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GALLOWAY ENVIRONMENTAL, INC

3102-220th PL SE Sammamish, WA 98075-9540 (425) 688-8852 (425) 391-8929 (fax)

November 20, 2008

Mr. Art Skotdal Principal SKOTDAL REAL ESTATE 2707 Colby Avenue, Suite 1200 Everett, Washington, 98206

SUBJECT: SKOTDAL PROPERTY, 1503 PACIFIC AVENUE, EVERETT, WA

UNDERGROUND STORAGE TANK DECOMMISSIONING REPORT

WDOE LUST NOTIFICATION #608812

Dear Mr. Skotdal:

Galloway Environmental, Inc. (GEI) has prepared this UST Decommissioning and Site Assessment Report on behalf of the Skotdal Real Estate Company. This letter report presents GEI's findings regarding the removal of one 1000-gallon underground storage tank (UST) at the above-referenced property. Mr. Gary Galloway (UST decommissioning license - #0878867-U2) performed the tank decommissioning and WDOE Site Assessment/Site Checklist services for the tank (WA Site Assessment #08788867-U7).

The on-site field portion of these services was performed on October 8, 2008. The age of the tank is not known and was not listed on the WDOE UST listing.

PROJECT BACKGROUND

The Skotdal Site is located at 1503 Pacific Avenue in Everett, Snohomish County, Washington. The property is situated in the NE ¼ of the NE ¼ of Section 30, Township 29 North, Range 5 East. The Site is situated in Everett's Central Business District. The property is situated approximately one mile west of the Snohomish River and 1¼ -mile southeast of Possession Sound.

Snohomish County Assessor records indicate that the subject property consists of two tax parcels of land. The acreages encompassed by the parcels are summarized as follows.

Tax Parcel #005760010000-03 (Parcels A & B, See Figure 1-2) – 0.58 acres Tax Parcel #005760010000-02 (Parcel C, See Figure 1-2) – 0.31 acres

The single structure on the property is currently being re-developed as a multi-tenant professional office building.

PROJECT SUMMARY

Previous environmental studies have identified petroleum impacts to soil at the subject property. Based on the results of these previous studies, Art Skotdal (Skotdal Real Estate Principal) decided to remove the impacted soils so he would be able to arrange financing for future development of the site.

An empty underground storage tank (UST) was discovered during the impacted soil removals—the attached figure shows the previous location of the UST. Based on the presence of this tank and petroleum impacts, GEI notified the Washington Department of Ecology (Ecology) of the petroleum release at the site (Release Notification #608 812 - Telephone communication between Gary Galloway and Tammy Fawyaman (Ecology Release Notification Manager), October 8, 2008).

The tank was discovered and removed on the date of its discovery. John Bails (Ecology Project Supervisor) visited the site on October 13, 2008 to inspect the progress of the cleanup. Gary Galloway reported the release to the Department of Ecology on October 8, 2008 (*Telephone Commun. between Ms. Tammy Fawyaman (Ecology) and Gary Galloway, Oct. 8, 2008 – Release Notification # 608812*).

UST REMOVAL AND OBSERVATIONS

UST Removal

Following Marine Vacuum Service, Inc.'s (Marvac's) pumping and rinsing of the tank, GEI inerted the tank with dry ice and measured the oxygen levels in the tank prior to the Everett City Fire Inspector's inspection for tank removal. Following the inspector's approval, Affordable Abatement, Inc. (AAI) exposed the top, one sidewall and one end of the tank and removed it from belowground (see Attachment A – Site Plan & Photos). The tank was placed directly on MARVAC's truck for transport to its facility in Seattle for cleaning and recycling.

The tank was empty and was removed intact with no liquids or sludge spilled from the tank during its removal. The top of the tank was approximately four-feet below ground and the tank was about 45-inches in diameter by 12 feet long (1,000 gallon tank). No pipes were attached to the tank (no fill, vent or supply pipes). Field screening of soil samples collected from the sidewalls, ends and below the tank did not indicate an increase of petroleum concentrations in vicinity of the tank.

Based on GEI's observations made during and following the tank's removal, GEI concluded that "this" tank did not appear to have leaked. Since numerous soil samples were being collected by GEI to document the ongoing environmental cleanup of the petroleum-impacts to the site's soil, GEI did not submit samples to the lab for analysis – an environmental cleanup report will be provided following the cleanup action at the property. However, WDOE's Site Checklist has been completed and is attached to this letter report.

Condition of the UST

The tank consisted of thick (approximately 3/8-inch thick) steel that was welded together approximately 1/3 of the way from its ends. The tank appeared to be in relatively good condition — no corrosion or holes were visible on the tank. No oil stains were observed on the tank (*See attached photos*).

CONCLUSIONS

Based on these field observations, the tank was properly decommissioned at the site. Petroleum impacts had previously been identified at the site and are currently being cleaned up.

Should you have any questions regarding this report or if you would like to discuss our findings, please call me at (425) 688-8852.

Respectfully Submitted, GALLOWAY ENVIRONMENTAL, INC.

Gary L. Galloway, LHG, CHMM, REA

Hary Malloway

President

Attachments - WDOE Site Checklist, Site Plan Map, photos

ATTACHMENT A

SITE PLAN AND PHOTOS

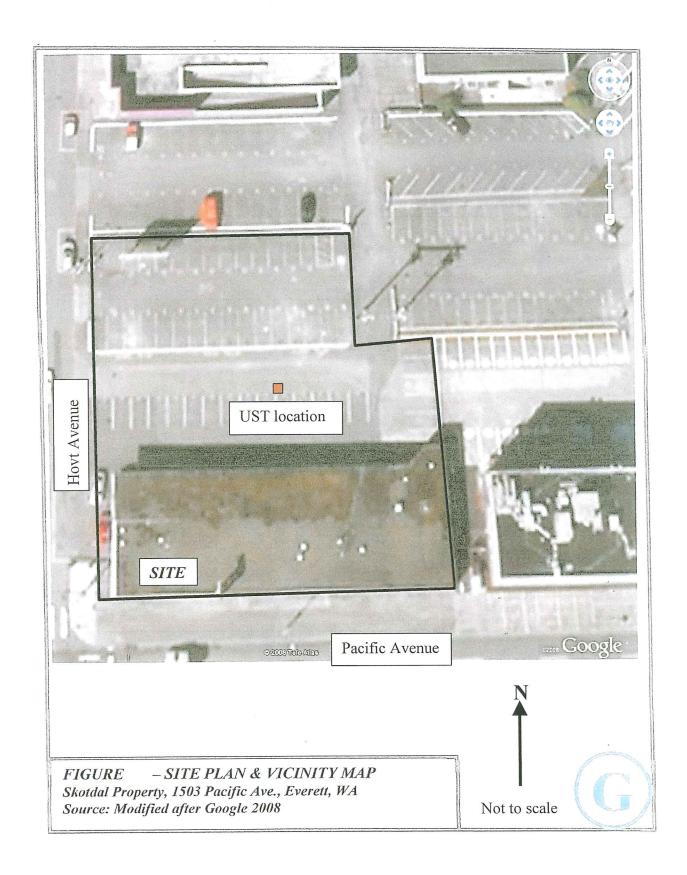




Photo of UST Location (prior to removal)

Photo of UST prior to removal



Photo of tank prior to removal

Photo of tank during removal



Photo of tank being loaded for transport

Photo of remedial excavation

ATTACHMENT B

PERMITS, RECEIPTS AND MANIFESTS



EVERETT FIRE DEPARTMENT

PERMIT

No. 2008-099

October 8, 2008

TO WHOM IT MAY CONCERN:

By virtue of the provisions of the International Fire Code as adopted by the City of Everett,

GALLOWAY ENVIRONMENTAL INC.

1503 Pacific Avenue (demolished building)

having made application in due form, and as the conditions, surroundings and arrangements are, in my opinion, such that the intent of the International Fire Code can be observed, authority is hereby given and this permit is granted for:

#105.7.6.3: To remove one (1) 1,000-gallon underground commercial heating/fuel tank.

Permit applicants and the applicants' agents and comployees shall carry out the proposed activity in compliance with the International Fire Code and other laws or regulations applicable thereto, whether specified or not, and in complete accordance with approved plans and specifications. Permits which purport to sanction a violation of the International Fire Code or any applicable law or regulation shall be void and approvals of plans and specifications in the issuance of such permits shall likewise be void. This permit does not take the place of any License required by law and is not transferable. Any changes in the use, occupancy, operation or ownership of premises shall require a new permit.

Fire Prevention Bureau

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Marine Vacuum Service, Inc.

GENERAL CONTRACTOR
CONTRACTORS LICENSE # MARINVS097JA

P0. Box 24263 Seattle, Washington 98124
Telephone (206) 762-0240
FAX (206) 763-8084
1-800-540-7491

AST/UST STORAGE TANK PUMP & RINSE CERTIFICATE

Tank Size: Last Contents Cassian Date of Cassian Tank Location: Marine Vacuum Service, Inc. certifies that the above mentioned tank(s) have been triple rinsed in accordance with the industry standard as outlined in 40 CFR PART 280.70, WAC 173-360-380(I), API 1604, API 2015 and that all residual product and rinsate has been disposed of in accordance with Federal, State and Local regulations. Tanks listed above are NOT GAS FREE accordance with Federal, State and Local regulations.	l
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ATTACHMENT C

WDOE CHECKLISTS



FOR OFFICE USE ONLY	
Site #:	
Facility Site ID #:	
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INSTRUCTIONS

When a release has not been confirmed and reported, this Site Check/Site Assessment Checklist must be completed and signed by a person certified by ICC or a Washington registered professional engineer who is competent, by means of examination, experience, or education, to perform site assessments. **The results of the site check or site assessment must be included with this checklist.** This form must be submitted to Ecology at the address shown below within 30 days after completion of the site check/site assessment.

SITE INFORMATION: Include the Ecology site ID number if the tanks are registered with Ecology. This number may be found on the tank owner's invoice or tank permit.

TANK INFORMATION: Please list all tanks for which the site check or site assessment is being conducted. Use the owner's tank ID numbers if available, and indicate tank capacity and substance stored.

REASON FOR CONDUCTING SITE CHECK/SITE ASSESSMENT: Please check the appropriate item.

CHECKLIST: Please initial each item in the appropriate box.

<u>SITE ASSESSOR INFORMATION</u>: This information must be signed by the registered site assessor who is responsible for conducting the site check/site assessment.

Underground Storage Tank Section Department of Ecology PO Box 47655 Olympia WA 98504-7655

	Skotdal Real Estate	egistered Telephone: 425) 252-5400
verett	Street Washington	98203
City	State	Zip Code
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CHECKLIST			,	
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3. A summary of UST system data is	s provided. (see Section 3.1.)		X	
4. The soils characteristics at the US	ST site are described. (see Section 5.2)	X	
5. Is there any apparent groundwate	r in the tank excavation?			X
6. A brief description of the surround	ling land use is provided. (see Section	3.1)	X	
	dicating the number and types of samp and the name and address of the labo			X
8. A sketch or sketches showing the	following items is provided:			
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- tank and piping locations and I			X	
- adjacent structures and streets			X	
- approximate locations of any o			X	
9. If sampling procedures different fr	rom those specified in the guidance we procedures been provided? (see Secti		NA	
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11. Any factors that may have comp	promised the quality of the data or valid	dity of the results are described.	X	
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Gary Galloway	Gano	oway Environmental, Inc.		
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Business Address: 3102 220 th		Felephone: (425 688-885	2	
Sammamish	Washington Washington	98075-9540		
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PER

DATE

Marine Vacuum Service, Inc. Po. Box 24263 Seattle, Washington 98124

GENERAL CONTRACTOR
CONTRACTORS LICENSE # MARINVS097JA

70. Box 24263 Seattle, Washington 98124
Telephone (206) 762-0240
FAX (206) 763-8084
1-800-540-7491

AST/UST STORAGE TANK PUMP & RINSE CERTIFICATE

Tank Size: 1- ADVOK: 1000 gal.

T . C	Cassine	
Last Contents	The Dull of the	
Tank Location:		
	Everettills	
accordance wit 380(I), API 16 accordance wit	In Service, Inc. certifies that the above mentioned tands the industry standard as outlined in 40 CFR PAR' 504, API 2015 and that all residual product and rins the Federal, State and Local regulations. Tanks listed FOR HOT WORK	Γ 280.70, WAC 173-360- ate has been disposed of in
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M.V.S. Repres	sentative: May	_
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	MATERIA VACUENA	TENICE IN	(D.	Date /	14.5	118
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on Delivery shipments, the letters COD" must appear before consignee's name	or as otherwise provided in Item 430, Sec.1.	FROM: Shipper	MAN SON	17000	(
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PLACARDS TEMPORITES.	to state I hereby declare that the contents of consignment are fully and accurate.	C.O.D. TO: of this ADDRESS		C.C	D.D. FEE:	
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ovided by such provisions. See NMFC Item 172.) Commodities requiring special or additional care or attention in handling of the best of the second of the second second of the second o	on 2(e) of on 1(a) of Sign	ature	(Signature of Consignor)	exce	pt when box at is checked	are to colle
RECEIVED, subject to the classifications and tariffs in effe the property described above in apparent good order, ex- tents of packages unknown), marked, consigned, and de	estined as indicated above which said carrier	performed here sification on the	to each party at any time interested eunder shall be subject to all the bill date of shipment. hereby certifies that he is familia ssification and the section between	us to the feeting torms	and condition	s in the
lents of packages unknown), marked, consigned, and dr ((the word carrier being understood throughout this confr possession of the property under the contract) agrees to c nation, if on its route, otherwise to deliver to another carr ally agreed as to each carrier of all or any of, said prope	arry to its usual place of delivery at said desti-	governing cla accepted for t	nimself and his assigns.	So the street of the profession		<u>.</u>
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EVERETT FIRE DEPARTMENT

2811 Oakes Ave Everett WA 98201-3629 (425) 257-8120

PERMIT

No. 2008-099

October 8, 2008

TO WHOM IT MAY CONCERN:

By virtue of the provisions of the International Fire Code as adopted by the City of Everett,

GALLOWAY ENVIRONMENTAL INC.

1503 Pacific Avenue (demolished building)

having made application in due form, and as the conditions, surroundings and arrangements are, in my opinion, such that the intent of the International Fire Code can be observed, authority is hereby given and this permit is granted for:

#105.7.6.3: To remove one (1) 1,000-gallon underground commercial heating/fuel tank.

Permit applicants and the applicants' agents and employees shall carry out the proposed activity in compliance with the International Fire Cede and other laws or regulations applicable thereto, whether specified or not, and in complete accordance with approved plans and specifications. Permits which purport to sanction a violation of the International Fire Code or any applicable law or regulation shall be void and approvals of plans and specifications in the issuance of such permits shall likewise be void. This permit does not take the place of any License required by law and is not transferable. Any changes in the use, occupancy, operation or ownership of premises shall require a new permit.

Fire Prevention Bureau

Y N Y N Y N Y N Y N Y N Y N Y N Y N Y N	Extinguishers in place? Barricade and 'NO SMOKING' signs in place? Complete site information recorded? Interior of tank washed and rinsed? (Triple rinsed for abandon in place) Is the tank inerted (for removal) or filled with for abandonment? Underground piping capped, plugged, or removed?
I certify th applicable	at the underground tank has been removed or abandoned in place according with local and state laws.
Contractor	