

ENVIRONMENTAL

ASSESSMENT
The Blackstone Group
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Amy Lancaster



PHASE I ENVIRONMENTAL SITE ASSESSMENT
of
Doubletree Olympia
415 North Capitol Way
Olympia, Washington 98501

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TABLE OF CONTENTS

Project Summary Table..... 1
 Footnotes:..... 1
1 Certification..... 3
1.1 Reliance..... 5
2.0 Executive Summary..... 6
 2.1 Findings and Conclusions..... 7
 Historical Review..... 7
 Operational Activities..... 7
 Hazardous Materials / Petroleum Products..... 7
 Wastes..... 8
 Polychlorinated Biphenyls (PCBs)..... 8
 Asbestos-Containing Materials (ACM)..... 8
 Radon Gas..... 8
 Lead-Based Paint (LBP)..... 8
 Lead in Drinking Water..... 8
 Storage Tanks / Pipelines..... 8
 Surface Areas..... 9
 Mold..... 9
 Regulatory Review..... 9
 Adjacent Properties..... 9
 2.2 Recommendations..... 9
3 Survey Approach/Purpose..... 11
 3.1 Data Gaps..... 12
4 User Provided Information..... 13
 Litigation..... 13
 Administrative Proceedings..... 13
 Notices From Governmental Entities..... 13
 Environmental Cleanup Liens..... 13
 Activity and Use Limitations..... 14
 Specialized Knowledge..... 14
 Relationship of Purchase Price..... 14
 Commonly Known Information..... 14
 Obvious Indicators of Contamination..... 14
 Environmental Lien and AUL Review..... 15
5 Project Location/Description..... 16
 5.1 Project Description..... 16
 5.2 Miscellaneous Systems..... 16
 5.3 Environmental Setting..... 16
 5.3.1 Topography..... 16
 5.3.2 Wetlands..... 17
 5.3.3 Soils/Geology..... 17
 5.3.4 Groundwater Hydrology..... 17
 5.3.5 Floodplain..... 17

TABLE OF CONTENTS

6 Historical Review.....18

6.1 Chain of Title..... 18

6.2 Prior Use Interviews..... 18

6.3 Local and/or State Government Agency Record Review/Interviews..... 18

6.4 Historical Maps..... 19

6.5 City Directories..... 21

6.6 Aerial Photography.....22

6.7 Previous Investigations.....23

6.8 Plans and Specifications.....23

6.9 Historical Summary..... 23

7 Project Reconnaissance.....25

7.1 Operational Activities/Noteworthy Tenants..... 25

7.2 Hazardous Materials/Petroleum Products Storage and Handling..... 25

7.3 Waste Generation, Treatment, Storage and Disposal..... 25

7.4 Polychlorinated Biphenyls (PCBs)..... 26

7.5 Asbestos-Containing Materials (ACM).....26

7.6 Radon Gas.....26

7.7 Lead-Based Paint (LBP)..... 27

7.8 Lead in Drinking Water.....27

7.9 Facility Storage Tanks and Pipelines (above or below ground).....27

7.10 Surface Areas..... 27

7.11 Mold.....28

8 Interviews.....29

8.1 Key Site Manager.....29

8.2 Owner.....29

8.3 User.....29

8.4 Occupants.....29

8.5 Past Owners, Operators, and Occupants.....29

8.6 Owners or Occupants of Adjacent or Nearby Properties.....29

8.7 Interviews with Others.....30

9 Regulatory Database Review.....31

9.1 Project Regulatory Database Discussion..... 34

9.2 Off-Site Regulatory Database Discussion.....34

10 Adjacent Properties.....37

Appendices

Appendix A: Photographic Documentation..... 38

Appendix B: Field Sketch.....45

Appendix C: Maps and Aerial Photographs.....47

Appendix D: Questionnaires.....66

Appendix E: Laboratory Analytical Results.....74

Appendix F: Supporting Documentation.....76

Appendix G: Previous Documentation.....109

Appendix H: Regulatory Database Report.....111

TABLE OF CONTENTS

Appendix I: Resumes..... 483



PROJECT SUMMARY TABLE

Report Section	Acceptable	Routine Solution	Phase II	REC	Estimated Cost
Historical Review	No	Yes		Yes	To Be Determined (1)
Operational Activities	Yes				
Hazardous Materials / Petroleum Products	Yes				
Wastes	Yes				
Polychlorinated Biphenyls (PCBs)	Yes				
Asbestos-Containing Materials (ACM)	Yes				
Radon Gas	Yes				
Lead-Based Paint (LBP)	Yes				
Lead in Drinking Water	Yes				
Storage Tanks / Pipelines	Yes				
Surface Areas	Yes				
Mold	Yes				
Regulatory Review	No	Yes		Yes	To Be Determined (2)
Adjacent Properties	Yes				

Conditions noted in the Project Summary Table are representative of the overall conditions of the property. There may be more detail on specific assessment components in the report text, therefore the Project Summary Table should not be used as a stand alone document. Costs depicted are for investigation/program development activities. Remediation costs, if required, will be identified as a result of the activities.

Footnotes:

- (1) The review of the historical data available for the Project identified that in 1908 a 5,000-gallon oil tank likely associated with the south-adjacent manufacturing gas plant was located at the Project and at least two 20,000-gallon storage tanks containing oil, a filling station, and an auto repair facility associated with Associated Oil Company were historically located at the Project from approximately 1946 to 1968. Additional above and below ground oil storage was likely present at the site due to the historic operations at the Project. The Project has been subsequently redeveloped, and based on regulatory database listings and information available through the Olympia Building Department, the Project appears to have been significantly impacted with metals, methyl tertiary-butyl ether, non-halogenated solvents, petroleum-gasoline, and polynuclear aromatic hydrocarbons, and is listed on the WA CSCSL, WA ALLSITES, WA LUST, WA UST, and WA VCP databases. Bio-remediation appears to have begun at the Project in at least 1998 by EPMI, and then taken over by Stemen Environmental in 2006. In a letter dated May 17, 1999, EPMI outlined the general operations of the bio-remediation system, which included the installation of a series of application laterals and vertical application points, and employed the UC-40 bioaugmentation technology. Subsequent development of the Project into the Phoenix Hotel was not anticipated to disturb the system. The letter also indicated the possibility of contamination from an up-gradient source (Refer to the Regulatory Review discussion below). The bio-remediation efforts operate under the Voluntary Cleanup Program through the Washington Department of Ecology, and according to Scott Rose, Unit Supervisor with the Washington Department of Ecology, since 2006 the Project has complied with regulatory requirements of the VCP. Eleven apparent groundwater monitoring wells associated with the remediation were identified on the southern portion of the Project during the current assessment. Based on this information, the historical use of the Project represents a recognized environmental condition in connection with the Project. EMG recommends the continued cooperation with the Washington Department of Ecology regarding the bio-remediation at the Project. If additional information regarding the current status of the remediation at the Project is required, a file review at the Washington Department of Ecology would be recommended.



- (2) Based on review of the regulatory database report, the adjacent properties to the south represent a recognized environmental condition associated with the Project. Information contained in the MGP database indicates a former manufacturing gas plant operated at 115 Thurston Avenue NW for approximately 40 years. Information in the CSCSL database indicates cleanup has started for contamination in soil and groundwater above cleanup levels for 320 North Columbia. Given the close proximity of the facilities to the Project, it is possible the Project has been impacted by these facilities. However, active remediation is on-going at the Project in conjunction with on-site and off-site contamination sources. EMG recommends continued cooperation with the Washington Department of Ecology during bio-remediation efforts at the Project (in conjunction with on-site and off-site contamination sources). If additional information regarding the current status of the remediation at the Project or the off-site contamination sources is required, a file review at the Washington Department of Ecology would be recommended.

1 CERTIFICATION

EMG has completed a Phase I Environmental Site Assessment of the Doubletree Olympia (the "Project"), located at 415 North Capitol Way in Olympia, Washington 98501. The assessment was performed at the Client's request, using the methods and procedures consistent with good commercial and customary practice designed to conform with acceptable industry standards.

The assessment was performed at the Client's request using methods and procedures consistent with good commercial and customary practice conforming with ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Within this Phase I Environmental Site Assessment, EMG's reference to the Client follows the ASTM guide's definition of User, that is, the party that retains EMG for the preparation of a baseline ESA of the Project. A User may include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender, or property manager of the subject property.

The opinions EMG expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent Environmental Professional in the same community under similar circumstances. EMG assumes no responsibility or liability for the accuracy of information contained within this report that has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent EMG's professional judgment based on information obtained during the course of this assignment.

Factual information regarding operations, conditions, and test data provided by the Client or the Client's representative has been assumed to be correct and complete. The conclusions presented within this report are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

EMG certifies that EMG has no undisclosed interest in the subject property, that EMG's relationship with the Client is at arms-length, and that EMG's employment and compensation are not contingent upon the findings or estimated costs to remedy any noted environmental conditions.

EMG's ESA cannot wholly eliminate the uncertainty regarding the presence of recognized environmental conditions and environmental business risk. The report is limited in budget and scope. The nature of subsurface soil and ground water at the subject property cannot be confirmed, given the limited budget and scope of this ESA. The report is not and should not be considered a warranty or guarantee about the presence or absence of environmental contaminants which might affect the subject property. It should be understood that EMG's suggested remedy may be determined under time constraints or may be formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the noted environmental conditions.

If you have any questions regarding this report, please contact the Senior Environmental Consultant listed on the Cover Page of this Report.

Surveyed By: Kate Downey, Project Manager

Written By: Kate Downey, Project Manager

Reviewed By:

Clarissa J. Lobaugh

Clarissa J. Lobaugh
Technical Report Reviewer

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.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Project. I have developed and performed the all appropriate inquiries in conformance with the standard and practices set forth in 40 CFR Part 312.

Heather Bell Bridenbaugh

Heather Bell-Bridenbaugh - Senior Environmental Consultant

1.1 RELIANCE

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

2.0 EXECUTIVE SUMMARY

EMG performed a Phase I Environmental Site Assessment, that included on-site observations of the accessible areas of the Doubletree Olympia (the "Project"), on August 27, 2014. The Project is located at 415 North Capitol Way in Olympia, Washington 98501, and consists of approximately 1.38 acres.

The Project, constructed in 1999-2000, is currently a hotel. The Project was originally located over a portion of Budd's Inlet (part of West Bay). In approximately 1888, the eastern half of the Project was developed with a mineral and soda water factory, a boarding house and dwellings, which were reportedly constructed on piles. By 1908, the structures at the Project were removed, and a 5,000-gallon oil tank was housed at the Project, likely associated with the south-adjacent manufacturing gas plant. The Project was eventually redeveloped as the shoreline expanded to the west, and a large structure was built in the northern half of the Project, and occupied by Olympia Feed until the late 1970s. Railroad tracks were also built running through the Project in the early 1900s, and remained until approximately the late 1940s. The southern half of the Project was developed in approximately 1925 by Associated Oil Company. Several structures associated with the company were erected, including an office, a tank house (housing two 20,000-gallon oil tanks), a filling station, and an auto repair. These structures remained until approximately the 1990s, prior to the redevelopment of the entire site into the Phoenix Inn in 1999-2000. However, the space was likely used for farmer's market operations between the early 1980s and late 1990s. Properties in the general vicinity of the Project include commercial and residential land uses.

The following statements summarize the independent conclusions representing EMG's best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representatives, has been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report), as they existed at the Project. The assessment was conducted utilizing generally accepted Phase I industry standards, using American Society for Testing and Materials (ASTM) Standard Practice E 1527-13.

A recognized environmental condition is defined by ASTM E 1527-13 as *the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment.*

A historical recognized environmental condition is defined by ASTM E 1527-13 as *a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g. property use restriction, AULS, institutional controls, or engineering controls), at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the EP considers this past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusion section of the report as a REC.*

A controlled recognized environmental condition is defined by ASTM E 1527-13 as *a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).*

A business environmental risk is defined by ASTM E 1527-13 as *a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations.*

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of 415 North Capitol Way in Olympia, Thurston County, Washington 98501. Any

exceptions to, or deletions from, this practice are described in Section 3 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs), or significant business environmental risks in connection with the Project, except for the following:

- **Recognized Environmental Condition** - Review of available historical data identified that the Project was historically occupied by an oil company, which stored aboveground and underground petroleum storage tanks. Refer to the **Historical Review** heading in Section 2.1 for further discussion.
- **Recognized Environmental Condition** - The adjacent properties to the south are currently being remediated under the oversight of the Department. Refer to the **Regulatory Database Review** heading in Section 2.1 for further discussion.

2.1 Findings and Conclusions

Historical Review

The review of the historical data available for the Project identified that in 1908 a 5,000-gallon oil tank likely associated with the south-adjacent manufacturing gas plant was located at the Project and at least two 20,000-gallon storage tanks containing oil, a filling station, and an auto repair facility associated with Associated Oil Company were historically located at the Project from approximately 1946 to 1968. Additional above and below ground oil storage was likely present at the site due to the historic operations at the Project. The Project has been subsequently redeveloped, and based on regulatory database listings and information available through the Olympia Building Department, the Project appears to have been significantly impacted with metals, methyl tertiary-butyl ether, non-halogenated solvents, petroleum-gasoline, and polynuclear aromatic hydrocarbons, and is listed on the WA CSCSL, WA ALLSITES, WA LUST, WA UST, and WA VCP databases. Bio-remediation appears to have begun at the Project in at least 1998 by EPMI, and then taken over by Stemen Environmental in 2006. In a letter dated May 17, 1999, EPMI outlined the general operations of the bio-remediation system, which included the installation of a series of application laterals and vertical application points, and employed the UC-40 bioaugmentation technology. Subsequent development of the Project into the Phoenix Hotel was not anticipated to disturb the system. The letter also indicated the possibility of contamination from an up-gradient source (Refer to the Regulatory Review discussion below). The bio-remediation efforts operate under the Voluntary Cleanup Program through the Washington Department of Ecology, and according to Scott Rose, Unit Supervisor with the Washington Department of Ecology, since 2006 the Project has complied with regulatory requirements of the VCP. Eleven apparent groundwater monitoring wells associated with the remediation were identified on the southern portion of the Project during the current assessment. Based on this information, the historical use of the Project represents a recognized environmental condition in connection with the Project. EMG recommends the continued cooperation with the Washington Department of Ecology regarding the bio-remediation at the Project. If additional information regarding the current status of the remediation at the Project is required, a file review at the Washington Department of Ecology would be recommended.

Operational Activities

EMG observed no circumstances of environmental concern associated with the operational activities at the Project. No further action or investigation is recommended regarding operational activities at the Project.

Hazardous Materials / Petroleum Products

The Project is involved in the use of hazardous materials and petroleum products in the form of laundry detergents, swimming pool chemicals and janitorial/maintenance supplies. The identified materials appear to be properly stored. The materials observed do not appear to pose a hazard to the Project, provided they continue to be used as designed, are properly handled, and all regulations regarding their use are followed. No further action or investigation is recommended regarding the use of these materials.

Wastes

The Project generates medical waste in the form of bio-hazardous materials (i.e. sharps/bandages) as well as non-hazardous solid and liquid wastes. These materials appear to be stored and disposed of properly. No further action or investigation is recommended regarding these materials.

Polychlorinated Biphenyls (PCBs)

EMG identified utility-owned electrical transformer equipment at the Project. This equipment appeared to be in good condition with no evidence of leaks. The transformer is designated as the property of the public utility and is not classified with regards to its PCB content. The utility is the financially responsible party for maintenance of this equipment. No further action or investigation is recommended regarding the transformer equipment.

The Project contains hydraulic elevator equipment. No indication of leakage was observed in the area of this equipment. This equipment should be periodically inspected for leakage. If leakage is identified, the unit should be repaired, and any fluid or fluid-soaked waste disposed of in accordance with applicable federal, state, and local regulations. No further action or investigation is recommended regarding this equipment.

Asbestos-Containing Materials (ACM)

Suspect non-friable ACM in the form of roofing materials, vinyl floor tile, and various mastics identified as part of the assessment were not sampled. These materials are in good condition and should be sampled prior to repair, renovation, or demolition activities. Otherwise, no further action or investigation is recommended regarding ACM at the Project.

Radon Gas

Review of the USEPA's Radon Map indicated that the Project is located in Zone 3, areas with a predicted average indoor radon screening level less than 2 pCi/L (picoCuries per liter of air). In addition, based on the type of construction, the presence of commercial HVAC systems, and the non-residential use of the Project, there is reduced potential for the build-up of radon gas at the Project. No further action or investigation is recommended with regard to radon gas levels at the Project.

Lead-Based Paint (LBP)

Considering the date of construction (1999-2000), LBP is unlikely to have been used at the Project. No further action or investigation is recommended regarding LBP at the Project.

Lead in Drinking Water

Based on information from the water utility company, the water at the Project is not expected to contain elevated levels of lead. In addition, the building was constructed after the 1986 ban on lead drinking water piping, lead solder and flux on copper drinking water piping. No further action or investigation is recommended regarding lead in drinking water at the Project.

Storage Tanks / Pipelines

No evidence of storage tanks or pipelines (above or below ground) was identified. No further action or investigation is recommended regarding storage tanks or pipelines at the Project.



Surface Areas

Several monitoring wells were identified throughout the Project; however, these appear to be operating in accordance with the ongoing bioremediation efforts. Refer to the Historical Review discussion above for further information.

Visual observation of the storm water system did not identify any abnormal accumulation of petroleum run-off or foreign material. No unusual blockages of the storm water control system were observed. No unusual ponding of storm waters was observed. No further action or investigation is recommended regarding storm water systems at the Project.

Mold

EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the Project. No significant suspect mold and/or evidence of moisture was observed (i.e., beyond the presence of very small quantities frequently found in wet areas and stained ceiling tiles). No further action or investigation is recommended regarding mold at the Project.

Regulatory Review

Based on the regulatory database report, the Project is listed on the ALLSITES, UST, LUST, VCP and CSCSL databases. Refer to Historical Review Heading for further discussion of the historical issues related to these database listings.

Based on review of the regulatory database report, the Project is also listed on the FINDS database; however, none of these listings represent a recognized environmental condition in connection with the Project. No further action or investigation is recommended regarding these regulatory database listings.

Based on review of the regulatory database report, the adjacent properties to the south represent a recognized environmental condition associated with the Project. Information contained in the MGP database indicates a former manufacturing gas plant operated at 115 Thurston Avenue NW for approximately 40 years. Information in the CSCSL database indicates cleanup has started for contamination in soil and groundwater above cleanup levels for 320 North Columbia. Given the close proximity of the facilities to the Project, it is possible the Project has been impacted by these facilities. However, active remediation is on-going at the Project in conjunction with on-site and off-site contamination sources. EMG recommends continued cooperation with the Washington Department of Ecology during bio-remediation efforts at the Project (in conjunction with on-site and off-site contamination sources). If additional information regarding the current status of the remediation at the Project or the off-site contamination sources is required, a file review at the Washington Department of Ecology would be recommended.

Adjacent Properties

As previously indicated in the Regulatory Review discussion, the adjacent properties to the south represent a recognized environmental condition. More information regarding these facilities is included in the Regulatory Review discussion above.

2.2 Recommendations

EMG recommends the continued cooperation with the Washington Department of Ecology regarding the bio-remediation at the Project. If additional information regarding the current status of the remediation at the Project or the off-site contamination sources is required, a file review at the Washington Department of Ecology would be recommended.

- **Associated cost estimate:** To Be Determined



3 SURVEY APPROACH/PURPOSE

EMG conducted a Phase I Environmental Site Assessment of the Project that consisted of a walk-through observation of the accessible areas and interviews with facility personnel and local agency representatives.

The user informed EMG that the reason for the assessment is for financing purposes.

On-site activities and/or interviews were conducted by Kate Downey, EMG Project Manager, with:

- Eric Brodahl, On-site Point of Contact (POC) and Building Engineer

A Key Site Manager Questionnaire was completed by Michael Davidson, the Director of Sales. Information obtained from the Questionnaire has been used in the preparation of this report.

Areas accessed included:

- 10% of the hotel guest rooms (Unit #s 307, 310, 315, 314, 321, 323, 325, 224, 220 and 130)
- Representative portions of interior areas
- Representative portions of exterior areas
- The roof
- The Project boundaries

Specific areas to which access was limited include the following:

- Commonly inaccessible areas, such as pipe chases, above ceilings, under floors, and behind walls

Based upon visual observations, review of regulatory information, and discussions with the Point of Contact, the inability to access these areas is not considered a significant data gap.

Weather conditions at the time of the Project assessment were clear, with temperatures in the 80s (F) and moderate winds.

EMG reviewed available federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project that could have an adverse impact on the Project. In an attempt to determine whether historical uses of the Project and the surrounding area have had an environmental impact on the Project, EMG interviewed individuals knowledgeable about the Project and reviewed available pertinent records and documents. This assessment is based on the evaluation of the information gathered, laboratory analyses of samples collected (when required), and accessibility at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report), as they existed at the Project. The Scope of Work included an evaluation of:

- The Project history in an attempt to identify any possible ownership(s) and/or uses that would suggest an impact to the environmental integrity of the Project, as identified through review of reasonably ascertainable standard historical sources.
- The physical characteristics of the Project, as identified through review of reasonably ascertainable topographic data.
- Current Project conditions (as applicable), including compliance with appropriate regulations, as they pertain to the presence or absence of: facility storage tanks, drums, containers (above or below ground), etc., transformers and other electrical equipment which utilize fluid which may potentially contain PCBs, the use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes.
- An evaluation of information contained in programs such as the NPL, CERCLIS, SHWS, RCRIS, SWF, LUST, and other governmental information systems within specific search distances of the Project. This evaluation was performed to identify sites that would have the potential to impact the environmental

integrity of the Project. The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report is based on a radius search that focuses on both the Project and neighboring sites that might impact the Project. Neighboring sites listed in governmental environmental records are identified within a specific search distance. The search distance varies depending upon the particular government record being checked. The search is designed to meet the requirements of ASTM Standard Practice E 1527-13. The information provided is assumed to be correct and complete.

- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for known or suspected contamination to migrate onto the Project.

In addition, at the Client's request, the assessment included a screening approach for the potential existence and/or identification of:

- The physical characteristics of the Project, as identified through review of reasonably ascertainable wetlands, soils, geology, and groundwater data.
- Mold, including the identification of visible mold growth, conditions conducive for mold growth, and evidence of moisture in accessible areas of the Project. In addition, EMG interviewed Project personnel regarding any known or suspected mold contamination, water intrusion, or mildew like odor problems. Sampling was not performed as a part of this assessment. EMG notes that this assessment does not constitute a comprehensive mold survey of the Project, and the conclusions made are based solely on observable conditions in readily accessible interior areas of the Project on the assessment date.
- Asbestos, including the identification of all suspect materials in accessible areas (interior and exterior). These materials are considered suspect, until tested and proven otherwise. Friable materials are those that can be easily crumbled or pulverized by hand pressure.

This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition/renovation purposes, but it is intended to identify the potential for an asbestos hazard in accessible areas. This screening is not intended to be used for demolition, abatement, renovation, or repair work.

The basis for "suspect" determination is taken from the materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication *Managing Asbestos in Place* (the "Green Book"). Therefore, all materials listed in the Green Book that were installed prior to 1981 are considered suspect with the exception of resilient floor tile, asbestos-cement board (transite), and roofing felt, which are considered suspect, regardless of installation date (these materials continue to be manufactured and installed in the United States).

- Radon gas propensity, through the review of the USEPA's Map of Radon Zones for all properties.
- Lead-based paint for all properties constructed prior to 1978. The basis for this determination is taken from the Lead Paint Poisoning Act passed by the Congress of the United States that banned the use of lead paint starting January 1, 1978. Therefore, all paint applied prior to 1978 is considered suspect.
- Lead in water, based on information provided by the municipal water provider.

3.1 Data Gaps

Data gaps in information exist and are addressed in the appropriate sections of this report. However, because the data gaps were not determined to be material in identifying Recognized Environmental Conditions (RECs), they are not considered by ASTM standards to be *significant* and, therefore, are not individually addressed in this section.

4 USER PROVIDED INFORMATION

This Section documents whether the user reported to EMG information pursuant to the responsibilities described in Section 6 of the ASTM Standard E 1527-13.

EMG submitted a User Questionnaire to the user to assist the user and EMG in gathering information from the user that may be material to identifying RECs. A copy of the User Questionnaire is included in Appendix D.

Litigation

Question: *Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?*

Response: The user did not provide a response to this question. The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Administrative Proceedings

Question: *Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?*

Response: The user did not provide a response to this question. The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Notices From Governmental Entities

Question: *Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?*

Response: The user did not provide a response to this question. The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Environmental Cleanup Liens

Question: *Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?*

Response: The user did not provide a response to this question. The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Activity and Use Limitations

Question: *Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls, that are in place at the site and/ or have been filed or recorded in a registry under federal, tribal, state or local law?*

Response: The user did not provide a response to this question. The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Specialized Knowledge

Question: *As the user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or of an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?*

Response: The user did not provide a response to this question. The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Relationship of Purchase Price

Question: *Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?*

Response: The user indicated that the reason for the assessment is for refinancing purposes and does not involve a purchase.

Commonly Known Information

Question: *Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:*

- *Do you know the past uses of the property?*
- *Do you know of specific chemicals that are present, or once were present, at the property?*
- *Do you know of spills or other chemical releases that have taken place at the property?*
- *Do you know of any environmental cleanups that have taken place at the property?*

Response: The user did not provide a response to this question. The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Obvious Indicators of Contamination

Question: *As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?*

Response: The user did not provide a response to this question. The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

Environmental Lien and AUL Review

The user did not engage EMG to review title and judicial records for environmental liens or Activity and Use Limitations (AULs) recorded against the Project. Furthermore, these documents were not provided to EMG for review. The lack of or inability to obtain this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

5 PROJECT LOCATION/DESCRIPTION

The Project is located at 415 North Capitol Way in Olympia, Thurston County, Washington 98501. The Project lands consist of approximately 1.38 acres.

5.1 Project Description

The Project is currently a hotel and contains 102 guest rooms. The Project was constructed in 1999-2000 in a single phase and was renovated in 2013. Renovations reportedly consisted of flooring, walls, guest room fixtures and finishes and hard goods. Project improvements consist of the three-story structure, landscaping, and surface-level parking/drive areas. On-site amenities consist of one swimming pool, one spa pool, a fitness center, a business center, a bar/lounge, meeting rooms, a retail shop, and guest laundry facilities.

The Project is serviced by public water and sanitary sewer systems. The Project is supplied with water from the City of Olympia Water Department. Hot water is generated by natural gas-fired water heaters.

HVAC systems observed consisted of the following:

- Electric air-to-air split system heat pumps with roof-mounted condensing units and fan coil units located in mechanical closets.
- Individual direct expansion, constant volume gas-fired package rooftop units.
- Packaged terminal air-conditioning (PTAC) with integral thermostats.

5.2 Miscellaneous Systems

- **Emergency Generator** - One natural-gas fired emergency generator is located at the Project. Based on the type of fuel, the presence of this equipment is not anticipated to impact the environmental integrity of the Project negatively.

5.3 Environmental Setting

5.3.1 Topography

Review of the Olympia, Washington Topographic Quadrangle, published by the United States Geological Survey (USGS) and dated 1997, indicated the following:

- The Project has an average elevation of approximately 15 feet above mean sea level. Elevations do not vary significantly across the Project lands. The Project slopes gently in a westerly direction.
- Slope in the general area of the Project is to the west. The nearest surface water feature, West Bay, is located approximately 280 feet west of the Project.

A copy of the topographic map is included in Appendix C.

5.3.2 Wetlands

Review of National Wetlands Inventory (NWI) data, provided by the United States Fish and Wildlife Service, indicated the following:

- No wetland areas are indicated at the Project or adjacent properties.

A copy of the wetland map is included in Appendix C.

5.3.3 Soils/Geology

Review of the Natural Resources Conservation Service (NRCS) Web Soil Survey data indicated the following:

- The Project is located in an area comprised of one soil type known as Xerothents. The Xerothents soil series is considered to be a somewhat excessively drained, variable textured soil with a depth of at least 59 inches.

Review of the 1:2,500,000 scale Geology of the Conterminous United States, published by the USGS and dated 1974, indicated the following:

- The Project is located within an area consisting of stratified sequence materials from the Cenozoic era.

5.3.4 Groundwater Hydrology

Review of groundwater well data provided by EDR and the National Water Information System, published by the USGS and available online, indicated the following:

- The Project is located within the Puget Sound aquifer formation with estimated groundwater levels between five and 15 feet below ground surface (bgs).

Shallow groundwater flow is expected to follow the ground level slope of surface elevations towards the nearest open body of water or intermittent stream. The direction of this flow at the Project is anticipated to be toward the west.

Estimated groundwater levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.

5.3.5 Floodplain

Review of the Flood Insurance Rate Map (Community/Panel No. 53067C0167E), published by the Federal Emergency Management Agency (FEMA) and dated October 16, 2012, indicated the following:

- The Project is located in Zone X (unshaded), minimal risk areas outside the one percent and 0.2 percent annual chance floodplains. No base flood elevations or base flood depths are shown within these zones.

6 HISTORICAL REVIEW

Review of online information from the Thurston County Assessor Office website indicated that the Project is shown as Assessor Parcel Number 78500100300.

A copy of the tax map is included in Appendix C..

6.1 Chain of Title

EMG reviewed readily available ownership records at the Thurston County Assessor Office website.

Review of available records did not identify any previous environmentally suspect ownership associated with the Project.

Ownership information is listed in the table below:

Ownership Information	
Owner	Year Purchased
Cascade Group LTD, LP	Unspecified
VIPS Industries, INC	1999
Olympia Inn Properties LLC	2003
PIH Olympia LLC	2006

6.2 Prior Use Interviews

EMG met with Eric Brodahl, On-site Point of Contact (POC) and Building Engineer, who was cooperative and provided information that appeared to be accurate, based upon our subsequent site observations. It is EMG's opinion that the POC was somewhat knowledgeable about the Project and about questions EMG posed during the interview process. The POC did not identify any down units related to a drug lab. According to the POC, the Project was developed in 1999-2000 into the current use. The POC was unaware of any prior uses of the Project. The POC has been associated with the Project since 2013.

6.3 Local and/or State Government Agency Record Review/Interviews

The following information was identified at the City of Olympia Building Department for current and identified historical Project addresses:

- According to Cecile Malik, records dating back to the 1990s are maintained by this department. Records back to the early 1900s are available through a records request.
- The review of available permits indicated that the present building at the Project was built in 1999-2000. The Certificate of Occupancy was awarded in 2000. General building permits for the Project including permits for electric, signage and plumbing, but they did not reveal any information or condition that could impact the environmental integrity of the Project.

EMG submitted a written request for information to the City of Olympia Building Department for building records back to the early 1900s. The following information was identified through the written request:

- Permits for previous uses included the original building permit application for a warehouse building (401 Capitol Way) for Associated Oil Company in May of 1925, which also included the construction of two

steel oil tanks. A permit was then issued for Associated Oil Company at the same address in 1947 for the addition of a 17,000-gallon oil tank. In 1964, a permit was issued for the construction of a 280-gallon tank.

- A construction permit application was identified dated 1967 for a warehouse, owned by Olympia Feed Co., addressed 417-421 N Capitol Way. A demolition permit was identified for the same address in 1968. It is unclear if these permits were issued.
- A demolition permit was issued for a structure addressed at 417 N Capitol Way in 1999, along with a notice to remove asbestos by a licensed contractor in conjunction with the demolition.

As required by the Department, EMG submitted a written request for information to the Thurston County Fire Department. No response has been received to date. Upon receipt and review, any environmentally significant information not identified through other sources will be provided to the Client. A copy of EMG's written request is included in Appendix F.

The following information was identified at the City of Olympia Planning Department for current and identified historical Project addresses:

- Review of the available zoning records indicates that the Project is currently zoned Urban Waterfront. According to the records, no zoning changes were listed for the Project.

6.4 Historical Maps

Historical Sanborn Maps:

Historical Sanborn maps are detailed scale drawings that show the location and use of buildings and structures that occupied a given area. EMG contacted Environmental Data Resources (EDR) in an attempt to determine if there were any historical Sanborn maps in the EDR Historic Map Collection covering the years 1867 to present. EMG's historical Sanborn map search results are discussed below.

Review of the 1884 historical Sanborn indicated the following:

- **Project:** The Project is not shown in this map.
- **Off-site:** The area south of the Project is shown as 1st Street, followed by a billiards house, three dwellings and a boat house.

The 1888 historical Sanborn map differs from the previous historical map in that:

- **Project:** The Project is shown as developed with a mineral & soda water factory, private boarding house and two dwellings. The boarding house is labeled as "weather boarded".
- **Off-site:** The area east of the Project is shown as Main Street, followed by a dwelling and a structure, which is labeled as vacant. The area northeast of the Project is shown as a wharf (pier). The area north of the Project is shown as a part of Budd's Inlet. The area south of the Project is shown as a 1st Street, followed by a saloon, and a dwelling. The area west of the Project is shown as a part of Budd's Inlet.

Review of the 1891 historical Sanborn map indicated the following:

- **Project:** The Project is shown as developed with several structures associated with Scofield Boarding and dwellings. The map indicates the structures are built on piles.

- **Off-site:** The area east of the Project is shown as Main Street, followed by a structure labeled Tobe Variety Theater (being built) and a dwelling. The area south of the Project is shown similarly to the previous map, with additional dwellings shown.

The 1908 historical Sanborn map differs from the previous historical map in that:

- **Project:** The Project is shown as primarily undeveloped land, and water as a part of Budd's Inlet. The structures formerly present on piles over the water are no longer shown. A 5,000-gallon oil tank is shown on the southeastern corner of the Project (on the land).
- **Off-site:** The area east of the Project is shown as Main Street, followed by two vacant structures. The area south of the Project is shown as several structures a part of Olympia Gas & Power Co (gas manufacturing plant). The area north of the Project is shown as water, as a part of Budd's Inlet. The wharf (pier) to the northeast of the Project is labeled "dilapidated wharf".

The 1924 historical Sanborn map differs from the previous historical map in that:

- **Project:** The Project is shown as developed with one large structure in the central portion, labeled Olympia Feed Co, and a small house. Project addresses are shown as 417 and 409 Capitol Way, and 121 and 101 A Avenue West. The southwestern corner of the Project is labeled as "slab wood piles". No other structures are shown. Two railroad tracks are shown running through the northern and central portions of the Project, surrounding the Olympia Feed Co. building.
- **Off-site:** The area north of the Project is shown as A Avenue West and a railroad track, followed by Olympia Canning Co's Fruit Cannery warehouse and office. The area west of the Project is shown as N. Columbia, followed by railroad tracks and a structure labeled "Lime & Cement". The area southwest of the Project is shown as Union Oil Co. of California and associated structures. The area south of the Project is shown as Thurston Avenue, followed by Olympia Gas & Power Co. (gas manufacturing plant). The area east of the Project is shown as N. Capitol, followed by a produce store, an office, a coal shed, and a foundry.

The 1946 historical Sanborn map differs from the previous historical map in that:

- **Project:** The Project is shown with two additional apartment structures and a storage building on the northern half of the Project. The southern half of the Project is shown as developed several structures associated with Associated Oil Co. Structures include an office building, a building containing two 20,000-gallon gasoline tanks, a pump house, a structure labeled "auto trucks", and a filling station.
- **Off-site:** The area west of the Project is shown as N. Columbia, and railroad tracks, followed by an office building, a cement warehouse, and a storage building. The area east of the Project is shown as additionally developed with large warehouses, and additional offices.

The 1947 historical Sanborn map differs from the previous historical map in that:

- **Off-site:** The area south of the Project is shown as Thurston Ave., followed by Washington Gas & Electric Co., with a large spherical steel gas holder, a general store, a printing shop and a dwelling.

The 1968 historical Sanborn map differs from the previous historical map in that:

- **Project:** The Project is shown as developed with one large warehouse structure in the central portion of the Project, and the Associated Oil Co. Structures on the south portion of the Project. The additional storage and apartment structures present in the previous map are no longer shown. Railroad tracks are still shown running through the Project.
- **Off-site:** The area south of the Project is shown as Thurston Ave, followed by Washington Natural Gas Co. Office and Shop, additional offices and parking. The former tank is no longer shown, and that area is now shown as a parking lot. The area north of the Project is shown as A Avenue West and railroad tracks,

followed by Sea-Mart Shopping Center. The area east of the Project is shown as North Capitol Way, followed by a parking lot.

Refer to Section 6.9 and Section 9.1 for further discussion of the historical oil company identified in the Sanborn map research.

Copies of representative historical Sanborn maps are included in Appendix C.

Historical Topographic Maps:

Historical topographic maps show the location of buildings and structures that occupied a given area, as well as other physical features. EMG reviewed historical topographic maps as available online from the USGS. EMG's historical topographic map search results are discussed below. It should be noted that many historic topographic maps do not include ground cover designations. Therefore, if site features are not shown on the Project and/or surrounding properties, these areas are generally described as undeveloped land.

Review of the 1937 historical topographic map indicated the following:

- **Project:** The scale of the map prevents the specific Project location from being identified; however, the general vicinity of the Project appears to be significantly developed.
- **Off-site:** The surrounding areas appear to be significantly developed.

Review of the 1949, 1959, 1968, 1973, 1974, and 1981 historical topographic maps indicated the following:

- **Project:** The Project is shown as shaded to represent a high-density developed area, and exact site improvements are not shown. Vehicular access is available from the north, east, south and west.
- **Off-site:** The area north of the Project is shown as developed with a large structure. The area west of the Project is shown as a road, beyond which is a small structure. The remaining surrounding areas are shown as shaded to represent a high-density developed area, and exact site improvements are not shown.

The 1994 and 1997 historical topographic maps differ from the previous historical maps in that:

- **Off-site:** The area north of the Project is shown as shaded to represent a high-density developed area, and the former structure is no longer present.

Copies of representative historical topographic maps are included in Appendix C.

6.5 City Directories

City directories have tenant listings by address and are researched at approximately five-year intervals, as available. EMG contacted Environmental Data Resources (EDR) in an attempt to determine if there were any historical City Directories in the EDR Historic City Directory Collection. EMG's historical City Directory search results are discussed below.

Project Listings:

This review revealed the following listings associated with the Project:

- **Prior to 1963** - City directories were not available.

415 North Capitol Way

- **2003** - The current Project address is listed as VIPS Phoenix.

- **2008 and 2013** - The current Project address is listed as The Phoenix Inn Suites, VIPS.

401 North Capitol Way

- **1963** - The historical Project address is listed as Tidewater Oil Co.
- **1973** - The historical Project address is listed as Hulbert E H Co oil lubricants.
- **1978** - The historic Project address is listed as Harvey's Olympia Feed Co Inc (Additional Space).
- **1984** - The historical Project address is listed as Yard Birds Shopping Center (Additional Space).
- **1989 and 1993** - The historical Project address is listed as The Farmers Market.
- **1999** - The historical Project address is listed as Bavarian Wurst, and Olympia Farmers Market.

417 North Capitol Way

- **1963, 1968, 1973, 1978** - The historical Project address (417 North Capitol Way) is listed as Harvey's Olympia Feed Co.
- **1984, 1989 and 1993** - The historical Project address is listed as Yard Birds Shopping Center (Feed Division).
- **1999** - The historical Project address is listed as US Marine Sales.

Refer to Section 6.9 and Section 9.1 for further discussion of the historical oil companies identified in the city directory research.

Adjacent Property Listings:

No environmentally significant listings were identified for adjacent properties.

A copy of the City Directory abstract is available upon request.

6.6 Aerial Photography

EMG contacted EDR in an attempt to determine if there were any historical aerial photographs available for the area of the Project. EMG's historical aerial search results are discussed below.

Review of the 1957 historical aerial photograph indicated the following:

- **Project:** The Project is shown as developed with at least two structures. Vehicular access is available from the north, east, south and west.
- **Off-site:** The area north of the Project is shown as developed with a large structure. The area east of the Project is shown as developed with several large structures. The area south of the Project is shown as developed with a circular structure and an apparent commercial structure. The area west of the Project is shown as small structures followed by the bay.

The 1968 historical aerial photograph from the previous aerial photograph in that:

- **Project:** The Project is shown as developed with two large structures at the northern half of the Project, and at least two small structures at the southern half of the Project.
- **Off-site:** The area east of the Project is shown as an apparent parking lot. The area south of the Project is shown as developed with two structures.



The 1980 historical aerial photograph differs from the previous aerial photograph in that:

- **Project:** The Project is shown as developed with a large structure at the northern half of the Project, and a smaller structure in the central portion of the Project.

The 1990 and 1991 historical aerial photograph differs from the previous aerial photograph in that:

- **Project:** The Project is shown similarly to the previous photograph, with additional development along the southern border of the Project.

The 2005, 2006 and 2009 historical aerial photographs differ from the previous aerial photograph in that:

- **Project:** The Project is shown as developed with one large structure along the eastern side of the Project, consistent with the current improvements.
- **Off-site:** The area north of the Project is shown as cleared, graded land. The area east of the Project is shown as developed with a large structure, consistent with the current improvements.

The 2011 historical aerial photograph differs from the previous aerial photograph in that:

- **Off-site:** The area south of the Project is shown as developed only with one structure, and an apparent parking lot. The area north of the Project is shown as graded land, and a portion of an apparent parking structure has been constructed.

The 1941 and 1973 historical aerial photographs are of such poor quality and/or resolution that EMG cannot accurately describe any distinct features of the Project.

Copies of representative historical aerial photographs are included in Appendix C.

6.7 Previous Investigations

EMG was not provided with any previously conducted environmental assessment reports for the Project.

6.8 Plans and Specifications

As-built/renovation-site plans, drawings, and specifications were reviewed at the Project. Documents reviewed included original building plans prepared by BOE, Architects and dated 1999. Review of these documents did not identify any unusual or unique systems/equipment installations.

6.9 Historical Summary

EMG was not able to obtain standard historical sources that document the Project history in five year intervals. This data failure represents a data gap; however, this data gap is not considered a *significant* data gap, and therefore, it is not addressed in Section 3.1.

Based upon the historical review, the Project was originally located over a portion of Budd's Inlet (part of West Bay). In approximately 1888, the eastern half of the Project was developed with a mineral and soda water factory, a boarding house and dwellings, which were reportedly constructed on piles. By 1908, the structures at the Project were removed, and a 5,000-gallon oil tank was housed at the Project, likely associated with the south-adjacent manufacturing gas plant. The Project was eventually redeveloped as the shoreline expanded to

the west, and a large structure was built in the northern half of the Project, and occupied by Olympia Feed until the late 1970s. Railroad tracks were also built running through the Project in the early 1900s, and remained until approximately the late 1940s. The southern half of the Project was developed in approximately 1925 by Associated Oil Company. Several structures associated with the company were erected, including an office, a tank house (housing two 20,000-gallon oil tanks), a filling station, and an auto repair. These structures remained until approximately the 1990s, prior to the redevelopment of the entire site into the Phoenix Inn in 1999-2000. However, the space was likely used for farmer's market operations between the early 1980s and late 1990s.

The review of the historical data available for the Project identified that in 1908 a 5,000-gallon oil tank likely associated with the south-adjacent manufacturing gas plant was located at the Project and at least two 20,000-gallon storage tanks containing oil, a filling station, and an auto repair facility associated with Associated Oil Company were historically located at the Project from approximately 1946 to 1968. Additional above and below ground oil storage was likely present at the site due to the historic operations at the Project. The Project has been subsequently redeveloped, and based on regulatory database listings and information available through the Olympia Building Department, the Project appears to have been significantly impacted with metals, methyl tertiary-butyl ether, non-halogenated solvents, petroleum-gasoline, and polynuclear aromatic hydrocarbons, and is listed on the WA CSCSL, WA ALLSITES, WA LUST, WA UST, and WA VCP databases. Bio-remediation appears to have begun at the Project in at least 1998 by EPMI, and then taken over by Stemen Environmental in 2006. In a letter dated May 17, 1999, EPMI outlined the general operations of the bio-remediation system, which included the installation of a series of application laterals and vertical application points, and employed the UC-40 bioaugmentation technology. Subsequent development of the Project into the Phoenix Hotel was not anticipated to disturb the system. The letter also indicated the possibility of contamination from an up-gradient source (Refer to Section 9.2). The bio-remediation efforts operate under the Voluntary Cleanup Program through the Washington Department of Ecology, and according to Scott Rose, Unit Supervisor with the Washington Department of Ecology, since 2006 the Project has complied with regulatory requirements of the VCP. Eleven apparent groundwater monitoring wells associated with the remediation were identified on the southern portion of the Project during the current assessment. Based on this information, the historical use of the Project represents a recognized environmental condition in connection with the Project.

No evidence of petroleum exploration or production was identified.

No evidence of historic dry cleaners was identified.

7 PROJECT RECONNAISSANCE

7.1 Operational Activities/Noteworthy Tenants

The Project is currently a full service hotel to include a commercial kitchen, restaurant, and commercial laundry facility as well as guest laundry services. No noteworthy tenants occupy the Project and no environmentally significant operations are conducted at the Project with the exception of on-going bioremediation activities (Refer to Section 6.9 for further information).

Considering the operations assessed at the Project, no environmental permits, registrations, or notifications appear to be required.

No evidence of current dry cleaners was identified.

7.2 Hazardous Materials/Petroleum Products Storage and Handling

Visual observation for the use and/or storage of hazardous materials and petroleum products was performed. The following hazardous materials were identified:

- Routine janitorial and maintenance supplies are present in retail-sized containers and stored in designated areas. These materials are used for Project maintenance and upkeep.
- Swimming pool maintenance chemicals are stored near the pool equipment.
- Laundry detergents are present in plastic containers and stored in the laundry room.

The hazardous materials and petroleum products discussed above were observed in designated storage areas and appeared to be properly stored.

No evidence of spills or staining was observed. In addition, the flooring and concrete surfaces appeared intact, and no cracks were observed in the areas of product storage/usage.

7.3 Waste Generation, Treatment, Storage and Disposal

Visual observation for the generation, treatment, storage, and disposal of wastes was performed. The following wastes were identified:

- Municipal trash is stored in dumpsters and disposed of by a contracted waste hauler.
- Domestic sewage is disposed of to the municipal sanitary sewer system.
- Medical waste in the form of bio-hazardous materials (i.e., sharps/bandages) is generated by guests and stored in designated medical waste containers. These materials are dropped off to local contracted facilities.

No evidence of spills or staining was observed in the area of waste generation or pre-disposal storage. In addition, the concrete surfaces appeared intact, and no cracks were observed in the areas of waste generation or pre-disposal storage.

Review of information available at the Project indicated that the waste disposal operations appear to be appropriate.

No excessive odors or overflowing/excessive ground trash were noted in the vicinity of the dumpsters. No hazardous, regulated, or medical wastes were noted in the dumpsters.

A grease trap is present in the kitchen, however according to Mr. Brodahl of the Project, the grease trap has never been used, and therefore has not been cleaned out.

No evidence of oil-water separators was identified.

7.4 Polychlorinated Biphenyls (PCBs)

The Project is supplied with underground secondary electrical service from one pad-mounted electrical transformer. The transformer is designated as the property of the public utility. Based on the date of construction, the equipment is not likely to contain PCBs. The unit should be periodically inspected for leakage. If leakage is visible, the Project owner/manager should contact the public utility, which will remediate the situation. Should the unit have to be replaced, the utility is responsible, provided the cause is equipment failure, not customer misuse. No leakage of the transformer was observed at the time of the assessment.

One hydraulic lift elevator is located at the Project. PCB-containing hydraulic fluid has not been manufactured since 1977. Therefore, based on the date of installation, PCB-containing hydraulic fluid is not likely to be found in the elevator operating system. No visual indication of leakage was observed in the area of the elevator operating equipment. The hydraulic elevator unit at the Project should be inspected periodically for leakage. If leakage is identified, the unit should be repaired, and any fluid or fluid-soaked waste should be disposed of in accordance with applicable federal, state, and local regulations.

No other evidence of hydraulic lifts was identified.

7.5 Asbestos-Containing Materials (ACM)

As-built/renovation-site plans, drawings, and specifications were reviewed at the Project. Documents reviewed included original building plans prepared by BOE Architects and dated 1999. Review of these documents did not identify building material specifications requiring the use of ACM. However, this does not preclude or prevent the potential use of ACM.

Suspect non-friable ACM, in the form of roofing materials, vinyl floor tile, and various mastics, were identified. These materials were observed to be in good condition.

Based on the Scope of Work, no samples were collected.

7.6 Radon Gas

Review of the USEPA's Radon Map for Thurston County, Washington indicated that the Project is located in Zone 3, areas with a predicted average indoor radon screening level less than 2 pCi/L (picoCuries per liter of air).

Based on the Scope of Work, radon sampling was not performed as a part of this assessment.

In addition, based on the type of construction, the presence of commercial HVAC systems, and the commercial use of the building, there is reduced potential for the build-up of radon gas in the building at the Project.

7.7 Lead-Based Paint (LBP)

The building at the Project was originally constructed in 1999-2000. Generally, due to the date of construction (post-1977), the potential use of LBP was minimized due to regulatory requirements and sound business practice. Based on the date of construction, no suspect LBP was observed, and no samples were collected.

7.8 Lead in Drinking Water

Based on review of the local water utility's most recent Water Quality Report, the water supplied to the Project is within federal, state, and local drinking water quality standards. In addition, the building was constructed after the 1986 ban on lead drinking water piping, lead solder, and flux on copper drinking water piping.

7.9 Facility Storage Tanks and Pipelines (above or below ground)

Visual observations for manways, vent pipes, fill connections, concrete pads, and saw cuts in paved areas did not identify any surface connections or disturbances that would indicate the potential for an underground storage tank (UST) installation at the Project.

No aboveground storage tanks (ASTs) were observed at the Project.

The manways and surface caps observed at the Project were for site services (i.e., domestic water, storm water, and sanitary sewer system).

Review of currently installed mechanical equipment identified the use of alternate fuel sources (i.e., electric, natural gas), thereby eliminating the need for on-site fuel storage at the Project.

Based on the review of the state list of registered USTs, no USTs are registered for the Project.

Interviews with persons knowledgeable of the Project did not identify evidence of current tanks (above or below ground) at the Project. Historic tanks are discussed in Section 6.9 and Section 9.1.

Visual observations did not identify surface markings indicating the existence of subsurface product pipelines at the Project.

7.10 Surface Areas

Observations during EMG's assessment identified that the Project lands are graded to provide slope and swale to direct storm water away from the on-site building. Surface water flows in a westerly direction.

Visual observation of the Project and adjacent properties did not identify evidence of distressed vegetation, staining, or surface migration of petroleum releases or hazardous materials onto or off the Project.

Visual observations did not identify evidence of on-site surface impoundment facilities, pits, dry wells, or dumping of apparent hazardous substances at the Project.

Visual observations did not identify surface water features, including lagoons, ponds, or other bodies of water at the Project.

Minor oil discharges were observed on the parking areas; however, the discharges are incidental in nature, and corrective action is neither practical nor warranted.

Storm water from the roof areas is directed to underground stormwater drains via downspouts and internal drains. Storm water from drive and parking surfaces is directed to surface drains via sheet flow. Storm water from vegetated surface areas generally infiltrates into the subsurface.

Eleven apparent groundwater monitoring wells were identified on the southern portion of the Project. The monitoring wells are flush-mounted with covers bolted to the outer casings. The POC had no knowledge of the monitoring wells. The monitoring wells appear to have been installed as part of an on-going bio-remediation effort below the Project, which reportedly began in 1998. (Refer to Section 6.9 for further information).

7.11 Mold

EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the Project. No significant suspect mold and/or evidence of moisture was observed (i.e., beyond the presence of very small quantities commonly found in locations such as grout in bathtubs, shower lines and other frequently wet areas and stained ceiling tiles).

This assessment does not constitute a comprehensive mold survey of the Project. In addition, this activity was not designed to discover all areas which may be affected by mold growth on the Project. Rather, it is intended to give the Client an indication if significant (based on observed areas) mold growth is present at the Project. Additional areas of mold not observed as part of this limited assessment, possibly in pipe chases, HVAC systems and behind enclosed walls and ceilings, may be present at the Project. The reported observations and conclusions are based solely on interviews with Project personnel and on conditions as observed in readily accessible interior areas of the Project on the assessment date.



8 INTERVIEWS

8.1 Key Site Manager

A Key Site Manager Questionnaire was completed as a part of this assessment, which is included in Appendix D. The Questionnaire was completed by the Key Site Manager, and Director of Sales, Michael Davidson. Information obtained from the Questionnaire has been used in the preparation of this report. The Key Site Manager is aware of pending, threatened, or past litigation, administrative proceedings relevant to hazardous substances or petroleum products. The Key Site Manager did not provide specific information regarding this litigation, and was not available for interview during or after the site assessment.

8.2 Owner

EMG submitted an Owner Questionnaire to the user in an effort to identify the owner of the Project who could be interviewed to provide information regarding proceedings involving the Project. A completed Owner Questionnaire was not returned to EMG.

The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

8.3 User

EMG submitted a User Questionnaire in an effort to obtain information regarding proceedings involving the Project. Refer to Section 4 for discussion of the User Questionnaire.

8.4 Occupants

No occupants of the Project were available or would agree to an interview.

The lack of, or inability to obtain, this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a significant data gap.

8.5 Past Owners, Operators, and Occupants

No past owners, operators, or occupants of the Project, who likely would have material information regarding the potential for contamination at the Project, were identified.

8.6 Owners or Occupants of Adjacent or Nearby Properties

The Project was not an abandoned property with evidence of unauthorized uses or uncontrolled access; therefore, interviews were not conducted with adjacent or nearby property owners or occupants.

8.7 Interviews with Others

EMG interviewed Ms. Janine Condit, General Manager who was cooperative and provided information that appeared to be accurate based upon our subsequent site observations. It is EMG's opinion that Ms. Condit was knowledgeable about the Project, and the questions EMG posed during the interview process. According to Ms. Condit, no mold or moisture issues have been reported to her. Ms. Condit had no knowledge of the monitoring wells located throughout the Project, or of the bio-remediation activities on site.

EMG interviewed Mr. Scott Rose, Unit Supervisor with the Washington Department of Ecology. Mr. Rose indicated that numerous facilities have operated at the Project historically, some of which stored petroleum in aboveground and underground storage tanks. Mr. Rose indicated that various releases have occurred and that soil and groundwater below the Project have exhibited petroleum impacts. Since 2006, Paul Stemen of Stemen Environmental, has been conducting bio-remediation since 2006. Mr. Rose was not aware of the current concentrations or conditions of the soil/groundwater impacts below the Project.

The following individuals were interviewed as part of this assessment:

Name and Title	Organization	Phone Number
Eric Brodahl, Building Engineer	DoubleTree by Hilton Olympia	(360) 570-0555
Janine Condit, General Manager	DoubleTree by Hilton Olympia	(360) 570-0555
Michael Davidson, Director of Sales	DoubleTree by Hilton Olympia	(360) 570-0555
Cecile Malik, Representative	Olympia Building Department	(360) 753-8314
Julie Mongey, Representative	Olympia Community Planning & Development	(360) 753-8391
Scott Rose, Unit Supervisor	Washington Department of Ecology	(360) 407-6347

9 REGULATORY DATABASE REVIEW

EMG obtained a regulatory database report from Environmental Data Resources, Inc. (EDR) in an effort to determine if the Project is a listed regulatory site and whether there are any mappable regulatory database sites. The regulatory database search was run in accordance with the Scope of Work for this assessment. EMG attempted to field-verify the locations of the EDR-identified regulatory sites, as well as confirm distances and locations relative to the Project using available mapping software. Therefore, the distances and/or directions noted in this section may not match the EDR Report. In addition, EMG reviewed the unmappable sites in the database report, cross-referencing addresses and site names. Unmappable sites are environmental risk sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded because of inaccurate or missing location information in the record provided by the agency. A copy of the regulatory database report is included in Appendix H.

Based on review of the regulatory database report, and by cross-referencing name, address, and zip code, EMG concludes that the Project is a listed site. Details regarding any listings for the Project are discussed after the table below.

The search for sites listed on regulatory databases in the area surrounding the Project identified various sites within the specified search radii. Details regarding any adjacent and nearby off-site properties of environmental significance are discussed after the table below.

The following are some of the databases which were reviewed for this assessment. See the appended regulatory database report for a complete listing of databases reviewed for this assessment:

ASTM Standard Federal Databases

- **NPL** - The National Priority List (NPL) is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program.
- **Proposed NPL** - A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.
- **NPL LIENS** - Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability.
- **Delisted NPL** - In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.
- **CERCLIS** - The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) contains sites that are either proposed to or on the National Priorities List (NPL) and sites that are in the screening and assessment phase for possible inclusion on the NPL.
- **CERCLIS-NFRAP** - CERCLIS No Further Remedial Action Planned (NFRAP) sites are sites that the EPA has determined that no further steps will be taken to list the sites on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.
- **CORRACTS** - Corrective Action Report (CORRACTS) identifies hazardous waste handlers with RCRA corrective action activity.
- **RCRA-TSDF** - Resource Conservation and Recovery Act (RCRA) - Transporters, Storage and Disposal (TSDF) database includes information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by the RCRA.

- **RCRA-LQG** - The RCRA - Large Quantity Generators (LQG) database includes information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.
- **RCRA-SQG** - The RCRA - Small Quantity Generators (SQG) database includes information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Small quantity generators generate between 100 kg and 1,000 kg of hazardous waste per month.
- **RCRA-CESQG** - The RCRA - Conditionally Exempt Small Quantity Generators (CESQG) database includes information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Conditionally exempt small quantity generators generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.
- **US ENG CONTROLS** - A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.
- **US INST CONTROL** - A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.
- **ERNS** - The Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances.

State Databases

- **SWF** - The Solid Waste Facilities (SWF) database contains an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps.
- **LUST** - Leaking underground storage tank (LUST) records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.
- **UST** - Registered Underground Storage Tank (UST) facilities.
- **AST** - Registered Aboveground Storage Tank (AST) facilities.
- **State BROWNFIELDS** - This database contains information on Brownfield sites.
- **State Voluntary Cleanup Sites** - This database contains a listing of sites which are in the State voluntary cleanup program.
- **STATE ENG CONTROLS** - A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.
- **STATE INST CONTROL** - A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.
- **INDIAN UST** - The Indian UST database contains information about underground storage tanks on Indian land.

- **INDIAN LUST** - The Indian LUST database contains information about leaking underground storage tanks on Indian land.
- **INDIAN VCP**- The Indian VCP database contains information about voluntary cleanup priority sites on Indian land.
- **VCP** - The Voluntary Cleanup Program (VCP) database is a listing of sites that have entered either into the Voluntary Cleanup Program, or its predecessor, the Independent Remedial Action Program.
- **ICR** - The Independent Cleanup Report (ICR) database is a listing of remedial action reports the Washington Department of Ecology has received from either the owner or operator of the sites. These actions have been conducted without department oversight or approval and are not under an order or decree. This database is no longer updated.
- **CSCSL** - The Confirmed and Suspected Contaminated Sites List (CSCSL) is the state of Washington equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds are identified along with sites where cleanup will be paid for by potentially responsible parties.
- **ALLSITES** - This database contains information on facilities and sites of interest to the Washington Department of Ecology.

Database List	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1	0	0	0	0	NR	0
DELISTED NPL		1	0	0	0	0	NR	0
CERCLIS		0.5	0	0	0	NR	NR	0
CERCLIS-NFRAP		0.5	0	0	0	NR	NR	0
CORRACTS		1	0	0	0	0	NR	0
RCRA-TSDF		0.5	0	0	0	NR	NR	0
RCRA-LQG		0.125	0	NR	NR	NR	NR	0
RCRA-SQG		0.125	0	NR	NR	NR	NR	0
US ENG CONTROLS		TP	NR	NR	NR	NR	NR	0
US INST CONTROL		TP	NR	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
US BROWNFIELDS		0.5	0	0	0	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	1
EDR US Hist Auto Stat		0.25	2	4	NR	NR	NR	6
SWF/LF		0.5	0	1	0	NR	NR	1
ALLSITES	X	0.5	18	29	50	NR	NR	98
CSCSL	X	1	5	11	13	16	NR	46
HSL		1	2	3	10	12	NR	27
CSCSL NFA		0.5	2	4	8	NR	NR	14
LUST	X	0.5	2	5	8	NR	NR	16
UST	X	0.125	6	NR	NR	NR	NR	7
AST		0.25	0	0	NR	NR	NR	0
WA MANIFEST		0.25	0	3	NR	NR	NR	3
INST CONTROL		TP	NR	NR	NR	NR	NR	0
ICR		0.5	3	4	6	NR	NR	13
VCP	X	0.5	4	8	6	NR	NR	19
BROWNFIELDS		0.5	0	0	0	NR	NR	0
RGA HWS	X	1	1	8	8	17	NR	35
SWRCY		0.5	2	1	1	NR	NR	4

RGA LUST	X	0.5	1	2	7	NR	NR	12
RGA LF		0.5	0	1	0	NR	NR	1
INDIAN LUST		0.5	0	0	0	NR	NR	0
INDIAN UST		0.125	0	NR	NR	NR	NR	0
INDIAN VCP		0.5	0	0	0	NR	NR	0
INDIAN ODI		0.5	0	0	0	NR	NR	0
INDIAN RESERV		1	0	0	0	0	NR	0
EDR MGP		1	1	0	1	0	NR	2

9.1 Project Regulatory Database Discussion

Regulatory database listings for the Project are discussed below.

Phoenix Inn

415 N Capitol Way

Database(s) Listed On: WA CSCSL, WA ALLSITES, WA LUST, WA UST, WA VCP

The Project is listed on the Confirmed and Suspected Contaminated Sites List database maintained by the Department of Ecology (Facility ID 1571525). According to the database, several contaminants have been identified such as metals, methyl tertiary-butyl ether, non-halogenated solvents, petroleum-gasoline, and polynuclear aromatic hydrocarbons. The current site status is listed as "Cleanup Started", and several of these contaminants are suspected to have impacted both soil and groundwater. The Project is also listed on the LUST database, which indicates the facility is actively involved in the Voluntary Cleanup Program (VCP) through the WA ALLSITES program. The FINDS database is an indexing system that is used to cross-reference various federal and state database listings. The FINDS databases does not, in and of itself, contain any data concerning environmentally significant information. The listing of the Project in the FINDS database appears to cross-reference the ALLSITES listing for the Project. The UST database lists one UST was historically located at the Project and closed in place in 2006. However, according to building department records, no permits for the closure of a UST was issued in 2006 for the Project. According to Scott Rose, Unit Supervisor with the Washington Department of Ecology, the Project is involved in current bio-remediation activities as a result of the multiple historical uses of the Project, including the storage of petroleum products both above and below ground and the surrounding properties. Specific information regarding the nature of the bio-remediation activities was not readily available; however, since 2006 the Project has complied with regulatory requirements of the VCP. Refer to Section 6.9 for further information.

9.2 Off-Site Regulatory Database Discussion

Adjacent and nearby off-site listed properties of environmental significance are discussed below.

Columbia Place (former)

503 Capitol Way N

Distance: Adjacent

Direction: North

Database(s) Listed On: ALLSITES, CSCSL NFA, VCP

Based on review of the USGS Topographic Map, this site is located topographically cross-gradient from the Project, and the estimated groundwater flow in the area of the site is to the west, which is parallel to the Project. The ALLSITES database indicates the facility was formerly involved with the Voluntary Cleanup Program overseen by the Washington Department of Ecology (Facility ID 1529149). According to the CSCSL database, a status of "No Further Action" was awarded to the site on October 23, 2002. No specific information regarding the nature or extent of the release or contamination is provided in the database. The ALLSITES database also lists the facility in the Construction program in 2008, and was likely associated with redevelopment activities. Based on the current "no further action" regulatory status, this site does not represent a recognized environmental condition, historical recognized environmental condition or controlled recognized environmental condition in connection with the Project.



Yardbirds Properties

500 Capitol Way N.

Distance: Adjacent

Direction: Northeast

Database(s) Listed On: WA ICR, ALLSITES, CSCSL NFA, VCP

Based on review of the USGS Topographic Map, this site is located topographically up-gradient from the Project, and the estimated groundwater flow in the area of the site is to the west, which is towards the Project. The ALLSITES database indicates the facility was formerly involved with the UST, LUST and VCP programs, overseen by the Washington Department of Ecology. The UST database indicates two underground storage tanks were installed at the facility in 1964, and removed or closed in place in 2000. The CSCSL database indicates a "No Further Action" regulatory status as of September 17, 2003. Based on the current "No Further Action" regulatory status, this site does not represent a recognized environmental condition, historical recognized environmental condition or controlled recognized environmental condition in connection with the Project.

Columbia Square Properties

320 North Columbia

Distance: Adjacent

Direction: South

Database(s) Listed On: ALLSITES, CSCSL, LUST, UST, and VCP

Based on review of the USGS Topographic Map, this site is located topographically down-gradient from the Project, and the estimated groundwater flow in the area of the site is to the west, which is away from the Project. The CSCSL database indicates cleanup has started for contamination in soil and groundwater above cleanup levels. Given the close proximity of the facility to the Project, it is possible the Project has been impacted by this facility. However, active remediation is on-going at the Project in conjunction with on-site and off-site contamination sources, and therefore this site represents a recognized environmental condition in connection with the Project.

Ziegler Welding

322 North Capitol Way

Distance: Adjacent

Direction: Southeast

Database(s) Listed On: ALLSITES, UST

Based on review of the USGS Topographic Map, this site is located topographically up-gradient from the Project, and the estimated groundwater flow in the area of the site is to the west, which is towards the Project. The ALLSITES database indicates the facility has been a part of the UST program, overseen by the Washington Department of Ecology. The UST database indicates a tank was installed at the facility in 1964, and closed in place in 1996. This site is not listed on any database that reports spills or releases, such as the LUST database. Based on the lack of reported releases, this site does not represent a recognized environmental condition, historical recognized environmental condition, or a controlled recognized environmental condition associated with the Project.

Olympia Gas and Power Co/Washington Gas and Electric

115 Thurston Ave NW

Distance: Adjacent

Direction: South

Database(s) Listed On: EDR MGP

Based on review of the USGS Topographic Map, this site is located topographically cross-gradient from the Project, and the estimated groundwater flow in the area of the site is to the west, which is parallel to the Project. The facility is listed on the Manufactured Gas Plant database, which includes records of coal gas plants compiled by EDR's researchers. Manufactured gas sites were used in the US from the 1800s to 1950s to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, oil, and water that also produces a significant amount of waste. Many of the byproducts of the gas production, such as coal tar, sludges, oil and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination. Given the length of time the gas plant operated at the

facility (at least the early 1900s through the 1940s), and the close proximity of the facility to the Project, it is possible the Project has been impacted by this facility. However, active remediation is on-going at the Project in conjunction with on-site and off-site contamination sources, and therefore this site represents a recognized environmental condition in connection with the Project.

290 additional sites are listed on the regulatory database report. Due to the urban setting of the Project and the large number of listings, a detailed discussion of each listing is not practical. However, based on the historic use of the general vicinity of the Project, which included filling stations, manufacturing, a manufactured gas plant, aboveground and below ground oil storage, and railroad operations, it is likely the Project has been impacted by the surrounding properties. The Project is currently undergoing active remediation through the Voluntary Cleanup Program, overseen by the Washington Department of Ecology due to on-site and off-site contamination sources.

10 ADJACENT PROPERTIES

The general vicinity of the Project consists of residential and commercial land uses. The following adjacent properties were identified:

- The Project is bordered to the north by an active construction site. Farther north is a commercial office facility (606 NW Columbia Street) and a cafe (601 NW Columbia Street).
- The Project is bordered to the south by Thurston Avenue. Farther south is a parking lot and Gardner's restaurant (111 Thurston Avenue NW).
- The Project is bordered to the east by N Capitol Way. Farther southeast is Ziegler's Welding (322 N Capitol Way). Farther east is multi-family apartments (410 N Capitol Way).
- The Project is bordered to the west by Columbia Street NW. Farther west is Olympia Seafood Co. (411 NW Columbia Street), and Wine Loft (401 NW Columbia Street). Farther northwest is Dockside Bistro (501 Columbia St NW). Farther southwest is Percival Landing Park (405 Columbia St. NW).

The adjacent properties to the south represent a recognized environmental condition associated with the Project. More information regarding these sites is included in the Regulatory Review discussion (Section 9.2). The remaining adjacent property uses do not represent a recognized environmental condition associated with the Project.

Appendix A:

Photographic Documentation



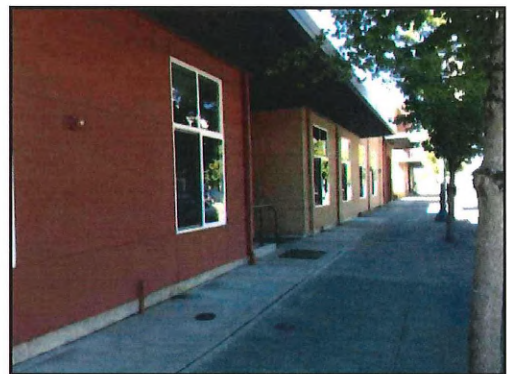
1 : West elevation



2 : South elevation



3 : North elevation



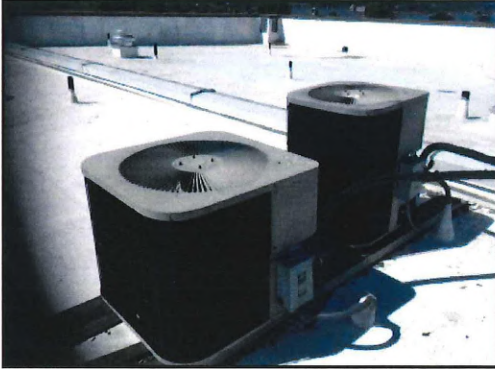
4 : East elevation



5 : Dining room



6 : Natural gas-fired water heaters



7 : Pad-mounted condensers



8 : PTAC unit



9 : Roof overview



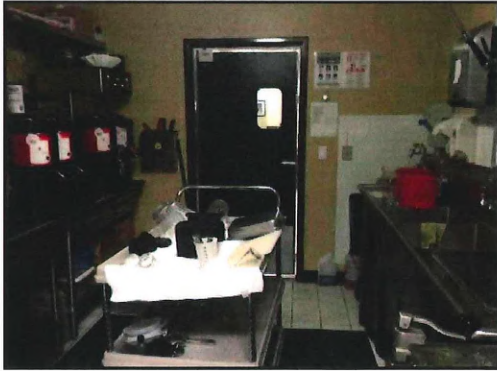
10 : Dining room



11 : Conference room



12 : Guest room



13 : Kitchen



14 : Laundry room



15 : Guest bathroom



16 : Common corridor



17 : Guest laundry



18 : Natural gas-fired emergency generator



19 : Unused grease trap



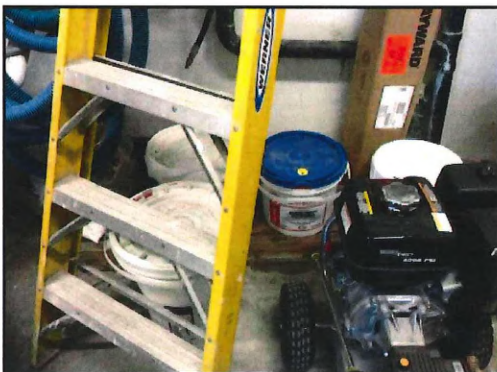
20 : Janitorial supplies



21 : Paint storage



22 : Laundry detergents



23 : Swimming pool chemicals



24 : Sharps storage



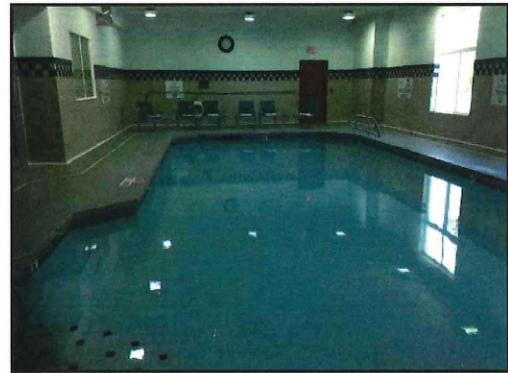
25 : Dumpster



26 : Transformer



27 : Hydraulic elevator equipment



28 : Swimming pool



29 : Monitoring well



30 : Bioremediation equipment



31 : North adjacent, A Avenue West, followed by construction site



32 : East adjacent, Capitol Way North, followed by multi-family apartments



33 : South adjacent, Gardner's restaurant

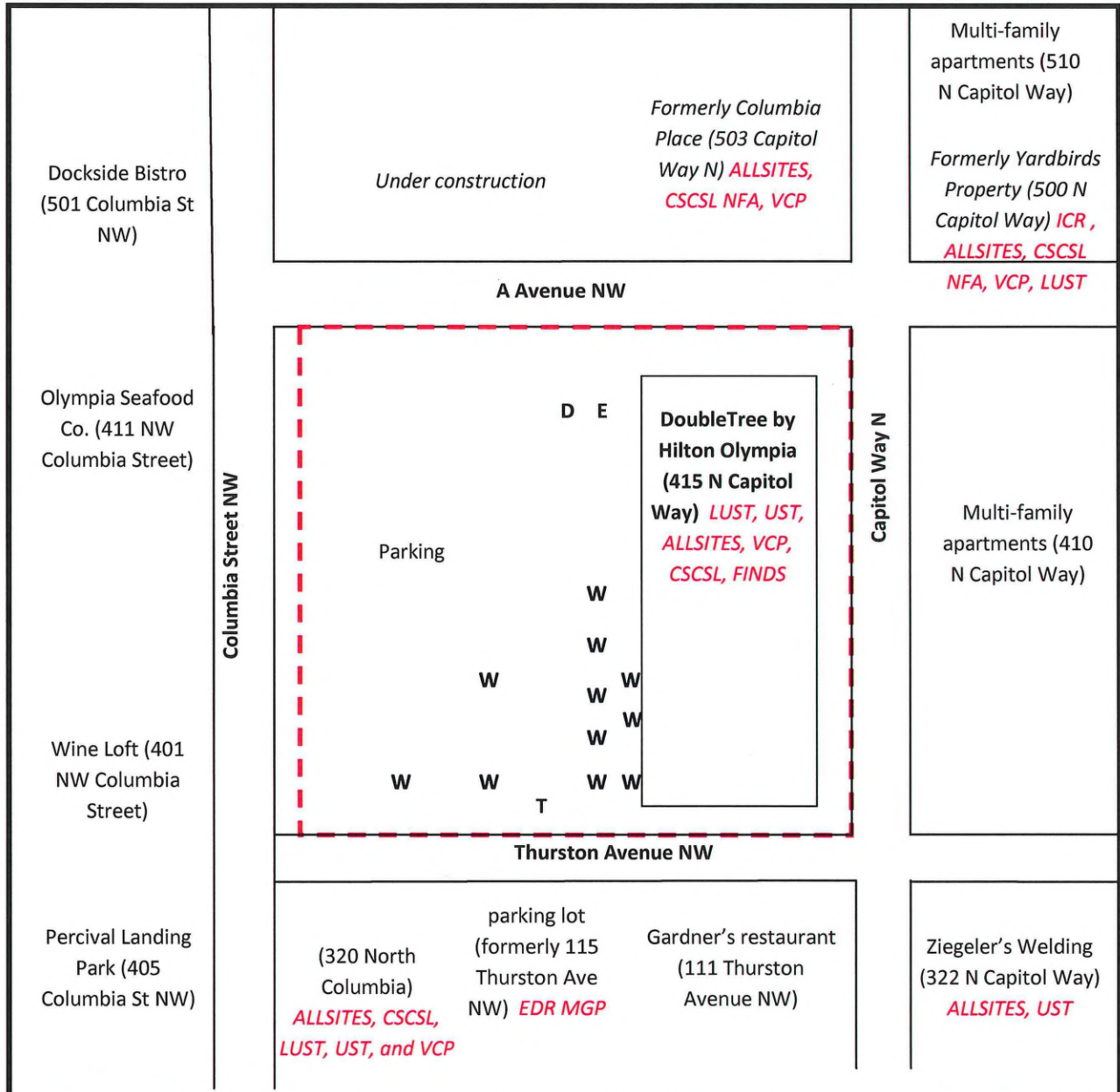


34 : West adjacent, Columbia Street NW followed by Olympia Seafood

Appendix B:

Field Sketch

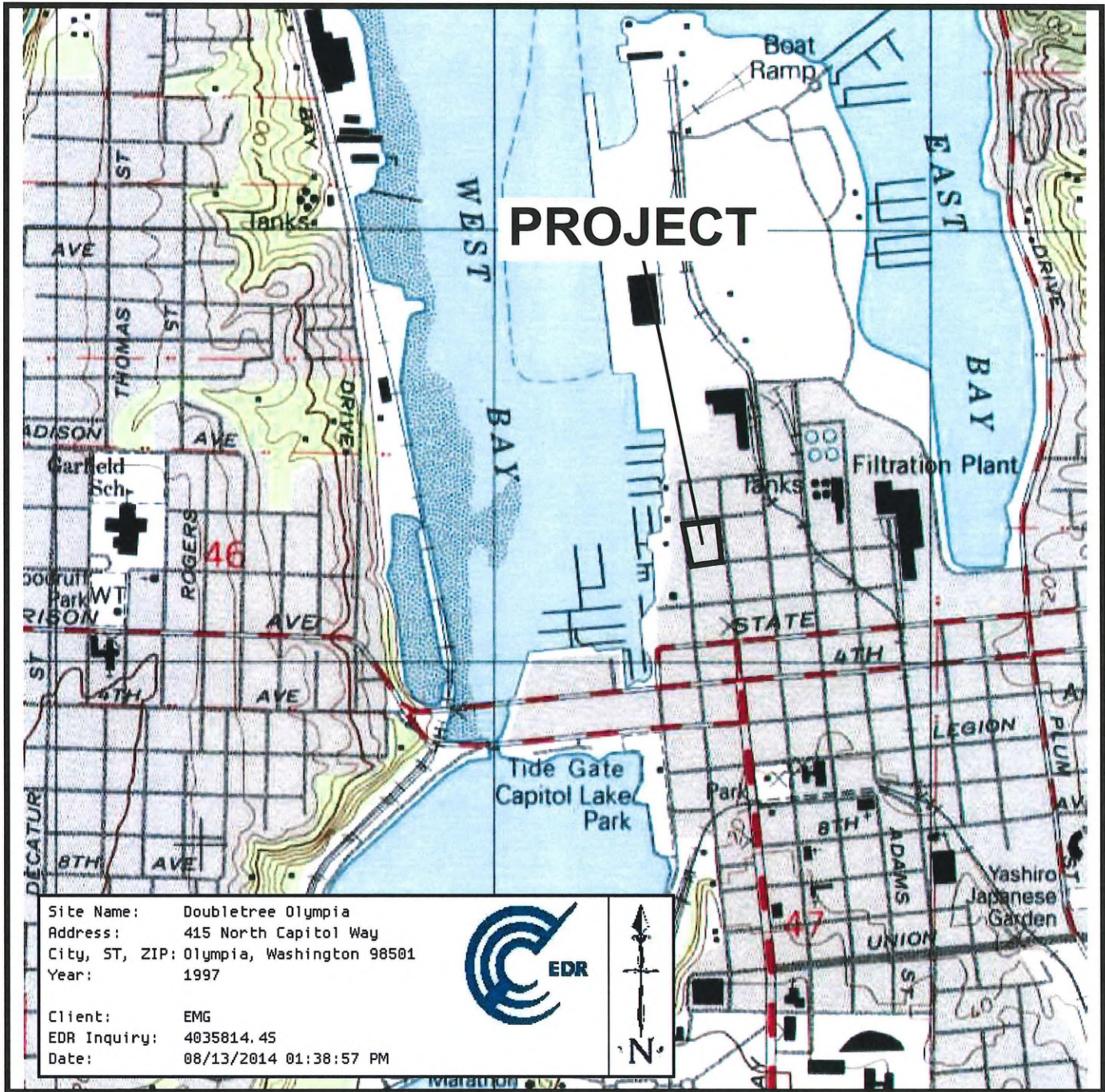
Field Sketch



	Key: - - Project Boundary T – Electrical Transformer D – Dumpster E – Emergency Generator W – Monitoring well	Project Number: 110446.14R-097.051
	Not drawn to scale. The north arrow indicator is an approximation of 0° North.	Project Name: Doubletree Olympia
On-Site Date: August 27, 2014		

Appendix C:

Maps and Aerial Photographs



Site Name:	Doubletree Olympia
Address:	415 North Capitol Way
City, ST, ZIP:	Olympia, Washington 98501
Year:	1997
Client:	EMG
EDR Inquiry:	4035814.45
Date:	08/13/2014 01:38:57 PM



**1997 Topographic Map
Doubletree Olympia
415 North Capitol Way, Olympia, Washington**

DRAWN BY: Kate Downey
DATE: 09/04/2014
PROJ. #: 110446.14R-097.051



U.S. Fish and Wildlife Service

National Wetlands Inventory

Sep 4, 2014

PROJECT



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The U.S. Fish and Wildlife Service is not responsible for the accuracy or completeness of the data data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



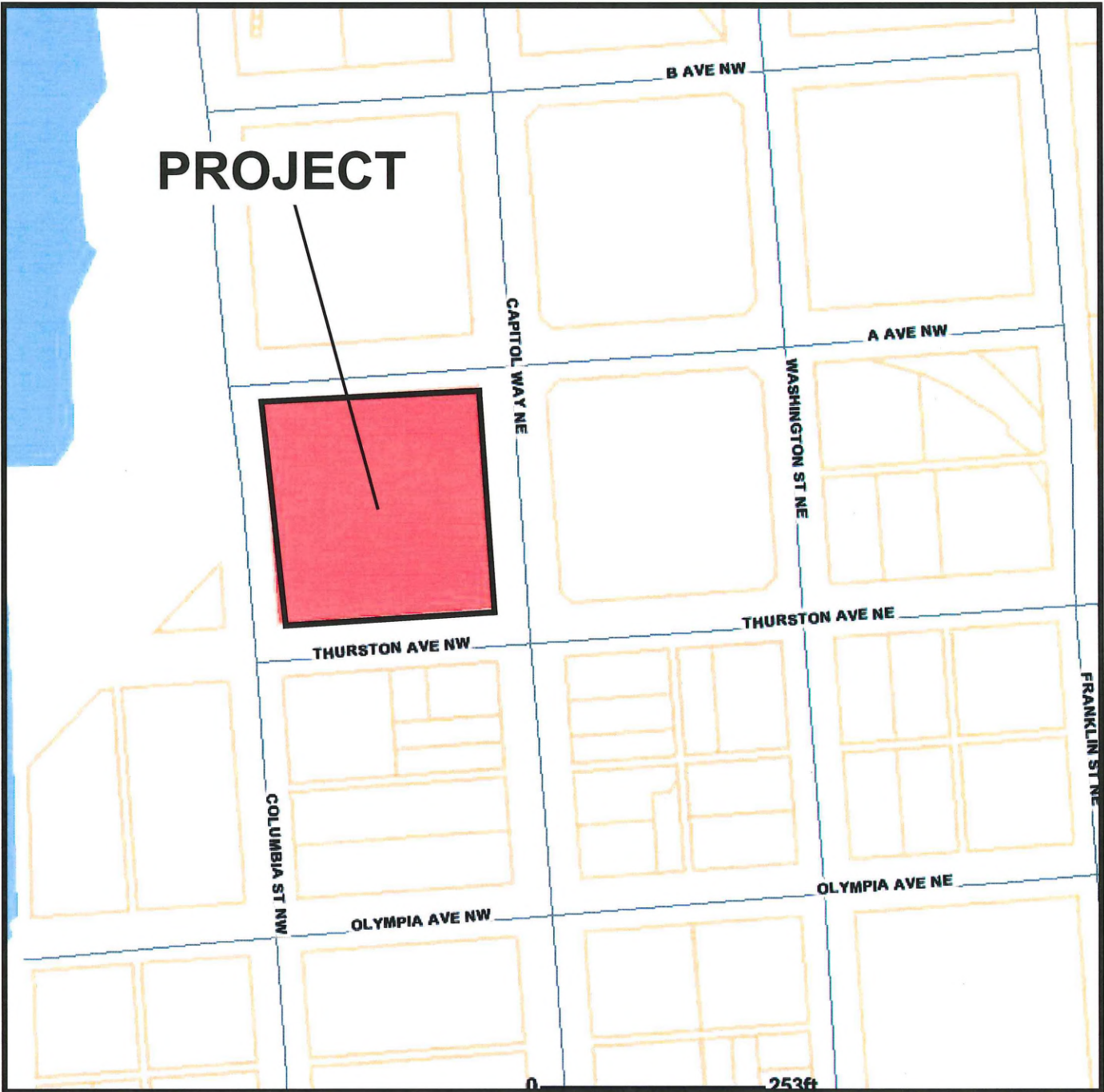
Wetlands Map Doubletree Olympia

415 North Capitol Way, Olympia, Washington

DRAWN BY: Kate Downey

DATE: 09/05/2014

PROJ. #: 110446.14R-097.051



EMG

Tax Map
Doubletree Olympia
415 North Capitol Way, Olympia, Washington

DRAWN BY: Kate Downey
DATE: 09/04/2014
PROJ. #: 110446.14R-097.051

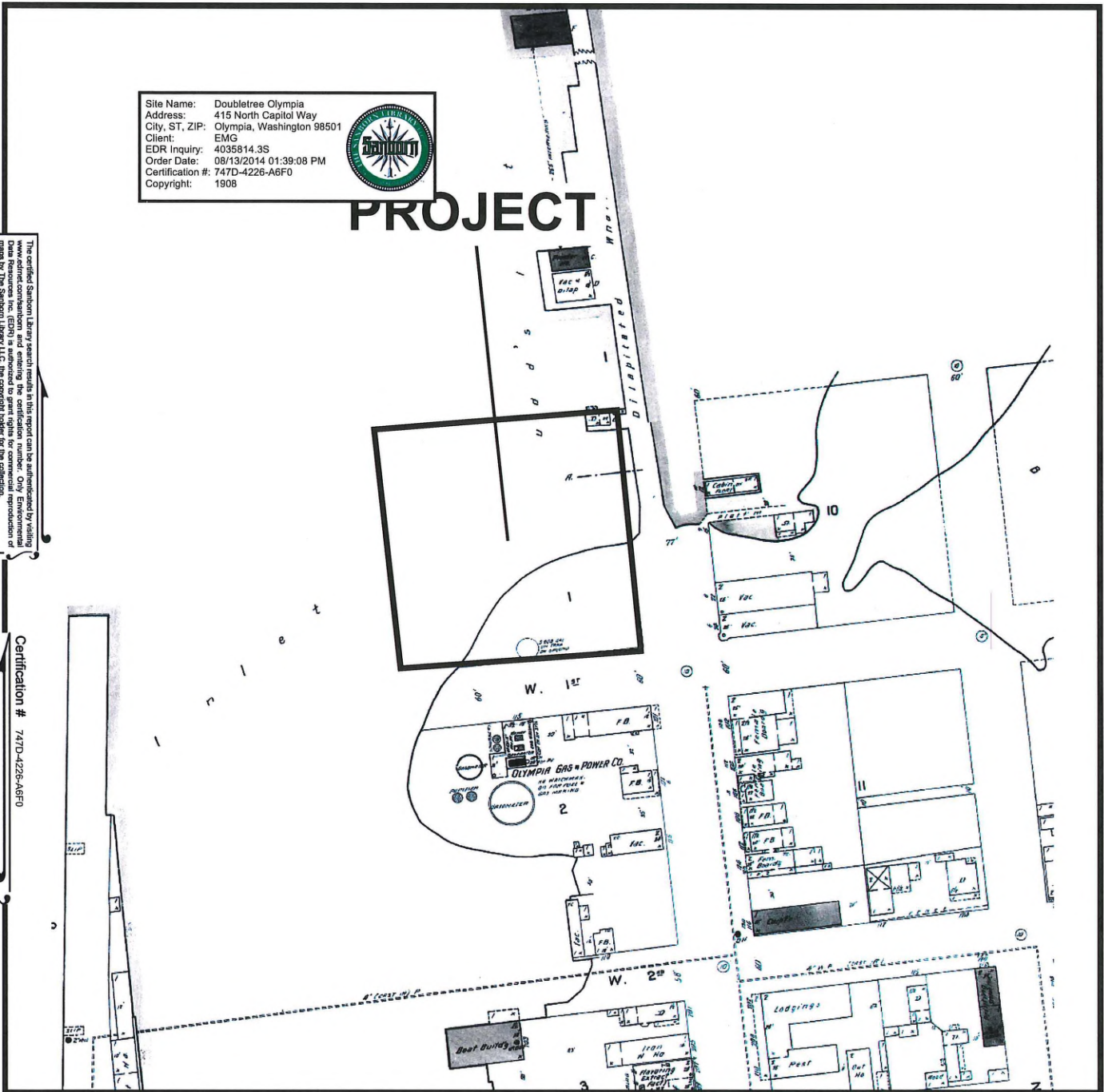
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 Address: 415 North Capitol Way
 City, ST, ZIP: Olympia, Washington 98501
 Client: EMG
 EDR Inquiry: 4035814.3S
 Order Date: 08/13/2014 01:39:08 PM
 Certification #: 747D-4226-A6F0
 Copyright: 1908



PROJECT

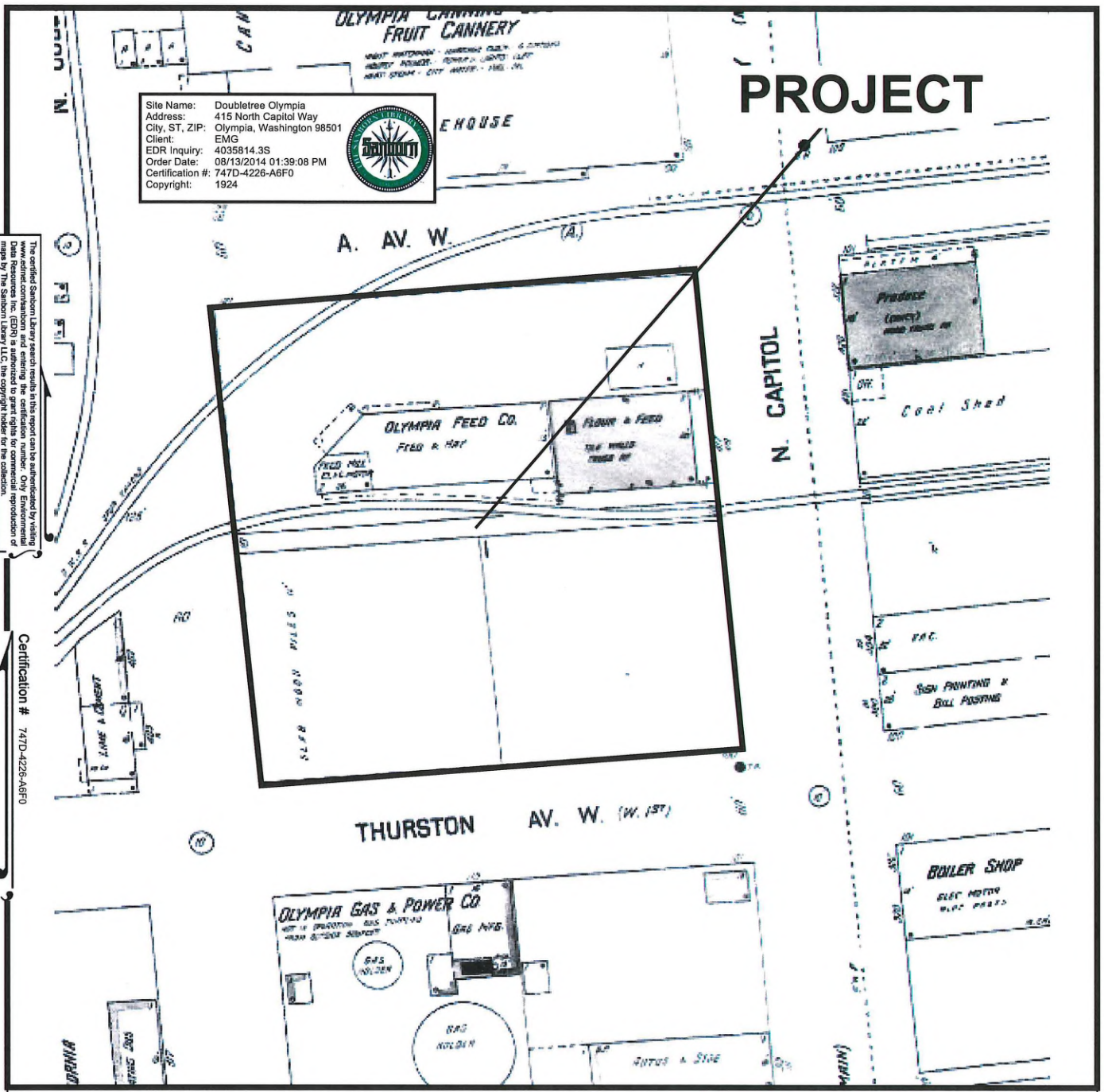
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Certification # 747D-4226-A6F0



1908 Sanborn Map
Doubletree Olympia
415 North Capitol Way, Olympia, Washington

DRAWN BY: Kate Downey
DATE: 09/05/2014
PROJ. #: 110446.14R-097.051



Site Name: Doubletree Olympia
 Address: 415 North Capitol Way
 City, ST, ZIP: Olympia, Washington 98501
 Client: EMG
 EDR Inquiry: 4035814.3S
 Order Date: 09/13/2014 01:39:08 PM
 Certification #: 747D-4226-A6F0
 Copyright: 1924



PROJECT

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1924 Sanborn Map
Doubletree Olympia
415 North Capitol Way, Olympia, Washington

DRAWN BY: Kate Downey
 DATE: 09/04/2014
 PROJ. #: 110446.14R-097.051

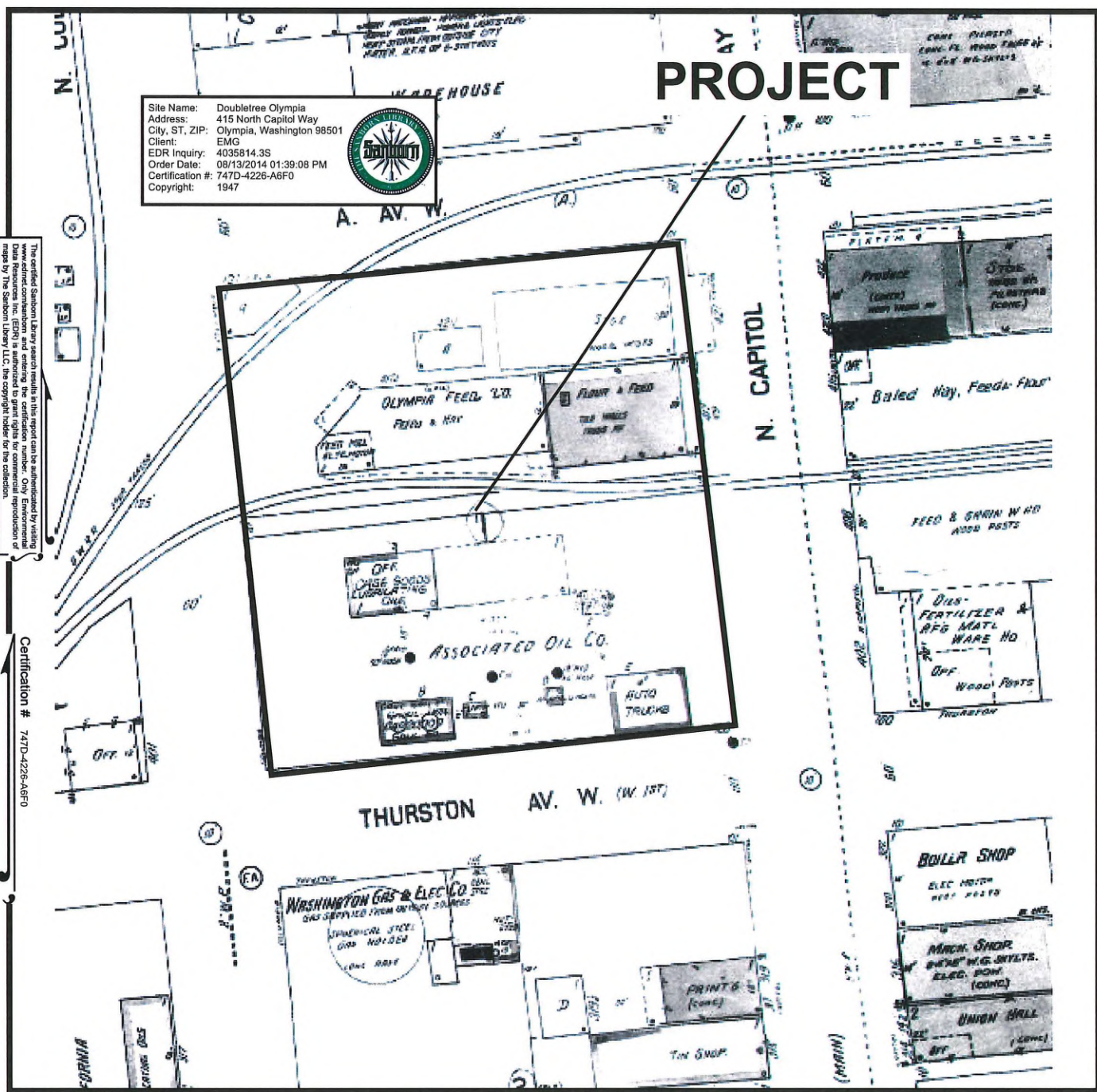
PROJECT

Site Name: Doubletree Olympia
 Address: 415 North Capitol Way
 City, ST, ZIP: Olympia, Washington 98501
 Client: EMG
 EDR Inquiry: 4035814.3S
 Order Date: 08/13/2014 01:39:08 PM
 Certification #: 747D-4226-A6F0
 Copyright: 1947



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Certification # 747D-4226-A6F0



1947 Sanborn Map
Doubletree Olympia
415 North Capitol Way, Olympia, Washington

DRAWN BY: Kate Downey
DATE: 09/04/2014
PROJ. #: 110446.14R-097.051

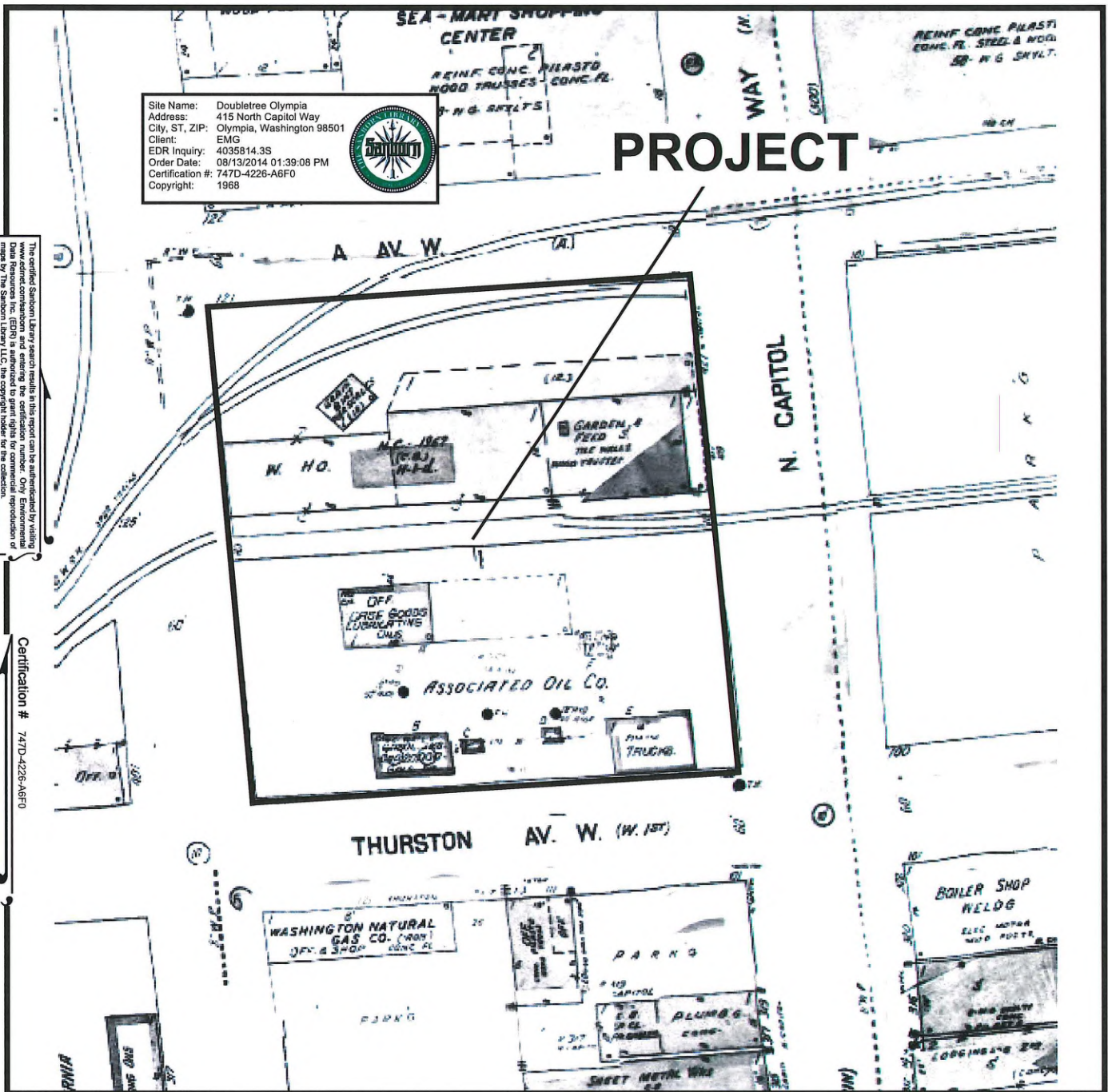
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 City, ST, ZIP: Olympia, Washington 98501
 Client: EMG
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 Order Date: 08/13/2014 01:39:08 PM
 Certification #: 747D-4226-A6F0
 Copyright: 1968



PROJECT

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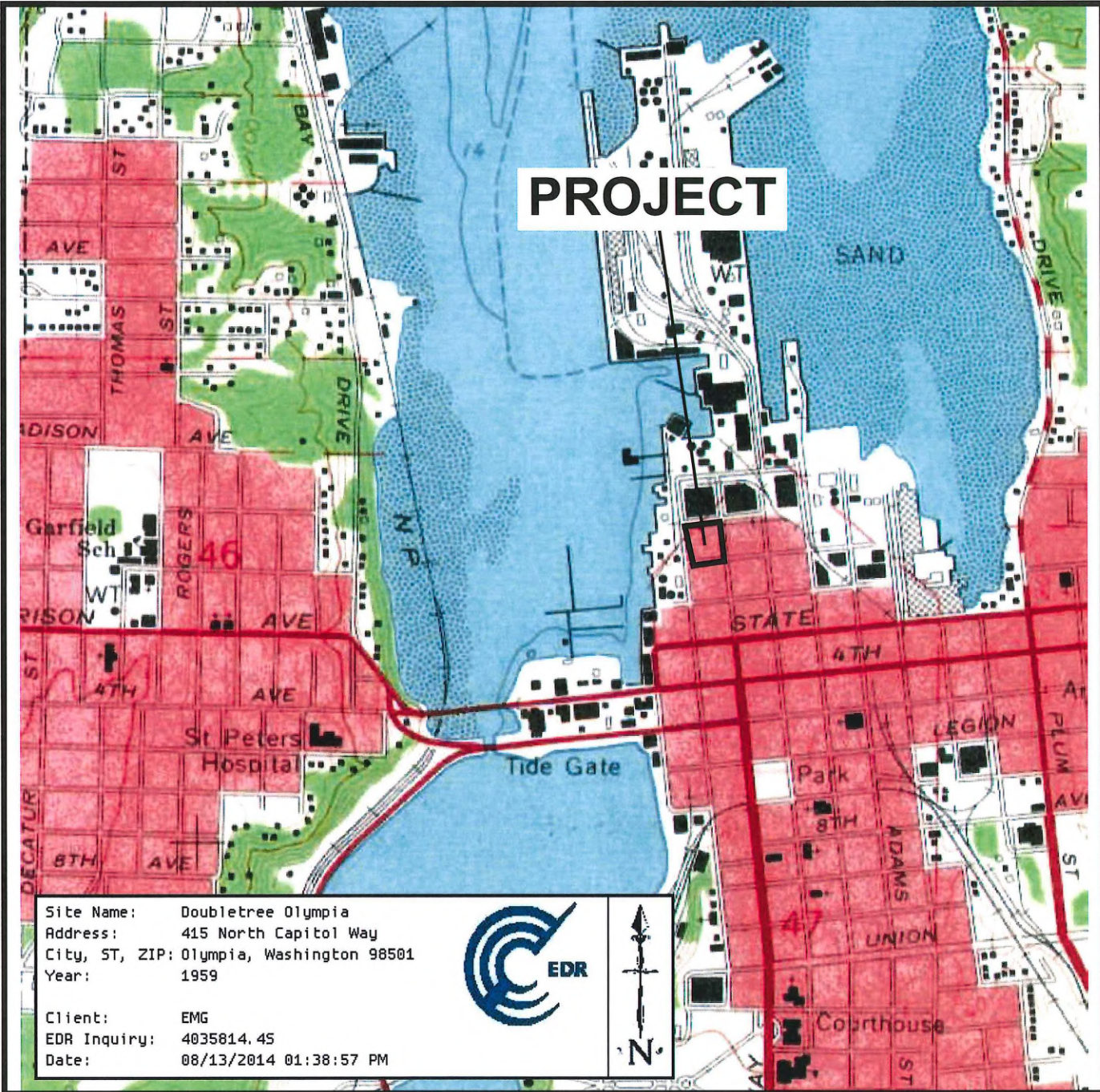
Certification # 747D-4226-A6F0



1968 Sanborn Map
Doubletree Olympia
415 North Capitol Way, Olympia, Washington

DRAWN BY: Kate Downey
DATE: 09/04/2014
PROJ. #: 110446.14R-097.051

PROJECT



Site Name: Doubletree Olympia
Address: 415 North Capitol Way
City, ST, ZIP: Olympia, Washington 98501
Year: 1959



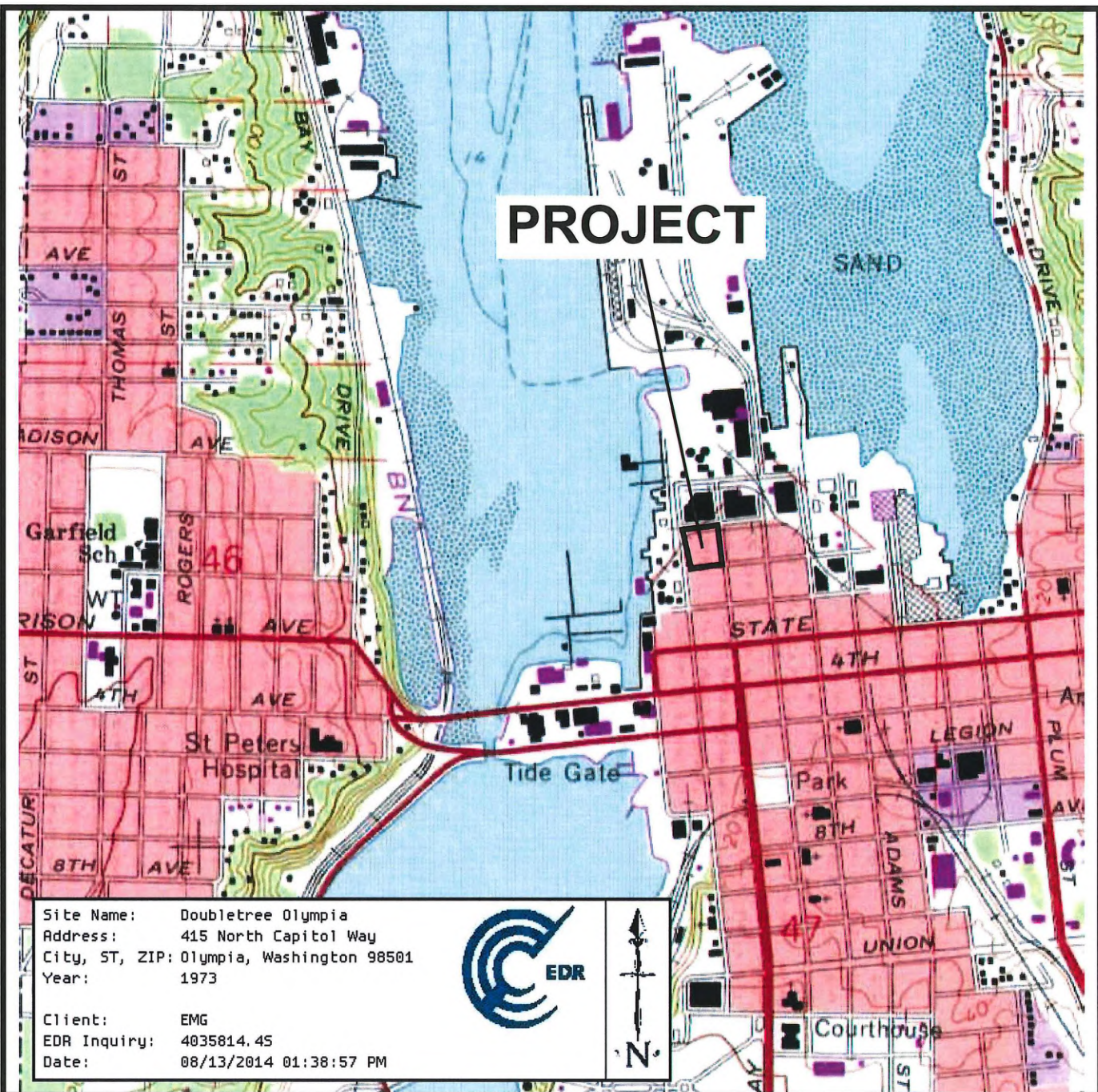
Client: EMG
EDR Inquiry: 4035814.45
Date: 08/13/2014 01:38:57 PM



1959 Topographic Map Doubletree Olympia 415 North Capitol Way, Olympia, Washington

DRAWN BY: Kate Downey
DATE: 09/04/2014
PROJ. #: 110446.14R-097.051

PROJECT



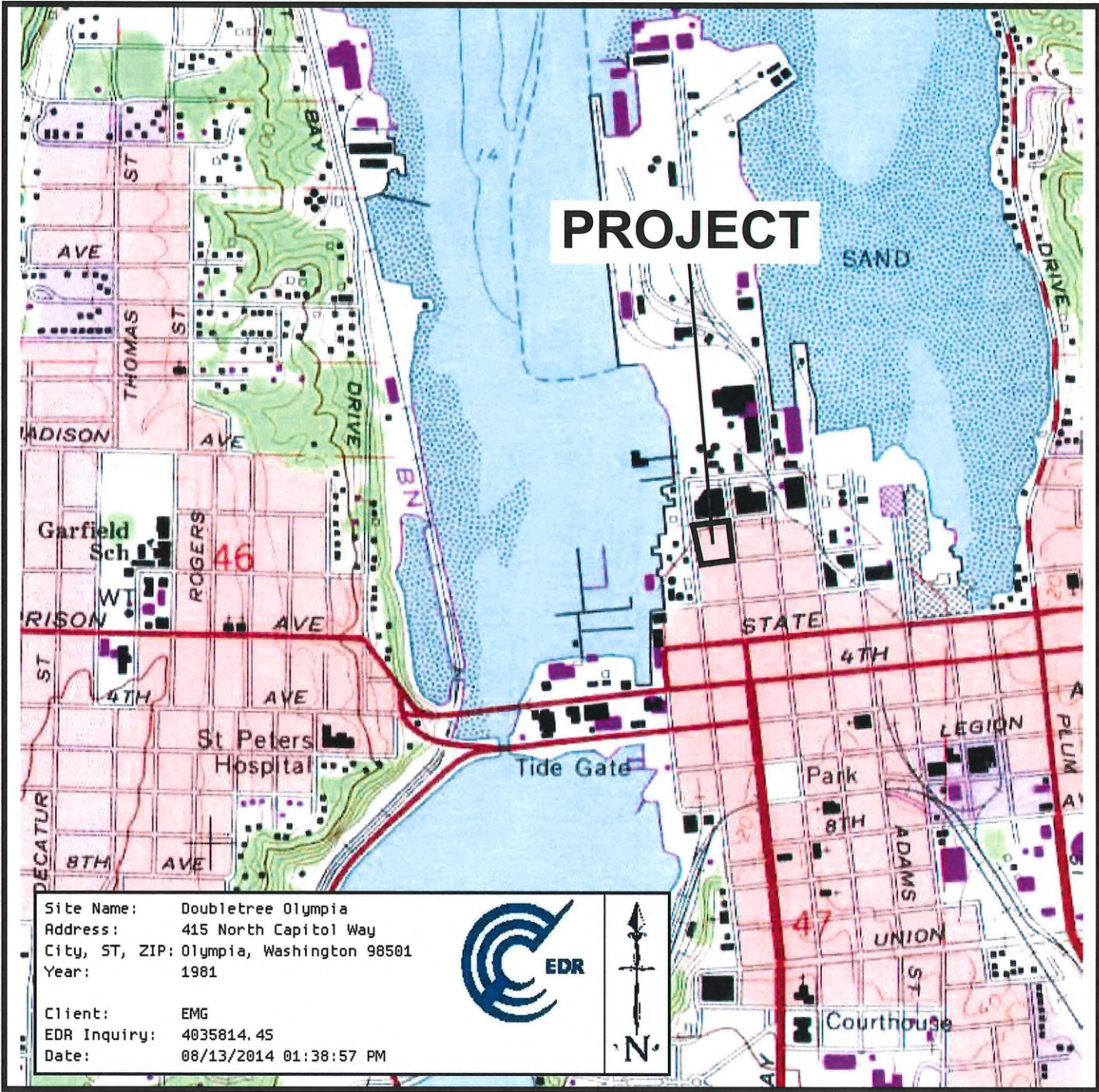
Site Name: Doubletree Olympia
Address: 415 North Capitol Way
City, ST, ZIP: Olympia, Washington 98501
Year: 1973

Client: EMG
EDR Inquiry: 4035814.45
Date: 08/13/2014 01:38:57 PM



1973 Topographic Map
Doubletree Olympia
415 North Capitol Way, Olympia, Washington

DRAWN BY: Kate Downey
DATE: 09/04/2014
PROJ. #: 110446.14R-097.051



Site Name: Doubletree Olympia
 Address: 415 North Capitol Way
 City, ST, ZIP: Olympia, Washington 98501
 Year: 1981

 Client: EMG
 EDR Inquiry: 4035814.45
 Date: 08/13/2014 01:38:57 PM



**1981 Topographic Map
 Doubletree Olympia
 415 North Capitol Way, Olympia, Washington**

DRAWN BY: Kate Downey
 DATE: 09/04/2014
 PROJ. #: 110446.14R-097.051

PROJECT

Site Name: Doubletree Olympia
Address: 415 North Capitol Way
City, ST, ZIP: Olympia, Washington 98501
Year: 1957

Client: EMG
EDR Inquiry: 4035814.55
Date: 08/13/2014 02:44:37 PM



336



EMG



**1957 Aerial Photo
Doubletree Olympia
415 North Capitol Way, Olympia, Washington**

DRAWN BY: Kate Downey
DATE: 09/04/2014
PROJ. #: 110446.14R-097.051

PROJECT



Site Name:	Doubletree Olympia
Address:	415 North Capitol Way
City, ST, ZIP:	Olympia, Washington 98501
Year:	1968
Client:	EMG
EDR Inquiry:	4835814.55
Date:	08/13/2014 02:44:37 PM



224



EMG

**1968 Aerial Photo
Doubletree Olympia
415 North Capitol Way, Olympia, Washington**

DRAWN BY: Kate Downey
DATE: 09/04/2014
PROJ. #: 110446.14R-097.051



Site Name:	Doubletree Olympia		
Address:	415 North Capitol Way		
City, ST, ZIP:	Olympia, Washington 98501		
Year:	1980		
Client:	EMG		
EDR Inquiry:	4835814.55		
Date:	08/13/2014 02:44:37 PM		





**1980 Aerial Photo
Doubletree Olympia
415 North Capitol Way, Olympia, Washington**

DRAWN BY: Kate Downey
DATE: 09/04/2014
PROJ. #: 110446.14R-097.051



PROJECT

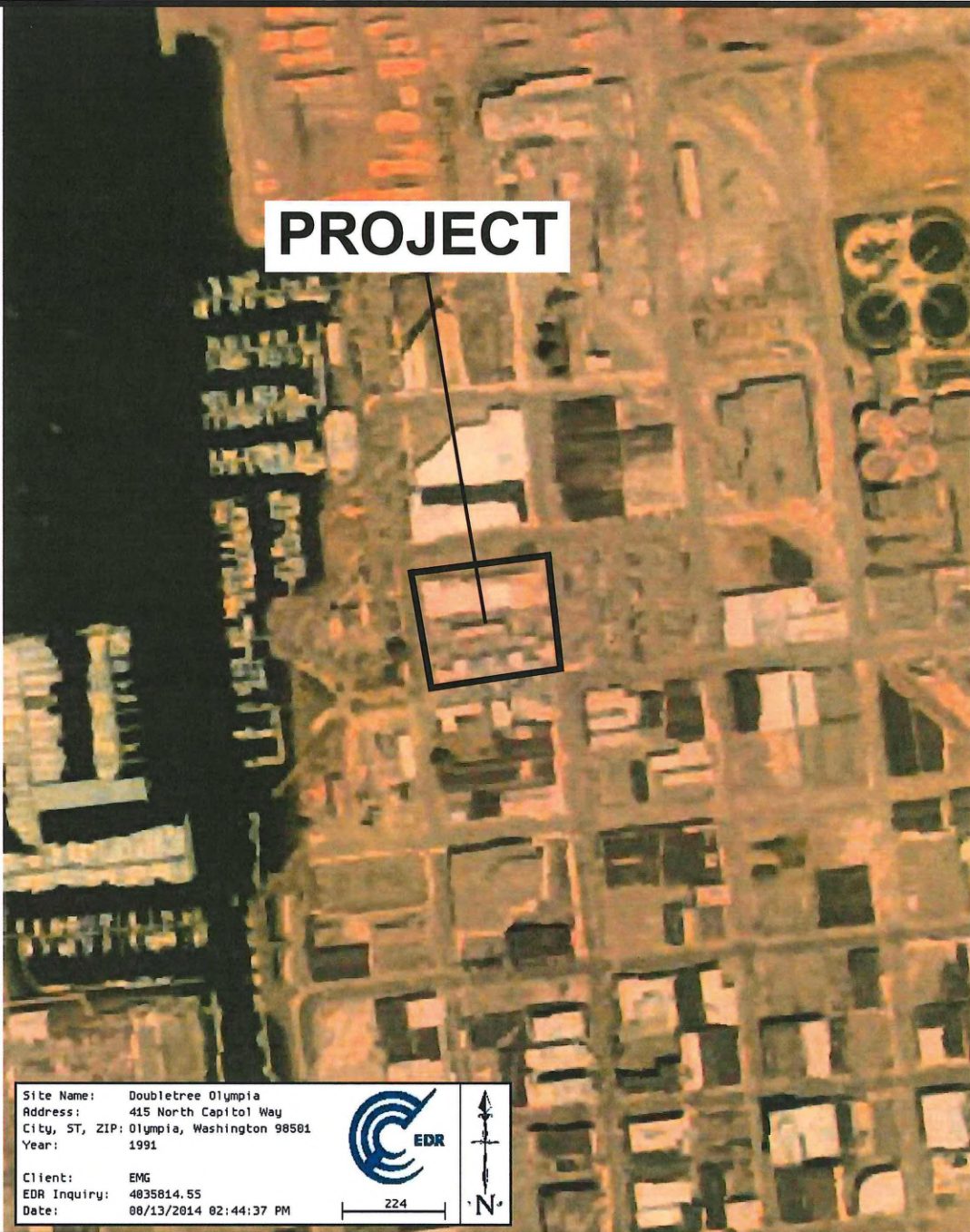
Site Name:	Doubletree Olympia		
Address:	415 North Capitol Way		
City, ST, ZIP:	Olympia, Washington 98501	224	N
Year:	1990		
Client:	EMG		
EDR Inquiry:	4035814.55		
Date:	08/13/2014 02:44:37 PM		



1990 Aerial Photo
Doubletree Olympia
415 North Capitol Way, Olympia, Washington

DRAWN BY: Kate Downey
DATE: 09/04/2014
PROJ. #: 110446.14R-097.051

PROJECT



Site Name: Doubletree Olympia
Address: 415 North Capitol Way
City, ST, ZIP: Olympia, Washington 98501
Year: 1991
Client: EMG
EDR Inquiry: 4835814.55
Date: 08/13/2014 02:44:37 PM



224



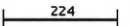


**1991 Aerial Photo
Doubletree Olympia
415 North Capitol Way, Olympia, Washington**

DRAWN BY: Kate Downey
DATE: 09/04/2014
PROJ. #: 110446.14R-097.051



PROJECT

Site Name:	Doubletree Olympia		
Address:	415 North Capitol Way		
City, ST, ZIP:	Olympia, Washington 98501		
Year:	2005		
Client:	EMG		
EDR Inquiry:	4835814.55		
Date:	08/13/2014 02:44:37 PM		



2005 Aerial Photo
Doubletree Olympia
415 North Capitol Way, Olympia, Washington

DRAWN BY: Kate Downey
DATE: 09/04/2014
PROJ. #: 110446.14R-097.051



Site Name: Doubletree Olympia
 Address: 415 North Capitol Way
 City, ST, ZIP: Olympia, Washington 98501
 Year: 2011



Client: EMG
 EDR Inquiry: 4035814.55
 Date: 08/13/2014 02:44:37 PM

224



2011 Aerial Photo
Doubletree Olympia
415 North Capitol Way, Olympia, Washington

DRAWN BY: Kate Downey
DATE: 09/04/2014
PROJ. #: 110446.14R-097.051

Appendix D:

Questionnaires

KEY SITE MANAGER QUESTIONNAIRE



Name of person completing questionnaire: Michael Davidson
Association with property: Director of Sales
Length of association with property: 12 years
Date: 8/18/14
Phone Number: 360-570-0555 x505
Property Name: DoubleTree by Hilton Olympia, Wa
EMG Project Number: _____

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any **yes or unknown responses** should be provided in the "Comments" column.

Note: *U/NR* indicates "Unknown" or "No Response".

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
1A.	Is the Project used for an industrial use?		X		
1B.	Are any adjoining properties used for an industrial use?	X			Welding Shop
2A.	To the best of your knowledge, has the Project been used for an industrial use in the past?	X			
2B.	To the best of your knowledge, has any adjoining properties been used for an industrial use in the past?	X			
3A.	Is the Project used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
3B.	Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X		
4A.	To the best of your knowledge, has the Project been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	X			Tank farm years ago.
4B.	To the best of your knowledge, has any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	X			Tank farm years ago.
5A.	Are there currently any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?		X		

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
5B.	To the best of your knowledge, have there been previously any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?	X			
6A.	Are there currently any industrial drums (typically 55 gallon) or sacks of chemicals located on the Project?	X			Bio remediation supplies.
6B.	To the best of your knowledge, have there been previously any industrial drums (typically 55 gallon) or sacks of chemicals located on the Project?	X			Bio remediation supplies
7A.	Are there currently any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?	X			
7B.	To the best of your knowledge, have there been previously any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?	X			
8A.	Has fill dirt been brought onto the Project which originated from a contaminated site?		X		
8B.	Has fill dirt been brought onto the Project which is of an unknown origin?		X		
9A.	Are there currently any pits, ponds or lagoons located on the Project in connection with waste treatment or waste disposal?		X		
9B.	To the best of your knowledge, have there been previously any pits, ponds or lagoons located on the Project in connection with waste treatment or waste disposal?		X		
10A.	Is there currently, any stained soil on the Project?		X		
10B.	To the best of your knowledge, has there been previously any stained soil on the Project?		X		
11A.	Are there currently any registered or unregistered storage tanks (above or underground) located on the Project?			X	Bio remediation tank.
11B.	To the best of your knowledge, have there been previously any registered or unregistered storage tanks (above or underground) located on the Project?	X			
12A.	Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		X		
12B.	To the best of your knowledge, have there been previously any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		X		
13A.	Are there currently any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
13B.	To the best of your knowledge, have there been previously any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
14A.	If the Project is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system?		X		N/A
14B.	If the Project is served by a private well or non-public water system, has the well been designated as contaminated by any government environmental/health agency?		X		N/A
15A.	Have you been informed of the past existence of hazardous substances or petroleum products with respect to the Project or any facility located on the Project?	X			
15B.	Have you been informed of the current existence of hazardous substances or petroleum products with respect to the Project or any facility located on the Project?		X		
16A.	Are there any environmental liens or governmental notification relating to past or current violations of environmental laws with respect to the Project or any facility located on the Project?		X		
16B.	Have you been informed of the past existence of environmental violations with respect to the Project or any facility located on the Project?		X		
16C.	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on or from the property?		X		
16D.	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?	X			
16E.	Are you aware of any notices from any governmental entity regarding any possible violation or environmental laws or possible liability relating to hazardous substances or petroleum products?		X		
17.	Have there been any environmental site assessments of the Project that indicated the presence of hazardous substances or petroleum products on, or contamination of, the Project or recommended further assessment of the Project?	X			
18.	Does the Project discharge waste water on or adjacent to the project, other than storm water, into a storm water sewer system?		X		
19.	Does the Project discharge waste water on or adjacent to the project, other than storm water, or into a sanitary system?		X		
20.	Have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Project?		X		
21.	Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?		X		
22.	Is there now or has there ever been any asbestos-containing materials (ACM), in any application, on the Project?		X		
23.	Has there ever been any ACM testing conducted on the Project?			X	
24.	Is there an asbestos Operations and Maintenance (O&M) program in place at the Project?		X		
25.	Is there now or has there ever been any lead-based paint (LBP) applications on the Project?		X		

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
26.	Has there ever been LBP testing conducted on the Project?			X	
27.	Is there a Lead Paint Operations and Maintenance (O&M) Program in place at the Project?		X		
28.	Has the water at the Project ever been tested for lead?			X	
29.	Has Radon testing ever been conducted at the Project?			X	
30.	Are there any other Operations and Maintenance (O&M) programs in place that we should be made aware of?	X			Ongoing remediation.
31.	Is the Project or any portion of the Project located or involved in any environmentally sensitive areas (i.e., wetlands, coastal barrier resource areas, coastal barrier improvement act areas, flood plains, endangered species, etc.)?	X			
32.	Do you know or suspect that mold was or is present in the building(s) or HVAC system? - If "Yes", proceed to question #33. - If "No", skip question #33 and proceed to question #34.		X		
33.	Are there reliable procedures that specify the actions (i.e. operations and maintenance) to be taken to prevent and/or respond to mold or mold producing problems?				
34.	Is there a mold Operations and Maintenance (O&M) program in place at the Project?		X		
35.	Is the HVAC system inspected at least annually?	X			
36.	Have identified HVAC problems been corrected in a timely manner?	X			
37.	Is there now, or has there ever been evidence of mold or mildew present at the building(s)? If so, when?	X			Water damage to fitness center wall. All damage was removed and repaired.
38.	Is there now, or has there ever been any water damage in the building(s), whether from flooding, plumbing, roof leaks, or other sources? If so, when?	X			At least 10 times over 14 years.
39.	Has there ever been any sort of Indoor Air Quality (IAQ) or mold testing conducted in the building(s)?		X		
Summarize historical Project use (when was the Project developed with the current improvements, what modifications have taken place, what was the Project used for prior to it's current use)					

Name (please print): Michael Davidson Date (MM/DD/YYYY): 8/22/14
Signature: [Handwritten Signature]



EMG
 Corporate Headquarters
 222 Schilling Circle, Suite 275
 Hunt Valley, Maryland 21031
 800.733.0660
 www.emgcorp.com

**ASTM E1527-13 USER QUESTIONNAIRE
 PHASE I ENVIRONMENTAL SITE ASSESSMENT**

EMG has been retained to conduct a Phase I Environmental Site Assessment (ESA) on your behalf as contracted in EMG Project # 110446.14R. The Phase I ESA will involve site observations, interviews, and a review of available documentation. To ensure the success of the assessment, and in accordance with the ASTM E1527-13 Scope of Work, we are required to ask the following questions to the User of the report seeking to fulfill the User Requirements of the Standard. Please complete and return this questionnaire to Eric Wagner via email at ewagner@emgcorp.com or via fax at 410-785-6220 (within two days of receipt).

Date: _____

Company name: _____

Property Name/Street Address: _____ **A completed User Questionnaire has not yet been provided to EMG**

Property City/State/Zip: _____

Name of person completing questionnaire: _____ **Phone Number:** _____

Role/Title: _____ **Fax Number:** _____

Length of association with property: _____ **E-mail address:** _____

Please check one: **User:** **User Representative:**

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any yes or unknown responses should be provided in the "Comments" column. Note: *U/NR* indicates "Unknown" or "No Response", and "N/A" indicates not applicable.

	QUESTION	RESPONSE			COMMENTS
		Y	N	U/NR	
1	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3	Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4	Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5	Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6	As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7	Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
8	Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8 (a)	Do you know the past uses of the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8 (b)	Do you know of specific chemicals that are present or once were present at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8 (c)	Do you know of spills or other chemical releases that have taken place at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8 (d)	Do you know of any environmental cleanups that have taken place at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9	As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

If you have access to any of the following helpful documents, please indicate them below and then send them to EMG via standard mail or e-mail/fax along with this questionnaire. Mailing address: 222 Schilling Circle, Suite 275, Hunt Valley, MD 21031

Helpful Documents to be forwarded EMG:

- Environmental site assessment reports (i.e., Phase I, Phase II, tank testing results, radon, lead paint, or asbestos testing, etc.)
- Environmental compliance audit reports; risk assessments; and recorded Activity and Use Limitations (AULs)
- Environmental permits (i.e., solid waste disposal, hazardous waste disposal, wastewater, NPDES, underground injection, etc.)
- Registrations for underground storage tanks (USTs) and aboveground storage tanks (ASTs)
- Registrations for underground injection systems
- Material safety data sheets
- Community right-to-know plan
- Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans, etc
- Reports regarding hydrogeological or geotechnical conditions on the property and surrounding area
- Notices/correspondence from any agency relating to past/current violations of environmental laws, or liens encumbering the property
- Hazardous waste generator notices or reports
- Other:

**ASTM E1527-13 OWNER QUESTIONNAIRE
 PHASE I ENVIRONMENTAL SITE ASSESSMENT**

EMG has been retained to conduct a Phase I Environmental Site Assessment (ESA) on your behalf as contacted in EMG Project #110446.14R. The Phase I ESA will involve site observations, interviews, and a review of available documentation. To ensure the success of the assessment, and in accordance with the ASTM E1527-05 Scope of Work, we are required to ask the following questions to the Owner or Owner representative. Please complete and return this questionnaire to Eric Wagner via email at ewagner@emgcorp.com or via fax at 410-785-6220 (within two days of receipt).

Date: _____

Company name: _____ **A completed Owner Questionnaire has not yet been provided to EMG**

Property Name/Street Address: _____

Property City/State/Zip: _____

Name of person completing questionnaire: _____

Phone Number: _____

Role/Title: _____

Fax Number: _____

Length of association with property: _____

E-mail address: _____

Please check one: **Owner:** **Owner Representative:**

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any yes or unknown responses should be provided in the "Comments" column. Note: *U/NR* indicates "Unknown" or "No Response", and "N/A" indicates not applicable.

	QUESTION	RESPONSE			COMMENTS
		Y	N	U/NR	
1	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3	Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Interviews with Owners and Occupants: Section 10 of the ASTM E1527-05 Standard recommends that in addition to the three specific questions above, the Environmental Professional shall attempt to interview owners, operators, and occupants of the property to obtain information indicating recognized environmental conditions in connection with the property. As such, EMG is providing a Pre-Survey Questionnaire under separate cover to the Key Site Manager or other site representative as designated by either the current owner or the intended User of the assessment data.

If you have access to any of the following helpful documents, please indicate them below and then send them to EMG via standard mail or e-mail along with this questionnaire. Mailing address: 222 Schilling Circle, Suite 275, Hunt Valley, MD 21031

- Helpful Documents to be forwarded EMG:**
- Environmental site assessment reports (i.e., Phase I, Phase II, tank testing results, radon, lead paint, or asbestos testing, etc.)
 - Environmental compliance audit reports; risk assessments; and recorded Activity and Use Limitations (AULs)
 - Environmental permits (i.e., solid waste disposal, hazardous waste disposal, wastewater, NPDES, underground injection, etc.)
 - Registrations for underground storage tanks (USTs) and aboveground storage tanks (ASTs)
 - Registrations for underground injection systems
 - Material safety data sheets
 - Community right-to-know plan
 - Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans, etc
 - Reports regarding hydrogeological or geotechnical conditions on the property and surrounding area
 - Notices/correspondence from any agency relating to past/current violations of environmental laws, or liens encumbering the property
 - Hazardous waste generator notices or reports
 - Other:

Appendix E:

Laboratory Analytical Results

**No documents have been associated
with this appendix.**

Appendix F:

Supporting Documentation



Data for Parcel No. 78500100300
Zoom Map to Parcel

Google Earth (need to have Google Earth installed on you system)

Google Maps

Virtual Earth

Please make sure to READ our DATA DISCLAIMER prior to utilizing our website for research

View Assessor's Data for Parcel

Owner(s):
PIH OLYMPIA LLC

Address:	111 CONGRESS AVE STE 2600
City:	AUSTIN
State:	TX, 78701

Parcel No.:	78500100300
Site Address:	415 CAPITOL WAY N
Site City:	OLYMPIA
Site Zip:	98501

Section:	S14182W
Abbreviated Legal:	Section 14 Township 18 Range 2W Plat SYLVESTER TOWN OF OLYMPIA BLA 981873OL TR A Document 3232581 TGW FCT
Usecode:	16
Tax Code Area:	110
Taxable:	Yes
Annual Tax:	View Property Taxes for Parcel
Property Type:	LDG
Total Acres:	1.38
Land Value:	View Assessor's Data for Parcel
Building Value:	View Assessor's Data for Parcel
Total Value:	View Assessor's Data for Parcel
Current Use:	N
Exemptions:	None

Wetlands:	Unknown
Floodzone:	OUT
Flood of 1999:	Unknown
Winter Flooding of 1996:	Unknown
High Groundwater Flood Hazards:	Unknown

Zoning:	UW,
Commissioner District:	Cathy Wolfe - District 1
Historic Site:	No
Permitting Jurisdiction:	OLYMPIA
Jurisdiction of Influence:	Same as Permitting Jurisdiction
Stormwater Rate:	Yes
No Shooting Zone:	No
Animal Control:	OLYMPIA

Weed Containment Zone:	No
Steep Slopes:	Unknown
Ground Water Sensitive Areas:	No
DNR Natural Heritage Data:	Unknown
Mazama Pocket Gopher Indicator Soils:	Unknown
Critical Buffers:	No
In 100 ft buffer of Shoreline Management Areas:	Yes
Waterbody & Wetland Buffers:	No
FEMA Panel No.:	0167

Wellhead Protection Area:	No
Area of Groundwater Concern:	No
Elevated Nitrates:	No
Soil Type:	Xerorthents, 0 to 5% slopes
Hydric Soil:	Unknown
Watershed:	BUDD/DESCHUTES
Water Service Area:	Unknown

School Attendance District:	OLYMPIA
Elementary School:	LINCOLN
Middle School:	WASHINGTON
High School:	OLYMPIA
School Taxing District:	View Assessor's Data for Parcel

Fire Response District:	Olympia
Unconsolidated Fire Response District:	Olympia
Fire Taxing District:	View Assessor's Data for Parcel

Medic Response District:	Medic 4
--------------------------	---------

Residential Outdoor Burning:

Residential Outdoor Burning is banned within the city limits and urban growth areas.

Planning Region:

1

Census Tract:

010100

Radio or Cell Tower:

No

Airport Zone:

No

Contamination:

Yes

Application For Building Permit

No., Olympia, Wash., May 11, 1925

The undersigned hereby applies for a permit to construct a frame building on Lot 569-8

Block 2 Sylva Addition to the City of Olympia, at No. 401-413 N. 1st St. street, work to begin May 15, 1925, and to be completed about 3 months, 1925

Dimensions of structure 2 stories, to be used for

Remarks: Warehouse 32 x 45 x 7 ft high platform 26 x 40 - 2 10' 9" x 32' high platform 26 x 40 - 2 10' 9" x 32' high platform

The cost of the structure is estimated to be 5000 Dollars (\$ 5000)

Name of builder Associated Oil Co. (Contractors)

Name of owner Associated Oil Co.

I, the undersigned, hereby agree that the work done under this permit shall be done in accordance and in strict compliance with the provisions of Ordinance No. 1031 of the City of Olympia.

Signature of applicant Associated Oil Co.

CITY OF OLYMPIA — DEPARTMENT OF BUILDINGS

Application and Permit to Erect, Alter, Repair or Remove a Building

PHONE 7791

1-4(-2M-News

TOTAL VALUE \$ 2650 ⁰⁰	FIRE ZONE No. 2	USE ZONE No. M-1	Class of Constr'n Group J Div. 2	Type of Constr'n IV	Plans Filed 425	Plans Checked -	Plan File No. T-11-7	Lot Plan Filed
PERMIT FEE 6 ⁰⁰	WIDTH OF YARD Front..... Side <u>OK</u> Rear.....				OCCUPANCY Existing <u>Tank Farm</u> Proposed <u>Add 17000 Gal Tank</u>			

APPLICATION IS HEREBY MADE FOR PERMIT TO DO THE FOLLOWING WORK:

Erect 1-17000 Gal Steel Oil Tank
Enlarge Dyke

See Rec # 05857
5/8/47

At 401 N Capitol Way on Lot 5-6-7-8 Block 7
 of Five Steps Addition. Lot is x Alley wide.
 Building will be x and stories in height.

Full Basement — Half Basement — No Basement —
 No part of the building may be nearer than feet to any adjoining line.

The under side of the joists must be at least inches above the ground.
 Owner Associated Oil Co Address Phone 5548
 Contractor Address Phone
 Architect Address Phone

Contractors Industrial Insurance No. Under Act

I have read the above application and know the contents thereof; the same is true and correct. I, the undersigned, hereby agree that the work done under this permit shall be done in accordance and in strict compliance with the provisions of all ordinances of the City of Olympia.

(Owner) Associated Oil Co
 Application made 5/9/47 19 47 By W R Janner His Authorized Agent
 Permit issued 5/13/47 19 47 Building Inspector.

CALL 7791 FOR INSPECTION—
 After placing and before covering reinforcing steel.
 Before ceiling interior; before lathing; before plastering.

BE SURE YOU ARE FULLY INFORMED ON THE BUILDING AND ZONING LAWS before beginning your work.
 WORK MUST START WITHIN 60 DAYS—New permit is required if work is suspended for 60 days.

TRIP.

CITY OF OLYMPIA
BUILDING DEPARTMENT
 Office of Public Works
 Phone FL 2-8571

BUILDING

No. 5062

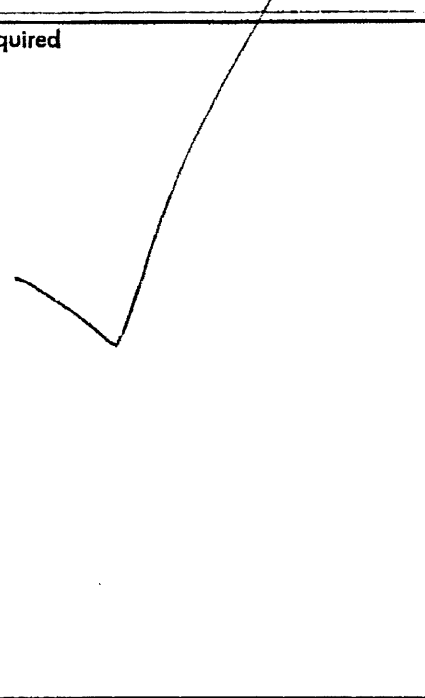
Date MAY 19, 1964

WORK MUST START WITHIN 60 DAYS

DO NOT WRITE IN HEAVILY OUTLINED SECTIONS

Job Address 401 N. Oak Way Occupancy Dunk Plant
 Owner Fed. Water Co. Address _____ Ph. _____
 Contractor W. Ryan - Hardware Co. Address 1140 - N. 205 St Ph. 8-3131
 Architect _____ Address Seattle 33 Ph. _____
 Legal Description Lot 7 Blk 1 Sylvester's

Provide sketch if required



Description of Work Tank Repair and pipe work

ITEM	BASIS FOR FEE	FEE
Building		
Gas Appliance		
Heating		
Signs		
Type		
House Moving		
<u>HA</u>	<u>2500-</u>	<u>10-</u>

PLANS CHECKED BY _____ TOTAL FEE \$10-

Distance of structure from property lines
 Front _____ Side _____ Side _____ Rear _____

I hereby certify that I am aware of the ordinance requirements regulating the work for which this permit is issued and all work done will be in conformance therewith.

Owner H. L. Stewart
 By _____ Date 5/19/64

CORRECTION ON PLANS

FIRE ZONE _____ USE ZONE _____ TYPE CONST. _____ OCCUPANCY _____ APPROVED BY E. Featherberg FILE NO. _____

Date _____ INSPECTOR'S REPORT

OK 6/2/64 JN

