

APPENDIX A

AFX Corporation, Inc., Environmental Liens / Activity and Usage Limitations (AUL) Report

ENVIRONMENTAL LIENS / AUL REPORT

AFX Corp., Inc.

TitleSearch.com - EnvironmentalLiens.com

Order Number	24334-1-03	Effective Date	7/9/2010		
Last name	RIVERBEND INVESTMENT CO, LLC				
First name		County	SNOHOMISH		
Street address	21112 44TH DR NE	City	ARLINGTON	State	WASHINGTON
Mailing address	6525 200TH ST SW #205, LYNNWOOD WA 98036-4518 C098				
Parcel Number	010529-000-001-00	Alternate parcel number			
Legal Desc.	SECTION 09 TOWNSHIP 31 RANGE 05 QUARTER SW SUBDIVISION RIVER BEND BLK 000 D-00 LOT 1 AMEND BY PLAT ALTER REC UND AFN 200708075130 (9.00 OF 10.00 ACRES TRANSF. FROM OSA-1978) OSG-AG. CONSERV.-2010				

Federal, state, and local environmental records have been researched, resulting in the following list of recorded environmental liens and AUL's (activity and usage limitations) for the subject property having been found:

ENVIRONMENTAL LIENS, IC s, LUC s, AUL s, & DEUR s

- 1 NONE FOUND WITH UNITED STATES EPA
- 2 NONE FOUND WITH WASHINGTON STATE DEPARTMENT OF ECOLOGY
- 3 NONE FOUND IN THE SNOHOMISH COUNTY OFFICIAL LAND RECORDS
- 4

JUDGMENTS, LIENS

- 1 NONE FOUND WITH WASHINGTON STATE DEPARTMENT OF ECOLOGY
- 2 NO PENDING ENFORCEMENT ACTION LOCATED
- 3
- 4

OTHER INFORMATION:

This search is subject to the terms and conditions at TitleSearch.com.

APPENDIX B

Union Bank All Appropriate Inquiry (AAI) User Questionnaire



UNION BANK AAI USER QUESTIONNAIRE

The information in this questionnaire is requested to assist in the identification of conditions indicative of releases and threatened releases of hazardous substances on, at, in, or to the subject property. Please answer all questions in good faith and to the best of your knowledge.

Subject Property Name Riverbend Investment Company, LLC

Subject Property Address 4304 State Route 530, Arlington, WA 98223

1. Are you aware of any environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state or local law? If yes, please explain. No
2. Are you aware of any activity and land use limitations (ALLs), such as engineering controls, land use restrictions or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state or local law? If yes, please explain. No
3. Do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? If yes, please explain. No
4. In your opinion does the purchase price being paid for the subject property reasonably reflect the fair market value of the property? If you conclude there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the subject property? If yes, please explain. N/A
5. Are you aware of commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases? If yes, please explain. For example,
 - a. Do you know about the past uses of the subject property? Former Dairy Farm
 - b. Do you know of specific chemicals that are present or once were present at the subject property? No
 - c. Do you know of spills or other chemical releases that have taken place at the subject property? No
 - d. Do you know of any environmental cleanups that have taken place at the subject property? Manure Lagoon

6. Based on your knowledge and experience related to the subject property, are there any obvious indicators that point to the presence or likely presence of contamination at the subject property? If yes please explain. No
7. Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or form the subject property? If yes, please explain. No
8. Are you aware of any notices or other correspondence from any governmental agency relating to past or current violations of environmental laws with respect to the property? If yes, please explain. No
9. Do you know whether any of the following documents exist related to the subject property and, if so, whether copies can and will be provided to Union Bank? Check all that apply. None apply.

X Environmental site assessment reports - Phase I & Tank Closure Assessments & Remedial Action Report 6/9/04

- ☐ Environments compliance audit reports
- ☐ Risk Assessments
- ☐ Geotechnical studies
- ☐ Reports regarding hydrogeologic conditions on the property or surrounding area
- ☐ Environmental permits or registrations for:
 - a. above or underground storage tanks,
 - b. underground injection or waste water storage systems,
 - c. hazardous materials handling,
 - d. hazardous waste generation or disposal,
 - e. wastewater treatment systems and NPDES permits

Please provide copies of all information checked above.

Print Name: Larry Young

Signature: 

Title: Sr. Vice Pres.

Date: 9/16/10

Relationship to Subject Property: SAD Officer

APPENDIX C

**Phase I ESA Report
by
Environmental Associates, Inc.
dated
March 29, 2004**

PHASE I ENVIRONMENTAL SITE ASSESSMENT

150-Acre Parcel
4304 State Route 530
Arlington, Washington 98223

FRONTIER BANK

ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue Northeast, Suite 300
Bellevue, Washington 98004
(425) 455-9025 Office
(888) 453-5394 Toll Free
(425) 455-2316 Fax

March 29, 2004

JN 24091

Riverbend Investment Company, LLC
c/o Mr. Larry Young
Frontier Bank
P.O. Box 1779
Poulsbo, Washington 98370

Subject: **PHASE I ENVIRONMENTAL SITE ASSESSMENT**
150-Acre Parcel
4304 State Route 530
Arlington, Washington 98223

Gentlemen:

Environmental Associates, Inc., has completed a Phase I Environmental Site Assessment of the subject property located in Arlington, Washington. This report, prepared in accordance with the terms of our proposal dated March 16, 2004, and in a manner consistent with the intent and methodologies of ASTM E 1527-00, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", summarizes our approach to the project along with results and conclusions.

The contents of this report are confidential and are intended solely for your use and the use of your representatives. Four (4) copies of this report are being distributed to you. No other distribution or discussion of this report will take place without your prior approval in writing. Additional copies are available for a small fee.

As discussed in appropriate sections of this report, two (2) underground motor fuel storage tanks (USTs) are located on subject property beneath a concrete slab at the location depicted on Plate 2, Site Plan. We were advised by the property owner, Mr. Faber, that the first tank, with a capacity of 500 gallons, formerly contained gasoline and the second tank with a capacity of 1,200 gallons formerly contained diesel fuel. These tanks were reportedly installed in approximately 1975 and the remaining petroleum products were removed from the tanks in 2003. The environmental condition



Frontier Bank
March 29, 2004

JN 24091
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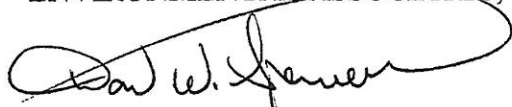
of soils and/or groundwater proximal to these tanks remains unknown and unassessed. The long-term underground storage and dispensing of motor fuels on the subject property clearly qualifies as a "recognized environmental condition" for the property under ASTM definitions section 1.1.1.

With the exception of the uncertainty relating to unknown/unassessed subsurface environmental conditions proximal to the USTs, no other conditions were identified in the public record or observed at the site to suggest that the property has been exposed to a risk for significant contamination by dangerous, hazardous or toxic substances as defined by CERCLA, ASTM, WDOE, or other applicable state, federal, or local laws and regulations.

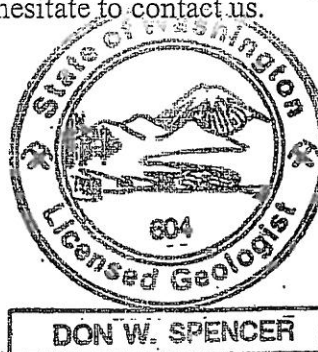
Additional discussions along with common-sense recommendations for future management relating to the USTs is provided for your consideration in the Conclusions/Recommendations section of the attached report.

We appreciate the opportunity to be of service on this assignment. If you have any questions or if we may be of additional service, please do not hesitate to contact us.

Respectfully submitted,
ENVIRONMENTAL ASSOCIATES, INC.



Don W. Spencer, M.Sc., P.G., R.E.A.
Principal



EPA-Certified Asbestos Inspector/Management Planner
I.D. # AM 48151

EPA/HUD Certified Lead Inspector (Licensed)

Registered Site Assessor/Licensed UST Supervisor
State Certification #0878545-U7

License: 604	(Washington)
License: 11464	(Oregon)
License: 876	(California)
License: 5195	(Illinois)
License: 0327	(Mississippi)

ENVIRONMENTAL ASSOCIATES, INC.

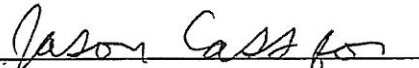
PHASE "1" ENVIRONMENTAL ASSESSMENT

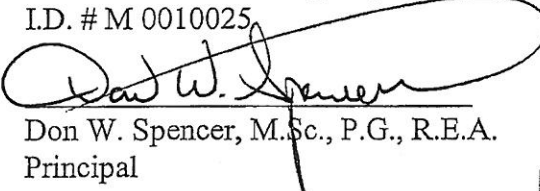
150-Acre Parcel
4304 State Route 530
Arlington, Washington 98223

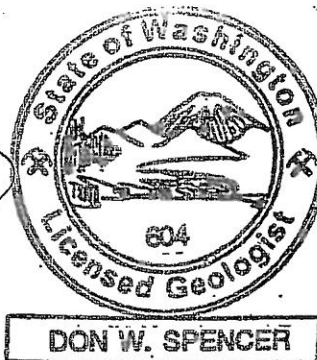
Prepared for:

Riverbend Investment Company, LLC
c/o Mr. Larry Young
Frontier Bank
P.O. Box 1779
Poulsbo, Washington 98370

Questions regarding this investigation, the conclusions reached and the recommendations given should be addressed to one of the following undersigned.


Brett T. Carp
Environmental Scientist
EPA-Certified Building Inspector
I.D. # M 0010025


Don W. Spencer, M.Sc., P.G., R.E.A.
Principal



EPA-Certified Asbestos Inspector/Management Planner
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Reference Job Number: JN 24091

March 29, 2004

ENVIRONMENTAL ASSOCIATES, INC.

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METHODOLOGY/SCOPE OF WORK

Our study approach consisted of completing a series of investigative tasks intended to satisfy the level of effort often referred to as "due diligence" by the "innocent purchaser" in the context of the Superfund Amendment and Reauthorization Act of 1986 (SARA), and nearly identical requirements set forth in the Model Toxics Control Act (MTCA), Chapter 70.105 D (Section 040) RCW pertaining to standards of liability. The objective of a Phase I Assessment is to reduce potential risk for exposure to future liability for environmental problems by demonstrating that at the time of acquisition or refinancing, the owner, buyer, or lender had no knowledge or reason to know that any hazardous substance had been released or disposed of on, in, or at the property. Moreover, in defining the purpose of the Phase I environmental site assessment process, section 1.1.1 of ASTM E-1527 advises that the goal of a Phase 1 is to identify "recognized environmental conditions," and defines a recognized environmental condition as "the presence or likely presence of any hazardous substances. . . on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances . . into structures on the property or into the ground, groundwater, or surface water of the property."

In an effort to evaluate condition and previous uses of the property in a manner consistent with good commercial and customary practice and in accordance with methods outlined under ASTM E 1527-00, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", our scope of work for this study included:

- Review of chronology of ownership and site history using the resources of the Snohomish County Assessor's Office, business directories from several time periods, and aerial photography from several time periods as primary resources. This included an attempt to identify possible former industries or uses presenting some potential for generating waste which may have included dangerous or hazardous substances as defined by state and federal laws and regulations.
- Acquisition and review of available reports and other documentation pertaining to the subject site or nearby sites.
- Review of Washington Department of Ecology (WDOE) and Snohomish County Department of Public Health documents regarding current and abandoned landfills.
- Review of the current EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), the EPA National Priority List (NPL), the EPA Resource Conservation and Recovery Act (RCRA) Notifiers, RCRA Corrective Action Report (CORRACTS), and Emergency Response Notification System (ERNS) lists of sites which are potentially contaminated or which produce hazardous substances as a normal part of their commercial operation in the vicinity of the site.

- Review of the current Washington Department of Ecology (WDOE) listing of underground storage tanks (USTs) along with the WDOE's Leaking Underground Storage Tank (LUST) listing for WDOE-documented leaking USTs in the vicinity of the subject property.
- Review of the current WDOE Confirmed and Suspected Contaminated Sites (CSCS) list of potentially contaminated sites which have been the subject of hazardous waste investigation and/or cleanup activity in conjunction with the Washington Model Toxics Control Act (MTCA) Chapter 173-340 WAC.
- Review published documents from the Bonneville Power Administration (BPA) to evaluate the risk for naturally occurring radon.
- A reconnaissance of the subject property including buildings and neighboring areas to look for evidence of potential contamination in the form of soil stains, odors, asbestos, lead-based paint (LBP), vegetation stress, discarded drums, discolored water, careless manufacturing or industrial practices, etc.
- Preparation of a summary report which documents the Assessment process and findings.

FINDINGS

GENERAL DESCRIPTION

The subject property consists of three (3) adjoining rectangular-shaped parcels covering approximately 150 acres of land. Improvements to the property consists of four (4) single-story buildings of wood-framed construction enclosing approximately 30,000 square feet of space which were reportedly erected between 1967 and 1978. The remaining land was formerly utilized as grazing land for the on-site dairy farm. Currently the property is occupied by the owner, Mr. S. Faber. The approximate location of the site is shown on the Vicinity Map, Plate 1, appended herewith.

The property is located in an agricultural area approximately two (2) miles west downtown Arlington, Washington. Photographs reflecting the character of the subject property are provided with this report as Plate 3.

A brief description of land use on nearby parcels is provided below. Plate 2, Site Plan, depicts the setting of the subject property and land use for adjacent sites.

North: State Route 530 adjoins the northern property line of the site. Across State Route 530 are two (2) single-family residences. Farther north is the Stillaguamish River.

- South:** South of the site are two (2) single-family residences surrounded by agricultural land. Farther south is Portage Creek. Beyond the creek is more agricultural land.
- East:** Adjacent to the east of the site is a farm of comparable size to the subject property. Farther east is a residential development of single-family houses.
- West:** Adjacent to the west is agricultural land with a single-family residence further to the west. Beyond the residence is more farmland.

According to the Snohomish County Assessor's Office, the subject property is zoned for open space/agricultural use.

GEOLOGIC SETTING

Published geologic maps for the site vicinity (Pessl et al., 1989) suggest that much of the material underlying the subject site is alluvium, a moderate to well-sorted mix of silt, clay, and fine sand with minor sand and pebble gravel. Also locally includes interbeds, layers, and disseminated particles of clastic- volcanic materials derived from Cascade volcanoes. Coarse-grained facies commonly are found along streams and underlie modern flood plains.

Topographically, the site is situated on level ground approximately 30 feet above sea level. Based upon inference from topography and local drainage patterns, it appears that shallow-seated groundwater (if present) in the vicinity of the subject property may flow in a northerly direction toward the Stillaguamish River.

Although no site specific information has been developed by our firm with respect to depth to groundwater at this site, our experience in the area suggests that "perched" groundwater (if present) beneath the site may lie at a depth of approximately 10 feet or more beneath the ground surface.

With respect to surface water resources, Portage Creek is located near the southeastern property boundary of the site. This surface water course flows in a southerly then westerly direction along the southern property line and eventually discharges into the Stillaguamish River near Silvana, Washington approximately two (2) miles west of the site. The Stillaguamish River is located approximately 250 feet north of the site (across State Route 530). This surface water course flows in a westerly direction and eventually discharges into Port Susan on Puget Sound, approximately three (3) miles west of Silvana, Washington.

DEVELOPMENT HISTORY AND LAND USE

Sources reviewed for information on site and area development and land use included the resources of the Everett Public Library, Snohomish County Assessor's Office, and aerial photographs of the subject property and surrounding area from several time periods.

Aerial photographs of the area were reviewed for the years 1947, 1955, 1967, 1976, 1981, 1985, 1993, 1997, and 2001. The following paragraphs provide an interpretive summary of our observations in each photo. The time intervals between the various historic aerial photographs selected for this particular project are, in our opinion, entirely adequate for the intended purpose which was to permit a general assessment of overall development and land use in the vicinity of the subject property.

- 1947 The property and immediately surrounding areas appear to be used for agriculture. Several small buildings and one large barn-like structure are located on the site near the northern property line (State Route 530). These smaller buildings appear to be single-family dwellings and storage structures. A single-family residence surrounded by a dense stand of trees sits along the southern bank of the Stillaguamish River approximately 200 feet north of the site across State Route 530. A creek flows near the southeast quadrant of the property. To the south is a single-family residence surrounded by agricultural land.
- 1955 No significant changes are noted on site or on the immediately surrounding areas.
- 1967 Three rectangular structures oriented in a north-south direction have been constructed to the south of the barn first seen in the 1947 photo. A small rectangular shaped storage-like structure (the building currently adjacent to the two known UST's) is visible to the west of the barn. A rectangular shaped building has also been constructed to the north of the barn.
- 1976 The rectangular shaped storage-like structure (the building currently adjacent to the two know UST's) has been extended to the west. Two new rectangular shaped buildings have been erected to the south of this structure. A new single-family residence has been constructed on the land to the north across State Route 530. The surrounding areas continue to be used for agriculture.
- 1981 The old barn first seen in the 1947 photo has been replace by a larger barn oriented in an east-west direction parallel to State Route 530. A small well/pump-house is visible near the center of the property approximately 300 feet south of the on-site buildings.
- 1985 A rain water detention pond has been constructed to the south of the buildings. No significant changes are noted on the immediately surrounding areas.
- 1993, 1997,
and 2001 No significant changes are noted on the subject property or on the immediately surrounding areas.

PROPERTY CONVEYANCE/OWNERSHIP DATA

From the file resources of the Snohomish County Assessor's Office it appears that the subject property was purchased by the current owners (the Faber family) in 1964 from an un-named party. Assessor records from 1964 to present indicate that the subject property has been used for agricultural purposes.

Owing to the provincial methods employed by the assessor's office in making earlier information available to the public, other information regarding the past ownership was neither practically reviewable nor reasonably ascertainable in the context of ASTM usage and our proposed scope of work. The absence of such information has no material effect upon the conclusions of this report.

Borrowing from the jargon of ASTM, no "reasonably ascertainable" or "likely to be useful" information prior to 1947 was available. The absence of such information has no material effect upon the conclusions of this report.

SITE RECONNAISSANCE

An Environmental Scientist/EPA-certified Asbestos Building Inspector from our firm visited the property on March 24, 2004 to review on-site conditions and land use practices in the surrounding area. Mr. Faber, the property owner provided access to the buildings and grounds. Representative areas reviewed during our site visit included the remaining four storage/barn buildings, exterior grounds, and adjacent property usages.

Mr. Faber informed us of two (2) underground motor fuel storage tanks (USTs) located on subject property beneath a concrete slab at the location depicted on Plate 2, Site Plan. Two motor fuel dispenser pumps and two vent lines are visible extending up from the concrete slab (See Plate 3). We were advised by the property owner, Mr. Faber, that the first tank (with a capacity of 500 gallons) formerly contained gasoline, and the second tank of 1,200 gallons formerly contained diesel fuel. These tanks were reportedly installed in approximately 1975 and the remaining petroleum products were pumped out in 2003.

At the time of our site reconnaissance several old storage/barn-like structures were being demolished on-site in preparation for current project which calls for subdivision of the 150-acres of land into approximately ten (10) 15-acre lots. Mr. Faber advised us that all waste materials resulting from the demolition of the buildings was being disposed of lawfully off-site. Similarly, Mr. Faber stated that approximately ten (10) 55-gallon drums of waste oil collected over the past twenty (20) years and stored on-site (in the building adjacent to the known USTs) were slated for removal and disposal off-site by Emerald Disposal by the end of March 2004. Minor staining was noted on the ground surrounding these drums, however the scale of the problem falls under the general heading of poor "housekeeping" and does not appear to be a significant environmental problem at present. A large pile of old tires near the central portion of the site formerly used to secure erosion controlling plastic was also slated to be disposed of off-site by a local disposal company by the end of March 2004.

As mentioned earlier, the subject property includes four (4) remaining storage/barn-like buildings of wood-frame construction erected between 1967 and 1978. The roofs of these buildings are pitched and clad with wooden shingles or covered with corrugated metal sheets. South of the southern most barn is a manure lagoon with dimensions of approximately two hundred (200) feet by one hundred (100) feet. The owner Mr. Faber advised us of four (4) on-site groundwater wells. Two (2) of these well (located near the driveway extending to State Route 530 on the northern portion of the site) are closed and no longer in use. The two (2) remaining wells located on the central portion of the property and near the western barn are no longer used yet remain open.

CHECK FOR PCB-CONTAINING MATERIALS

No materials suspected to contain PCBs were observed on the property.

CHECK FOR ASBESTOS-CONTAINING MATERIALS

No materials suspected to contain asbestos were observed on the property.

REVIEW FOR LEAD-BASED PAINT

No painted surfaces or other materials suspected to contain lead were noted on the subject property.

RADON EVALUATION

Occurrence Radon is a naturally occurring, highly mobile, chemically inert radioactive gas created through radioactive decay of uranium and thorium. The potential for occurrence of radon varies widely and is dependent upon (1) the concentration of radioactive materials in the underlying bedrock; (2) the relative permeability of soils with respect to gases; and (3) the amount of fracturing or faulting in surficial materials (EPA, 1987).

Health Risks The concern regarding radon and its potential effects upon humans arises from the results of studies (EPA, 1987) which suggest that approximately fifteen percent of all lung cancer mortalities in the United States may be attributable to exposure to radon.

The EPA has established a concentration of radon of four (4) picocuries per liter (pCi/l) as a maximum permissible concentration "action level". Concentrations above this value would signal a potential health threat. According to some studies, an average concentration in homes across the United States is on the order of 1.4 pCi/l.

**Risk of
Potential
Exposure in
the Arlington
Area**

The Bonneville Power Administration (BPA) recently published the results of measurements for radon made in residences throughout the region they serve which includes Washington, Oregon and Idaho. For the Arlington area in the immediate vicinity of the subject property 38 tests have been performed. The results of their work (BPA, 1993) suggest that radon levels over 4 pCi/l were detected in none of the monitored residences in the vicinity of the subject site. Additionally, the average listed radon reading in the subject site township was 0.23 pCi/l, well below the EPA threshold of concern.

On the basis of the findings presented in the cited BPA survey, we conclude that the potential for exposure to naturally occurring radon at the subject site is very low.

WATER SUPPLY, WASTE WATER AND SOLID WASTE MANAGEMENT

Information supplied by the owner Mr. Faber indicated water for the site has been supplied by on-site groundwater wells. Sewer services for the subject site were provided by an on-site septic system.

Mr. Faber informed us the site has been regularly serviced by the local waste disposal company. One (1) solid waste dumpster associated with the demolition of the on-site buildings was noted near the northern property line. The dumpster, which is maintained by Waste Management, was relatively clean and free of overflowing debris at the time of our site reconnaissance.

REVIEW OF WASHINGTON DOE LISTING OF UNDERGROUND STORAGE TANKS

Review of the current Washington Department of Ecology listing of underground storage tanks (USTs) suggests that no facilities with registered USTs are located within a one-quarter mile radius of the subject property. Such UST listings may not include tanks that are exempted from regulation/registration such as heating oil tanks or tanks used for agricultural purposes and may not include USTs which were installed prior to the advent of modern environmental UST regulations. The on-site USTs were not included on the Washington Department of Ecology listing of underground storage tanks.

According to the most recent WDOE Leaking Underground Storage Tank (LUST) listing, no tank facilities located within an approximately one-half mile radius of the subject property have reported accidental releases or leakages to the WDOE in the past.

EPA & STATE RECORDS OF POTENTIALLY HAZARDOUS SITES

**Superfund
and NPL**

Review of the current EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and National Priority List (NPL) listings revealed no CERCLIS and no NPL sites within approximately one mile of the subject property that have been designated as potentially hazardous or eligible for participation in the Superfund cleanup program.

CORRACTS

Review of the current EPA Corrective Action Report (CORRACTS) listing revealed that no CORRACTS sites are located within approximately one mile of the subject property that have been designated as having a potential release at the property under RCRA.

**MTCA/VCP/
WA ICR**

The Washington Department of Ecology hazardous waste cleanup and investigation program was launched in 1989 as a part of the Model Toxics Control Act (MTCA), Chapter 173-340 WAC, in order to evaluate potential and actual hazards at sites within the state. Of the more than 1,730 sites currently on the WDOE Confirmed and Suspected Contaminated Sites (CSCS) list, three (3) are located within a one mile radius of the subject property. There are also two (2) Voluntary Cleanup Program (VCP) and two (2) Washington Independent Cleanup Report (WA ICR) sites located within a one-half mile radius of the subject property. The nearest MTCA/VCP/WA ICR site to the subject property is the GH Cook Co., located at 19114 61st Avenue Northeast. This site is approximately two-thirds of a mile to the southeast in an inferred cross-gradient hydrologic position. See Appendix A for WDOE Database information about these sites.

Acknowledging the substantial separation distances and/or hydrologic positions of the listed MTCA/VCP/WA ICR sites in relation to the subject property as positive risk-mitigating factors, it is our opinion that the potential for environmental impairment of the subject property from these off-site localities is very low. The approximate location of the WDOE-documented MTCA sites within a one mile radius of the subject property are indicated on the Overview and Detail Maps included in the Environmental Database Report attached, to this report as Appendix A.

- RCRA/FINDS/
TSDs** Review of EPA's Treatment, Storage and Disposal (TSD) facilities listing for sites that treat, store, or dispose of potentially hazardous materials revealed that no TSD sites are located within a one mile radius of the subject property.
- ERNS** Review of the EPA's Emergency Response Notification Systems (ERNS) list for the State of Washington revealed that the subject site has not reported a spill. This list has been compiled with periodic updates since October 1987.

LANDFILLS

A review of WDOE and Snohomish County Health Department documents regarding current and abandoned landfills revealed that there are no documented landfills located within a mile radius of the subject property.

CONCLUSIONS/RECOMMENDATIONS

Consistent with the report language requirements defined under ASTM E-1527-00 "Stand Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", and more specifically section 11.7 thereto, the following conclusory statements are made:

We (EAI) have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527 of the property located at 4304 State Route 530 at Arlington, Snohomish County, Washington. No exceptions to, or deletions from this practice were made. This Phase I assessment has revealed no evidence of "recognized environmental conditions" as defined by ASTM in connection with the property except for the following:

As discussed briefly in the executive summary of the cover letter to this report and in appropriate sections of this report, two (2) underground motor fuel storage tanks (USTs) are located on subject property beneath a concrete slab at the location depicted on Plate 2, Site Plan. We were informed by the property owner, Mr. Faber, that the first tank, with a capacity of 500 gallons, formerly contained gasoline and the second tank with a capacity of 1,200 gallons formerly contained diesel fuel. These tanks were reportedly installed in approximately 1975 and were pumped of remaining petroleum products in 2003. The environmental condition of soils and/or groundwater proximal to these tanks remains unknown and unassessed.

In attempting to put this issue on context for the subject property, in their research in preparing the underground storage tank (UST) regulations as summarized in the preamble to 40 CFR Parts 280/281, EPA noted that for the large number of UST sites they reviewed statistically, approximately

Frontier Bank
March 29, 2004

JN 24091
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50 percent of the sites which were greater than ten (10) years old were found to have had a petroleum release from some component of the UST system. Considering what EPA has said along with the fact that the motor fuel storage and dispensing operations have occurred at the subject property extending over a period of approximately twenty-nine (29) years, it seems quite reasonable to conclude that a potential risk exists from environmental impacts related to this long-term use. The long-term underground storage and dispensing of motor fuels on the subject property clearly qualifies as a "recognized environmental condition" for the property under ASTM definitions section 1.1.1.

A proposal to remove these USTs and conduct environmental soil sampling and testing from the UST excavation has been provided to the property owner by EAI. Upon completion of those activities, uncertainties associated with this "recognized environmental condition" should hopefully be resolved.

*See attached
"EAI" removal
EAI/ABC, INC. "UST closure
cost"*

LIMITATIONS

This report has been prepared for the exclusive use of Riverbend Investment Company, LLC, along with Frontier Bank and their several representatives for specific application to this site. Our work for this project was conducted in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area, and in accordance with the terms and conditions set forth in our proposal dated March 16, 2004. The environmental condition of subsurface soil and/or groundwater cannot typically be determined by visual examination of surficial conditions such as afforded by the scope of a Phase I Assessment such as performed here. Acknowledging that limitation, no warranty in that regard is made here. No other warranty, expressed or implied, is made. If new information is developed in future site work which may include excavations, borings, studies, etc., Environmental Associates, Inc., must be retained to reevaluate the conclusions of this report and to provide amendments as required.

ENVIRONMENTAL ASSOCIATES, INC.

REFERENCES

GENERAL

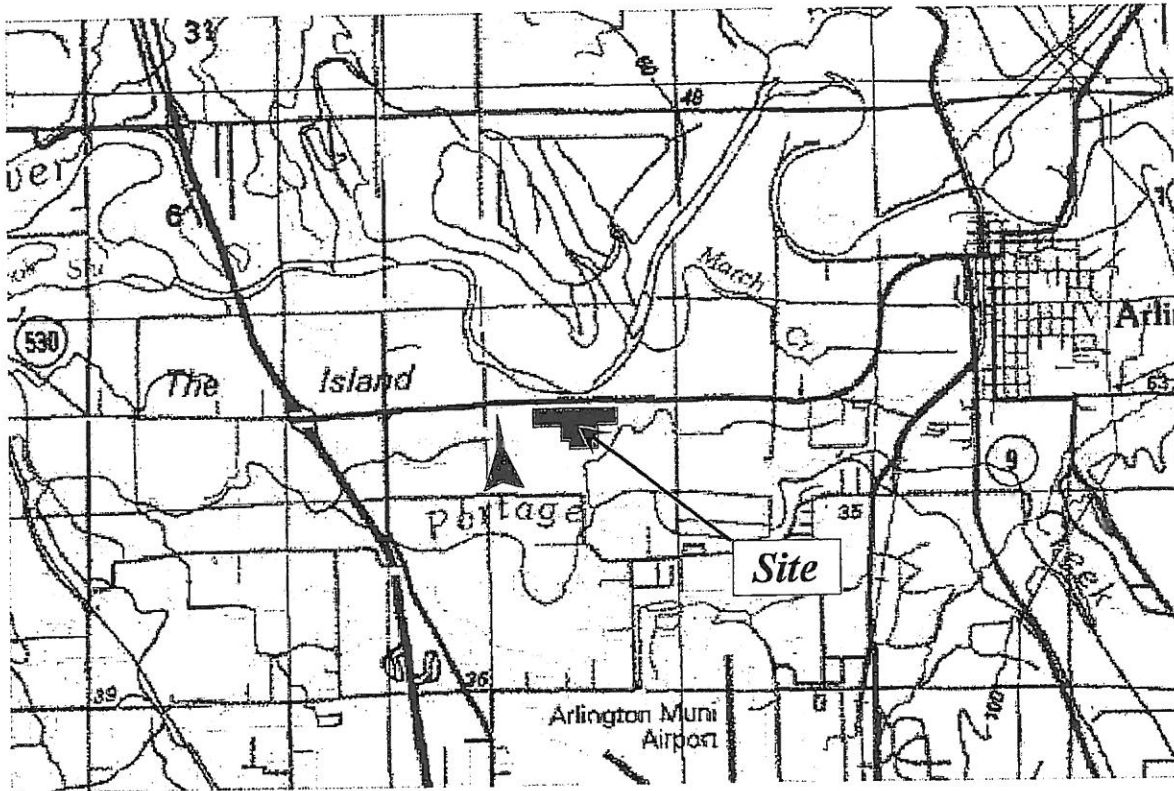
Bonneville Power Administration (BPA), January 1993, Radon Monitoring Results from BPA's Residential Conservation Program, Report No. 15, (with April 1993 Map).

Environmental Protection Agency (EPA), September 1987, Radon Reference Manual EPA 520/1-87-20.

Pessl, Fred, et al., 1989, Surficial Geologic Map of the Port Townsend 30- by 60-Minute Quadrangle, Puget Sound Region, Washington.

Thomas Brothers Map Co., 2000, The Thomas Guide: King/Pierce/Snohomish Counties.

U.S. Geological Survey, 1956, Arlington West, Washington 1:24,000 Quadrangle. 1 sheet.



Approximate Site Location



Inferred Shallow-Seated Groundwater Flow

0 1MI

0 2Km

Contour Interval 50 Feet



**ENVIRONMENTAL
ASSOCIATES, INC.**

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

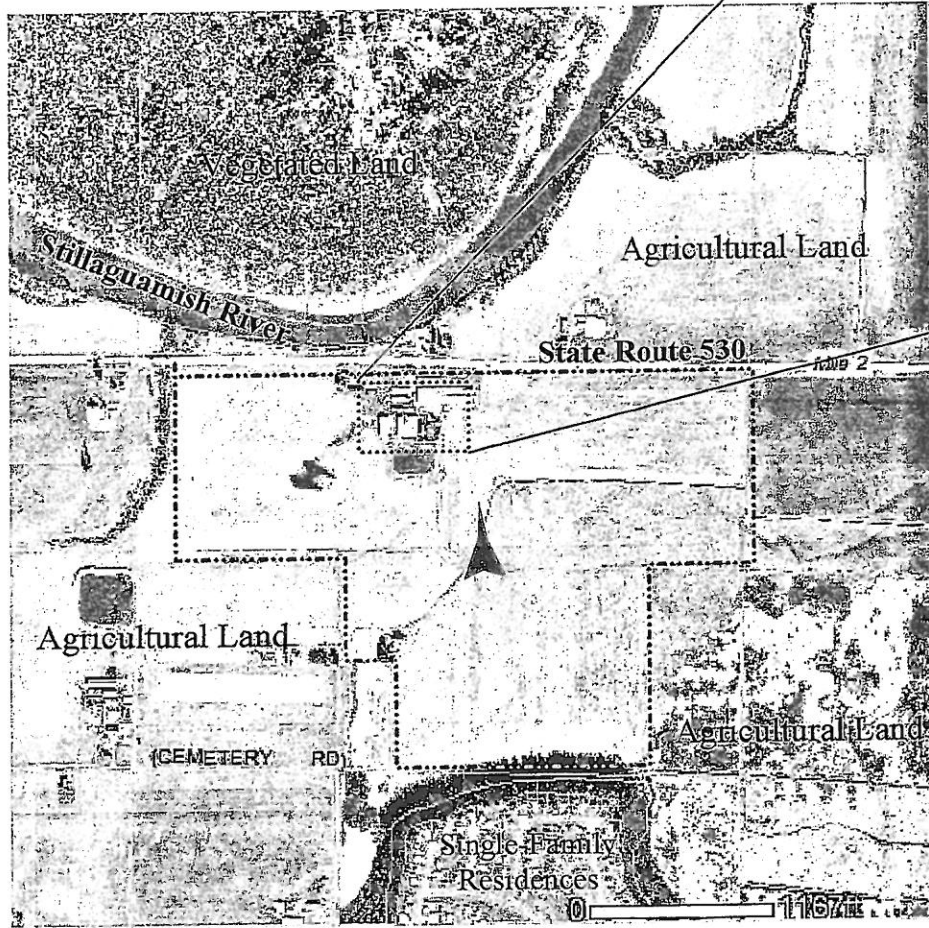
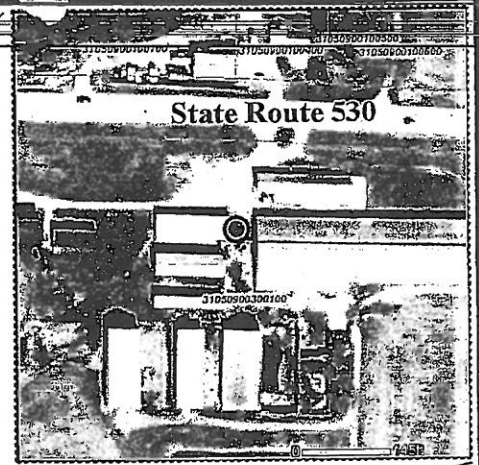
Vicinity Map

150-Acre Parcel
4304 State Route 530
Arlington, Washington

Job Number:
24091

Date:
March 2004

Plate:
1



Inferred Shallow-Seated Groundwater Flow

Approximate Subject Property Boundary

Approximate Location of two on-site USTs



Not to Scale



**ENVIRONMENTAL
ASSOCIATES, INC.**

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

SITE PLAN

150-Acre Parcel
4304 State Route 530
Arlington, Washington

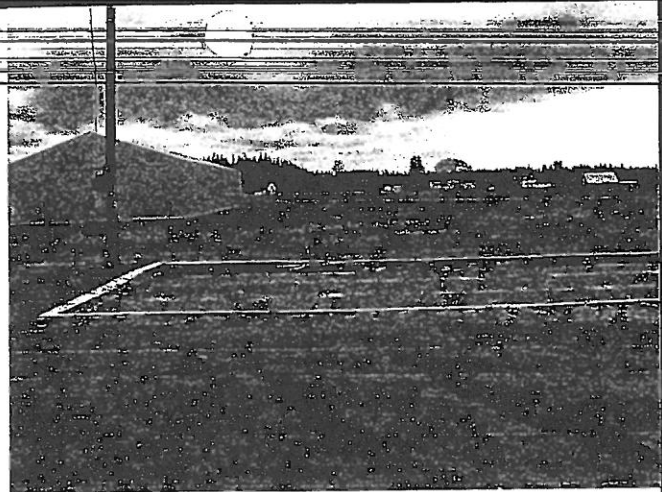
Job Number:
24091

Date:
March 2004

Plate:
2



VIEW OF THE SUBJECT PARCEL AND DEMOLITION, AS
SEEN FACING SOUTHWEST FROM STATE ROUTE 530.



VIEW OF REMAINING STORAGE BUILDING
AND TYPICAL VEGETATION ON SUBJECT SITE.



PHOTO SHOWS THE PUMPS AND VENT LINES FOR
THE TWO ON-SITE UNDERGROUND STORAGE TANKS.



PHOTO SHOWS THE ON-SITE USED OIL DRUMS,
TO BE DISPOSED OF OFF-SITE.



ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

SITE PHOTOGRAPHS

150-Acre Parcel
4304 State Route 530
Arlington, Washington

Job Number:
24091

Date:
March 2004

Plate:
3

APPENDIX A
Environmental Database Report

TARGET PROPERTY:

4304 SR 530

ARLINGTON WA 98223

Job Number: 24091

Environmental Associates, Inc.
1380 112th Avenue Northeast, Suite 300
Bellevue, Washington 98004

03-24-04

Target Site: 4304 SR 530

ARLINGTON WA 98223

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	02-09-04	1.00	0	0	0	0	0	0	0
CERCLIS	Y	02-09-04	0.50	0	0	0	0	-	0	0
NFRAP	Y	02-09-04	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	02-09-04	0.50	0	0	0	0	-	0	0
RCRA COR	Y	02-09-04	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	02-09-04	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	02-09-04	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-03	0.12	0	0	-	-	-	0	0
State Sites	Y	01-14-04	1.00	0	0	0	0	7	0	7
SWL	Y	11-01-01	0.50	0	0	0	0	-	0	0
REG UST/AST	Y	01-14-04	0.25	0	0	0	-	-	0	0
Leaking UST	Y	01-14-04	0.50	0	0	0	0	-	0	0
- TOTALS -				0	0	0	0	7	0	7

Site Information Report

Request Date: 03-24-04
Requestor Name: Brett T. Carp
Standard: ASTM

Search Type: AREA
Job Number: 24091

TARGET ADDRESS: 4304 SR 530
ARLINGTON WA 98223

Demographics

Sites: 7 **Non-Geocoded:** 0 **Population:** NA
Radon: 0.5 PCI/L

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-122.170509	-122:10:14	Easting:	561656.038
Latitude:	48.185355	48:11:7	Northing:	5337015.723
			Zone:	10

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)

Services:

ZIP Code	City Name	ST	Dist/Dir	Sel

	Requested?	Date
Sanborns	No	
Aerial Photographs	No	
Topographical Maps	No	
City Directories	No	
Title Search	No	
Municipal Reports	No	
Online Topos	No	

Environmental FirstSearch
Sites Summary Report

TARGET SITE: 4304 SR 530
ARLINGTON WA 98223

JOB: 24091

TOTAL: 7 **GEOCODED:** 7 **NON GEOCODED:** 0 **SELECTED:** 7

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
4	STATE	GH COOK CO NFA:2758	19114 61ST AVE NE ARLINGTON WA 98223	0.66 SE	3
3	STATE	GH COOK CO CSCR:2758	19114 61ST AVE NE ARLINGTON WA 98223	0.66 SE	3
7	STATE	ARLINGTON MARYSV CSCR:2701	ARLINGTON AIRPOR ARLINGTON WA 98223	0.70 SE	5
1	STATE	CIRCLE K STORE 5470 BP OIL NFA:75749534	2313 SR 530 ARLINGTON WA 98223	0.87 NW	1
6	STATE	TESORO STATION 62162 NFA:94987959	2324 STATE RD 530 ARLINGTON WA 98223	0.87 NW	4
5	STATE	TESORO STATION 62162 CSCR:94987959	2324 STATE RD 530 ARLINGTON WA 98223	0.87 NW	4
2	STATE	COASTAL FIBRE NFA:59857799	19023 47TH AVE NE ARLINGTON WA 98223	0.91 SW	2

Environmental First Search
Site Detail Report

TARGET SITE: 4304 SR 530
ARLINGTON WA 98223

JOB: 24091

STATE SITE

SEARCH ID: 4

DIST/DIR: 0.66 SE

MAP ID: 3

NAME: GH COOK CO
ADDRESS: 19114 61ST AVE NE
ARLINGTON WA 98223
SNOHOMISH

REV: 05/06/03
ID1: NFA:2758
ID2:
STATUS:
PHONE:

CONTACT:

GENERAL INFORMATION

Ecology Status: Awaiting Site Hazard Assessment
Independent Status:
Program Plan:
WARM Bin Number:
NFA Determination: NFA AFTER ASSESSMENT IRAP OR VCP
NFA Date: 2/29/2000

Environmental FirstSearch
Site Detail Report

TARGET SITE: 4304 SR 530
ARLINGTON WA 98223

JOB: 24091

STATE SITE

SEARCH ID: 3

DIST/DIR: 0.66 SE

MAP ID: 3

NAME: GH COOK CO
ADDRESS: 19114 61ST AVE NE
ARLINGTON WA 98223
SNOHOMISH

REV: 10/29/99
ID1: CSCR:2758
ID2:
STATUS:
PHONE:

CONTACT:

GENERAL INFORMATION

Ecology Status: *Awaiting Site Hazard Assessment (SHA)*
Independent Status:
Responsible Unit: *NORTHWEST REGION*
WARM Bin Number:
Affected Media Name: *Air*
Affected Media Status Code: *Confirmed*
Agency Recorded Latitude: *481012*
Agency Recorded Longitude: *12292*

GENERAL INFORMATION

Ecology Status: *Awaiting Site Hazard Assessment (SHA)*
Independent Status:
Responsible Unit: *NORTHWEST REGION*
WARM Bin Number:
Affected Media Name: *Soil*
Affected Media Status Code: *Confirmed*
Agency Recorded Latitude: *481012*
Agency Recorded Longitude: *12292*

GENERAL INFORMATION

Ecology Status: *Awaiting Site Hazard Assessment (SHA)*
Independent Status:
Responsible Unit: *NORTHWEST REGION*
WARM Bin Number:
Affected Media Name: *Groundwater*
Affected Media Status Code: *Suspected*
Agency Recorded Latitude: *481012*
Agency Recorded Longitude: *12292*

Base/ Neutral/ Acid Organics:
Halogenated Organics: *Suspected*
Metals, Priority Pollutants:
Metals, Other:
Poly-Chlorinated bi-Phenyls:
Pesticides:
Petroleum Products:
Phenolic Compounds:
Non-Halogenated Solvents: *Suspected*
Dioxins:
Polynuclear Aromatic Hydrocarbons:
Reactive Wastes:
Corrosive Wastes:
Radioactive Wastes:
Conventionals, Organic:
Asbestos:
Phenolic Compounds:

Base/ Neutral/ Acid Organics:
Halogenated Organics: *Suspected*
Metals, Priority Pollutants:

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: 4304 SR 530
ARLINGTON WA 98223

JOB: 24091

STATE SITE

SEARCH ID: 3

DIST/DIR: 0.66 SE

MAP ID: 3

NAME: GH COOK CO
ADDRESS: 19114 61ST AVE NE
ARLINGTON WA 98223
SNOHOMISH

REV: 10/29/99
ID1: CSCR:2758
ID2:
STATUS:
PHONE:

CONTACT:

Metals, Other:

Poly-Chlorinated bi-Phenyls:

Pesticides:

Petroleum Products:

Phenolic Compounds:

Non-Halogenated Solvents: *Suspected*

Dioxins:

Polynuclear Aromatic Hydrocarbons:

Reactive Wastes:

Corrosive Wastes:

Radioactive Wastes:

Conventionals, Organic:

Asbestos:

Phenolic Compounds:

Base/ Neutral/ Acid Organics:

Halogenated Organics: *Suspected*

Metals, Priority Pollutants:

Metals, Other:

Poly-Chlorinated bi-Phenyls:

Pesticides:

Petroleum Products:

Phenolic Compounds:

Non-Halogenated Solvents: *Suspected*

Dioxins:

Polynuclear Aromatic Hydrocarbons:

Reactive Wastes:

Corrosive Wastes:

Radioactive Wastes:

Conventionals, Organic:

Asbestos:

Phenolic Compounds:

Environmental FirstSearch
Site Detail Report

TARGET SITE: 4304 SR 530
ARLINGTON WA 98223

JOB: 24091

STATE SITE

SEARCH ID: 7

DIST/DIR: 0.70 SE

MAP ID: 5

NAME: ARLINGTON MARYSV
ADDRESS: ARLINGTON AIRPOR
ARLINGTON WA 98223

REV: 06/14/00
ID1: CSCR:2701
ID2:
STATUS:
PHONE:

CONTACT:

GENERAL INFORMATION

Ecology Status: *Ranked, Awaiting Remedial Action (RA)*
Independent Status:
Responsible Unit: *NORTHWEST REGION*
WARM Bin Number: 5
Affected Media Name: *GROUNDWATER*
Affected Media Status Code: *Confirmed*
Agency Recorded Latitude: 481014.5
Agency Recorded Longitude: 122915.1

GENERAL INFORMATION

Ecology Status: *Ranked, Awaiting Remedial Action (RA)*
Independent Status:
Responsible Unit: *NORTHWEST REGION*
WARM Bin Number: 5
Affected Media Name: *SURFACE WATER*
Affected Media Status Code: *Suspected*
Agency Recorded Latitude: 481014.5
Agency Recorded Longitude: 122915.1

GENERAL INFORMATION

Ecology Status: *Ranked, Awaiting Remedial Action (RA)*
Independent Status:
Responsible Unit: *NORTHWEST REGION*
WARM Bin Number: 5
Affected Media Name: *SOIL*
Affected Media Status Code: *Suspected*
Agency Recorded Latitude: 481014.5
Agency Recorded Longitude: 122915.1

GENERAL INFORMATION

Ecology Status: *Ranked, Awaiting Remedial Action (RA)*
Independent Status:
Responsible Unit: *NORTHWEST REGION*
WARM Bin Number: 5
Affected Media Name: *DRINKING WATER*
Affected Media Status Code: *Suspected*
Agency Recorded Latitude: 481014.5
Agency Recorded Longitude: 122915.1

Base/ Neutral/ Acid Organics:
Halogenated Organics: *Confirmed*
Metals, Priority Pollutants: *Confirmed*
Metals, Other:
Poly-Chlorinated bi-Phenyls:
Pesticides:
Petroleum Products:
Phenolic Compounds:
Non-Halogenated Solvents: *Confirmed*
Dioxins:
Polynuclear Aromatic Hydrocarbons:

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: 4304 SR 530
ARLINGTON WA 98223

JOB: 24091

STATE SITE

SEARCH ID: 7

DIST/DIR: 0.70 SE

MAP ID: 5

NAME: ARLINGTON MARYSV
ADDRESS: ARLINGTON AIRPOR
ARLINGTON WA 98223

REV: 06/14/00
ID1: CSCR:2701
ID2:
STATUS:
PHONE:

CONTACT:

Reactive Wastes: *Suspected*
Corrosive Wastes:
Radioactive Wastes:
Conventionals, Organic: *Suspected*
Asbestos:
Arsenic:
MTBE:
Phenolic Compounds:

Base/ Neutral/ Acid Organics:
Halogenated Organics:
Metals, Priority Pollutants:
Metals, Other:
Poly-Chlorinated bi-Phenyls:
Pesticides:
Petroleum Products:
Phenolic Compounds:
Non-Halogenated Solvents:
Dioxins:
Polynuclear Aromatic Hydrocarbons:
Reactive Wastes: *Suspected*
Corrosive Wastes:
Radioactive Wastes:
Conventionals, Organic: *Suspected*
Asbestos:
Arsenic:
MTBE:
Phenolic Compounds:

Base/ Neutral/ Acid Organics:
Halogenated Organics: *Suspected*
Metals, Priority Pollutants: *Suspected*
Metals, Other:
Poly-Chlorinated bi-Phenyls:
Pesticides:
Petroleum Products:
Phenolic Compounds:
Non-Halogenated Solvents: *Suspected*
Dioxins:
Polynuclear Aromatic Hydrocarbons:
Reactive Wastes: *Suspected*
Corrosive Wastes:
Radioactive Wastes:
Conventionals, Organic: *Suspected*
Asbestos:
Arsenic:
MTBE:
Phenolic Compounds:

Base/ Neutral/ Acid Organics:
Halogenated Organics: *Suspected*

- Continued on next page -

Environmental First Search
Site Detail Report

TARGET SITE: 4304 SR 530
ARLINGTON WA 98223

JOB: 24091

STATE SITE

SEARCH ID: 7

DIST/DIR: 0.70 SE

MAP ID: 5

NAME: ARLINGTON MARYSV
ADDRESS: ARLINGTON AIRPOR
ARLINGTON WA 98223

REV: 06/14/00
ID1: CSCR:2701
ID2:
STATUS:
PHONE:

CONTACT:

Metals, Priority Pollutants:	<i>Suspected</i>
Metals, Other:	
Poly-Chlorinated bi-Phenyls:	
Pesticides:	
Petroleum Products:	
Phenolic Compounds:	
Non-Halogenated Solvents:	<i>Suspected</i>
Dioxins:	
Polynuclear Aromatic Hydrocarbons:	
Reactive Wastes:	<i>Suspected</i>
Corrosive Wastes:	
Radioactive Wastes:	
Conventionals, Organic:	<i>Suspected</i>
Asbestos:	
Arsenic:	
MTBE:	
Phenolic Compounds:	

Environmental FirstSearch
Site Detail Report

TARGET SITE: 4304 SR 530
ARLINGTON WA 98223

JOB: 24091

STATE SITE			
SEARCH ID: 1	DIST/DIR: 0.87 NW	MAP ID: 1	
NAME: CIRCLE K STORE 5470 BP OIL ADDRESS: 2313 SR 530 ARLINGTON WA 98223 SNOHOMISH		REV: 05/06/03 ID1: NFA:75749534 ID2: STATUS: PHONE:	
CONTACT:			
<u>GENERAL INFORMATION</u>			
Ecology Status:		INDEPENDENT REMEDIAL ACTION	
Independent Status:		FINAL INDEPENDENT REMEDIAL ACTION REPORT RECEIVED	
Program Plan:		VOLUNTARY CLEANUP PROGRAM SITE	
WARM Bin Number:			
NFA Determination:		NFA AFTER ASSESSMENT IRAP OR VCP	
NFA Date:		1/30/1998	

STATE SITE			
SEARCH ID: 6	DIST/DIR: 0.87 NW	MAP ID: 4	
NAME: TESORO STATION 62162 ADDRESS: 2324 STATE RD 530 ARLINGTON WA 98223 SNOHOMISH		REV: 05/06/03 ID1: NFA:94987959 ID2: STATUS: PHONE:	
CONTACT:			
<u>GENERAL INFORMATION</u>			
Ecology Status:		INDEPENDENT REMEDIAL ACTION	
Independent Status:		FINAL INDEPENDENT REMEDIAL ACTION REPORT RECEIVED	
Program Plan:		VOLUNTARY CLEANUP PROGRAM SITE	
WARM Bin Number:			
NFA Determination:		NFA AFTER ASSESSMENT IRAP OR VCP	
NFA Date:		7/30/3002	

Environmental FirstSearch
Site Detail Report

TARGET SITE: 4304 SR 530
ARLINGTON WA 98223

JOB: 24091

STATE SITE

SEARCH ID: 5

DIST/DIR: 0.87 NW

MAP ID: 4

NAME: TESORO STATION 62162
ADDRESS: 2324 STATE RD 530
ARLINGTON WA 98223
SNOHOMISH

REV: 10/30/02
ID1: CSCR:94987959
ID2:
STATUS:
PHONE:

CONTACT:

GENERAL INFORMATION

Ecology Status: *Independent Remedial Action*
Independent Status: *Final Independent RA Report Received*
Responsible Unit: *NORTHWEST REGION*
WARM Bin Number:
Affected Media Name: *GROUNDWATER*
Affected Media Status Code: *Confirmed*
Agency Recorded Latitude: *48811*
Agency Recorded Longitude: *1221135*

GENERAL INFORMATION

Ecology Status: *Independent Remedial Action*
Independent Status: *Final Independent RA Report Received*
Responsible Unit: *NORTHWEST REGION*
WARM Bin Number:
Affected Media Name: *SOIL*
Affected Media Status Code: *Remediated*
Agency Recorded Latitude: *48811*
Agency Recorded Longitude: *1221135*

Base/ Neutral/ Acid Organics:

Halogenated Organics:

Metals, Priority Pollutants:

Metals, Other:

Poly-Chlorinated bi-Phenyls:

Pesticides:

Petroleum Products:

Confirmed

Phenolic Compounds:

Non-Halogenated Solvents:

Dioxins:

Polynuclear Aromatic Hydrocarbons:

Reactive Wastes:

Corrosive Wastes:

Radioactive Wastes:

Conventionals, Organic:

Asbestos:

Arsenic:

MTBE:

Phenolic Compounds:

Base/ Neutral/ Acid Organics:

Halogenated Organics:

Metals, Priority Pollutants:

Metals, Other:

Poly-Chlorinated bi-Phenyls:

Pesticides:

Petroleum Products:

Confirmed

Phenolic Compounds:

Non-Halogenated Solvents:

Dioxins:

Polynuclear Aromatic Hydrocarbons:

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: 4304 SR 530
ARLINGTON WA 98223

JOB: 24091

STATE SITE

SEARCH ID: 5

DIST/DIR: 0.87 NW

MAP ID: 4

NAME: TESORO STATION 62162
ADDRESS: 2324 STATE RD 530
ARLINGTON WA 98223
SNOHOMISH

REV: 10/30/02
ID1: CSCR:94987959
ID2:
STATUS:
PHONE:

CONTACT:

Reactive Wastes:
Corrosive Wastes:
Radioactive Wastes:
Conventionals, Organic:
Asbestos:
Arsenic:
MTBE:
Phenolic Compounds:

Environmental FirstSearch
Site Detail Report

TARGET SITE: 4304 SR 530
ARLINGTON WA 98223

JOB: 24091

STATE SITE

SEARCH ID: 2

DIST/DIR: 0.91 SW

MAP ID: 2

NAME: COASTAL FIBRE
ADDRESS: 19023 47TH AVE NE
ARLINGTON WA 98223
SNOHOMISH

REV: 07/08/03
ID1: NFA:59857799
ID2:
STATUS:
PHONE:

CONTACT:

GENERAL INFORMATION

Ecology Status:

INDEPENDENT REMEDIAL ACTION

Independent Status:

FINAL INDEPENDENT REMEDIAL ACTION REPORT RECEIVED

Program Plan:

VOLUNTARY CLEANUP PROGRAM SITE

WARM Bin Number:

NFA Determination:

NFA AFTER ASSESSMENT IRAP OR VCP

NFA Date:

6/6/2003

Environmental FirstSearch
Federal Databases and Sources

ASTM Databases:

CERCLIS: Comprehensive Environmental Response Compensation and Liability Information System. The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

Updated quarterly.

CERCLIS-NFRAP (Archive): Comprehensive Environmental Response Compensation and Liability Information System Archived Sites. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Updated quarterly.

ERNS: Emergency Response Notification System. The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001, has been received from the National Response Center as the EPA no longer maintains this data.

Updated quarterly.

FINDS: The Facility Index System. The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

Updated semi-annually.

NPL: National Priority List. The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

Updated quarterly.

RCRIS: Resource Conservation and Recovery Information System. The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

RCRA TSD: Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities. The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

**RCRA COR: Resource Conservation and Recovery Information System
Corrective Action Sites.** The EPA's database of RCRIS sites with
reported corrective action. This information is also reported in the
standard RCRIS detailed data.

**RCRA GEN: Resource Conservation and Recovery Information System
Large and Small Quantity Generators.** The EPA's database of RCRIS
sites that create more than 100kg of hazardous waste per month or
meet other RCRA requirements. Included are RAATS (RCRA
Administrative Action Tracking System) and CMEL (Compliance
Monitoring & Enforcement List).

**RCRA NLR: Resource Conservation and Recovery Information System
sites No Longer Regulated.** The EPA's database of RCRIS sites that
create less than 100kg of hazardous waste per month or do not meet
other RCRA requirements.

All RCRA databases are Updated quarterly

Environmental First Search
Washington Databases and Sources

Note: For further information regarding a specific site recorded by the Washington Department of Ecology or to review the physical agency files, call the regional office in closest proximity to the property you are concerned with. A listing of the regional offices and phone numbers are listed on the bottom of this source description.

ST: CONFIRMED & SUSPECTED CONTAMINATED SITES REPORT

Source: The Washington Department of Ecology, Toxics Cleanup Program

Within 90 days of learning of a potentially contaminated site, the Dept. of Ecology conducts an initial investigation of each site. If the initial investigation shows that further action is needed, the site will appear in the Confirmed & Suspected Contaminated Sites (CSCS) Report. Once remedial action has been completed, the Toxics Cleanup Program's management determines the removal of a site from the CSCS Report. The Hazardous Sites List is a subset of the CSCS Report. It contains those sites that have been ranked using the Washington Ranking Method.

The WARM BIN # indicates the outcome of the Washington Ranking Model (WARM). The WARM BIN Number will be a number between 0 and 5.

LUST: LEAKING UNDERGROUND STORAGE TANKS

Source: The Washington Department of Ecology

UST: UNDERGROUND STORAGE TANKS

Source: The Washington Department of Ecology

SW: SOLID WASTE LANDFILLS

Source: The Washington Department of Ecology

The Solid Waste Facility Database contains disposal information for landfills and incinerators. The types of facilities that are included are those that are permitted under chapter 173-304 WAC, Minimum Functional Standards for Solid Waste Handling and chapter 173-351 WAC, Criteria for Municipal Solid Waste Landfills.

WASHINGTON DEPARTMENT OF ECOLOGY REGIONAL OFFICES

NORTHWEST REGION: (425) 647-7000 CENTRAL REGION: (509) 575-2490

SOUTHWEST REGION: (360) 407-6300 EASTERN REGION: (509) 456-2926

WASHINGTON DEPARTMENT OF ECOLOGY HEADQUARTERS

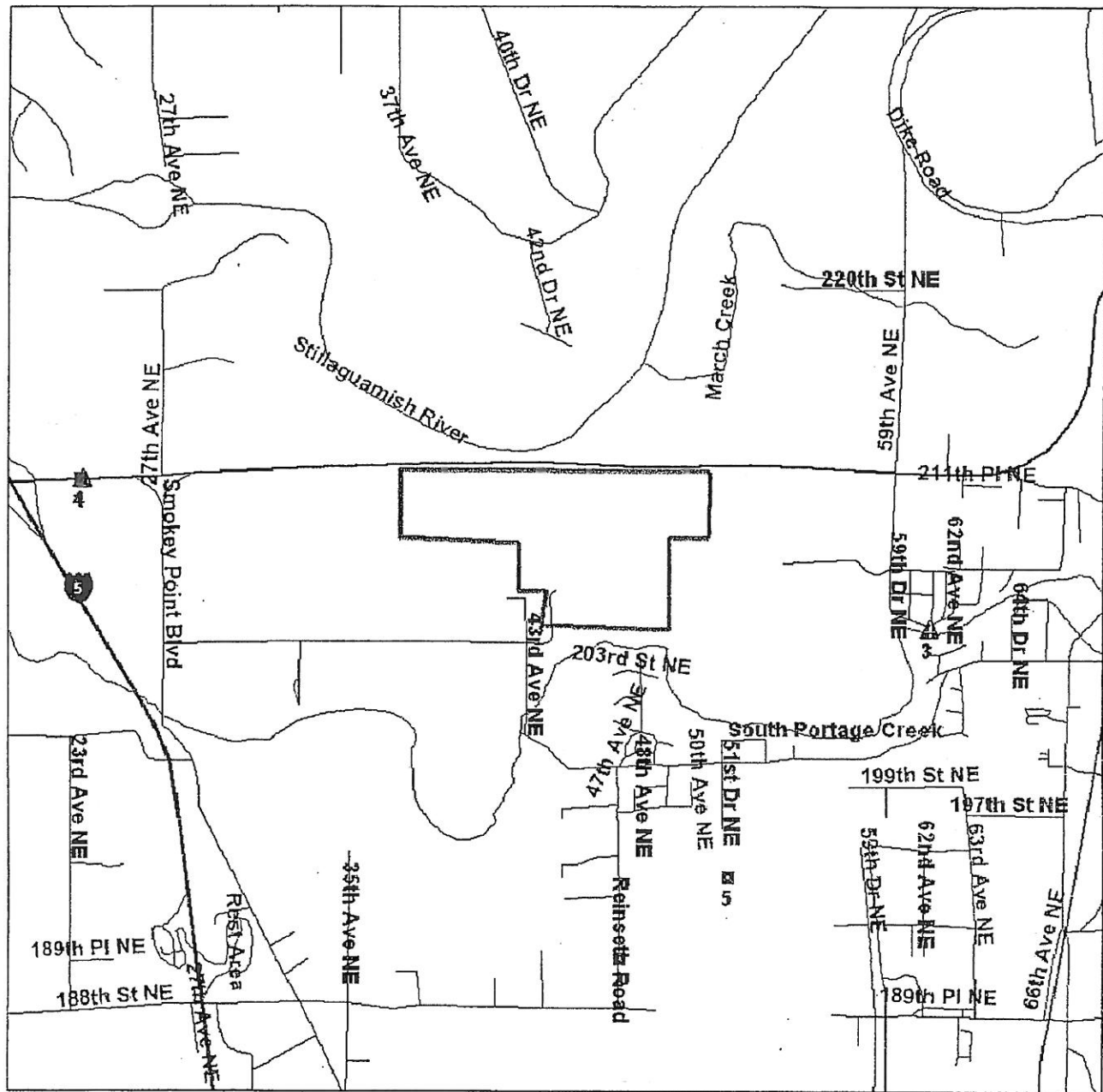
360) 407-6112

Environmental FirstSearch

1 Mile Radius from Area
ASTM: All Databases



4304 SR 530 , ARLINGTON WA 98223



Source: 1999 U.S. Census TIGER Files

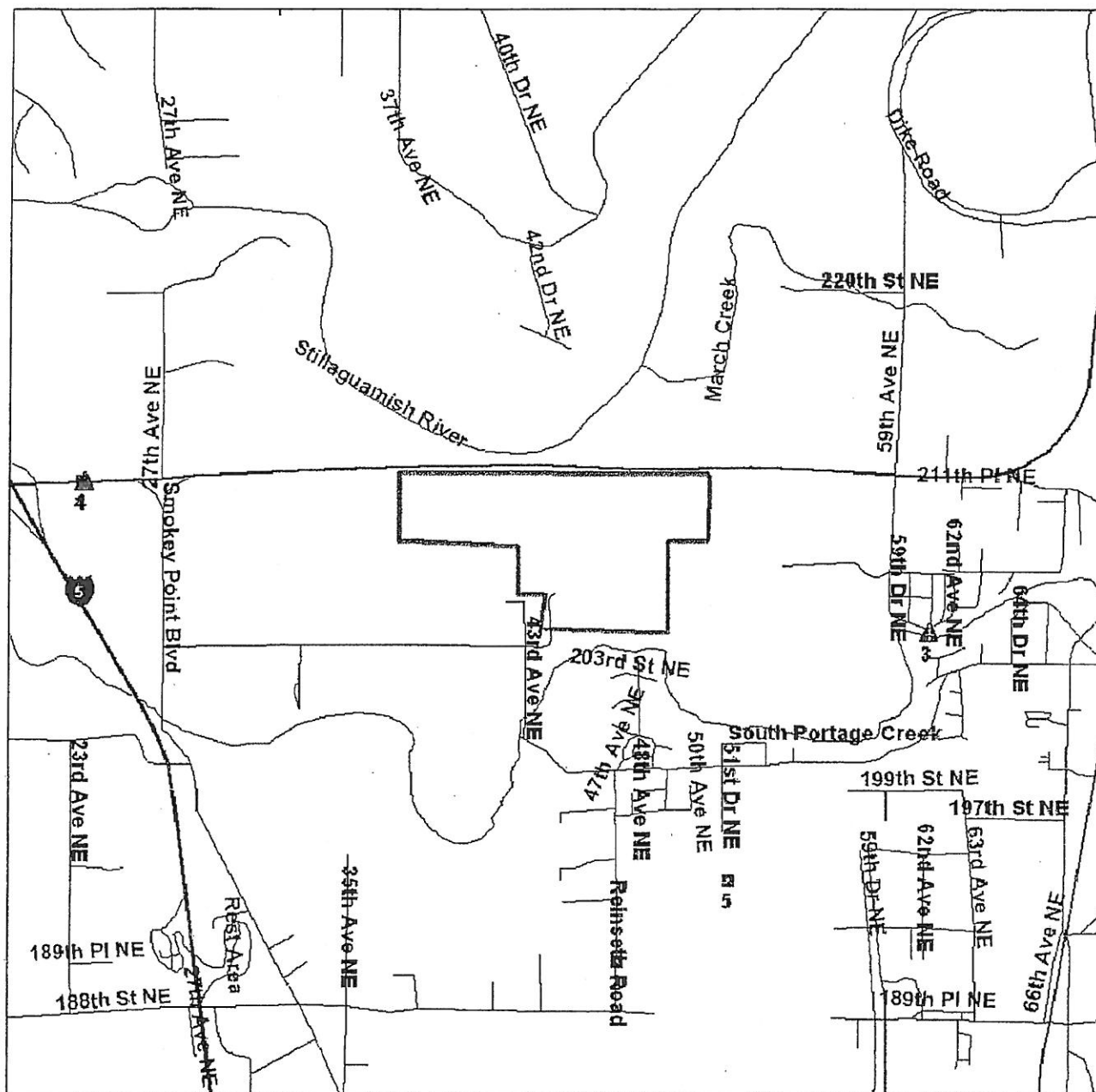
- Area Polygon
 - Identified Site, Multiple Sites, Receptor
 - NPL, Solid Waste Landfill (SWL) or Hazardous Waste
 - Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

1 Mile Radius from Area
ASTM: NPL, RCRACOR, STATE

Environmental
FIRSTSEARCH

4304 SR 530 , ARLINGTON WA 98223



Source: 1999 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

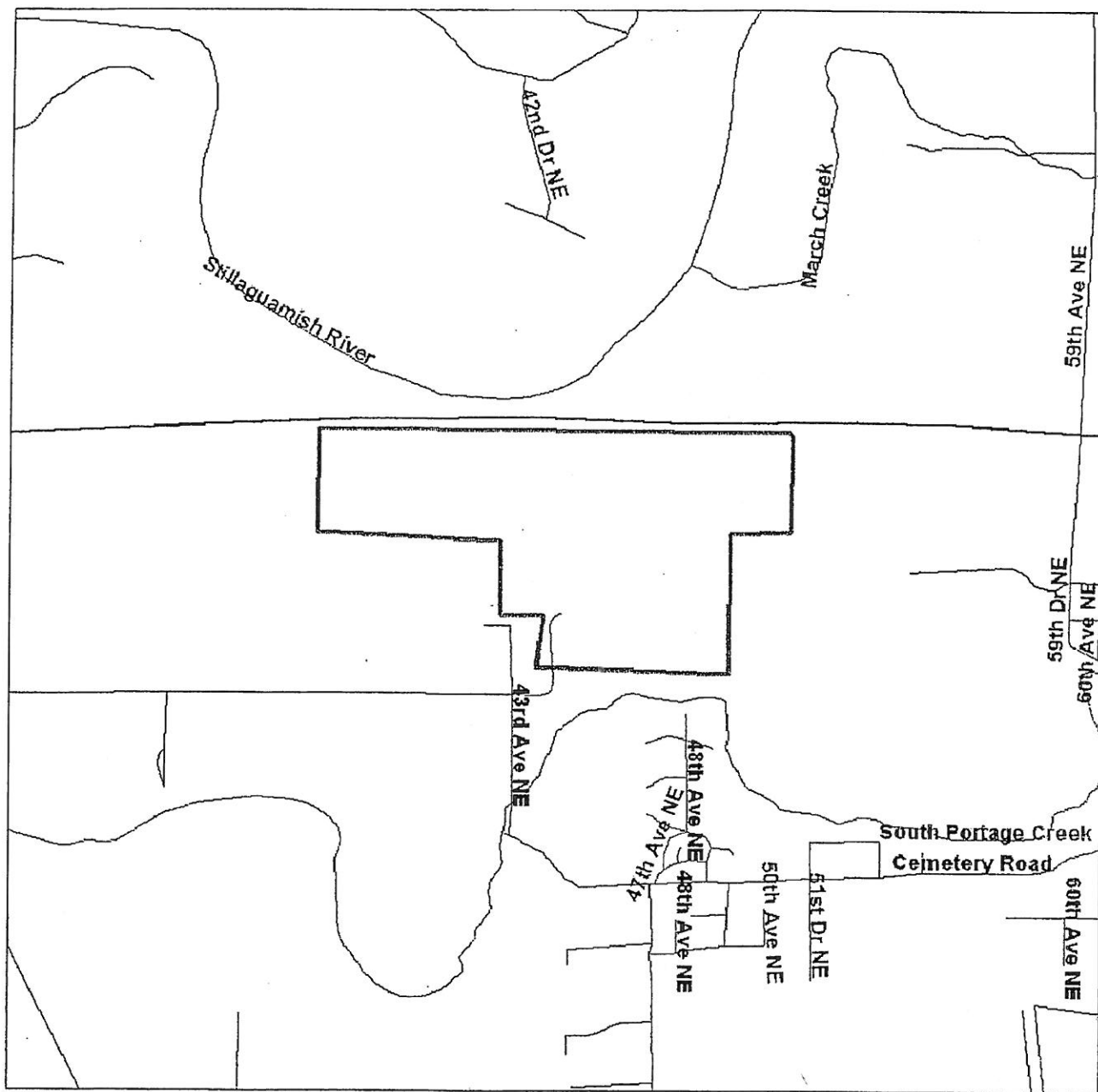


Environmental FirstSearch

.5 Mile Radius from Area
ASTM: CERCLIS, RCRATSD, LUST, SWL



4304 SR 530 , ARLINGTON WA 98223



Source: 1999 U.S. Census TIGER Files

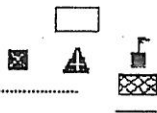
Area Polygon

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

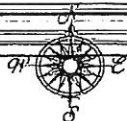
Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

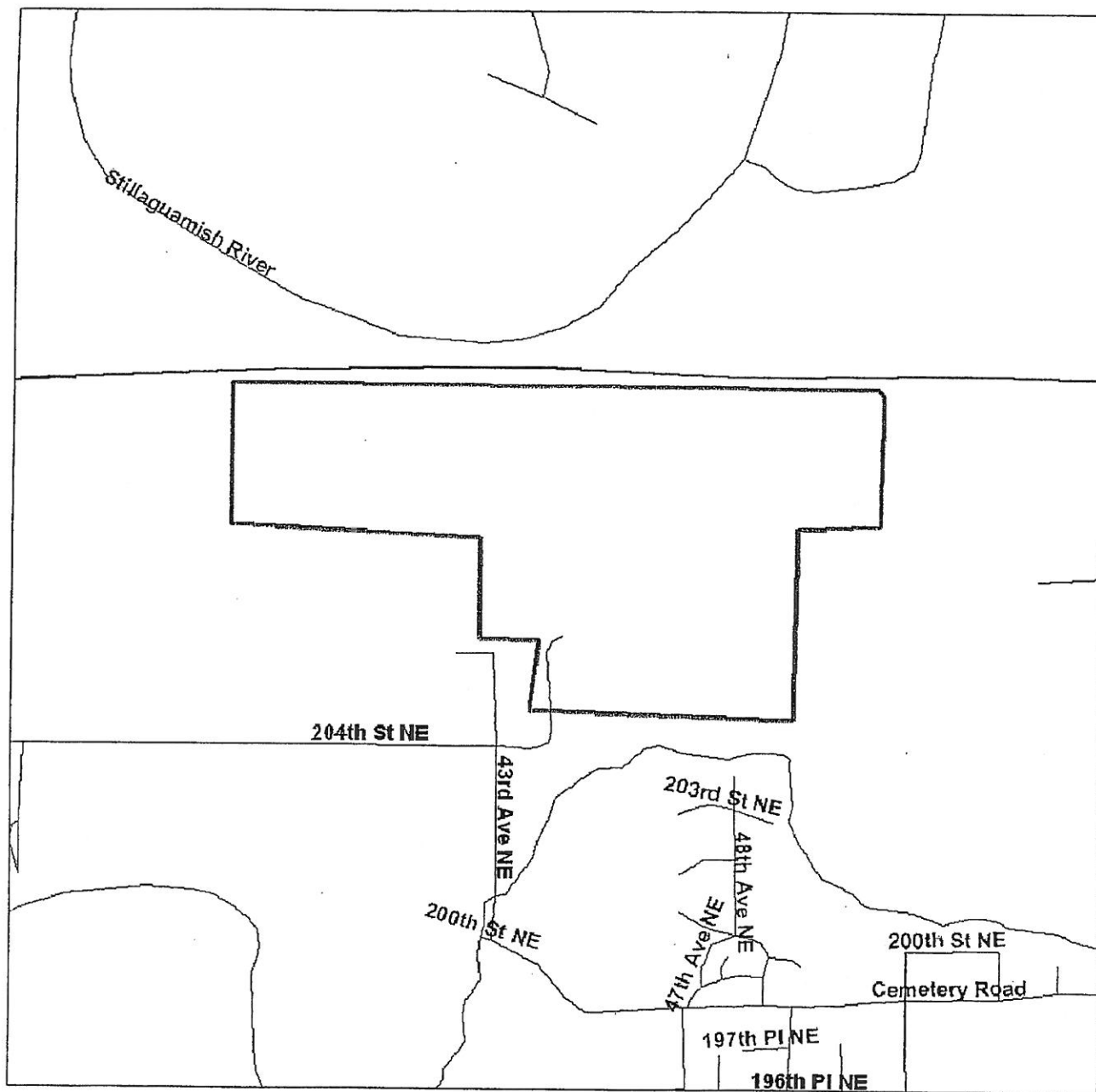


Environmental FirstSearch

25 Mile Radius from Area
ASTM: RCRAGEN, UST



4304 SR 530 , ARLINGTON WA 98223



Source: 1999 U.S. Census TIGER Files

- Area Polygon
 - Identified Site, Multiple Sites, Receptor
 - NPL, Solid Waste Landfill (SWL) or Hazardous Waste
 - Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

APPENDIX B
AHERA Certification Documents

Certificate of Training

J&J Associates is pleased to certify that

Don Spencer

has attended and successfully completed the

AHERA BUILDING INSPECTOR REFRESHER

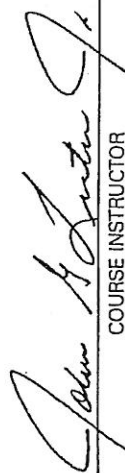
in accordance with

40 CFR Part 763, Subpart E, Appendix C

on this 29th day of September 2003

at Silverdale, Washington

Valid through September 29, 2004



COURSE INSTRUCTOR



TRAINING DIRECTOR

J&J030929-BIR-07

ACCREDITATION NO.

J&J ASSOCIATES

550 NW Fairwood Way
Bremerton, Washington 98311
(360) 692-5925

Certificate of Training

J&J Associates is pleased to certify that

Don Spencer

has attended and successfully completed the

AHERA MANAGEMENT PLANNER REFRESHER

in accordance with

40 CFR Part 763, Subpart E, Appendix C

on this 29th day of September 2003

at Silverdale, Washington

Valid through September 29, 2004


COURSE INSTRUCTOR


TRAINING DIRECTOR

J&J030929-MPR-01

ACCREDITATION NO.

J&J ASSOCIATES

550 NW Fairwood Way
Bremerton, Washington 98311
(360) 692-5925

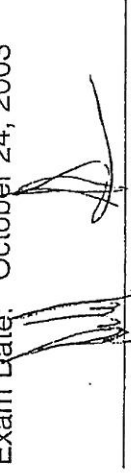
Certificate of Completion

This is to certify that
Brett T. Carp
has satisfactorily completed
24 hours of training as a

Building Inspector
in compliance with TSCA Title II
AHERA Accredited

State of Missouri Training Provider # MO 00-10-025

Exam Date: October 24, 2003



Instructor: Donald Swanby

Exp. Date: October 23, 2004



Prezant



Cert. # 03-4966

Conducted by:
Prezant Associates, Seattle, WA

Prezant Associates, Inc. • 330 Sixth Avenue North, Suite 200 • Seattle, Washington 98109 • (206) 281-8858

APPENDIX D

**Tank Closure Assessment & Remedial Actions Report
by
Environmental Associates, Inc.
dated
June 9, 2004**

**TANK CLOSURE ASSESSMENT & REMEDIAL
ACTIONS**

Riverbend Investment Company, LLC Property
4304 State Route 530 N.E.
Arlington, Washington 98223

RIVERBEND INVESTMENT COMPANY, LLC

ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue Northeast, Suite 300
Bellevue, Washington 98004
(425) 455-9025 Office
(888) 453-5394 Toll Free
(425) 455-2316 Fax

June 9, 2004

JN 24091-1

Mr. Craig Pierce
Riverbend Investment Company, LLC
6525 - 200th Street S.W., #205
Lynnwood, Washington 98036

Subject: **TANK CLOSURE ASSESSMENT & REMEDIAL ACTIONS**
Riverbend Investment Company Residential Property
4304 State Route 530 N.E.
Arlington, Washington 98223

Dear Mr. Pierce:

Environmental Associates, Inc., (EAI), has conducted a site assessment associated with closure-by-removal of two (2) underground storage tanks (USTs) at the site including a 1,500-gallon capacity diesel tank and a 500-gallon capacity gasoline tank. This report, prepared in accordance with your directives and the terms of our proposal dated March 18, 2004, summarizes our approach to the project along with results and conclusions.

The contents of this report are confidential and are intended solely for your use and the use of Frontier Bank. Three (3) copies of this report are being distributed to you at the address referenced above. No other distribution or discussion of this report will take place without your prior approval in writing. Additional copies are available for a small fee.

On April 8, 2004, EAI conducted the following tasks at the subject site:

- Observation of closure by removal (conducted by AAA Tank Services) of a 1500-gallon capacity diesel UST and a 500-gallon capacity gasoline UST on the northern portion of the site;
- Observation of over-excavation and on-site stockpiling of approximately 40 tons of gasoline-contaminated soils from the vicinity of the gasoline tank-hold excavation area;
- Sampling of soils from excavation floor and sidewall areas and from soil stockpiles following tank removal and over-excavation of gasoline-contaminated soils;



Associate Offices: Oregon / San Francisco Bay Area

Riverbend Investment Company, LLC
June 9, 2004

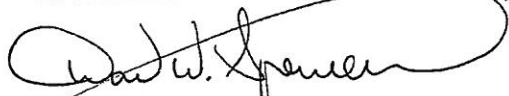
JN 24091-1
Page - 2

- Submission of soils samples to the project laboratory for analytical testing for the presence of gasoline-range total petroleum hydrocarbons (TPH) and associated benzene, toluene, ethylbenzene, and xylene (BTEX) constituents, total lead, and diesel-range TPH to evaluate soil conditions at the site.

Relying upon the results of laboratory testing of soil samples from the tank-hold excavation areas following tank removal and over-excavation of gasoline-contaminated soils, it would appear that soils in the vicinity of the former tanks are currently compatible with Washington Department of Ecology (WDOE) Method A cleanup levels for gasoline-range TPH, BTEX, diesel-range TPH, and total lead.

We appreciate the opportunity to be of service on this assignment. If you have any questions or if we may be of additional service, please do not hesitate to contact us.

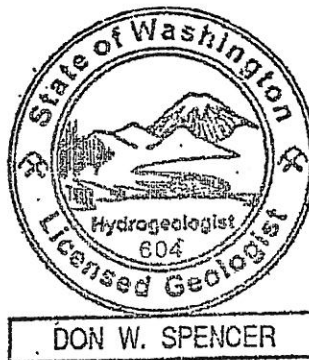
Respectfully submitted,
ENVIRONMENTAL ASSOCIATES, INC.



Don W. Spencer, M.Sc., P.G., R.E.A.
Principal

Registered Site Assessor/Licensed UST Supervisor
State Certification No. 0878545-U7

License: 604	(Washington)
License: 11464	(Oregon)
License: 876	(California)
License: 5195	(Illinois)
License: 0327	(Mississippi)



ENVIRONMENTAL ASSOCIATES, INC.

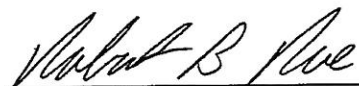
TANK CLOSURE ASSESSMENT & REMEDIAL ACTIONS

Riverbend Investment Company Residential Property
4304 State Route 530
Arlington, Washington

Prepared for:

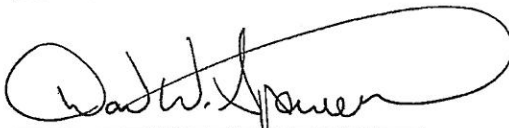
Riverbend Investment Company, LLC
6525 - 200th Street S.W., #205
Lynnwood, Washington 98036

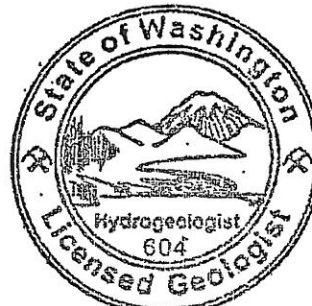
Questions regarding this investigation, the conclusions reached and the recommendations given should be addressed to one of the following undersigned.


for James R. Ruef, P.G.
Senior Environmental Geologist

Washington Geologist License No. 1977

Registered Site Assessor/Licensed UST Supervisor
State Certification No. 1059469-U7


Don W. Spencer, M.Sc., P.G., R.E.A.
Principal



DON W. SPENCER

Registered Site Assessor/Licensed UST Supervisor
State Certification No. 0878545-U7

License: 604	(Washington)
License: 11464	(Oregon)
License: 876	(California)
License: 5195	(Illinois)
License: 0327	(Mississippi)

Reference Job Number: JN 24091-1

June 9, 2004

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PROJECT BACKGROUND

SITE SETTING

The subject property includes three (3) adjoining rectangular-shaped parcels enclosing approximately 150 acres of land located along the southern margin of State Route 530 approximately 2 miles west of the down-town core of Arlington, Washington. The site was formerly agricultural (dairy) in use and is currently undergoing subdivision into ten (10) 15-acre residential parcels with development of a community horse paddock/stables facility. The approximate location of the site is shown on the Vicinity Map, Plate 1.

Former improvements to the property included several wood post and corrugated metal farm buildings which were recently demolished. One of the structures was undergoing renovation into the previously discussed horse paddock and stables. Two (2) underground storage tanks (USTs) have been historically present at the site since approximately 1975; a single diesel tank approximately 1,500 gallons in capacity and a single gasoline tank approximately 500 gallons in capacity located outside of the eastern wall of a former site building (recently demolished). Plate 2, Site Plan, depicts the layout and configuration of the former site features as well as the setting of the subject property in relationship to adjacent properties.

Geological Setting

Physiographically the site is situated on the Stillaguamish River Valley alluvial flood plain. Published geological maps for the site vicinity (Pessl et al, 1989) suggest that much of the material underlying the subject site consists of moderate to well-sorted silt, clay, and fine-textured sand with minor amounts of pebble gravel. During subsurface exploration for this current study, soils encountered consisted of brown to gray, slightly moist to moist, silty fine-textured sand to the maximum depth explored of approximately 10 feet below the ground surface. No groundwater was encountered during tank removal and contaminated soils over-excavation activities. Topographically, the site is situated on a relatively level parcel approximately 30 feet above sea level. Based upon inference from topography and local drainage patterns, shallow-seated groundwater in the vicinity of the subject property is inferred to flow from the south towards the north (ie. towards the Stillaguamish River).

PREVIOUS WORK

On March 29, 2004, EAI presented the results of a Phase 1 Environmental Assessment of the subject property which was completed for Frontier Bank. A recognized environmental condition identified and discussed in the Phase 1 report included:

- Unknown/unassessed subsurface conditions proximal to two (2) approximately 1975-vintage underground storage tanks (USTs) used for storing diesel and gasoline.

The reader is directed to the Phase 1 Environmental Assessment report in all cases where additional details regarding our Phase 1 research, findings, and conclusions are required.

METHODOLOGY/SCOPE OF WORK

On April 8, 2004, EAI was retained by Riverbend Investment Company, LLC to conduct the following tasks included in our proposal dated March 18, 2004 and in accordance with the specific directives of the client:

- Observation of closure by removal (conducted by AAA Tank Services) of a 1,500-gallon capacity diesel UST and a 500-gallon capacity gasoline UST on the northern portion of the site;
- Observation of over-excavation and on-site stockpiling of approximately 40 tons of gasoline-contaminated soils from the vicinity of the gasoline tank-hold excavation area;
- Sampling of soils from excavation floor and sidewall areas and from soil stockpiles following tank removal and over-excavation of gasoline-contaminated soils;
- Submittal of soils samples to the project laboratory for analytical testing for the presence of gasoline-range total petroleum hydrocarbons (TPH) and associated benzene, toluene, ethylbenzene, and xylene (BTEX) constituents, total lead, and diesel-range TPH to evaluate soil conditions at the site;
- Preparation of a summary report documenting observations, methodologies, and results of sampling and laboratory testing.

The following paragraphs briefly describe the methodologies employed for the various tasks conducted for the project.

TANK REMOVAL AND SOILS EXCAVATION

A Snohomish County Planning and Development Services tank closure permit was obtained by AAA Tank Service Company on April 7, 2004 prior to tank removal. The 1,500-gallon capacity diesel tank (referred to hereafter as Tank "T1") and the 500-gallon capacity gasoline tank (designated hereafter as Tank "T2") were closed by removal on April 8, 2004. Details regarding tank and sampling locations are provided on the Exploration Map, Plate 3.

Prior to closure, the tanks were "conditioned" by pumping the contents (approximately 2 inches of fluids) from each tank into a truck-mounted holding tank. Each tank was then triple-rinsed and the rinsate pumped into the truck-mounted tank. The fluids were then transported from the site by AAA Tank Service Company for lawful disposal at Basin Oil Company, Inc. Copies of the tank removal permit and the certification of tank rinse are included in Appendix B attached to this report.

Following tank pumping and cleaning, the tanks were "inerted" by placing dry ice in the tanks and waiting approximately one hour. Inerting is a process whereby carbon dioxide from the dry ice displaces oxygen within the tanks, thereby lowering the oxygen level to a concentration that will not support combustion of flammable/explosive vapors within the tank, thus preventing explosion. Following inerting of the tanks, the oxygen levels within each tank were monitored using a Gastech GT-201 oxygen meter to ensure that the oxygen levels were less than 6 percent.

Next, the soils above and adjacent to the sides of each tank were excavated using a backhoe excavator provided by the client, and soils were stockpiled near the tank-hold excavation. A chain was then attached to each tank, and the backhoe excavator was used to lift the tanks from the excavation.

Following removal of the tanks, the tank surfaces were examined for the presence of corrosion, rust, holes, etc. The tanks were then cut into several pieces, loaded into a truck and transported to a metals recycling facility by AAA Tank Service Company.

Petroleum-Contaminated Soils Excavation and Disposal

Following tank removal, the backhoe excavator was used to excavate petroleum-contaminated soils from beneath and adjacent to Tank T2 (gasoline UST). Petroleum-contaminated soils were excavated until field-screening techniques (photo-ionization detector (PID) "headspace" measurements) indicated that the soils appeared to be compatible with WDOE cleanup levels for gasoline-contaminated soils. The contaminated soils were stockpiled at the site (stockpile T2-SP) for planned lawful landfill disposal or thermal desorption treatment.

Small portions of selected soil samples were subjected to "field screening" for volatile organic compound (VOC) vapors (ie. gasoline, diesel, benzene, BTEX, etc.) using a portable organic vapor detector instrument (Photovac photo-ionization detector or "PID"). The screening technique consisted of placing a small portion of each soil sample into a sealed plastic bag and leaving the sample for a period of several minutes to allow VOCs which might be contained within each soil sample to vaporize. A small probe attached to the detection instrument was then inserted into the "headspace" within each plastic bag, and a measurement of the volatile organic vapors (if any) was made.

Following removal of the tanks and over-excavation of petroleum contaminated soils from the vicinity of the gasoline tank-hold excavation, soils were sampled from excavation sidewall and floor areas and submitted to the project laboratory for analytical testing. Three (3) discrete samples were taken from the soils stockpile (T1-T2 SP) which was comprised of soils excavated from above the tanks prior to removal to evaluate their environmental quality. Because the tank "overburden" soils exhibited no evidence (odors or significant PID headspace measurements) of the presence of gasoline, these "clean" soils were used for backfill at the site following tank removal and over-excavation of petroleum-contaminated soils. Laboratory analysis of a three-point composite sample from stockpile T1-T2 SP revealed no detectable concentrations of gasoline, diesel, or motor-oil range TPH, gasoline-associated benzene, toluene, ethylbenzene, or xylene (BTEX) constituents.

Soils from excavation areas were sampled directly from floor and sidewall areas using a sterilized stainless steel hand tool, and soils were placed immediately into 4-ounce sample jars prepared by the project laboratory. Stockpile soils were sampled from "worst case" petroleum-contaminated soils applying field screening procedures (ie. odors, discoloration, PID "headspace" measurements, etc.). In an effort to preserve sample integrity, samples were stored in an iced chest, at or below 4 degrees centigrade during field sampling and transfer to the project laboratory. Each sample was clearly identified with respect to location, sample depth, date, time, etc. EPA-recommended sample management protocol including maintenance of chain-of-custody documentation was observed at each stage of the project.

Stockpile samples from each of the two (2) soils stockpiles were composited from three (3) discrete soil samples from each stockpile (ie. three-point composite samples) prior to analysis.

LABORATORY TESTING

Laboratory analysis was conducted by Friedman and Bruya, Inc., Seattle, Washington, a WDOE-accredited analytical laboratory. Testing was conducted on selected soils sampled from the tank-hold excavations/petroleum-contaminated soils over-excavation floor and sidewall areas, the tank overburden soils stockpile (T1-T2 SP), and from the contaminated soils stockpile (T2 SP) by the following methods:

- NWTPH-Dx using gas chromatography for the presence of diesel-range TPH and heavy-oil range TPH;
- NWTPH-Gx/BTEX for gasoline-range TPH and associated benzene, toluene, ethylbenzene, and xylenes (BTEX);
- EPA Method 6010 for total lead.

The results of laboratory testing of selected soils samples for this project are summarized in Tables 1, 2, and 3 later in this report.

FINDINGS

SUBSURFACE/TANK CONDITIONS

As previously discussed, subsurface conditions during the course of this study were directly examined during backhoe excavation and removal of a diesel UST and a gasoline UST. The approximate locations of soil samples (with depths) as well as the approximate limits of the tank/petroleum-contaminated soils excavation areas are shown on Plate 3 attached to this report.

As previously discussed, the 1,500-gallon capacity diesel tank and the 500-gallon capacity gasoline tank were excavated and removed from the northern portion of the subject property on April 8, 2004. A concrete slab and pea gravel totalling approximately 14-inches in thickness overlying the tanks were removed during demolition activities prior to tank closure, exposing the top of the tanks.

During subsurface exploration, soils encountered consisted of brown to gray, slightly moist to moist, silty fine-textured sand to the maximum depth explored of approximately 10 feet below the ground surface. No groundwater was encountered during tank removal and contaminated soils over-excavation activities.

Tank T1 (diesel tank) was of single steel-wall construction, was cylindrical in shape, and had approximate dimensions of 10.5 feet in length and 5 feet in diameter. Although the exterior surfaces of the tank exhibited a significant degree of corrosion/rust upon close inspection of the tank surfaces following removal from the tank-hold excavation, no holes were noted within the tank surfaces. No evidence of the presence of petroleum contamination in soils adjacent to Tank T1 was noted using field screening methods (ie. PID headspace measurements, odors, soils discoloration).

Tank T2 (gasoline tank) was of single steel-wall construction, was cylindrical in shape, and had dimensions of approximately 6 feet in length and 4 feet in diameter. Tank T2 exhibited a significant degree of rust/corrosion on exterior surfaces along with visible perforations accompanied by evidence (odors and soils discoloration) of release of gasoline to soils beneath the northern margin of the tank (fill port and fuel-dispenser riser end of the tank).

Soils adjacent to the gasoline tank (T2) tank fill riser and fuel-dispenser riser near their connection with the top of Tank T2, adjacent to the northern-most wall of the tank and along the floor of the tank, were noted to be discolored (gray) accompanied by strong gasoline odors. Soils located directly beneath the tank extending downward to approximately 8 to 9 feet below the ground surface, and extending northward away from the tank in a zone ranging from approximately 4 feet to 9 feet below the ground surface were noted to contain significant levels of volatile organic compounds during headspace measurements using the PID.

As previously discussed, approximately 40 tons of gasoline-contaminated soils were excavated from areas beneath and adjacent to the gasoline tank (T2) and stockpiled at the site for planned later disposal or thermal desorption treatment. The approximate limits of petroleum-contaminated soils excavation are shown on Plate 3, Exploration Map, attached to this report. Photographs of the tank and soils excavation effort are included with this report as Plates 4 and 5.

LABORATORY ANALYSES

Soil and groundwater sample analyses were conducted by Friedman & Bruya, Inc., Seattle, Washington, a Washington Department of Ecology (WDOE) accredited analytical laboratory. Soils were selected for laboratory analysis based upon their proximity to the depth of the tank bottoms (ie. approximately 5 feet and 4 feet below the ground surface for Tanks T1 and T2 respectively), as well as upon field-screening observations (odors, discoloration, PID headspace measurements) which indicated that the greatest depth of gasoline contamination encountered was approximately 8 to 9

feet below the ground surface during over-excavation of gasoline-contaminated soils from the vicinity of Tank T2. Soils sampled from the T2 tank-hold excavation floor and sidewall areas were selected based upon the interpreted limits of soils contamination and upon the limits of petroleum-contaminated soils excavation in an effort to evaluate the environmental quality of soils remaining following contaminated soils over-excavation.

As previously discussed, three-point composite samples were taken from worst-case (using PID headspace measurements) areas of each soils stockpile in an effort to profile soils within each stockpile for eventual off-site disposal/treatment or to evaluate their suitability for re-use (as fill) at the site.

Copies of the laboratory reports including chain-of-custody documentation for samples analyzed during the course of this project are attached to this report as Appendix A. A summary of the laboratory testing results is provided in Tables 1, 2, and 3 in the following report section.

SOIL TESTING RESULTS

Table 1 - NWTPH-Dx Testing Results - Tank-Hold Excavation Soils All results and limits given in parts per million (ppm)			
Soil Sample (Depth Range)	Analyte	Diesel-Range TPH	Heavy-Oil Range TPH
T1-Fir.-5.5' (T1 floor at 5.5 to 6.5 feet)		ND ¹ (<10)	ND ¹ (<50)
T1-W-5.5' (T1 west sidewall at 5.5 to 6.5 feet)		ND (<10)	ND (<50)
T1-E-5.5' (T1 east sidewall at 5.5 to 6.5 feet)		39	ND (<50)
T1-S-5.5' (T1 south sidewall to 5.5 to 6.5 feet)		ND (<10)	ND (<50)
T1-T2 SP COMP. (T1/T2 3-point "clean" soils stockpile from tank overburden soils)		ND (<10)	ND (<50)
WDOE Cleanup Level ²		2,000	2,000
Notes: 1 - ND denotes analyte not detected at or in excess of the practical quantitation limit (PQL) shown in parenthesis. 2 - Method A soil cleanup levels as offered in the Model Toxics Control Act (MTCA), Chapter 173-340-900 WAC, Table 740-1.			

Table 2 - NWTPH-Gx/BTEX Testing Results - Soils All results and limits given in parts per million (ppm)					
Soil Sample (Depth Range)	Gasoline Range TPH	Benzene	Toluene	Ethylbenzene	Xylenes
T1-T2 SP COMP. (T1/T2 "clean" soils stockpile)	ND (<1)	ND (<0.02)	ND (<0.02)	ND (<0.02)	ND (<0.06)
T2-E-8' (8 to 9 feet)	ND (<1)	ND (<0.02)	ND (<0.02)	ND (<0.02)	ND (<0.06)
T2-S-8' (8 to 9 feet)	ND (<1)	ND (<0.02)	ND (<0.02)	ND (<0.02)	0.08
T2-W-8' (8 to 9 feet)	ND (<1)	ND (<0.02)	0.05	0.05	0.15
T2-N-8' (8 to 9 feet)	ND (<1)	ND (<0.02)	ND (<0.02)	ND (<0.02)	ND (<0.06)
T2-Flr.-10' (10 to 11 feet)	ND (<1)	ND (<0.02)	ND (<0.02)	ND (<0.02)	ND (<0.06)
T2-SP COMP. ("contaminated" soils stockpile from T2 soils over-excavation)	370	0.42	4.9	5.2	54
WDOE Cleanup Level ²	100	0.03	7.0	6.0	9.0
Notes: 1 - ND denotes analyte not detected at or in excess of the practical quantitation limit (PQL) shown in parenthesis. 2 - Method A soil cleanup levels as offered in the Model Toxics Control Act (MTCA), Chapter 173-340-900 WAC, Table 740-1.					

Table 3 - Total Lead Testing Results - Soils All results and limits given in parts per million (ppm)	
Soil Sample (Depth Range)	Total Lead
T2-Flr.-10' (T2 floor at 10 to 11 feet)	6.1
T2-SP COMP. ("contaminated" soils stockpile from T2 over-excavation)	12
WDOE Cleanup Level ²	250
Notes: 1 - ND denotes analyte not detected at or in excess of the practical quantitation limit (PQL) shown in parenthesis. 2 - Method A soil cleanup levels as offered in the Model Toxics Control Act (MTCA), Chapter 173-340-900 WAC, Table 740-1.	

Relying upon the results of laboratory testing of selected soil samples from the former tank-hold excavation floor and sidewall areas, including the Tank T2 over-excavation areas and T1-T2 SP soils stockpile (ie. "clean" tank overburden soils), no concentrations of diesel-range TPH, heavy-oil range TPH, gasoline-range TPH, BTEX volatile organic compounds, and/or total lead were detected at levels exceeding their current respective WDOE Method A cleanup levels for these specific contaminants in soils.

CONCLUSIONS/RECOMMENDATIONS

Closure by removal of the 1,500-gallon capacity diesel tank and the 500-gallon capacity gasoline UST on the northern portion of the subject property was conducted on April 8, 2004. Approximately 40 tons of petroleum-contaminated soils were excavated from the former T2 tank-hold excavation area and stockpiled at the site for planned future transport to a landfill facility or a thermal desorption treatment facility.

Relying upon the results of laboratory testing of selected soil samples from the tank-hold excavation areas following tank removal and petroleum-contaminated soils over-excavation, it would appear that:

- No evidence of releases from the diesel tank (Tank T1) was noted, and soils from Tank T1 floor and sidewall areas appear to be in compliance with current WDOE Method A cleanup levels for diesel-range TPH in soils;
- Past release of gasoline from Tank T2, apparently resulting from leaks in the tank bottom and/or at the tank fill riser/fuel dispenser riser connections was noted during tank removal activities;
- Soils remaining in sidewall and floor areas of the petroleum-contaminated soils over-excavation areas, following removal of approximately 40 tons (25 cubic yards) of gasoline-contaminated soils, appear to be in compliance with current WDOE Method A cleanup levels for gasoline-range TPH, BTEX constituents, and total lead;

Reporting Requirements

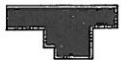
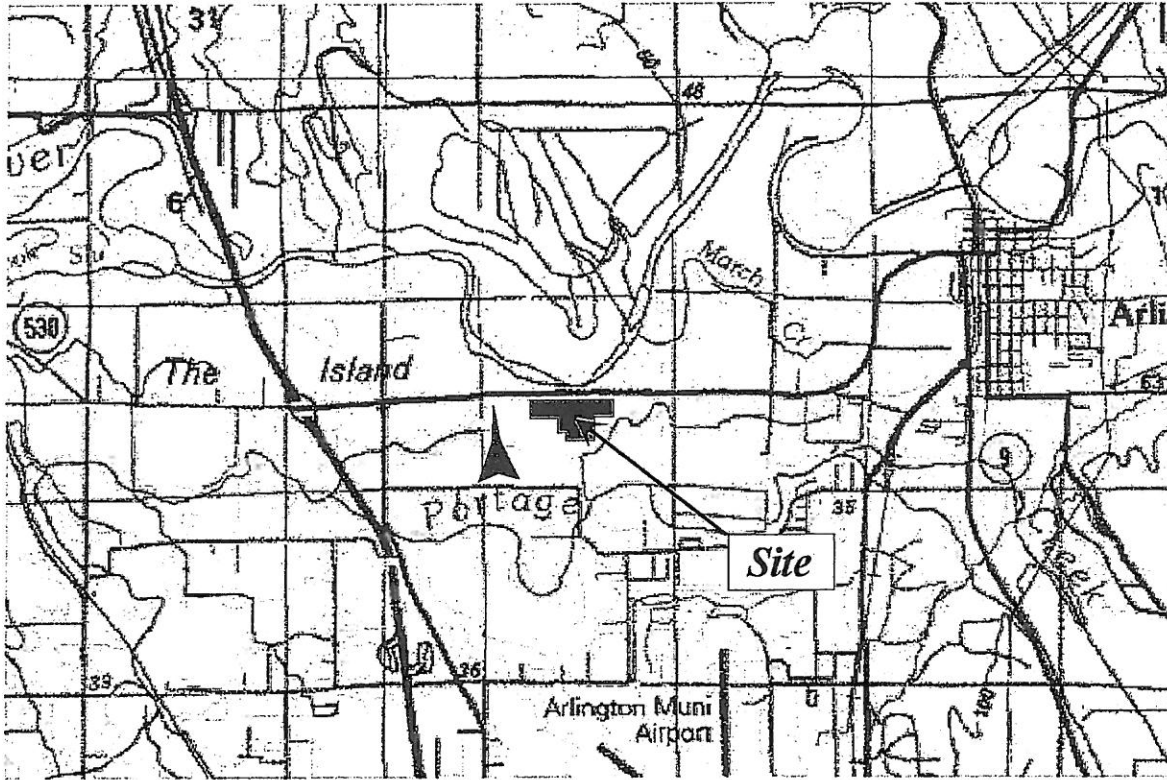
To achieve compliance with reporting requirements set forth in WAC 173-340 (Model Toxics Control Act), EAI recommends that a copy of this report be forwarded to the Washington Department of Ecology (WDOE) Northwest Regional Office, Toxics Cleanup Program, 3190-160th Avenue Southeast, Bellevue, Washington, 98134-2020.

LIMITATIONS

This report has been prepared for the exclusive use of Riverbend Investment Company, LLC and Frontier Bank, along with their several representatives, for specific application to this site. Our work for this project was conducted in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area, and in accordance with the terms and conditions set forth in our proposal dated March 18, 2004. The findings and conclusions of this study are based upon sampling and testing made at separated localities on the subject property. Conditions may vary at localities between the borings or at other locations and depths. No other warranty, expressed or implied, is made. If new information is developed in future site work which may include excavations, borings, studies, analyses, etc., Environmental Associates, Inc., must be retained to reevaluate the conclusions of this report and to provide amendments as required.

REFERENCES

- Environmental Associates, Inc., July 29, 2003. Phase 1 Environmental Assessment, 150-Acre Parcel, 4304 State Route 530, Arlington, Washington, 15 pages, 3 plates, appendices.
- Pessl, Fred, et al., 1989. Surficial Geologic Map Of The Port Townsend 30-by-60-Minute Quadrangle, Puget Sound Region, Washington.



Approximate Site Location



Inferred Shallow-Seated Groundwater Flow Direction

0 1Mi

0 2Km

Contour Interval 50 Feet



**ENVIRONMENTAL
ASSOCIATES, INC.**

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

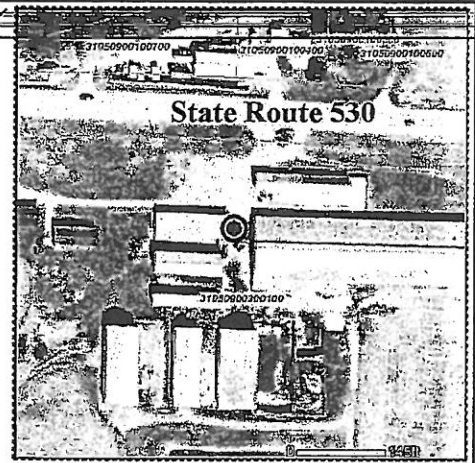
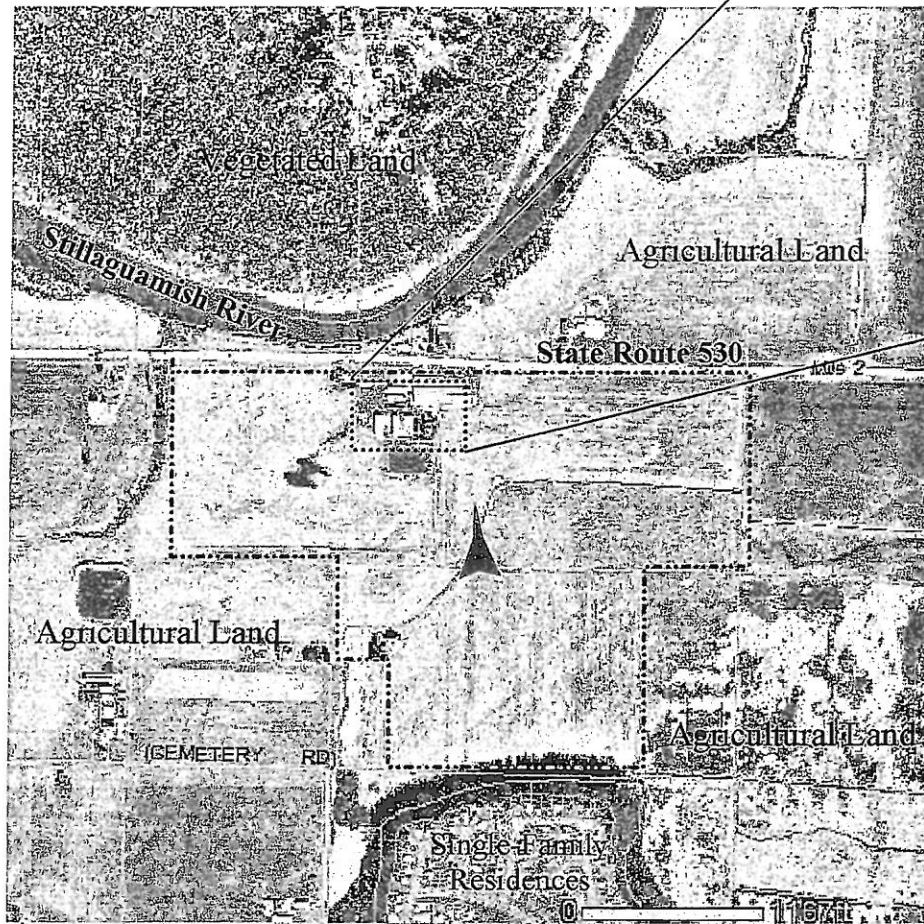
Vicinity Map

**Riverbend Investment Company, LLC Property
4304 State Route 530 N.E.
Arlington, Washington**

**Job Number:
24091-1**

**Date:
May 2004**

**Plate:
1**



Inferred Shallow-Seated Groundwater Flow Direction

Approximate Subject Property Boundary

○ Approximate Location of Two Removed USTs



**ENVIRONMENTAL
ASSOCIATES, INC.**

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

SITE PLAN

**Riverbend Investment Company, LLC Property
4304 State Route 530 N.E.
Arlington, Washington**

Job Number:

24091-1

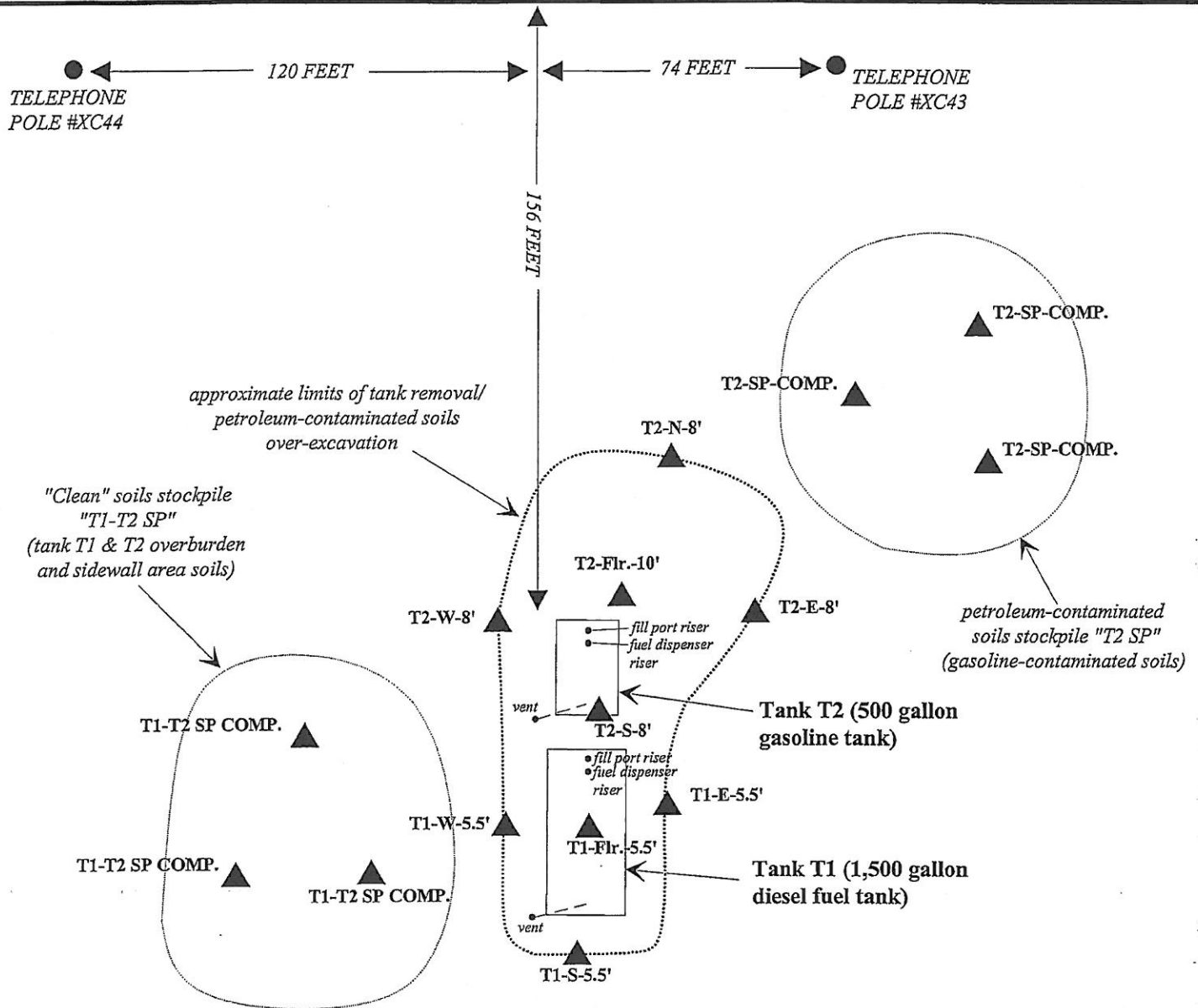
Date:

May 2004

Plate:

2

STATE ROUTE 530 N.E.



T2-W-8' ▲ = Approximate location and depth in feet of soil sample by EAI following tank removal and over-excavation of petroleum-contaminated soils on April 8, 2004; "clean" and "contaminated" soils stockpile samples consisted of 3-point composite samples.



Approximate Scale of Excavation/Stockpile Details: 1 inch = 10 feet

ENVIRONMENTAL ASSOCIATES, INC.

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Bellevue, Washington 98004

EXPLORATION MAP

Riverbend Investment Company, LLC Property
4304 State Route 530 N.E.
Arlington, Washington

Job Number:

JN 24091-1

Date:

May 2004

Plate:

3



Looking south at UST locality; gas tank is in foreground and diesel tank is in background.



Looking southeast at diesel UST (background) and gasoline UST (foreground).



Diesel UST after removal; no holes were noted in this tank.



Looking northeast at diesel UST tank-hold excavation following diesel tank removal.



ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

SITE PHOTOGRAPHS

Riverbend Investment Company, LLC Property
4304 State Route 530 N.E.
Arlington, Washington

Job Number:

JN 24091-1

Date:

May 2004

Plate:

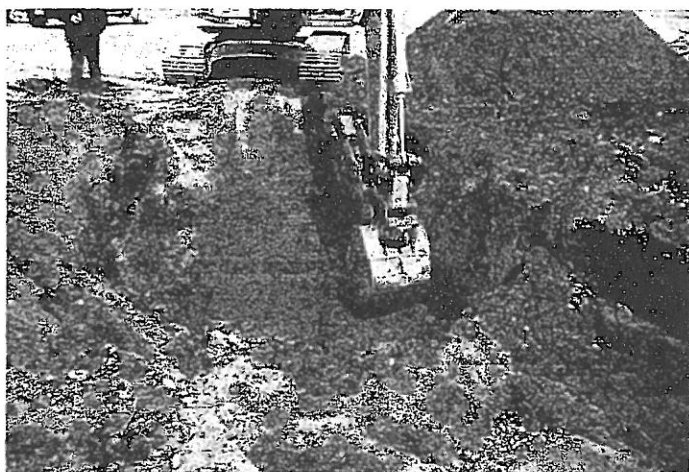
4



Looking northwest at gasoline UST tank-hold excavation following removal of gas UST.



Looking northeast at gasoline-contaminated soils stockpile during over-excavation of contaminated soils.



Looking northeast during over-excavation of gasoline-contaminated soils.



ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

SITE PHOTOGRAPHS

Riverbend Investment Company, LLC Property
4304 State Route 530 N.E.
Arlington, Washington

Job Number:

JN 24091-1

Date:

May 2004

Plate:

5

APPENDIX A
Copies of Laboratory Reports

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
Kurt Johnson, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

April 16, 2004

Jim Ruef, Project Manager
Environmental Associates, Inc.
1380 112th Ave. NE, #300
Bellevue, WA 98004

Dear Mr. Ruef:

Included are the results from the testing of material submitted on April 8, 2004 from the Arlington/JN 24091-1, F&BI 404078 project. There are 6 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Charlene Morrow
Chemist

Enclosures
EAI0416R.DOC

ENVIRONMENTAL CHEMISTS

Date of Report: 04/16/04
Date Received: 04/08/04
Project: Arlington/JN 24091-1, F&BI 404078
Date Extracted: 04/12/04
Date Analyzed: 04/12/04

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
FOR BENZENE, TOLUENE, ETHYLBENZENE,
XYLENES AND TPH AS GASOLINE
USING EPA METHOD 8021B AND NWTPH-Gx
Results Reported on a Dry Weight Basis
Results Reported as µg/g (ppm)

<u>Sample ID</u> Laboratory ID	<u>Benzene</u>	<u>Toluene</u>	<u>Ethyl Benzene</u>	<u>Total Xylenes</u>	<u>Gasoline Range</u>	<u>Surrogate (% Recovery)</u> (Limit 47-132)
T1-T2 SP COMP. 404078-05	<0.02	<0.02	<0.02	<0.06	<1	118
T2-E-8' 404078-06	<0.02	<0.02	<0.02	<0.06	<1	119
T2-S-8' 404078-07	<0.02	<0.02	<0.02	0.08	<1	114
T2-W-8' 404078-08	<0.02	0.04	0.05	0.15	<1	109
T2-N-8' 404078-09	<0.02	<0.02	<0.02	<0.06	<1	115
T2-Flr.-10' 404078-10	<0.02	<0.02	<0.02	<0.06	<1	116
T2-SP COMP. d 404078-11	0.42	4.9	5.2	54	370	114
Method Blank	<0.02	<0.02	<0.02	<0.06	<1	111

d - The sample was diluted.

ENVIRONMENTAL CHEMISTS

Date of Report: 04/16/04
Date Received: 04/08/04
Project: Arlington/JN 24091-1, F&BI 404078
Date Extracted: 04/09/04
Date Analyzed: 04/10/04 and 04/12/04

**RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL
USING METHOD NWTPH-Dx**

Extended to Include Motor Oil Range Compounds

Results Reported on a Dry Weight Basis

Results Reported as µg/g (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> (% Recovery) (Limit 57-136)
T1-Flr.-5.5' 404078-01	<10	<50	92
T1-W-5.5' 404078-02	<10	<50	92
T1-E-5.5' 404078-03	39	<50	89
T1-S-5.5' 404078-04	<10	<50	85
T1-T2 SP COMP. 404078-05	<10	<50	93
Method Blank	<10	<50	95

ENVIRONMENTAL CHEMISTS

Date of Report: 04/16/04
Date Received: 04/08/04
Project: Arlington/JN 24091-1, F&BI 404078
Date Extracted: 04/12/04
Date Analyzed: 04/12/04

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
FOR TOTAL METALS
BY INDUCTIVELY COUPLED PLASMA (ICP)
(METHOD 6010)

Results Reported as $\mu\text{g/g}$ (ppm)

<u>Sample ID</u>	<u>Total Lead</u>
Laboratory ID	
T2-Flr.-10'	6.1
404078-10	
T2-SP COMP.	12
404078-11	
Method Blank	<2.0

ENVIRONMENTAL CHEMISTS

Date of Report: 04/16/04

Date Received: 04/08/04

Project: Arlington/JN 24091-1, F&BI 404078

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES
FOR BENZENE, TOLUENE, ETHYLBENZENE,
XYLENES AND TPH AS GASOLINE
USING EPA METHOD 8021B AND NWTPH-Gx**

Laboratory Code: 404078-10 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Benzene	µg/g (ppm)	<0.02	<0.02	nm
Toluene	µg/g (ppm)	<0.02	<0.02	nm
Ethylbenzene	µg/g (ppm)	<0.02	<0.02	nm
Xylenes	µg/g (ppm)	<0.06	<0.06	nm
Gasoline	µg/g (ppm)	<1	<1	nm

Laboratory Code: 404078-10 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Benzene	µg/g (ppm)	0.5	<0.02	86	52-131
Toluene	µg/g (ppm)	0.5	<0.02	92	56-132
Ethylbenzene	µg/g (ppm)	0.5	<0.02	96	58-135
Xylenes	µg/g (ppm)	1.5	<0.06	96	57-138

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Benzene	µg/g (ppm)	0.5	78	74-116
Toluene	µg/g (ppm)	0.5	84	74-122
Ethylbenzene	µg/g (ppm)	0.5	88	75-121
Xylenes	µg/g (ppm)	1.5	81	66-128
Gasoline	µg/g (ppm)	20	66	61-130

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

ENVIRONMENTAL CHEMISTS

Date of Report: 04/16/04

Date Received: 04/08/04

Project: Arlington/JN 24091-1, F&BI 404078

QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL EXTENDED
USING METHOD NWTPH-Dx

Laboratory Code: 404083-02 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference	Acceptance Criteria
Diesel Extended	µg/g (ppm)	<50	<50	nm	0-20

Laboratory Code: 404083-02 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	% Recovery MS	Acceptance Criteria
Diesel Extended	µg/g (ppm)	500	<50	92	69-135

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	% Recovery LCS	Acceptance Criteria
Diesel Extended	µg/g (ppm)	500	89	74-130

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

ENVIRONMENTAL CHEMISTS

Date of Report: 04/16/04

Date Received: 04/08/04

Project: Arlington/JN 24091-1, F&BI 404078

QUALITY ASSURANCE RESULTS
FROM TOTAL METALS BY
INDUCTIVELY COUPLED PLASMA (ICP)
(METHOD 6010)

Laboratory Code: 404080-06 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference	Acceptance Criteria
Lead	µg/g (ppm)	3.3	3.2	3	0-20

Laboratory Code: 404080-06 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	% Recovery MS	Acceptance Criteria
Lead	µg/g (ppm)	20	3.3	93	50-150

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	% Recovery LCS	Acceptance Criteria
Lead	µg/g (ppm)	20	114	80-120

404078

SAMPLE CHAIN OF CUSTODY

CM 04/08/04

CE2

Send Report To Jim RuefCompany Environmental Associates, Inc.Address 1380 - 112th Ave. NE, Ste. 300City, State, ZIP Bellevue, WA 98004Phone # (425) 455-9025 Fax # (425) 455-2316

SAMPLERS (signature) <u>James Ruef</u>		PO # <u>UN 24091-1</u>
PROJECT NAME/NO <u>Arlington</u>		
UN 24091-1		
REMARKS		

Page # <u>1</u> of <u>2</u>
TURNAROUND TIME <input checked="" type="checkbox"/> Standard (2 Weeks) <input type="checkbox"/> RUSH
Rush charges authorized by:
SAMPLE DISPOSAL <input checked="" type="checkbox"/> Dispose after 30 days <input type="checkbox"/> Return samples <input type="checkbox"/> Will call with instructions

ANALYSES REQUESTED

Sample ID	Lab ID	Date	Time	Sample Type	# of containers	ANALYSES REQUESTED							Notes	
						TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS	Total Pb		
T1-E-5.5'	01	4.8.04	1220	S	1	X	X							
T1-W-5.5'	02	4.8.04	1221	S	1	X								
T1-E-5.5'	03	4.8.04	1225	S	1	X								
T1-S-5.5'	04	4.8.04	1230	S	1	X								
T1-T2 SP COMP.	05	4.8.04	1235	S	1	X	X	X						
T2-E-8'	06	4.8.04	1330	S	1	X	X	X						
T2-S-8'	07	4.8.04	1335	S	1	X	X	X						
T2-W-8'	08	4.8.04	1338	S	1	X	X	X						
T2-N-8'	09	4.8.04	1343	S	1	X	X	X						
T2-Flr. 10'	10	4.8.04	1350	S	1	X	X	X						

SIGNATURE

PRINT NAME

COMPANY

DATE

TIME

Relinquished by:

Received by:

Relinquished by:

Received by:

James RuefJames RuefEAI4.8.041542Ph. (206) 285-8282Ph. (206) 285-8282ETBI11Fax (206) 283-5044Fax (206) 283-5044FOIAMS\COG\COG.DOCFOIAMS\COG\COG.DOCFOIAMS\COG\COG.DOC

CT 2

Phone # (425) 455-9025 Fax # (425) 455-2316

Page # 2 of 2

TURNAROUND TIME

☒ Standard (2 Weeks)

☐ RUSH

Rush charges authorized by: _____

SAMPLE DISPOSAL

☒ Dispose after 30 days

☐ Return samples

☐ Will call with instructions

[illegible]

APPENDIX B

Copies of Tank Closure Documents



UNDERGROUND STORAGE TANK Closure and Site Assessment Notice

See back of form for instructions

FOR OFFICE USE ONLY

Site ID #: _____

Owner ID #: _____

Please ☒ the appropriate box(es)

☐ Temporary Tank Closure ☐ Change-in-Service ☒ Permanent Tank Closure ☐ Site Check/Site Assessment

Site Information

Site ID Number tanks not registered

(Available from Ecology if the tanks are registered)

Site/Business Name _____

Site Address 4304 SR 530 NE

Street

City/State Arlington, WA

Zip Code 98223 Telephone (____) _____

Owner's Signature _____

Owner Information

(This form will be returned to this address)

UST Owner/Operator Riverbend Investment Co., LLC

Mailing Address 6525 200th St. SW, Suite #205

Street

City/State Lynnwood, WA

Zip Code 98036 Telephone (____) _____

Tank Closure/Change-in-Service Company

Service Company AAA Tank Service Co., Inc.

Certified Supervisor Toby D. Parker

Decommissioning Certification No. 1038004-26

Supervisor's Signature _____

Address 729 Kirkland Avenue

Street

Kirkland WA

City

State

P.O. Box

98033

Zip Code

Telephone (425) 803-3032

Site Check/Site Assessor

Certified Site Assessor James R. Ruef

Address 1380 - 112th Ave. NE, #300

P.O. Box

Bellevue WA

City

State

Zip Code 98004

Telephone (206) 455-9025

Tank Information

Tank ID	Closure Date	Closure Method	Tank Capacity	Substance Stored
	<u>04-08-04</u>	<u>Removal</u>	<u>500 gal.</u>	<u>gasoline</u>
	<u>04-08-04</u>	<u>Removal</u>	<u>1500 gal.</u>	<u>diesel</u>

Contamination Present at the Time of Closure

☒ Yes ☐ No ☐ Unknown

Check unknown if no obvious contamination was observed and sample results have not yet been received from analytical lab.

☐ Yes ☒ No

If contamination is present, has the release been reported to the appropriate regional office?

To receive this document in an alternative format, contact the TOXICS CLEANUP PROGRAM at 1-800-824-7716 (voice) OR (360) 407-6006 (TDD). ECV 020-94 (Rev. 6/96)

UNDERGROUND STORAGE TANK**Permanent Closure/Change-In-Service Checklist**

The purpose of this form is to certify the proper closure/change-in-service of underground storage tank (UST) systems. These activities must be conducted in accordance with Washington State UST Regulations, Chapter 173.360, Washington Administrative Code (WAC).

This Permanent Closure Checklist shall be completed and signed by a Licensed Decommissioning Supervisor. The supervisor shall be on site when all tank permanent closure/change-in-service activities are being conducted. The firm which employs the licensed supervisor shall also be licensed by the Washington State Department of Ecology as a Service Provider. If any of the activities listed below have been supervised by a different licensed supervisor, a separate checklist must be filled out and signed by the licensed supervisor performing those activities.

A separate checklist must be completed for each UST system (tank and associated piping), except that UST systems at one site may be reported together by completing page 2 of this form separately for each system.

1. UST SYSTEM OWNER AND LOCATION

Site Owner/Operator: Riverband Investment Company, LLC

Owners Address: 6525 200th Street SW, #205
Street
Lynnwood Washington P.O. Box
City State Zip Code 98036

Telephone: ()

Site ID Number (on invoice or available from Ecology if tank is registered): Not registered

Site/Business Name: Development property/Snohomish County Parcel No.: 310509-003-001

Site Address: 4304 SR530 NE Snohomish
Street County
Arlington Washington 98223
City State Zip Code

2. TANK PERMANENT CLOSURE/CHANGE-IN-SERVICE PERFORMED BY:

Firm: AAA TANK SERVICE CO. INC. D.O.B. Service Provider: S002307

Address: 11250 Kirkland Way, Suite C King
Street County
Kirkland Washington 98033
City State Zip Code

Telephone: (206) 803-3032

Licensed Supervisor: Toby D. Parker Decommissioning License Number: IFCI 1038004-26

Tank #1

This page must be completed separately for each tank permanently closed (decommissioned) or change-in-service at the site. For additional tanks you may photocopy this form prior to completing.

3. TANK CLOSURE/CHANGE-IN-SERVICE INFORMATION

1. Tank ID Number: Not registered 2. Year installed: Unknown
 (as registered with Ecology) (46" dia. x 73" length)
 3. Tank capacity in gallons: 500 gallons 4. Date of last use: Unknown
 5. Last substance stored: Gasoline (Unl.) 6. Date of closure/change-in-service: April 8, 2004
 7. Type of closure: Closure with Tank Removal ☒ In-place Closure ☐ Change-in-Service ☐
 8. If in-place closure is used, the tank has been filled with the following substance: Not applicable
 9. If change-in-service, indicate new substance stored in tank: Not applicable
 Permit #: 04111431 MP
 10 Local permit(s) (if any) obtained from: Snohomish County Planning and Development Services

NOTES: UST #1 was located 156' south of SR530 and 74' west of utility pole #XC43. Tank shell exhibited moderate corrosion with some small visible perforations and apparent evidence of release of petroleum product was observed. Site assessment field work was performed by Environmental Associates Inc.

4. CHECKLIST

Each item of the following checklist shall be initialed by the licensed supervisor whose signature appears below.

* Item not applicable Yes No NA*

1. Has all liquid been removed from product lines?	74		
2. Has all product piping been capped or removed?	74		
3. Have all non-product lines been capped or removed?	74		
4. Have all liquid and accumulated sludges been removed from the tank? (Waste disposal by: Burlington Environmental, Inc. EPA #WAD988480703)	74		
5. Has the tank been properly purged or inerted?	74		
6. Have the drop tube, fill pipe, pumps and other tank fixtures been removed?	74		
7. Have all tank openings been plugged or capped? NOTE: One plug should have 1/8" vent hole, if transported.	74		
8. Have all sludges removed from the tank been designated and disposed of in accordance with the state of Washington's dangerous waste regulations (Chapter 173-303 WAC)?	74		
9. If removed, was tank properly labeled and disposed of in accordance with all applicable local, state, and federal regulations? Arrow Metals Corporation, Woodinville, WA	74		

I hereby certify that I have been the licensed supervisor present on site during the above listed permanent closure activities and to the best of my knowledge they have been conducted in compliance with all applicable state and federal laws, regulations and procedures pertaining to underground storage tanks.

Persons submitting false information are subject to penalties under Chapter 173.360 WAC.

April 8, 2004
Date

[Signature]
Signature of Licensed Supervisor

5. ADDITIONAL REQUIRED SIGNATURES

April 9, 2004
Date

[Signature]
Signature of Licensed Service Provider Firms Owner or Authorized Representative

Date

[Signature]
Signature of Tank Owner or Authorized Representative

Tank #2

This page must be completed separately for each tank permanently closed (decommissioned) or change-in-service at the site. For additional tanks you may photocopy this form prior to completing.

3. TANK CLOSURE/CHANGE-IN-SERVICE INFORMATION

1. Tank ID Number: Not registered 2. Year installed: Unknown
 (as registered with Ecology) (60" dia. x 10'6" length)
3. Tank capacity in gallons: Approx. 1500 4. Date of last use: Unknown
5. Last substance stored: Diesel 6. Date of closure/change-in-service: April 8, 2004
7. Type of closure: Closure with Tank Removal ☒ In-place Closure ☐ Change-in-Service ☐
8. If in-place closure is used, the tank has been filled with the following substance: Not applicable
9. If change-in-service, indicate new substance stored in tank: Not applicable
 Permit # 04111431
10. Local permit(s) (if any) obtained from: Snohomish County Planning & Development Services

NOTES: UST #2 was located in-line with and south of Tank #1 with the fill pipe located 165'8" south of SR530 NE and 74' west of utility pole #XC43. Tank shell exhibited moderate-to-heavy corrosion with minor scaling and no visible perforations. Assessment field work was performed by Environmental Associates Inc.

4. CHECKLIST

Each item of the following checklist shall be initialed by the licensed supervisor whose signature appears below.

* Item not applicable Yes No NA

- | | | | |
|--|----|--|--|
| 1. Has all liquid been removed from product lines? | 74 | | |
| 2. Has all product piping been capped or removed? | 74 | | |
| 3. Have all non-product lines been capped or removed? | 74 | | |
| 4. Have all liquid and accumulated sludges been removed from the tank? Basin Oil Co., Inc.
(Waste disposal by: Burlington Environmental, Inc. EPA #WAD988480203) WAD988477501 | 74 | | |
| 5. Has the tank been properly purged or inerted? | 74 | | |
| 6. Have the drop tube, fill pipe, pumps and other tank fixtures been removed? | 74 | | |
| 7. Have all tank openings been plugged or capped? NOTE: One plug should have 1/8" vent hole, if transported. | 74 | | |
| 8. Have all sludges removed from the tank been designated and disposed of in accordance with the state of Washington's dangerous waste regulations (Chapter 173-303 WAC)? | 74 | | |
| 9. If removed, was tank properly labeled and disposed of in accordance with all applicable local, state, and federal regulations? Arrow Metals Corporation, Woodinville, WA | 74 | | |

I hereby certify that I have been the licensed supervisor present on site during the above listed permanent closure activities and to the best of my knowledge they have been conducted in compliance with all applicable state and federal laws, regulations and procedures pertaining to underground storage tanks.

Persons submitting false information are subject to penalties under Chapter 173.380 WAC.

April 8, 2004

Date

Signature of Licensed Supervisor

5. ADDITIONAL REQUIRED SIGNATURES

April 9, 2004

Date

Signature of Licensed Service Provider Firm's Owner or Authorized Representative

Date

Signature of Tank Owner or Authorized Representative

AAA TANK SERVICE CO., INC.

729 Kirkland Avenue, Kirkland, WA 98033
Phone: (425) 803-3032 Fax: (425) 827-1444

CERTIFICATION OF TANK RINSE

The fuel storage tank at the site described below has been pumped and rinsed in general accordance with applicable Washington State Uniform Fire Code guidelines and local Fire Department requirements.

Owner/Operator: Riverbend Investment Co., LLC

Site address: Development property

4304 SR530 NE

Arlington, WA 98223

Snohomish County Parcel No.: 310509-003-001-00

Capacity of tank: 500 gallons

Last substance stored: Gasoline

Cleaning contractor: XX AAA Tank Service Co., Inc. (WDOE Service Provider #S002307)

Other:

Date rinsed: April 8, 2004

Procedure used: "triple-rinse" process with radial nozzle

Waste disposal contractor: Basin Oil Co., Inc.

EPA No.: WAD988477501

I.F.C.I. Licensed UST Decommissioning Supervisor on site:

Name: Toby D. Parker

License No.: IFCI 1038004-26

Signature: 

AAA TANK SERVICE CO., INC.

729 Kirkland Avenue, Kirkland, WA 98033
Phone: (425) 803-3032 Fax: (425) 827-1444

CERTIFICATION OF TANK RINSE

The fuel storage tank at the site described below has been pumped and rinsed in general accordance with applicable Washington State Uniform Fire Code guidelines and local Fire Department requirements.

Owner/Operator: Riverbend Investment Co., LLC

Site address: Development property

4304 SR530 NE

Arlington, WA 98223

Snohomish County Parcel No.: 310509-003-001-00

Capacity of tank: 1500 gallons

Last substance stored: Diesel

Cleaning contractor: XX AAA Tank Service Co., Inc. (WDOE Service Provider #S002307)

Other:

Date rinsed: April 8, 2004

Procedure used: "triple-rinse" process with radial nozzle

Waste disposal contractor: Basin Oil Co., Inc.

EPA No.: WAD988477501

I.F.C.I. Licensed UST Decommissioning Supervisor on site:

Name: Toby D. Parker

License No.: IFCI 1038004-26

Signature: 



Assessor Property Tax #: 310509-003-001-00

Site Address: 4304 SR 530 NE Arlington 98223
Thomas Guide 818 H-3

Permit # 04111431 MP

Expires: April 7, 2006

Issued: April 7, 2004

By: scdbow

Type: Alteration-Combo

Work Proposed: Alteration

Permit Description: Decommission 1500 gallon diesel tank and a 500 gallon gasoline tank. Tanks to be removed.

Applicant: Riverbend Investment Company
6525 200 st SW Lynnwood WA 98036

(425) - Work

(425) - Home

Contractor: AAA Tank Service Co (*) (AAATASC068DW)
729 Kirkland Av Kirkland WA 98033

(425) 803-3032 Work

Sec Twn Rng: 9-31-5	18th:10	Lot:	Subdiv.:	Zoning: A10
LDC	bow			
MECHANICAL INFO				
WSEC	2001			
UBC	1997			
PLUMBING INFO				

Special Conditions: 1. Ref 00-108475 SD (pending plat of River Bend)

PROPERTY OWNERS ARE RESPONSIBLE FOR DETERMINING ALL PROPERTY LINE LOCATIONS AND RELATED EASEMENTS.

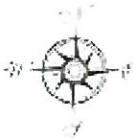
☒ I certify that I am exempt from the requirements of state contractor's registration under Sec.3, Chap. 126, Laws of 1987.
☒ I certify that the information furnished by me is true and correct to the best of my knowledge and all work will conform to applicable Snohomish County code.

Signature: [Signature] for AAA TANK SVC. CO., INC. Date April 7, 2004

Riverbend Investment Company

APPENDIX E

Environmental FirstSearch, Historical Aerial Photographs



Environmental FirstSearch

Historical Aerial

1941



4304 STATE ROUTE 530 , ARLINGTON WA 98223



SOURCE:

Target Site (Latitude: 48.187200 Longitude: -122.170300)

Quad Name: Arlington West

Date: 1941

Approximate Scale: 1 inch equals 750 feet



4304 State Route 530, Arlington, Washington

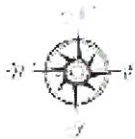
Date: July 2010

Reference: EFS, Microdot, Inc.

Drawn By: PFS

Aerial 1941

Project Number: 094-10023



Environmental FirstSearch

Historical Aerial

1954



4304 STATE ROUTE 530 , ARLINGTON WA 98223



Source:
Target Site (Latitude: 48.187200 Longitude: -122.170300)
Quad Name: Arlington West
Date: 1954

Approximate Scale: 1 inch equals 750 feet



Krazan

4304 State Route 530, Arlington, Washington

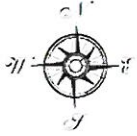
Date: July 2010

Reference: EFS, Microdot, Inc.

Drawn By: PFS

Aerial 1954

Project Number: 094-10023



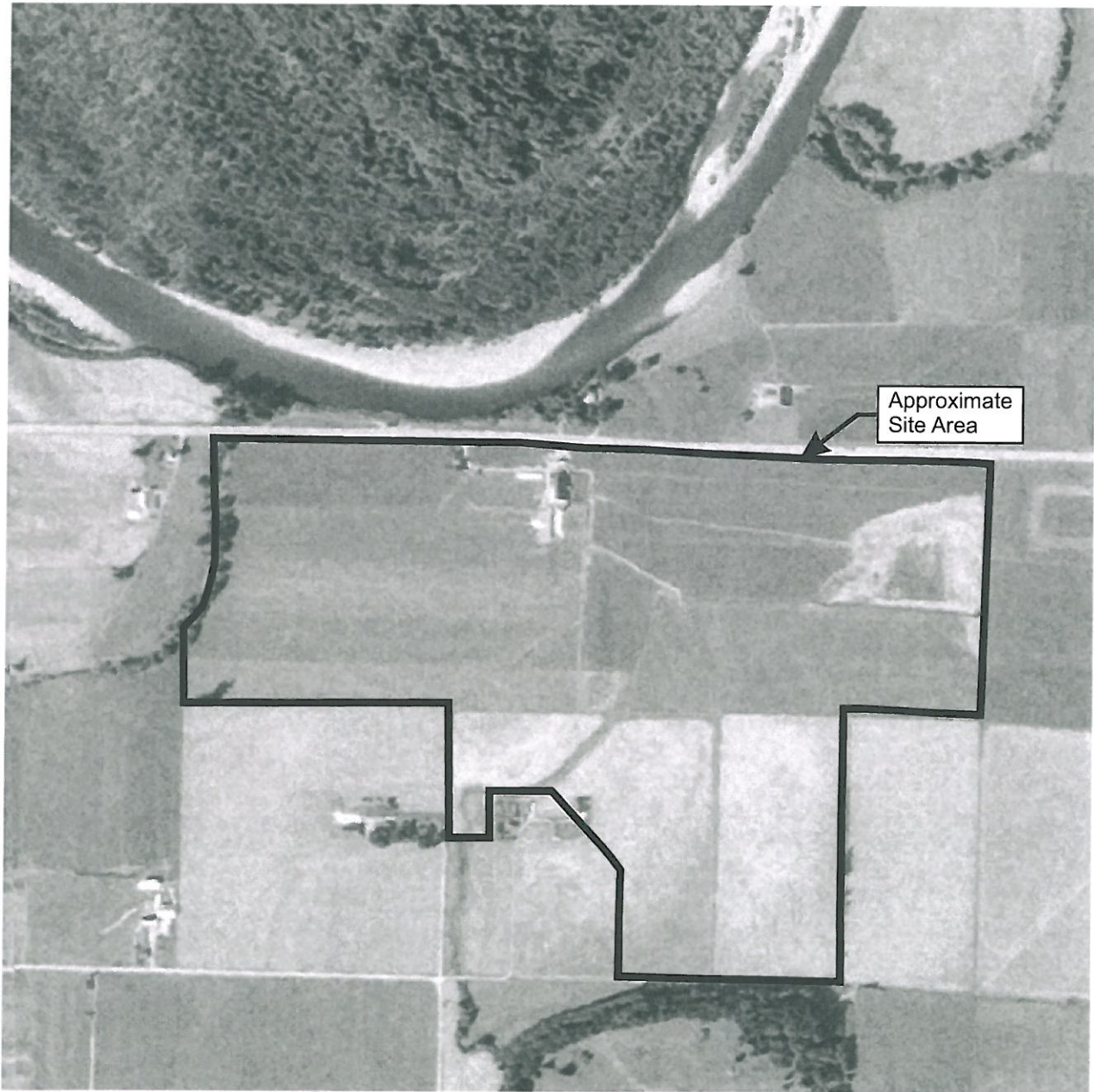
Environmental FirstSearch

Historical Aerial

1968



4304 STATE ROUTE 530 , ARLINGTON WA 98223



Source:

Target Site (Latitude: 48.187200 Longitude: -122.170300)
Quad Name: Arlington West
Date: 1968

Approximate Scale: 1 inch equals 750 feet



4304 State Route 530, Arlington, Washington

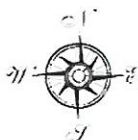
Date: July 2010

Reference: EFS, Microdot, Inc.

Drawn By: PFS

Aerial 1968

Project Number: 094-10023



Environmental FirstSearch

Historical Aerial

1990



4304 STATE ROUTE 530 , ARLINGTON WA 98223



Source:

Target Site (Latitude: 48.187200 Longitude: -122.170300)

Quad Name: Arlington West

Date: 1990

Approximate Scale: 1 inch equals 750 feet



4304 State Route 530, Arlington, Washington

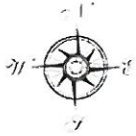
Date: July 2010

Reference: EFS, Microdot, Inc.

Drawn By: PFS

Aerial 1990

Project Number: 094-10023



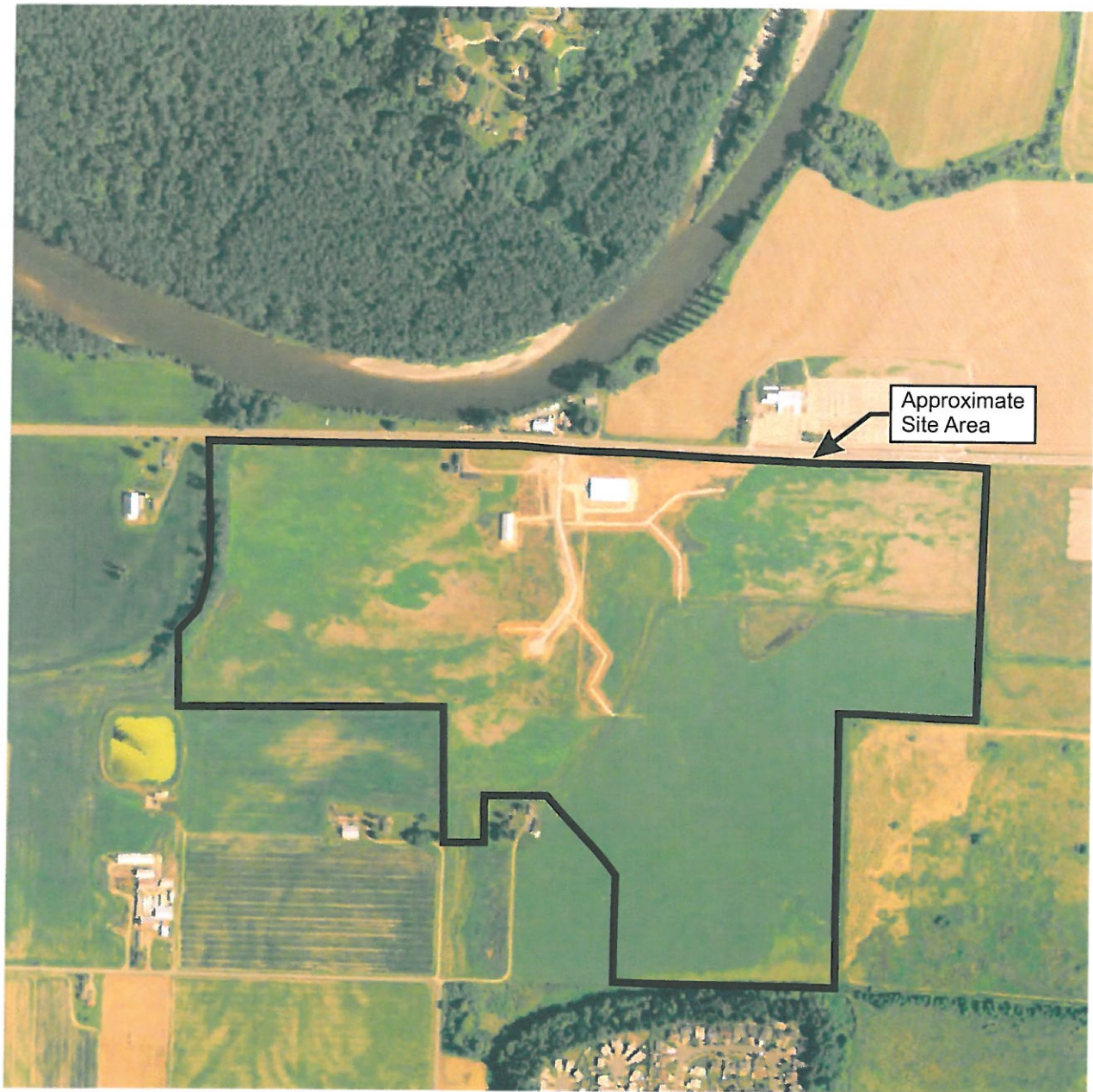
Environmental FirstSearch

Historical Aerial

2005



4304 STATE ROUTE 530 , ARLINGTON WA 98223



Source:

Target Site (Latitude: 48.187200 Longitude: -122.170300)

Quad Name: Arlington West

Date: 2005

Approximate Scale: 1 inch equals 750 feet



Krazan

4304 State Route 530, Arlington, Washington

Date: July 2010

Reference: EFS, Microdot, Inc.

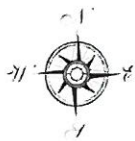
Drawn By: PFS

Aerial 2005

Project Number: 094-10023

APPENDIX F

Environmental FirstSearch, Historical Topographic Maps



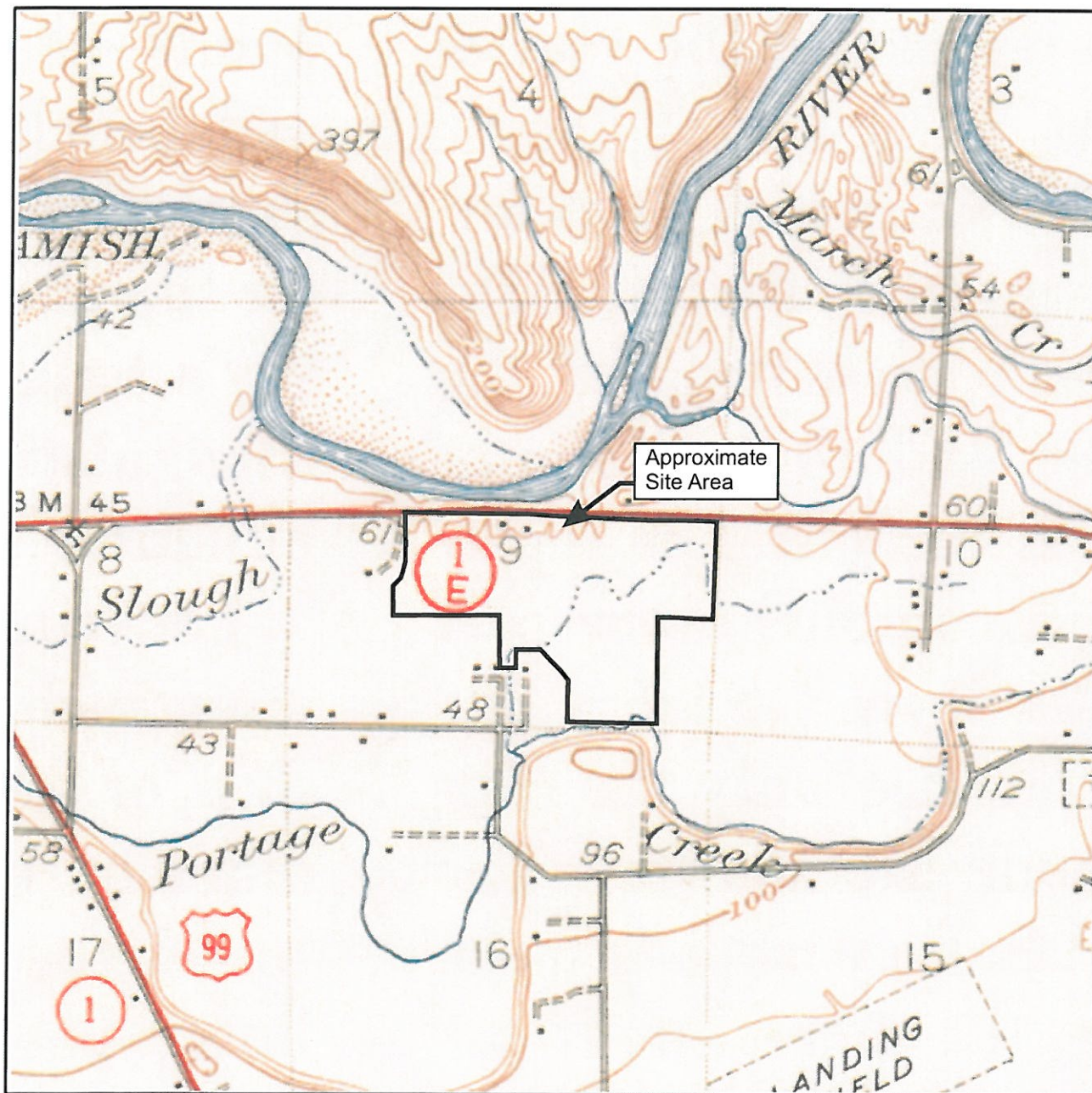
Environmental FirstSearch

Historical Topographic Map

Quad Name: Marysville, WA

Year: 1943 Original Map Scale: 1:62,500

4304 State Route 530, Arlington, WA 98223



Job Number: SITE 10-1137
Target Site: 48.187200, -122.170300

0 miles 0.5 1



Building	---■---	Railroad	—+—+—+—
Topo Contour	—●—●—●—	Tanks	●●●○
Depression	—○—○—○—	Primary Highway	—+—+—+—
Quarry or Open Pit Mine	—x—x—x—	Trail	---+---

4304 State Route 530, Arlington, WA

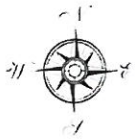
Date: July 2010

Reference: EFS

Drawn By: PFS

Topo 1943

Project Number: 094-10023



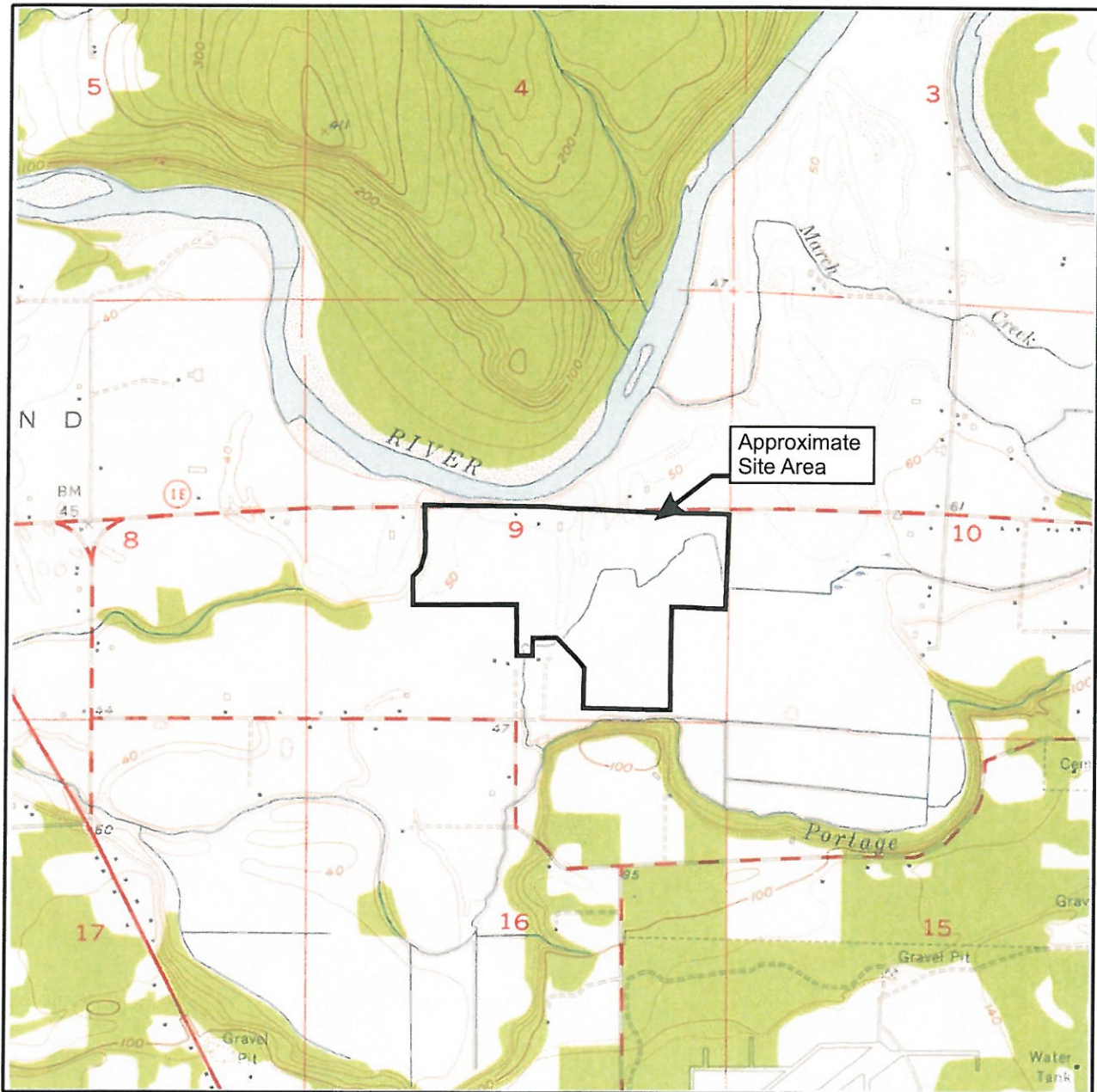
Environmental FirstSearch

Historical Topographic Map



Quad Name: Arlington West, WA
Year: 1956 Original Map Scale: 1:24,000

4304 State Route 530, Arlington, WA 98223



Job Number: SITE 10-1137
Target Site: 48.187200, -122.170300

0 miles 0.5 1

Krazan

4304 State Route 530, Arlington, WA

Date: July 2010

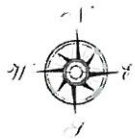
Reference: EFS

Drawn By: PFS

Topo 1956

Project Number: 094-10023

Building	--- [Symbol] ---	Railroad	---
Topo Contour	--- [Symbol] ---	Tanks	•••••
Depression	--- [Symbol] ---	Primary Highway	---
Quarry or Open Pit Mine	×	Trail	---



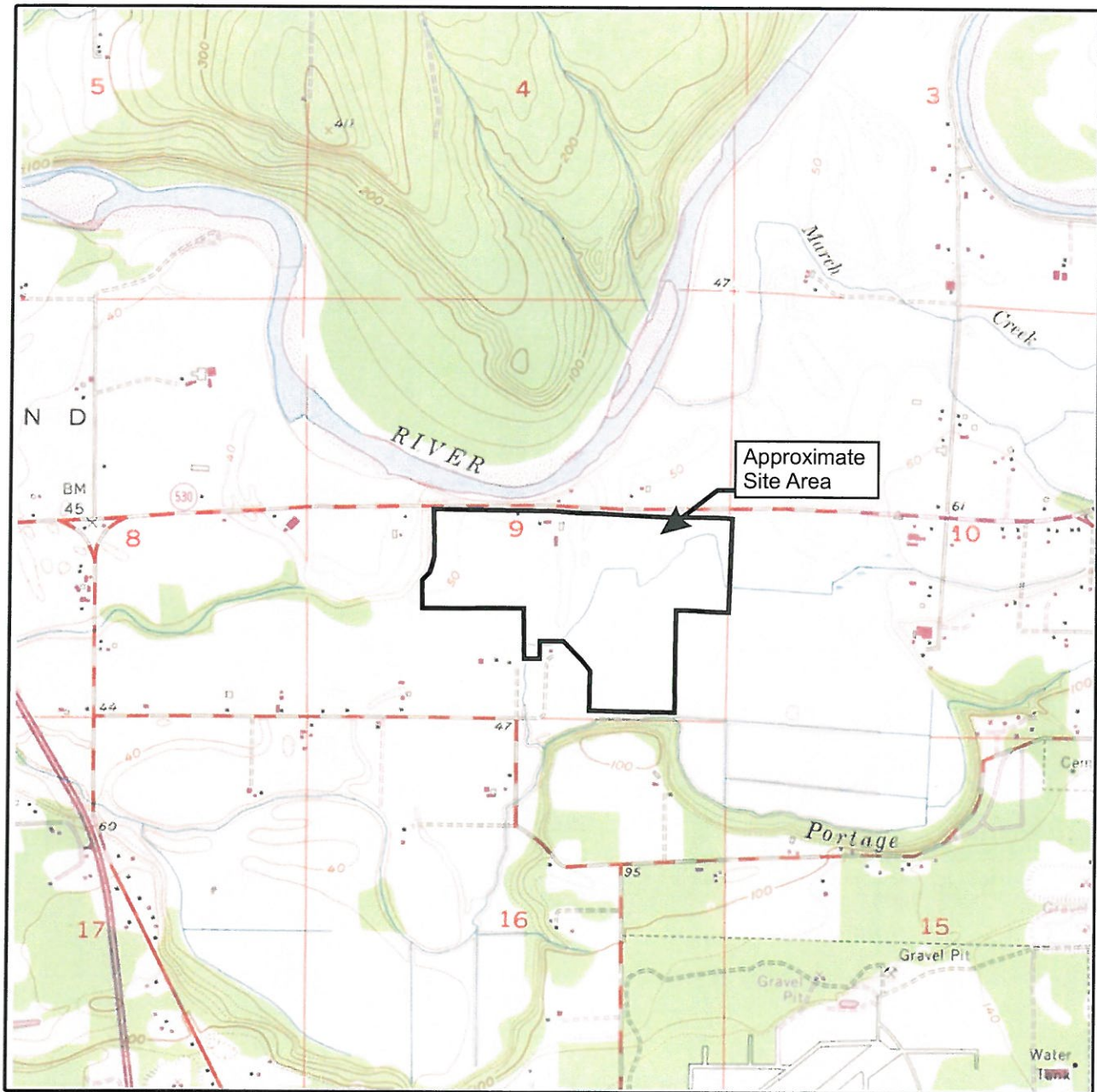
Environmental FirstSearch

Historical Topographic Map



Quad Name: Arlington West, WA
Year: 1968 Original Map Scale: 1:24,000

4304 State Route 530, Arlington, WA 98223



Job Number: SITE 10-1137
Target Site: 48.187200, -122.170300

0 miles 0.5 1



4304 State Route 530, Arlington, WA

Date: July 2010

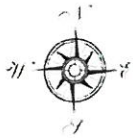
Reference: EFS

Drawn By: PFS

Topo 1968

Project Number: 094-10023

- | | | | |
|-------------------------|---------|-----------------|---------|
| Building | ---■--- | Railroad | —+— |
| Topo Contour | —100— | Tanks | ●●● |
| Depression | (---) | Primary Highway | —+— |
| Quarry or Open Pit Mine | × | Trail | ---+--- |

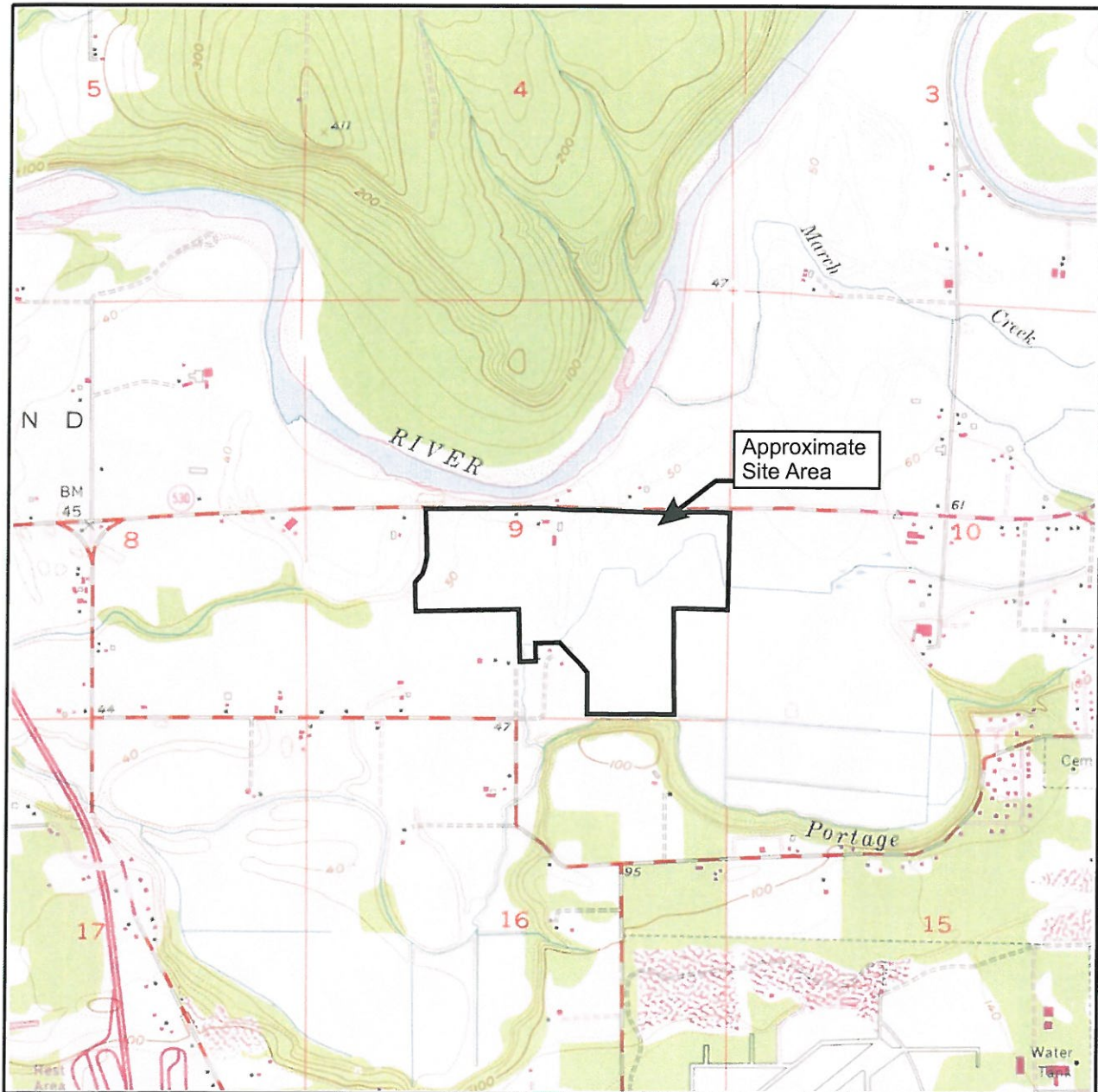


Environmental FirstSearch

Historical Topographic Map

Quad Name: Arlington West, WA
Year: 1973 Original Map Scale: 1:24,000

4304 State Route 530, Arlington, WA 98223



Job Number: SITE 10-1137
Target Site: 48.187200, -122.170300

0 miles 0.5 1



4304 State Route 530, Arlington, WA

Date: July 2010

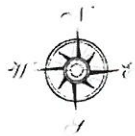
Reference: EFS

Drawn By: PFS

Topo 1973

Project Number: 094-10023

Building	---■---	Railroad	—+—
Topo Contour	—100—	Tanks	●●●○
Depression	—()—	Primary Highway	—+—
Quarry or Open Pit Mine	×	Trail	---+---



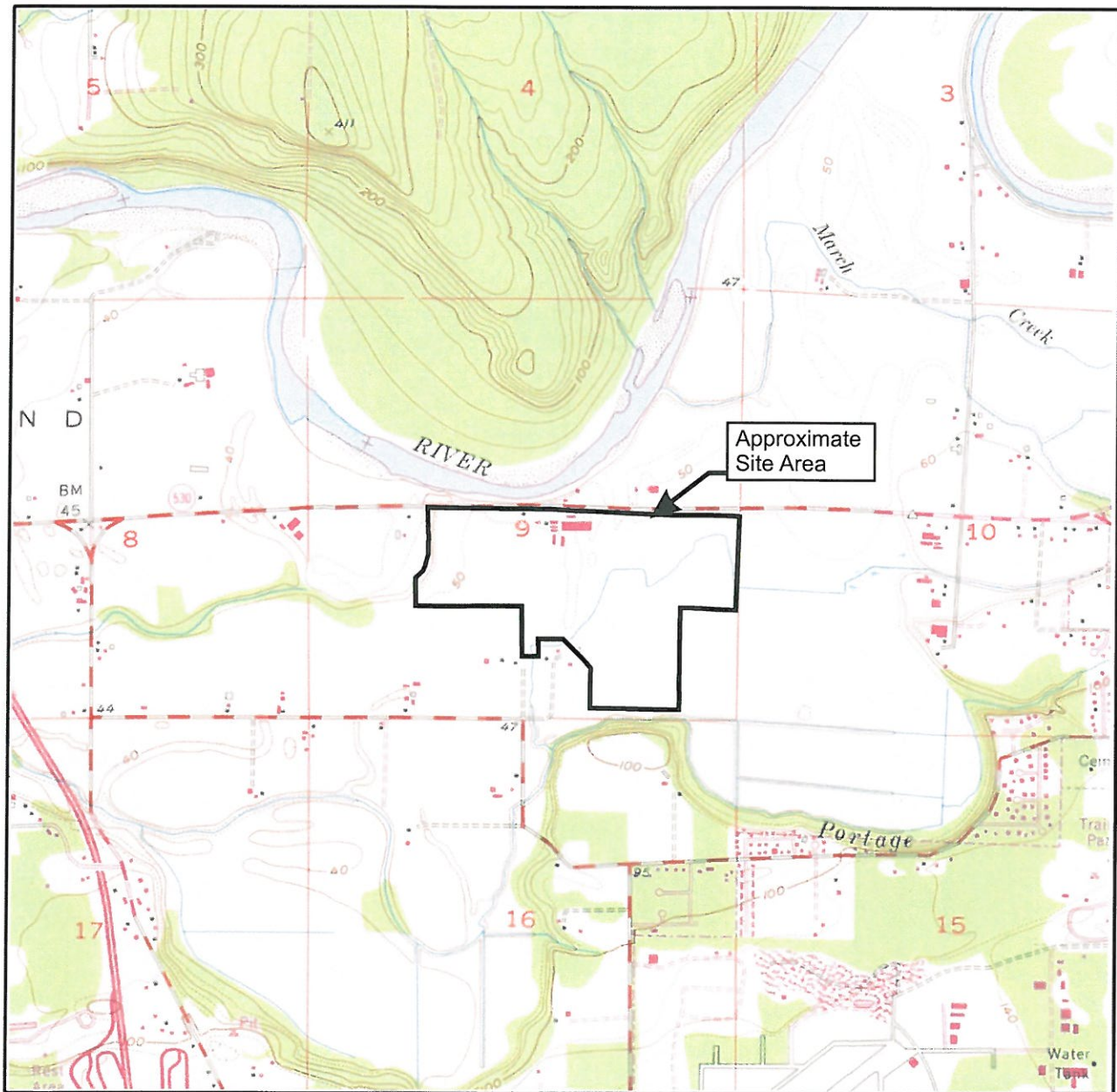
Environmental FirstSearch

Historical Topographic Map



Quad Name: Arlington West, WA
Year: 1981 Original Map Scale: 1:24,000

4304 State Route 530, Arlington, WA 98223



Job Number: SITE 10-1137
Target Site: 48.187200, -122.170300

0 miles 0.5 1



4304 State Route 530, Arlington, WA

Date: July 2010

Reference: EFS

Drawn By: PFS

Topo 1981

Project Number: 094-10023

Building	--	Railroad	---
Topo Contour	---	Tanks	●●●
Depression	---	Primary Highway	---
Quarry or Open Pit Mine	×	Trail	---

APPENDIX G

**Environmental FirstSearch,
City Directories**

CITY DIRECTORY REVIEW

Report Date: July 1, 2010
 Client Job Number: 10-1137
 FirstSearch Index Number: 234965
 Site Address(es): 4304 State Route 450 NE
 Arlington, WA 98223

A search was conducted for the subject area noted above to identify any Historical City Directory coverage/tenant information maintained at national repositories, local city/town libraries and/or various public sources.

The following information is the result of the search:

YEAR / SOURCE	CLOSEST LOWER ADDRESS LISTINGS	SUBJECT ADDRESS(ES)	CLOSEST UPPER ADDRESS LISTINGS
2007/Cole Directory	3101 State Route 530 NE Residential Listing 3130 State Route 530 NE Occupant Unknown 3328 State Route 530 NE Residential Listing Garden Treasures 3820 State Route 530 NE Residential Listing	Residential Listing	4307 State Route 530 NE Residential Listing 4433 State Route 530 NE Residential Listing 4503 State Route 530 NE Residential Listing 4715 State Route 530 NE Residential Listing
2004/Cole Directory	3101 State Route 530 NE Residential Listing 3130 State Route 530 NE Residential Listing 3328 State Route 530 NE Residential Listing 3820 State Route 530 NE Residential Listing	Occupant Unknown	4307 State Route 530 NE Residential Listing 4316 State Route 530 NE Occupant Unknown 4433 State Route 530 NE Residential Listing 4503 State Route 530 NE Residential Listing
2000/Cole Directory	3101 State Route 530 NE Residential Listing 3130 State Route 530 NE Residential Listing 3328 State Route 530 NE Affordable Automotive Occupant Unknown 3820 State Route 530 NE Residential Listing	Residential Listing	4307 State Route 530 NE Occupant Unknown 4316 State Route 530 NE Occupant Unknown 4433 State Route 530 NE Residential Listing 4503 State Route 530 NE Residential Listing
1995/Cole Directory	2325 State Route 530 NE Island Crossing Texaco 3101 State Route 530 NE Residential Listing 3328 State Route 530 NE Residential Listing 3820 State Route 530 NE Residential Listing	Residential Listing	4316 State Route 530 NE Residential Listing 4503 State Route 530 NE Residential Listing 4715 State Route 530 NE Multiple Residential Listings 5818 State Route 530 NE Residential Listing

Continued on next page

CONTINUED

1992/Cole Directory	2325 State Route 530 NE Island Crsg Shell 2431 State Route 530 NE Residential Listing 3101 State Route 530 NE Residential Listing 3328 State Route 530 NE Residential Listing 3820 State Route 530 NE Residential Listing	Multiple Residential Listings	4715 State Route 530 NE Residential Listing 5818 State Route 530 NE Residential Listing 6109 State Route 530 NE Residential Listing 6110 State Route 530 NE Residential Listing
--------------------------------	--	-------------------------------	--

Notes: No further coverage available

GLOSSARY OF TERMS

“No Listing/Not Listed” - address not listed in the directory

“Vacant” or “No Current Listing” - status of address in directory

“Residential Listing” - one residential listing located at address

“Multiple Residential Listings” - more than one residential listing located at address

“Multiple Retail Listings” - more than one retail facility located at address

“Multiple Business Listings” - more than one business listing at address

“Multiple Government Offices” - more than one federal listing at an address

“Multiple Municipal Listings” - more than one municipal listing at an address

“Multiple Military Listings” - more than one military listing at an address

“Street Not Listed” - street not listed in directory

When multiple tenants/facilities are observed for one address, the information may be summarized as shown in the following examples:

- An apartment building will be represented by “Multiple Residential Listings”
- A retail shopping center will be represented by “Multiple Retail Listings” followed by a separate listing of sites, if present, which may contain the use of regulated/chemical/hazardous materials such as dry cleaners, photo finishers, hair salons, auto repair shops, etc.
- An office building consisting of attorneys, insurance, firms, or other facilities which do not indicate the use of regulated/chemical/hazardous materials will be represented by “Multiple Business Listings”

Residential addresses, including individual houses and apartment buildings, are listed as residential. Names of tenants can be provided if needed.

Unless otherwise noted, the subject address(es) plus four adjacent addresses up from the subject property and four addresses down from the subject property are included in the report, if available.

Although great care has been taken by FirstSearch Technology Corporation in compiling and verifying the information contained in this report to insure that it is accurate, FirstSearch Technology Corporation disclaims any and all liability for any errors, omissions, or inaccuracies in such information and data.

APPENDIX H

Environmental FirstSearch, Historical Fire Insurance Map Certified *No Maps Available* Letter



HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

06-23-10

SITE 10-1137

RIVERBEND 4304 SR 530

ARLINGTON WA 98223

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

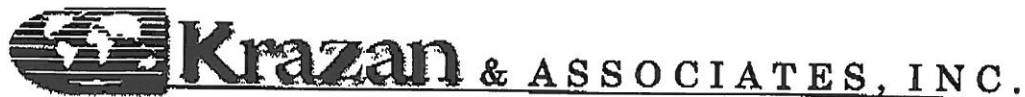
FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

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APPENDIX I

Regulatory Requests, Interviews and Responses



GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING
CONSTRUCTION TESTING & INSPECTION

KRAZAN & ASSOCIATES, INC.
PHASE I ESA AGENCY REQUEST FOR INFORMATION

To be Completed by Krazan & Associates, Inc.

Date: 6/18/10

By: Eric Liaw

Project No: 094-10023

Project Name: UB Arlington Site 10-1137

Site Address: 4304 SR 530, Arlington, WA 98223 (Parcel #s 01052900000100, 01052900000200, 01052900000300, 01052900000500, 01052900000600, 01052900000700, 01052922222800, 01052900000900, 01052900001000, 01052900001100, 01052900001200, 01052900001300, 01052900001400, and 01052900001500)

Interview With: _____

Telephone No: 425-485-5519

Fax No: 425-485-6837

To be completed by agency where applicable

AGENCY:

Snohomish County Planning and Development Services

Are there any listed or known environmental concerns in connection with the
subject address? Unknown

Are there any listed or known environmental concerns in connection with properties in the immediate vicinity of the
subject site? Unknown

Has the property ever been reported as a "Meth Lab"? Unknown

What is the earliest historical record for the subject site? Unknown

Do you have any current or past knowledge of the presence or underground or aboveground storage tanks being located on
the subject site? Unknown

Do you know of any chemical or hazardous materials, persistent pesticides/herbicides being used, stored or discharged on
the subject site? Unknown

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 Unknown?

Do you know of any buried materials such as garbage dumps or burn pits on the subject site? Unknown

*11715 N. Creek Parkway S., Ste. C-106, Bothell, WA 98011 (425) 485-5519
Conducting Assessments Nationwide*

If known, are there currently or were there historically any septic systems? Unknown Yes No

If yes, how many? Unknown

Are there currently or were there historically any monitoring wells located on the subject site? Unknown Yes No

Are there any listed or known drainage or disposal ponds located on the subject site? Unknown

Is the subject site connected to municipal water and sewer systems? Unknown

Name: Darryl Eastin Agency: Snohomish County PDS Date: 7/9/2010

(Please Print)

Signature: 

Title: Principal Planner

Amjad Khan

From: Eric Liaw
Sent: Friday, July 09, 2010 2:37 PM
To: Amjad Khan; Ronald Nance
Subject: FW: Informational Request
Attachments: SKMBT_75010070214090.pdf

If you read the second paragraph, do we need the subdivision files ordered?

Eric

Krazan & Associates, Inc.

From: Otto, Susan [mailto:Susan.Otto@co.snohomish.wa.us]
Sent: Friday, July 02, 2010 3:56 PM
To: Eric Liaw
Subject: RE: Informational Request

Parcel # 28052900301800, # 00513100001601, 01052900000100, 01052900000200, 01052900000300, 01052900000500, 01052900000600, 01052900000700, 01052922222800, 01052900000900, 01052900001000, 01052900001100, 01052900001200, 01052900001300, 01052900001400, and 01052900001500
01052900000100, 01052900000200, 01052900000300, 01052900000500, 01052900000600, 01052900000700, 01052922222800, 01052900000900, 01052900001000, 01052900001100, 01052900001200, 01052900001300, 01052900001400, and 01052900001500
010880-000-080, 010880-000-090, 010880-000-010, 010880-000-011, 010880-000-012, 010880-000-013, 010880-000-014, 010880-000-015, 010880-000-016, 010880-000-017, 010880-000-018, 010880-000-019, 010880-000-020, 010880-000-021, and 010880-000-022

Eric,

After reviewing our records & the Assessor's records for the parcels listed above I found one permit for the removal of a tank at address 4304 SR 530, Arlington (see attachment), on all other parcels I found no permits for the installing or removing of any above the ground or below the ground storage tanks.

If you would like us to order the subdivision that created these parcels I can do that for you. You will find more information about the site in the files because they do an environmental study, drainage study, archeological study etc. It will just give you more information. If you would like to review these files send your request to publicdisclosure.pds@snoco.org. I will be on vacation all next week.

The file numbers for the subdivision files are:

06-103836 SD
 06-125018 SD
 99-109647 LU
 06-126478 SD
 00-108475 SD

Susan Otto

Zoning Specialist
 M/S #604
 3000 Rockefeller Ave
 Everett, WA 98201

7/9/2010

Project File Number

04 11/431 MP

Snohomish County Planning and Development Services

5th Floor, County Administration Building
M/S 604, 3000 Rockefeller, Everett, WA 98201
(425) 380-3311 www.co.snohomish.wa.us/ods**1. Residential Permit Application** - valid for 2 years. Please check in by 4:00 PM. Print legibly with ink.

Assessor's Parcel ID # _____ Date 4/7/04
 Building Site Address 4304 SR 530 NE City ARLINGTON Zip 98223
 Subdivision name or Short Plat file # _____ Lot Number _____
 Owner RIVERBEND INVESTMENT CO. LLC
 Mailing Address 4304 SR 530 NE City ARLINGTON Zip 98223
 Work Phone (425) 347-4772 Home Phone (_____) _____
 Contractor AAA TANK SERVICE CO., INC. L & I Lic. # AAATASCO66DW Exp. 3/18/2005
 Address 729 KIRKLAND AVENUE City KIRKLAND Zip 98033 Phone (425) 803-3032
 Contact Person BEN DANIELS Phone (425) 803-3032
 Mailing Address 729 KIRKLAND AVENUE City KIRKLAND Zip 98033

NOTICE: Front Yard Setbacks, Curbs, sidewalk edges, and edges of street pavement are not necessarily your front property line. In the case where your setback will be measured from the front property line, be certain that you are measuring from the actual front property line and that your site plan depicts this. In the event your setback will be measured from a private access easement, the edge of the improved road is not necessarily your front property line. Be certain that you are measuring from the edge of the actual easement and that your site plan depicts this.

Owner/Authorized Agent signature _____

Date 4/7/04**2. Building Permit Application**

Check type of project: ☒ Single-Family Residence ☐ Duplex ☐ Garage ☐ Shop ☐ Barn ☐ Carport ☐ Deck
☐ Accessory Apt. ☐ Retaining Wall ☐ Swimming Pool ☐ Dock ☐ Conversion ☒ Other FARM
☐ New ☐ Addition ☐ Remodel ☐ Repair Contractor's Basic # _____
 Basement/Lower Floor _____ sq ft (Select basement type: ☐ Finished ☐ Semi-Finished ☐ Unfinished)
 Main Floor _____ sq ft Carport _____ sq ft Other (_____) _____ sq ft
 Second Floor _____ sq ft Cov'd deck/porch _____ sq ft Lot size (if known) _____ sq ft
 Garage _____ sq ft Deck _____ sq ft Building Dimensions _____ x _____

Other structures on property _____

Was this structure built without a permit? ☐ Yes ☐ No CT/VT/IR # _____Method of sewage disposal: ☐ Septic ☐ Sewer Will lot access be from a County maintained road? ☐ Yes ☐ No**Complete this section only if applicable:**

1. Information regarding the lender administering the interim construction financing, as required by RCW 19.27.095:

Lender's Name _____ Phone (_____) _____

Lender's Mailing Address _____ City _____ Zip _____

Or

2. Information regarding firm that has issued a payment bond if bond is for an amount not less than 50% of the total amount of the construction project:

Firm's Name _____ Phone (_____) _____

Firm's Mailing Address _____ City _____ Zip _____

If lender information is not available at time of application or permit issuance, applicant shall provide the information as soon as applicant can reasonably obtain such information. (RCW 19.27.095(5))

3. Mechanical Permit Application

NOTICE: Snohomish County does not issue mechanical permits for installation of wood stoves in mobile homes. Please contact WA State Dept. of Labor and Industries.

Type of Project:

☐ New ☐ Addition ☒ Alteration ☐ Repair

Heat Source (required):

☐ Natural Gas ☐ LPG ☐ Electric ☐ Oil ☐ Other _____

Show number of fixtures:

Forced Air Furnace _____ Exhaust fan(s) _____
 Heat pump _____ Gas piping outlets _____
 Boiler _____ X Other GAS TANK 500 GAL
 A/C unit (dense) X Fuel tank 500 GAL
 Fireplace inserts must comply with manufacturer's listing
 Masohry fireplace _____ Zero clearance - wood
 Wood stove _____ Fireplace insert - gas
 Free standing gas _____ Fireplace insert - wood
 Gas log _____ Pellet stove _____
 Zero clearance - gas _____

4. Plumbing Permit Application

Show number of fixtures:

Water closets (toilets) _____
 Wash basins (sinks) _____
 Bath tub (w/shower) _____
 Shower stall _____
 Kitchen sink _____
 (Req'd on new house)
 Dish washer _____
 Laundry washer _____
 Laundry tub _____
 Water service line _____
 (Req'd on new house)
 Floor drains _____
 Hot water tank _____
 Bar sink _____
 Other _____

Date Stamp:

S _____ T _____ R _____ 16th _____ PDS Staff Use Only
 Zone _____ Valuation _____

Ref CO 108475 SD

3000 Rockefeller Ave MS 604
Everett, WA 98201
1-800-562-4367
(425) 388-3311

Snohomish County Planning and Development Services
Mech/Plbg Permit - Residential



Assessor Property Tax #: 310509-003-001-00

Site Address: 4304 SR 530 NE Arlington 98223
Thomas Guide 316 H-3

Permit # 04111431 MP

Expires: April 7, 2006

Issued: April 7, 2004

By: scdbcw

Type: Alteration-Combo

Work Proposed: Alteration

Permit Description: Decommission 1500 gallon diesel tank and a 500 gallon gasoline tank. Tanks to be removed.

Applicant: Riverbend Investment Company
6525 200 st SW Lynnwood WA 98036

(425) - Work

(425) - Home

Contractor: AAA Tank Service Co (*) (AAATASC066DW)
729 Kirkland Av Kirkland WA 98033

(425) 803-3032 Work

Sec Twn Rng: 9-31-5

16th: 10 Lot

Subdiv.

Zoning: A10

LDC

bcw

MECHANICAL INFO

WSEC

2001

URC

1997

PLUMBING INFO

Special Conditions: 1. Ref. 00-108475 SD (pending plat of River Bend)

PROPERTY OWNERS ARE RESPONSIBLE FOR DETERMINING ALL PROPERTY LINE LOCATIONS AND RELATED EASEMENTS.

I certify that I am exempt from the requirements of state contractor's registration under Sec.3, Chap. 126, Laws of 1967.

I certify that the information furnished by me is true and correct to the best of my knowledge and all work will conform to applicable Snohomish County code.

Signature

Date

4/7/04

File

**SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES
INSPECTION CARD**

COUNTY APPROVED PLANS AND THIS CARD SHALL
BE ON SITE AT TIME OF ALL INSPECTIONS

Assessor Property Tax #: 310509-003-001-00

PERMIT #: **04111431 MP**

Date Issued: April 7, 2004

EXPIRES: April 7, 2006

Site Address: 4304 SR 530 NE Arlington WA 98223

Permit Type: Mech/Plbg Permit - Residential

Building Type: Alteration-Combo

Work Proposed: Alteration

Applicant: Riverbend Investment Company

Contractor: AAA Tank Service Co (*) (AAATASC066DW)

(425) 803-3032 (Work)

INSPECTION APPROVALS

Footings	/ /	Shear Nailing	/ /
Foundation Walls	/ /	Mechanical	/ /
Footling Drains	/ /	Framing	/ /
Down Spout Drains	/ /	Insulation	/ /
Storm Drain/Trench	/ /	Sheetrock	/ /
Under Floor	/ /	Fuel Storage Tank <i>Per mut. 55-57</i>	<i>4/12/04</i>
Underslab Plumbing	/ /	Underground Fuel Piping	/ /
Underslab Insulation	/ /	Water Service	/ /
Rough Plumbing	/ /	Final Building <i>4/12/04</i>	
Gas Piping	/ /		

Access Permit: For Inspection call 388-3338. Request an access inspection

Others

FINALED

FOR INSPECTIONS DIAL (425) 388-3338 (24 HOURS NOTICE REQUIRED)

PLANNING AND DEVELOPMENT SERVICES SWITCHBOARD 388-3311

FINAL APPROVAL REQUIRED PRIOR TO OCCUPANCY

THIS CARD IS NOT A PERMIT

UNDERGROUND STORAGE TANK
Permanent Closure/Change-In-Service Checklist

The purpose of this form is to certify the proper closure/change-in-service of underground storage tank (UST) systems. These activities must be conducted in accordance with Washington State UST Regulations, Chapter 173 360, Washington Administrative Code (WAC).

This Permanent Closure Checklist shall be completed and signed by a Licensed Decommissioning Supervisor. The supervisor shall be on site when all tank permanent closure/change-in-service activities are being conducted. The firm which employs the licensed supervisor shall also be licensed by the Washington State Department of Ecology as a Service Provider. If any of the activities listed below have been supervised by a different licensed supervisor, a separate checklist must be filled out and signed by the licensed supervisor performing those activities.

A separate checklist must be completed for each UST system (tank and associated piping), except that UST systems at one site may be reported together by completing page 2 of this form separately for each system.

1. UST SYSTEM OWNER AND LOCATIONSite Owner/Operator: Riverbend Investment Company, LLCOwners Address: 6525 200th Street SW, #205Lynnwood

Street

Washington

City

P.O. Box98036

Zip Code

Telephone: ()Site ID Number (on invoice or available from Ecology if tank is registered): Not registeredSite/Business Name: Development property/Snohomish County Parcel No.: 310509-003-001Site Address: 4304 SR530 NE

Street

Arlington

City

Washington

State

Snohomish

County

98223

Zip Code

2. TANK PERMANENT CLOSURE/CHANGE-IN-SERVICE PERFORMED BY:Firm: AAA TANK SERVICE CO., INC. D.O.E. Service Provider: S002307Address: 11250 Kirkland Way, Suite C

Street

Kirkland

City

Washington

State

King

County

98033

Zip Code

Telephone: (206) 803-3032Licensed Supervisor: Toby D. Parker

Decommissioning

License Number: IFCI 1038004-26

Tank #1

This page must be completed separately for each tank permanently closed (decommissioned) or change-in-service at the site. For additional tanks you may photocopy this form prior to completing.

3. TANK CLOSURE/CHANGE-IN-SERVICE INFORMATION

1. Tank ID Number: Not registered 2. Year installed: Unknown
 (as registered with Ecology) (46" dia. x 73" length)
3. Tank capacity in gallons: 500 gallons 4. Date of last use: Unknown
5. Last substance stored: Gasoline (Unl.) 6. Date of closure/change-in-service: April 8, 2004
7. Type of closure: Closure with Tank Removal ☒ In-place Closure ☐ Change-in-Service ☐
8. If in-place closure is used, the tank has been filled with the following substance: Not applicable
9. If change-in-service, indicate new substance stored in tank: Not applicable
 Permit # 04111431 MP
10. Local permit(s) (if any) obtained from: Snohomish County Planning and Development Services

NOTES: UST #1 was located 156' south of SR530 and 74' west of utility pole #XC43. Tank shell exhibited moderate corrosion with some small visible perforations and apparent evidence of release of petroleum product was observed. Site assessment field work was performed by Environmental Associates Inc.

4. CHECKLIST

Each item of the following checklist shall be initialed by the licensed supervisor whose signature appears below.

	* Item not applicable	Yes	No	NA*
1. Has all liquid been removed from product lines?		<u>Y</u>		
2. Has all product piping been capped or removed?		<u>Y</u>		
3. Have all non-product lines been capped or removed?		<u>Y</u>		
4. Have all liquid and accumulated sludges been removed from the tank? (Waste disposal by: Burlington Environmental, Inc. EPA #WAD988480703)		<u>Y</u>		
5. Has the tank been properly purged or inerted?		<u>Y</u>		
6. Have the drop tube, fill pipe, pumps and other tank fixtures been removed?		<u>Y</u>		
7. Have all tank openings been plugged or capped? NOTE: One plug should have 1/8" vent hole, if transported.		<u>Y</u>		
8. Have all sludges removed from the tank been designated and disposed of in accordance with the state of Washington's dangerous waste regulations (Chapter 173-303 WAC)?		<u>Y</u>		
9. If removed, was tank properly labeled and disposed of in accordance with all applicable local, state, and federal regulations? Arrow Metals Corporation, Woodinville, WA		<u>Y</u>		

I hereby certify that I have been the licensed supervisor present on site during the above listed permanent closure activities and to the best of my knowledge they have been conducted in compliance with all applicable state and federal laws, regulations and procedures pertaining to underground storage tanks.

Persons submitting false information are subject to penalties under Chapter 173.300 WAC

April 8, 2004
Date

[Signature]
Signature of Licensed Supervisor

5. ADDITIONAL REQUIRED SIGNATURES

April 9, 2004
Date

[Signature]
Signature of Licensed Service Provider Firm's Owner or Authorized Representative

Date

[Signature]
Signature of Tank Owner or Authorized Representative

Tank #2

This page must be completed separately for each tank permanently closed (decommissioned) or change-in-service at the site. For additional tanks you may photocopy this form prior to completing.

3. TANK CLOSURE/CHANGE-IN-SERVICE INFORMATION

1. Tank ID Number: Not registered 2. Year installed: Unknown
 (as registered with Ecology) (60" dia. x 10'6" length)
 3. Tank capacity in gallons: Approx. 1500 4. Date of last use: Unknown
 5. Last substance stored: Diesel 6. Date of closure/change-in-service: April 8, 2004
 7. Type of closure: Closure with Tank Removal ☒ In-place Closure ☐ Change-in-Service ☐
 8. If in-place closure is used, the tank has been filled with the following substance: Not applicable
 9. If change-in-service, indicate new substance stored in tank: Not applicable
 Permit # 04111431
 10. Local permit(s) (if any) obtained from: Snohomish County Planning & Development Services

NOTES: UST #2 was located in-line with and south of Tank #1 with the fill pipe located 165'8" south of SR530 NE and 74' west of utility pole #XC43. Tank shell exhibited moderate-to-heavy corrosion with minor scaling and no visible perforations. Assessment field work was performed by Environmental Associates Inc.

4. CHECKLIST

Each item of the following checklist shall be initialed by the licensed supervisor whose signature appears below.

	* Item not applicable	Yes	No	NA*
1. Has all liquid been removed from product lines?		<i>TM</i>		
2. Has all product piping been capped or removed?		<i>TM</i>		
3. Have all non-product lines been capped or removed?		<i>TM</i>		
4. Have all liquid and accumulated sludges been removed from the tank? Basin Oil Co., Inc. (Waste disposal by: Burlington Environmental, Inc. EPA #WAD988480703 WAD988477501)		<i>TM</i>		
5. Has the tank been properly purged or inerted?		<i>TM</i>		
6. Have the drop tube, fill pipe, pumps and other tank fixtures been removed?		<i>TM</i>		
7. Have all tank openings been plugged or capped? NOTE: One plug should have 1/8" vent hole, if transported.		<i>TM</i>		
8. Have all sludges removed from the tank been designated and disposed of in accordance with the state of Washington's dangerous waste regulations (Chapter 173-303 WAC)?		<i>TM</i>		
9. If removed, was tank properly labeled and disposed of in accordance with all applicable local, state, and federal regulations? Arrow Metals Corporation, Woodinville, WA		<i>TM</i>		

I hereby certify that I have been the licensed supervisor present on site during the above listed permanent closure activities and to the best of my knowledge they have been conducted in compliance with all applicable state and federal laws, regulations and procedures pertaining to underground storage tanks.

Persons submitting false information are subject to penalties under Chapter 173.360 WAC.

April 8, 2004

Date

Signature of Licensed Supervisor

5. ADDITIONAL REQUIRED SIGNATURES

April 9, 2004

Date

Signature of Licensed Service Provider, Firm Owner or Authorized Representative

Date

Signature of Tank Owner or Authorized Representative

**SNOHOMISH
HEALTH
DISTRICT****ENVIRONMENTAL HEALTH DIVISION**3020 Rucker Avenue, Suite 104
Everett, WA 98201-3900
425.339.5250 Fax: 425.339.5254*Healthy Lifestyles, Healthy Communities*

The Facsimile you are receiving was sent on a Sharp FO-DC600.

THE INFORMATION CONTAINED IN THIS COMMUNICATION IS INTENDED ONLY FOR THE USE OF THE ADDRESSEE AND MAY BE CONFIDENTIAL, MAY BE PROFESSIONAL-APPLICANT PRIVILEGED AND MAY CONSTITUTE INSIDE INFORMATION. UNAUTHORIZED USE, DISCLOSURE OR COPYING IS STRICTLY PROHIBITED, AND MAY BE UNLAWFUL. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US AT 425.339.5250.

DATE: 7/16/10NUMBER OF PAGES: 2

Including this cover sheet

TO: Paul SchmidtFAX NUMBER: 425-485-6837DEPT: Razand Assoc. CONTACT PHONE NUMBER: _____FROM: Shelley ArmstrongDEPT: Environmental HealthPHONE NUMBER/EXT: 425.339.5250

MESSAGE: _____

SNOHOMISH HEALTH DISTRICT
3020 Rucker, Suite 104
Everett, WA 98201
425.339.5250

COPY

Date Rec'd	7/14/1992	CB1	10/1/1992
Rec'd By	JC/sei	CB2	
Complaint #	9200857	CB3	
Area	1	CB4	

FIELD INVESTIGATION REPORT

5-day check ☐

Address of Complaint	City of Complaint	ZIP
4304 SR 530 NE, Arlington		98223

Person Causing Complaint	Cause Phone

Nature of Complaint	ChemPhys_Haz	1	Prom_Dump		G BG	Cleaned up by:
Solid_Waste <input type="checkbox"/>	HHW <input type="checkbox"/>	ILs <input type="checkbox"/>	PD/Qty	PD/TypWst	DD E-W	Dumper <input type="checkbox"/>
Vector <input type="checkbox"/> Misc <input type="checkbox"/>	LSC <input type="checkbox"/>	ERP <input type="checkbox"/>			IW T	Owner <input type="checkbox"/>
		Drug Lab <input type="checkbox"/>			TW R	Agency <input type="checkbox"/>
					LC YW	

Rec'd 7-10-92. 100 gal diesel spill 18 ft from 21' deep dug well resulting from highway accident. 20 cubic yards of diesel-contaminated sandy soil (Class II) excavated and removed.

Property Owner		Refer to #	
Mailing Address		Phone	
		Tax	
City, State Zip		Acct. #	

Thomas Guide		Latitude X		Sign-off	
Status		Longitude Y		Retained	
				Location	

9/11/92 CB 10/1 JC:dmk 2/2/293 SO JC:dmb

Abated/Completed	Name	Date
------------------	------	------

COMPLAINANT INFORMATION - Please keep in mind the upper portion of this form is public record!

<input type="checkbox"/> Do not disclose complainant's identity upon public inquires regarding this complaint without complainant's permission.	<input type="checkbox"/> Complainant's identity may be disclosed upon public inquires.
---	--

Complainant	Complainant Phone
Jeff Colon	339-5250

Complainant Address
SHD, X413

From: Perkins, Sally (ECY) [SPER461@ECY.WA.GOV]
Sent: Friday, July 09, 2010 2:02 PM
To: Eric Liaw
Subject: RE: Property searches

Whoops! I forgot to tell you that, no information was found. I was so busy getting the wording right for our furlough day.

Sally Perkins
Public Disclosure Coordinator
Dept. of Ecology
Northwest Region
PH: 425-649-7190
FX: 425-649-4450
sper461@ecy.wa.gov

From: Eric Liaw [mailto:EricLiaw@Krazan.com]
Sent: Friday, July 09, 2010 1:55 PM
To: Perkins, Sally (ECY)
Subject: RE: Property searches

Ok no problem, thanks. Did the other addresses have no records?

Eric

Krazan & Associates, Inc.

From: Perkins, Sally (ECY) [mailto:SPER461@ECY.WA.GOV]
Sent: Friday, July 09, 2010 1:49 PM
To: Eric Liaw
Subject: RE: Property searches

Hi Eric,

I have completed a database search for the addresses below with the exception of #'s 4&6 they are located in our SW regional office and I have forward this email to Debbie Nelson. Debbie is out of the office today and all Ecology offices are closed Monday July 12 as required by law due to temporary layoff/furlough. We will not be able to check email/voice mail until Tuesday July 13.

Sally Perkins
Public Disclosure Coordinator
Dept. of Ecology
Northwest Region
PH: 425-649-7190
FX: 425-649-4450
sper461@ecy.wa.gov

From: Eric Liaw [mailto:EricLiaw@Krazan.com]
Sent: Friday, July 09, 2010 12:07 PM
To: Perkins, Sally (ECY)

Subject: Property searches

Hi Sally,

Again, I don't know how I missed these but could you do a property search on these please?

1. 186th Street SE, East of 37th Ave SE, Bothell, WA 98012 (many APN's, although you can use 010880-000-080)
2. 19542 80th Ave NE, Kenmore, WA 98028 (many APN's, although you can use 0126049018)
3. 4304 State Route 530, Arlington, WA 98223 (many APN's, although you can use 01052900000100)
4. Solana Parkway, Sequim, WA 98382 (Parcel # 0330285105200000)
5. 1016 NE Forest Rock Lane, Poulsbo, WA 98370 (parcel #14260110472002)
6. NW corner of 152nd St E & 86th Ave E, Puyallup, WA 98373 (Parcel # 0419201045)
7. 6930 40th Street NE, Marysville, WA 98270 (many APN's, although you can use 01107000000900)

Thanks for all your help, and sorry I'm sending so many at once...

Eric Liaw
Business Development / Stormwater Services
Professional Services

Krazan & Associates, Inc.
11715 N Creek Parkway S #C106
Bothell, WA 98204

T: (425) 485-5519
F: (425) 485-6837
C: (253) 261-2607
ericliaw@krazan.com

Paul Schmidt

From: Perkins, Sally (ECY) [SPER461@ECY.WA.GOV]
Sent: Tuesday, September 21, 2010 3:14 PM
To: Paul Schmidt
Subject: RE: Emailing: Paul Schmidt_0001.pdf

Hi Peter,
This is a follow up to our phone conversation a few minutes ago.

The Department of Ecology has not received any information concerning the UST removal located at 4304 State Route 530, Arlington, WA. I have conducted a search of our data bases which consist of: Underground Storage Tanks (UST), Leaking Underground Storage Tanks (LUST), Toxic Cleanup, Hazardous Waste and our Environmental Report Tracking System.

Sally Perkins
Public Disclosure Coordinator
Dept. of Ecology
Northwest Region
PH: 425-649-7190
FX: 425-649-4450
sper461@ecy.wa.gov

-----Original Message-----
From: Paul Schmidt [mailto:PaulSchmidt@Krazan.com]
Sent: Monday, September 20, 2010 4:02 PM
To: Perkins, Sally (ECY)
Subject: RE: Emailing: Paul Schmidt_0001.pdf

Hi Sally. Good day!
Hope that you had a great vacation. Are you back? I would like to confer with you regarding NFA letters. Would you be able to call me? I

look forward to talking.

Specifically, I'm interested if Ecology ever issued an NFA on the closure of 2 USTs that were located at 4304 State Route 530, Arlington, WA. The UST were closed and removed in June 2004. I have UST closure documents and a subsequent report that detailed the cleanup of a small amount of PCS. The decommissioning report recommends submitting the report to Ecology. As far as I can find to date, there is no indication

of an NFA letter being issued or received by anyone.

Can you help me on this?

Thank you!
Paul
425-485-5519

-----Original Message-----
From: Perkins, Sally (ECY) [mailto:SPER461@ECY.WA.GOV]
Sent: Thursday, August 26, 2010 11:13 AM
To: Paul Schmidt
Subject: Emailing: Paul Schmidt_0001.pdf

<<Paul Schmidt_0001.pdf>> Paul,
I hope this is helpful. If you have any more questions please contact Sally Alexander - saal461@ecy.wa.gov or 425-649-7239 as I will be out of

the office until Sept. 8th.

Sally
The message is ready to be sent with the following file or link

attachments:

Paul Schmidt_0001.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Paul Schmidt

From: McKinnon, Cara (AGR) [CMcKinnon@agr.wa.gov]
Sent: Friday, October 15, 2010 9:54 AM
To: Paul Schmidt
Cc: Masters, Christine (AGR)
Subject: RE: Dairy closure, 4304 State Route 530, Arlington, WA

Hello Paul-

WSDA does not have a file for this previous Dairy on 4304 Route 530. Olympia searched our historic files and did not turn up this Dairy.

If you need guidance or had questions about the proper way to manage farm land please contact the Snohomish Conservation District.

<http://snohomishcd.org/>

Thank you,

Cara McKinnon
WSDA
Dairy Nutrient Management Program
600 N. 36th ST No. 229
Seattle, WA 98103
360-202-3257
cmckinnon@agr.wa.gov

From: Paul Schmidt [mailto:PaulSchmidt@Krazan.com]
Sent: Thursday, October 14, 2010 3:39 PM
To: McKinnon, Cara (AGR)
Subject: FW: Dairy closure, 4304 State Route 530, Arlington, WA

Hi Cara. Good afternoon. Hope things are well in the dairy world?

Here is the email string that I mentioned in the phone message I just left you. I would like to revisit this matter and am hoping that you can offer some help. The Faber dairy was closed back in 2004 or before. I would like to discuss with you again and try to document what you have and what you don't.

I look forward to chatting.

Thank you!
Paul Schmidt
Krazan & Associates
425-485-5519

From: Paul Schmidt

10/18/2010

Paul Schmidt

From: Jennings, Jonathan (ECY) [joje461@ECY.WA.GOV]
Sent: Tuesday, September 21, 2010 8:52 AM
To: Paul Schmidt
Cc: Prest, Virginia (AGR)
Subject: RE: Dairy closure, 4304 State Route 530, Arlington, WA

Hi Peter,

Faber Dairy is not under a CAFO NPDES permit, so the closure requirements in the permit won't apply. It is preferred that if there is still manure onsite (e.g., manure storage lagoon or underground storage tanks, etc.) it should be agronomically applied to crops, or if the timeline for closure doesn't allow because of the non-growing season, taken to a compost or other facility that will handle the manure. This is to ensure that manure does not discharge into surface or groundwater.

Ginny Prest over at the Dairy Program will be able to direct you from the WSDA regulatory perspective. She may be reached at Vprest@agr.wa.gov or at 360.901.1928.

Please let me know if you have other questions.

Jon Jennings
Aquatic Pesticides and CAFOs
Water Quality Program
WA State Dept. of Ecology
Phone: 360.407.6283
Fax: 360.407.6426
Email: jonathan.jennings@ecy.wa.gov

From: Paul Schmidt [mailto:PaulSchmidt@Krazan.com]
Sent: Tuesday, September 21, 2010 8:27 AM
To: Jennings, Jonathan (ECY)
Subject: Dairy closure, 4304 State Route 530, Arlington, WA

Hi Jon. Good morning. Paul Schmidt here. I just left you a voice message and then realized that your email address was available. I looking for information pertaining to the closure requirements for a former dairy. The subject site was known as the Faber Dairy and was located at 4304 State Route 530, Arlington, WA. If you can here me with info regarding the dairy closure or if you could suggest others for me to contact, that would be great.

I look forward to your reply.

Thank you!

Paul F. Schmidt
Environmental Professional
Krazan & Associates, Inc.
425-754-1194 (direct)
425-485-5519 (office)

9/21/2010



GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING
CONSTRUCTION TESTING & INSPECTION

KRAZAN & ASSOCIATES, INC.
PHASE I ESA AGENCY REQUEST FOR INFORMATION

To be Completed by Krazan & Associates, Inc.

Date: 7/21/10 By: Paul Schmidt

Project No: 094-10023 Project Name: UB Arlington Site 10-1137

Site Address: 4304 SR 530, Arlington, WA 98223 (Parcel #s 01052900000100, 01052900000200, 01052900000300, 01052900000500, 01052900000600, 01052900000700, 01052922222800, 01052900000900, 01052900001000, 01052900001100, 01052900001200, 01052900001300, 01052900001400, and 01052900001500)

Interview With: _____

Telephone No: 425-485-5519 Fax No: 425-485-6837

To be completed by agency where applicable

AGENCY:

Arlington Fire. M. Tom Cooper

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? Unknown

Has the property ever been reported as a "Meth Lab"? Not aware of any

What is the earliest historical record for the subject site? See notes

Do you have any current or past knowledge of the presence or underground or aboveground storage tanks being located on the subject site? No

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

11715 N. Creek Parkway S., Ste. C-106, Bothell, WA 98011 (425) 485-5519
Conducting Assessments Nationwide

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 No

If yes, how many? _____

Are there currently or were there historically any monitoring wells located on the subject site? Yes No

Are there any listed or known drainage or disposal ponds located on the subject site? _____

Is the subject site connected to municipal water and sewer systems? No _____

This area is not in the City of Arlington and we do not maintain records on it other than emergency responses to the general area. We do this with a contract between the City and Snohomish County FD 21. I would recommend contacting Snohomish County for additional information. I am not aware of any hazardous material incidents at or near the area.

Name: Tom Cooper Agency Arlington

Fire _____ Date: _____

(Please Print)

Signature: Tom Cooper _____

Title: Deputy Chief _____

APPENDIX J

Washington State Department of Ecology

Water Well Logs



Original & 1st copy - Ecology, 2nd copy - owner, 3rd copy - driller

Construction/Decommission ("x" in circle)

Construction

☐ Decommission *ORIGINAL INSTALLATION* Notice
of Intent Number

CURRENT

Notice of Intent No. WE07015

Unique Ecology Well ID Tag No. APS 890

Water Right Permit No.

Property Owner Name RIVERBEND INVESTMENTS CO LLC

Well Street Address 21016 44TH DRIVE NE

City ARLINGTON

County SNOHOMISH

Location SW1/4-1/4 NE 1/4 Sec 9 Twn 31 R 5

EWM ☒ circle
or ☐ one
WWM

Lat/Long (s, t, r)

Lat Deg

Lat Min/Sec

Still REQUIRED)

Long Deg

Long Min/Sec

Tax Parcel No. 0105-2900-0003-00

CONSTRUCTION OR DECOMMISSION PROCEDURE

Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information. (USE ADDITIONAL SHEETS IF NECESSARY.)

RECEIVED

AUG 10 2007

DEPT. OF ECOLOGY

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

☒ Driller ☐ Engineer ☐ Trainee Name (Print) RALPH RIGGLES

Driller/Engineer/Trainee Signature

Driller or trainee License No. 2043

If TRAINEE.

Driller's Licensed No.

Driller's Signature

Drilling Company DAHLMAN PUMP & WELL DRILLING INC

Address P O BOX 422

City, State, Zip BURLINGTON, WA 98233

Contractor's

Registration No. DAHLMPW123LC

Date 7/23/07

Ecology is an Equal Opportunity Employer.

APPENDIX K

Environmental FirstSearch, Report

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property: ARLINGTON SITE 10-1137

RIVERBEND 4304 SR 530

ARLINGTON WA 98223

Job Number: SITE 10-1137

PREPARED FOR:

Krazan & Associates, Inc.

11715 N Creek Parkway S #C106

Bothell, WA 98204

06-23-10



Tel: (866) 664-9981

Fax: (818) 249-4227

Environmental FirstSearch Search Summary Report

Target Site: RIVERBEND 4304 SR 530

ARLINGTON WA 98223

FirstSearch Summary

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
Federal 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
- TOTALS -				0	0	0	0	0	1	1

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 06-23-10
Requestor Name: Eric Liaw
Standard: ASTM-05

Search Type: COORD
Job Number: SITE 10-1137
Filtered Report

Target Site: RIVERBEND 4304 SR 530
ARLINGTON WA 98223

Demographics

Sites: 1	Non-Geocoded: 1	Population: NA
Radon: 0.5 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-122.1703	-122:10:13	Easting:	561669.359
Latitude:	48.1872	48:11:14	Northing:	5337220.959
Elevation:	40		Zone:	10

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)	Services:																																		
<table border="1" style="width: 100%;"><thead><tr><th>ZIP Code</th><th>City Name</th><th>ST</th><th>Dist/Dir</th><th>Sel</th></tr></thead><tbody><tr><td colspan="5" style="height: 150px;"></td></tr></tbody></table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1" style="width: 100%;"><thead><tr><th></th><th>Requested?</th><th>Date</th></tr></thead><tbody><tr><td>Fire Insurance Maps</td><td>No</td><td></td></tr><tr><td>Aerial Photographs</td><td>Yes</td><td>06-23-10</td></tr><tr><td>Historical Topos</td><td>Yes</td><td>06-23-10</td></tr><tr><td>City Directories</td><td>Yes</td><td>06-23-10</td></tr><tr><td>Title Search/Env Liens</td><td>No</td><td></td></tr><tr><td>Municipal Reports</td><td>No</td><td></td></tr><tr><td>Online Topos</td><td>Yes</td><td>06-23-10</td></tr></tbody></table>		Requested?	Date	Fire Insurance Maps	No		Aerial Photographs	Yes	06-23-10	Historical Topos	Yes	06-23-10	City Directories	Yes	06-23-10	Title Search/Env Liens	No		Municipal Reports	No		Online Topos	Yes	06-23-10
ZIP Code	City Name	ST	Dist/Dir	Sel																															
	Requested?	Date																																	
Fire Insurance Maps	No																																		
Aerial Photographs	Yes	06-23-10																																	
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City Directories	Yes	06-23-10																																	
Title Search/Env Liens	No																																		
Municipal Reports	No																																		
Online Topos	Yes	06-23-10																																	

Environmental FirstSearch
Target Site Summary Report

Target Property: RIVERBEND 4304 SR 530
ARLINGTON WA 98223

JOB: SITE 10-1137

TOTAL: 1 **GEOCODED:** 0 **NON GEOCODED:** 1 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
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***Environmental FirstSearch
Sites Summary Report***

Target Property: RIVERBEND 4304 SR 530
ARLINGTON WA 98223

JOB: SITE 10-1137

TOTAL: 1 **GEOCODED:** 0 **NON GEOCODED:** 1 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	SWL	NORTHWEST HARDWOODS NSNSN2/NOT REPORTED	PO BOX 7 ARLINGTON WA 98223	NON GC	N/A	1

***Environmental FirstSearch
Site Detail Report***

Target Property: RIVERBEND 4304 SR 530
ARLINGTON WA 98223

JOB: SITE 10-1137

SWL

SEARCH ID: 1	DIST/DIR: NON GC	ELEVATION:	MAP ID:
---------------------	-------------------------	-------------------	----------------

NAME: NORTHWEST HARDWOODS
ADDRESS: PO BOX 7
ARLINGTON WA 98223

REV: 09/01/99
ID1: NSNSN2
ID2:
STATUS: NOT REPORTED
PHONE:

CONTACT:
SOURCE: WA DOE/COUNTY

Company:	
Classification:	<i>Landfill</i>
Type:	<i>Woodwaste Landfill</i>
Class or Type Change:	<i>No</i>
Ownership:	<i>Private</i>
Name Change:	<i>No</i>
Facility Contact Title:	<i>Environmental Coordinator</i>
Facility Fax:	
Region:	<i>NWRO</i>
FSA CI Comments:	<i>Woodwaste on sites was being screened removed. 1997 had about 95% of the fill done. Planning to pave in 99. 99 input 12,000 cu yds, removed 40,000</i>

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

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

DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

NFRAP – No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

CONNECTICUT HAZARDOUS WASTE MANIFEST - Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records.

MASSACHUSETTS HAZARDOUS WASTE GENERATOR - database of generators that are regulated under the MA DEP.

VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.

SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.

LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are

Federally-administered lands within a reservation which may or may not be considered part of the reservation.
BUREAU OF INDIAN AFFAIRS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: WA DOE CONFIRMED & SUSPECTED CONTAMINATED SITES REPORT- Within 90 days of learning of a potentially contaminated site, the Dept. of Ecology conducts an initial investigation of each site. If the initial investigation shows that further action is needed, the site will appear in the Confirmed & Suspected Contaminated Sites (CSCS) Report. Once remedial action has been completed, the Toxics Cleanup Program's management determines the removal of a site from the CSCS Report. The Hazardous Sites List is a subset of the CSCA Report. It contains those sites that have been ranked using the Washington Ranking Method. The WARM BIN # indicates the outcome of the Washington Ranking Model (WARM). The WARM BIN Number will be a number between 0 and 5.

State Spills 90: WA DOH A list maintained by the Washington Department of Health that contains information on sites identified as contaminated by hazardous chemicals produced during use of the property as a site for clandestine drug lab processes.

State/Tribal SWL: WA DOE/COUNTY WA DOE SOLID WASTE LANDFILLS LISTING- The Solid Waste Facility Database contains disposal information for landfills and incinerators. The types of facilities that are included are those that are permitted under chapter 173-304 WAC, Minimum Functional Standards for Solid Waste Handling and chapter 173-351 WAC, Criteria for Municipal Solid Waste Landfills.

SEATTLE-KING COUNTY ABANDONED LANDFILL STUDY- The Seattle-King County Department of Public Health maintains lists of landfills owned by the city of Seattle or King county that have been abandoned or closed. These facilities were surveyed in 1984 to determine what, if any, public health problems they present. Facilities listed by the Seattle-King County DOH are assigned an id which begins with the letters WA_ALS followed by a number. Please note, that some facilities could not be geocoded because of poor locational information. These have been included in the database and will appear in a search as non-geocoded records within the relevant zip code.

SEATTLE-KING COUNTY ABANDONED LANDFILL TOXICITY/HAZARD ASSESSMENT PROJECT- This list presents the results of a 1986 follow-up study by the Seattle-King County DOH of two city owned and four county owned abandoned landfills previously surveyed by the agency in 1984. These facilities are assigned an id beginning WA_ALT followed by a number.

TACOMA-PIERCE COUNTY CLOSED LANDFILL SURVEY- The Tacoma-Pierce County Health Department maintains a list of closed landfills and dumpsites located in Pierce County. These facilities were surveyed by the TPCHD to determine what, if any, public health hazards they present and whether further investigation was necessary. Facilities listed by TPCHD are assigned an id which begins with the letters WA_CLS followed by a number. Please note, that some facilities could not be geocoded because of poor locational information. These have been included in the database and will appear in a search as non-geocoded records within the relevant zip code.

State/Tribal LUST: WA DOE/EPA WASHINGTON STATE LEAKING UNDERGROUND STORAGE TANKS- An inventory maintained by the WA DOE of known leaking underground storage tanks.

INDIAN LANDS LEAKING UNDERGROUND STORAGE TANKS- The US EPA Region 10 maintains an inventory of Indian Land leaking underground storage tanks currently under federal administration.

State/Tribal UST/AST: WA DOE/EPA UNDERGROUND STORAGE TANKS- An inventory maintained by the WA DOE of regulated underground storage tanks.

INDIAN LANDS UNDERGROUND STORAGE TANKS- The US EPA Region 10 maintains an inventory of Indian Land underground storage tanks currently under federal administration.

State/Tribal IC: WA DOE INSTITUTIONAL CONTROLS LISTING- An inventory of sites maintained by the WA DOE's Toxic Cleanups Program that have institutional controls associated with them Brownfields Management System (BMS) is an analytical database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

State/Tribal VCP: WA DOE VOLUNTARY CLEANUP PROGRAM & INDEPENDENT CLEANUP REPORTS- The Voluntary Cleanup Program maintains a list of individuals cleaning up contaminated sites without DOE oversight. For a fee, DOE staff will review an Independent Cleanup Report and issue a written decision regarding the adequacy of the cleanup actions taken. If the actions and results are found satisfactory by

the DOE, a site (or cleanup phase) may receive a No Further Action decision.

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Other: *US DOJ* NATIONAL CLANDESTINE LABORATORY REGISTER - Database of addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

State Other: *WA DOE* NO FURTHER ACTION (NFA) REPORT- A list maintained by the Washington Department of Ecology that contains information on sites previously listed on the Confirmed and Suspected list. The DOE description of this data notes: Because it is necessary to maintain historical records of sites that have been investigated and cleaned up, sites are not deleted from the database when cleanup activities are completed. Instead, a No Further Action code is entered based upon the type of NFA determination the site received.

VOLUNTARY CLEANUP PROGRAM & INDEPENDENT CLEANUP REPORTS- The Voluntary Cleanup Program maintains a list of individuals cleaning up contaminated sites without DOE oversight. For a fee, DOE staff will review an Independent Cleanup Report and issue a written decision regarding the adequacy of the cleanup actions taken. If the actions and results are found satisfactory by the DOE, a site (or cleanup phase) may receive a No Further Action decision.

FI Map Coverage: *PROPRIETARY* FIRE INSURANCE MAP AVAILABILITY - Database of historical fire insurance map availability.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency

Updated annually

Tribal Lands: DOI/BIA United States Department of the Interior

Updated annually

State/Tribal Sites: WA DOE The Washington Department of Ecology, Toxics Cleanup Program
The Washington Department of Ecology
Phone Numbers:

Headquarters: (360) 407-6112
NORTHWEST REGION: (425) 647-7000
SOUTHWEST REGION: (360) 407-6300
CENTRAL REGION: (509) 575-2490

Updated biannually

State Spills 90: *WA DOH* The Washington State Department of Health

Updated when available

State/Tribal SWL: *WA DOE/COUNTY* The Washington Department of Ecology
Phone Numbers:

Headquarters: (360) 407-6112
NORTHWEST REGION: (425) 647-7000
SOUTHWEST REGION: (360) 407-6300
CENTRAL REGION: (509) 575-2490
EASTERN REGION: (509) 456-2926
The Seattle-King County Department of Public Health: (206) 296-4785

Updated annually/when available

State/Tribal LUST: *WA DOE/EPA* The Washington Department of Ecology
Phone Numbers:

Headquarters: (360) 407-6112
NORTHWEST REGION: (425) 647-7000
SOUTHWEST REGION: (360) 407-6300
CENTRAL REGION: (509) 575-2490
EASTERN REGION: (509) 456-2926
The United States Environmental Protection Agency Region 10, Ground Water Protection Unit.

Updated biannually/when available

State/Tribal UST/AST: *WA DOE/EPA* The Washington Department of Ecology
Phone Numbers:

Headquarters: (360) 407-6112
NORTHWEST REGION: (425) 647-7000
SOUTHWEST REGION: (360) 407-6300
CENTRAL REGION: (509) 575-2490
EASTERN REGION: (509) 456-2926
The United States Environmental Protection Agency Region 10, Ground Water Protection Unit.

Updated biannually/when available

State/Tribal IC: *WA DOE* The Washington Department of Ecology.
Phone Numbers:

Headquarters: (360) 407-6112
NORTHWEST REGION: (425) 647-7000
SOUTHWEST REGION: (360) 407-6300
CENTRAL REGION: (509) 575-2490

Updated Updated when available

State/Tribal VCP: *WA DOE* The Washington Department of Ecology.

Phone Numbers:

Headquarters: (360) 407-6112

NORTHWEST REGION: (425) 647-7000

SOUTHWEST REGION: (360) 407-6300

CENTRAL REGION: (509) 575-2490

Updated Updated when available

RADON: *NTIS* Environmental Protection Agency, National Technical Information Services

Updated periodically

State Other: *US DOJ* U.S. Department of Justice

Updated when available

State Other: *WA DOE* The Washington Department of Ecology

Phone Numbers:

Headquarters: (360) 407-6112

NORTHWEST REGION: (425) 647-7000

SOUTHWEST REGION: (360) 407-6300

CENTRAL REGION: (509) 575-2490

Updated biannually/when available

FI Map Coverage: *PROPRIETARY* Library of Congress

Catalogue of Maps Published by Sanborn Mapping and Geographic Information Service in February 1988®

ProQuest

Other internally produced datasets

Updated quarterly

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: RIVERBEND 4304 SR 530
ARLINGTON WA 98223

JOB: SITE 10-1137

Street Name	Dist/Dir	Street Name	Dist/Dir
State Highway 530 N	0.07 NW		
State Route 530 NE	0.07 NW		

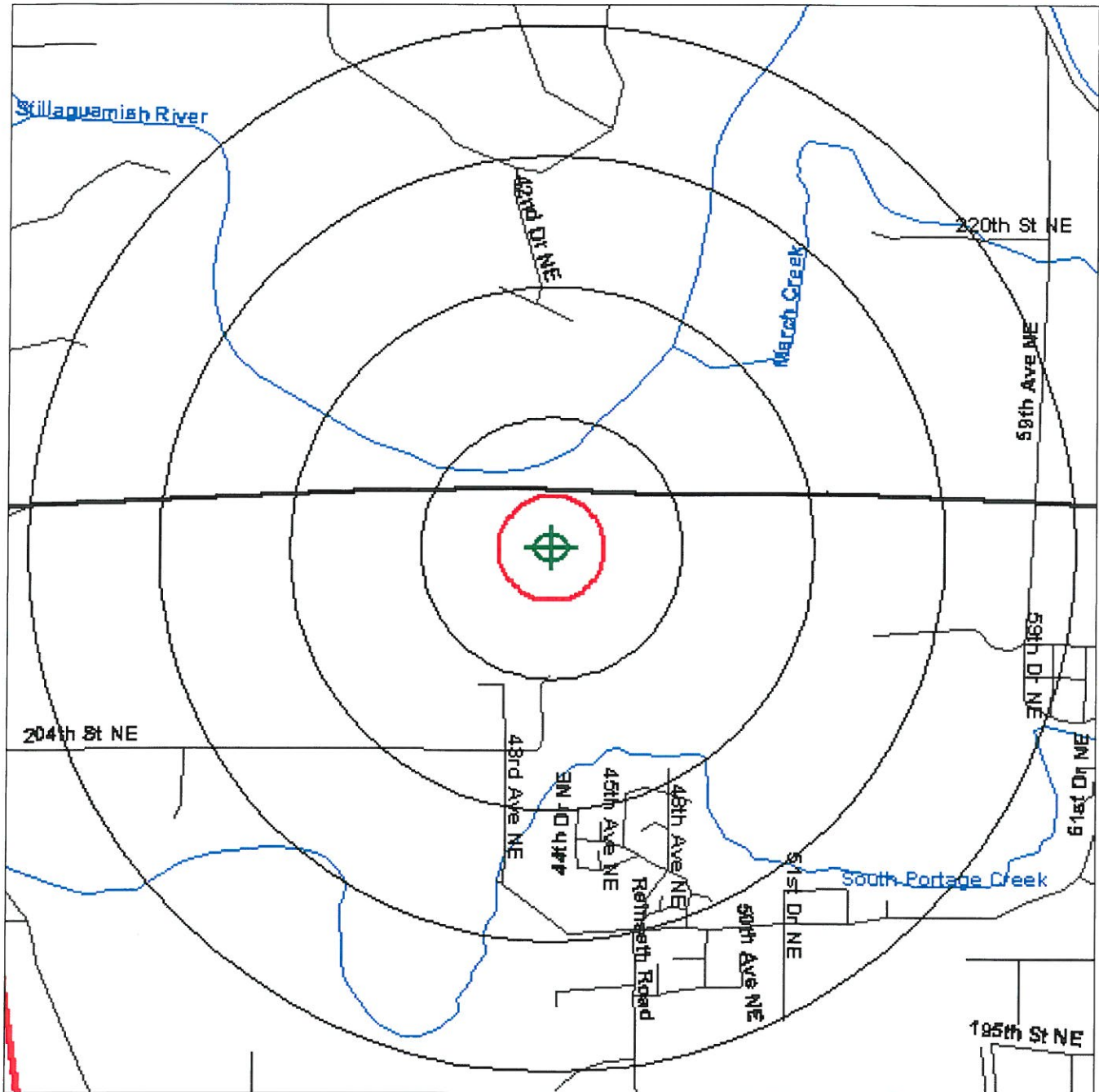


Environmental FirstSearch

1 Mile Radius
Single Map:



RIVERBEND 4304 SR 530 , ARLINGTON WA 98223



Source: U.S. Census TIGER Files

Target Site (Latitude: 48.1872 Longitude: -122.1703)
Identified Site, Multiple Sites, Receptor
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand.....
Railroads



Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

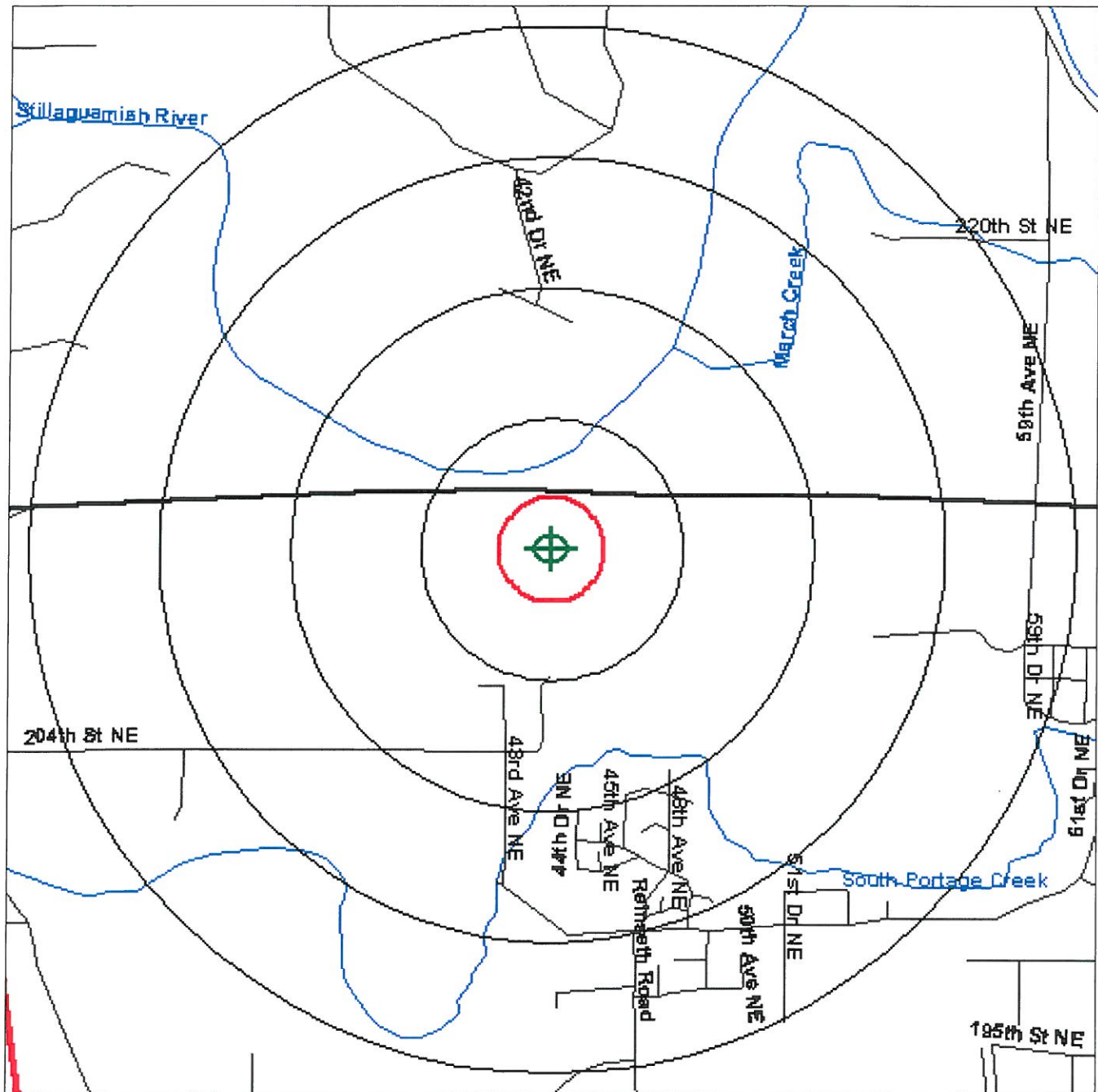


Environmental FirstSearch

1 Mile Radius
ASTM-05: NPL, RCRACOR, STATE



RIVERBEND 4304 SR 530 , ARLINGTON WA 98223



Source: U.S. Census TIGER Files

Target Site (Latitude: 48.1872 Longitude: -122.1703)
Identified Site, Multiple Sites, Receptor
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand.....
Railroads
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



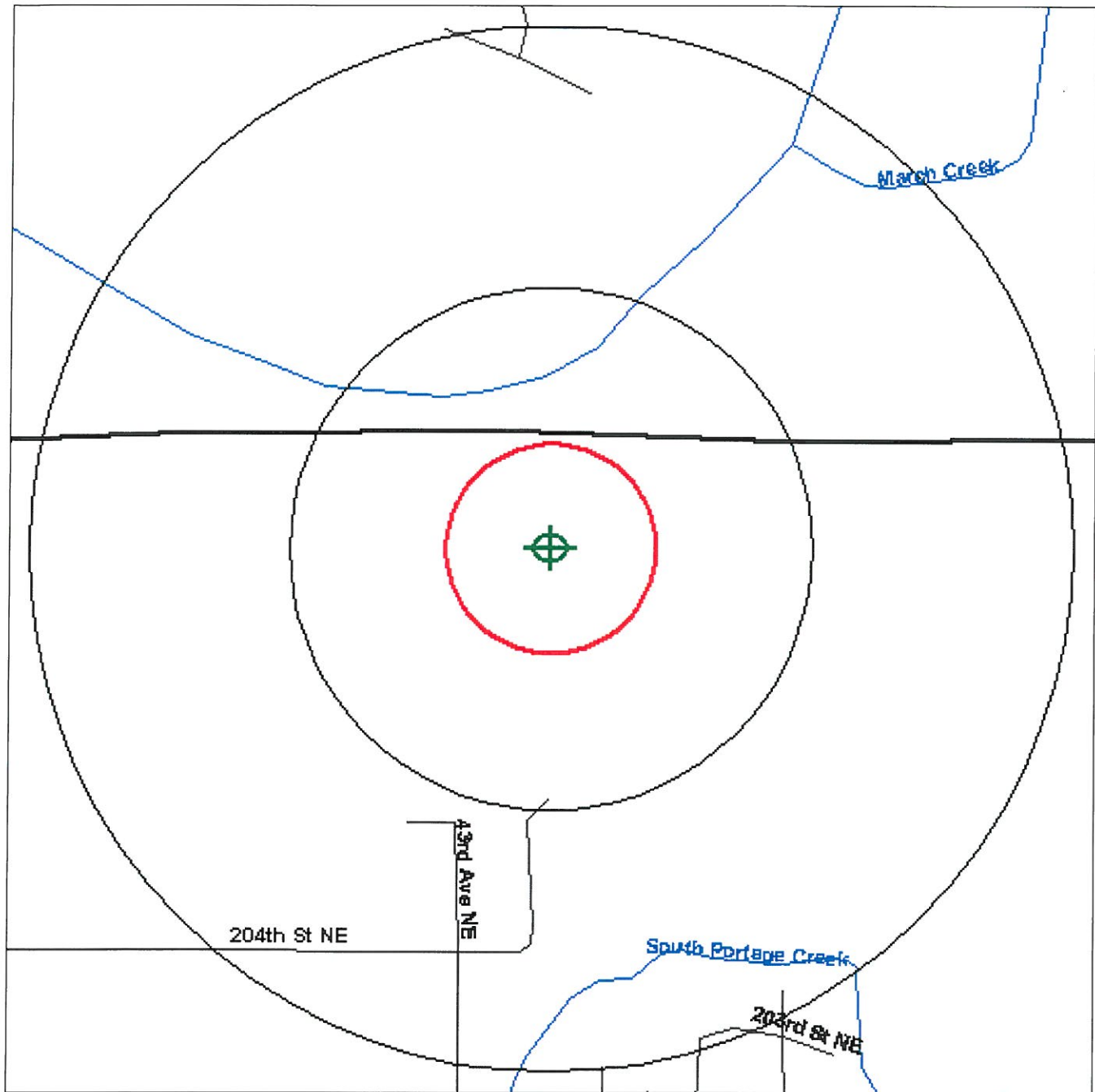


Environmental FirstSearch

.5 Mile Radius
ASTM-05: Multiple Databases



RIVERBEND 4304 SR 530 , ARLINGTON WA 98223



Source: U.S. Census TIGER Files

Target Site (Latitude: 48.1872 Longitude: -122.1703)
Identified Site, Multiple Sites, Receptor
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand.....
Railroads



Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

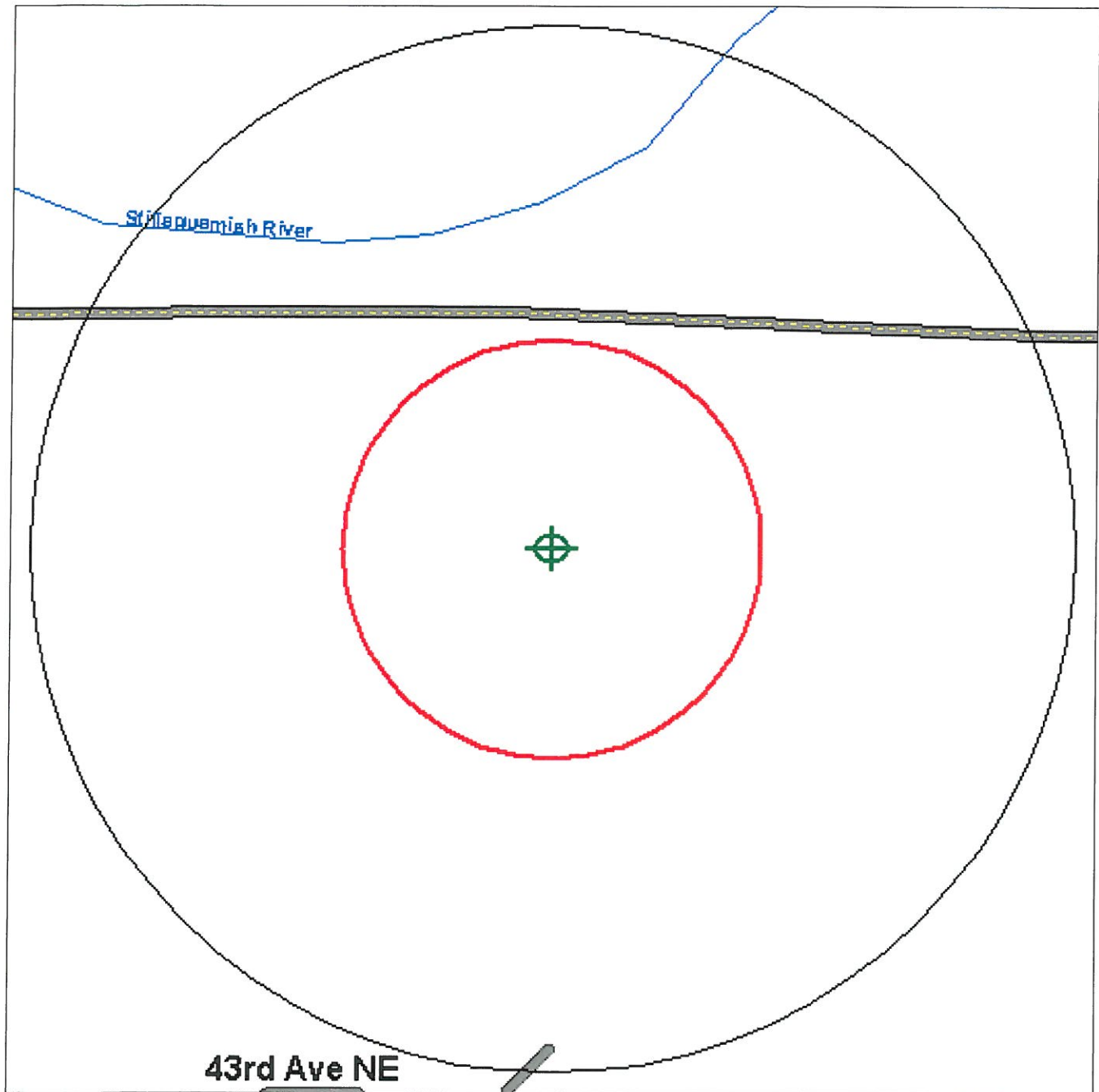


Environmental FirstSearch

.25 Mile Radius
ASTM-05: RCRAGEN, UST, OTHER



RIVERBEND 4304 SR 530 , ARLINGTON WA 98223



Source: U.S. Census TIGER Files

Target Site (Latitude: 48.1872 Longitude: -122.1703)
Identified Site, Multiple Sites, Receptor
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand.....
Railroads
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



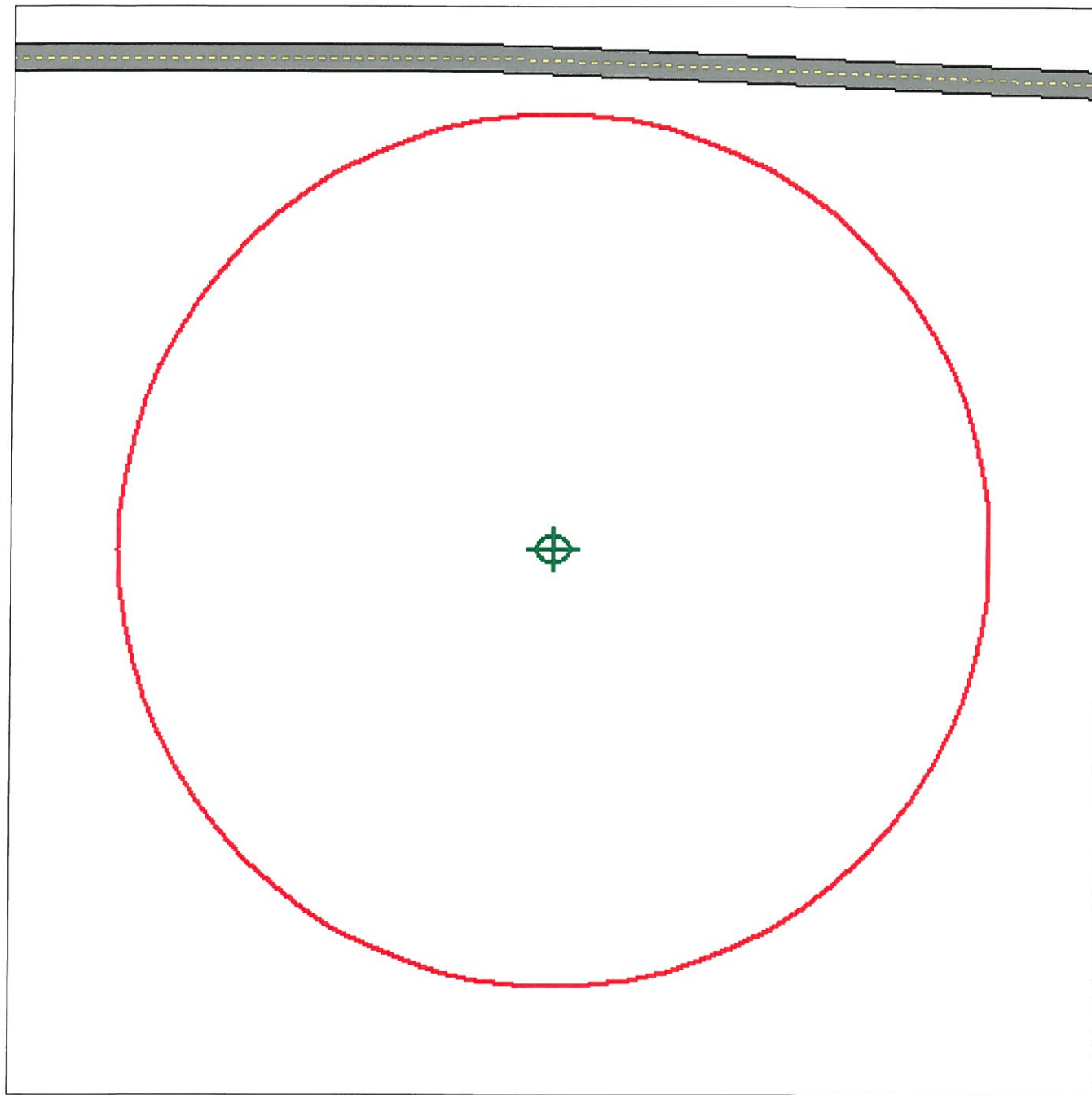


Environmental FirstSearch

.12 Mile Radius
ASTM-05: SPILLS90, ERNS, RCRANLR, FIMAP



RIVERBEND 4304 SR 530 , ARLINGTON WA 98223



Source: U.S. Census TIGER Files

Target Site (Latitude: 48.1872 Longitude: -122.1703)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



APPENDIX L

Professional Resumes

Resumes

Amjad Khan, P.E.G., P.G.

Northwest Regional Director of Professional Services

PROFESSIONAL EXPERIENCE

Mr. Khan has over 19 years of professional experience in the Puget Sound and Pacific Northwest area, with over 21 years of experience contributing technically to numerous projects throughout the Pacific Northwest region and internationally. Mr. Khan has investigated sites which require an assessment of geotechnical, environmental, hydrologic and geologic conditions including unstable slopes and known landslide areas, surface and groundwater recharge zones, and fill and native soil/bedrock areas. Mr. Khan has developed expertise in slope stability analysis, foundation design, drainage and pavement design analysis, and waterfront and marine structures.

EDUCATION AND CERTIFICATIONS

Bachelor of Science (Honors), University of Peshawar, Pakistan, 1980
Masters of Science Geology, University of Peshawar, Pakistan, 1982
Masters of Science Geology, Oregon State University, Corvallis, 1988
Completed one year of course work for M.S. in Civil Engineering (Soil Mechanics), Oregon State University, Corvallis, 1987-1988
Licensed Engineering Geologist - State of Washington – No. 405
Licensed Geologist - State of Washington – No. 405
Registered UST Assessor, 2006
OSHA 40-Hour HAZWOPER Training, 2007

AREAS OF EXPERTISE

Environmental Site Assessments
Historical Research
Soil and Groundwater Investigations
RCRA Compliance
Asbestos and Lead-Based Paint Surveys
UST/LUST Survey/Assessments
PCB Assessments
Wastewater Discharge Assessment/NPDES
Radon Surveys
Remediation Design
Storm Water Pollution Prevention Plans
Water Quality/Quantity Surveys
Noise Impact Studies
Geotechnical Subsurface Investigation
Landslide / Slope Stabilization Evaluation
Fault / Seismic Hazards Evaluations
Sediment Transport Studies
Remedial Investigation Feasibility Studies
Coastal Bluff Retreat Studies
Environmental Impact Reports

PROJECT EXPERIENCE

Rite Aid (Sedro Woolley) – Geotechnical manager for the testing and inspection including: sample construction materials and perform laboratory tests, monitor soil excavation and site work, inspect form work and observe placement of concrete, and special inspection on weld inserts and anchor bolts.

Freestone Plaza (Kent) – Geotechnical manager on the geotechnical engineering analysis including: test borings, laboratory analysis, and a report addressing the geological setting of the site and associates geologic hazards

Fred Meyer (Vancouver) – Geotechnical inspector verified anchor and epoxied dowel installation, tested floors for flatness and levelness, periodically monitored erection of structural masonry, cold-formed steel, and structural steel and verified compliance with project specifications.

Port of Saida Project (Lebanon) – Geotechnical lead on loading/unloading port for mother container ships, geotechnical feasibility and subsurface investigation.

Naval Submarine Base Bangor – Developed geotechnical recommendations for the construction of bulkheads to facilitate proposed extensions to the existing facilities for the rearmament of naval submarines.

USPS Kent – Directed investigation and construction monitoring for the settlement analysis; preloading the site; foundation design parameters; roadways and pavement sub-grade preparation using geotextiles and crushed rock mats over loose saturated and compressible organic soils and fill control.

Bremerton Airport Dam - Directed site investigation and engineering analysis for the large, over 55 foot high earth fill dam.

NE Andresen Road Improvements (Vancouver) – For widening of existing roadway, provided specific design recommendations for proposed sound and retaining wall foundations using both spread footings and deep pile foundations.

Lake Washington Boulevard Widening (Renton) – Site surface and subsurface investigations consisting of test borings to evaluate soils conditions and provide our recommendations for slope stabilization.

State Route 530 Improvements (Hazel to Montague) – Reviewed original DOT designs, and provided alternative design and methodology for various retaining structures.

Airport Road/Lauridesen Boulevard Realignment (Port Angeles) – Investigated and prepared a technical report recommending: pavement

design, subgrade preparation, structural fill, Frost Index, slope stabilization, depth to bearing soils, and subgrade strengthening.

Several Puget Sound Airports – Developed recommendations for the construction of new taxiways and runways, improved existing runways and taxiways, and construction of new hangars, taxiways and runways.

Mukilteo Speedway, State Route 525 – Site investigation to develop geotechnical recommendations for the widening of the speedway including placement of fill for elevating roadway subgrade, and embankment stability.

Arlington 204th Street Improvement – Developed recommendations for roadway reconstruction and widening in an area of loose compressible organic soils using geotextile fabrics and crushed rock mats.

Bellevue 112th Avenue NE Improvements. – Provided recommendations for roadway subgrade preparation, retaining walls, and grading and drainage.

Pope Resources Geologic Study - Studied 60,000 acres involving developing geologic maps and cross-sections for the area, identification and evaluation of material for the development of mines and quarries for construction material.

Drayton Harbor Hillside – Conducted investigation for a 60-acre development including a preliminary geotechnical study and preparation of earth and soil sections for slope stability evaluations.

Beardsley Beach Revetment (Vashon Island) – Geotechnical investigation included surface site investigation and design recommendations for a rock beach revetment to protect the beachfront.

Drayton Harbor Beach Revetment – Directed site investigation and supervised the development of design recommendation for protecting the toe of the slopes using gabion structures.

Sudden Valley, North Bend, Mount Si, Issaquah, Preston, and Camano Island Water Tanks – Investigated and recommended designs for water standpipes. Evaluated soil and groundwater conditions and soil/structure interactions for provision of preliminary foundation design parameters under static and active loads.

Soriano Bulkhead – Directed site investigations and developed recommendations for the construction of a tied-back sheet pile bulkhead.

State Route 520 – Evaluated the existing pavement sections, and developed recommendations for incorporating the existing pavement sections into proposed widening of the lanes, and sub-pavement drainage.

7th & 4th Avenue Extension (Poulsbo) – Studied stereographic aerial photographs, topographic and sensitive slope area maps. Reviewed geotechnical studies, followed by a detailed site walkover for evaluation of existing landslides and other steep slopes.

East Pioneer Road Relocation (Oak Harbor) – Conducted site investigation and provided recommendations for roadway relocation, slope stability, and erosion protection of the over-steepened slope from wave action.

Silver Firs Subdivision (Everett) – Directed subsurface investigation using test pits and test boring on very steep slopes with housing proposed near the top. Geotechnical report included: recommendations of site grading; pavement, foundation, and retaining wall design; slope stabilization; minimum setback from steep slopes; site drainage and erosion control.

Puget Power (Redmond) – Geotechnical Report addressed construction of new office buildings, parking garages for utility trucks, fueling and service island, communications building, and about 110 to 130 foot tall communications tower.

One-Com, CCS, and Mackenzie Telecommunication Tower Geotechnical Investigations – Directed a number of site investigations for the construction of towers of clients throughout Washington and Oregon.

One-Com Tower and Mackenzie Telecommunication Tower Sites Level I ESAs – Studies consisted of state and federal agencies document review, geological and topographic maps of the area, and interviews with current and past property owners and local public agencies.

CCS and Mackenzie Telecommunication Tower Site Level I ESAs – Studies consisted of state and federal agencies document review, geological and topographic maps of the area, and interviews with current and past property owners and local public agencies.

Northern Automotive Level I ESAs – Conducted several environmental site assessment studies for Schucks Auto Parts in Western Washington.

Marysville Schucks Level II Site Assessment – Conducted document of review of DOE LUST sites in close proximity. Conducted test borings for soils and groundwater samples for lab analysis.

Lake City Texaco Station, Level I, II & III ESA – Initial site assessment and detailed surface and subsurface investigation to identify type and source of hydrocarbon contamination. During construction, continuously monitoring soils sidewall excavation to determine extent of contaminated soils and oversee removal and transport to a suitable

disposal site or on-site stockpiling.

Starcom Cable Wetland Studies – Directed several studies on sites from one acre to 35-mile long right-of-way, including field reconnaissance, identification of types of wetland, plant inventory, and wildlife inventory.

Bridal Trails Slope Stabilization and Foundation Underpinning – Made recommendations of the stabilization of the west-facing slope to mitigate future problems. Study included two deep test borings, slope stability analysis, and the preparation of a geotechnical report.

Phelps Resident Foundation Underpinning (Everett) – Performed subsurface exploration by test borings and the development of recommendations using pin piles and chance anchors for restoring and stabilizing the residence against further settlement and lateral movement.

Westgate Business Center (Portland) – Directed and conducted geotechnical studies to explore the subsurface soils and groundwater conditions to develop recommendations for stabilization and protection of the subject and neighboring property from potential damage due to sliding.

Brookside Elementary School – Directed and conducted geotechnical studies to explore the subsurface soils and groundwater conditions to develop recommendations for stabilization and protection of the subject and neighboring property from potential damage due to sliding.

Delridge Apartments – Directed and conducted geotechnical studies to explore the subsurface soils and groundwater conditions to develop recommendations for stabilization and protection of the subject and neighboring property from potential damage due to sliding.

524 Elliott Avenue Condominiums – Directed and conducted geotechnical studies to explore the subsurface soils and groundwater conditions to develop recommendations for stabilization and protection of the subject and neighboring property from potential damage due to sliding.

500 Eliot Avenue Building - Directed and conducted geotechnical studies to explore the subsurface soils and groundwater conditions to develop recommendations for stabilization and protection of the subject and neighboring property from potential damage due to sliding.

Bruner Residence – Directed and conducted geotechnical studies to explore the subsurface soils and groundwater conditions to develop recommendations for stabilization and protection of the subject and neighboring property from potential damage due to sliding.

Jain Residence – Directed and conducted wetland studies include field reconnaissance, identification of various types of wetland, plant

inventory, PLi number calculation, and wildlife inventory.

Remington Residence – Directed and conducted geotechnical studies to explore the subsurface soils and groundwater conditions to develop recommendations for stabilization and protection of the subject and neighboring property from potential damage due to sliding.

Medawar Residence – Directed and conducted geotechnical studies to explore the subsurface soils and groundwater conditions to develop recommendations for stabilization and protection of the subject and neighboring property from potential damage due to sliding.

Tyrell Property – Directed and conducted geotechnical studies to explore the subsurface soils and groundwater conditions to develop recommendations for stabilization and protection of the subject and neighboring property from potential damage due to sliding.

English Residence - Directed and conducted geotechnical studies to explore the subsurface soils and groundwater conditions to develop recommendations for stabilization and protection of the subject and neighboring property from potential damage due to sliding.



SITE DEVELOPMENT ENGINEERS

Cody W. Taylor, REA

National Client Manager

AREAS OF EXPERTISE

Environmental Engineering and Due Diligence Assessments

EDUCATION AND ACCOMPLISHMENTS

Bachelor of Arts, Social Ecology (Environmental Analysis)
University of California, Irvine, 1990

PROFESSIONAL AFFILIATIONS

California Environmental Protection Agency
Department of Toxic Substances Control
Registered Environmental Assessor I No. 07822

American Society for Testing and Materials (ASTM)
Member No. 000216930

Environmental Bankers Association - Member

PROFESSIONAL EXPERIENCE

January 2008 to Present

**National Client Manager,
Commercial Services Division,
Krazan & Associates, Inc.**

Responsibilities include managing all aspects of Krazan's Commercial Services Division operations including marketing, sales, personnel, and clients nationwide for environmental engineering and due diligence assessments.

December 2005 to December 2007

Client Manager, LandAmerica Assessment Corporation

Responsibilities included managing over 3,500 Phase I ESA, Phase II ESA, Property Condition Assessment, and Probably Maximum Loss projects nationwide for a variety of commercial real estate and cellular antennae towers for lending institutions, borrowers, brokers, investors, and property owners. Managed clients nationwide; prepared proposals; negotiated contracts; managed subcontractors, weekly bookings, project timelines, production, and account collections.

April 1998 to December 2005

**Northern California Environmental Phase I Manager,
Krazan & Associates, Inc.**

Responsibilities included conducting Phase I Environmental Site Assessments (ESAs), negotiation and preparation of Phase I ESA proposal/cost estimates, managing all Northern California Environmental Project Managers/Registered Environmental Assessors, facilitation of all Phase I project scheduling, and maintaining/establishing lender point-of-contact responsibilities, and marketing services to the Northern California client-base. Extensive experience in conducting numerous ASTM Phase I ESAs for existing

and proposed development of commercial, industrial, and residential property uses. Extensive knowledge of due diligence requirements for CERCLA "innocent landowner defense" and historic hazardous materials storage requirements. Conducted several Phase II Soil Assessments for commercial, industrial, and historic railroad properties. Maintains extensive knowledge of EPA spill prevention standards for bulk fuel facilities and floating marinas in California.

January 1990 to August 1991

Environmental Specialist, Michael Brandman Associates

Responsibilities included conducting numerous environmental assessments for real estate transactions, research of site histories, interfacing with regulatory agencies and lenders. Conducted the East San Gabriel City's Source Reduction Recycling Element (SRRE) for Assembly Bill 939.

CONTINUING EDUCATION

March 2008

Environmental Data Resources, Inc., Due Diligence at Dawn

March 2007

Environmental Site Assessments for Commercial Real Estate
ASTM Technical & Professional Training, San Francisco, CA

February 2010

8-Hour Refresher Health and Safety Training for Hazardous Waste Operations and Emergency Response (29 CFR 1910.120 40-Hr.) Krazan & Associates, Inc., Clovis, CA

July 1998

Environmental Site Assessments for Commercial Real Estate
ASTM Technical & Professional Training, San Francisco, CA

February 1993

Hazardous Materials Emergency Response Certificate
Tulare County Department of Forestry, Visalia, CA

January 1991

Hazardous Materials Management Certificate Courses
University of California at Irvine, Irvine, CA

PAUL F. SCHMIDT
Environmental Professional

PROFESSIONAL EXPERIENCE

Mr. Schmidt has over 11 years of professional experience in the Pacific Northwest regional area, with over 16 years of experience contributing technically to numerous projects throughout the US. Mr. Schmidt has investigated sites which require an assessment of geotechnical, environmental and geologic conditions including unstable slopes and known landslide areas, surface and groundwater recharge zones, and fill and native soil/bedrock areas. Mr. Schmidt has developed expertise in petroleum-related release investigations, foundation analysis, drainage design analysis, field control and materials testing.

EDUCATION AND CERTIFICATIONS

Bachelor of Arts, Geology, University of CA, Santa Barbara, CA, 1985
 OSHA HAZWOPER Training (29 CFR 1910.120), 1989
 8-Hr. HAZWOPER Refresher, 2010
 Certified AHERA Building Inspector (40 CFR Part 763, E, C), 1996
 4-Hr. AHERA Refresher, 2010
 UST Decommissioning Supervisor, Washington, 1991 (not current)
 National Safety Council, First Aid and CPR Training, 1998
 Registered Driller # 2276, WA, 1994 (not current)

AREAS OF EXPERTISE

Phase I & II Environmental Site Assessments
 Soil and Groundwater Investigations
 Asbestos and Lead-Based Paint Surveys
 UST/LUST Survey/Assessments
 PCB Assessments
 Remediation Design
 Geotechnical Subsurface Investigation
 Landslide/Slope Stabilization Assessments
 Site Preloading & Surcharge
 Geological Mapping
 Groundwater/Hydrological Studies
 Fault/Seismic Hazards Evaluations
 Materials Testing/Field Inspection
 Storm Water Pollution Prevention Plans
 Health & Safety Training
 StormFilter Inspection & Maintenance Trainer

PROJECT EXPERIENCE

Naval Submarine Base Bangor – Completed Stormwater Pollution Prevention Plan study and recommendations for implementation of initial SWPPP at Subbase Bangor, Washington.

Doudell / Dixon Landing Landfill – Conducted investigation and construction monitoring for the settlement analysis; preloading the site; pavement sub-grade preparation using geotextiles and crushed rock mats over loose saturated and compressible organic soils and fill control.

San Andres Dam - Conducted site investigation and engineering analysis for the thin arch concrete dam.

Proposed City of Evergreen, CA – Conducted investigation for environmental concerns for EIR for the proposed City of Evergreen CA.

Phase I ESAs – Studies consisted of state and federal agencies document review, review of geological and topographic maps of the area, and interviews with current and past property owners and local public agencies.

Ernie's Fuel Stops, Phase I ESAs – Conducted several environmental site assessment studies for Ernie's Fuel Stops in Western Washington.

South Center Oil, Phase I ESAs – Conducted several environmental site assessment studies for South Center Oil sites in Western Washington.

Ernie's Fuel Stops Phase II Site Assessment – Conducted document of review of DOE LUST sites in close proximity. Conducted test borings for soils and groundwater samples for lab analysis.

Daniel's Cleaners, Phase I ESAs – Conducted several environmental site assessment studies for Daniel's Cleaners sites in Western Washington.

Bishop Ranch – Conducted geotechnical studies to explore the subsurface soils and groundwater conditions to develop recommendations for stabilization of the subject property.

Whittell Estate – Conducted geotechnical studies to explore the subsurface soils and groundwater conditions to develop recommendations for stabilization of the property from potential damage due to sliding.