)* status letter from WDOE leaves the UST closure status as incomplete. Based on Environmental Associates, Inc.'s documented excavation and confirmation sampling of gasoline impacted soils associated with the former gasoline UST, no environmental concern appears to exist in connection with the former USTs; however, no record of closure is on file with WDOE.

### **ASTM Non-scope Issues**

- An isolated mold issue is present in the east end storage room of the car port. We observed approximately 60 sq. ft. area of mold growth localized in the southern half of the east storage room. Black colored mold is concentrated at the ceiling/wall corners, on the walls and around the work bench.
- During Krazan's site reconnaissance, no damaged building materials which appeared to be posing a health hazard were noted in association with the interior and exterior portions of the on-site structures. Based on the date of construction (pre mid-1980s), asbestos-containing materials (ACMs) and lead-based paint (LBP) may be present at the subject site. Building materials were generally observed in good condition. Prior to the disturbance of any of the suspect ACMs or LBP at the subject site, a comprehensive asbestos and/or lead-based paint survey is recommended. If such materials are identified and need to be disturbed, repaired, or removed, then a licensed abatement contractor should be consulted. Suspect ACMs and LBP can also be managed under the auspices of an Operations and Maintenance (O&M) plan.

### **Current Uses**

Based on Krazan's site reconnaissance and contacts with local regulatory agencies, there is no evidence that recognized environmental conditions exist in connection with the current uses of the subject site.

### **Adjacent Properties**

Based on Krazan's field observations, review of the EFS Report and consultation with local regulatory agencies, there is no evidence that recognized environmental conditions exist in connection with the subject site from adjacent property uses.

### **7.1 Evaluation of Data Gaps/Data Failure**

In accordance with ASTM E 1527-05 guidance, data gaps represent a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice. Data failure represents the failure to achieve the historical research objectives of this



practice even after reviewing the standard historical sources that are reasonably obtainable and likely to be useful. Data failure is one type of data gap.

No data gaps or failures were encountered in the process of preparing this report.

## **8.0 CONCLUSIONS/OPINIONS**

We have performed a Phase I ESA of the subject site in conformance with the Scope of Work required by 40 CFR 312 et al and *Union Bank for a Trust, Corporate Real Estate, or Preforeclosure AAI Compliant Phase I ESA* of UB Log No. 10-1137, Riverbend Site, located at 4304 State Route 530 in Arlington, Washington 98223. Any exceptions to, or deletions from, Union Bank's Scope of Work were previously described in this report where applicable. During the course of this assessment, Krazan identified evidence of the following recognized environmental conditions (RECs) in connection with the subject site as defined by ASTM E 1527-05:

### **RECs**

- A request for public records was submitted to Mr. Kevin Plemel of Snohomish County Health District. A response was received from Ms. Shelly Armstrong of the Snohomish County Health District on July 13, 2010. Ms. Armstrong related that there was a reported diesel spill of approximately 100 gallons resulting from a highway accident. Approximately 20 cubic yards (c.y.) of diesel-contaminated soil was apparently excavated and removed from the site. The Health District does not have additional details regarding this incident. Krazan discussed this incident with Mr. Randy Faber. Mr. Faber does have recollection of the July 1992 highway accident. The accident apparently took place right at the driveway from the old farm house to Highway 530. Mr. Faber recalls that a dump truck towing a trailer with a tractor was involved in the accident. The tractor fell off of the trailer and ended up on its side in the Faber's front yard. Mr. Faber recalls that the diesel fuel spill came from the toppled tractor. Based on the absence of records on file with the Snohomish County Health District regarding the soil testing and disposition of the 20 c.y. of diesel-contaminated soil, the condition of the soil at the location of the unauthorized release is unknown.

*Krazan recommends soil testing in the location of the former unauthorized release to assess the presence or absence of subsurface impacts from diesel fuel petroleum hydrocarbons.*

- Petroleum surface soil staining in areas surrounding farm machinery in the metal storage building (on Lot #3) was noted. It is believed that surface soil staining is the result of farm machinery maintenance and storage in this building since its construction in the early 1980s. The lateral and vertical extent of the petroleum staining has not been evaluated.

*Krazan recommends soil testing in the location of the staining to assess the extent and volume of petroleum surface staining.*



- A former dairy waste pond lagoon was previously located adjacent to the subject site. The dairy lagoon was located at the east end of Lot #4 of the Riverbend development. The decommissioning of the dairy lagoon was not required to be permitted with the Washington State Department of Ecology (WDOE), Water Quality Program. However, based on the historical presence of the dairy lagoon, elevated nitrates may exist in the groundwater underlying the former lagoon and/or the subject site. The condition of the groundwater beneath the subject site is unknown. No analytical data was identified for the installation of new water wells at the subject site with the owner or the WDOE Water Quality Program. Therefore the condition of the groundwater at the subject site or in connection with the former dairy lagoon is unknown.

*Krazan recommends that potability water sampling be conducted at the current water wells to assess compliance with State and Federal drinking water standards for public consumption.*

Additionally, the following regulatory and ASTM non-scope issues were identified in connection with the subject site:

#### **Regulatory Issue**

- The WDOE has no record of receiving a copy of the Tank Closure Assessment & Remedial Actions report dated June 9, 2004, prepared by Environmental Associates, Inc. Furthermore, the WDOE has not issued any opinion regarding the removal/closure of the former 500-gallon gasoline underground storage tank (UST) or the former 1,500-gallon diesel UST removed from the subject site in 2004, as reported by Randy Faber, the owner and documented by Environmental Associates, Inc. The absence of a *No Further Action (NFA)* status letter from WDOE leaves the UST closure status as incomplete. Based on Environmental Associates, Inc.'s documented excavation and confirmation sampling of gasoline impacted soils associated with the former gasoline UST, no environmental concern appears to exist in connection with the former USTs; however, no record of closure is on file with WDOE.

*To achieve compliance with reporting requirements set forth in WAC 173-340, and to achieve a regulatory closure status for the former USTs removed from the subject site, a copy of the report is recommended to be forwarded to WDOE.*

#### **ASTM Non-scope Issues**

- An isolated mold issue is present in the east end storage room of the car port. We observed approximately 60 sq. ft. area of mold growth localized in the southern half of the east storage room. Black colored mold is concentrated at the ceiling/wall corners, on the walls and around the work bench.
- During Krazan's site reconnaissance, no damaged building materials which appeared to be posing a health hazard were noted in association with the interior and exterior portions of the on-site structures. Based on the date of construction (pre mid-1980s), asbestos-containing materials (ACMs) and lead-based paint (LBP) may be present at the subject site. Building materials were

generally observed in good condition. Prior to the disturbance of any of the suspect ACMs or LBP at the subject site, a comprehensive asbestos and/or lead-based paint survey is recommended. If such materials are identified and need to be disturbed, repaired, or removed, then a licensed abatement contractor should be consulted. Suspect ACMs and LBP can also be managed under the auspices of an Operations and Maintenance (O&M) plan.

## **9.0 REPORT RELIANCE**

This report was prepared solely for use by Client and should not be provided to any other person or entity without Krazan & Associates' prior written consent. No party other than Client may rely on this report without Krazan & Associates' express prior written consent. Reliance rights for third parties will only be in effect once requested by Client and authorized by Krazan & Associates with authorization granted by way of a Reliance Letter. The Reliance Letter will require that the relying party(ies) agree to be bound to the terms and conditions of the agreement between Client and Krazan & Associates as if originally issued to the relying party(ies), or as so stipulated in the Reliance Letter.

## **10.0 LIMITATIONS**

The site reconnaissance and research of the subject site has been limited in scope. This type of assessment is undertaken with the calculated risk that the presence, full nature, and extent of contamination would not be revealed by visual observation alone. Although a thorough site reconnaissance was conducted in accordance with Union Bank's Scope of Work for a full Phase I ESA and ASTM Guidelines and employing a professional standard of care, no warranty is given, either expressed or implied, that hazardous material contamination or buried structures, which would not have been disclosed through this investigation, do not exist at the subject site. Therefore, the data obtained are clear and accurate only to the degree implied by the sources and methods used.

The findings presented in this report were based upon field observations during a single property visit, review of available data, and discussions with local regulatory and advisory agencies. Observations describe only the conditions present at the time of this investigation. The data reviewed and observations made are limited to accessible areas and currently available records searched. Krazan cannot guarantee the completeness or accuracy of the regulatory agency records reviewed. Additionally, in evaluating the property, Krazan has relied in good faith upon representations and information provided by individuals noted in the report with respect to present operations and existing property conditions, and the historic

uses of the property. It must also be understood that changing circumstances in the property usage, proposed property usage, subject site zoning, and changes in the environmental status of the other nearby properties can alter the validity of conclusions and information contained in this report. Therefore, the data obtained are clear and accurate only to the degree implied by the sources and methods used. This report is provided for the exclusive use of the client noted on the cover page and shall be subject to the terms and conditions in the applicable contract between the client and Krazan. Any third party use of this report, including use by Client's lender, shall also be subject to the terms and conditions governing the work in the contract between the client and Krazan. The unauthorized use of, reliance on, or release of the information contained in this report without the express written consent of Krazan is strictly prohibited and will be without risk or liability to Krazan.

Conclusions and recommendations contained in this report are based on the evaluation of information made available during the course of this assessment. It is not warranted that such data cannot be superseded by future environmental, legal, geotechnical or technical developments. Consequently, given the possibility for unanticipated hazardous conditions to exist on a subject site which may not have been discovered, this Phase I ESA is not intended as the basis for a buyer or developer of real property to waive their rights of recovery based upon environmental unknowns. Parties that choose to waive rights of recovery prior to site development do so at their own risk.

Parties who seek to rely upon Phase I Environmental Site Assessment reports dated more than 180 days prior to the date of reliance do so at their own risk. This limitation in reliance is based on the potential for physical changes at the site, changes in circumstances, technological and professional advances, and guidance related to the continued viability of Environmental Site Assessment reports, user's responsibilities, and requirements for updating of components of the inquiry as stated in the ASTM Standard E 1527-05.

## 11.0 QUALIFICATIONS

This Phase I ESA was conducted under the supervision or responsible charge of Krazan's undersigned environmental professional. The work was conducted in accordance with UB's Scope of Work, ASTM E 1527-05, and generally accepted industry standards for environmental due diligence in place at the time of the preparation of this report, and Krazan's quality-control policies. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

If you have any questions, or if we can be of further assistance, please do not hesitate to contact our office at (425) 485-5519.

Respectfully submitted,

**KRAZAN & ASSOCIATES, INC.**



Paul F. Schmidt  
Environmental Professional



Cody W. Taylor, REA No. 07822  
National Client Manager  
Commercial Services Division

## **REFERENCES**

- AFX Corporation, Inc., Environmental Liens / Activity and Use Limitations Report dated July 7, 2010.
- American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment (ESA) Process, ASTM Designation: E 1527-05.
- City Directories for 4304 SR 530, Arlington, WA, obtained from Environmental FirstSearch (EFS).
- City of Arlington Fire Department; Mr. Tom Cooper, Deputy Chief.
- Environmental FirstSearch Report dated June 23, 2010.
- Historical aerial photographs (1941, 1954, 1968, 1990, and 2005) obtained from EFS.
- Historical topographic maps (1943, 1956, 1968, 1973, and 1981) obtained from EFS.
- Phase I Environmental Site Assessment, 150-Acre Parcel, 4304 State Route 530, Arlington, WA 98223*, dated March 29, 2004, prepared for River Bend Investment Company by Environmental Associates, Inc.
- Snohomish County Planning & Development Services; Mr. Darryl Eastin, Principal Planner.
- Snohomish County Planning & Development Services; Ms. Susan Otto, Zoning Specialist.
- Snohomish County Health District, Environmental Health; Ms. Shelley Armstrong.
- Tank Closure Assessment & Remedial Actions, Riverbend Residential Investment Company Property, 4304 State Route 530 N.E., Arlington, WA 98223*, dated June 9, 2004, prepared for Riverbend Investment Company by Environmental Associates, Inc.
- WA State Department of Agriculture, Dairy Nutrient Management Program, Ms. Cara McKinnon.
- WA State Department of Ecology, Toxic Substances Control, Ms. Sally Perkins.
- WA State Department of Ecology, Water Quality Program, Aquatic Pesticides and CAFOs, Mr. Jon Jennings.
- WA State Department of Ecology, Water Quality Program database.
- WA State Department of Natural Resources website for Oil and Natural Gas Exploration Administration.
- Union Bank; Mr. Young, Larry, SVP – Special Assets dated September 16, 2010.
- Union Bank, N.A. Scope of Work For A Trust, Corporate Real Estate, or Preforeclosure AAI-Compliant Phase I Environmental Site Assessment dated March 2008.
- U.S. Geological Survey, 7.5 minute Arlington West, WA topographic quadrangle map, dated 1981.

## **MAPS**

**Figure 1 – Vicinity Map**

**Figure 2 – Site Map**

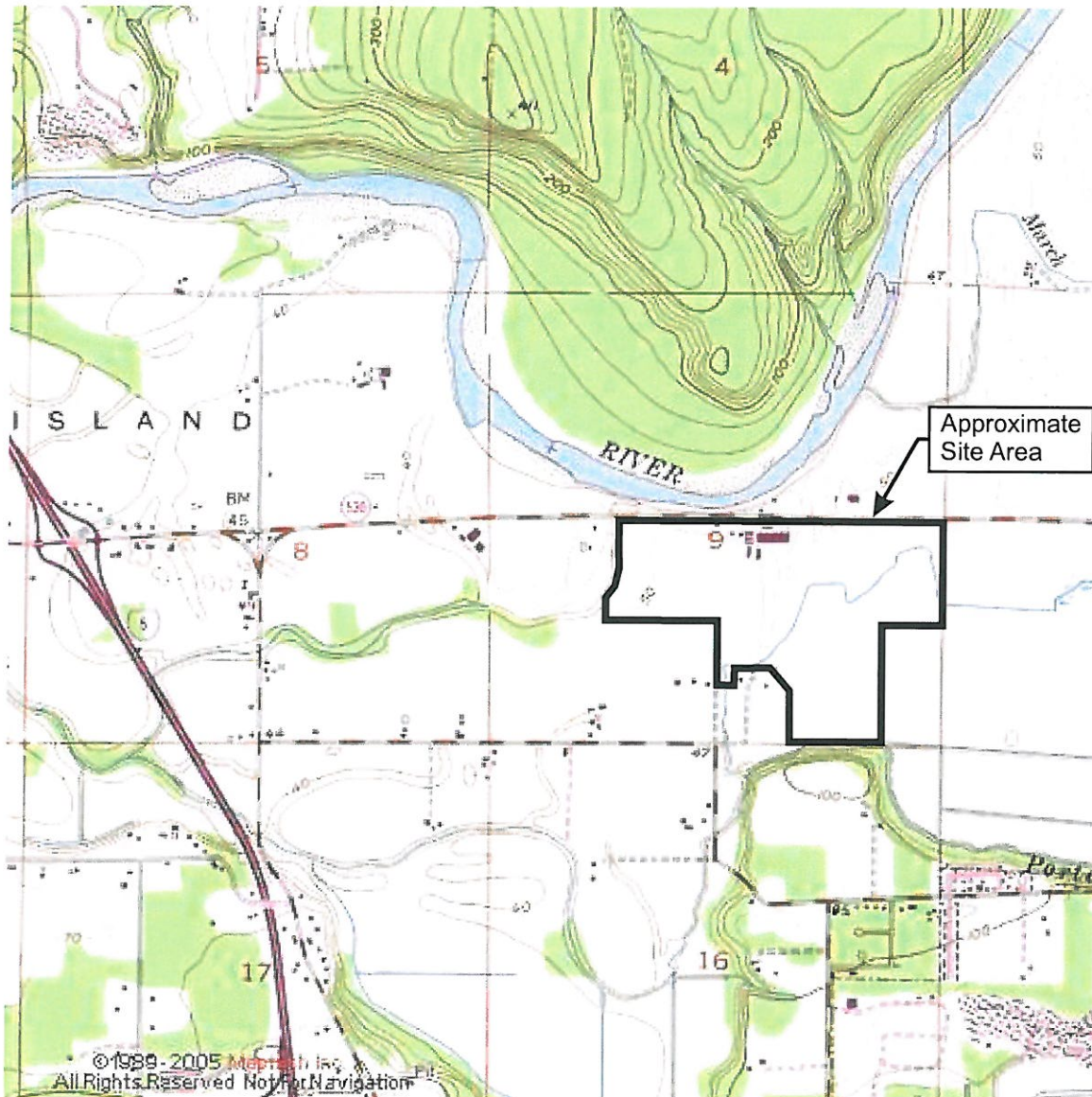
**Figure 3 – Current APN Map**

**Figure 4 – Site Map 1990**





# Vicinity Map



Arlington Area, Snohomish County, WA



**Krazan & ASSOCIATES, INC.**

4304 State Route 530, Arlington, Washington

Date: November 2010

Reference: Maptech

Drawn By: JL

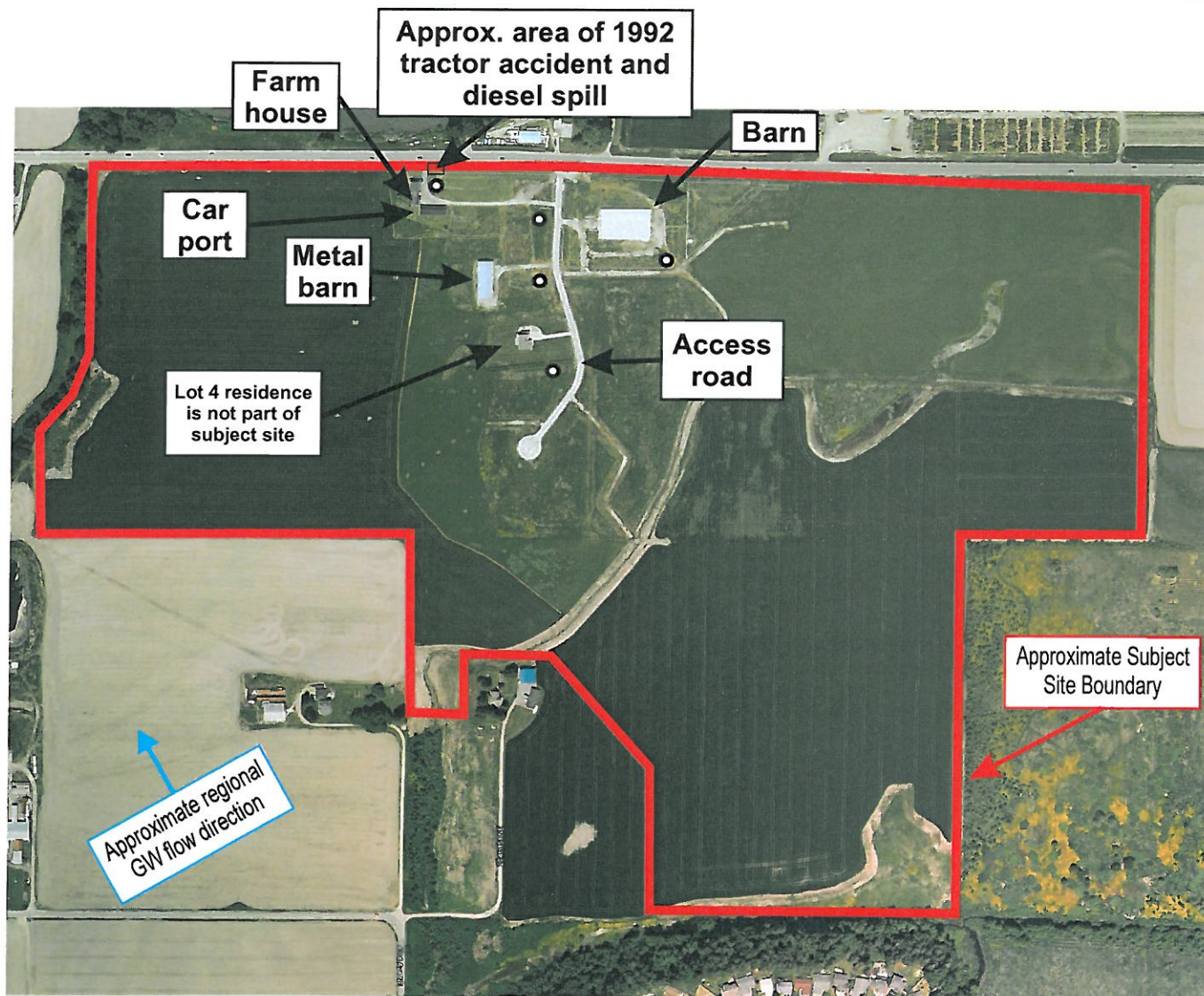
Figure 1

Project Number: 094-10023



# Site Map

(Not to Scale)



○ - Water Well  
(approx location)



**Krazan** & ASSOCIATES, INC.

Riverbend, 4304 SR 530, Arlington, WA

Date: November 2010

Reference: Google Earth

Drawn By: PFS

Figure 2

Project Number: 094-10023



# Current APN Map

(Not to Scale)



**Krazan** & ASSOCIATES, INC.

Riverbend, 4304 SR 530, Arlington, WA

Date: November 2010

Reference: Google Earth

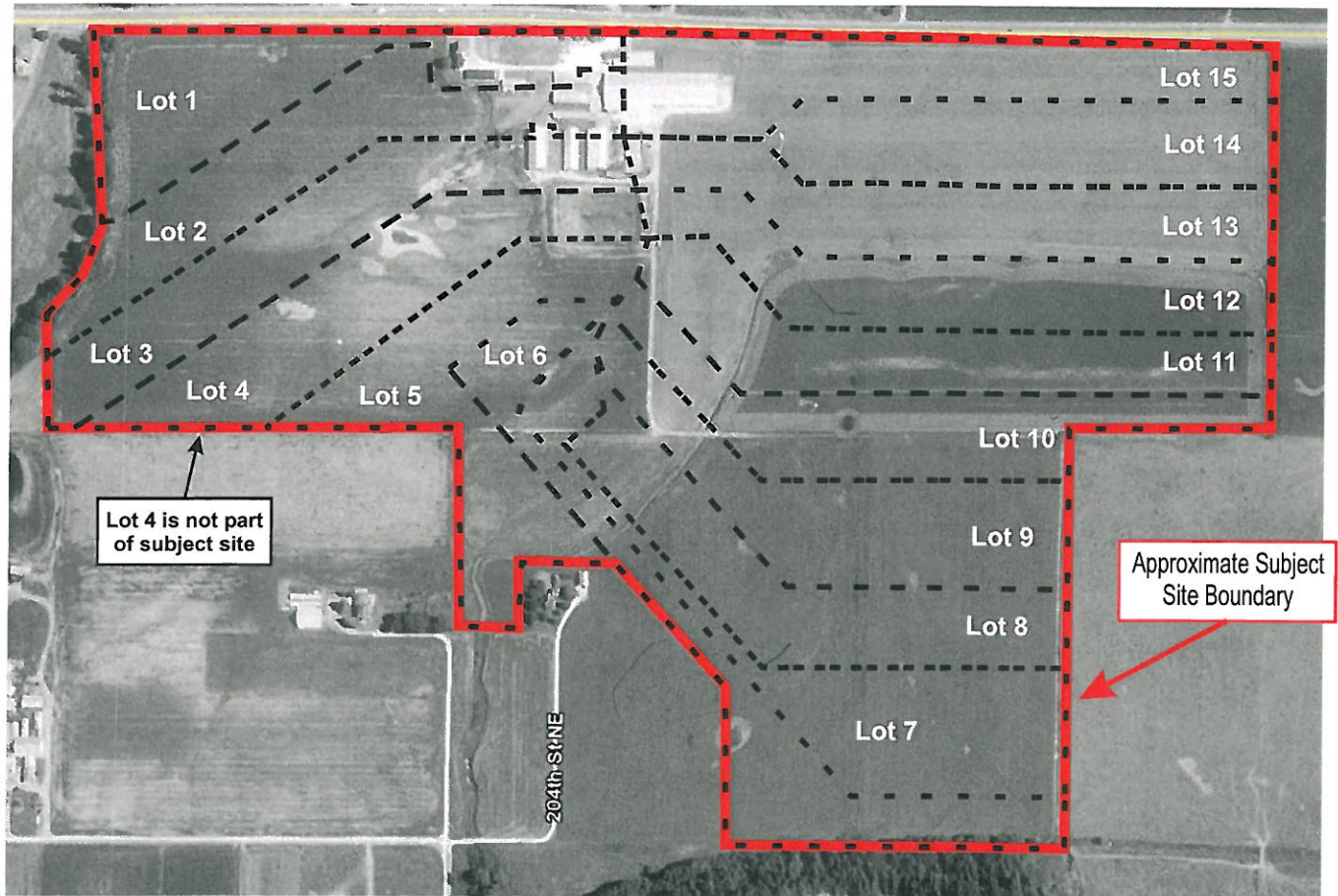
Drawn By: PFS

Figure 3

Project Number: 094-10023

# Site Map 1990

(Not to Scale)



**Krazan** & ASSOCIATES, INC.

Riverbend, 4304 SR 530, Arlington, WA

Date: November 2010

Reference: Google Earth, 1990

Drawn By: PFS

Figure 4

Project Number: 094-10023



## **COLOR PHOTOGRAPHS**



**Photo 1:** Looking west along northern property boundary. Barn is part of Lot #15. Power poles are along State Route 530.



**Photo 2:** Looking west across Lot #1 from access road. Farm house is on Lot #1. Native Growth Protection at left middle ground.

**PHASE I ESA**  
**Riverbend Site**  
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**Arlington, Washington**

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**Date:** November 2010  
**Approved by:** AIK







**Photo 3:** Looking west at east side of farm house on Lot #1. Original structure (right half) constructed circa 1910. Left half added in early 1980's.



**Photo 4:** Looking north at south side of farm house. Car port outbuilding on right.

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**Photo 5:** Looking south at the 6 bay car port building with storage rooms at the east (left) and west (right) ends.



**Photo 6:** Looking at east end of car port out building and miscellaneous discarded items.

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**Photo 7:** Looking at dug well (left round) and pump equipment vault (right square) on east side of house. SR 530 in background.



**Photo 8:** Looking down into dug well equipment vault.

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Photo 9: Looking south at farm house.

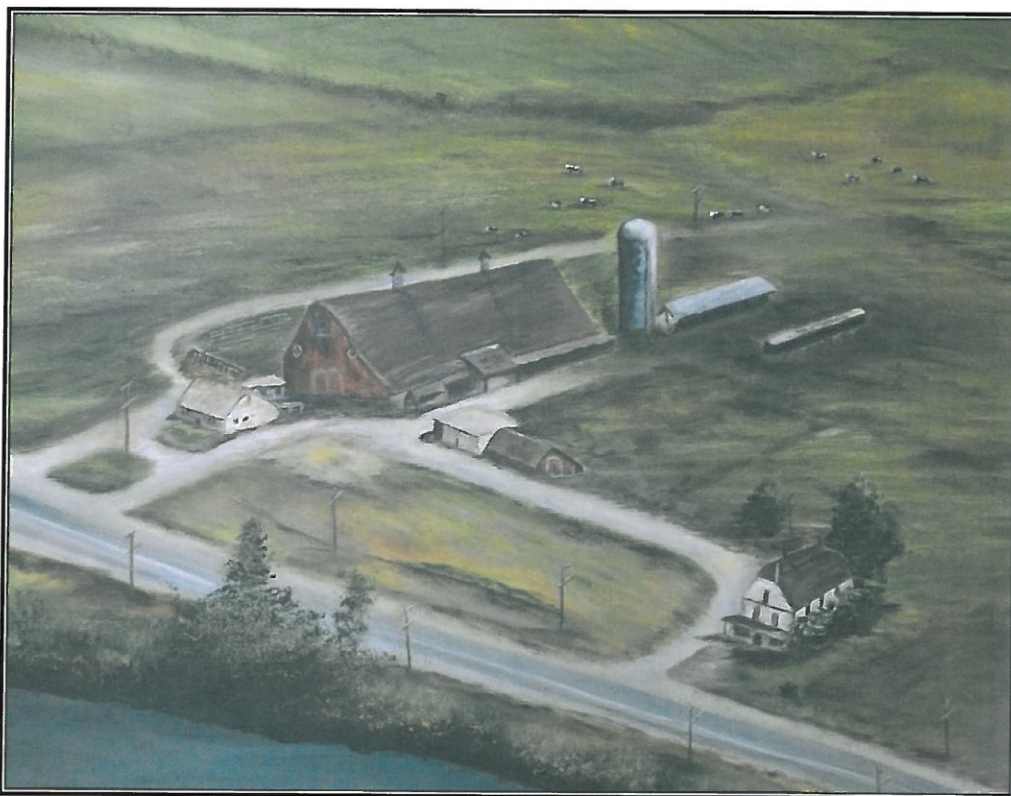


Photo 10: Looking east at farm house.

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**Photo 11:** Viewing SE across farm house and barn. Painting circa 1964 from Faber family collection.



**Photo 12:** Viewing east at farm house, barn and outbuildings. Circa 1940s from Faber family collection.

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**Photo 13:** Current interior bedroom in old part of farm house. Electric baseboard heating.



**Photo 14:** Current utility room with gas furnace to heat ground floor and newer (1980) portion of farm house.

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**Photo 15:** Current attic with blown-in insulation and shingle pieces from previous roof.

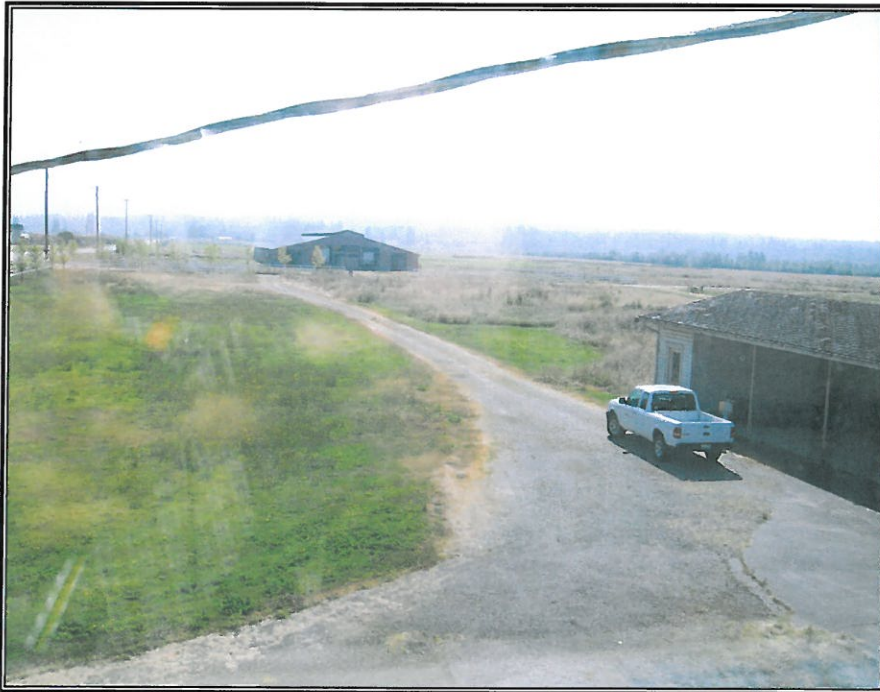


**Photo 16:** Underside of roof showing skip sheeting, OSB underlayment and hole patch of former chimney.

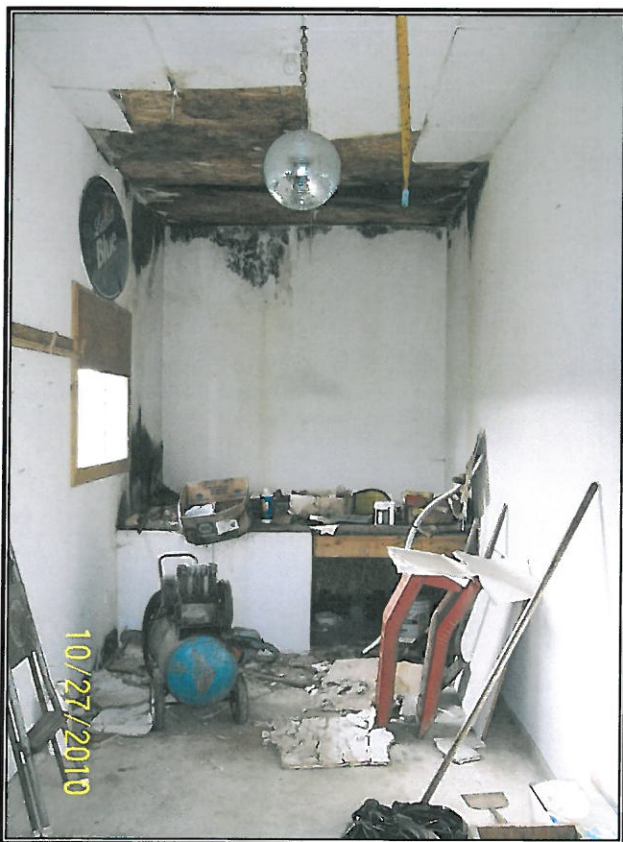
**PHASE I ESA  
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**Photo 17:** Looking east across Lot #1 and barn on Lot #15. Carport and east end storage room on right.



**Photo 18:** Interior of east end carport storage room. Mold issues. Discarded items.

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**Photo 19:** Looking west across Lot #2 and Native Growth Protection area south.



**Photo 20:** Looking west from access road at transformer and well on Lot #3. Metal out building is remnant from former dairy farm.

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Photo 21: Interior of outbuilding on Lot #3.



Photo 22: Interior of outbuilding on Lot #3.

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Photo 23: Interior of outbuilding on Lot #3.



Photo 24: Interior of outbuilding on Lot #3.

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**Photo 25:** Looking north to State Route 530 from access road at about Lot #3.



**Photo 26:** Looking south through middle of site to forested area south of site. Standing on access road at entrance to Lot #3.

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**Photo 27:** Native Growth Protection (wetland and upland buffer) area at southeast corner of site.



**Photo 28:** Looking northeast along eastern property edge. Surface drainage ditch in middle.

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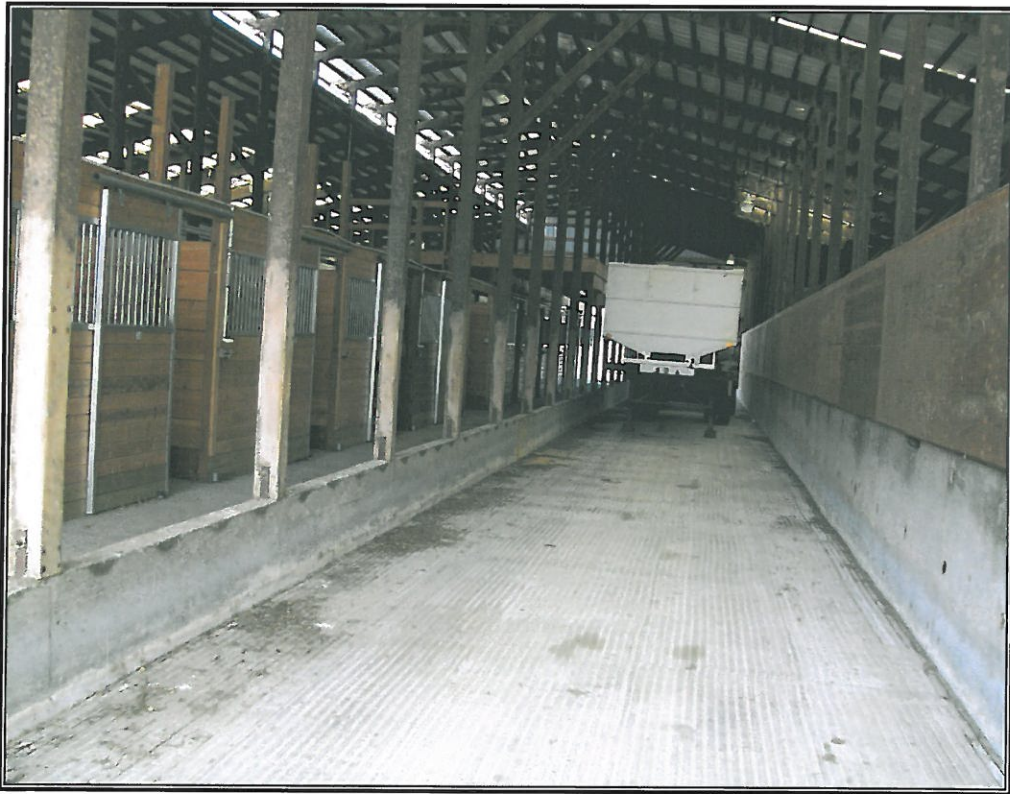
**Project No.:** 094-10023  
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**Date:** November 2010  
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**Photo 29:** Looking north across site from southeastern property corner. Red barn on Lot #15.



**Photo 30:** Looking east to west inside of red (equestrian) barn. Concrete floor. Horse stalls on left.

**PHASE I ESA**  
**Riverbend Site**  
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**Arlington, Washington**

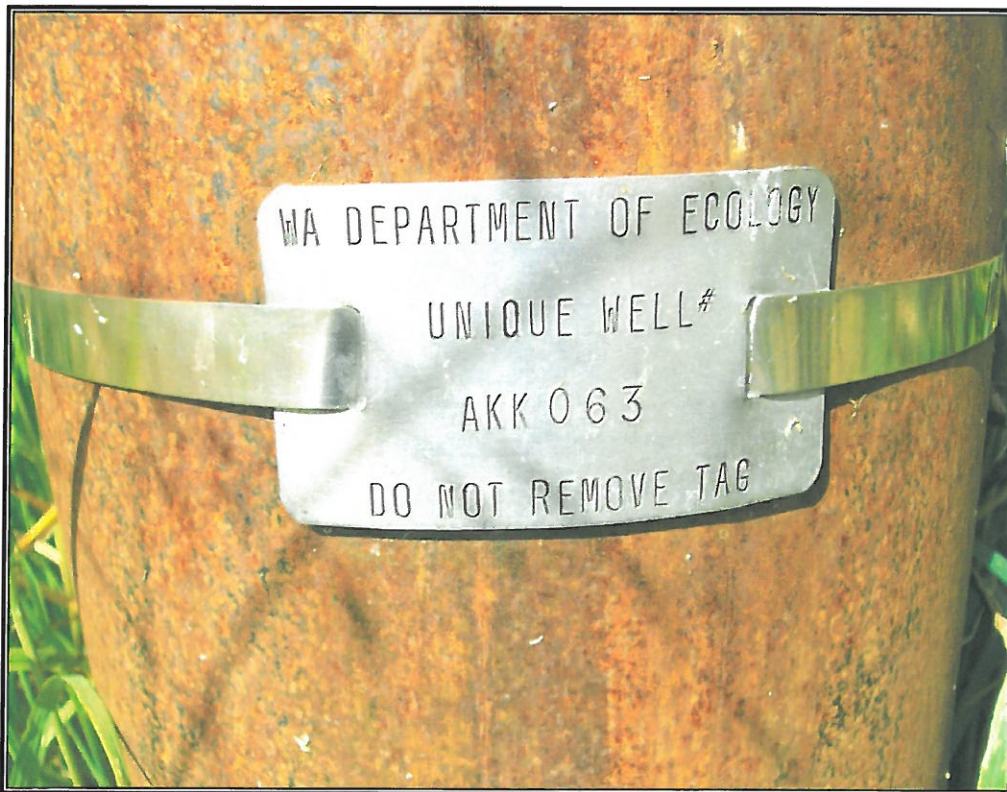
**Project No.:** 094-10023  
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**Photo 31:** Looking west across west half of Lot#15. Irrigation well in middle ground.



**Photo 32:** Irrigation well on Lot #15.

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