

CONFIDENTIAL

**Draft Report
Phase I Environmental Site Assessment
North 28th Street and
North Proctor Street Properties
Tacoma, Washington**

October 21, 2011

Prepared for

**28 Proctor LLC
Tacoma, Washington**



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LIST OF ABBREVIATIONS AND ACRONYMS

| | |
|---------|---|
| ACM | Asbestos-Containing Material |
| AST | Aboveground Storage Tank |
| ASTM | ASTM International |
| BGS | Below Ground Surface |
| CERCLA | Comprehensive Environmental Response, Compensation, and Liability Act |
| City | City of Tacoma |
| Ecology | Washington State Department of Ecology |
| EDR | Environmental Data Resources, Inc. |
| EPA | U.S. Environmental Protection Agency |
| ESA | Environmental Site Assessment |
| ft | Feet |
| LBP | Lead-Based Paint |
| µg/L | Micrograms per Liter |
| mg/kg | Milligrams per Kilogram |
| MSL | Mean Sea Level |
| MTCA | Washington State Model Toxics Control Act |
| ppm | Parts per Million |
| ROW | Right-of-Way |
| TPCHD | Tacoma-Pierce County Health Department |
| USGS | U.S. Geological Survey |
| UST | Underground Storage Tank |
| ybp | Years Before Present |

1.0 INTRODUCTION

At the request of 28 Proctor LLC, Landau Associates conducted a Phase I Environmental Site Assessment (ESA) for four parcels developed with private residences and two parcels developed with a commercial center located along North 28th Street between North Proctor Street and North Madison Street in Tacoma, Washington (subject properties; Figure 1). The private residences are located on parcels 4180000180, 4180000170, 4180000160, and 4180000150, which total 0.49 acres, and the commercial center is located on parcels 4180000140 and 5200000940, which total 0.27 acres. The subject properties include the following parcels and location descriptions (Figure 2):

| | |
|--|---|
| Subject properties name: | 28 Proctor |
| Subject properties address and parcel number(s): | Parcel 4180000180, 3920 North 28 Street Parcel 4180000170, 3916 North 28 Street Parcel 4180000160, 3916 North 28 Street Parcel 4180000150, 3912 North 28 Street Parcel 4180000140, 3908 North 28 Street Parcel 5200000940, 2720 North Proctor Street Tacoma, Washington |
| Legal description (or other physical property description): | Section 25, Township 21 N, Range 02 E, W.M. |

28 Proctor LLC is also considering the purchase of the properties located at 2712 and 2710 North Proctor Street, which consist of parcels 5200000642 and 7475010642, and are located to the south of the subject properties across the alley that divides the block. These two parcels, which are currently used as an auto parking lot (Sulkowsky Property) have undergone environmental cleanup, which included underground storage tank (UST) and contaminated soil removal. This Phase I ESA includes a review of the Sulkowsky Property cleanup documentation provided by the 28 Proctor LLC regarding these properties (Section 5.0); however, these two parcels are not part of the subject properties for this Phase I ESA.

The purpose of this Phase I ESA is to assess and document *recognized environmental conditions* at the subject properties that may pose a potential liability to a prospective purchaser of the subject properties.

Recognized environmental conditions are defined by the ASTM International (ASTM) in its *Standard Practice for Environmental Site Assessment Process*, E 1527-05 (see Section 1.1), as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the subject properties or into the ground, groundwater, or surface water of the subject properties. The term includes hazardous substances or petroleum products even

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under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of the appropriate governmental agencies.

1.1 SCOPE OF SERVICES

The scope of services performed, as established in our scope of work dated August 31, 2011, consisted of a review of subject properties history, a site reconnaissance, a review of agency information, an interview with the current owner's representative, and observations of current land use activities and environmental conditions. Table 1 provides a summary of the Phase I ESA elements and their location within this report.

Landau Associates conducted this Phase I ESA in general accordance with the ASTM guidelines identified in its *Standard Practice for Environmental Site Assessment Process*, E 1527-05 (as currently applied in the state of Washington). This standard, while subject to changes (as are all ASTM standards), is recognized as generally meeting the due diligence provisions of the federal statute [Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 42 USC 9601(35) (B)] and the Washington State Model Toxics Control Act (MTCA; RCW 70.105D.040) at the time this report was prepared. ASTM E 1527-05 satisfies the elements of the U.S. Environmental Protection Agency's (EPA's) All Appropriate Inquiry rule. This rule establishes requirements that purchasers must meet to limit their environmental liability under CERCLA and qualify for protections, including the "Bona Fide Prospective Purchaser" and "Contiguous Property Owner" defenses that were added by the amendments to CERCLA passed by Congress in 2002.

Elements not included in ASTM E 1527-05 (e.g., identification, sampling, and analysis of asbestos, radon, lead paint, lead in drinking water, and/or wetlands; regulatory compliance; cultural and historic resources; indoor air quality and vapor intrusion including the potential presence of mold or other biological contaminants; industrial hygiene; health and safety; ecological resources; and endangered species) were not included in our scope of services.

The Phase I ESA process is not a means of finding everything there is to know about a property. Rather, it is to identify *recognized environmental conditions* and to evaluate the environmental liabilities associated with a property based on reasonably available documentation (both oral and written) within the budget, schedule, and project-specific limitations.

1.2 LIMITATIONS AND EXCEPTIONS

The following summarizes exceptions, limitations, or restrictions to the scope of work:

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- A complete review of the Washington State Department of Ecology (Ecology) files has not been conducted.
- A chain of title report was not provided for the subject properties.

Significant data gaps identified during performance of this Phase I ESA are further discussed in Section 8.1 of this report.

2.0 SITE DESCRIPTION AND SETTING

The subject properties are part of a predominantly commercial and residential area in the Proctor neighborhood of Tacoma. The subject properties are located on a broad upland plateau situated about 350 feet (ft) above Commencement Bay.

2.1 PROPERTY DESCRIPTION

The subject properties consist of six developed parcels. Four of the parcels are currently occupied by residences with detached garages, parking areas, and landscaping. Parcels 4180000180, -160 and -150 each contain a single-family residence and 4180000170 is an undeveloped lot used as a yard for the residence at 4180000160. The subject properties are shown on Figures 2 and 3 and are identified as the residential properties and commercial properties. The features of the subject properties are summarized below:

| | | |
|---|---------------|---|
| Property boundaries – | North: | North 28 th Street |
| | South: | The alley that divides the block, then auto parking (Sulkowsky Property) and Qwest Corporation operations facility |
| | East: | North Proctor Street |
| | West: | North Madison Street |
| Property description (acreage, structures, roads, and other improvements): | | Four parcels (residential properties) containing three residential homes with associated detached garages totaling 0.49 acres and two parcels (commercial properties) containing one commercial building with a parking lot totaling 0.27 acres. |
| Property access: | | All of the properties are accessible from North 28 th Street and from an alley that runs between North Madison Street and North Proctor Street. The commercial properties are also accessible from North Proctor Street. |
| Estimated percentage of property covered by buildings and/or pavement: | | 100 percent of the commercial properties are covered by buildings and the paved asphalt parking lot. Approximately 40 percent of the residential properties are covered by buildings and pavement. |
| Property operations: | | The residential properties are currently being rented for use as single-family homes (three residences total). On the commercial properties, the building is occupied by a locksmith (Corcoran's Lock & Safe), a nail salon (4Ever Nails & Salon), and two restaurants (Proctor Teriyaki and Babblin' Babs Bistro). |
| Type of sewage disposal system (and age)/provider: | | City sewer |
| Potable water source/provider: | | City water |
| Electric utility: | | City power |
| Natural gas utility: | | Natural gas is available in the area |
| Stormwater management facilities: | | The parking lot at the commercial properties is connected to the City stormwater system. Stormwater at the residential properties either infiltrates into the unpaved areas or drains to the adjacent roadways. |

Selected site photographs are provided in Appendix A.

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2.2 ADJACENT PROPERTIES

The subject properties are located adjacent to the following properties:

| | |
|---------------|--|
| North: | North 28 th Street and then Mason Middle School, which is located at 3901 North 28 th Street (Parcel 4180000350) and 2812 North Madison Street (Parcel 5200000930). |
| South: | An alley and then Qwest Corporation, which is located at 3911 North 27 th Street (Parcel 7475010662) and 2703 North Madison Street (Parcel 7475010681), and an auto parking lot (Sulkowsky Property), which is located at 2712 and 2710 North Proctor Street (Parcels 5200000642 and 7475010642). |
| East: | North Proctor Street and then the Old House restaurant, which is located at 2717 North 28 Street (Parcel 5200000780). |
| West: | North Madison Street and then the Mason Methodist Church, which is located at 2710 North Madison Street (Parcel 7475010631) and 4022 North 28 th Street (Parcel 4180000191). |

2.3 SITE GEOLOGY AND HYDROLOGY

2.3.1 TOPOGRAPHY

The subject properties are located on a broad upland plateau situated about 350 ft above Commencement Bay. According to the City of Tacoma's govMe website (City of Tacoma website 2011), the ground surface is situated at about Elevation 344 ft along North Madison Street (west side of subject properties). Along North 28th Street (north side of the subject properties), the ground surface is situated between about Elevation 344 ft and 346 ft. The ground surface is situated between Elevation 346 ft and 349 ft along North Proctor Street (east side of subject properties). The west portion of the subject properties is situated several feet above the adjacent side streets. The grades along North Madison Street and the west portion of North 28th Street were likely lowered during the original site development.

2.3.2 GEOLOGY

The soil conditions identified at the subject properties is based on our review of the *Geologic Map of the Tacoma North 7.5 Minute Quadrangle, Washington* (Troost and Booth in review) published by the U.S. Geological Survey (USGS) and on conditions observed during a limited field exploration program completed on September 23, 2011, by Landau Associates for the Preliminary Geotechnical Evaluation for the subject properties (Landau Associates 2011).

According to the above-referenced geologic map, near-surface soil in the vicinity of the subject properties consists of glacial till. Glacial till typically consists of a heterogeneous, non-sorted mixture of subrounded boulders, cobbles, gravel, and sand in a matrix of silt and clay. The heterogeneous nature of the glacial till is a result of the material being mixed and transported before being deposited, overridden, and compacted by the weight of an advancing glacier. Glacial till typically exhibits high shear strength and is generally considered to be impermeable.

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The soil observed during the limited field explorations (Landau Associates 2011) generally consists of sandy to very sandy gravel with variable silt content or gravelly to very gravelly sand with variable silt content. These soil types are consistent with soil mapped as glacial till.

A resource protection well was installed at the Mason Middle School property to the north of the subject properties and across North 28th Street. According to the well log obtained from the Ecology Water Well Log Viewer (Ecology website 2011a), the water level was reported at approximately 52 ft below the existing ground surface at the time of drilling (August 22, 2003). Groundwater is anticipated to flow to the northeast toward Puget Gulch, which is located about 1,000 ft from the subject properties. Groundwater levels are expected to fluctuate seasonally with maximum groundwater levels occurring during the winter/spring months. Seasonally perched groundwater (above the glacial till or within sandier zones of the glacial till) may be present at shallower depths and is anticipated to follow local topography.

3.0 HISTORICAL INFORMATION

A variety of sources were reviewed to develop the history of the subject properties and adjacent properties to assess the potential for *recognized environmental conditions*. These resources included the following:

- Aerial photographs (1931, 1946, 1950, 1973, 1979, 1985, 1990, 1998, 2002, and 2006)
- Topographic maps (1900, 1961, 1968, 1973, 1981, and 1994)
- Sanborn Fire Insurance maps (1912, 1950, and 1969)
- Tacoma City Directories (1930, 1935, 1940, 1944, 1949, 1955, 1960, 1965, 1969, 1975, 1979, 1984, 1989, 1994, 2001, 2005, 2010).

Aerial photographs were obtained from the City of Tacoma’s govME website (City of Tacoma website 2011) and Aero-Metric, Inc. Topographic maps and Sanborn maps were obtained from Environmental Data Resources, Inc. (EDR). Tacoma area directories were reviewed at the Tacoma Public Library.

3.1 HISTORY OF SUBJECT AND ADJACENT PROPERTIES

The table below presents a summary of the use(s) of the subject properties developed from the historical information presented in the sections below. The oldest historical record available for the subject and adjacent properties is from 1900 (first available topographic map).

| Summary of Property History | |
|------------------------------------|---|
| Dates | Past Property Use(s) |
| 1900-2011 | The topographic maps do not show any buildings on the subject properties (1900 – 1994). On the 1912 Sanborn map, there are two residences shown on the east side of the subject properties. The 1931 aerial photograph does not clearly show the two residences on the east side of the subject properties, but does show two residences on the west side of the subject properties. The 1946 aerial photograph shows an additional building on the west side of the subject properties and the previous buildings on the east side of the subject properties have been replaced by three new buildings. The 1950 Sanborn map shows one the middle building is listed as an “oil rack.” The southernmost building is shown on the 1969 Sanborn map. In the 1973 aerial photograph, all of the buildings on the east side of the property have been removed and have been replaced by 1979 with one large L-shaped building. The city directories list the west parcels as residential from 1930 to the present and the east parcel as residential until 1975 when it becomes listed as a restaurant and retail. |

The table below presents a summary of the use(s) of the surrounding properties developed from the historical information presented in the sections below.

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| Summary of History of Properties in Surrounding Area | |
|--|---|
| Direction | Past Surrounding Property Use(s) |
| North | Aerial photographs (1931 through 2010), topographic maps (1961 through 1994), Sanborn fire insurance maps (1950 through 1969), and City directories (1930 through 2010) show this location as Mason Middle School. In the 1931 aerial photograph, the school only occupies the western portion of the property with five residences present on the east side, which borders North Proctor Street. In the 1969 Sanborn map, the residences have been replaced by two large buildings associated with the school. The entire school appears demolished in the 2002 aerial photograph and has been rebuilt by the 2006 aerial photograph. |
| East | The 1912 Sanborn map shows one residence at 2717 North Proctor Street. The residence can be seen in the aerial photographs (1931 through 2010) in its current configuration. The city directories and Pierce County Assessor-Treasurer website (Pierce County 2011) have this property listed as a restaurant. |
| South | The property at 2712 and 2710 North Proctor Street is shown as occupied by a residence on the 1912 Sanborn map. In the 1931 aerial photograph, a building visible on the south side appears consistent with the current building on the property. The 1950 and 1969 Sanborn maps show an L-shaped building labeled "Grease's" and "gas and oil." The City directories identify the address as various service stations from 1945 to 1965. The property at 2703 North Madison Street appears as residential property until the 1973 aerial photograph when the residences were removed and a building consistent with the current one has been constructed. This property has been used for communication offices (Pacific Northwest Bell and Qwest) and the Manitou Church of Christ since at least 1979 (city directories and Pierce County Assessor-Treasurer) (Pierce County 2011). 3909 North 27 th Street is shown to contain one building labeled "Sunset Tele and Teleg Co's Central Station" on the 1912 Sanborn map. Two small additional structures were added to the property and are shown in the 1950 Sanborn map; these structures appear to have been replaced by 1973 with a new building that covers most of the parcel. The city directories list the property as owned by communication companies since 1935 with the current owner being Qwest (Pierce County Assessor-Treasurer)(Pierce County 2011). |
| West | The 1912 Sanborn map shows the properties at 2710 North Madison Street and 4022 North 28 th Street with two residences located on the southern portion of the properties and a building labeled "Mason M. E. Church" located on the northern portion of the properties. In the 1931 aerial photograph, multiple residences are visible on the southern portion of the properties and one or two larger buildings are visible on the northern portion of the properties. By 1950, the Sanborn map shows five residences on the southern portion of the properties; the church on the northern portions of the properties has been expanded in size. The topographic maps from 1961 to 1994 show the properties as being occupied by a church. In the 1969 Sanborn map, the residences have been removed and the church has been expanded to cover the majority of the properties. Structures on the properties are visible in the current configuration by the 1998 aerial photograph. The city directories list these properties as owned by the church and reverends. |

3.2 AERIAL PHOTOGRAPHS

Landau Associates reviewed the historical aerial photographs listed in Section 3.0. Copies of the aerial photographs reviewed are provided in Appendix B. Historically and/or environmentally significant findings from the aerial photograph review are summarized below:

| Summary of Aerial Photographs | |
|-------------------------------|---|
| Year | Subject Properties/Vicinity Use |
| 1931 (poor quality) | <ul style="list-style-type: none"> • <i>Subject Properties:</i> Parcels 4180000180 and 4180000170 appear to be vacant with vegetation and a pathway crossing from northwest to southeast across both parcels. Both parcels 4180000160 and 4180000150 have structures that resemble the current residential structures on the parcels. Two large trees and possibly a structure are visible on parcels 4180000140 and 5200000940. • <i>Adjacent Properties:</i> <ul style="list-style-type: none"> – To the south, the property at 2702 North Proctor Street has one building that is consistent with the current building on the property, the property at 3909 North 27th Street has one building, and the property at 2703 North Madison Street has two buildings that appear to be residences. The property at 2712 and 2710 North Proctor Street appears to have two small buildings. – To the west, the properties at 2710 North Madison Street and 4022 North 28th Street have multiple residences on the southern portion of the property and one or two larger buildings on the northern |

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Summary of Aerial Photographs

| Year | Subject Properties/Vicinity Use |
|------------------------|---|
| | <p>portion of the properties.</p> <ul style="list-style-type: none"> - To the north, the property at 3901 North 28th Street has one large building on the western portion of the property with multiple residences bordering North Proctor Street and a large vacant area in the middle of the property. - To the east, the property at 2717 North Proctor Street has one building that resembles the current building on the property. |
| 1946 | <ul style="list-style-type: none"> • <i>Subject Properties:</i> Parcel 4180000180 has one structure that is consistent with the current residence. Parcel 4180000170 appears to now be a yard for one of the adjacent parcels on the subject properties. Three small structures that appear to be residences or outbuildings are visible on Parcels 4180000140 and 5200000940. • <i>Adjacent Properties:</i> <ul style="list-style-type: none"> - To the south, the property at 2710 North Proctor Street has a new "L"-shaped building in the central portion of the parcel. |
| 1950 (poor quality) | <ul style="list-style-type: none"> • <i>Subject Properties:</i> Parcel 4180000180 has an outbuilding on the southern portion of the parcel that is consistent with the current building. • <i>Adjacent Properties:</i> <ul style="list-style-type: none"> - To the south, the property at 3909 North 27th Street has what appears to be a concrete pad. Observations of changes from the 1946 photograph are difficult due to the poor quality of the 1950 photograph. |
| 1973 | <ul style="list-style-type: none"> • <i>Subject Properties:</i> All buildings on parcels 4180000140 and 5200000940 have been removed and the parcels are vacant. • <i>Adjacent Properties:</i> <ul style="list-style-type: none"> - To the south, the property at 3909 North 27th Street has a new building that occupies the majority of the parcel, and buildings visible on previous photographs have been removed. 2703 North Madison Street has a building that is consistent with the current building on the property, and buildings visible on previous photographs have been removed. - To the west, all of the pre-existing buildings have been removed from the property at 2710 North Madison Street and a building consistent with the current building is now visible on the southern portion of the property. The property at 4022 North 28th Street appears vacant. - To the north, on the property at 3901 North 28th Street, the large building on the western portion of the property has not changed, but all of the pre-existing buildings on the eastern portion of the property have been removed and replaced by two large buildings that occupy the majority of the property. |
| 1979 | <ul style="list-style-type: none"> • <i>Subject Properties:</i> An "L"-shaped building is visible on parcels 4180000140 and 5200000940, which is consistent with the current building on the eastern portion of the subject properties. • <i>Adjacent Properties:</i> <ul style="list-style-type: none"> - To the south, the "L"-shaped building located on the property at 2710 North Proctor Street has been removed. The property at 3909 North 27th Street is vacant and the pre-existing building has been removed. To the north, the westernmost building on the property at 3901 North 28th Street has been expanded. |
| 1985 | <ul style="list-style-type: none"> • <i>Subject Properties:</i> No significant changes are visible from the 1979 photograph. • <i>Adjacent Properties:</i> <ul style="list-style-type: none"> - To the north, a building located at the northwest corner of the property at 3901 North 28th Street appears to have been expanded. |
| 1990 | <ul style="list-style-type: none"> • <i>Subject Properties:</i> No significant changes are visible from the 1985 photograph. • <i>Adjacent Properties:</i> <ul style="list-style-type: none"> - No significant changes are visible from the 1985 photograph. |

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| Summary of Aerial Photographs | |
|-------------------------------|--|
| Year | Subject Properties/Vicinity Use |
| 1998 | <ul style="list-style-type: none"> • <i>Subject Properties:</i> No significant changes are visible from the 1990 photograph. • <i>Adjacent Properties:</i> <ul style="list-style-type: none"> – To the west, a new addition is visible on the northern side of the building located on the property at 2710 North Madison Street, which is consistent with the current building configuration. |
| 2002 | <ul style="list-style-type: none"> • <i>Subject Properties:</i> No significant changes are visible from the 1998 photograph. • <i>Adjacent Properties:</i> <ul style="list-style-type: none"> – To the north, at the property at 3901 North 28th Street, all structures visible in previous photographs appear to have been demolished and the property appears to be under construction. |
| 2006 | <ul style="list-style-type: none"> • <i>Subject Properties:</i> No significant changes are visible from the 2002 photograph. • <i>Adjacent Properties:</i> <ul style="list-style-type: none"> – To the north, the property at 3901 North 28th Street appears in the current property configuration. |

A review of aerial photographs for the subject properties indicates that parcels 4180000160 and 4180000150 have been occupied by residences from 1931 to the present. Parcels 4180000180 and 4180000170 were vacant in the 1931 aerial photograph and by the 1946 aerial photograph were occupied by residences. Parcels 4180000140 and 5200000940 were residential properties from 1931 until at least 1950 and then appear vacant in the 1973 aerial photograph. From at least 1979 to the present, the existing “L”-shaped building and parking lot are visible on parcels 4180000140 and 5200000940. From 1931 to 1950, the aerial photographs show a small rectangular building located in the northwestern corner of parcel 5200000940. As discussed in Sections 3.4 and 4.2, this building has been identified as a “lubricating company” and as containing “oil,” and the former operations are considered a *historical recognized environmental condition* for the subject properties.

The adjacent properties appear to have primarily been in residential use, with some use as commercial properties and a school. An “L”-shaped building on the property at 2710 North Proctor Street is visible in the photographs from 1946 to 1973. This building has been identified as a gasoline station (Section 4.2). Cleanup of this site is discussed in Sections 4.0 and 5.0. Based on the available historical information, none of the other adjacent properties appear to represent a potential environmental concern for the subject properties.

3.3 TOPOGRAPHIC MAPS

USGS topographic maps were provided by EDR for the years noted in Section 3.0. Copies of the topographic maps reviewed are provided in Appendix C and summarized in the table below.

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| Summary of Topographic Maps | | |
|-----------------------------|-----------|--|
| Year | Scale | Subject Properties/Vicinity Use |
| 1900 | 1:125,000 | <i>Subject Properties and Vicinity:</i> The map scale is such that no buildings are shown. The map shows only the roads in the vicinity of the subject properties. The subject properties and the surrounding area are shown as city blocks. |
| 1961 | 1:24,000 | <ul style="list-style-type: none"> • <i>Subject Properties:</i> The 1961 topographic map indicates development but individual structures are not shown. • <i>Adjacent Properties:</i> Mason Junior High School is shown to the north of the subject properties (3901 North 28th Street) and a church is shown to the west of the subject properties (2710 North Madison Street). No other buildings or development are shown on the adjacent properties. |
| 1968 | 1:24,000 | <ul style="list-style-type: none"> • <i>Subject Properties:</i> No significant changes are shown from the 1961 topographic map. • <i>Adjacent Properties:</i> No significant changes are shown from the 1961 topographic map. |
| 1973 | 1:24,000 | <ul style="list-style-type: none"> • <i>Subject Properties:</i> No significant changes are shown from the 1968 topographic map. • <i>Adjacent Properties:</i> No significant changes are shown from the 1968 topographic map. |
| 1981 | 1:24,000 | <ul style="list-style-type: none"> • <i>Subject Properties:</i> No significant changes are shown from the 1973 topographic map. • <i>Adjacent Properties:</i> No significant changes are shown from the 1973 topographic map. |
| 1994 | 1:24,000 | <ul style="list-style-type: none"> • <i>Subject Properties:</i> No significant changes are shown from the 1981 topographic map. • <i>Adjacent Properties:</i> No significant changes are shown from the 1981 topographic map. |

The topographic maps show the area of the subject properties and surrounding properties as developed since 1961, however, individual buildings and structures are not shown. The exception is for Mason Junior High School to the north (3901 North 28th Street) and a church to the west (2710 North Madison Street). The topographic map review found no evidence of conditions of potential environmental concern for the subject properties.

3.4 SANBORN FIRE INSURANCE MAPS

Sanborn fire insurance maps were provided by EDR for the years noted in Section 3.0. Copies of the Sanborn fire insurance maps reviewed are provided in Appendix D and summarized in the table below.

| Summary of Sanborn Fire Insurance Maps | |
|--|---|
| Year | Subject Properties/Vicinity Use |
| 1912 | <ul style="list-style-type: none"> • <i>Subject Properties:</i> Two residences are shown on the eastern edge of the subject properties along North Proctor Street. The rest of the subject properties are vacant. • <i>Adjacent Properties:</i> The properties located at 2710 North Proctor Street and 2703 North Madison Street are both occupied by residences. The property at 3909 North 27th Street is labeled as "Sunset Tele and Tele Co's Central Stations." The property at 2710 North Madison Street has two residences shown on the southern portion of the property and "Mason M.E. Church" is shown on the northern portion of the property. The property at 3901 North 28th Street is shown as occupied by five residences on the eastern portion of the property (bordering North Proctor Street) and the rest of the property is vacant. The property at 2717 North Proctor Street is occupied by one residence. |

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Summary of Sanborn Fire Insurance Maps

| Year | Subject Properties/Vicinity Use |
|------|--|
| 1950 | <ul style="list-style-type: none"> • <i>Subject Properties:</i> Parcel 4180000180 is shown as occupied by one residence. Parcels 4180000160 and 4180000150 are each shown as occupied by one residence and an outbuilding. Parcel 4180000170 is vacant. Parcels 4180000140 and 5200000940 are shown as occupied by a residence on the southern portion of the parcels, a rectangular building labeled “oil rack” in the central portion of the parcels, and a small square building labeled “oil” in the northern portion of the parcels. The rest of the labeling for this small square building is illegible. • <i>Adjacent Properties:</i> The property located at 2710 North Proctor Street is shown with a frame building occupying the southern one-third of the property and an “L”-shaped building occupying the central portion of the property labeled “Greas’g” with a note above it reading “gas and oil.” The property at 3909 North 27th Street is shown with an addition to the northern side of the building and a small square building is now shown in the northeastern corner. The labeling on the new small square building is not legible. The property at 2703 North Madison Street is shown as occupied by two residences. The property at 2710 North Madison Street is shown as occupied by five residences and one small outbuilding on the southern portion of the property and the church on the northern portion of the property has been expanded (4022 North 28th Street). Two to three outbuildings have been added to the property at 3901 North 28th Street. Mason Intermediate School has been constructed on the western portion of the property at 3901 North 28th Street and the central portion of the property is vacant. The only change shown for the property at 2717 North Proctor Street from the 1912 photograph is that one outbuilding has been added in the southwestern corner of the property. |
| 1969 | <ul style="list-style-type: none"> • <i>Subject Properties:</i> The southern building previously shown on parcel 5200000940 is no longer shown. • <i>Adjacent Properties:</i> The property at 2703 North Madison Street is now shown with only one residence. The residences on the property at 2710 North Madison Street are no longer shown and the church has been expanded onto the southern portion of the property. The residences on the property at 3901 North 28th Street are no longer shown and Mason Intermediate School has been expanded across the entire property. |

A review of Sanborn fire insurance maps for the subject properties indicates that the central and western portions have been in residential use or vacant since 1912. The easternmost two parcels were shown in residential use on the 1912 map. The 1950 map shows only one residence on the southern portion of the subject properties and two buildings with labels reading “oil” on parcel 5200000940. On the 1969 map, the residence on the southern portion of the subject properties is no longer shown. The two buildings which were identified as containing or using “oil” on parcel 5200000940 are considered a *recognized environmental condition* for the subject properties.

The former operations at the building labeled on the 1950 and 1969 Sanborn maps as “gas and oil” adjacent to the subject properties to the south on the property at 2710 North Proctor Street is considered to represent potential environmental concern for the subject properties. As discussed in Section 4.2, this building has been identified as a former gas station. Site cleanup and remediation for this site is discussed in Sections 4.0 and 5.0. None of the other adjacent properties are considered to represent a potential environmental concern for the subject properties based on the Sanborn Map review.

3.5 CITY DIRECTORIES

Landau Associates conducted a review of the Tacoma Polk City Directories for the subject properties and for addresses associated with the surrounding properties. The address search was

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conducted for the subject properties and addresses near the subject properties for the following addresses and years:

- Subject Properties: 3912 North 28th Street, 3916 North 28th Street, 3920 North 28th Street, 2720 North Proctor Street
- 3911 North 27th Street (1949 - 1979) (address associated with Qwest Corp)
- 3901 North 28th Street (2005 - 2010) (address associated with Mason Middle School)
- 4022 North 28th Street (1930 - 2010) (address associated with Mason Methodist Church)
- 2703 North Madison Street (1979 - 2010) (address associated with Qwest Corp)
- 3909 North 27th Street (1935 – 1975) (address associated with Qwest Corp)
- 2710 North Madison Street (1930 - 2010) (address associated with Mason Methodist Church)
- 2812 North Madison Street (1930 - 2001) (address associated with Mason Middle School)
- 2702 North Proctor Street (1930 – 2010) (address associated with the Gift Shops)
- 2710 North Proctor Street (1945 – 1969) (address associated with auto parking/Sulkowsky Property)
- 2717 North Proctor Street (1989-2010) (address associated with the Old House Restaurant)
- 2810 North Proctor Street (1930 -1960) (address associated with Mason Middle School)

Historically and/or environmentally significant findings from the city directory review are summarized below:

| Summary of City Directories | |
|------------------------------------|--|
| Subject Properties | 3912 North 28 th Street Paradise Ridge Acupuncture (2010) Michael and Karrie Nevin (1975, 1979, 1984, 1989, 1994, 2001, 2005) Elsie Schartow. (1955, 1960, 1965, 1969) C. H. Schartow (1940, 1945, 1949) Guy Leonard (1935) Edgar Bray (1930) 3916 North 28 th Street Anton Anich (1930, 1935, 1940, 1945, 1949, 1955, 1960, 1965, 1969, 1975) No Return (1979) Gregory LaMarca (1984) Vacant (1989) Greg Coates (1994) Not Verified (2001) Lorraine and Gregory Coates (2005) Emmanuel Borromeo (2010) 3920 North 28 th Street Rudolph and Mary Plancich (1945, 1949, 1955, 1960, 1965, 1969, 1975, 1979, 1984, 1989, 1994) Julie Osborne (2001) No Current Listing (2005, 2010) 2720 North Proctor Street Charles Thompson (1940, 1945, 1949, 1955, 1960, 1965) Gordon's Hasty Tasty (1975, 1979, 1984, 1989, 1994) Fuji Teriyaki – eating places (2001, 2005) |

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| Direction from Subject Properties | Street Number/Listings from Historical City Directories (Years) |
|-----------------------------------|--|
| North | 2810 North Proctor Street Vacant (1930) Jas Stewart (1935, 1945, 1955) Jas Stewart and Daisy Metcalf (1940) Wm C Collins (1960) 2812 North Madison Street Allen C Mason School (1930) Mason Jr High School (1935, 1940, 1945, 1949, 1955, 1960, 1965, 1969, 1975, 1979, 1984) Mason Middle School (1989, 1994, 2001) 3901 North 28 th Street Mason Middle School (2005, 2010) |
| South | 2710 North Proctor Street Davies Service Station (1945, 1949) Rawlings Service Station – gas station (1960, 1965) Chic Styling Salon – beauty shop (1969) – assumed wrong listing based on knowledge of property history 2702 North Proctor Street Ace Furniture Co, Chad Perkins – barber, Davies Apartments (1930) C A Perkins – barber, New Era Cleaners, Davies Apartments (1935) – New Era Cleaners is assumed a wrong listing based on knowledge of property history Otto's North End Electric Shop – electronics, Davies Apartments (1940, 1945) North End Radio Inc. – radio shop, Davies Apartments (1949, 1955, 1960, 1965, 1969) Television Service Center – sales and service, Davies Apartments (1975) North End Vacuum Repair, Davies Apartments (1979) Pacific Northwest Shop – sporting goods, Davies Apartments (1984, 1989, 1994) Proctor Enterprises – gift shop, Al's Racquet Work, Sean Thompson, Karl Roggasch (2001) Gilbert Applegate, Pacific Northwest Shop – gift shop, Karl Roggasch (2005) J & B Sales Co – general merch and retail, Pacific Northwest Shop, Counseling for Growth – counselors, D Brian Arnold Insurance (2010) 2703 North Madison Street Pacific Northwest Bell – substation (1979, 1984, 1989) Not Verified (1994) Manitou Park Church of Christ, Albert Udovich (2005) Manitou Park Church of Christ, Dennis Beckley, Peter & Marianne Buffo, Andrea Snow, Van Cam Phu (2010) 3909 North 27 th Street Proctor Street Tel Sta (1935, 1945, 1940) Pacific Tele and Telg Co (1949, 1955, 1960) Pacific Northwest Bell Skyline Central Office (1965, 1969, 1975) |
| East | 2717 North Proctor Street The Old House Mercantile Co (1989) The Old House Mercantile Co, Just for Christmas – gift shop (1994) Old House Café, The old House Mercantile (2001, 2005) Old house Café – restaurant (2010) |

| | |
|------|---|
| West | 2710 North Madison Street Wm J Robertson (1930) Clyde Wintler (1935) Chas Goodwin (1940, 1945) Vacant (1949) Eugene Smith – rev (1955) Mason United Methodist Church (1960, 1965, 1969, 1975, 1979, 1989, 1984, 1989, 1994, 2001, 2001) Mason United Methodist Church, Old Town Co-op Preschool, Fish Northwest – food products, retail (2010) 4022 North 28 th Street Chas MacCaughey – rev (1930, 1935) Roy Smith – rev (1940) Stanley Logan – rev (1945) Henry Earnest – rev (1949, 1955, 1960) Roy Domonte (1965) Eugene Kester – rev (1969) Richard Cook – rev (1975) Geo C Brown Jr – rev (1979) David Braun – rev (1984, 1989) Edgar, Betty and Lee Starr (1994) Joe Miller (2001) Joseph and Ronna Miller (2010) |
|------|---|

A review of City directories indicates that the subject properties were listed with residential or commercial uses. The commercial uses consisted of an acupuncturist and restaurants. These listing are not considered to represent potential environmental concerns for the subject properties.

Listings for adjacent properties that are considered to represent potential environmental concerns for the subject properties include operations on the property at 2710 North Proctor Street, which is located to the south of the subject properties. The property at 2710 North Proctor Street was listed as a service station in 1945, 1949, 1960, and 1965. Site cleanup and remediation for this property is discussed in Sections 4.0 and 5.0. None of the other listings for the adjacent properties are considered to represent a potential environmental concern for the subject properties.

3.6 PIERCE COUNTY ASSESSOR-TREASURER

Landau Associates conducted a review of the Pierce County Assessor-Treasurer website (Pierce County 2011) for current property information for the subject properties and surrounding properties. Findings from the website review are summarized below:

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Summary of Pierce County Assessor-Treasurer Database

| | |
|--|--|
| Subject Properties | <p>3920 North 28th Street (Parcel 4180000180) Owned by Cheryl Pijanowski and E Kuester with a listed use as a single-family dwelling. The property was granted with a statutory warranty deed from Mary Plancich in July 1998. A one-story wood frame residence built in 1942 and a detached garage are listed.</p> <p>3916 North 28th Street (Parcels 4180000170 and 4180000160) Owned by William and Ann Evans with a listed use as "vacant land undeveloped" for parcel 4180000170 and as a single-family dwelling for parcel 4180000160. The properties were granted with a statutory warranty deed from Greg and Leslee Coates in April 2007. No buildings were listed for parcel 4180000170. A one-story wood frame residence built in 1926 is listed for parcel 4180000160.</p> <p>3912 North 28th Street (Parcel 4180000150) Owned by William Evans and Erling Kuester with a listed use as a single-family dwelling. The property was granted with a statutory warranty deed from Karrie Nevin in October 2005. A one-story wood frame residence built in 1926 is listed.</p> <p>3908 North 28th Street (Parcel 4180000140) Owned by Lawrence Pearson with a listed use as "commercial land with improved land value only." No sales or buildings were listed for this parcel since 1997.</p> <p>2720 North Proctor Street (Parcel 5200000940) Owned by Lawrence Pearson with a listed use as "general merchandise retail trade." No sales were listed for this parcel since 1997. One retail stand-alone building and one fast food restaurant, both built in 1974, are listed.</p> |
| Direction from Subject Properties | <p align="center">Summary of Pierce County Assessor-Treasurer Database</p> |
| North | <p>2812 North Madison Street (also known as 3901 North 28th Street; Parcels 4180000350, 4180000340, 4180000330, 4180000320, 5200000930) Owned by Tacoma School District Number 10 with a listed use of "secondary schools 7 to 12." There are no sales listed for these parcels since 1997. One building is listed, which was built in 2003, and is listed as a school.</p> |
| South | <p>2703 North Madison Street (Parcel 7475010681) Owned by Qwest Corporation with a listed use as "communications." No sales are listed for this property since 1997. One masonry office building was built in 1973.</p> <p>3909 North 27th Street (Parcel 7475010662) Owned by Qwest Corporation with a listed use as "communications." No sales are listed for this property since 1997 and the property is used as a parking lot.</p> <p>2710 North Proctor Street (listed as "Undetermined Status"; Parcels 5200000642 and 7475010642) Owned by Proctor Partners LLC with a listed use as "auto parking." Parcel 5200000642 was granted with a statutory warranty deed from Helen Sulkosky in November 2003. Parcel 7475010642 was granted with a statutory warranty deed from Helen Sulkosky in December 2002. No buildings are listed for these properties.</p> <p>2702 North Proctor Street (Parcel 7475010650) Owned by Davies Building LLC with a listed use as "general merchandise retail trade." No sales were identified for this parcel since 1997. One building was listed for this property. The building is listed as mixed retail with residential units and was built in 1925.</p> |
| East | <p>2717 North Proctor Street (Listed as 2756 North 28th Street; Parcel 5200000780) Owned by William Evans with a listed use as "other retail trade." No sales were identified for this parcel since 1997. One wood-frame retail stand-alone building was built in 1907.</p> |
| West | <p>2710 North Madison Street (Parcel 7475010631) Owned by Mason Methodist Church with a listed use as "religious services." No sales were identified for this parcel since 1997. Two buildings were listed on this property. Both buildings were constructed in 1970 and used as a church.</p> <p>4022 North 28th Street (Parcel 4180000191) Owned by Mason United Methodist Church with a listed use as "religious services." No sales were identified for this parcel since 1997. No buildings are listed on the property.</p> |

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A review of the Pierce County Assessor-Treasurer website (Pierce County 2011) identified the subject properties as being in residential and commercial use. The residences were purchased by their current owners in 1998, 2005, and 2007. The commercial property on the subject properties contains retail space and a fast food restaurant with no sales since 1997. These listings are not considered to represent potential environmental concerns for the subject properties.

4.0 AGENCY RECORDS REVIEW

Landau Associates reviewed information from publicly available regulatory databases and contacted the Tacoma-Pierce County Health Department (TPCHD), Tacoma Fire Department, and Ecology for information regarding potential environmental conditions at the subject properties. Information collected during the review of agency records is summarized below.

4.1 REGULATORY DATABASE REPORT

EDR was subcontracted to conduct a search (as prescribed by ASTM) of publicly available federal, state, and local agency environmental databases. A regulatory agency database report, dated September 6, 2011, was prepared for the subject properties using the address of 2720 North Proctor Street for parcel 5200000940. A complete copy of the database report is provided on CD-ROM in Appendix E.

The search focused on information in the various lists maintained by the agencies of sites with known and potential environmental conditions that may represent a threat to human health and the environment. EDR conducted its search of listed information (which is keyed to a geographic mapping system) using the location of the subject properties, and identified sites listed in the databases that are located within up to a 1-mile radius of the subject properties boundaries. Not all sites located within a 1-mile radius are considered to represent a threat to the subject properties.

Due to the nature of contaminant migration in groundwater, only sites located hydraulically upgradient of the subject properties or sites that are higher than or at the same elevation as the subject properties with activities that may affect groundwater are assumed to have the potential to environmentally impact the subject properties. As discussed in Section 2.3, groundwater in the subject properties area generally flows to the northeast; therefore, only sites to the southwest of the subject properties would be considered potentially upgradient. Adjacent properties were also evaluated as they have the potential to impact soil and groundwater at the subject properties due to their proximity.

The focus of this section is to identify the sites that are listed in the EDR report that have the potential to environmentally impact the subject properties. The most direct pathway is via groundwater. Groundwater contamination could potentially migrate downgradient from an upgradient source. Therefore, sites that are located upgradient of the subject properties that also have a history of groundwater contamination have the potential to impact the subject properties. The potential for groundwater contaminants from a neighboring site to migrate to the subject properties is greatly affected by the distance between the site and the subject properties, and by the hydrogeological conditions in the immediate area of the site. The likelihood of groundwater contamination originating from a site more than ¼ mile away from the subject properties is considered to be very low. Additionally, waterways

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represent a boundary condition for groundwater flow. Therefore, only sites located upgradient and on the same upland area as the subject properties have the potential to affect groundwater at the subject properties.

4.1.1 SUBJECT PROPERTIES

The subject properties were not identified in any of the environmental databases listed in the EDR database report.

4.1.2 ADJACENT AND PROXIMATE SITES

Nineteen (19) listings were identified in the EDR database search. Of the identified sites, four are located more than ¼ mile away, or downgradient, from the subject properties. The potential for impact to the subject properties from these sites is considered to be very low. Of the identified sites within ¼ mile, three sites have a UST and/or have had a confirmed or suspected release to soil and/or groundwater. Additionally, a dry cleaner was also identified with ¼ mile of the subject properties. These four sites are identified as having the potential to impact the subject properties and are listed below. Comments are provided on the potential for impact to the subject properties, based on available information.

| Regulatory Database | Facility Name – Address | Distance from Property (ft) | Direction from Property – Gradient | Recognized Environmental Condition (Y/N) |
|----------------------------------|--|--|------------------------------------|---|
| FINDS LUST ALLSITES UST | Sulkowsky Property (Auto Parking) 2708 North Proctor Tacoma, WA 98407 EDR Report Listing: A1, A2 | Adjacent to the south across the alley | South - Crossgradient | Y Documented release is a <i>historic recognized environmental condition</i> |

Comments: The leaking underground storage tank (LUST) database indicates that a release to soil was identified in December of 2002, and was reported cleaned up in June 2004. The UST database identifies one UST on this property. The EDR report stated that the UST's size is between 111 to 1,100 gallons and that it is exempt. The EDR report did not identify the UST's contents. Additional records and reports from TPCHD (Section 4.2) and user-provided documentation (Section 5.0) indicate that cleanup and remediation has occurred on this site, and it is considered to have a low potential to impact the subject properties.

| | | | | |
|---|---|--|-----------------------|--|
| RCRA-NonGen FINDS CSCSL ALLSITES MANIFEST | Mason Middle School 2812 North Madison Street Tacoma, WA 98407 EDR Report Listing: 3 | Adjacent to the north across North 28 th Street | North – Crossgradient | Y Documented release is a <i>recognized environmental condition</i> |
|---|---|--|-----------------------|--|

Comments: The confirmed/suspected contaminated site list (CSCSL) database lists this site as having confirmed groundwater and soil contamination due to petroleum products (type unspecified) and the site was listed as a state cleanup site in October 2002. The site's status is currently awaiting cleanup. On the ALLSITES database, this site was listed as a hazardous waste generator from 1996 to 2005. Additional information regarding the site cleanup efforts are provided in Section 4.2. Due to the location of this site (adjacent across North 28th Street), and because the site has confirmed soil and groundwater contamination, this site is considered to have a moderate potential to impact the subject properties.

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|---|--|---|--------------------------|---|
| RCRA-NonGen FINDS ALLSITES UST | USWCOM Tacoma Skyline Co (Qwest Facility) 2703 North Madison Street Tacoma, WA 98407 EDR Report Listing: 4 | Adjacent to the south across the alley | South – Crossgradient | N |
|---|--|---|--------------------------|---|

Comments: On the ALLSITES database this site was listed as a hazardous waste generator in 1996, and was listed in the Tier 2 database in 1989. The UST database indicates that two USTs are located at this site. The first is a double-wall fiberglass UST installed in 1989 that is currently in operation. The contents of this UST were not listed. The second UST is an exempt heating oil tank installed in 1964. As there are no reports or indications of a spill or releases from this site, this site is considered to have a low potential to impact the subject properties.

| | | | | |
|--|---|--------|--------------------------|---|
| RCRA-CESQG FINDS ALLSITES Inactive Drycleaners | New Era Cleaners 2621 North Proctor Street Tacoma, WA 98407 EDR Report Listing: B5 | 250 ft | South - Crossgradient | N |
|--|---|--------|--------------------------|---|

Comments: This site is listed as a historic generator (dry cleaner) with no violations. Although listed as a historic dry cleaner in 1981, this site was confirmed to be an active dry cleaners during the site reconnaissance (Section 6.0). Due to no records of spills, releases, or violations, this site is considered to have a low potential to impact the subject properties.

4.2 TACOMA-PIERCE COUNTY HEALTH DEPARTMENT

TPCHD was contacted regarding potential environmental conditions at the subject properties and adjacent properties. Information from records for the subject and adjacent properties is summarized below.

Summary of Health Department Records

| | |
|--|--|
| Subject Properties 3920 North 28 th St (Parcel 4180000180) 3918 North 28 th St (Parcel 4180000170) 3916 North 28 th St (Parcel 4180000160) 3912 North 28 th St (Parcel 4180000150) 2720 North Proctor St (Parcels 4180000140 and 5200000940) | A potential abandoned commercial tank (ACT) was identified in the northeastern corner of the parking lot for the commercial building (2720 North Proctor Street). ACTs are identified on sites that have a historic record of a gas station or commercial UST but no record of UST removal with TPCHD or Ecology. The TPCHD has a record of a hand-drawn figure (undated) that shows two USTs with associated fill piles, vents, and piping connecting them to two pumps. The figure is titled "Thompson Lubricating Company, S.W. Corner North 28 th & Proctor." The ACT locations correspond to the location of the building identified on the 1950 Sanborn Fire Insurance Map (Section 3.4) and labeled as "oil." The approximate locations of these USTs are shown on Figure 3. |
|--|--|

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|---|--|
| <p>Auto Parking (Sulkowsky Property) 2710 and 2712 North Proctor Street (Parcel 7475010642) (Parcel 5200000642)</p> | <p>Records include UST removal applications and removal permits for five USTs in the 2700 block of North Proctor in 2004. The tanks removed consist of a 3,000-gallon, a 1,000-gallon, and two 1,300-gallon USTs containing gasoline, and a 500-gallon UST containing used oil. A Limited Phase II ESA was conducted by GeoEngineers (GeoEngineers 2002) to investigate the area of the USTs. Additional soil removal and report preparation was conducted by Marsh Industrial Research in June 2004 (Marsh Industrial Research 2004) to address Ecology concerns regarding the removal of the USTs. The associated pump island and piping were also removed. The file coversheet indicates that soil contamination was encountered and that all contaminated soil was removed. It also indicates that groundwater contamination was not found and that monitoring wells were not installed or required. The UST removal for this site was considered "closed" as of July 9, 2004. The associated TPCHD letter (dated July 9, 2004) states that "petroleum related contamination associated with the removed USTs has been determined to be within acceptable levels, and that TPCHD requires no further investigation or remedial actions" and the site has received a "no further action" determination from TPCHD.</p> |
| <p>Gift Shops 2702 North Proctor Street (Parcel 7475010650)</p> | <p>No records found.</p> |
| <p>Qwest Corporation 3911 North 27th Street (Parcel 7475010662) 2703 North Madison Street (Parcel 7475010681)</p> | <p>TPCHD received an application to remove a 6,000-gallon UST containing diesel fuel from the US West Communications facility at 2703 North Madison Street in July 1989. Due to the locations of utilities and structures, a request was made to close the UST in-place. The application states that the UST had been drained, cleaned, and made inert (Hart Crowser 1989). The report stated that during the cleaning, samples taken from the surrounding soil by drilling through the sides of the UST contained total petroleum hydrocarbon (TPH) concentrations ranging from 1,260 milligrams per kilograms (mg/kg) to 1,588 mg/kg. Three soil borings were advanced to a depth of 25 ft below ground surface (BGS) and an attempt was made to install a monitoring well at a depth of 52 ft BGS; however, groundwater was not encountered and the well was decommissioned. The TPH concentrations in the soil samples were below the analytical detection limit of 20 mg/kg. The report stated that soils surrounding the UST are not contaminated and that the original sampling was cross-contaminated while sampling from the inside of the UST. A letter dated January 23, 1990 states that TPCHD accepted the report and its findings and approved the decommissioning in-place for the UST. To replace the 6,000-gallon UST, an application was submitted to install a 4,000-gallon, double-wall fiberglass fuel oil UST in 1989 (reported to be present onsite by Ecology Records, see Section 4.4). Documentation of installation or the installation location was not identified. The approximate location of the 6,000-gallon closed-in-place UST is shown on Figure 3.</p> |
| <p>The Old House Restaurant 2717 North Proctor Street (Parcel 5200000780)</p> | <p>No records found.</p> |
| <p>New Era Cleaners 2621 North Proctor Street (Parcel 7475012240)</p> | <p>TPCHD lists this site as New Era Cleaners and has records of EnvironStars business evaluation (EnviroStars evaluation to reduce hazardous materials) .</p> |

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| | |
|--|---|
| <p>Mason Middle School 3901 North 28th Street (Parcel 4180000350) 2812 North Madison Street (Parcel 5200000930)</p> | <p>TPCHD has multiple records regarding the removal and onsite remediation of an 8,000-gallon heating oil UST (previously a Bunker C UST) removed in 2001 from this property. The address used for all UST remediation is 2812 North Madison Street. Based on an Initial Investigation Field Report prepared by TPCHD in January 2006, the UST was originally used to store Bunker C fuel; however, it was converted to a diesel heating oil tank for the school approximately 20 years before its removal. A release occurred during the conversion; however, no remediation was conducted at that time. The UST was removed in July 2001, and observed to be in poor condition and containing significant corrosion. Diesel concentrations up to 4,600 parts per million (ppm) were identified in the surrounding soils. Contaminated soils were excavated during the UST removal (with an excavation size of 10.5 ft by 26 ft by 11 ft BGS); however, additional investigation showed that contamination extended to greater than 15 ft BGS. Buildings were demolished in 2002 and additional petroleum-impacted soil removal was conducted to a depth of 52 ft BGS. Contaminated groundwater with concentrations above the MTCA Method A Cleanup Levels was encountered [diesel-range concentrations of 690 micrograms per liter (µg/L) and oil-range concentrations of 210 µg/L]. The excavation ended at the sidewalk adjacent to North 28th Street. A monitoring well, MW-1, was installed at the southern edge of the excavation within a planting strip along the northern side of North 28th Street. As of 2006, there has not been sufficient groundwater for sampling at MW-1. Soils with diesel-range concentrations of 2,870 mg/kg were encountered from 55 ft to 65 ft BGS during the installation of monitoring well MW-1. This indicates that contaminated soil and groundwater is present along North 28th Street. The approximate location of MW-1 and the petroleum-impacted soil excavation area are shown on Figure 3.</p> |
| <p>Mason Methodist Church 2710 North Madison Street (Parcel 7475010631) 4022 North 28th Street (Parcel 4180000191)</p> | <p>TPCHD records contain an application from 1991 to remove a fuel oil UST that was 5 ft by 12 ft in size from 2710 North Mason Street (actual UST location was at 4022 North 28th Street). The UST was identified during the construction of an addition to the existing church. All soil samples from the UST removal site had TPH concentrations below the analytical detection limit of 20 mg/kg. A letter was received from TPCHD stating that no further action regarding the UST removal was required. The approximate location of the heating oil UST removal is shown on Figure 3.</p> |

TPCHD records show that two abandoned USTs are located in the northeastern corner of the parking lot on the commercial properties (2720 North Proctor Street) located on the subject properties. The presence of the USTs is considered a *recognized environmental condition* for the subject properties.

New Era Cleaners is identified as a dry cleaner site; however, due to no report of spills or releases, and based on groundwater flow to the northeast, this site is considered to have a low potential to impact the subject properties.

Multiple USTs were identified as having been present on the adjacent properties surrounding the subject properties. The heating oil UST removed at the Mason Methodist Church and the 6,000-gallon UST closed-in-place at the Qwest Corporation are considered closed files by TPCHD with no further remedial investigation or remedial actions required. Additionally, there was no groundwater contamination reported at either site. Therefore these properties are considered to have a low potential to impact the subject properties.

Soil contaminated with petroleum hydrocarbons was encountered during the removal of the five USTs at the auto parking/Sulkowski Property across the alley to the south. However, cleanup activities have occurred at the site, and no contaminated groundwater was reported. TPCHD has concluded that no further remedial investigation or remedial actions are required. The removed USTs and associated

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cleanup are considered a *historic recognized environmental condition*. Based on the UST removal and cleanup activities, this site is considered to have a low potential to impact the subject properties.

A large-scale cleanup has occurred at Mason Middle School due to a large LUST. Despite remediation, contaminated soils and contaminated groundwater with concentrations above the MTCA Method A Cleanup Levels are assumed to be present along North 28th Street. Groundwater flow is anticipated to be to the northeast, and the remaining contamination at the Mason Middle School is to the west of the subject properties (just west of the intersection of North 28th Street and North Madison Street). Due to the extent of the contamination, and the presence of contamination at concentrations above MTCA Method A Cleanup Levels located only 100 ft to the west of the subject properties, this contamination is considered a *recognized environmental condition* for the subject properties.

4.3 CITY OF TACOMA FIRE DEPARTMENT

The City of Tacoma Fire Department was contacted regarding potential environmental conditions and UST removal records for the subject properties and surrounding properties. The City of Tacoma Fire Department had not responded to our request for information at the time this Draft Phase I ESA report was prepared.

4.4 WASHINGTON STATE DEPARTMENT OF ECOLOGY

Landau Associates reviewed Ecology’s Integrated Site Information system (ISIS) Web Reporting database for additional information regarding sites identified in the EDR reports (Ecology website 2011b). Information from the database review is summarized below.

| Summary of City of Ecology ISIS Database Records | |
|---|---|
| Auto Parking (Sulkowsky Property) 2710 and 2712 North Proctor Street (Parcel 7475010642) (Parcel 5200000642) | This site is listed as the Sulkowsky Property with a facility ID number of 7554413. Ecology interactions for this site include UST records under the TOXICS program in November 2002. The regulated USTs site list shows one used oil/waste oil UST on the site. The UST is documented as having a capacity of 111 to 1,100 gallons and is exempt. Under the LUST list, the site is shown to have petroleum contamination in soil above MTCA cleanup levels. Cleanup started in December of 2002 and the site was reported cleaned up to Ecology in June 2004. |
| Qwest Corporation 3911 North 27 th Street (Parcel 7475010662) 2703 North Madison Street (Parcel 7475010681) | This site is listed as the Qwest Corporation with a facility ID number of 10434 and as USWCOM Tacoma Skyline Company with a facility ID number of 41368234. The tank data summary report lists two USTs for this site. The first UST was installed in 1989 and is a 4,000-gallon, double-wall, fiberglass UST containing diesel to be used for emergency power generation. This UST is currently operational. The second UST was installed in 1964 and is a single-wall tank containing kerosene used for heating. This is an exempt UST (under 500-gallon heating oil tank). The location of the existing USTs is unknown. |
| New Era Cleaners 2621 North Proctor Street (Parcel 7475012240) | This site is listed as New Era Cleaners with a facility ID number of 84333684. Ecology interactions for this site include a listing as a hazardous waste generator under the HAZWASTE program (ID WAD057318156) with a start date of 1987 and an end date of 2004. The site is listed as a dry cleaning and laundry service. |

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| | |
|---|--|
| <p>Mason Middle School 3901 North 28th Street (Parcel 4180000350) 2812 North Madison Street (Parcel 5200000930)</p> | <p>This site is listed as Mason Middle School with a facility ID number of 5567189. Ecology interactions for this site include hazardous waste management activity, a listing as a hazardous waste generator (ID WAR000007294) with start dates of 2005 and a October 2002 listing as a state cleanup site. The state cleanup site listing indicates that the site is awaiting cleanup, and that an initial investigation was conducted at the property in February 2006. The site has confirmed soil and groundwater contamination at concentrations above the MTCA cleanup levels.</p> |
|---|--|

There were no records or interaction identified for the subject properties on Ecology’s ISIS Web Reporting database (Ecology website 2011b).

The auto parking/Sulkowsky Property is listed as a LUST site with soil contaminated with petroleum hydrocarbons at concentrations above the MTCA cleanup levels. The site has been reported cleaned up to Ecology (see discussion in Sections 4.2 and 5.1) and the review conducted by TPCHD concluded that no further remedial investigation or remedial actions are required. As noted above, the removed USTs and associated cleanup are considered a *historic recognized environmental condition*. Based on the UST removal and cleanup activities, this site is considered to have a low potential to impact the subject properties.

Ecology has records of two USTs located at the Qwest Corporation property. One is a 4,000-gallon UST installed in 1989 and the other is a heating oil UST installed in 1964. There was no record of the 6,000-gallon UST which has been closed-in-place described in the TPCHD records. As there are no records of spills, releases, or violations associated with this site, it is considered to have a low potential to impact the subject properties.

New Era Cleaners is identified as a dry cleaner site; however, due to no report of spills or releases, and based on groundwater flow to the northeast, this site is considered to have a low potential to impact the subject properties.

Mason Middle School is identified as a state cleanup site with confirmed soil and groundwater contamination at concentrations above the MTCA cleanup levels. Based on site reports and the review by TPCHD (Section 4.2), this contamination potentially extends to within 100 ft of the subject properties. Therefore, the contamination at this site is considered a *recognized environmental condition* for the subject properties.

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5.0 USER-PROVIDED INFORMATION

Landau Associates requested that 28 Proctor LLC provide any information due to actual or specialized knowledge or experience regarding the subject properties that is or could be relevant to *recognized environmental conditions*. Reports regarding the cleanup on the adjacent property across the alley to the south (Sulkowsky Property that is located at 2712 and 2710 North Proctor Street) were provided and are discussed below.

5.1 ADDITIONAL REPORTS

A geophysical report was prepared by Apollo Geophysics Corporation for Proctor Partners, LLC in September 2002 (Apollo Geophysics Corporation 2002) regarding the geophysical exploration for potential USTs in the 2700 block of North Proctor Street (auto parking/Sulkowski Property). The area was examined using Ground Penetrating Radar (GPR), and the survey identified three potential USTs near the alleyway and three anomalies.

A Limited Phase II Environmental Assessment was conducted by GeoEngineers on December 5, 2002 to investigate the potential USTs and anomalies identified by Apollo Geophysics Corporation (GeoEngineers 2002). The Phase II report stated that the site was used as a service station from approximately 1942 to 1954. The investigation consisted of excavating test pits at the six locations identified as the potential USTs and anomalies. Five USTs (UST-1 through UST-5) were identified on the site. UST-1 was a 3,000-gallon UST and was used to store gasoline, UST-2 and UST-4 were 1,300 gallons each and used to store gasoline, UST-3 was 500 gallons in size and was used to store waste oil. UST-5 was 1,000 gallons in size and used to store gasoline. Soil samples were collected at each of the USTs during the investigation. Of the five samples, only the sample collected from the area adjacent to UST-3 exhibited evidence of petroleum hydrocarbon contamination with diesel- and oil-range petroleum hydrocarbon concentrations greater than the MTCA Method A soil cleanup level. The contamination appeared to be limited to soil immediately adjacent to the UST. No other evidence of releases was observed.

Additional documentation provided by TPCHD (Section 4.2) describes the removal of the five USTs and the associated contaminated soil. TPCHD has concluded that no further remedial investigation or remedial action is required. Therefore, this site is considered to have a low potential to impact the subject properties.

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6.0 SITE RECONNAISSANCE

On September 16 and 19, 2011, Jessica Stone of Landau Associates conducted a site reconnaissance of the subject and adjacent properties to assess current land use activities and environmental conditions. The reconnaissance was documented through completion of a Landau Associates Phase I ESA Site Reconnaissance Checklist and with photographs. The observations made during the reconnaissance are discussed below. Features of the subject properties, as observed during the reconnaissance, are illustrated on Figure 3. Selected site photographs are provided in Appendix A.

6.1 SUBJECT PROPERTIES

Landau Associates used the following methodology to observe the subject properties:

- Walked along the accessible right of way (ROW) adjacent to the subject properties
- Viewed the subject properties from accessible parking areas that were not fenced off from public access
- Traversed the subject properties (where accessible)
- Viewed the interior of buildings and structures within the subject properties.

Three of the buildings on the subject properties consisted of occupied residential homes. In the private residences, only the kitchen, basement areas, garages, and other areas where potential chemical materials storage and heating oil USTs might be present were inspected. Areas such as living areas, bedrooms, and bathrooms were not investigated.

6.1.1 GENERAL ENVIRONMENTAL CONDITIONS

The residential properties (located at 3920, 3916, and 3912 North 28th Street) each contain a house with a detached garage and yard. The commercial building (located at 3908 North 28th Street and 2720 North Proctor Street) included four businesses and a paved parking lot. The businesses include a locksmith (Corcoran's Lock & Safe), a nail salon (4Ever Nails & Salon), and two restaurants (Proctor Teriyaki and Babblin' Babs Bistro). All of the buildings and structures were in use and appeared to be well maintained. Landau Associates made the following observations during our site reconnaissance:

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| Issue | Comments |
|---|---|
| Hazardous materials or petroleum products | Buildings located on the subject properties contained household cleaning chemicals and maintenance products consistent with the current use of these facilities (described in Section 6.1.3). A heating oil UST was identified in the basement of the residential home located at 3902 North 28 th Street on parcel 4180000180 (see Section 6.1.2). |
| Hazardous waste | None observed on any of the subject properties. |
| Solid waste | None observed on any of the subject properties. |
| Wells | None observed on any of the subject properties. |
| Wastewater | No accumulated wastewater was observed. |
| Drains, sumps, and dry wells | Stormwater drains were observed within the parking lot at the commercial building and City stormwater drains were observed in the adjacent street (North Proctor Street). An unidentified black pipe was observed in the parking lot of the commercial building (see site photographs in Appendix A). A floor drain/sump is located under a heating oil tank in the basement of the private residence at 3902 North 28 th Street on parcel 4180000180. |
| Evidence of dumping or fill materials | None observed on any of the subject properties. |
| Odors | None observed on any of the subject properties. |
| Stains and/or corrosion | Some water staining was observed on the concrete basement floors of the residences at 3916 and 3912 North 28 th Street. |
| Pools of liquid | None observed on any of the subject properties. |
| PCB-Containing Equipment | None observed on any of the subject properties. |
| Stormwater | The parking lot for the commercial building contains a grated stormwater drain that connects to the City stormwater system. Stormwater for the residential properties infiltrates in unpaved areas on the subject properties or drains to the adjacent streets. |
| Pits, ponds, or lagoons (subject properties) | None observed on any of the subject properties. |
| Pits ponds, lagoons (adjoining properties) | None observed on any of the subject or adjacent properties. |
| Stained soil or pavement | None observed on any of the subject properties. |
| Stressed vegetation | None observed on any of the subject properties. |
| General exterior housekeeping/yardkeeping | All of the subject properties were occupied and generally well maintained and included mowed lawns and well maintained planter strips and yards. Large shrubs and vegetation did obscure some areas of the subject properties and the sides of the residential homes. The residential homes had dense vegetation and vines on and against the homes that prevented observation of the sides of the homes. |

6.1.2 STORAGE TANKS/STRUCTURES

Landau Associates assessed the subject properties for evidence of current or former USTs and aboveground storage tanks (ASTs), including reviewing information obtained from TPCHD records, and by observing the subject properties for visual evidence such as fill ports, vent pipes, fuel pumps/dispensers, concrete pads, tank saddles, and mounts.

During the site reconnaissance, a heating oil AST was observed in the basement of the residential home located at 3902 North 28th Street located on parcel 4180000180. The heating oil AST is currently in use and has a capacity of less than 500 gallons. The tank appeared to be in good condition, with no

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distinct odors or evidence of leaks or spills surrounding the tank. A drain/floor sump is located directly underneath the tank (see site photographs in Appendix A). It is unknown if it is connected to the sewer system or if it drains directly into the soils below the basement floor. No odors or oil stains were observed under the tank. The fill port and vent are located against the southern side of the house. The presence of the AST is considered a *recognized environmental condition* for the subject properties.

6.1.3 MATERIAL AND EQUIPMENT STORAGE

All of the subject properties contained materials and equipment storage that would be considered reasonable and consistent with the current property use.

The private residences contained household cleaning chemicals. Other materials observed included 1-gallon paint cans, paint thinner, and wood stains and finish. All three residential homes used florescent lighting in the kitchen areas. The garage located at 3902 North 28th Street is currently being used by the owner of the residential properties to store product and materials used to maintain the residential properties. This included a lawn mower, a 5-gallon gas can for gasoline storage, paint containers (1 gallon), paint thinner, and cleaning chemicals. There were no drums or large quantities of materials or liquids stored on the subject properties. There were no large areas of staining or evidence of spilled materials visible.

The restaurants in the commercial building (Proctor Teriyaki and Babblin' Babs Bistro) store cooking oils, sauces, and cleaning chemicals such as de-greasers (used as counter and stove cleaners). Proctor Teriyaki contained a deep fryer in the kitchen area. A 50-gallon drum was kept behind the restaurant in the alleyway to store used grease and cooking oil. The nail salon contained 1-gallon containers of rubbing alcohol and acetone, which were stored in a small utility room.

6.2 SURROUNDING AREA

Landau Associates observed adjacent and nearby properties from public ROWs. The adjacent properties include:

- North: Mason Middle School
- West: The Old House Restaurant
- South: A auto parking lot (Sulkowsky Property), and a Qwest Corporations operations building and vehicle yard
- East: Mason Methodist Church

A dry cleaner (New Era Cleaners) was observed approximately 250 ft to the south of the subject properties on North Proctor Street. No monitoring wells were observed on or surrounding the dry

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cleaners property. A monitoring well was observed within the planter strip adjacent to Mason Middle School approximately 100 ft west of the subject properties (identified as MW-1, see Section 4.2).

7.0 INTERVIEWS

Landau Associates provided a Phase I Real Estate Transfer Assessment/Environmental Site Assessment User-Provided Information Request form to the following people: Mr. Rick Moses, manager of 28 Proctor LLC, and Mr. David J. Emery, Vice President of JC Higgings and Associates, the property manager of the commercial properties;. Mr. Moses stated that he was not aware of any environmental cleanup liens, Activity and Use Limitations, environmental cleanups, or chemical releases associated with the subject properties. He stated that the purchase price being paid for the subject properties does reasonably reflect the fair market value of the subject properties. Regarding past uses of the subject properties, he stated that a gasoline station had been previously located at the subject properties. Mr. Moses also provided environmental investigation reports regarding the adjacent property to the south (Sulkowsky Property). These reports are discussed in Section 5.0.

Mr. Emery stated that he was not aware of any environmental cleanup liens, Activity and Use Limitations, environmental cleanups, or chemical releases associated with the commercial properties. He stated that the purchase price being paid for the subject properties does reasonably reflect the fair market value of the subject properties. Regarding past uses of the subject properties, he stated that the locksmith has been operating at this location for over 20 years. The nail salon has been operating at the property for almost 2 years. The teriyaki restaurant is currently under new management (since July 2011), but has been operating as a teriyaki restaurant at this location for much longer (exact time frame unknown). Babblin' Babs restaurant has been in operation under the current owners for 6 years. Babblin' Babs recently expanded into space that was previously used as office space by Visiting Angels, which provided home care for senior citizens.

8.0 FINDINGS AND CONCLUSIONS

Landau Associates has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-05 for the subject properties consisting of six parcels located in Tacoma, Washington. Four parcels (4180000180, 4180000170, 4180000160, and 4180000150) contain three private residences located at 3920, 3918, and 3916 North 28th Street. Two parcels (4180000140 and 5200000940) contain a commercial center located at 2720 North Proctor Street. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report.

The commercial properties were first developed for residential uses in 1912; however, the residential structures appear to have been removed by 1931. The commercial properties were developed for commercial use prior to 1950. The current commercial building was constructed in 1974 and has been occupied by retail and service businesses, and restaurants. The residential properties were first developed in 1926 with two residential buildings. A third house was constructed in 1942. These three private residences currently remain on the subject properties.

This assessment has revealed the following *recognized environmental conditions* for the subject properties:

- The Sanborn Fire Insurance Map from 1950 shows parcel 5200000940 as containing two buildings using and storing “oil.” TPCHD records identify one of these buildings as “Thompson Lubricating Company,” which was in operation from approximately 1940 through 1965. The TPCHD records also show that two USTs with an associated fueling station associated with the Thompson Lubricating Company were once located in the northeastern corner of the parking lot of this parcel. There are no records of removal of these USTs. The presence of USTs is considered a *recognized environmental condition* for the subject properties.
- The private residence located on parcel 4180000180 (3920 North 28th Street) contains a heating oil AST in the basement. Although no spills or releases were observed or known to be associated with this tank, there is a sump located directly underneath this tank in the basement. This house was constructed in 1942, and there is a potential that a release has occurred within the basement or around the fill-port located on the southern side of the residence. The two additional residential houses on the subject properties were constructed in 1926. These two residences do not use heating oil (they have gas/electric heaters) and no evidence of heating oil tanks were identified; however, due to the ages of these buildings, heating oil may have been used in the past. The presence of the AST is considered a *recognized environmental condition* for the subject properties.
- Mason Middle School, 3901 North 28th Street, is located adjacent to the north of the subject properties across North 28th Street. A large cleanup occurred on this site as part of the removal of an 8,000-gallon heating oil UST (previously a Bunker C UST). The UST was removed in 2001 from this property, and the address used in the records for all of the UST remediation is 2812 North Madison Street. The UST was originally used to store Bunker C fuel; however, it was converted to a diesel heating oil tank for the school approximately 20 years before its removal. Soils contaminated with diesel-range petroleum hydrocarbons were

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excavated from the site during the UST removal. The excavation extended to 53 ft BGS, and contaminated groundwater was encountered during the excavation. The excavation footprint ended at the sidewalk adjacent to North 28th Street. A monitoring well, MW-1, was installed at the southern edge of the excavation within a planter strip along the north side of North 28th Street. As of 2006, there has not been sufficient groundwater for sampling at MW-1. Soils with diesel-range concentrations of 2,870 mg/kg were encountered from 55 to 65 ft BGS during the installation of monitoring well MW-1. Contaminated soils and contaminated groundwater with concentrations above the MTCA Method A Cleanup Levels are likely still present along North 28th Street. Groundwater flow is to the northeast, and the remaining contamination is to the west of the subject properties (just west of the intersection of North 28th Street and North Madison Street). Due to the extent of the contamination, and the presence of contamination at concentrations above MTCA Method A Cleanup Levels located 100 ft to the west of the subject properties, this contamination is considered a *recognized environmental condition* for the subject properties.

Other findings of this assessment for the subject properties include:

- Due to the age of the private residences (1942 and 1926) asbestos-containing materials (ACM) and lead-based paint (LBP) may be present within these three structures and their detached garages.

The significant findings of this assessment for the adjacent properties include:

- **Auto Parking (Sulkowsky Property), 2712 and 2710 North Proctor Street.** A service station was in operation from approximately 1942 to 1954 at this location. Five USTs (a 3,000-gallon, a 1,000-gallon and two 1,300-gallon USTs containing gasoline, and a 500-gallon UST containing used oil) were removed in 2004. Soil contaminated with petroleum hydrocarbons was encountered during the removal of the used oil UST. Cleanup activities were conducted on the site, and no contaminated groundwater was reported. TPCHD has concluded that no further remedial investigation or remedial action is required. The removed USTs and associated cleanup are considered a *historic recognized environmental condition*. Based on the UST removal and cleanup activities, this site is considered to have a low potential to impact the subject properties.
- **Qwest Corporation, 2703 North Madison Street.** A 6,000-gallon UST containing diesel fuel was closed-in-place in 1989. Documentation from the closure record stated that during the initial cleaning, samples taken from the surrounding soil by drilling through the sides of the UST contained TPH concentrations ranging from 1,260 mg/kg to 1,588 mg/kg (Hart Crowser 1989). Additional soil borings did not detect TPH concentrations above the analytical detection limit of 20 mg/kg. The report indicated that soils surrounding the UST are not contaminated and that the original sampling was cross-contaminated while sampling from the inside of the UST. TPCHD agreed with these findings. To replace the 6,000-gallon UST, a 4,000-gallon, double-wall fiberglass fuel oil UST was installed in 1989. Due to the on-site investigations confirming that no contaminated soils are within the area of the decommissioned UST, and no other spills or releases have been documented, this site is considered to have a low potential to impact the subject properties.
- **Mason Methodist Church, 2710 North Madison Street and 4022 North 28th Street.** A fuel oil UST approximately 5 ft by 12 ft in size was removed from this site in 1991 during the expansion of the church. All soil samples from the UST removal site were below the analytical detection limit for TPH of 20 mg/kg. TPCHD has determined that no further action regarding the UST removal is required. Due to no releases, and no soil or groundwater contamination, this site is considered to have a low potential to impact the subject properties.

- **New Era Cleaners, 2621 North Proctor Street.** This site has been identified as a Era Dry Cleaners. Due to groundwater flow to the northeast and no records of any violations, spills, or releases, this site is considered to have a low potential to impact the subject properties.

8.1 DATA GAPS

The data gaps identified during our assessment and their potential impact on our findings are as follows:

- **Chain of Title documentation.** Chain of title documentation was not provided for the subject properties. However, due to other available records and historical information, this data gap is not considered to be significant.

8.2 OPINION AND RECOMMENDATIONS

As noted above, this assessment has identified three *recognized environmental conditions* for the subject properties, as follows: 1) the existing heating oil AST located on parcel 4180000180; 2) the two USTs potentially located in the northeastern corner of parcel 5200000940; and 3) the contaminated soil and groundwater with concentrations above MTCA Method A Cleanup Levels located 100 ft to the northwest of the subject properties at Mason Middle School.

Even though only three of the parcels are currently occupied by residential structures, the historical information indicates that the subject properties were initially developed for residential use and that single-family houses were likely located on most of the parcels. As discussed above, one of the existing residences is currently heated by oil (in an AST) and the other two have gas or electric heat sources. Although there is no specific information regarding the presence of heating oil USTs, there is the potential that unidentified historical tanks could be present in the subsurface of the subject properties. Therefore, procedures should be in place to address any contaminated soil or USTs that could be encountered during excavation for development of the subject properties.

In addition, due to the age of some of the buildings on the subject properties (the residential houses constructed in 1926 and 1946), ACM and LBP may be present in these structures. Procedures should be in place during any construction or demolition related to these structures for appropriate materials handling and worker protection for any ACM and LBP encountered.

Based on the findings of this Phase I ESA, we recommend further investigation be conducted to evaluate or address the identified *recognized environmental conditions* and the potential for contamination at the subject properties. The investigation should include further evaluation of the potential presence of the USTs and any associated soil contamination on parcel 5200000940, removal and appropriate disposal of the residential AST, and surveys of the structures on the subject properties for ACM and LBP. Investigation should also be considered regarding the deeper contamination to soil and

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groundwater near the intersection of North 28th Street and North Madison Street, and whether any of this contamination could be encountered during construction for development of the subject properties.

9.0 USE OF THIS REPORT

This Phase I Environmental Site Assessment was undertaken and this report prepared for the exclusive use of 28 Proctor LLC (authorized user) for specific application to the subject properties. It is intended to provide the authorized users with an understanding of the potential environmental liabilities associated with the property evaluated in this report. Reliance on this report by third parties or others who do not have a contractual relationship with Landau Associates on this project is at the sole risk of the third parties or others.

This report is based on observations and information obtained during two site visit to the subject properties and is based solely on the condition of the property on those days, supplemented with information obtained by Landau Associates and described herein. In evaluating the site, Landau Associates has relied in good faith on representations and information abstracted from sources noted in this report to the extent that they have not been contradicted by observations during the site reconnaissance or data obtained from other sources. Accordingly, Landau Associates accepts no responsibility for any deficiency, misstatements, omissions, or misrepresentations in the information provided to us.

Determining whether environmental conditions defined in this report indicate the presence of contamination at levels of concern is a matter of judgment. Liabilities associated with contaminated sites are defined in part by CERCLA. The findings and conclusions of this report are based on our evaluation of information obtained and reviewed for this project and reflect our professional judgment with respect to that information.

Per the preamble to 40 CFR 312, conducting all appropriate inquiry alone does not provide a landowner with protection against CERCLA liability, and that failure to identify an environmental condition during all appropriate inquiry does not relieve the landowner from complying with the other statutory requirements for obtaining the liability protections. In certain instances, depending upon site-specific circumstances, it may be necessary to conduct sampling and analysis; either pre- or post-acquisition, to fully understand the conditions at a property and fully comply with the statutory requirements for the CERLA liability protections.

Landau Associates has performed the services and made the findings in accordance with generally accepted practices for Phase I ESAs in effect in Washington at the time the services were performed.

This warranty stands in lieu of all other warranties, express or implied. While this report can be used as a guide, it is neither a rejection nor an endorsement of the property. It must also be understood

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that changing circumstances in the environment and use of the property can alter the conclusions and findings contained in this report.

9.1 ENVIRONMENTAL PROFESSIONAL STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in § 312.10 of 40 CFR 312, and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject properties. I have developed and performed all appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312 and ASTM E 1527-05.

Qualifications of the environmental professionals responsible for the site reconnaissance and generation of this report are provided in Appendix F.

LANDAU ASSOCIATES, INC.

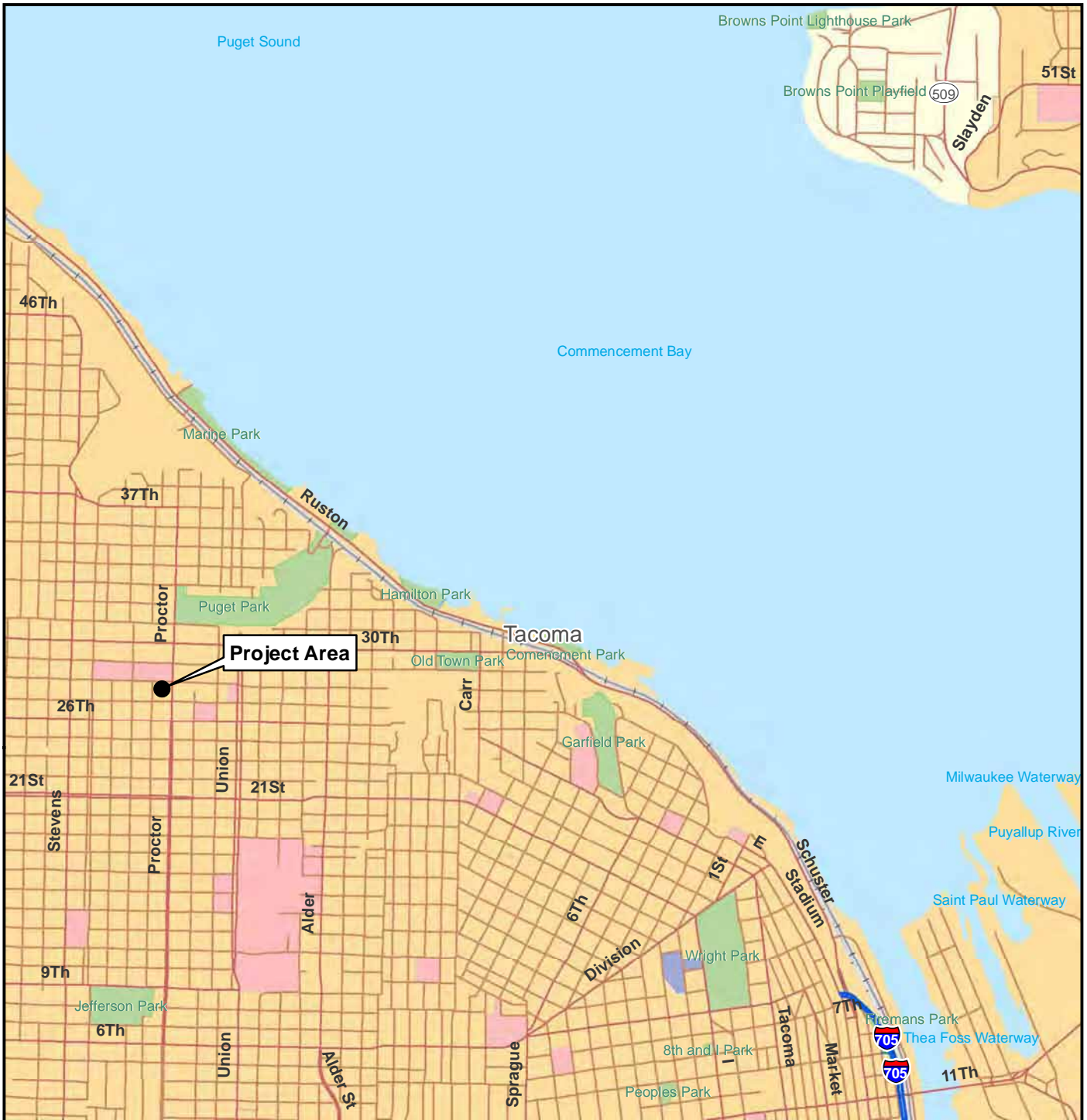
Jessica C. Stone
Project Scientist

Timothy L. Syverson, L.G.
Senior Associate Geologist

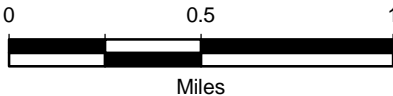
JCS/TLS/rwt

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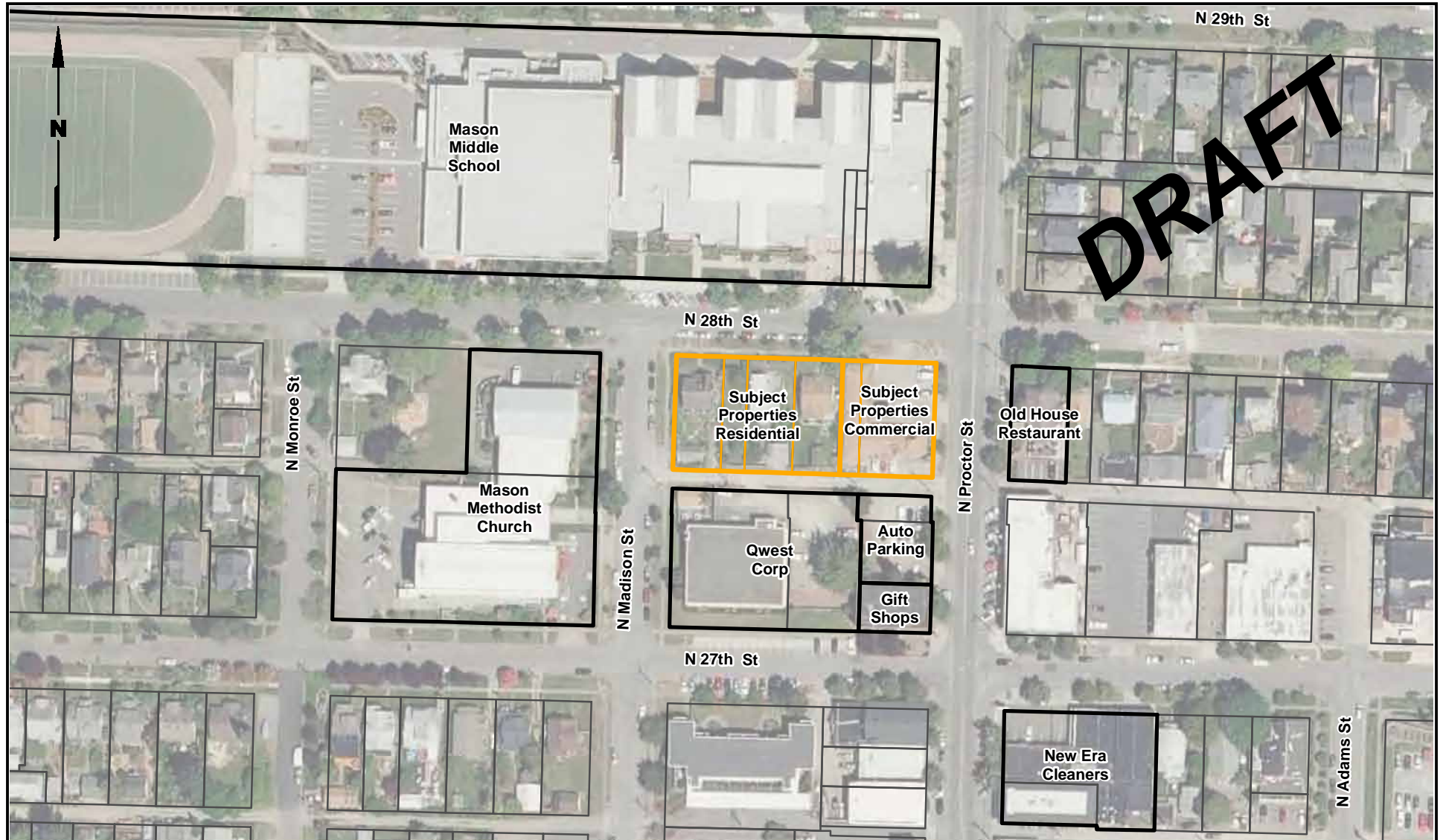
Data Source: ESRI 2008






28 Proctor LLC
Phase I ESA
Tacoma, Washington

Vicinity Map

Figure
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-  Subject Property Tax Parcels
-  Adjacent Properties & Properties of Interest
-  Tax Parcels

Note
 Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

Data Source: Pierce County GIS, I3 Imagery Prime.



28 Proctor LLC
 Phase I ESA
 Tacoma, Washington

Project Area

Figure
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Subject Property Tax
Parcels & Parcel Number

Excavation Area (Approximate)

Adjacent Properties & Properties of Interest

USTs (Approximate Location)

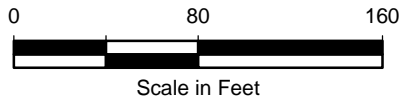
Tax Parcels

Monitoring Well Location (Approximate)

Data Source: Pierce County GIS, I3 Imagery Prime

Note

Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.



28 Proctor LLC
Phase I ESA
Tacoma, Washington

Subject Properties

Figure
3