



The Riley Group Inc.

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT**

**HERS INDUSTRIAL PARK
4403 RUSSELL ROAD
MUKILTEO, WASHINGTON 98275**

June 20, 2005

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1 Introduction

The Riley Group, Inc. (Riley) conducted a Phase I Environmental Site Assessment (ESA) of the Hers Industrial Park located at 4403 Russell Road, Mukilteo, Washington (hereafter referred to as the Site), Figure 1. The purpose of the ESA was to identify any *recognized environmental conditions* (RECs) and/or *business environmental risks* (BERs) as defined by the American Society for Testing and Materials (ASTM), Standard Practice E 1527-00. Mr. Bob Varnum, of Sterling Savings Bank, authorized the ESA on May 19, 2005. Site photographs are included in Appendix A. Definitions used herein, as defined by ASTM, are provided in Appendix B for reference.

1.1 SCOPE OF WORK

Riley's scope of work for this Phase I ESA included the following tasks:

- Performed a detailed inspection of the Site and a cursory inspection of the adjoining properties;
- Interviewed knowledgeable persons regarding Site and/or nearby properties;
- Described project area geology and Site location, Site vicinity characteristics and prepared a vicinity and Site map showing Site and nearby significant features;
- Commented on suspect polychlorinated biphenyls (PCBs), hazardous materials, aboveground storage tanks (ASTs), and underground storage tanks (USTs). This scope of work did not include sampling and/or analysis;
- Reviewed historical building department files, property tax records, Sanborn Fire Insurance Maps, city directories, aerial photographs and plat maps, where applicable and available;
- Reviewed State and Federal environmental regulatory databases per ASTM;
- Reviewed previous environmental reports prepared by other environmental consultants for the subject Site; and
- Prepared this final report presenting our findings and conclusions.

Riley was not provided a 50-year chain of title for the subject Site and one was not reviewed as part of this Phase I ESA.

Riley performed this Phase I ESA in accordance with ASTM standards. This report generally follows the recommended format provided by ASTM for Phase I ESAs; however, minor deviations in report format may exist.

1.2 SIGNIFICANT ASSUMPTIONS

In evaluating the property, Riley has relied upon representations and information furnished by individuals and agencies noted in the report. Riley had assumed prior to our commencement of this project that the information provided by third party sources was accurate, and had no reason to believe otherwise.

Based on our review of available environmental reports prepared by others for the subject Site, Riley had no reason to believe that the subject Site was underlain by shallow groundwater (groundwater at depths of less than 20 feet). However, our review of water well log records, on-line at the Washington State Department of Ecology, suggested the possible occurrence of shallow groundwater underlying the project area (e.g., at 2 feet to 20 feet below ground surface). Based on a review of regional topography, Riley assumed that shallow groundwater beneath the Site, if any, would flow to the west-southwest.

1.3 LIMITATIONS AND EXCEPTIONS

This ESA report is based upon information obtained by Riley personnel and upon the condition of the Site and surrounding property on the dates of such visits, supplemented by readily available information and data obtained by Riley and described herein.

Riley accepts no responsibility for any deficiency, misstatements or inaccuracies contained in this report as a result of misstatements, omissions, and misrepresentations or fraudulent acts of persons interviewed. In addition, potentially important interviewees are often not available or cannot be located within a reasonable project time frame. In these instances, Riley accepts no responsibility for any environmental liability that later results from information not readily available during the assessment.

This report was prepared in a manner consistent with the level of skill and care ordinarily exercised by members of the profession currently practicing in the same locality and time, and under similar conditions. This report is intended for specific application to the existing Hers Industrial Park located at 4403 Russell Road, Mukilteo, Washington, for the exclusive use of the Client, Sterling Savings Bank, and its authorized representative(s). No other warranty is implied or intended.

1.4 RELIANCE

No reports or other information regarding the Site or its setting were provided to Riley other than those resources specifically mentioned herein. Reports relied upon by Riley are listed in Section 9.0 of this report.

2 Site Description

2.1 SITE CHARACTERISTICS

The Site, owned by Otto Development Limited Partnership, is a 10.7-acre, irregular-shaped lot that contains six (6) one-story light industrial buildings and one demised building pad (former 4493 Building). The addresses for the Site buildings are: 4403, 4433 and 4463 Russell Road and 4440, 4470 and 4480 Chennault Beach Road. Site tenants include (referred to hereafter by their property address number):

4403 Building – A granite cutting shop, Legacy Roofing, a miscellaneous storage space (inaccessible), Pacific Rail, Pacific Glass, a storage warehouse for the east adjoining ASM Inc., and a vacant tenant space;

- 4433 Building – ACI Stanley Door, Double Bluff carpentry/cabinetry, Futurecom Technologies offices, vacant tenant space and Exotic Tool Welding;
- 4463 Building – A vacant tenant space, vacant storage space and a stone masonry shop;
- 4440 Building – Franz Bakery, vacant tenant space, A+ House Cleaning, Fiber International fleet repair shop and D&L Homeplate training facility.
- 4470 Building – Vacant office and storage warehouse; and
- 4480 Building – City of Mukilteo.

Some minor landscaping was noted along the perimeter of the Site. The remainder of the Site is asphalt-paved.

The Snohomish County tax parcel numbers, legal description and metes and bounds of the Site are included in the current Snohomish County tax assessor documentation, a copy of which is provided in Appendix D.

2.2 SITE GEOLOGY AND HYDROGEOLOGY

The *Geologic Map of Surficial Deposits in the Seattle 30' x 60' Quadrangle, Washington* (Yount et al., 1993) shallow soils beneath the Site are mapped as Vashon Till (Qvt), which is described as a non-sorted, nonstratified mixture of clay, silt, sand and gravel up to boulder-size. The deposit is very stiff and relatively impermeable, and contains minor amounts of interbedded stratified sand and gravel.

Based on our review of available environmental reports prepared by others for the subject Site, the Site is not underlain by shallow groundwater (i.e., groundwater at depths of less than 20 feet). However, our review of water well log records, available on-line at the Washington State Department of Ecology, suggested the possible occurrence of shallow groundwater underlying the project area (e.g., at 2 feet to 20 feet below ground surface). Based on a review of regional topography, Riley assumed that shallow groundwater beneath the Site, if any, would flow to the west-southwest.

2.3 SITE VICINITY CHARACTERISTICS

The Site vicinity slopes moderately to the northeast. Typical property use in the Site vicinity is residential and commercial. Current uses of adjoining properties are summarized as follows:

- North of Site:** Chennault Beach Road, beyond which is a commercial office and Electroimpact light industrial building.
- Northeast of Site:** A commercial building, occupied by a church and bingo/casino supply company.
- East of Site:** ASM Inc.
- South of Site:** Russell Road, beyond which are (from west to east) Production Plating, Cyprus Way (intersects) and a vacant commercial office building.
- West of the Site:** From north to south, the property west of the site is occupied by Alpen Books, Constance Machine, Cascade Boiler, a vacant lot and Tone Commander office building.

3 User-Provided Information

Mr. Zach Vall-Spinosa of GVA Kidder Mathews provided the following reports to Riley for review:

- *Phase I Environmental Site Assessment. Hers Industrial Park* by ATC Environmental Inc. (ATC), dated October 24, 1994;
- *Combined UST Removal and Petroleum Contaminated Soil Cleanup Summary Report* by James P. Hurley Co. (JPHC), dated July 25, 1995;
- *Summary Report, Level II Environmental Site Assessment, Hers Industrial Park* by JPHC, dated July 26, 1995;
- *Site Assessment Report, Hers Industrial Park* by JPHC, dated September 25, 1996; and
- *Catch Basin Repair and Maintenance Services, Hers Industrial Park* by JPHC, dated October 15, 1996.

No title records or information regarding environmental liens were provided to Riley for the purposes of this report.

3.1 PHASE I ESA – ATC, 1994

At the time of the 1994 Phase I ESA, the Site was occupied by the following tenants:

4480 Building – Mukilteo City Hall and Police Department;

4440 Building – Franz Bakery and a vacant tenant space;

4470 Building – Provet (pet and veterinary supplies) and Buffalo Bob's restaurant;

4493 Building – Adaptive Engineering Lab, Inc., Mr. Ed's Bingo & Casino Supply, Inc. and a vacant tenant space;

4463 Building – Coleman Machine Works (machine shop) and Pacific Planners;

4433 Building – Absolute Cleaning Services (restaurant kitchen exhaust system cleaning company), Double Bluff Design (furniture manufacturing), Buchanon Companies (office), Coleman Machine Works annex (machine shop) and Exotic Tool Welding, Inc.

4403 Building – King Machine, Inc. (machine shop), Our Gang American Motorcycles, Inc. (service, repair and parts sales), Custom Cabling (offices), Absolute Cleaning Services annex (cleaning of used rags), Dansco (cabinetry and woodworking), Production Plating (storage of finished products-no chemicals).

Based on occupancy records at the City of Mukilteo, notable previous tenants included, but were not limited to, Kerry Enterprises auto engine salvage (date of occupancy unknown), Jalon Inc. wood shop with spray booth (1979), and Intermec Corporation electronics manufacturer (1978).

ATC noted the following observations in their 1994 Phase I ESA report:

- An abandoned 550-gallon heating oil underground storage tank (UST) on the south side of the 4493 Building (Figure 2).
- A "truck-wash/grease trap" concrete-bermed drain located on the southwest side of the 4403 Building (Figure 2).
- Site stormwater catchbasins convey and discharge untreated surface water run-off directly to subsurface soils.
- The King Machine tenant space in the 4403 Building was formerly occupied by Intermec Corporation, an electronics manufacturer and RCRA Large-Quantity Generator (LQG). Intermec appears to have occupied this tenant space from 1979 to 1990. Wastes generated included spent halogenated (chlorinated) solvents.
- Absolute Cleaning Services stored several 5-gallon containers of PCE within the 4433 Building tenant space. The length of time Absolute Cleaning Service occupied the Site is unknown due to limited historical data. The PCE was mixed with kerosene in a 55-gallon drum and was reportedly used as metal cleaning/polish at their job sites. Used rags from their job sites were cleaned on-site in a large "commercial" laundry in an annexed tenant space located in the 4403 Building. The wash water from this laundry operation discharged to the Site's sanitary sewer.

Based on their Phase I ESA findings, ATC's conclusions and recommendations are summarized as follows:

- The abandoned heating oil UST should be decommissioned and a UST Site Assessment performed according to applicable State and local regulations.
- Stormwater catchbasins on-Site should be tight-lined and connected to an approved City stormwater sewer. Additional investigation was recommended at each catchbasin to determine if shallow soils had been adversely by pollutants associated with untreated surface water run-off.
- Shallow soils adjacent to the floor drains in the King Machine and Exotic Tool Welding tenant spaces should be evaluated for the contaminants of concern (petroleum hydrocarbons, chlorinated solvents, metals, etc.).
- Several properties in the vicinity of the Site were noted on environmental regulatory databases. These properties were determined "to pose a minimal threat" to the Site. No additional investigation was recommended regarding off-site properties. However, it was recommended that they be reassessed periodically, particularly the Pacific Pride property to the northeast and the Production Plating facility to the south, to determine if a risk to the Site exists.

3.2 LIMITED PHASE II – JPHC, 1995

JPHC performed a Phase II subsurface investigation at the Site in June of 1995. Five test pits (TP-1 to TP-5) were excavated in the vicinity of various catchbasins. Test pits were excavated to a maximum depth of 10 feet bgs. In addition, two test pits were excavated near the King Machine and Exotic Tool Welding floor drains. Approximate JPHC test pit locations are shown for reference in our attached Figure 2.

JPHC reported that shallow groundwater was not encountered during their test pit subsurface investigation reaching a maximum depth of 10 feet bgs.

Stormwater Catchbasins

Based on JPHC's sampling protocol and analytical findings, diesel TPH was detected in the vicinity of two of the five test pits. Specifically, one soil sample collected from test pit TP-4 (located east of building 4403) contained concentrations of diesel and heavy oil TPH above the current MTCA Method A Soil Cleanup Levels¹ of 2,000 parts per million (ppm). In addition, the soil sample had detectable concentrations of PAHs and VOCs.

Based on their findings, JPHC concluded that all of the on-Site stormwater catchbasins and conveyance systems were potential point sources for subsurface contamination. JPHC recommended that the Site stormwater catchbasins also be tight-lined to a municipal sewer system. In lieu of that, JPHC recommended that inlet filter trays be installed in the existing catchbasins to reduce the amount of contaminants entering the subsurface and that these inlets be replaced as needed to remain effective in removal of surface water pollutants.

Site Tenant Drains

Soil samples collected in the vicinity of the suspect King Machine and Exotic Tool Welding interior floor drains were analyzed for TPH and/or PAHs. VOCs were not tested for.

TPH was not detected in the soil sample collected near the King Machine floor drain. The soil sample collected near the Exotic Tool Welding floor drain contained 1 ppm gasoline TPH and 1 ppm heavy oil TPH, below the current MTCA Method A Soil Cleanup Level. Carcinogenic PAHs and naphthalenes were also detected.

Based on JPHC limited Phase II results, approximately one cubic yard of impacted soil was excavated from the vicinity of the Exotic Tool Welding drain. Following the "hot-spot" remedial excavation, JPHC reportedly performed confirmational sampling and based on these findings concluded that no further investigation/cleanup was required.

¹ Ecology Model Toxics Control Act (MTCA) Method A Soil Cleanup Levels for Unrestricted Land Use (WAC 173-340, Table 740-1).

3.3 HEATING OIL UST REMOVAL AND ASSESSMENT – JPHC 1995

In June 1995, JPHC observed the removal of the abandoned 500-gallon heating oil UST from the south end of the former 4493 building. Approximately 25 tons of petroleum-affected soils were excavated from the UST excavation and transported off-site to Rabanco's Regional Landfill for disposal. JPHC concluded that shallow groundwater was not encountered during the tank removal or remedial excavation activities.

Confirmation soil samples collected by JPHC following the independent cleanup effort were analyzed for diesel range TPH. Confirmation sample results ranged from none detected (ND) to 54 ppm diesel TPH, well below the MTCA Method A Cleanup Levels. Based on their findings, no further investigation was recommended.

3.4 SUPPLEMENTAL PHASE II AND CATCHBASIN FILTER INSTALLATION – JPHC, 1996

In August of 1996, JPHC excavated four additional test pits and advanced a total of 23 test probes to assess soils in the vicinity of the remaining stormwater catchbasins at the Site and northeast adjoining commercial parcel. Test pits and/or test probes were advanced to a maximum depth of 12 feet.

Soils intercepted by JPHC were screened in the field using "Dexil PetroFLAG" (a qualitative test to detect for the presence of diesel and oil range TPH). Field readings ranged from ND to 59 ppm. JPHC selected three soil samples with the highest field readings for diesel TPH laboratory analysis. Diesel TPH was not detected in any of the soil samples selected by JPHC for laboratory analysis.

Based on JPHC's supplemental Phase II findings, approximately 25 tons (18 cubic yards) of petroleum-affected soils were removed from the catchbasin located next to test pit TP-4 (denoted as catchbasin D34) and transported off-site for disposal. JPHC collected one composite soil stockpile sample, which reportedly contained less than 200 ppm TPH. No *in-situ* confirmational soil sampling and/or associated laboratory analysis was apparently performed by JPHC.

Between August 1996 and October 1996, filter inserts were installed in all but the easternmost stormwater catchbasin. The filters, designed to remove pollutants commonly associated with untreated surface water run-off (sediment, petroleum hydrocarbons), are rated for approximately 5 inches of rain before needing replacement.

JPHC reported that shallow groundwater was not encountered during their supplemental Phase II exploration. Based on their findings, no further investigation or cleanup was recommended by JPHC.

4 Site Reconnaissance

Riley performed a Site reconnaissance on May 24, 2005. Mr. Romeo Gonyea, the prospective purchaser, accompanied Riley during the Site visit. Access was not available to a storage locker in the 4403 building and vacant warehouse spaces in the 4440 and 4463 Buildings. A summary of our findings is given below. Specific observations regarding USTs and ASTs are discussed in Section 4.4.

4.1 EXTERIOR OBSERVATIONS

- The former 4493 demised building pad consisted of a concrete slab with miscellaneous building debris in piles (Photo #3, Appendix A). Mr. Gonyea was in the process of removing the building materials.
- No drinking water or groundwater monitoring wells were observed on the Site. Drinking water is provided to the Site and vicinity by Seattle Public Utilities.
- Approximately 32 stormwater catch basins were observed in the asphalt parking areas at the Site (Figure 2).
- A fenced area located south of the 4493 building pad is currently being used by Glacier Environmental for storage of equipment and empty 55-gallon drums, labeled non-hazardous waste/oily water. No staining was noted on or around the drums. Two ASTs were noted in the fenced area (discussed below).
- The former truck wash area (discussed in Section 3.1 above) was noted on the southwest corner of the 4403 Building (Photo #4, Appendix A). No significant staining or other indications of recent use were noted.
- Three containers of paint thinners and a half-full oil tray were noted in an exterior shed on the east side of the 4403 building. No petroleum staining was noted in the shed.
- No staining or other indications of significant chemical use, storage, handling, or disposal were observed at the Site.

4.2 INTERIOR OBSERVATIONS

- The Fiber International tenant space, in the 4440 Building, is currently being utilized for service and repair of fleet vehicles. Automotive wastes (e.g. oil, filters, coolant) were being stored in 55-gallon drums and a waste oil AST, discussed below (Photo #5, Appendix A). Evidence of minor spills were noted in the shop. Recent spills were being addressed with absorbent pads and granular absorbent. A parts cleaning unit within the space was labeled for mineral spirits and "naphtha" (Photo 6, Appendix A). The occupants indicated that wastes are picked up by Emerald Petroleum approximately twice a year. A floor drain and concrete-filled trench drain were noted on the northeast corner of the space. The occupants stated that the drain is not used. No staining was noted around the drain.
- The Double Bluff tenant utilizes wood finishes, which are stored in a fire-proof locker. Used rags are collected by a weekly rag service.
- Small quantities of acetone were noted in the Exotic Tool Welding space. No indications of significant use, storage or disposal or hazardous materials were noted in the tenant space.
- No other indications of hazardous materials or wastes were noted in the Site tenant spaces.

4.3 POLYCHLORINATED BIPHENYLS (PCBs) SURVEY

The Environmental Protection Agency (EPA) considers PCBs to be a possible human carcinogen. The Toxic Substance Control Act of 1976 (15 USC, s/s 2601, et seq.) prohibited any manufacturing of PCBs in the United States after January 1, 1979. Under Federal Regulation (40 CFR 761.3), the mineral oil contained in untested transformers is assumed to be "PCB-contaminated" (50-499 parts per million PCB). The continued use of this equipment is authorized by the EPA.

Electricity is provided to the Site via several on-site, pole-mounted electrical transformers. The transformers are owned by and are the responsibility of Puget Sound Energy.

4.4 UNDERGROUND AND ABOVEGROUND STORAGE TANK SURVEY (UST/AST)

Riley's UST and AST survey included an inspection, review of historical documentation, and interviews with knowledgeable persons regarding the Site.

No indications of current or former USTs (e.g., fill ports, vent pipes, asphalt patches) were observed at the Site. The Site buildings have historically been heated by electric and natural gas heat.

Two ASTs were noted in the fenced storage area used by Glacier Environmental. The ASTs were labeled as containing diesel. No staining was noted on or around the tanks.

The Fiber International tenant space utilizes an approximately 1,000-gallon waste oil AST located in the southwest corner of the shop (Photo 5, Appendix A). The tank is located in a secondary containment bin.

5 Interviews

Riley contacted Ms. Tracie Walters, the Emergency Response Tracker (ERTS) for the Washington Department of Ecology (Ecology), to determine whether any ERTS listings existed for the Site. The ERTS database tracks all emergency responses and environmental complaints made to Ecology since 1990, including hazardous material responses. Ms. Walters indicated there were no ERTS listings for the Site addresses.

Riley interviewed Ms. Shelly Young of Otto Development, who has owned the Site since 1999. Ms. Young was not aware of any USTs, ASTs, liens, or other environmental concerns associated with the Site. She was also unaware of any replacements, changes or upgrades to the filter trays in the Site's stormwater catchbasins.

Riley also spoke with Lauren Miles of Glacier Environmental, who rents the fenced area on the southwest corner of the Site. Ms. Miles indicated that the ASTs and drums are empties that are used on job sites. No hazardous wastes are stored in the fenced area.

6 Environmental Regulatory Database Review

Riley's environmental regulatory records review consisted of a standard review of Federal and State record databases in a search for properties with existing and/or potential environmental liabilities. Riley and Environmental Data Resources (EDR) of Milford, Connecticut, performed the records search. All records reviewed used search radii in accordance with ASTM parameters. A copy of the EDR database report is included in Appendix C.

6.1 SITE

King Machine, Inc.

The former King Machine, Inc. tenant is listed as a RCRA Small Quantity Generator (SQG) associated with automotive repair operations. No violations were found associated with this listing.

Hawaiian Trust Ltd.

The main Site address (4403 Russell Road) is listed on the RCRA-SQG database associated with a one-time disposal, in 1993, of oily water at the Site. No violations were noted in association with this listing.

Intermec

The former on-site Intermec tenant is currently listed on the RCRA-SQG database. The tenant was reportedly listed as a RCRA-LQG (see Section 3.1 above). Wastes and wastewaters contained, but were not necessarily limited to, metals, solvents and other halogenated VOCs. No significant violations were noted in the Ecology file.

6.2 ADJOINING/NEARBY PROPERTIES

Production Plating, Inc.

The south adjoining property, located across Russell Road, is listed on the RCRA-LQG database associated with plating operations at the property. Various hazardous wastes are generated at the property including metals, solvents, sludges, acids and bases. Multiple violations were noted in the Ecology file, including evidence of spills. The property is not currently listed on any of the researched environmental release databases (i.e. CSM or LUST).

Other Off-Site Properties

Several other properties within one mile of the Site were listed on various Federal and/or State environmental regulatory databases. However, due to the nature of the database listings, media affected, property status, distance from the Site and/or assumed groundwater flow direction relative to the Site, these off-Site properties are not considered a risk to Site soil and/or groundwater quality at this time.

7 Historical Records Review

Riley's Site and adjoining properties historical records research included a review of many sources of historical information (e.g., Sanborn Fire Insurance Maps, aerial photographs), all of which are listed in Section 9. Selected historical documentation is presented in Appendix D. Riley's historical research findings are summarized below.

7.1 SITE

- The site was vacant and undeveloped from at least 1947.
- A single-family residence occupied the site from at least 1955 until approximately 1976.
- The Site buildings were constructed from approximately 1977 to 1978.
- Site buildings 4403, 4433 and the south portion of the 4440 Building have been occupied by various commercial and light industrial tenants since they were built in 1977/1978. Tenant operations have consistently included automotive repair, machining, woodworking, electronics manufacturing, welding and other light industrial manufacturing activities. See bullets below for some specific examples of such tenants and associated activities.
- Intermec Corporation, an electronics manufacturer and RCRA LQG appears to have occupied the north end of building 4403 from 1979 to 1990. King Machine (machine shop) and Our Gang Motorcycle (parts, repair, service) occupied the north end of building 4403 from about 1990 to late 1990s. These former tenants reportedly used, handled, stored, and disposed of wastes including petroleum (fuel, greases, oils) and chlorinated solvents.
- Absolute Cleaning Services stored several 5-gallon containers of PCE within the 4433 Building tenant space. The length of time Absolute Cleaning Service occupied the Site is unknown due to limited historical data. The PCE was mixed with kerosene in a 55-gallon drum and was reportedly used as metal cleaning/polish at their job sites. Used rags from their job sites were cleaned on-site in a large commercial washer in an annexed tenant space located in the 4403 Building. The wash water from this commercial laundry operation discharged to the sanitary sewer.
- The only known occupants of the 4480 Building are the City of Mukilteo from at least 1992 to the present.
- The only known occupants of the 4470 Building are Provet (at least 1992 to 1996) and Buffalo Bob's (approximately 1994 to 1997).
- The northern portion of the 4440 Building has been occupied by a bakery since at least 1992.

ADJOINING AND NEARBY PROPERTIES

7.1.1 NORTH OF SITE

- The properties located north of the Site, across Chennault Beach Road were vacant from at least 1947.
- The existing commercial building and a scrap yard were constructed in approximately 1978.
- The existing Electroimpact light industrial building replaced the scrap yard in approximately 1997.

7.1.2 NORTHEAST OF SITE

- The adjoining property located northeast of the Site was vacant and undeveloped until the existing commercial building (occupied by a church, boys and girls club, and/or a casino supplier) was constructed in approximately 1980.

7.1.3 EAST OF SITE

- The adjoining property located east of the Site was vacant and undeveloped until the existing ASM commercial building (a sheet metal product manufacturer, such as windows, railings, and other products) was constructed in approximately 1979.

7.1.4 SOUTH OF SITE

- The properties located south of the Site, across Russell Road, were vacant and undeveloped from at least 1947.
- The existing Production Plating facility was constructed in approximately 1980.
- The existing commercial office building was constructed in approximately 1985.

7.1.5 WEST OF SITE

- The adjoining properties located west of the Site were vacant and undeveloped from at least 1947.
- The existing light industrial buildings located west of the Site, along Chennault Beach Road, were constructed in 1987.
- The existing commercial office building located west of the Site was constructed in approximately 1995.

8 Conclusions & Recommendations

Riley has performed a Phase I ESA in conformance with the scope and limitations of ASTM E 1527-00 for the Hers Industrial Park located at 4403 Russell Road in Mukilteo, Washington. Based on our Phase I ESA findings, the following RECs and/or BERs identified for the Site include:

- The former long-term use, storage, handling, and disposal of various petroleum products and chlorinated solvents at various Site tenants, particularly but not necessarily limited to, the former Intermec Corporation, King Machine, Our Gang Motorcycle, and Absolute Cleaning Services. Intermec Corporation was a RCRA Large-Quantity Generator (LQG).

Based on our review of previous environmental reports prepared by others, it is our professional opinion that the potential threat to subsurface soil and/or shallow groundwater associated with the former use(s) of the above contaminants of concern has not been adequately addressed. Riley recommends that an additional Phase II investigation be performed.

- On-Site catchbasins still convey and discharge untreated storm water run-off to subsurface soils.

Previous environmental studies reported that petroleum-affected soils were encountered in the vicinity of these on-Site stormwater catchbasins. Although, some of these petroleum-affected soils were removed and filters installed in 1996, these filters do not appear to have been replaced since then. Riley recommends an additional Phase II investigation be performed to verify subsurface quality and that an operations and maintenance (O&M) plan be prepared and implemented to change filters accordingly.

9 References

- ATC Environmental, Inc. October 24, 1994. *Phase I Environmental Site Assessment Report for CB Commercial Real Estate Group, Inc. of Hers Industrial Park.*
- Environmental Data Resources, Inc. May 31, 2005. *The EDR Radius Map Report.*
- James P. Hurley Co. July 25, 1995. *Combined UST Removal and Petroleum Contaminated Soil Cleanup Summary Report.*
- James P. Hurley Co. July 26, 1995. *Summary Report, Level II Environmental Site Assessment, Hers Industrial Park.*
- James P. Hurley Co. September 25, 1996. *Site Assessment Report, Hers Industrial Park.*
- James P. Hurley Co. October 15, 1996. *Catch Basin Repair and Maintenance Services, Hers Industrial Park.*
- Snohomish County Assessor. Undated. *Current Tax Assessor Records.*
- Sno-Isle Libraries, Online Research Tools. No Coverage. *Sanborn Fire Insurance Maps.*
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Washington State Department of Ecology. Undated. *Washington State Well Log Viewer*.

Yount, James C., et al. 1993. *Geologic Map of Surficial Deposits in the Seattle 30' x 60' Quadrangle, Washington*.

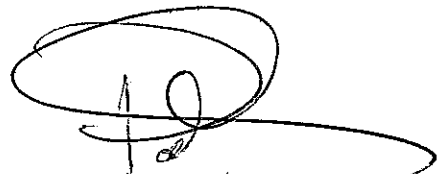
10 Signatures of Environmental Professionals

Any questions regarding the work within this report, the presentation of the information, or the interpretation of the data are welcome and should be referred to the undersigned.

Sincerely,

THE RILEY GROUP, INC.


Lannie Smith, CHMM
Environmental Scientist


Paul D. Riley, LG, LHG
Principal Geologist

Report Distribution

Robert Varnum, Sterling Savings Bank (two bound copies)

11 Qualifications of Environmental Professionals

11.1 LANNIE SMITH, ENVIRONMENTAL SCIENTIST

Education

- B.S. Environmental Science, Washington State University, Pullman, Washington, 1997

Special Training and Certifications

- 40 hour Hazardous Waste Operations and Emergency Response (HAZWOPER) – 1997
- Underground Storage Tank Site Assessor – 1998
- Airborne Asbestos Dust (NIOSH 582) Certified – 1998
- Certified Hazardous Materials Manager (CHMM) – 2000
- AHERA Building Inspector – 2001
- EPA/HUD Lead Inspector/Risk Assessor (WA, ID, & AK) – 2001
- OR DEQ Soil Cleanup Matrix Supervisor – 2003
- UT DEQ UST Groundwater & Soil Sampler – 2004

Professional Experience

Mr. Smith has over eight years of experience in environmental regulatory compliance and assessments. Mr. Smith's experience includes performing Phase I and Phase II site assessments, underground storage tank site assessments, soil and groundwater investigations, directing small and large-scale remedial excavation projects, lead and asbestos building inspections, environmental compliance audits, and waste management consulting both within the private and government sectors.

Representative Project Experience

- Various Banks and Lending Institutions – Performing Phase I environmental site assessments for several properties throughout the northwestern United States.
- Conner Homes Company – Conducting soil and groundwater sampling as well as providing environmental oversight of large-scale remedial excavations in conjunction with project site development.
- Powell Development Company – Developing subsurface soil investigation for the purpose of achieving site closure through the development of site-specific, risk-based cleanup levels.
- Kite Development Company – Developing a subsurface soil and groundwater investigation at a Seattle suburban wrecking yard for the purpose of developing site-specific, risk-based cleanup levels and development of a remedial work plan to be carried out in conjunction with project site development.
- Union Pacific Railroad (UPRR) – Subsurface soil sampling for environmental screening program at UPRR railyards.
- Pacific Northwest National Laboratory – Performance of facility inspections for the purpose of identifying and characterizing above and underground storage tanks.

11.2 PAUL D. RILEY, PRINCIPAL GEOLOGIST

Education

M.S., Geological/Geophysical Sciences, Western Washington University, 1991

B.S., Geological Sciences, Michigan State University, 1988

Licensed Well Driller, Washington State

Washington State Registered Geologist (License #1264)

Washington State Registered Hydrogeologist (License #1264)

Continuing Education

Groundwater Remediation & Design, GNAW, 1994

Risk-Based Corrective Action – AST Seminar, 1996

Wetlands Delineation Workshop-Richard Chinn, 1999

Professional Skills

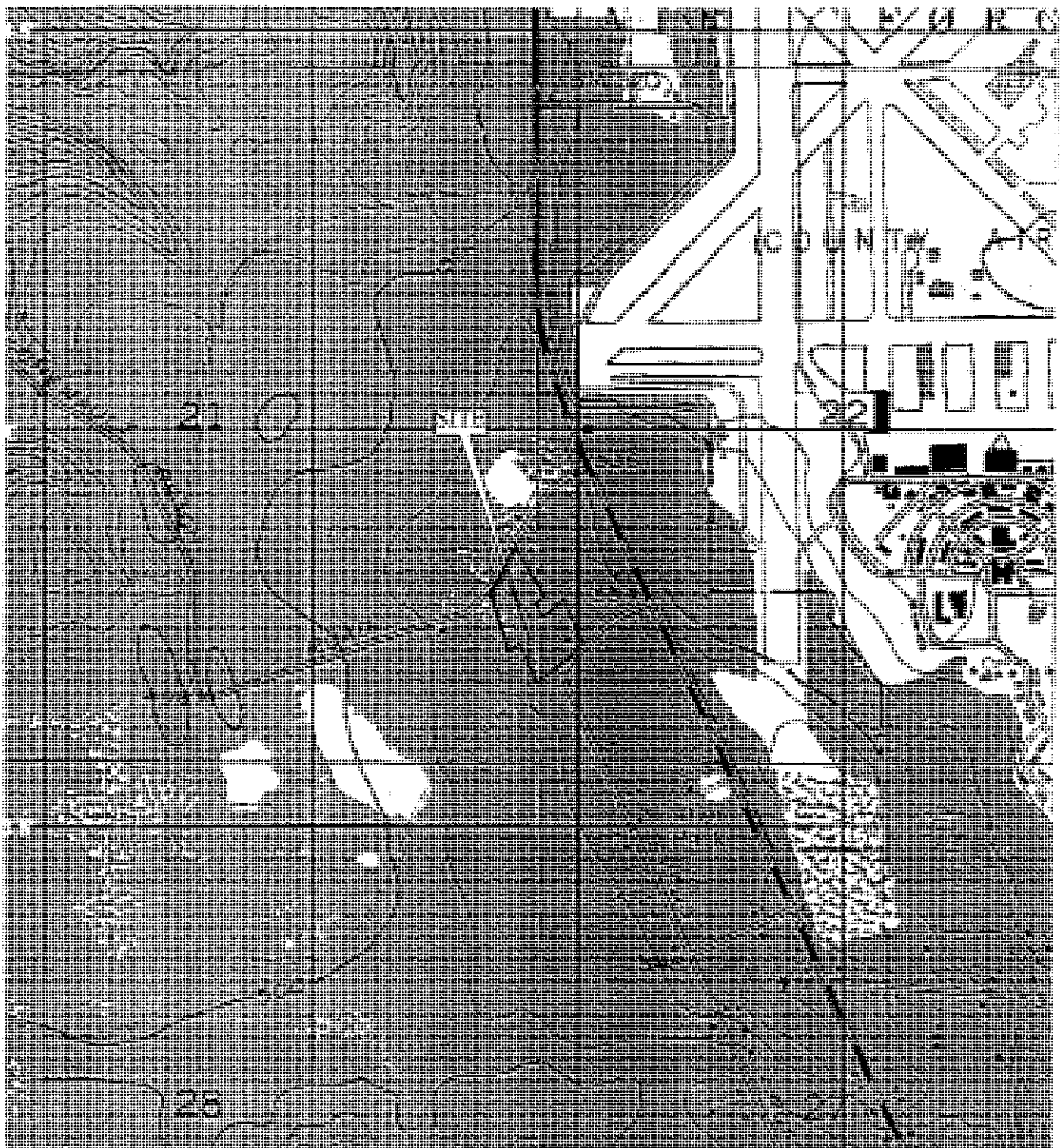
Principal, The Riley Group, Inc. (formerly Riley Environmental, LLC), Seattle, WA. 3/96 - present.

Mr. Riley, the founding principal of The Riley Group, Inc. has professionally practiced as an environmental geologist and hydrogeologist in the Pacific Northwest since 1991. Mr. Riley has performed numerous Phase I ESAs, Phase II subsurface characterization studies, risk based site closures, aquifer pump tests, in-situ remediation system pilot studies, remediation system design, and remediation system installation and operations & maintenance for over 1,000 sites located in the Pacific Northwest.

Mr. Riley is responsible for all operations of The Riley Group, Inc. Responsibilities include administrative and technical operations and business development. Mr. Riley manages Phase I ESA, Phase II investigations, risk-based closures, remediation system implementation (design, installation, and O&M), geotechnical engineering projects for commercial and mixed-use construction, and wetland delineation and mitigation projects with Riley's diverse technical staff serving a wide clientele base both locally and national.

Environmental Division Manager, Omega Environmental (formerly O'Sullivan Omega), Seattle, WA. 11/1992 to 3/1996

Mr. Riley was the environmental division manager for the Pacific Northwest for a national underground storage tank (UST) installation and removal contractor. Mr. Riley supervised a staff of geologists and environmental engineers performing UST site assessments, Phase I ESAs, Phase II subsurface soil and groundwater characterization studies, remediation projects, compliance groundwater monitoring projects, and asbestos and lead paint building surveys.



USGS, 1991, Mukilteo, Washington,
7.5x15-Minute Quadrangle

Scale = 1:14,400



Hers Industrial Park



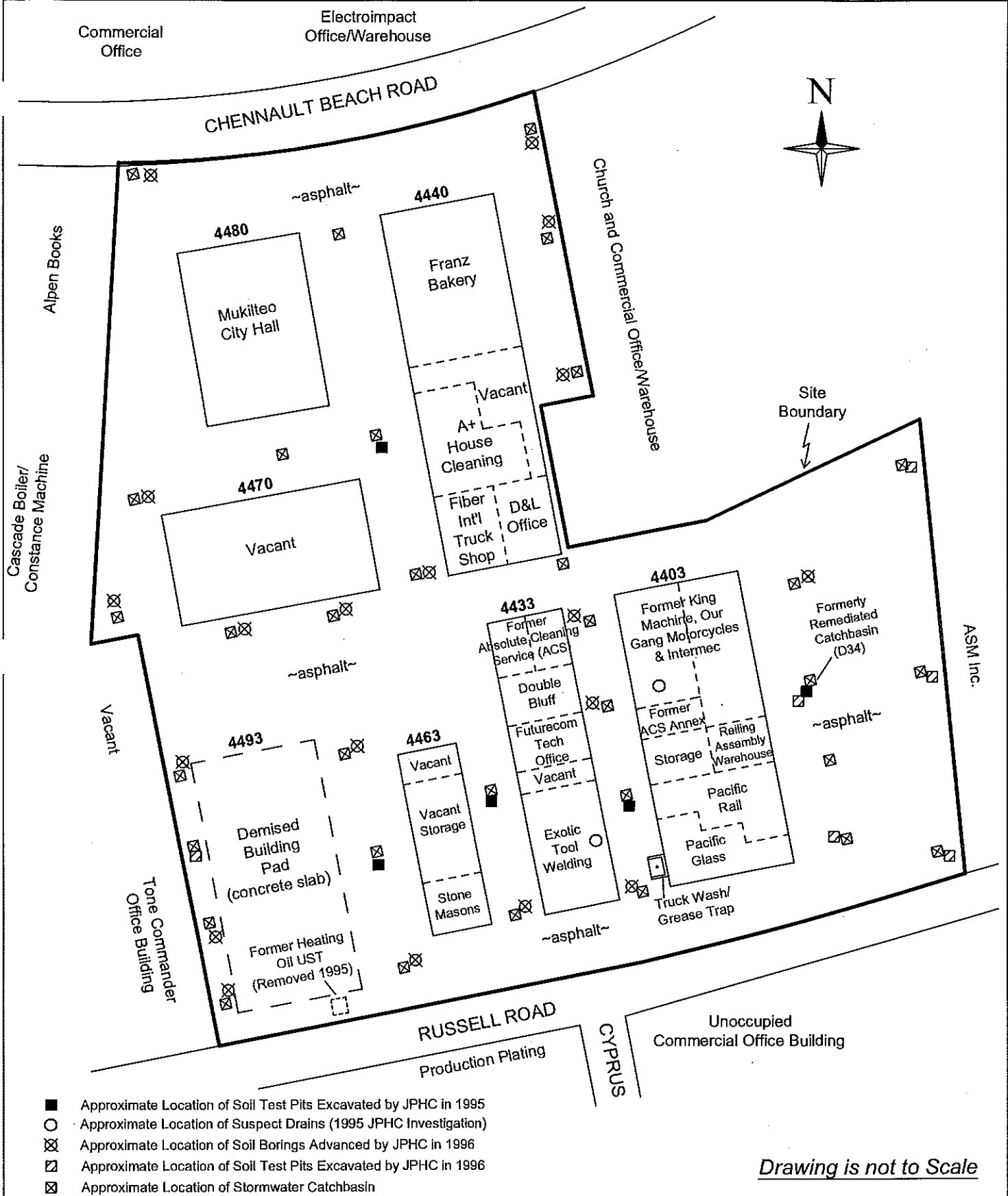
The Riley Group, Inc.
17522 BOTHELL WAY NE, SUITE A
BOTHELL, WASHINGTON 98011

Project #2005-087

Site Vicinity Map

Figure 1

Site Address: 4403 Russell Road, Mukilteo, Washington



The Riley Group, Inc.

17522 BOTHELL WAY NE, SUITE A
BOTHELL, WASHINGTON 98011

Hers Industrial Park

Project # 2005-087

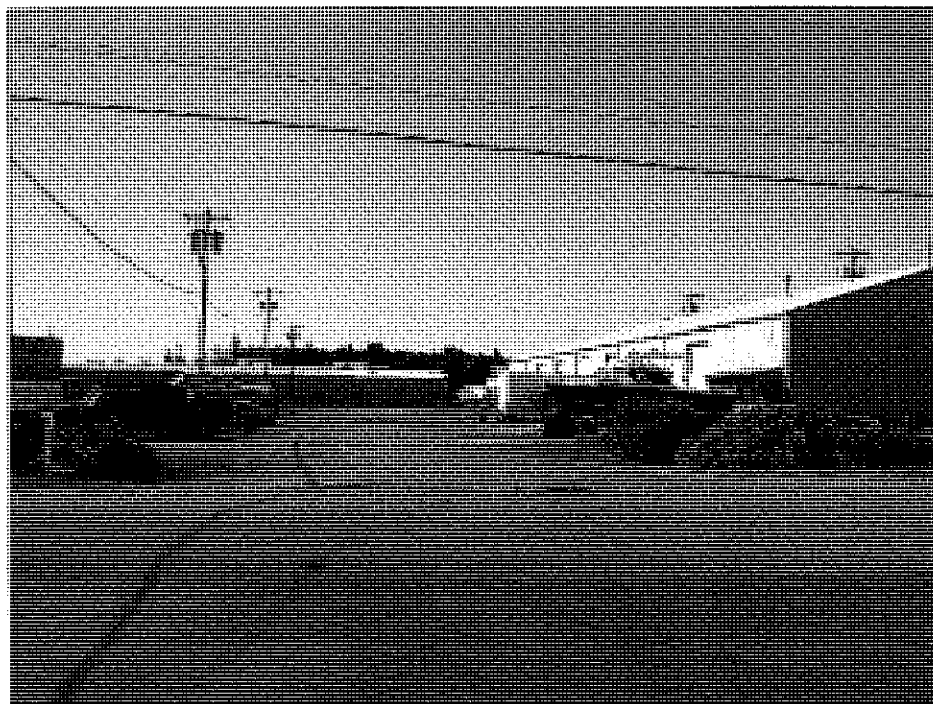
Site Plan

Figure 2

Site Address: 4403 Russell Road, Mukilteo, Washington



Photograph 1. View of the Site facing northeast from across Russell Road.



Photograph 2. Typical Site view (4463 Building on right and 4470 Building in back) looking north.



The Riley Group, Inc.
17522 BOTHELL WAY NE, SUITE A
BOTHELL, WASHINGTON 98011

Hers Industrial Park

Project #2005-087

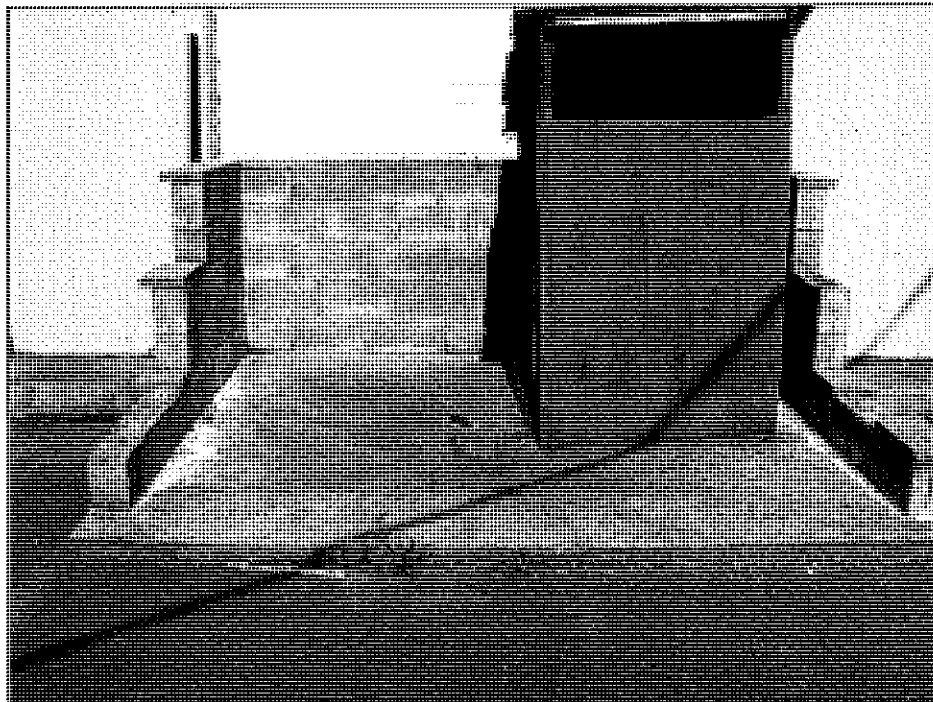
Site Photographs

Appendix A-1

Site Address: 4403 Russell Road, Mukilteo, Washington



Photograph 3. View of the demised 4493 Building pad, facing northwest.



Photograph 4. View of the "truck wash pad," facing east.



The Riley Group, Inc.
17522 BOTHELL WAY NE, SUITE A
BOTHELL, WASHINGTON 98011

Hers Industrial Park

Project #2005-087

Site Photographs

Appendix A-2

Site Address: 4403 Russell Road, Mukilteo, Washington



Photograph 5. View of the waste collection area in the Fiber International truck shop (4440 Building).



Photograph 6. View of the parts cleaning unit in the Fiber International truck shop (4440 Building).



The Riley Group, Inc.
17522 BOTHELL WAY NE, SUITE A
BOTHELL, WASHINGTON 98011

Hers Industrial Park

Project #2005-087

Site Photographs

Appendix A-3

Site Address: 4403 Russell Road, Mukilteo, Washington

THE RILEY GROUP, INC.

DEFINITIONS

Asbestos containing material (ACM)

Any material or product that contains more than 1% asbestos.

Adjoining properties

Any real property or properties the border of which is contiguous or partially contiguous with that of the property or that would be contiguous or partially contiguous but for a street, road, or other public thoroughfare separating them.

Business Environmental Risks (BERs)

Risks that 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 pursuant to ASTM standards.

Drum

A container (typically, but not necessarily, holding 55 gal (208L) of liquid) that may be used to store hazardous substances or petroleum products.

Hazardous substance

A substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601 (14), as interpreted by EPA regulations and the courts; (A) any substance designated pursuant to section 1321 (b)(2)(A) of Title 33, (B) any elements, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (42 USC 6921) (but not including any waste the regulation of which under Solid Waste Disposal Act (42 USC 6901 et seq.) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 USC 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise under specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)." (See Appendix XI)

Landfill

A place, location, tract of land, area, or premises used for the disposal of solid wastes as defined by state solid waste regulations. The term is synonymous with the term solid waste disposal site and is also known as the garbage dump, trash dump, or similar term.

Lead-Based paint

Paint with lead levels equal to or exceeding 1.0 milligram per square centimeter (mg/cm²) or 0.5% by weight.

Lead-Containing paint

Paint containing any detectable levels of lead.

THE RILEY GROUP, INC.

LUST Sites

State lists of leaking underground storage tank sites. Section 9003 (h) of Subtitle I of RCRA give EPA and states, under cooperative agreements with EPA, authority to clean up releases from UST systems or require owners and operators to do so.

Property

The real property that is the subject of the environmental site assessment described in this practice. Real property includes buildings and other fixtures and improvements located on the property and affixed to the land.

Recognized Environmental Conditions (RECs)

The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Underground Storage Tank (UST)

Any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground.

ACRONYMS

EPA-United States Environmental Protection Agency

LBP-Lead-Based Paint

LCP-Lead-Containing Paint

LUST-Leaking Underground Storage Tank

MTCA-Model Toxics Control Act

PCBs-Polychlorinated Biphenyls

PCS-Petroleum-Contaminated Soil

UST-Underground Storage Tank



EDR™ Environmental
Data Resources Inc

The EDR Radius Map™ Report

**Hers Industrial Park
4403 Russell Road
Mukilteo, WA 98275**

Inquiry Number: 01426252.1r

May 31, 2005

The Standard in Environmental Risk Management Information

**440 Wheelers Farms Road
Milford, Connecticut 06460**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

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EPA Waste Codes.....	EPA-1
Government Records Searched/Data Currency Tracking.....	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

4403 RUSSELL ROAD
MUKILTEO, WA 98275

COORDINATES

Latitude (North): 47.894800 - 47° 53' 41.3"
Longitude (West): 122.292400 - 122° 17' 32.6"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 552892.5
UTM Y (Meters): 5304631.5
Elevation: 546 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 47122-H3 MUKILTEO, WA
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following government records. For more information on this property see page 6 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
HAWAIIAN TRUST LTD 4403 RUSSELL RD MUKILTEO, WA 98275	RCRA-SQG FINDS	WA0000048843
KING MACHINE INC 4403 RUSSELL RD STE 109 MUKILTEO, WA 98275	RCRA-SQG FINDS	WA0000627679

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List

EXECUTIVE SUMMARY

Proposed NPL.....	Proposed National Priority List Sites
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP.....	CERCLIS No Further Remedial Action Planned
CORRACTS.....	Corrective Action Report
RCRA-TSDF.....	Resource Conservation and Recovery Act Information
ERNS.....	Emergency Response Notification System

STATE ASTM STANDARD

HSL.....	Hazardous Sites List
SWF/LF.....	Solid Waste Facility Database
VCP.....	Voluntary Cleanup Program Sites
INDIAN LUST.....	Leaking Underground Storage Tanks on Indian Land
INDIAN UST.....	Underground Storage Tanks on Indian Land

FEDERAL ASTM SUPPLEMENTAL

CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
Delisted NPL.....	National Priority List Deletions
HMIRS.....	Hazardous Materials Information Reporting System
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
NPL Liens.....	Federal Superfund Liens
PADS.....	PCB Activity Database System
INDIAN RESERV.....	Indian Reservations
UMTRA.....	Uranium Mill Tailings Sites
US ENG CONTROLS.....	Engineering Controls Sites List
ODI.....	Open Dump Inventory
DOD.....	Department of Defense Sites
RAATS.....	RCRA Administrative Action Tracking System
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
SSTS.....	Section 7 Tracking Systems
FTTS INSP.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

CSCSL NFA.....	Confirmed & Contaminated Sites - No Further Action
SPILLS.....	Reported Spills
CDL.....	Clandestine Drug Lab Contaminated Site List
DRYCLEANERS.....	Drycleaner List
AST.....	Aboveground Storage Tank Locations
EMI.....	Washington Emissions Data System

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas.....	Former Manufactured Gas (Coal Gas) Sites
---------------	--

BROWNFIELDS DATABASES

US BROWNFIELDS.....	A Listing of Brownfields Sites
---------------------	--------------------------------

EXECUTIVE SUMMARY

US INST CONTROL..... Sites with Institutional Controls
VCP..... Voluntary Cleanup Program Sites
INST CONTROL..... Institutional Control Site List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

FEDERAL ASTM STANDARD

RCRAInfo: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-LQG list, as provided by EDR, and dated 03/13/2005 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>PRODUCTION PLATING INC MUKILTE</i>	<i>4412 RUSSELL RD UNIT A</i>	<i>0 - 1/8 WSW 4</i>		<i>7</i>

RCRAInfo: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store , treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or

EXECUTIVE SUMMARY

dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/13/2005 has revealed that there are 11 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
INTERMEC CORPORATION	4405 RUSSELL RD.	0 - 1/8 NE	A3	6
COMPONENT PRODUCTS CORP	11623 CYRUS WAY	1/8 - 1/4 SSE	7	12
ONAMAC INDUSTRIES INC	11524 MUKILTEO SPEEDWAY	1/8 - 1/4 SE	15	16
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
TONE COMMANDER SYSTEMS INC MUK	11609 49TH PL W	1/8 - 1/4 SW	5	11
APPLIED FINISHING INC MUKILTEO	4216 RUSSELL RD	1/8 - 1/4 NE	B6	11
SUPER SURFACE TECHNA	4208 RUSSELL RD BLDG 3	1/8 - 1/4 NE	B9	13
CR ENTERPRISES	4617 CHENNAULT BEACH RD	1/8 - 1/4 WNW	10	14
LOWELL INDUSTRIES INC MUKILTEO	4201 RUSSELL RD	1/8 - 1/4 NE	B11	14
PROFESSIONAL COLLISION OF MUKI	11100 MUKILTEO SPEEDWAY	1/8 - 1/4 NNE	12	15
SOUND COLOR	4711 116TH ST SW	1/8 - 1/4 WSW	13	15
COASTAL MANUFACTURING INC	4708 CHENault BEACH RD	1/8 - 1/4 WNW	14	16

STATE ASTM STANDARD

CSCSL: The State Hazardous Waste Sites records are the states' 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 (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Ecology's Confirmed & Suspected Contaminated Sites List.

A review of the CSCSL list, as provided by EDR, has revealed that there are 3 CSCSL sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
NEUVANT AEROSTRUCTURES EVERETT	BLDG C19 PAINE FIELD	1/2 - 1 ENE	17	17
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
PUMP CRETE	12526 EVERGREEN DR	1/2 - 1 SSE	18	20
SIMS PROPERTY MODERN SEWER	3816 SOUTH RD	1/2 - 1 SSE	19	23

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Ecology's Leaking Underground Storage Tanks Site List.

A review of the LUST list, as provided by EDR, and dated 01/03/2005 has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
BADGER CONST INC	11012 SR 525/PO BOX 4	1/8 - 1/4 N	8	12

EXECUTIVE SUMMARY

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Ecology's Statewide UST Site/Tank Report.

A review of the UST list, as provided by EDR, and dated 01/03/2005 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
BADGER CONST INC	11012 SR 525/PO BOX 4	1/8 - 1/4N	8	12

FEDERAL ASTM SUPPLEMENTAL

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 12/31/2003 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
PAINE FIELD		1/2 - 1 NNE	20	24

STATE OR LOCAL ASTM SUPPLEMENTAL

ICR: These are remedial action reports Ecology has received from either the owner or operator of the site. These actions have been conducted without department oversight or approval and are not under an order or decree.

A review of the WA ICR list, as provided by EDR, has revealed that there is 1 WA ICR site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ADPRO LITHO	11012 MUKILTEO SPEEDWAY	1/4 - 1/2NNE	16	17

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

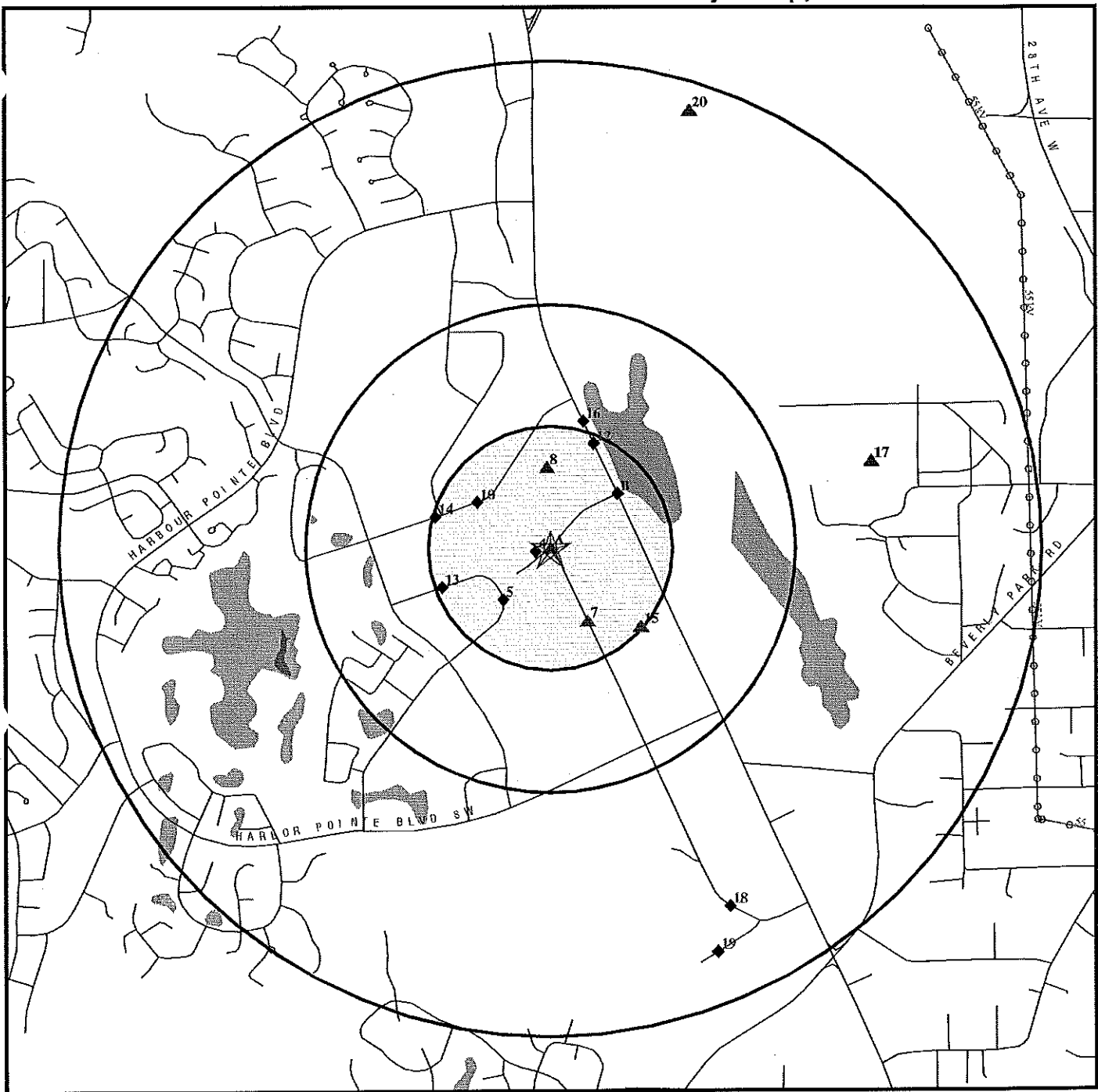
Site Name

MARINER 910
PACIFIC PRIDE CHENNAULT BEACH
PAINE FIELD ARMY CORPS JOB F
WA DOT PARCEL 1-15780 LYNNWOOD
PAINE FIELD LANDFILL
USWCOM LAKE SERENE RPTR
JL MANUFACTURING INC
CONSTANT VELOCITY INC
CONTINENTAL SPORT SURFACES INC HWY 99
INTERLAND DESIGN INC
PIGNATARO VOLKSWAGEN HWY 99 S
RV MOBILE INC
HOME DEPOT 4713
MONARCH PAINTING CORP RUSSELL
WA DOT MUKILTEO FERRY TERMINAL
PRODUCTION PLATING INC POWDERCOAT FACILI
MUKILTEO WASTE OIL
132ND AVE SW AND BEVERLY PARK RD
BOEING - EVERETT SOUTH COMPLEX
CANOPY WORLD
EXXON #7 6375
CDI PROPERTY

Database(s)

CSCSL, LUST
CSCSL
CSCSL, LUST
CSCSL
SWF/LF
RCRA-SQG, FINDS
RCRA-SQG, FINDS
RCRA-SQG, FINDS
RCRA-SQG, FINDS
RCRA-SQG, FINDS
RCRA-SQG, FINDS
RCRA-SQG, FINDS
RCRA-SQG, FINDS, HAZNET
RCRA-SQG, FINDS
RCRA-SQG, FINDS
RCRA-SQG, FINDS
ERNS
WA ICR
WA ICR
WA ICR
CSCSL NFA, VCP

OVERVIEW MAP - 01426252.1r - The Riley Group, Inc.



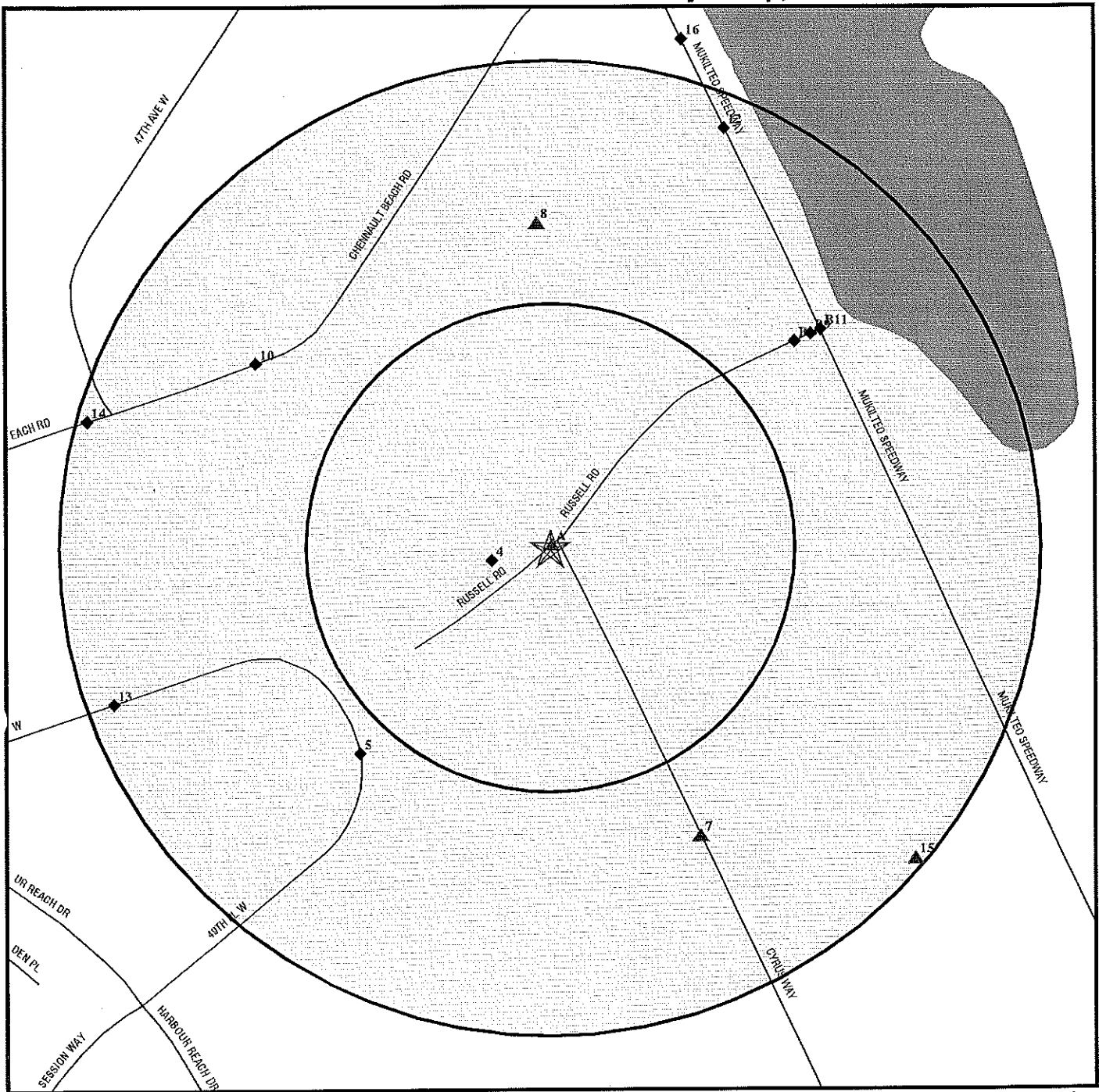
- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- ▨ National Priority List Sites
- ▨ Landfill Sites
- ▨ Dept. Defense Sites

- ▨ Indian Reservations BIA
- ~ Power transmission lines
- ~ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- ▨ Federal Wetlands

TARGET PROPERTY: Hers Industrial Park
 ADDRESS: 4403 Russell Road
 CITY/STATE/ZIP: Mukilteo WA 98275
 LAT/LONG: 47.8948 / 122.2924

CUSTOMER: The Riley Group, Inc.
 CONTACT: Lannie Smith
 INQUIRY #: 01426252.1r
 DATE: May 31, 2005 12:48 pm

DETAIL MAP - 01426252.1r - The Riley Group, Inc.



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- ⬮ Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands

TARGET PROPERTY: Hers Industrial Park
 ADDRESS: 4403 Russell Road
 CITY/STATE/ZIP: Mukilteo WA 98275
 LAT/LONG: 47.8948 / 122.2924

CUSTOMER: The Riley Group, Inc.
 CONTACT: Lannie Smith
 INQUIRY #: 01426252.1r
 DATE: May 31, 2005 12:48 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.250	1	0	NR	NR	NR	1
RCRA Sm. Quan. Gen.	X	0.250	1	10	NR	NR	NR	11
ERNS		TP	NR	NR	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
CSCSL		1.000	0	0	0	3	NR	3
HSL		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	1	0	NR	NR	1
UST		0.250	0	1	NR	NR	NR	1
VCP		0.500	0	0	0	NR	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	1	NR	1
UMTRA		0.500	0	0	0	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
CSCSL NFA		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
WA ICR		0.500	0	0	1	NR	NR	1
SPILLS	TP		NR	NR	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
AST	TP		NR	NR	NR	NR	NR	0
WA Emissions	TP		NR	NR	NR	NR	NR	0

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas		1.000	0	0	0	0	NR	0
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BROWNFIELDS DATABASES

US BROWNFIELDS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
INST CONTROL		0.500	0	0	0	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

A1 HAWAIIAN TRUST LTD
Target 4403 RUSSELL RD
Property MUKILTEO, WA 98275

RCRA-SQG 1000878391
FINDS WA0000048843

Actual:
547 ft.

Site 1 of 3 in cluster A

RCRAInfo:

Owner: HAWAIIAN TRUST
EPA ID: WA0000048843
Contact: JANET CAMPTON
(206) 292-6074

Classification: Small Quantity Generator
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM
WASHINGTON-DEPARTMENT OF ECOLOGY FACILITY/SITE IDENTIFICATION SYSTEM

A2 KING MACHINE INC
Target 4403 RUSSELL RD STE 109
Property MUKILTEO, WA 98275

RCRA-SQG 1004793272
FINDS WA0000627679

Actual:
547 ft.

Site 2 of 3 in cluster A

RCRAInfo:

Owner: KING MACHINE INC
(425)743-5464
EPA ID: WA0000627679
Contact: Not reported

Classification: Small Quantity Generator
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM
WASHINGTON-DEPARTMENT OF ECOLOGY FACILITY/SITE IDENTIFICATION SYSTEM

A3 INTERMEC CORPORATION
NE 4405 RUSSELL RD.
< 1/8 LYNNWOOD, WA 98046
11 ft.

RCRA-SQG 1000216164
FINDS WAD004908729

Relative:
Higher

Site 3 of 3 in cluster A

Actual:
547 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

INTERMEC CORPORATION (Continued)

1000216164

RCRAInfo:

Owner: INTERMEC CORP
EPA ID: WAD004908729
Contact: TERRY CHRISTIAN
(425) 348-2767

Classification: Small Quantity Generator
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM
TOXIC CHEMICAL RELEASE INVENTORY SYSTEM
WASHINGTON-DEPARTMENT OF ECOLOGY FACILITY/SITE IDENTIFICATION SYSTEM

4
WSW
< 1/8
162 ft.

PRODUCTION PLATING INC MUKILTEO
4412 RUSSELL RD UNIT A
MUKILTEO, WA 98275

FINDS 1000193055
RCRA-LQG WAD009267337

Relative:
Lower

RCRAInfo:

Owner: PRODUCTION PLATING INC MUKILTEO
(425)347-4635
EPA ID: WAD009267337
Contact: Not reported

Actual:
545 ft.

Classification: Large Quantity Generator
TSDF Activities: Not reported

BIENNIAL REPORTS:

Last Biennial Reporting Year: 2001

Waste	Quantity (Lbs)	Waste	Quantity (Lbs)
D002	99222.69	D007	77204.34
D010	541.28	F006	30140.00

Violation Status: Violations exist

Regulation Violated: -330(2) / -200(1)(e)
Area of Violation: GENERATOR-RECORDKEEPING REQUIREMENTS
Date Violation Determined: 07/23/2003
Actual Date Achieved Compliance: 12/08/2003

Enforcement Action: WRITTEN INFORMAL
Enforcement Action Date: 10/03/2003
Penalty Type: Not reported

Regulation Violated: -200(1)(c) / -170(2)
Area of Violation: GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined: 07/23/2003
Actual Date Achieved Compliance: 10/08/2003

Enforcement Action: WRITTEN INFORMAL
Enforcement Action Date: 10/03/2003
Penalty Type: Not reported

Regulation Violated: -200(1)(a) / -170(3)
Area of Violation: GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined: 07/23/2003
Actual Date Achieved Compliance: 10/10/2003

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

PRODUCTION PLATING INC MUKILTEO (Continued)

1000193055

Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	10/03/2003
Penalty Type:	Not reported
Regulation Violated:	-630(3) / -200(1)(b)
Area of Violation:	GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined:	07/23/2003
Actual Date Achieved Compliance:	12/08/2003
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	10/03/2003
Penalty Type:	Not reported
Regulation Violated:	-630(6) / -200(1)(b)
Area of Violation:	GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined:	07/23/2003
Actual Date Achieved Compliance:	11/03/2003
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	10/03/2003
Penalty Type:	Not reported
Regulation Violated:	-573(20)(c)
Area of Violation:	GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined:	07/23/2003
Actual Date Achieved Compliance:	10/20/2003
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	10/03/2003
Penalty Type:	Not reported
Regulation Violated:	-330(3) / -200(1)(e)
Area of Violation:	GENERATOR-RECORDKEEPING REQUIREMENTS
Date Violation Determined:	07/23/2003
Actual Date Achieved Compliance:	11/10/2003
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	10/03/2003
Penalty Type:	Not reported
Regulation Violated:	170(1)(A)
Area of Violation:	GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined:	11/10/1999
Actual Date Achieved Compliance:	03/14/2000
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	01/14/2000
Penalty Type:	Not reported
Regulation Violated:	200(1)(B)/630
Area of Violation:	GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined:	11/10/1999
Actual Date Achieved Compliance:	01/17/2000
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	01/14/2000
Penalty Type:	Not reported
Regulation Violated:	200(1)(B)/630(5)(A)
Area of Violation:	GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined:	11/10/1999
Actual Date Achieved Compliance:	01/17/2000
Enforcement Action:	WRITTEN INFORMAL

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

PRODUCTION PLATING INC MUKILTEO (Continued)

1000193055

Enforcement Action Date:	01/14/2000
Penalty Type:	Not reported
Regulation Violated:	200(1)(B)/640(3)
Area of Violation:	GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined:	11/10/1999
Actual Date Achieved Compliance:	03/13/2000
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	01/14/2000
Penalty Type:	Not reported
Regulation Violated:	200(1)(E)/350-360
Area of Violation:	GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined:	11/10/1999
Actual Date Achieved Compliance:	07/04/2001
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	01/14/2000
Penalty Type:	Not reported
Regulation Violated:	200(1)(B)/640(8)
Area of Violation:	GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined:	11/10/1999
Actual Date Achieved Compliance:	03/16/2000
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	01/14/2000
Penalty Type:	Not reported
Regulation Violated:	200(1)(C)/200(1)(D)
Area of Violation:	GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined:	11/10/1999
Actual Date Achieved Compliance:	12/15/1999
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	01/14/2000
Penalty Type:	Not reported
Regulation Violated:	145(3)
Area of Violation:	GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined:	11/01/1999
Actual Date Achieved Compliance:	01/19/2000
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	01/14/2000
Penalty Type:	Not reported
Regulation Violated:	200
Area of Violation:	GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined:	10/26/1995
Actual Date Achieved Compliance:	10/26/1995
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	10/26/1995
Penalty Type:	Not reported
Regulation Violated:	200
Area of Violation:	GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined:	10/26/1995
Actual Date Achieved Compliance:	11/27/1995
Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	10/26/1995

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

PRODUCTION PLATING INC MUKILTEO (Continued)

EDR ID Number
EPA ID Number

Database(s)

1000193055

Penalty Type: Not reported
Regulation Violated: Not reported
Area of Violation: GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined: 10/26/1995
Actual Date Achieved Compliance: 03/18/1996
Enforcement Action: WRITTEN INFORMAL
Enforcement Action Date: 10/26/1995
Penalty Type: Not reported
Regulation Violated: Not reported
Area of Violation: GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined: 10/26/1995
Actual Date Achieved Compliance: 03/18/1996
Enforcement Action: WRITTEN INFORMAL
Enforcement Action Date: 10/26/1995
Penalty Type: Not reported
Regulation Violated: Not reported
Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
Date Violation Determined: 01/13/1989
Actual Date Achieved Compliance: 07/12/1989
Enforcement Action: WRITTEN INFORMAL
Enforcement Action Date: 05/12/1989
Penalty Type: Not reported

There are 20 violation record(s) reported at this site:

<u>Evaluation</u>	<u>Area of Violation</u>	<u>Date of Compliance</u>
Compliance Evaluation Inspection	GENERATOR-RECORDKEEPING REQUIREMENTS	20031208
	GENERATOR-GENERAL REQUIREMENTS	20031008
	GENERATOR-GENERAL REQUIREMENTS	20031010
	GENERATOR-GENERAL REQUIREMENTS	20031020
	GENERATOR-GENERAL REQUIREMENTS	20031103
	GENERATOR-GENERAL REQUIREMENTS	20031208
	GENERATOR-RECORDKEEPING REQUIREMENTS	20031110
Compliance Evaluation Inspection	GENERATOR-GENERAL REQUIREMENTS	20000314
	GENERATOR-GENERAL REQUIREMENTS	20000119
	GENERATOR-GENERAL REQUIREMENTS	20000117
	GENERATOR-GENERAL REQUIREMENTS	20000117
	GENERATOR-GENERAL REQUIREMENTS	19991215
	GENERATOR-GENERAL REQUIREMENTS	20000316
	GENERATOR-GENERAL REQUIREMENTS	20000313
	GENERATOR-GENERAL REQUIREMENTS	20010704
Compliance Evaluation Inspection	GENERATOR-GENERAL REQUIREMENTS	19951026
	GENERATOR-GENERAL REQUIREMENTS	19951127
	GENERATOR-GENERAL REQUIREMENTS	19960318
	GENERATOR-GENERAL REQUIREMENTS	19960318
Compliance Evaluation Inspection	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19890712

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

PRODUCTION PLATING INC MUKILTEO (Continued)

EDR ID Number
EPA ID Number

Database(s)

1000193055

FINDS:

Other Pertinent Environmental Activity Identified at Site:

PERMIT COMPLIANCE SYSTEM

RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

TOXIC CHEMICAL RELEASE INVENTORY SYSTEM

WASHINGTON-DEPARTMENT OF ECOLOGY FACILITY/SITE IDENTIFICATION SYSTEM

5
SW
1/8-1/4
755 ft.

TONE COMMANDER SYSTEMS INC MUKILTEO
11609 49TH PL W
MUKILTEO, WA 98275

RCRA-SQG
FINDS

1000993049
WAR000000737

Relative:
Lower

RCRAInfo:

Owner: TONE COMMANDER SYSTEM INC MUKILTEO
(425)349-1000 1

Actual:
535 ft.

EPA ID: WAR000000737

Contact: Not reported

Classification: Conditionally Exempt Small Quantity Generator

TSD Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

TOXIC CHEMICAL RELEASE INVENTORY SYSTEM

WASHINGTON-DEPARTMENT OF ECOLOGY FACILITY/SITE IDENTIFICATION SYSTEM

B6
NE
1/8-1/4
866 ft.

APPLIED FINISHING INC MUKILTEO
4216 RUSSELL RD
MUKILTEO, WA 98275

RCRA-SQG
FINDS

1000193054
WAD001242767

Relative:
Lower

Site 1 of 3 in cluster B

RCRAInfo:

Owner: APPLIED FINISHING INC
(425)513-2505

Actual:
543 ft.

EPA ID: WAD001242767

Contact: Not reported

Classification: Conditionally Exempt Small Quantity Generator

TSD Activities: Not reported

Violation Status: Violations exist

Regulation Violated:

-070(3)

Area of Violation:

GENERATOR-GENERAL REQUIREMENTS

Date Violation Determined:

08/21/2002

Actual Date Achieved Compliance:

02/17/2003

Enforcement Action:

WRITTEN INFORMAL

Enforcement Action Date:

10/01/2002

Penalty Type:

Not reported

Regulation Violated:

-630(5)(a)

Area of Violation:

GENERATOR-GENERAL REQUIREMENTS

Date Violation Determined:

08/21/2002

Actual Date Achieved Compliance:

08/21/2002

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

APPLIED FINISHING INC MUKILTEO (Continued)

EDR ID Number
EPA ID Number

Database(s)

1000193054

Enforcement Action: WRITTEN INFORMAL
Enforcement Action Date: 10/01/2002
Penalty Type: Not reported
Regulation Violated: -200(1)(d)
Area of Violation: GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined: 08/21/2002
Actual Date Achieved Compliance: 08/21/2002
Enforcement Action: WRITTEN INFORMAL
Enforcement Action Date: 10/01/2002
Penalty Type: Not reported

There are 3 violation record(s) reported at this site:

Evaluation	Area of Violation
Compliance Evaluation Inspection	GENERATOR-GENERAL REQUIREMENTS
	GENERATOR-GENERAL REQUIREMENTS
	GENERATOR-GENERAL REQUIREMENTS

Date of
Compliance
20030217
20020821
20020821

FINDS:

Other Pertinent Environmental Activity Identified at Site:
AEROMETRIC INFORMATION RETRIEVAL SYSTEM/AIRS FACILITY SYSTEM
NATIONAL EMISSIONS INVENTORY
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM
WASHINGTON-DEPARTMENT OF ECOLOGY FACILITY/SITE IDENTIFICATION SYSTEM

7
SSE
1/8-1/4
877 ft.

COMPONENT PRODUCTS CORP
11623 CYRUS WAY
MUKILTEO, WA 98275

RCRA-SQG 1000659543
FINDS WAD988492179

Relative:
Higher

RCRAInfo:
Owner: COMPONENT PRODUCTS CORP
EPA ID: WAD988492179

Actual:
549 ft.

Contact: FRED SCHULE
(425) 745-3232

Classification: Small Quantity Generator
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM
WASHINGTON-DEPARTMENT OF ECOLOGY FACILITY/SITE IDENTIFICATION SYSTEM

8
North
1/8-1/4
882 ft.

BADGER CONST INC
11012 SR 525/PO BOX 4
EVERETT, WA 98204

LUST U003025653
UST N/A

Relative:
Equal

LUST:
Facility ID: 11689
Ecology Region: NWRO
Facility Status: Cleanup Started
Release ID: 4755
Release Notification Date: 08/27/93

Actual:
546 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

BADGER CONST INC (Continued)

U003025653

Release Status Date: 08/27/93
Alternate Name: ADPRO LITHO
Lat/Lon: 47.898156000 / 122.29235000
Affected Media: Soil
FS ID: 15191382

Facility ID: 11689
Ecology Region: NWRO
Facility Status: Reported Cleaned Up
Release ID: 4755
Release Notification Date: 08/27/93
Release Status Date: 06/01/95
Alternate Name: ADPRO LITHO
Lat/Lon: 47.898156000 / 122.29235000
Affected Media: Soil
FS ID: 15191382

UST:

Facility ID: 15191382
Site ID: 11689
Install Date: 12/31/64
Capacity: 111 to 1,100 Gallons
Status: Closed in Place
Tank Name: 3
Substance: USED OIL/WASTE OIL
Compartment #: 1
Ecology Region: North Western

Facility ID: 15191382
Site ID: 11689
Install Date: 12/31/64
Capacity: Not reported
Status: Closed in Place
Tank Name: 1
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Facility ID: 15191382
Site ID: 11689
Install Date: 12/31/64
Capacity: Not reported
Status: Closed in Place
Tank Name: 2
Substance: Not reported
Compartment #: 1
Ecology Region: North Western

B9 **SUPER SURFACE TECHNA**
NE **4208 RUSSELL RD BLDG 3 UNITS A**
1/8-1/4 **MUKILTEO, WA 98275**
912 ft.

Relative:
Lower

Actual:
542 ft.

Site 2 of 3 in cluster B

RCRA-SQG **1001600532**
FINDS **WAH000008433**

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

SUPER SURFACE TECHNA (Continued)

EDR ID Number
EPA ID Number

Database(s)

1001600532

RCRAInfo:
Owner: SILVER HORDE FISHING SUPPLIES
(425)778-2640
EPA ID: WAH000008433
Contact: KELLY MORRISON
(425)778-2640
Classification: Conditionally Exempt Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:
Other Pertinent Environmental Activity Identified at Site:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

10
WNW
1/8-1/4
938 ft.

CR ENTERPRISES
4617 CHENNAULT BEACH RD
MUKILTEO, WA 98275

RCRA-SQG 1000920648
FINDS WA0000627562

Relative:
Lower

RCRAInfo:
Owner: AIREDALE INC
(425)742-4760
EPA ID: WA0000627562
Contact: Not reported
Classification: Conditionally Exempt Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

Actual:
534 ft.

FINDS:
Other Pertinent Environmental Activity Identified at Site:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM
WASHINGTON-DEPARTMENT OF ECOLOGY FACILITY/SITE IDENTIFICATION SYSTEM

B11
NE
1/8-1/4
941 ft.

LOWELL INDUSTRIES INC MUKILTEO
4201 RUSSELL RD
MUKILTEO, WA 98275

RCRA-SQG 1000879001
FINDS WAD988523411

Relative:
Lower

Site 3 of 3 in cluster B

RCRAInfo:
Owner: LOWELL INDUSTRIES INC
EPA ID: WAD988523411
Contact: JEFFREY KURTZ
(425) 743-1330
Classification: Small Quantity Generator
TSDF Activities: Not reported

Actual:
542 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site	Database(s)	EDR ID Number EPA ID Number
LOWELL INDUSTRIES INC MUKILTEO (Continued)		1000879001

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM
WASHINGTON-DEPARTMENT OF ECOLOGY FACILITY/SITE IDENTIFICATION SYSTEM

12
NNE
1/8-1/4
1231 ft.

PROFESSIONAL COLLISION OF MUKILTEO
11100 MUKILTEO SPEEDWAY
MUKILTEO, WA 98275

RCRA-SQG 1005445180
FINDS WAH000014407

Relative:
Lower

RCRAInfo:

Owner: PROFESSIONAL COLLISION CARE INC
(425)315-9848

Actual:
541 ft.

EPA ID: WAH000014407

Contact: DAVE HAIRE
(425)315-9848

Classification: Conditionally Exempt Small Quantity Generator
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM
WASHINGTON-DEPARTMENT OF ECOLOGY FACILITY/SITE IDENTIFICATION SYSTEM

13
WSW
1/8-1/4
1245 ft.

SOUND COLOR
4711 116TH ST SW
EVERETT, WA 98204

RCRA-SQG 1004794645
FINDS WAH000000349

Relative:
Lower

RCRAInfo:

Owner: LEE STEIGERWALD
(425)355-3050

Actual:
518 ft.

EPA ID: WAH000000349

Contact: Not reported

Classification: Conditionally Exempt Small Quantity Generator
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM
WASHINGTON-DEPARTMENT OF ECOLOGY FACILITY/SITE IDENTIFICATION SYSTEM

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site

Database(s)
EDR ID Number
EPA ID Number

14
WNW
1/8-1/4
1290 ft.

COASTAL MANUFACTURING INC
4708 CHENAULT BEACH RD
MUKILTEO, WA 98275

RCRA-SQG
FINDS
1000387899
WAD102853850

Relative:
Lower

RCRAInfo:

Owner: COASTAL MANUFACTURED INC
(425)353-3114

Actual:
520 ft.

EPA ID: WAD102853850

Contact: Not reported

Classification: Conditionally Exempt Small Quantity Generator

TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated: Not reported

Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)

Date Violation Determined: 09/29/1989

Actual Date Achieved Compliance: 07/04/1994

Enforcement Action: INITIAL 3008(A) COMPLIANCE ORDER

Enforcement Action Date: 12/28/1989

Penalty Type: Final Monetary Penalty

There are 1 violation record(s) reported at this site:

Evaluation

Non-Financial Record Review

Area of Violation

GENERATOR-ALL REQUIREMENTS (OVERSIGHT)

Date of
Compliance
19940704

FINDS:

Other Pertinent Environmental Activity Identified at Site:

NATIONAL COMPLIANCE DATABASE SYSTEM

NATIONAL EMISSIONS INVENTORY

RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

TOXIC CHEMICAL RELEASE INVENTORY SYSTEM

WASHINGTON-DEPARTMENT OF ECOLOGY FACILITY/SITE IDENTIFICATION SYSTEM

15
SE
1/8-1/4
1294 ft.

ONAMAC INDUSTRIES INC
11524 MUKILTEO SPEEDWAY 101
MUKILTEO, WA 98275

RCRA-SQG
FINDS
1000838588
WAD988513750

Relative:
Higher

RCRAInfo:

Owner: JIM LOVEALL
(425)743-6676

Actual:
556 ft.

EPA ID: WAD988513750

Contact: Not reported

Classification: Small Quantity Generator

TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

WASHINGTON-DEPARTMENT OF ECOLOGY FACILITY/SITE IDENTIFICATION SYSTEM

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

16
NNE
1/4-1/2
1424 ft.

ADPRO LITHO
11012 MUKILTEO SPEEDWAY
MUKILTEO, WA 98275

Database(s)
EPA ID Number

UST
WA ICR
U001331779
N/A

Relative:
Lower

WA ICR:

Date Ecology Received Report: 09/10/1993
Contaminants Found at Site: Petroleum products
Media Contaminated: Soil
Cause of Contamination: Tank
Region: North Western
Type of Report Ecology Received: Final cleanup report
Site Register Issue: 93-11
County Code: 31.00000
Contact: Not reported
Report Title: Not reported

Actual:
541 ft.

UST:

Facility ID: 83365481
Site ID: 101956
Install Date: 12/31/64
Capacity: Not reported
Status: Closure in Process
Tank Name: 2
Substance: Not reported
Compartment #: 1
Ecology Region: North Western

Facility ID: 83365481
Site ID: 101956
Install Date: 12/31/64
Capacity: Not reported
Status: Closure in Process
Tank Name: 1
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

17
ENE
1/2-1
3587 ft.

NEUVANT AEROSTRUCTURES EVERETT
BLDG C19 PAINE FIELD
EVERETT, WA 98204

RCRA-SQG
CSCSL
FINDS
UST
1000113826
WAD009485939

Relative:
Higher

RCRAInfo:

Owner: NEUVANT AEROSTRUCTURES
(425)353-8080

Actual:
585 ft.

EPA ID: WAD009485939

Contact: Not reported

Classification: Conditionally Exempt Small Quantity Generator
TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated: 070(3)
Area of Violation: GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined: 05/11/1999
Actual Date Achieved Compliance: 06/30/1999
Regulation Violated: 200(1)(D)
Area of Violation: GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined: 05/11/1999
Actual Date Achieved Compliance: 05/12/1999

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

NEUVANT AEROSTRUCTURES EVERETT (Continued)

1000113826

Regulation Violated: 200(1)(B)/630(5)(A)
Area of Violation: GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined: 05/11/1999
Actual Date Achieved Compliance: 05/14/1999

Regulation Violated: 201(2)(A)/202
Area of Violation: GENERATOR-GENERAL REQUIREMENTS
Date Violation Determined: 05/11/1999
Actual Date Achieved Compliance: 10/08/1999

There are 4 violation record(s) reported at this site:

Evaluation	Area of Violation	Date of Compliance
Compliance Evaluation Inspection	GENERATOR-GENERAL REQUIREMENTS	19990630
	GENERATOR-GENERAL REQUIREMENTS	19990512
	GENERATOR-GENERAL REQUIREMENTS	19990514
	GENERATOR-GENERAL REQUIREMENTS	19991008

FINDS:

Other Pertinent Environmental Activity Identified at Site:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM
TOXIC CHEMICAL RELEASE INVENTORY SYSTEM
WASHINGTON-DEPARTMENT OF ECOLOGY FACILITY/SITE IDENTIFICATION SYSTEM

SHWS:

Facility ID: 2851
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 53 46.3599999999999
Longitude: 122 16 29.5
Ecology Site Status relative to the MTCA cleanup process:
Independent Remedial Action
Independent Site Status - those sites undergoing an independent cleanup:
Release report received, awaiting assessment by Potentially Liable Person (PLP)
WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):
Affected Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has been confirmed by laboratory analysis (or field determination in the case of petroleum contamination)
Affected Media : Ground Water
Arsenic Code: Not reported
Base/Neutral/Acid Organics: Not reported
Halogenated Organic Compounds: Confirmed above MTCA cleanup levels
Horizontal Collection Method: 3
EPA Priority Pollutants - Metals and Cyanide: Confirmed above MTCA cleanup levels
Metals - Other non-priority pollutant metals: Not reported
Polychlorinated biPhenyls (PCBs): Not reported
Pesticides: Not reported
Petroleum Products: Not reported
Phenolic Compounds: Not reported
Non-Halogenated Solvents: Confirmed above MTCA cleanup levels
Dioxin: Not reported
Polynuclear Aromatic Hydrocarbons (PAH): Not reported
Reactive Wastes: Not reported
Corrosive Wastes: Not reported
Radioactive Wastes: Not reported
Asbestos: Not reported
Conventional Contaminants, Organic: Not reported
Conventional Contaminants, Inorganic: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

NEUVANT AEROSTRUCTURES EVERETT (Continued)

1000113826

Facility ID: 2851
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 53 46.3599999999999
Longitude: 122 16 29.5
Ecology Site Status relative to the MTCA cleanup process:
Independent Remedial Action
Independent Site Status - those sites undergoing an independent cleanup:
Release report received, awaiting assessment by Potentially Liable Person (PLP)
WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):
Affected Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has
been confirmed by laboratory analysis (or field determination in the case of
petroleum contamination)
Affected Media : Soil
Arsenic Code: Not reported
Base/Neutral/Acid Organics: Not reported
Halogenated Organic Compounds: Confirmed above MTCA cleanup levels
Horizontal Collection Method: 3
EPA Priority Pollutants - Metals and Cyanide: Suspected to be present
Metals - Other non-priority pollutant metals: Not reported
Polychlorinated biPhenyls (PCBs): Not reported
Pesticides: Not reported
Petroleum Products: Not reported
Phenolic Compounds: Not reported
Non-Halogenated Solvents: Confirmed above MTCA cleanup levels
Dioxin: Not reported
Polynuclear Aromatic Hydrocarbons (PAH): Not reported
Reactive Wastes: Not reported
Corrosive Wastes: Not reported
Radioactive Wastes: Not reported
Asbestos: Not reported
Conventional Contaminants, Organic: Not reported
Conventional Contaminants, Inorganic: Not reported

UST:

Facility ID: 2851
Site ID: 11334
Install Date: 12/31/64
Capacity: 111 to 1,100 Gallons
Status: Removed
Tank Name: 1
Substance: LEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Facility ID: 2851
Site ID: 11334
Install Date: 12/31/64
Capacity: 111 to 1,100 Gallons
Status: Removed
Tank Name: 2
Substance: UNLEADED GASOLINE
Compartment #: 1
Ecology Region: North Western

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

18 PUMP CRETE
SSE 12526 EVERGREEN DR
1/2-1 LYNNWOOD, WA 98037
4323 ft.

Database(s) EDR ID Number
EPA ID Number

CSCSL S100080122
N/A

Relative:
Lower

SHWS:

Facility ID: 2760
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 53 6.79
Longitude: 122 17 10.540000000000
Ecology Site Status relative to the MTCA cleanup process:
Ranked, Awaiting Remedial Action (RA)
Independent Site Status - those sites undergoing an independent cleanup:
Not reported
WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):
Affected Media Status: S (Suspected) - Due to preliminary investigations or the nature of business
operations or manufacturing processes, certain contaminants are suspected to be
present at the site
Affected Media : Ground Water
Arsenic Code: Not reported
Base/Neutral/Acid Organics: Not reported
Halogenated Organic Compounds: Not reported
Horizontal Collection Method: 3
EPA Priority Pollutants - Metals and Cyanide: Suspected to be present
Metals - Other non-priority pollutant metals: Not reported
Polychlorinated biPhenyls (PCBs): Not reported
Pesticides: Not reported
Petroleum Products: Suspected to be present
Phenolic Compounds: Not reported
Non-Halogenated Solvents: Not reported
Dioxin: Not reported
Polynuclear Aromatic Hydrocarbons (PAH): Not reported
Reactive Wastes: Not reported
Corrosive Wastes: Not reported
Radioactive Wastes: Not reported
Asbestos: Not reported
Conventional Contaminants, Organic: Not reported
Conventional Contaminants, Inorganic: Not reported

Facility ID: 2760
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 53 6.79
Longitude: 122 17 10.540000000000
Ecology Site Status relative to the MTCA cleanup process:
Ranked, Awaiting Remedial Action (RA)
Independent Site Status - those sites undergoing an independent cleanup:
Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):
Affected Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has
been confirmed by laboratory analysis (or field determination in the case of
petroleum contamination)

Affected Media : Surface Water
Arsenic Code: Not reported
Base/Neutral/Acid Organics: Not reported
Halogenated Organic Compounds: Not reported
Horizontal Collection Method: 3
EPA Priority Pollutants - Metals and Cyanide: Confirmed above MTCA cleanup levels

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

PUMP CRETE (Continued)

S100080122

Metals - Other non-priority pollutant metals:	Not reported
Polychlorinated biPhenyls (PCBs):	Not reported
Pesticides:	Not reported
Petroleum Products:	Confirmed above MTCA cleanup levels
Phenolic Compounds:	Not reported
Non-Halogenated Solvents:	Not reported
Dioxin:	Not reported
Polynuclear Aromatic Hydrocarbons (PAH):	Not reported
Reactive Wastes:	Not reported
Corrosive Wastes:	Not reported
Radioactive Wastes:	Not reported
Asbestos:	Not reported
Conventional Contaminants, Organic:	Not reported
Conventional Contaminants, Inorganic:	Not reported

Facility ID: 2760

MTBE Code: Not reported

Responsible Unit: Northwest Region

Latitude: 47 53 6.79

Longitude: 122 17 10.540000000000

Ecology Site Status relative to the MTCA cleanup process:

Ranked, Awaiting Remedial Action (RA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media Status: S (Suspected) - Due to preliminary investigations or the nature of business operations or manufacturing processes, certain contaminants are suspected to be present at the site

Affected Media : Air

Arsenic Code: Not reported

Base/Neutral/Acid Organics:

Not reported

Halogenated Organic Compounds:

Not reported

Horizontal Collection Method:

3

EPA Priority Pollutants - Metals and Cyanide:

Not reported

Metals - Other non-priority pollutant metals:

Not reported

Polychlorinated biPhenyls (PCBs):

Not reported

Pesticides:

Not reported

Petroleum Products:

Suspected to be present

Phenolic Compounds:

Not reported

Non-Halogenated Solvents:

Not reported

Dioxin:

Not reported

Polynuclear Aromatic Hydrocarbons (PAH):

Not reported

Reactive Wastes:

Not reported

Corrosive Wastes:

Not reported

Radioactive Wastes:

Not reported

Asbestos:

Not reported

Conventional Contaminants, Organic:

Not reported

Conventional Contaminants, Inorganic:

Not reported

Facility ID: 2760

MTBE Code: Not reported

Responsible Unit: Northwest Region

Latitude: 47 53 6.79

Longitude: 122 17 10.540000000000

Ecology Site Status relative to the MTCA cleanup process:

Ranked, Awaiting Remedial Action (RA)

Independent Site Status - those sites undergoing an independent cleanup:

Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

PUMP CRETE (Continued)

S100080122

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has been confirmed by laboratory analysis (or field determination in the case of petroleum contamination)

Affected Media :	Soil
Arsenic Code:	Not reported
Base/Neutral/Acid Organics:	Not reported
Halogenated Organic Compounds:	Not reported
Horizontal Collection Method:	3
EPA Priority Pollutants - Metals and Cyanide:	Suspected to be present
Metals - Other non-priority pollutant metals:	Not reported
Polychlorinated biPhenyls (PCBs):	Not reported
Pesticides:	Not reported
Petroleum Products:	Confirmed above MTCA cleanup levels
Phenolic Compounds:	Not reported
Non-Halogenated Solvents:	Not reported
Dioxin:	Not reported
Polynuclear Aromatic Hydrocarbons (PAH):	Not reported
Reactive Wastes:	Not reported
Corrosive Wastes:	Not reported
Radioactive Wastes:	Not reported
Asbestos:	Not reported
Conventional Contaminants, Organic:	Not reported
Conventional Contaminants, Inorganic:	Not reported

Facility ID: 2760

MTBE Code: Not reported

Responsible Unit: Northwest Region

Latitude: 47 53 6.79

Longitude: 122 17 10.5400000000000

Ecology Site Status relative to the MTCA cleanup process:
Ranked, Awaiting Remedial Action (RA)

Independent Site Status - those sites undergoing an independent cleanup:
Not reported

WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):

Affected Media Status: S (Suspected) - Due to preliminary investigations or the nature of business operations or manufacturing processes, certain contaminants are suspected to be present at the site

Affected Media :	Sediments
Arsenic Code:	Not reported
Base/Neutral/Acid Organics:	Not reported
Halogenated Organic Compounds:	Not reported
Horizontal Collection Method:	3
EPA Priority Pollutants - Metals and Cyanide:	Suspected to be present
Metals - Other non-priority pollutant metals:	Not reported
Polychlorinated biPhenyls (PCBs):	Not reported
Pesticides:	Not reported
Petroleum Products:	Suspected to be present
Phenolic Compounds:	Not reported
Non-Halogenated Solvents:	Not reported
Dioxin:	Not reported
Polynuclear Aromatic Hydrocarbons (PAH):	Not reported
Reactive Wastes:	Not reported
Corrosive Wastes:	Not reported
Radioactive Wastes:	Not reported
Asbestos:	Not reported
Conventional Contaminants, Organic:	Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

PUMP CRETE (Continued)

S100080122

Conventional Contaminants, Inorganic: Not reported

19 **SIMS PROPERTY MODERN SEWER**
SSE **3816 SOUTH RD**
1/2-1 **MUKILTEO, WA 98275**
4718 ft.

CSCSL **S105152497**
N/A

Relative:
Lower

Actual:
531 ft.

SHWS:

Facility ID: 78713345
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 53 0.460000000000000
Longitude: 122 17 1.390000000000000
Ecology Site Status relative to the MTCA cleanup process:
Independent Remedial Action
Independent Site Status - those sites undergoing an independent cleanup:
Final Independent Remedial Action Report received
WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):
Affected Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has
been confirmed by laboratory analysis (or field determination in the case of
petroleum contamination)
Affected Media : Ground Water
Arsenic Code: Not reported
Base/Neutral/Acid Organics: Not reported
Halogenated Organic Compounds: Not reported
Horizontal Collection Method: 2
EPA Priority Pollutants - Metals and Cyanide: Not reported
Metals - Other non-priority pollutant metals: Not reported
Polychlorinated biPhenyls (PCBs): Not reported
Pesticides: Not reported
Petroleum Products: Confirmed above MTCA cleanup levels
Phenolic Compounds: Not reported
Non-Halogenated Solvents: Not reported
Dioxin: Not reported
Polynuclear Aromatic Hydrocarbons (PAH): Not reported
Reactive Wastes: Not reported
Corrosive Wastes: Not reported
Radioactive Wastes: Not reported
Asbestos: Not reported
Conventional Contaminants, Organic: Not reported
Conventional Contaminants, Inorganic: Not reported

Facility ID: 78713345
MTBE Code: Not reported
Responsible Unit: Northwest Region
Latitude: 47 53 0.460000000000000
Longitude: 122 17 1.390000000000000
Ecology Site Status relative to the MTCA cleanup process:
Independent Remedial Action
Independent Site Status - those sites undergoing an independent cleanup:
Final Independent Remedial Action Report received
WARM Bin Number indicates the outcome of the Washington Ranking Model (WARM):
Affected Media Status: C (Confirmed) - The presence of hazardous substances above MTCA cleanup levels has
been confirmed by laboratory analysis (or field determination in the case of
petroleum contamination)
Affected Media : Soil
Arsenic Code: Not reported
Base/Neutral/Acid Organics: Not reported
Halogenated Organic Compounds: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

SIMS PROPERTY MODERN SEWER (Continued)

S105152497

Horizontal Collection Method:	2
EPA Priority Pollutants - Metals and Cyanide:	Not reported
Metals - Other non-priority pollutant metals:	Not reported
Polychlorinated biPhenyls (PCBs):	Not reported
Pesticides:	Not reported
Petroleum Products:	Confirmed above MTCA cleanup levels
Phenolic Compounds:	Not reported
Non-Halogenated Solvents:	Not reported
Dioxin:	Not reported
Polynuclear Aromatic Hydrocarbons (PAH):	Not reported
Reactive Wastes:	Not reported
Corrosive Wastes:	Not reported
Radioactive Wastes:	Not reported
Asbestos:	Not reported
Conventional Contaminants, Organic:	Not reported
Conventional Contaminants, Inorganic:	Not reported

20 **PAINE FIELD**
NNE
1/2-1
4983 ft. **EVERETT, WA**

FUDS 1007211194
N/A

Relative:
Higher

FUDS:

Federal Facility ID:	WA9799F3188
Facility Name:	PAINE FIELD
City:	EVERETT
State:	WA
EPA Region:	0
County:	SNOHOMISH
Congressional District:	01
US Army District:	Seattle District (NWS)
Fiscal Year:	2003
First Name:	JONATHAN
Last name:	MAAS
Phone:	206-764-6958
Inst ID:	59977
CTC:	Not reported
RAB:	Not reported

Actual:
575 ft.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
EVERETT	S105454259	BOEING - EVERETT SOUTH COMPLEX	HWY 526 / AIRPORT ROAD	98204	WA ICR
EVERETT	1000179348	USWCOM LAKE SERENE RPTR	14717 HWY 99	98204	RCRA-SQG, FINDS
EVERETT	1001198219	JL MANUFACTURING INC	12310 HWY 99 S UNIT 114	98204	RCRA-SQG, FINDS
EVERETT	1001490636	CONSTANT VELOCITY INC	12322 HWY 99 S UNIT 93	98204	RCRA-SQG, FINDS
EVERETT	1001491066	CONTINENTAL SPORT SURFACES INC HWY 99	117700 HWY 99 S	98204	RCRA-SQG, FINDS
EVERETT	1004794773	INTERLAND DESIGN INC	11308 HWY 99	98204	RCRA-SQG, FINDS
EVERETT	1004794815	PIGNATARO VOLKSWAGEN HWY 99 S	10633 HWY 99 S	98204	RCRA-SQG, FINDS
EVERETT	1005418927	RV MOBILE INC	11715 HWY 99 S	98204	RCRA-SQG, FINDS
EVERETT	1005445025	HOME DEPOT 4713	11915 HWY 99	98204	RCRA-SQG, FINDS, HAZNET
EVERETT	S103505785	CANOPY WORLD	1030 HIGHWAY 99	98204	WA ICR
EVERETT	S105735435	MARINER 910	408 112TH AVE S	98204	CSCSL, LUST
EVERETT	S100301118	PACIFIC PRIDE CHENNAULT BEACH	11105 CHENNAULT BEACH DR	98204	CSCSL
EVERETT	S104972068	CDI PROPERTY	815 OLIVE PARK RD / 10308 HWY 99 S	98204	CSCSL NFA, VCP
EVERETT	S101151530	PAINE FIELD ARMY CORPS JOB F	PAINE FIELD	98204	CSCSL, LUST
EVERETT	S104179629	PAINE FIELD LANDFILL	PAINE FIELD AIRPORT	98204	SWF/LF
EVERETT	1000154686	MONARCH PAINTING CORP RUSSELL	113 N RUSSELL RD	98204	RCRA-SQG, FINDS
LYNNWOOD	S105735446	WA DOT PARCEL 1-15780 LYNNWOOD	BETWEEN SR 525 / LAKE RD	98037	CSCSL
MUKILTEO	96508626	132ND AVE SW AND BEVERLY PARK RD	132ND AVE SW AND BEVERLY PARK RD		ERNS
MUKILTEO	1000865284	WA DOT MUKILTEO FERRY TERMINAL	SR 525 MUKILTEO TERM	98204	RCRA-SQG, FINDS
MUKILTEO	S103507155	EXXON #7 6375	3825 MUKILTEO SPEEDWAY	98204	RCRA-SQG, FINDS
MUKILTEO	1001234416	PRODUCTION PLATING INC POWDERCOAT FACILI	4215 RUSSELL RD BLDG B	98275	WA ICR
MUKILTEO	1000659377	MUKILTEO WASTE OIL	W SIDE 49TH PL W NEAR HARBOR B	98275	RCRA-SQG, FINDS

EPA Waste Codes Addendum

Code	Description
D002	A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
D007	CHROMIUM
D010	SELENIUM
F006	WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/28/05

Date Made Active at EDR: 05/16/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/04/05

Elapsed ASTM days: 12

Date of Last EDR Contact: 05/04/05

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 04/27/05

Date Made Active at EDR: 05/16/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/04/05

Elapsed ASTM days: 12

Date of Last EDR Contact: 05/04/05

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/15/05

Date Made Active at EDR: 04/06/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/22/05

Elapsed ASTM days: 15

Date of Last EDR Contact: 03/22/05

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/22/05
Date Made Active at EDR: 04/06/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/01/05
Elapsed ASTM days: 5
Date of Last EDR Contact: 04/01/05

CORRACTS: Corrective Action Report

Source: EPA
Telephone: 800-424-9346
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/29/05
Date Made Active at EDR: 05/16/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/11/05
Elapsed ASTM days: 35
Date of Last EDR Contact: 03/07/05

RCRA: Resource Conservation and Recovery Act Information

Source: EPA
Telephone: 800-424-9346
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/13/05
Date Made Active at EDR: 04/25/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/23/05
Elapsed ASTM days: 33
Date of Last EDR Contact: 03/23/05

ERNS: Emergency Response Notification System

Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342
Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/04
Date Made Active at EDR: 03/24/05
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/27/05
Elapsed ASTM days: 56
Date of Last EDR Contact: 04/25/05

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS
Telephone: 800-424-9346
The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/01/01
Database Release Frequency: Biennially

Date of Last EDR Contact: 04/15/05
Date of Next Scheduled EDR Contact: 06/13/05

CONSENT: Superfund (CERCLA) Consent Decrees

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/14/04
Database Release Frequency: Varies

Date of Last EDR Contact: 04/26/05
Date of Next Scheduled EDR Contact: 07/25/05

ROD: Records Of Decision

Source: EPA

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/10/05
Database Release Frequency: Annually

Date of Last EDR Contact: 04/04/05
Date of Next Scheduled EDR Contact: 07/04/05

DELISTED NPL: National Priority List Deletions

Source: EPA

Telephone: N/A

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

Date of Government Version: 04/28/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/04/05
Date of Next Scheduled EDR Contact: 08/01/05

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA

Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/11/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/04/05
Date of Next Scheduled EDR Contact: 07/04/05

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation

Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/04
Database Release Frequency: Annually

Date of Last EDR Contact: 04/19/05
Date of Next Scheduled EDR Contact: 07/18/05

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/12/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/04/05
Date of Next Scheduled EDR Contact: 07/04/05

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration

Telephone: 303-231-5959

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/11/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/30/05
Date of Next Scheduled EDR Contact: 06/27/05

NPL LIENS: Federal Superfund Liens

Source: EPA

Telephone: 202-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (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 receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/22/05
Date of Next Scheduled EDR Contact: 05/23/05

PADS: PCB Activity Database System

Source: EPA

Telephone: 202-564-3887

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/30/05
Database Release Frequency: Annually

Date of Last EDR Contact: 05/10/05
Date of Next Scheduled EDR Contact: 08/08/05

DOD: Department of Defense Sites

Source: USGS

Telephone: 703-692-8801

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/08/05
Date of Next Scheduled EDR Contact: 05/09/05

UMTRA: Uranium Mill Tailings Sites

Source: Department of Energy

Telephone: 505-845-0011

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized. In 1978, 24 inactive uranium mill tailings sites in Oregon, Idaho, Wyoming, Utah, Colorado, New Mexico, Texas, North Dakota, South Dakota, Pennsylvania, and on Navajo and Hopi tribal lands, were targeted for cleanup by the Department of Energy.

Date of Government Version: 12/29/04
Database Release Frequency: Varies

Date of Last EDR Contact: 03/22/05
Date of Next Scheduled EDR Contact: 06/20/05

ODI: Open Dump Inventory

Source: Environmental Protection Agency

Telephone: 800-424-9346

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/85
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/23/95
Date of Next Scheduled EDR Contact: N/A

FUDS: Formerly Used Defense Sites

Source: U.S. Army Corps of Engineers

Telephone: 202-528-4285

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/03
Database Release Frequency: Varies

Date of Last EDR Contact: 04/04/05
Date of Next Scheduled EDR Contact: 07/04/05

INDIAN RESERV: Indian Reservations

Source: USGS

Telephone: 202-208-3710

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/08/05
Date of Next Scheduled EDR Contact: 05/09/05

US ENG CONTROLS: Engineering Controls Sites List

Source: Environmental Protection Agency

Telephone: 703-603-8867

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.

Date of Government Version: 01/10/05
Database Release Frequency: Varies

Date of Last EDR Contact: 04/04/05
Date of Next Scheduled EDR Contact: 07/04/05

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/07/05
Date of Next Scheduled EDR Contact: 06/06/05

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-566-0250

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/02
Database Release Frequency: Annually

Date of Last EDR Contact: 03/22/05
Date of Next Scheduled EDR Contact: 06/20/05

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/02
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 04/05/05
Date of Next Scheduled EDR Contact: 06/06/05

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA

Telephone: 202-566-1667

Date of Government Version: 04/13/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/21/05
Date of Next Scheduled EDR Contact: 06/20/05

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SSTS: Section 7 Tracking Systems

Source: EPA

Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/03

Database Release Frequency: Annually

Date of Last EDR Contact: 04/19/05

Date of Next Scheduled EDR Contact: 07/18/05

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-566-1667

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/13/05

Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/21/05

Date of Next Scheduled EDR Contact: 06/20/05

STATE OF WASHINGTON ASTM STANDARD RECORDS

CSCSL: Confirmed & Suspected Contaminated Sites List

Source: Department of Ecology

Telephone: 360-407-7200

State Hazardous Waste Sites. State hazardous waste site records are the states' 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 (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 01/03/05

Date Made Active at EDR: 03/16/05

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/17/05

Elapsed ASTM days: 27

Date of Last EDR Contact: 02/17/05

HSL: Hazardous Sites List

Source: Department of Ecology

Telephone: 360-407-7200

The Hazardous Sites List is a subset of the CSCSL Report. It includes sites which have been assessed and ranked using the Washington Ranking Method (WARM).

Date of Government Version: 02/23/05

Date Made Active at EDR: 04/11/05

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 03/11/05

Elapsed ASTM days: 31

Date of Last EDR Contact: 03/11/05

SWF/LF: Solid Waste Facility Database

Source: Department of Ecology

Telephone: 360-407-6132

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 10/01/04

Date Made Active at EDR: 02/02/05

Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/06/05

Elapsed ASTM days: 27

Date of Last EDR Contact: 04/05/05

LUST: Leaking Underground Storage Tanks Site List

Source: Department of Ecology

Telephone: 360-407-7200

Leaking Underground Storage Tank Incident Reports. 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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/03/05
Date Made Active at EDR: 03/03/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 01/25/05
Elapsed ASTM days: 37
Date of Last EDR Contact: 04/28/05

UST: Underground Storage Tank Database

Source: Department of Ecology
Telephone: 360-407-7170

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 01/03/05
Date Made Active at EDR: 03/03/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 01/25/05
Elapsed ASTM days: 37
Date of Last EDR Contact: 04/28/05

VCP: Voluntary Cleanup Program Sites

Source: Department of Ecology
Telephone: 360-407-7200

Sites that have entered either the Voluntary Cleanup Program or its predecessor Independent Remedial Action Program.

Date of Government Version: 01/03/05
Date Made Active at EDR: 03/16/05
Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/17/05
Elapsed ASTM days: 27
Date of Last EDR Contact: 02/14/05

INDIAN UST: Underground Storage Tanks on Indian Land

Source: EPA Region 10
Telephone: 206-553-2857

Date of Government Version: 02/02/05
Date Made Active at EDR: 03/16/05
Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/02/05
Elapsed ASTM days: 42
Date of Last EDR Contact: 01/31/05

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land

Source: EPA Region 10
Telephone: 206-553-2857

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/02/05
Date Made Active at EDR: 03/24/05
Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/02/05
Elapsed ASTM days: 50
Date of Last EDR Contact: 01/31/05

STATE OF WASHINGTON ASTM SUPPLEMENTAL RECORDS

CSCSL NFA: Confirmed & Contaminated Sites - No Further Action

Source: Department of Ecology
Telephone: 360-407-7170

The data set contains information about sites previously on the Confirmed and Suspected Contaminated Sites list that have received a No Further Action (NFA) determination. Because it is necessary to maintain historical records of sites that have been investigated and cleaned up, sites are not deleted from the database when cleanup activities are completed. Instead, a No Further Action code is entered based upon the type of NFA determination the site received.

Date of Government Version: 01/03/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/17/05
Date of Next Scheduled EDR Contact: 05/16/05

ICR: Independent Cleanup Reports

Source: Department of Ecology
Telephone: 360-407-7200

These are remedial action reports 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 by the Department of Ecology.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/01/02
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/14/05
Date of Next Scheduled EDR Contact: 05/16/05

SPILLS: Reported Spills

Source: Department of Ecology
Telephone: 360-407-7450

Spills reported to the Spill Prevention, Preparedness and Response Division.

Date of Government Version: 03/31/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/04/05
Date of Next Scheduled EDR Contact: 07/04/05

AST: Aboveground Storage Tank Locations

Source: Department of Ecology
Telephone: 360-407-7562

A listing of aboveground storage tank locations regulated by the Department of Ecology's Spill Prevention, Preparedness and Response Program.

Date of Government Version: 10/01/04
Database Release Frequency: Varies

Date of Last EDR Contact: 02/28/05
Date of Next Scheduled EDR Contact: 05/30/05

DRYCLEANERS: Drycleaner List

Source: Department of Ecology
Telephone: 360-407-6732

A listing of registered drycleaners who registered with the Department of Ecology (using the SIC code of 7215 and 7216) as hazardous waste generators.

Date of Government Version: 02/17/05
Database Release Frequency: Varies

Date of Last EDR Contact: 02/14/05
Date of Next Scheduled EDR Contact: 05/16/05

CDL: Clandestine Drug Lab Contaminated Site List

Source: Department of Health
Telephone: 360-236-3380

Illegal methamphetamine labs use hazardous chemicals that create public health hazards. Chemicals and residues can cause burns, respiratory and neurological damage, and death. Biological hazards associated with intravenous needles, feces, and blood also pose health risks.

Date of Government Version: 01/28/05
Database Release Frequency: Varies

Date of Last EDR Contact: 03/10/05
Date of Next Scheduled EDR Contact: 06/06/05

EMI: Washington Emissions Data System

Source: Department of Ecology
Telephone: 360-407-6040

Date of Government Version: 12/31/03
Database Release Frequency: Annually

Date of Last EDR Contact: 04/18/05
Date of Next Scheduled EDR Contact: 07/18/05

LOCAL RECORDS

KING COUNTY:

Abandoned Landfill Study in King County

Source: Seattle-King County Department of Public Health
Telephone: 206-296-4785

The King County Abandoned Landfill Survey was conducted from October through December 1984 by the Health Department's Environmental Health Division at the request of the King County Council. The primary objective of the survey was to determine if any public health problems existed at the predetermined 24 sites.

Date of Government Version: 04/30/85
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 10/21/94
Date of Next Scheduled EDR Contact: N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEATTLE COUNTY:

Abandoned Landfill Study in the City of Seattle

Source: Seattle - King County Department of Public Health

Telephone: 206-296-4785

The Seattle Abandoned Landfill Survey was conducted in June and July of 1984 by the Health Department's Environmental Health Division at the request of the Mayor's Office. The primary objective of the survey was to determine if any public health problems existed at the predetermined 12 sites.

Date of Government Version: 07/30/84

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 10/21/94

Date of Next Scheduled EDR Contact: N/A

SEATTLE/KING COUNTY:

Seattle - King County Abandoned Landfill Toxicity / Hazard Assessment Project

Source: Department of Public Health

Telephone: 206-296-4785

This report presents the Seattle-King County Health Department's follow-up investigation of two city owned and four county owned abandoned landfills which was conducted from February to December 1986.

Date of Government Version: 12/31/86

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 08/14/95

Date of Next Scheduled EDR Contact: N/A

SNOHOMISH COUNTY:

Solid Waste Sites of Record at Snohomish Health District

Source: Snohomish Health District

Telephone: 206-339-5250

Date of Government Version: 02/28/05

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/21/05

Date of Next Scheduled EDR Contact: 07/18/05

TACOMA/PIERCE COUNTY:

Closed Landfill Survey

Source: Tacoma-Pierce County Health Department

Telephone: 206-591-6500

Following numerous requests for information about closed dumpsites and landfills in Pierce County, the Tacoma-Pierce County Health Department decided to conduct a study on the matter. The aim of the study was to evaluate public health risks associated with the closed dumpsites and landfills, and to determine the need, if any, for further investigations of a more detailed nature. The sites represent all of the known dumpsites and landfills closed after 1950.

Date of Government Version: 09/01/02

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/19/03

Date of Next Scheduled EDR Contact: N/A

EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

BROWNFIELDS DATABASES

VCP: Voluntary Cleanup Program Sites

Source: Department of Ecology

Telephone: 360-407-7200

Sites that have entered either the Voluntary Cleanup Program or its predecessor Independent Remedial Action Program.

Date of Government Version: 01/03/05

Database Release Frequency: Varies

Date of Last EDR Contact: 02/14/05

Date of Next Scheduled EDR Contact: 05/16/05

US BROWNFIELDS: A Listing of Brownfields Sites

Source: Environmental Protection Agency

Telephone: 202-566-2777

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 01/10/05

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/14/05

Date of Next Scheduled EDR Contact: 06/13/05

INST CONTROL: Institutional Control Site List

Source: Department of Ecology

Telephone: 360-407-7170

Sites that have institutional controls.

Date of Government Version: 03/08/05

Database Release Frequency: Varies

Date of Last EDR Contact: 03/07/05

Date of Next Scheduled EDR Contact: 06/06/05

US INST CONTROL: Sites with Institutional Controls

Source: Environmental Protection Agency

Telephone: 703-603-8867

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.

Date of Government Version: 01/10/05

Database Release Frequency: Varies

Date of Last EDR Contact: 04/04/05

Date of Next Scheduled EDR Contact: 07/04/05

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation

Telephone: (800) 823-6277

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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Daycare Center Listing

Source: Department of Social & Health Services

Telephone: 253-383-1735

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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Snohomish County Online Property Information

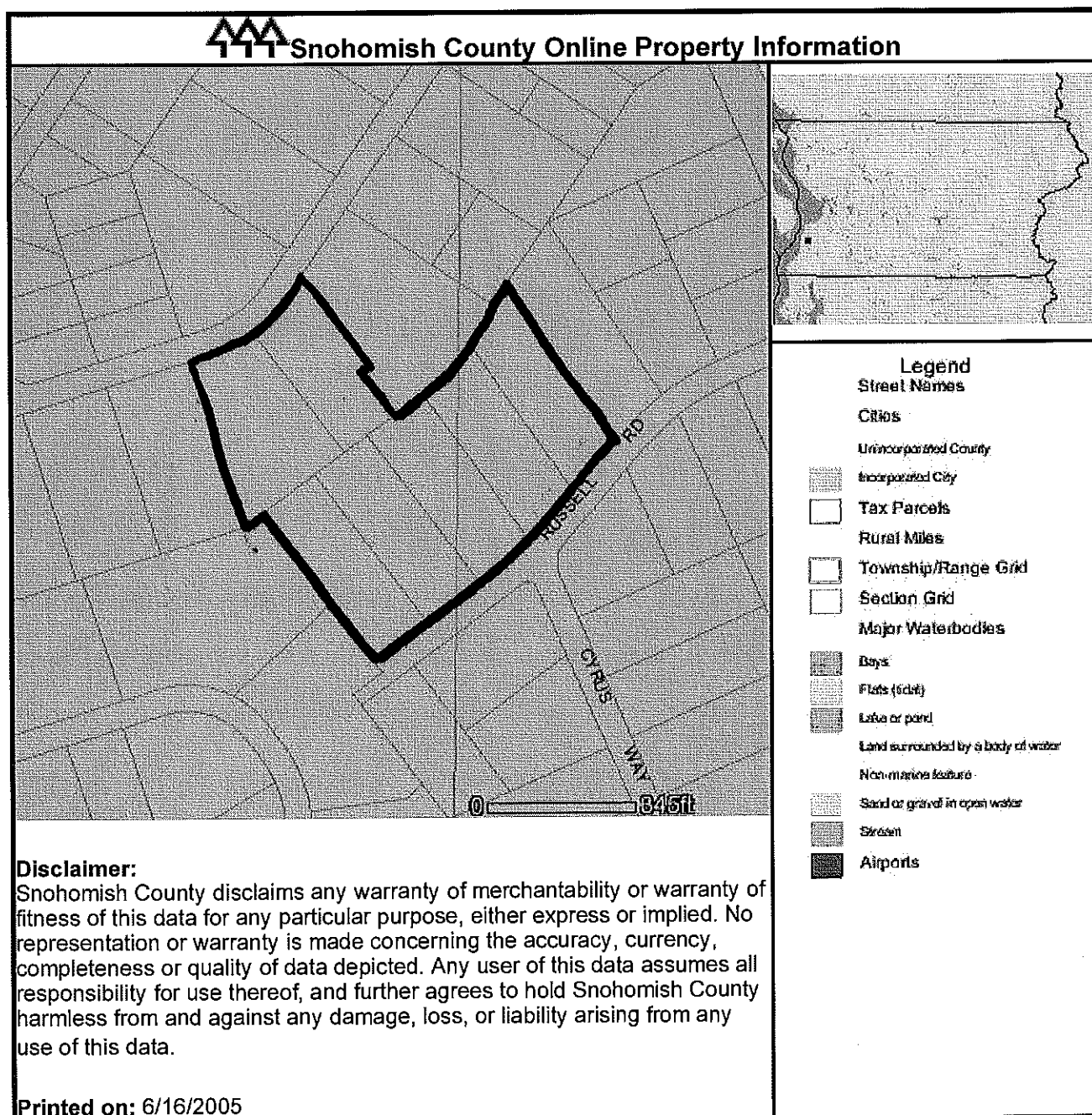


- Legend**
- Highlighted Feature
 - Street Names
 - Cities
 - Unincorporated County
 - Incorporated City
 - Tax Parcels
 - Rural Miles
 - Township/Range Grid
 - Section Grid
 - Airports
 - 2003 Photo Extent
 - 2003 Aerial Photo

Disclaimer:

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Printed on: 6/16/2005





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Date/Time: 5/24/2005 11:28:35 AM Answers to [Frequently Asked Questions](#) about Parcel Data (opens as new window)

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Parcel Number **00441400004700** Prev Parcel Reference **44140000470007**

[View Map of this parcel](#) (opens as new window)

Links to property information below

- [General Information](#) Names & Addresses, Property Legal Description
- [Treasurer's Tax Information](#) Total Current Year's Taxes and other information
- [Assessor's Property Values](#) Market Values, Current Use Values (if any)
- [Assessor's Property Characteristics](#) Tax Code Area, Use Code, Parcel Size
- [Assessor's Structure\(s\) Data](#) Data related to the structures on a parcel
- [Assessor's Property Sales](#) Sales recorded since 7/31/1999
- [Assessor's Mapping Information](#) Traditional and Interactive maps, Neighborhood

General Information

Taxpayer Name || Address (contact the Treasurer if you have questions)

INTERNATIONAL CHRUCH OF 4 SQ GOSPEL || 1910 W SUNSET BLVD #200 - - - LOS ANGELES, CA 90026

If the above mailing address is incorrect and you want to make a change, see the information on [Name and Address Changes](#)

Owner Name || Address (contact the Assessor if you have questions)

OTTO DEV LTD PTN/DIGNAM & OTTO || 16925 INGLEWOOD RD NE #B207 - - - BOTHELL, WA 98011

Street (Situs) Address (contact the Assessor if you have questions)

UNKNOWN - - -

Parcel Legal Description

EVERGREEN MANOR NO 3 BLK 000 D-00 - LOT 47 EXC TH PTN DAF: BEG AT SWLY COR SD LOT 47 SD PT BEING AT NELY COR OF LOT 46 OF SD PLAT AND ON SLY LN OF LOT 17 OF PUGET ACRES TH S35* 59 50E ALG SLY LN SD LOT 47 DIST 5.57FT TH N29* 44 35E DIST 103.82FT TO WLY LN OF SD LOT 47 SD PT BEING AT SELY COR SD LOT 17 TH S32* 36 30W ALG SD WLY LN DIST 101.66FT TO POB PER CITY OF MUK LLA REC AFN 200405285001.

[Go to top of page](#)

Treasurer's Tax Information

Taxes For answers to questions about Taxes, please contact the [Treasurer's office](#) (opens as new window)

2005 Taxes for this parcel \$4,839.31

(Taxes may include Surface Water Management and/or State Forest Fire Patrol fees. LID charges, if any, are not included.)

To obtain a duplicate tax statement, either download our [Tax Statement Request](#) form or call 425-388-3366 to request it by phone.

[Go to top of page](#)

Assessor's Property Data Characteristics and Value Data below are for 2005 tax year.

Please contact the [Treasurer's office](#) for answers to questions about Taxes (opens as new window)

For questions **ONLY** about property characteristics or property values (NOT taxes), please contact the [Assessor's Office](#) (opens as new window)

Property Values	Values do not reflect adjustments made due to an exemption, such as a senior or disabled persons exemption. Reductions for exemptions are made on the property tax bill.				
	Tax Year 2005	Market Land	\$388,900	Market Improvement	\$51,900
				Market Total	\$440,800

[Go to top of page](#)

Property Characteristics

Tax Code Area (TCA) **00671** View [Taxing Districts](#) for this Parcel (opens as new window)

Use Code **399 Other Miscellaneous Manufacturing NEC**

Size Basis **ACRE** Size **1.47**

[Go to top of page](#)

Property Structures

No structures found for this parcel

[Go to top of page](#)

Property Sales since 7/31/1999

Explanation of [Sales Information](#) (opens as new window)

Sales data is based solely upon excise affidavits processed by the Assessor.

No sales for this parcel have been recorded since 7/31/1999

[Go to top of page](#)

Property Maps Township/Range/Section/Quarter, links to maps

Neighborhood **5402000** Explanation of [Neighborhood Code](#) (opens as new window)

Township **28** Range **04** Section **22** Quarter **SW** Find parcel maps for this Township/Range/Section

View Map of this parcel (opens as new window)
--

Snohomish County

Online Government Information & Services
Washington

* R E A L * Property Information

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Return to [Property Information Entry page](#)

Parcel Number **00441400004600** Prev Parcel Reference **44140000460008**

[View Map of this parcel](#) (opens as new window)

Links to property information below

- [General Information](#) Names & Addresses, Property Legal Description
- [Treasurer's Tax Information](#) Total Current Year's Taxes and other information
- [Assessor's Property Values](#) Market Values, Current Use Values (if any)
- [Assessor's Property Characteristics](#) Tax Code Area, Use Code, Parcel Size
- [Assessor's Structure\(s\) Data](#) Data related to the structures on a parcel
- [Assessor's Property Sales](#) Sales recorded since 7/31/1999
- [Assessor's Mapping Information](#) Traditional and Interactive maps, Neighborhood

General Information

Taxpayer Name || Address (contact the Treasurer if you have questions)

INTERNATIONAL CHRUCH OF 4 SQ GOSPEL || 1910 W SUNSET BLVD #200 --- LOS ANGELES, CA 90026

If the above mailing address is incorrect and you want to make a change, see the information on [Name and Address Changes](#)

Owner Name || Address (contact the Assessor if you have questions)

OTTO DEV LTD PTN/DIGNAM & OTTO || 16925 INGLEWOOD RD NE #B207 --- BOTHELL, WA 98011

Street (Situs) Address (contact the Assessor if you have questions)

4403 RUSSELL RD --- MUKILTEO, WA 98275

Parcel Legal Description

EVERGREEN MANOR NO 3 BLK 000 D-00 - LOT 46 EXC TH PTN DAF: BEG NELY COR SD LOT 46 SD PT BEING AT SWLY COR OF LOT 47 OF SD PLAT AND ON SLY LN OF LOT 17 OF PUGET ACRES TH S32* 36 30W ALG WLY LN SD LOT 46 DIST 98.34FT TH CONT ALG SD WLY LN S51* 55 50W DIST 62.17FT TO SWLY COR SD LOT 46 TH S36* 59 50E DIST 0.84FT TH N51* 42 16E DIST 87.45FT TH N29* 44 35E DIST 72.73FT TO ELY LN SD LOT 46 TH N35* 59 50E ALG SD ELY LN DIST 5.57FT TO POB PER CITY OF MUK LLA REC AFN 200405285001

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Treasurer's Tax Information

Taxes For answers to questions about Taxes, please contact the [Treasurer's office](#) (opens as new window)

2005 Taxes for this parcel \$8,574.51

(Taxes may include Surface Water Management and/or State Forest Fire Patrol fees. LID charges, if any, are not included.)

To obtain a duplicate tax statement, either download our [Tax Statement Request](#) form or call 425-388-3366 to request it by phone.

[Go to top of page](#)

Assessor's Property Data Characteristics and Value Data below are for 2005 tax year.

Please contact the [Treasurer's office](#) for answers to questions about Taxes (opens as new window)

For questions ONLY about property characteristics or property values (NOT taxes), please contact the [Assessor's Office](#) (opens as new window)

Property Values

Values do not reflect adjustments made due to an exemption, such as a senior or disabled persons exemption.

Reductions for exemptions are made on the property tax bill.

Tax Year	2005	Market Land	\$373,400	Market Improvement	\$401,600	Market Total	\$775,000
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[Go to top of page](#)

Property Characteristics

Tax Code Area (TCA) **00671** View [Taxing Districts](#) for this Parcel (opens as new window)

Use Code **399 Other Miscellaneous Manufacturing NEC**

Size Basis **ACRE** Size **1.41**

[Go to top of page](#)

Property Structures

Type	Yr. Built	Structure Description
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Commercial	1976	INTERMEC BLDG 4
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 View [Structure Data](#) (opens as new window)

[Go to top of page](#)

Property Sales since 7/31/1999

Explanation of [Sales Information](#) (opens as new window)

Sales data is based solely upon excise affidavits processed by the Assessor.

No sales for this parcel have been recorded since 7/31/1999

[Go to top of page](#)

Property Maps Township/Range/Section/Quarter, links to maps

Neighborhood **5402000** Explanation of [Neighborhood Code](#) (opens as new window)

Township **28** Range **04** Section **22** Quarter **SW** Find parcel maps for this Township/Range/Section

View Map of this parcel (opens as new window)
--

Snohomish **County** Washington

Online Government Information & Services

Structure Information

[Close Window](#)

General Description

Parcel Number **00441400004600** (C01)

Structure Class **Commercial**

Structure Use **Manufacturing**

Structure Type **INTERMEC BLDG 4**

Year Built **1976**

Features

Roof Cover **Metal**

Units **0**

Floor Area

Floor **1** Base SF **32,000** Sprinkler SF **32,000** Heated SF **32,000** Air Cond SF **0**

Garage(s) & Carport(s)

None

Photo not yet available

[Close Window](#)

Snohomish County

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Washington

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Parcel Number **00441400004502** Prev Parcel Reference **44140000450207**

[View Map of this parcel](#) (opens as new window)

Links to property information below

- [General Information](#) Names & Addresses, Property Legal Description
- [Treasurer's Tax Information](#) Total Current Year's Taxes and other information
- [Assessor's Property Values](#) Market Values, Current Use Values (if any)
- [Assessor's Property Characteristics](#) Tax Code Area, Use Code, Parcel Size
- [Assessor's Structure\(s\) Data](#) Data related to the structures on a parcel
- [Assessor's Property Sales](#) Sales recorded since 7/31/1999
- [Assessor's Mapping Information](#) Traditional and Interactive maps, Neighborhood

General Information

Taxpayer Name || Address (contact the Treasurer if you have questions)

INTERNATIONAL CHRUCH OF 4 SQ GOSPEL || 1910 W SUNSET BLVD #200 - - - LOS ANGELES, CA 90026

If the above mailing address is incorrect and you want to make a change, see the information on [Name and Address Changes](#)

Owner Name || Address (contact the Assessor if you have questions)

OTTO DEV LTD PTN/DIGNAM & OTTO || 16925 INGLEWOOD RD NE #B207 - - - BOTHELL, WA 98011

Street (Situs) Address (contact the Assessor if you have questions)

4433 RUSSELL RD - - - MUKILTEO, WA 98275

Parcel Legal Description

EVERGREEN MANOR NO 3 BLK 000 D-02 - LOT 45 EXC TH PTN DAF: BEG NELY COR SD LOT 45 SD PT BEING AT SWLY COR OF LOT 46 SD PLAT AND ON SLY LN OF LOT 16 OF PUGET ACRES TH S51* 55 50W ALG WLY LN SD LOT 45 DIST 74.03FT TH S38* 07 55E DIST 1.13FT TH N51* 42 I6E DIST 74.01FT TH N36* 59 50E DIST 0.84FT TO POB PER CITY OF MUK LLA REC AFN 200405285001.

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Treasurer's Tax Information

Taxes For answers to questions about Taxes, please contact the [Treasurer's office](#) (opens as new window)

2005 Taxes for this parcel \$4,808.24

(Taxes may include Surface Water Management and/or State Forest Fire Patrol fees. LID charges, if any, are not included.)

To obtain a duplicate tax statement, either download our [Tax Statement Request](#) form or call 425-388-3366 to request it by phone.

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Assessor's Property Data Characteristics and Value Data below are for 2005 tax year.

Please contact the [Treasurer's office](#) for answers to questions about Taxes (opens as new window)

For questions ONLY about property characteristics or property values (NOT taxes), please contact the Assessor's Office (opens as new window)

Property Values	Values <u>do not</u> reflect adjustments made due to an exemption, such as a senior or disabled persons exemption. Reductions for exemptions are made on the property tax bill.						
	Tax Year	2005	Market Land	\$394,300	Market Improvement	\$266,000	Market Total

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Property Characteristics

Tax Code Area (TCA) **00671** View [Taxing Districts](#) for this Parcel (opens as new window)

Use Code **399 Other Miscellaneous Manufacturing NEC**

Size Basis **ACRE** Size **1.49**

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Property Structures

Type	Yr. Built	Structure Description
Commercial	1976	View Structure Data (opens as new window)

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Property Sales since 7/31/1999

Explanation of [Sales Information](#) (opens as new window)

Sales data is based solely upon excise affidavits processed by the Assessor.

No sales for this parcel have been recorded since 7/31/1999

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Property Maps Township/Range/Section/Quarter, links to maps

Neighborhood **5402000** Explanation of [Neighborhood Code](#) (opens as new window)

Township **28** Range **04** Section **22** Quarter **SW** Find parcel maps for this Township/Range/Section

View Map of this parcel (opens as new window)

Snohomish Online Government Information & Services

County

Washington

Structure Information

[Close Window](#)

General Description

Parcel Number **00441400004502** (C01)

Structure Class **Commercial**

Structure Use **Warehouse**

Structure Type

Year Built **1976**

Features

Roof Cover **Metal**

Units **0**

Floor Area

Floor **1** Base SF **18,200** Sprinkler SF **18,200** Heated SF **18,200** Air Cond SF **0**

Garage(s) & Carport(s)

None

Photo not yet available

[Close Window](#)



* R E A L * Property Information

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Parcel Number **00441400004400** Prev Parcel Reference **44140000440000**

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Links to property information below

- [General Information](#) Names & Addresses, Property Legal Description
- [Treasurer's Tax Information](#) Total Current Year's Taxes and other information
- [Assessor's Property Values](#) Market Values, Current Use Values (if any)
- [Assessor's Property Characteristics](#) Tax Code Area, Use Code, Parcel Size
- [Assessor's Structure\(s\) Data](#) Data related to the structures on a parcel
- [Assessor's Property Sales](#) Sales recorded since 7/31/1999
- [Assessor's Mapping Information](#) Traditional and Interactive maps, Neighborhood

General Information

Taxpayer Name || Address (contact the Treasurer if you have questions)

OTTO DEV LTD PTN/DIGNAM & OTTO || 21835 NE 203RD PL --- WOODINVILLE, WA 98072

If the above mailing address is incorrect and you want to make a change, see the information on [Name and Address Changes](#)

Owner Name || Address (contact the Assessor if you have questions)

OTTO DEV LTD PTN/DIGNAM & OTTO || 16925 INGLEWOOD RD NE #B207 --- BOTHELL, WA 98011

Street (Situs) Address (contact the Assessor if you have questions)

4463 RUSSELL RD --- MUKILTEO, WA 98275

Parcel Legal Description

EVERGREEN MANOR NO 3 BLK 000 D-00 - TR 44

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Treasurer's Tax Information

Taxes For answers to questions about Taxes, please contact the [Treasurer's office](#) (opens as new window)

2005 Taxes for this parcel \$6,200.90

(Taxes may include Surface Water Management and/or State Forest Fire Patrol fees. LID charges, if any, are not included.)

To obtain a duplicate tax statement, either download our [Tax Statement Request](#) form or call 425-388-3366 to request it by phone.

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Assessor's Property Data Characteristics and Value Data below are for 2005 tax year.

Please contact the [Treasurer's office](#) for answers to questions about Taxes (opens as new window)

For questions **ONLY** about property characteristics or property values (NOT taxes), please contact the [Assessor's Office](#) (opens as new window)

Property Values

Values do not reflect adjustments made due to an exemption, such as a senior or disabled persons exemption.

Reductions for exemptions are made on the property tax bill.

Tax Year 2005	Market Land	\$380,700	Market Improvement	\$178,100	Market Total	\$558,800
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Property Characteristics

Tax Code Area (TCA) **00671** View [Taxing Districts](#) for this Parcel (opens as new window)

Use Code **399 Other Miscellaneous Manufacturing NEC**

Size Basis **ACRE** Size **1.45**

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Property Structures

Type Yr.Built Structure Description

Commercial 1976 View [Structure Data](#) (opens as new window)

[Go to top of page](#)

Property Sales since 7/31/1999

Explanation of [Sales Information](#) (opens as new window)

Sales data is based solely upon excise affidavits processed by the Assessor.

No sales for this parcel have been recorded since 7/31/1999

[Go to top of page](#)

Property Maps Township/Range/Section/Quarter, links to maps

Neighborhood **5402000** Explanation of [Neighborhood Code](#) (opens as new window)

Township **28** Range **04** Section **21** Quarter **SE** Find parcel maps for this Township/Range/Section

View Map of this parcel (opens as new window)

Structure Information

[Close Window](#)

General Description

Parcel Number **00441400004400** (C01)

Structure Class **Commercial**

Structure Use **Warehouse**

Structure Type

Year Built **1976**

Features

Roof Cover **Metal**

Units **0**

Floor Area

Floor **1** Base SF **10,200** Sprinkler SF **10,200** Heated SF **10,200** Air Cond SF **0**

Garage(s) & Carport(s)

Carport SF **576**

Photo not yet available

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Parcel Number **00441400004300** Prev Parcel Reference **44140000430001**

[View Map of this parcel](#) (opens as new window)

Links to property information below

- [General Information](#) Names & Addresses, Property Legal Description
- [Treasurer's Tax Information](#) Total Current Year's Taxes and other information
- [Assessor's Property Values](#) Market Values, Current Use Values (if any)
- [Assessor's Property Characteristics](#) Tax Code Area, Use Code, Parcel Size
- [Assessor's Structure\(s\) Data](#) Data related to the structures on a parcel
- [Assessor's Property Sales](#) Sales recorded since 7/31/1999
- [Assessor's Mapping Information](#) Traditional and Interactive maps, Neighborhood

General Information

Taxpayer Name || Address (contact the Treasurer if you have questions)

OTTO DEV LTD PTN/DIGNAM & OTTO || 21835 NE 203RD PL - - - WOODINVILLE, WA 98072

If the above mailing address is incorrect and you want to make a change, see the information on [Name and Address Changes](#)

Owner Name || Address (contact the Assessor if you have questions)

OTTO DEV LTD PTN/DIGNAM & OTTO || 16925 INGLEWOOD RD NE #B207 - - - BOTHELL, WA 98011

Street (Situs) Address (contact the Assessor if you have questions)

4493 RUSSELL RD - - - MUKILTEO, WA 98275

Parcel Legal Description

EVERGREEN MANOR NO 3 BLK 000 D-00 - TR 43

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Treasurer's Tax Information

Taxes For answers to questions about Taxes, please contact the [Treasurer's office](#) (opens as new window)

2005 Taxes for this parcel \$4,332.19

(Taxes may include Surface Water Management and/or State Forest Fire Patrol fees. LID charges, if any, are not included.)

To obtain a duplicate tax statement, either download our [Tax Statement Request](#) form or call 425-388-3366 to request it by phone.

[Go to top of page](#)

Assessor's Property Data Characteristics and Value Data below are for 2005 tax year.

Please contact the [Treasurer's office](#) for answers to questions about Taxes(opens as new window)

For questions ONLY about property characteristics or property values (NOT taxes), please contact the [Assessor's Office](#) (opens as new window)

Property Values

Values do not reflect adjustments made due to an exemption, such as a senior or disabled persons exemption.
Reductions for exemptions are made on the property tax bill.

Tax Year	2005	Market Land	\$380,700	Market Improvement	\$9,700	Market Total	\$390,400
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[Go to top of page](#)

Property Characteristics

Tax Code Area (TCA) **00671** View [Taxing Districts](#) for this Parcel (opens as new window)

Use Code **461 Automobile Parking (Lot)**

Size Basis **ACRE** Size **1.75**

[Go to top of page](#)

Property Structures

No structures found for this parcel

[Go to top of page](#)

Property Sales since 7/31/1999

Explanation of [Sales Information](#) (opens as new window)

Sales data is based solely upon excise affidavits processed by the Assessor.

No sales for this parcel have been recorded since 7/31/1999

[Go to top of page](#)

Property Maps Township/Range/Section/Quarter, links to maps

Neighborhood **5402000** Explanation of [Neighborhood Code](#) (opens as new window)

Township **28** Range **04** Section **21** Quarter **SE** [Find parcel maps for this Township/Range/Section](#)

View Map of this parcel (opens as new window)



* R E A L * Property Information

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 Common links: [Assessor Home](#) [Treasurer Home](#) Information on which [Department](#) to contact

Please view [Disclaimer](#) If you have questions, comments or suggestions, please [Contact Us](#).

Date/Time: 5/24/2005 11:35:11 AM Answers to [Frequently Asked Questions](#) about Parcel Data (opens as new window)

[Return to Property Information Entry page](#)

Parcel Number **00548700001500** Prev Parcel Reference **54870000150004**

[View Map of this parcel](#) (opens as new window)

Links to property information below

- [General Information](#) Names & Addresses, Property Legal Description
- [Treasurer's Tax Information](#) Total Current Year's Taxes and other information
- [Assessor's Property Values](#) Market Values, Current Use Values (if any)
- [Assessor's Property Characteristics](#) Tax Code Area, Use Code, Parcel Size
- [Assessor's Structure\(s\) Data](#) Data related to the structures on a parcel
- [Assessor's Property Sales](#) Sales recorded since 7/31/1999
- [Assessor's Mapping Information](#) Traditional and Interactive maps, Neighborhood

General Information

Taxpayer Name || Address (contact the Treasurer if you have questions)

LINDSTROM ARNE || 321 HIGHLAND DR - - - SEATTLE, WA 98109

If the above mailing address is incorrect and you want to make a change, see the information on [Name and Address Changes](#)

Owner Name || Address (contact the Assessor if you have questions)

PORT CHATHAM LLC || 321 HIGHLAND DR - - - SEATTLE, WA 98109

CYRUS WAY BUSINESS PARK LLC || 321 HIGHLAND DR - - - SEATTLE, WA 98109

Street (Site) Address (contact the Assessor if you have questions)

4480 CHENNAULT BEACH RD - - - MUKILTEO, WA 98275

Parcel Legal Description

PUGET ACRES BLK 000 D-00 - LOT 15

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Treasurer's Tax Information

Taxes For answers to questions about Taxes, please contact the [Treasurer's office](#) (opens as new window)

2005 Taxes for this parcel \$15,156.01

(Taxes may include Surface Water Management and/or State Forest Fire Patrol fees. LID charges, if any, are not included.)

To obtain a duplicate tax statement, either download our [Tax Statement Request](#) form or call 425-388-3366 to request it by phone.

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Assessor's Property Data Characteristics and Value Data below are for 2005 tax year.

Please contact the [Treasurer's office](#) for answers to questions about Taxes (opens as new window)

For questions **ONLY** about property characteristics or property values (NOT taxes), please contact the [Assessor's Office](#) (opens as new window)

Property Values

Values do not reflect adjustments made due to an exemption, such as a senior or disabled persons exemption.
Reductions for exemptions are made on the property tax bill.

Tax Year 2005	Market Land	\$553,800	Market Improvement	\$812,000	Market Total	\$1,365,800
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[Go to top of page](#)

Property Characteristics

Tax Code Area (TCA) **00671** View [Taxing Districts](#) for this Parcel (opens as new window)

Use Code **671 Executive, Legislative & Judicial Functions**

Size Basis **ACRE** Size **1.81**

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Property Structures

Type Yr. Built Structure Description

Commercial 1978 MUKILTEO MUNICIPAL SVCS 1 OF 2 View [Structure Data](#) (opens as new window)

Commercial 1978 BUFFALO BOBS RESTAURANT 2 OF 2 View [Structure Data](#) (opens as new window)

[Go to top of page](#)

Property Sales since 7/31/1999

Explanation of [Sales Information](#) (opens as new window)

Sales data is based solely upon excise affidavits processed by the Assessor.

Transfer Date	Receipt Date	Sales Price	Excise Number	Deed Type	Grantor (Seller)	Grantee (Buyer)	Other Parcels
6/27/2004	6/30/2004	\$1,700,000	288879	W	OTTO DEVELOPMENT LP/DIGNAM DEV INC	PORT CHATHAM LLC/CYRUS WAY BUSINESS	No

[Go to top of page](#)

Property Maps Township/Range/Section/Quarter, links to maps

Neighborhood **5402000** Explanation of [Neighborhood Code](#) (opens as new window)

Township **28** Range **04** Section **21** Quarter **SE** Find parcel maps for this Township/Range/Section

[View Map of this parcel](#) (opens as new window)

Snohomish **County** Washington

Online Government Information & Services

Structure Information

[Close Window](#)

General Description

Parcel Number **00548700001500** (C01)

Structure Class **Commercial**

Structure Use **General Office**

Structure Type **MUKILTEO MUNICIPAL SVCS 1 OF 2**

Year Built **1978**

Features

Roof Cover **Metal**

Units **0**

Floor Area

Floor **1** Base SF **17,600** Sprinkler SF **17,600** Heated SF **17,600** Air Cond SF **17,600**

Garage(s) & Carport(s)

None

Photo not yet available

[Close Window](#)

Structure Information

[Close Window](#)

General Description

Parcel Number **00548700001500** (C02)

Structure Class **Commercial**

Structure Use **Warehouse**

Structure Type **BUFFALO BOBS RESTAURANT 2 OF 2**

Year Built **1978**

Features

Roof Cover **Metal**

Units **0**

Floor Area

Floor **1** Base SF **20,000** Sprinkler SF **20,000** Heated SF **20,000** Air Cond SF **0**

Garage(s) & Carport(s)

None

Photo not yet available

[Close Window](#)

Snohomish County

Online Government Information & Services
Washington

* R E A L * Property Information

County links: [Quick Info](#) [Directory](#) [Departments](#) [Employment](#) [Calendar](#) [Questions](#) [Search](#) [County Home](#)

Common links: [Assessor Home](#) [Treasurer Home](#) Information on which [Department](#) to contact

Please view [Disclaimer](#)

If you have questions, comments or suggestions, please [Contact Us](#).

Date/Time: 5/24/2005 11:29:30 AM Answers to [Frequently Asked Questions](#) about Parcel Data (opens as new window)

Return to [Property Information Entry](#) page

Parcel Number **00548700001600** Prev Parcel Reference **54870000160003**

[View Map of this parcel](#) (opens as new window)

Links to property information below

- [General Information](#) Names & Addresses, Property Legal Description
- [Treasurer's Tax Information](#) Total Current Year's Taxes and other information
- [Assessor's Property Values](#) Market Values, Current Use Values (if any)
- [Assessor's Property Characteristics](#) Tax Code Area, Use Code, Parcel Size
- [Assessor's Structure\(s\) Data](#) Data related to the structures on a parcel
- [Assessor's Property Sales](#) Sales recorded since 7/31/1999
- [Assessor's Mapping Information](#) Traditional and Interactive maps, Neighborhood

General Information

Taxpayer Name || Address (contact the Treasurer if you have questions)

INTERNATIONAL CHRUCH OF 4 SQ GOSPEL || 1910 W SUNSET BLVD #200 - - - LOS ANGELES, CA 90026

If the above mailing address is incorrect and you want to make a change, see the information on [Name and Address Changes](#)

Owner Name || Address (contact the Assessor if you have questions)

OTTO DEV LTD PTN/DIGNAM & OTTO || 16925 INGLEWOOD RD NE #B207 - - - BOTHELL, WA 98011

Street (Situs) Address (contact the Assessor if you have questions)

4440 CHENNAULT BEACH RD - - - MUKILTEO, WA 98275

Parcel Legal Description

PUGET ACRES BLK 000 D-00 - LOT 16 EXC TH PTN SD LOT 16 DAF: COM NWLY COR SD LOT 16 SD PT BEING ON ELY MGN CHENNAULT BCH RD TH S57* 23 30E ALG NLY LN SD LOT 16 DIST 45.36FT TO POB TH CONT S57* 23 30E ALG SD NLY LN DIST 354.64FT TO ELY COR SD LOT 16 TH S51* 55 50W ALG SLY LN SD LOT 16 DIST 136.2FT TH N38* 07 55W DIST 121.51FT TH N52* 11 37E DIST 19.78FT TH N38* 16 54W DIST 213.25FT TO POB TGW PTN OF LOT 17 OF SAID PUGET ACRES DAF: BEG AT NWLY COR OF ABV MENT LOT 16 SD PT BEING ON ELY MGN CHENNAULT BCH RD TH N32* 36 30E ALG SD ELY MGN DIST 15.72FT TH S38* 16 54E DIST 48FT TO SLY LN SD LOT 17 TH N57* 23 30W ALG SD SLY LN DIST 45.36FT TO POB PER CITY

OF MUK LLA REC AFN 200405285001.

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Treasurer's Tax Information

Taxes For answers to questions about Taxes, please contact the [Treasurer's office](#) (opens as new window)

2005 Taxes for this parcel \$12,492.79

(Taxes may include Surface Water Management and/or State Forest Fire Patrol fees. LID charges, if any, are not included.)

To obtain a duplicate tax statement, either download our [Tax Statement Request](#) form or call 425-388-3366 to request it by phone.

[Go to top of page](#)

Assessor's Property Data Characteristics and Value Data below are for 2005 tax year.

Please contact the [Treasurer's office](#) for answers to questions about Taxes (opens as new window)

For questions **ONLY** about property characteristics or property values (**NOT** taxes), please contact the [Assessor's Office](#) (opens as new window)

Property Values

Tax Year

2005

Market Land

\$396,600

Market Improvement

\$572,100

Market Total

\$968,700

Values do not reflect adjustments made due to an exemption, such as a senior or disabled persons exemption.

Reductions for exemptions are made on the property tax bill.

[Go to top of page](#)

Property Characteristics

Tax Code Area (TCA) **00671** View [Taxing Districts](#) for this Parcel (opens as new window)

Use Code **215 Bakery Products**

Size Basis **ACRE** Size **1.32**

[Go to top of page](#)

Property Structures

Type Yr.Built Structure Description

Commercial 1978 Gais Bakery View [Structure Data](#) (opens as new window)

[Go to top of page](#)

Property Sales since 7/31/1999

Explanation of [Sales Information](#) (opens as new window)

Sales data is based solely upon excise affidavits processed by the Assessor.

No sales for this parcel have been recorded since 7/31/1999

[Go to top of page](#)

Property Maps Township/Range/Section/Quarter, links to maps

Neighborhood **5402000** Explanation of [Neighborhood Code](#) (opens as new window)

Township **28** Range **04** Section **21** Quarter **SE** Find parcel maps for this Township/Range/Section

View Map of this parcel (opens as new window)
--

Structure Information

[Close Window](#)

General Description

Parcel Number **00548700001600** (C01)

Structure Class **Commercial**

Structure Use **Manufacturing**

Structure Type **Gais Bakery**

Year Built **1978**

Features

Roof Cover **Metal**

Units **0**

Floor Area

Floor **1** Base SF **32,000** Sprinkler SF **32,000** Heated SF **32,000** Air Cond SF **0**

Garage(s) & Carport(s)

None

Photo not yet available

[Close Window](#)

ATC ENVIRONMENTAL INC.

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
FOR
CB COMMERCIAL REAL ESTATE GROUP, INC.
OF
HERS INDUSTRIAL PARK
MUKILTEO, WASHINGTON
ATC PROJECT NUMBER 81737.0201
OCTOBER 24, 1994**

ATC ENVIRONMENTAL INC.

October 25, 1994

Janet E. Campton
Real Estate Manager
Management Services
CB COMMERCIAL
1420 Fifth Avenue, Suite 1700
Seattle, Washington 98101

RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT
HERS INDUSTRIAL PARK
MUKILTEO, WASHINGTON
PROJECT NO. 81737.0201

Ms. Campton:

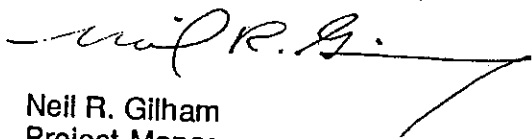
Attached is the Phase I Environmental Site Assessment for the above-referenced facility. The report includes an executive summary, site description, project area visit, geology and hydrogeology, historical and agency records review, findings and recommendations, plans, photographs and an appendix.

ATC has prepared this Phase I Environmental Site Assessment using reasonable efforts in each phase of the work to estimate the liabilities associated with environmentally regulated substances in the project area.

If you have any questions regarding this report, please call this office.

Sincerely,

ATC ENVIRONMENTAL INC.


Neil R. Gilham
Project Manager


Jane P. Rowcliffe
Director of Operations

Attachment

Solutions For Environmental Concerns

5347 Seaview Ave NW • Seattle WA 98107 • 206/781-1449 • FAX (206) 781-1543



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1.0 SUMMARY

ATC Environmental was requested by CB Commercial Real Estate Group, Inc. to provide a Phase I Environmental Site Assessment of the HERS Industrial Park located at 4424, 4440, 4470, and 4480 Chennault Beach Road and 4403, 4433, 4463, and 4493 Russell Road, Mukilteo, Washington (project area).

The following environmental conditions were observed in and around the project area:

- Indications of a small underground storage tank (UST) were observed at the south side of the 4493 Building. The UST does not appear to be currently used for any purpose.
- The storm drain system is reported to be an infiltration-type system with leachfields and/or dry wells. There is the potential for contaminants to have been introduced into the system from past and present tenants who use or have used hazardous substances in their operations.
- There are at least two floor drains in the project area which are suspected of being used as drains for contaminated wastewaters or other hazardous liquids.
- Suspect asbestos-containing building materials are located in the project area buildings.
- Suspect PCB-contaminated fluorescent light ballasts were found in several locations of the project area. A large quantity of fluorescent light tubes were observed stored in the 4440 Building. Fluorescent lighting is used throughout the project area.
- Lead-based paint is suspected to have been used in the project area, particularly on the exterior metal surfaces.
- Database-listed sites in the surrounding areas currently pose a minimal threat to the project area.
- Effective hazard communication programs and spill prevention and countermeasure plans were not in place in most of the tenant spaces using hazardous substances.

Details of these environmental conditions are presented in the following sections of this report.

2.0 INTRODUCTION

2.1 Special Terms and Conditions and Involved Parties

ATC Environmental was requested by CB Commercial Real Estate Group, Inc. (CB Commercial) to perform a Phase I Environmental Site Assessment of the project area. This report of findings and conclusions has been prepared for the exclusive use of CB Commercial and its affiliates.

2.2 Purpose and Scope of Work

The purpose of this Phase I Environmental Site Assessment is to identify and analyze recognized environmental conditions in connection with the project area. Recognized environmental conditions include the presence or likely presence of any hazardous substances or petroleum products on the project area under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the project area or into the soil, groundwater, or surface water of the project area.

The scope of work for this Phase I Environmental Site Assessment includes site reconnaissance, observation of adjacent properties, review of regulatory databases, review of site history and land use, visual inspection of the project area structures for suspect asbestos-containing materials, interviews, and report preparation. The scope of work for this project is in general conformance with the American Society of Testing and Materials (ASTM) Method E 1527 - 93 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process."

2.3 Previous Environmental/Geotechnical Investigations

ATC is not aware of any previous environmental or geotechnical investigations which have been conducted in the project area. CB Commercial has not indicated that any environmental or geotechnical investigations have been conducted in the project area.

3.0 SITE DESCRIPTION/SITE RECONNAISSANCE

3.1 Location and Legal Description

The project area is located in the Puget Sound region of Western Washington and is part of the Seattle-Tacoma-Everett metropolitan area. The project area is located within the City of Mukilteo, Snohomish County, Washington. The project area consists of a single irregular-shaped parcel covering an area of approximately 13 acres. The project area is fronted on the north by Chennault Beach Road and on the south by Russell Road. The project area presently encompasses the addresses of 4424, 4440, 4470, and 4480 Chennault Beach Road and 4403, 4433, 4463, and 4493 Russell Road.

ATC was not provided a legal description of the project area for this study.

3.2 Site and Vicinity Characteristics

3.2.1 Site Improvements

The project area is currently developed as an industrial park consisting of eight buildings. The project area grounds surrounding the buildings are entirely paved with asphalt. Limited landscaped planter areas are located along Chennault Beach Road and Russell Road. The project area was developed as it exists presently as HERS Industrial Park in 1977 and 1978.

The eight project area buildings are single-story and are of all-metal type construction on concrete slab. Interior partitions are wood-frame and wallboard construction. The ceilings are either open or of suspended dropped-in configuration. The eight buildings with approximate square footages are identified as follows:

<u>Address</u>	<u>Square Feet</u>
4424 Chennault Beach Road	32,000
4440 Chennault Beach Road	42,253
4470 Chennault Beach Road	20,200
4480 Chennault Beach Road	17,600
4403 Russell Road	30,875
4433 Russell Road	15,000
4463 Russell Road	11,400
4493 Russell Road	30,500

The total building square footage for the project area is nearly 200,000 square feet.

3.2.2 Current Uses of the Property

The project area is a multi-tenant industrial and business park. Project area tenants and uses are identified by building as follows:

4424 Building

Four Square Church - church, meeting hall, and nursery/classrooms
Boys & Girls Clubs of Snohomish County - bingo and meeting hall

4440 Building

Franz Bakery - staging of drivers and delivery trucks, delivery truck parking, some storage of baked goods

Vacant - large vacant space, some storage by Provet (pet and veterinary supplies)

4470 Building

Provet - offices, warehouse and distribution center for pet and veterinary supplies

Buffalo Bob's - restaurant

4480 Building

City of Mukilteo - city hall, offices, and police station

4403 Building

King Machine, Inc. - machine shop

Our Gang American Motorcycles Inc. (subsidiary of King Machine, Inc.) - motorcycle service and repair, motorcycle parts sales

Custom Cabling - offices

Absolute Cleaning Services (annex) - laundry for used rags

Dansco - cabinetry and woodworking

Custom Cabinets - cabinetry and woodworking

Production Plating - storage of finished products and stock (no chemicals)

4433 Building

Absolute Cleaning Services - base for restaurant kitchen exhaust system cleaning company

Double Bluff Design - manufacture of oak furniture

Buchanon Companies - offices and limited storage

Coleman Machine Works (annex) - machine shop

Exotic Tool Welding, Inc. - welding and metalworking shop

4463 Building

Coleman Machine Works - machine shop

Pacific Planners - no access (woodworking ?)

4493 Building

Adaptive Engineering Lab, Inc. - manufacturer of hardware and accessories for the physically challenged

Mr. Ed's Bingo & Casino Supply, Inc. - storage of paper products, tables, and chairs

Vacant space -

3.2.3 Current Uses of Adjoining Properties

The surrounding areas are primarily industrial. A commercial/retail corridor is located along Mukilteo Speedway (State Route 525) approximately 600 feet east of the project area. Residential areas are found one-half mile to the west of the project area. Paine Field (Snohomish County Airport) is located one-half mile northeast of the project area. There are pockets of wooded, undeveloped land throughout the surrounding area.

The project area is fronted by Chennault Beach Road on the north and Russell Road on the south. North of Chennault Beach Road is a metal scrap yard and a building identified as Frehold Display Industries. Several stockpiles of scrap metal, shipping containers, trucks, cranes, and other heavy equipment were

observed at the scrap yard.

South of Russell Road is Aries Industrial Park which is occupied by Production Plating Inc., Plexus Manufacturing Inc., and Mr. Ed's Bingo & Casino Supply Inc. The Production Plating facility was observed to conduct plating operations at this location. Production Plating is registered as a large quantity generator of hazardous waste (see section 5.1 Federal Records Sources). Also south of Russell Road is a building identified as Pacific Coast Marine Industries.

East of the project area is a building identified as Packaging Alternatives Corp., a storage lot, Lakeside Landscaping, and a Pacific Pride fueling station. The storage lot was observed to contain primarily recreational vehicles and boats. Lakeside Landscaping included a small building and storage yard. The Pacific Pride fueling station is a commercial cardkey-type fueling station which adjoins the project area on the northeast. There are three underground storage tanks (USTs) registered at this site. The Pacific Pride is a Washington DOE listed contaminated site with confirmed contamination to soil and surface water (see section 5.2 State Records Sources).

West of the project area is an industrial park occupied by 3-D Manufacturing, Cascade Boiler Services, Aero Mac, Collision Techniques, and Sanson NW. Collision Techniques is registered as a conditionally exempt generator of hazardous waste (see section 5.1 Federal Records Sources). Also west of the project area is a shrub covered vacant lot and a concrete tilt-up building under construction.

3.3 Hazardous Materials

3.3.1 Storage Tanks and Containers

Indications of a small underground storage tank (UST) were observed in the project area at the south end of Building 4493 adjacent to the Adaptive Engineering Lab tenant space. The tank did not appear to be used. Mr. Steve Christian, Production Manager, Adaptive Engineering Lab, indicated that the tank was not being used by his facility. The bottom of the tank was measured by ATC through the fill port at 67 inches below grade. The tank contained an 18 inch depth of product which appeared to be diesel or fuel oil.

ATC observed small quantities (less than 100 gallons) of hazardous materials at the Adaptive Engineering Lab facility which included hydraulic oil, machine oil, machine coolant, adhesives, glues, solvents, and deburring compounds. Most of these were stored in 5-gallon or less containers. These materials appeared to be stored properly. This facility appeared to be well kept and orderly. No significant spills or stains were observed in this facility.

ATC observed moderate quantities (100 to 500 gallons) of hazardous materials at the King Machine facility which included hydraulic oil, machine oil, machine coolant, and solvents. Most of these materials were stored in 5-gallon or less containers. Waste machine coolant designated as hazardous waste and waste oil are stored in 55-gallon drums. These materials appeared to be stored properly. This facility appeared to be well kept and orderly. No significant spills or stains were observed in this facility.

ATC observed moderate (100 to 500 gallons) quantities of hazardous materials at the Coleman Machine Works facility which included hydraulic oil, machine oil, machine coolant, and solvents. Most of these materials were stored in 5-gallon or less containers with some 55-gallon containers observed. These materials appeared to be stored properly. However, this facility appeared to be cluttered and poorly maintained. The flooring was oil-stained throughout the work area. A large oil-stained area was observed outside this facility on the asphalt paving.

ATC observed small quantities (less than 100 gallons) of hazardous materials at the Exotic Tool Welding Inc. facility. Less than five gallons of acetone is kept on-site for parts cleaning. Several pressurized gas cylinders were observed. These cylinders contain various gases for welding including argon, helium, oxygen, acetylene, and polypropylene. A 500-gallon above-ground propane tank was located outside of this facility and is used for welding operations. This facility appeared to be well kept and orderly. No significant spills or stains were observed in this facility.

Absolute Cleaning Services stores moderate quantities (100 to 500 gallons) of hazardous materials on-site including Smoke-A-Way (sodium hydroxide solution - pH at 13+), perchloroethylene, and kerosene. Most of these materials were stored in 5-gallon or less containers. The containers were stacked high enough to pose a potential hazard if knocked over. The perchloroethylene and kerosene is mixed in a 55-gallon drum from which it is dispensed for use as a metal polish on the job sites. In general, this facility appeared to be well kept and orderly. No significant spills or stains were observed in this facility.

Custom Commercial Cabinets stores moderate quantities (100 to 500 gallons) of hazardous materials on-site including glues, adhesives, and lacquer thinner. Most of these materials were stored in 5-gallon or less containers. In general, this facility appeared to be well kept and orderly. No significant spills or stains were observed in this facility.

Double Bluff Design stores small quantities (less than 100 gallons) of hazardous materials on-site including stains, glues, and adhesives. Most of these materials were stored in 5-gallon or less containers. Mr. Kris Janssen, owner, indicated that quantities stored vary from 5 to 50 gallons. In general, this facility appeared to be well kept and orderly. No significant spills or stains were observed in this facility.

Dansco stores small quantities (less than 100 gallons) of hazardous materials on-site including stains, glues, adhesives, and lacquer thinner. Most of these materials were stored in 5-gallon or less containers. In general, this facility appeared to be well kept and orderly. No significant spills or stains were observed in this facility.

Provet stores small quantities (less than 100 gallons) of hazardous substances as part of their warehouse inventory. These materials include various chemicals used for veterinary purposes. In general, this facility appeared to be well kept and orderly. No significant spills or stains were observed in this facility.

The Mukilteo Police Department stores small quantities (less than 100 gallons) of hazardous substances in an evidence storage room. These materials include various illegal drugs and drug-related items. In general, this facility appeared to be well kept and orderly. No significant spills or stains were observed in this facility.

The remaining tenant spaces as well as those previously discussed store small quantities of janitorial chemicals which are used for cleaning and maintenance of the individual tenant spaces.

No effective spill prevention and countermeasure program was present in those tenant spaces which store and use hazardous materials. Furthermore, an effective hazard communication program was not in place in those tenant spaces storing and using hazardous materials with the exception of Absolute Cleaning Services. Adaptive Engineering Lab is currently developing a hazard communication program. Material Safety Data Sheets (MSDS) are on file at Absolute Cleaning Services, Adaptive Engineering Lab, Coleman Machine Works, and King Machine Inc.

3.3.2. Polychlorinated Biphenyls (PCB's)

Fluid-insulated electrical transformers were observed on and near the project area. Snohomish County Public Utilities District (PUD) is the local electric utility for the area. ATC observed thirty-five (35) pole-mounted transformers on or adjacent to the project area. Five (5) of these transformers were labeled as non-PCB (blue tag). The PCB status of the remaining thirty (30) transformers is unknown. ATC has requested PCB status information on these unlabeled pole-mounted transformers from the PUD. This information is being researched by the PUD and is not yet available. As soon as this information becomes available, ATC will forward an addendum report to CB Commercial. All untested fluid-insulated electrical transformers must be considered as PCB-contaminated electrical equipment defined as between 50 and 500 parts per million PCB (40 CFR Part 761).

All transformers identified on or near the project area were observed to be in relatively good condition with no leaks or damage.

Fluorescent light ballasts were visually examined in selected areas of the project area. Some ballasts in the project area were noted to be unlabeled as to PCB content. Unlabeled ballasts must be considered as PCB-contaminated electrical equipment until testing proves otherwise. Fluorescent light fixtures with unlabeled ballasts should be expected to be encountered throughout the project area.

3.3.3 Asbestos-Containing Materials

ATC observed suspect asbestos-containing materials throughout the project area. All suspect asbestos-containing materials observed in the project area were noted to be in relatively good condition and not damaged in such a manner that would pose a hazard of generating airborne asbestos fibers.

Friable suspect asbestos-containing materials observed included spray-applied acoustic ceiling material, acoustic ceiling panels, and resilient sheet flooring (friable backing).

Nonfriable suspect asbestos-containing materials observed included resilient floor tile, floor tile mastic, carpet mastic, wallboard and joint compound.

3.3.4 Waste Generation and Disposal

Several types of waste streams are generated from the project area including hazardous waste, waste oil, metal scrap, and nonhazardous municipal solid waste. These waste streams vary from each tenant and are dependent on the various tenant activities.

King Machine is currently the only active registered hazardous waste generator in the project area. King Machine is registered as a small quantity generator of hazardous waste. Mr. Larry King, the owner, indicated that the only hazardous waste generated is waste machining coolant which is picked up regularly by Safety Kleen. Waste hydraulic and cutting oil is accumulated in 55-gallon drums and is picked up regularly by a local oil recycler. Scrap metal in the form of machine cuttings is generally sold as scrap. Our Gang American Motorcycles is a subsidiary of King Machine which services motorcycles. Waste oil from this operation is maintained separately from the King Machine operation and is also picked up regularly by a local oil recycler.

Coleman Machine Works generates waste cutting oil from the machining operations. The waste oil is accumulated in 55-gallon drums and is picked up regularly by a local oil recycler. Scrap metal in the form of machine cuttings is generally sold as scrap. A parts washer was indicated by Mitzi Coleman, Office Manager, to be only replenished with solvent as needed and that the solvent was not changed out.

Adaptive Engineering Lab appears to generate small quantities of hydraulic oil, machine oil, and solvents through machining and fabrication operations. Drip pans under the machines and a solvent parts washer were observed. Mr. Steve Christian, Production Manager, indicated that he was did not know how waste oil and solvents were handled in this facility and that there was no program in place to deal with these waste streams. Scrap metal in the form of machine cuttings is generally sold as scrap.

Exotic Tool Welding generates some scrap metal which is generally sold as scrap. No machining operations are conducted in this facility. Acetone is used for cleaning parts and is generally used up during this process.

Absolute Cleaning Services generates some wastewater from cleaning out the pressure washing equipment used in its cleaning services. The wastewater is an alkaline mixture containing sodium hydroxide. This wastewater is retained in a 55-gallon plastic drum then pumped to the sanitary sewer. Used rags from the cleaning operations are washed on-site in a large commercial washer and dryer. Oil changes are occasionally performed on the service trucks. The waste oil is taken to a local service station for disposal.

Mukilteo Police Department accumulates needles from illegal drug use during its police operations. The needles are kept in a plastic container labled as a biohazard. The container is changed out by American Environmental Management.

Buffalo Bob's restaurant generates waste cooking oil and grease which is stored in a 55-gallon drum. The drum is regularly picked up by Darling Delaware.

The remaining tenants generate nonhazardous municipal solid waste including paper, empty containers, and wood waste.

3.4 Other Conditions of Concern

3.4.1 Lead-Based Paint

ATC did not sample for lead-based paint as part of this study. However, lead-based paint may be present in the project area particularly on the exterior metal surfaces of the buildings. Lead-based paint was still in use in 1977 and 1978 when the project area building was constructed.

3.4.2 Radon

The project area was not tested for radon. There are no portions of the project area such as crawlspaces or basements which are constructed below grade. The presence of below grade structures increases the potential for radon accumulation. Western Washington is considered by the Washington State Health Department to be an area of low risk with respect to radon.

3.4.3 Storm Drain System

The storm drain system in the project area is indicated to be an infiltration-type system in which a portion or all storm runoff percolates into the subsurface via leachfields or dry wells. Many present and past tenants use and have used hazardous substances in their operations. One past tenant in the project area was Intermec, an electronics manufacturer, which was a large quantity generator of hazardous waste identified as spent halogenated solvents used in degreasing. There is a potential for hazardous substances to have found their way into the storm drain system and thereby into the subsurface. No

outside storage of hazardous substances was observed in the project area. However, a large oil-stained area of asphalt was observed outside the Coleman Machine Works facility.

ATC attempted to obtain plans and information from several sources including the City of Mukilteo, Snohomish County Department of Public Works, and Ms. Janet Campton of CB Commercial. No storm drain plans were available from these sources.

3.4.4 Floor Drains/Sewer Discharges

ATC observed several floor drains in the project area. One floor drain of particular concern was observed in the King Machine Works facility. Mr. Larry King, owner, indicated that this floor drain had been used by Intermec when they occupied the space. Mr. King indicated that he suspected that "nasty" chemicals were used in the room with the floor drain. He further indicated that the floor was sunken and that when he occupied the space he took out the old sunken floor and then poured a new concrete floor level and brought the drain up to the present grade. Mr. King indicated that his facility does not use the drain for any purpose.

Another floor drain of concern is found in the Exotic Tool Welding facility. This floor drain appeared to have a system of trench drains feeding to it which are now filled with concrete. Mr. Scott Lathrop, owner, did not know the previous use of the drain. He indicated that he does not use this floor drain for any purpose.

ATC observed an area outside of the Production Plating tenant space on the west side of the building which was indicated on a building permit and plan to be a truck wash pad. The area consists of a concrete pad bermed on three sides by a low cinder block wall. A drain is present in the center of the concrete pad. The plan indicates a grease trap to be present at the drain. The tenant previous to Production Plating was indicated to be Cheeseburger Chuckwagon, a catering company. The truckwash pad was likely used to wash food catering trucks. The pad appeared to be clean and relatively new as though it had not seen much use. An empty, unlabeled 55-gallon drum was resting on the pad.

As indicated previously, Absolute Cleaning Services generates some wastewater from cleaning out the pressure washing equipment used in its cleaning services. The wastewater is an alkaline mixture containing sodium hydroxide. This wastewater is retained in a 55-gallon plastic drum then pumped to the sanitary sewer. Used rags from the cleaning operations are washed on-site in a large commercial washer and dryer. No other significant discharges to the sanitary sewer were observed in the project area.

ATC interviewed Mr. Roger Darling of the Olympus Terrace Sewer District which serves the project area. Mr. Darling indicated that he believed the project area was connected to the sanitary sewer and that his plans show a stub to the project area. He indicated that he had no plans for the sewer system within the project area.

3.4.5 Fluorescent Light Tubes

A large quantity of fluorescent tubes (greater than twenty-five) were observed stored in a room in the vacant tenant space of the 4440 Building. Fluorescent lighting is used throughout the project area. Currently the disposal of greater than twenty-five fluorescent tubes must be handled as dangerous waste according to Washington DOE policy due to the presence of mercury in the fluorescent tubes.

4.0 ENVIRONMENTAL SETTING

4.1 Regional Physiographic Conditions

The project area is located in the Puget Sound Basin which lies between the Cascade Range to the east and the Olympic Mountains to the west. The landscape configuration of the Puget Sound Basin is a consequence of multiple Pleistocene glaciations resulting in a series of north-trending elongated ridges, or drift uplands, separated by deep troughs, the latter now occupied by marine waters, fresh-water lakes, or underfit streams. Holocene modification of the glaciated landscape is manifest in the development of sea cliffs, formation of cusped forelands, erosion of the uplands by small streams, and major landscape modifications by man. Deposits of the most recent (Vashon) glaciation, which ended 13.5 thousand years ago in the Puget Sound area, consists of a mappable drift sequence of lacustrine deposits, advance outwash, till, and recessional outwash that collectively dominate the surface and shallow subsurface geology. Older glacial and nonglacial materials, mostly in the subsurface, are less well defined. Source: Galster and Laprade Geology of Seattle, Washington, Bulletin of the Association of Engineering Geologists, August, 1991.

The project area is located on broad, gently sloping drift upland. The general slope of the surrounding area is from east to west. The project area is relatively flat with a gentle slope towards the northwest. The project area elevation is approximately 540 feet above sea level. Elevations within one mile of the project area range from 300 to 600 feet above sea level. Slopes become steep approximately one mile west of the project area at the edge of the broad upland area. The slopes then drop steeply to Possession Sound (sea level) located approximately 1.5 mile west of the project area. Source: USGS topographic map, Mukilteo Quadrangle, 7.5 minute, 1953, photorevised 1968 and 1973.

4.2 Soil/Geologic Conditions

There was no specific information reviewed or provided regarding detailed project area subsurface conditions. The project area is probably underlain by Vashon Till and, possibly to a lesser extent, by Esperance Sand. These deposits are glacially derived drift deposits of the Vashon glaciation. The Vashon Till is the youngest of these deposits and is a basal lodgment till, dense to very dense, gray, unsorted, gravelly, silty sand or sandy silt; locally clayey with scattered cobbles and boulders. The till has an accumulated thickness of 10 to 60 feet. The till has a very low permeability and acts as a perching layer (aquiclude). Pervious, less silty zones in the till can be ephemerally water-bearing. The till lies unconformably on or against older units. The till is mostly likely underlain at the project area by the Esperance Sand. The Esperance Sand is older and underlies the Vashon Till. The Esperance Sand is an advance outwash deposit, dense to very dense, brown or gray, clean to silty, fine to coarse sand, and locally gravelly, especially eastward from the Interlake Drift Upland. The Esperance Sand has an accumulated thickness of up to 200 feet. The Esperance Sand is pervious and water-bearing in many areas and forms one of the thickest and most extensive aquifers in the region. Source: Galster and Laprade Geology of Seattle, Washington, Bulletin of the Association of Engineering Geologists, August, 1991.

4.3 Hydrogeologic Conditions

There was no specific information reviewed or provided regarding detailed project area hydrogeological conditions. Groundwater may be encountered at varying depths across the project area depending on the permeability and continuity of the underlying glacial deposits. In general, groundwater flow direction across the project area can be expected to reflect topography. Therefore, groundwater flow direction at

the project area would be towards the west or northwest.

4.4 Assumptions/Opinion on Contaminant Mobility - Site Vulnerability

The most likely source for off-site contamination is the Pacific Pride fueling station which adjoins the project area on the northeast. This location has been the site of a surface diesel spill and is also has three USTs. The site was placed on the Washington DOE list of contaminated sites due to the diesel spill. The spill and contaminated soil have been cleaned up and the site has been given a low priority rating by the DOE. The site is not a listed leaking underground storage tank (LUST) site. The diesel spill has apparently not impacted the project area. The Pacific Pride site has the potential to impact the project area if there were a significant release from the UST system. However, the underlying till is expected to be relatively impermeable and not conducive to contaminant migration. The groundwater flow direction, based on topography, may be from east to west which could direct contaminants towards the project area.

Production Plating located to the south of the project area is situated at a lower elevation than the project area. This site is listed as a large quantity generator of hazardous waste and conducts plating using substantial quantities of plating chemicals. This site is not likely to impact the project area based on its downslope location and the relative impermeability of the underlying tills. However, it represents a potential threat based on the plating activities and chemicals.

The majority of the database listed sites are located at lower elevations than the project area and/or are relatively distant. The project area is likely to be vulnerable only to nearby sites where a significant release has occurred or to adjoining sites with a significant release near the property line.

5.0 RECORDS REVIEW

5.1 Federal Records Sources

National Priorities List (Superfund), United States Environmental Protection Agency (USEPA)

ATC reviewed the National Priorities List (NPL) for listed sites located within one mile of the project area and to verify the project area status with regards to the NPL. The NPL is a list of contaminated sites identified by the EPA for cleanup or remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The project area is not identified on the NPL. There are no NPL sites within a one mile radius of the project area. Source: National Priorities List (NPL), United States Environmental Protection Agency, updated to September 13, 1994.

Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS), United States Environmental Protection Agency (USEPA)

ATC reviewed the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) database for listed sites located within one-half mile of the project area and to verify the project area status with regards to the CERCLIS database. The CERCLIS database is a list compiled by the EPA of sites that have been investigated or are currently being investigated for potential hazardous substance contamination for possible inclusion on the NPL. The project area is not identified on the CERCLIS database. No sites within a one-half mile radius of the project area were identified on the CERCLIS database.

Source: Comprehensive Environmental Response Compensation and Liability Information System database, United States Environmental Protection Agency, dated September 13, 1994.

Resource Conservation and Recovery Act (RCRA) Notifiers List - Treatment, Storage, or Disposal (TSD) Facilities, United States Environmental Protection Agency (USEPA)

ATC reviewed the Resource Conservation and Recovery Act (RCRA) Notifiers List for listed treatment, storage or disposal (TSD) facilities located within one mile of the project area and to verify the project area status as a possible listed TSD facility. Listed TSD facilities are those which treat, store, or dispose of hazardous wastes in quantities regulated and permitted under RCRA regulations. The project area is not listed as a TSD facility. There are no sites within one mile of the project area identified as a TSD facility. Source: Resource Conservation and Recovery Act (RCRA) Notifiers List - TSD facilities, United States Environmental Protection Agency, dated September 13, 1994.

Resource Conservation and Recovery Act (RCRA) Notifiers List - Generator Facilities, United States Environmental Protection Agency (USEPA)

ATC reviewed the Resource Conservation and Recovery Act (RCRA) Notifiers List for listed generator facilities located within one-quarter mile of the project area and to verify the project area status as a possible listed generator project area. Listed generator facilities are those which generate hazardous wastes in quantities regulated and permitted under RCRA regulations. Hazardous waste generators are classified based on the quantity of hazardous waste generated in a calendar month as follows:

PHASE I ENVIRONMENTAL SITE ASSESSMENT
CB COMMERCIAL
HERS INDUSTRIAL PARK
MUKILTEO, WASHINGTON

- Large quantity generator Generate 2.2 pounds or more of acutely hazardous waste and/or generate 2,200 or more pounds of hazardous waste,
Small quantity generator Generate between 220 and 2,200 pounds of hazardous waste,
Conditionally exempt generator Generate less than 2.2 pounds of acutely hazardous waste and/or generate less than 220 pounds of hazardous waste.

The project area is three times listed as a RCRA hazardous waste generator. There are ten additional hazardous waste generators within one-quarter mile of the project area and are identified as follows:

Name and Address	Proximity	Classification
Intermec Corporation 4405 Russell Road Lynnwood, Wa	Project Area	Large Quantity Generator
Adpro Litho Inc. 11012 Mukilteo Speedway Everett, Wa	600 Feet Northeast	Small Quantity Generator
Coastal Manufacturing, Inc. 4708 Chennault Beach Road Everett, Wa	300 Feet West	Conditionally Exempt Generator
Onamac Industries Inc. 11524 Mukilteo Speedway Suite 101 Mukilteo, Wa	600 Feet Southeast	Small Quantity Generator
Component Products Corp. 11623 Cyrus Way Mukilteo, Wa	300 Feet South	Small Quantity Generator
Production Plating Inc. Plant 2 4216 Russell Road Mukilteo, Wa	200 Feet East	Small Quantity Generator
Hawaiian Trust Limited 4403 Russell Road Mukilteo, Wa	Project Area	Small Quantity Generator
King Machine Inc 4403 Russell Road, Suite 109 Mukilteo, Wa	Project Area	Small Quantity Generator
Production Plating Inc. Plant 1 4412 Russell Road Suite A Mukilteo, Wa	Adjoining to the South	Large Quantity Generator
C.R. Enterprises Inc. 4617 Chennault Beach Road Mukilteo, Wa	200 Feet Northwest	Small Quantity Generator
Collision Tech Inc. 4602 Chennault Beach Road C2 Mukilteo, Wa	100 Feet West	Conditionally Exempt Generator
Alliant Techsystems Inc. Bldg. 2 11015 47th Avenue West Mukilteo, Wa	600 Feet North	Small Quantity Generator
Lowell Industries Inc. 4201 Russell Road Mukilteo, Wa	500 Feet East	Small Quantity Generator

The Intermec site is no longer in operation at the project area. Intermec was an electronics manufacturer. The waste generated at Intermec was spent halogenated solvents used in degreasing. There is the potential for this waste and other chemicals to have been introduced into floor drains and possibly the storm drain system of the project area.

The Hawaiian Trust site is no longer in operation at the project area. The nature of the operation and the waste stream have not been identified. However, as with Intermec, there is the potential for hazardous waste and other chemicals to have been introduced into floor drains and possibly the storm drain system of the project area.

King Machine is currently a tenant in the project area. The hazardous waste generated is used machining coolant. No specific problems or concerns with respect to hazardous waste were noted in this tenant space.

Production Plating located to the south of the project area is situated at a lower elevation than the project area. This site is listed as a large quantity generator of hazardous waste and conducts plating using substantial quantities of plating chemicals. Waste generated includes ignitable wastes, spent halogenated solvents, and spent nonhalogenated solvents. This site is not likely to impact the project area based on its downslope location and the relative impermeability of the underlying tills. However, it represents a potential threat based on the plating activities and chemicals.

The remaining listed sites should not pose a threat to the project area based on distance and location with respect to the project area.

Source: Resource Conservation and Recovery Act (RCRA) Notifiers List - Generator facilities, United States Environmental Protection Agency, dated September 13, 1994.

Emergency Response Notification System (ERNS), United States Environmental Protection Agency (USEPA)

The Emergency Response Notification System (ERNS) is a database collected from spills reported to the EPA, U. S. Coast Guard, National Response Center, and Department of Transportation. ATC filed a Freedom of Information Act (FOIA) request to the EPA for any ERNS information regarding the project area. ATC has not yet received a response from the EPA. As soon as this information is received ATC will provide an addendum report.

5.2 State Records Sources

Confirmed & Suspected Contaminated Sites Report (C&SCS), Washington State Department of Ecology (DOE)

ATC reviewed the Confirmed & Suspected Contaminated Sites Report (C&SCS) for listed sites located within one mile of the project area and to verify the project area status with regards to the list. This list identifies sites with potential or confirmed hazardous substance contamination and includes sites ranked using the Washington Ranking Model (WARM) and also includes National Priorities List (NPL) sites. The project area is not identified on the C&SCS Report. One site within one mile of the project area was identified on the list as follows:

PHASE I ENVIRONMENTAL SITE ASSESSMENT
 CB COMMERCIAL
 HERS INDUSTRIAL PARK
 MUKILTEO, WASHINGTON

Name and Address	Proximity	Site Status, Affected Media, and Contaminants
Pacific Pride Chennault Beach	Adjoining to the Northeast	Awaiting assessment by DOE; Confirmed impact to soil and surface water from petroleum products. Suspected impact to air, groundwater and sediment from petroleum products.

The Pacific Pride site has been the site of a surface diesel spill and is also has three USTs. The site was placed on the Washington DOE list of contaminated sites due to a surficial diesel spill. The spill and contaminated soil have been cleaned up and the site has been given a low priority by the DOE. The site is not a listed leaking underground storage tank (LUST) site. The diesel spill has apparently not impacted the project area. The Pacific Pride site has the potential to impact the project area if there were a significant release from the UST system. However, the underlying till is expected to be relatively impermeable and not conducive to contaminant migration. The groundwater flow direction, based on topography, may be from east to west which could direct contaminants towards the project area.

Source: Confirmed & Suspected Contaminated Sites Report, Washington State Department of Ecology, dated May 9, 1994.

Leaking Underground Storage Tank (LUST) Sites List, Washington State Department of Ecology (DOE)

ATC reviewed the DOE Leaking Underground Storage Tank (LUST) Sites List for sites with reported leaking underground storage tanks (LUST's) located within one-half mile of the project area and to verify the project area status as a possible LUST site. The project area is not listed as a site with reported LUST's. Three sites within one-half mile of the project area are listed as follows:

Name/Address	Proximity	Cleanup Status/Affected Media/Comments (per list)
Paine Field Army Corps HOB E Paine Field Everett, WA	0.5 mile Northeast	Cleanup Status: Inprogress Affected Media: Soil "Aviation Gas (2 Tanks) and Jet Fuel (10 Tanks); in..."
Adpro Litho 11012 SE 525 PO Box 4 Everett, Wa	600 Feet Northeast	Cleanup Status: Conducted Affected Media: Soil "Completed. 1 Gas, 1 Diesel, 1 Waste removed 8/93"
Paine Field Army Corps JOB F Paine Field Everett, Wa	0.5 mile Northeast	Cleanup Status: In Progress Affected Media: Soil "Tanks 120 & 121, Abandoned service station"

The Adpro site has been given a conducted status which indicates the site has been cleaned up. Three USTs were removed in 1990 and 12 cubic yards of contaminated soil were removed. This site does not pose a threat to the project area based on the completed cleanup and the relative distance from the project area.

The Paine Field sites should not pose a threat to the project area based on the relatively large distance from the project area.

Source: Leaking Underground Storage Tank (LUST) Sites List, Washington State Department of Ecology, dated September 19, 1994. File review on October 20, 1994.

Underground Storage Tank (UST) Sites List, Washington State Department of Ecology (DOE)

ATC reviewed the DOE Underground Storage Tank Sites List for sites with registered underground storage tanks (UST's) located within one quarter mile of the project area and to verify the project area status regarding registered UST's. The project area is not listed as a site with registered UST's. Six sites within one quarter mile of the project area are listed as sites with registered UST's.

Name	Proxlmity	No. of Tanks (Oper.)	Tank Code/Age/Capacity/Status/Substance
Chenault Beach RSU 11022 Chenault Beach Road Mukilteo, Wa	Unknown	1	1/9 yrs./<1100 gal./Oper./Diesel
Badger Construction Inc. 11012 SR 525/ PO Box 4 Everett, Wa	600 Feet Northeast	0	1/unk. yrs./unk. gal./Closed/Unleaded 2/unk. yrs./5-10k gal./Closed/Diesel 3/unk. yrs./<1100 gal./Closed/Used Oil
Peterson Fruit Company 4720 Chennault Beach Road Everett, Wa	300 Feet West	0	1/unk. yrs./5-10k gal./Remv./Leaded Gas
Petrocard Systems, Inc. 11105 Chennault Beach Road Everett, Wa	Adjoining to the northeast	3	1/15 yrs./10-20k gal./Oper./Unleaded Gas 2/15 yrs./10-20k gal./Oper./Unleaded Gas 3/15 yrs./10-20k gal./Oper./Diesel
Bolder Sand and Gravel 11012 Mukilteo Speedway Everett, Wa	600 Feet Northeast	1	1/unk. yrs./10-20k gal./Unreslv./Diesel
Adpro Litho 11012 Mukilteo Speedway Everett, Wa	600 Feet Northeast	0	1/unk. yrs./5-10k gal./Closure/Unleaded Gas 2/unk. yrs./2-5k gal./Closure/Diesel Fuel

Note: The above list of UST sites indicates the number of tanks operational at each site (i.e. the number of tanks actually in use). Tank status is given as the following:

Oper. tank is operational and in use
 Remv. tank has been removed
 Closed tank has been closed in place
 Temp. out tank is temporarily out of service
 Change change in service, regulated substance no longer stored
 Exempt tank not subject to UST regulation

Tank codes are designated by the tank owner when the tanks are registered and are unique for each tank on-site.

The Pacific Pride site has been the site of a surface diesel spill and is also has three USTs. The site was placed on the Washington DOE list of contaminated sites due to a surficial diesel spill. The spill and contaminated soil have been cleaned up and the site has been given a low priority by the DOE. The site is not a listed leaking underground storage tank (LUST) site. The diesel spill has apparently not impacted the project area. The Pacific Pride site has the potential to impact the project area if there were a significant release from the UST system. However, the underlying till is expected to be relatively impermeable and not conducive to contaminant migration. The groundwater flow direction, based on topography, may be from east to west which could direct contaminants towards the project area.

The Adpro site (also identified as Boulder Sand and Gravel) is also a LUST site and has been given a conducted status which indicates the site has been cleaned up. Three USTs were removed in 1990 and 12 cubic yards of contaminated soil were removed. This site does not pose a threat to the project area

based on the completed cleanup and the relative distance from the project area.

The Chennault Beach RSU site could not be located during the site visit and the DOE had no file on this site. Based on the address this site would be located at least one quarter mile to the west. Therefore, this site should not pose a threat to the project area.

The remaining listed sites should not pose a threat to the project area based on distance and location with respect to the project area.

Source: Underground Storage Tank Sites List, Washington State Department of Ecology, dated January 27, 1994.

Active Landfills and Solid Waste Facilities, Washington State Department of Ecology (DOE)

ATC reviewed the State of Washington - Solid Waste Project Area Handbook for the locations of solid waste facilities located within one-half mile of the project area and to verify the project area status as a possible solid waste project area. The Solid Waste Project Area Handbook list includes municipal solid waste landfills, inert/demolition landfills, limited purpose landfills, ash monofills, woodwaste landfills, compost facilities, sludge utilization facilities, tire pile sites, pile facilities, recycle centers, surface impoundments, transfer stations, and incinerators. The project area is not listed as a solid waste project area. No sites within a one-half mile radius of the project area are listed as a solid waste project area.

Source: Municipal Solid Waste Landfills in the State of Washington - Solid Waste Project area Handbook, Washington State Department of Ecology, April, 1993.

5.3 Local Agency Sources

Solid Waste Sites of Record, Snohomish Health District

ATC reviewed the list of Solid Waste Sites of Record as compiled by the Snohomish Health District. The list includes active as well as closed facilities which are known by the Snohomish Health District. There are no solid waste sites listed within one-half mile of the project area. The project area does not appear on this list.

Source: Solid Waste Sites of Record, Snohomish Health District, dated June 23, 1993.

6.0 HISTORICAL USE INFORMATION

6.1 Aerial Photographs

ATC reviewed available historical aerial photographs of the project area and surrounding areas in order to determine historical land use which may have involved hazardous substances, hazardous wastes, and petroleum products. The photographs were reviewed at the Snohomish County Department of Public Works, Everett, Washington. The photograph dates ranged from 1947 to 1980. The following are descriptions and interpretations from the historical aerial photograph review.

- 1947 The project area is vacant, undeveloped, and wooded with low trees and shrubs. The surrounding areas are similarly wooded and undeveloped. Chennault Beach Road and Mukilteo Speedway are in place. There are no developments along Mukilteo Speedway. Russell Road and Cyrus Way are not in place. Paine Field to the northeast is in place.
- 1955 The northeast portion of the project area is cleared and graded. A small building or house is present in the southeast portion of the project area along Russell Road. Russell Road and Cyrus Way are in place. A small building or house is present northwest of the project area along Chennault Beach Road. Small buildings or houses are present to the northeast of the project area along Chennault Beach Road. There are no other significant changes in the project area and surrounding areas.
- 1965 The cleared and graded area in the northeastern portion of the project area is regrown with shrubs. Cleared areas are present to the north of Chennault Beach Road. There are no other significant changes in the project area and surrounding areas.
- 1974 There are no significant changes apparent in the project area and surrounding areas.
- 1980 The project area is in place as today with all buildings and the parking lot in place. North of the project area the scrap yard appears to be in place as well as the Frehold Display Industries building. East of the project area the Packaging Alternatives and several smaller buildings are in place. South of the project area Aries Industrial Park is in place. West of the project area is vacant, wooded land.

6.2 Historical Maps

ATC reviewed the USGS topographic map which covers the project area (reference USGS topographic map, "Mukilteo, Wash.", 1953, photorevised 1968 and 1973). The map shows no development in the project area other than a small building located in the southeast portion. This building is shown in purple tint indicating that the building was in place after 1953 but prior to the photorevision in 1968 or 1973. This building appears to be the only development in the project area prior to 1973. No other historical maps were reviewed.

6.3 Title Documents

No title search was initiated as part of this project. No title documents were provided for review.

6.4 Local Street Directories

ATC did not review any local street directories as part of this project.

6.5 Building Department Records

ATC reviewed building records at the Mukilteo City Hall which is one of the project area tenants. These records included building permits, correspondence, and plans. The project area and surrounding areas were annexed into the City of Mukilteo in 1991.

The earliest records for the project area date from 1977 and 1978 and include various building permits for the buildings and tenant improvements as well as certificates of occupancy. The following is a partial list of records, dates, and past tenants by address that were reviewed.

<u>4401 Russell Road</u>		
1/9/78	Certificate of Occupancy	Can Am Mfg. (seafood processing)
<u>4403 Russell Road</u>		
no date	Certificate of Occupancy	Granny's Kitchen (restaurant)
no date	Certificate of Occupancy	Evergreen Ind. (metal fabrication)
no date	Certificate of Occupancy	Cabinet Shop
no date	Certificate of Occupancy	Kerry Enterprises (auto engine salvage)
5/10/77	Building Permit	Construction of Building 1B
2/3/78	Certificate of Occupancy	Mr. Parts (auto parts store)
2/3/78	Certificate of Occupancy	Fabricated Systems (aluminum fabrication)
5/19/78	Building Permit	Construction of Building 6
5/19/78	Building Permit	Construction of Building 7
9/19/78	Certificate of Occupancy	Jansport (warehouse)
10/2/79	Certificate of Occupancy	Jalon Inc. (wood shop/spray booth)
9/19/90	Mechanical Permit	install oil-fired heater for auto service area
11/1/90	Certificate of Occupancy	Light Fleet Services
12/4/90	Certificate of Occupancy	King Machine Inc. (mfr./office)
4/3/92	Building Permit	Hawaiian Trust - tenant improvement
7/12/93	Plumbing Permit	Cheeseburger Chuckwagon - install floor drain and grease trap
<u>4405 Russell Road</u>		
2/3/78	Certificate of Occupancy	Inter-Mec (electronics mfg.)
<u>4407 Russell Road</u>		
2/3/78	Certificate of Occupancy	American Concrete Cutting
<u>4413 Russell Road</u>		
6/10/77	Building Permit	Construct commercial building
3/15/78	Certificate of Occupancy	Alaska Pacific Crab
<u>4433 Russell Road</u>		
5/10/93	Building Permit	Tim Buchanon - tenant improvement
<u>4493 Russell Road</u>		
7/1/93	Building Permit	Hawaiian Trust - tenant improvement
<u>4424 Chennault Beach Road</u>		
2/22/92	Building Permit	Boys & Girls Club - tenant improvement
6/4/92	Building Permit	Four Square Church - tenant improvement
<u>4440 Chennault Beach Road</u>		
1/15/93	Building Permit	Franz Bakery - install heater and gas pipe
7/1/94	Certificate of Occupancy	Franz Bakery
<u>4470 Chennault Beach Road</u>		
1992	Business License Appl.	Provet

4480 Chennault Beach Road

6/21/94

Certificate of Occupancy

Mukilteo City Hall

It should be noted that there were additional addresses included in the records which by virtue of the range of addresses in the project area are believed to be within the project area. These additional address records were filed within address files of the project area. It is likely that with the number of businesses that have been present in the project area several addresses may have been in existence in the project area over time. It is believed that the 4403 Russell Road address may have encompassed several buildings based on the number of records for this address.

Noteworthy in the records review was the mechanical permit dated September 9, 1990 for the installation of an oil-fired heater at 4403 Russell Road. It is possible that this permit relates to the UST observed in the project area. However, there was no mention of a UST in the permit.

6.6 Tax Assessor Records

No tax assessor records were reviewed as part of this study.

6.7 Personnel Interviews

ATC interviewed many of the tenants within the project area. Significant findings from these interviews are presented in the appropriate sections of the report. The following tenants were interviewed during the site visit on October 11 and 12, 1994:

L. J. Kelley, Sales Supervisor, Franz Bakery
Doug Opstad, Warehouse Manager, Provet
Gary Nyberg, Civil Engineer, City of Mukilteo
Mark Orth, Engineering Technician, City of Mukilteo
Larry King, President/Owner, King Machine, Inc/Our Gang American Motorcycles Inc.
Sid McWhirter, President, Absolute Cleaning Services/Custom Cabling
Dan House, President/Owner, Dansco
Mark Lee, Owner, Custom Cabinets
Kris Janssen, President/Owner, Double Bluff Design
Mitzi Coleman, Office Manager, Coleman Machine Works
Scott Lathrop, President/Owner, Exotic Tool Welding, Inc.
Steve Christian, Production Manager, Adaptive Engineering Lab, Inc.

ATC interviewed Mark Orth, Engineering Technician, City of Mukilteo regarding the project area storm drain. According to Mr. Orth the storm drain system is believed to be an infiltration-type system with leach fields. He indicated that the system does not work properly due to collapsed lines and catch basins.

ATC also interviewed Ms. Janet Campton, Real Estate Manager, CB Commercial regarding the storm drain system. Ms. Campton corroborated the information provided by Mr. Orth. She indicated that an engineering firm was being contracted to assess the project area storm drain system.

Additionally, Ms. Campton contacted all tenants in the project area requesting information on chemical usage. The responses are included in the appendix of this report. The responses are generally reflective of the field investigation findings.

7.0 RESULTS OF INVESTIGATION

7.1 Findings, Conclusions, and Recommendations

Underground Storage Tank

Indications of a small underground storage tank (UST) were observed in the project area at the south end of Building 4493 adjacent to the Adaptive Engineering Lab tenant space. The tank did not appear to be used. Mr. Steve Christian, Production Manager, Adaptive Engineering Lab indicated that the tank was not being used by his facility. The bottom of the tank was measured by ATC through the fill port at 67 inches below grade. The tank contained an 18 inch depth of product which appeared to be diesel or fuel oil.

ATC recommends that the UST be formally decommissioned according to applicable State and local regulations. Decommissioning the UST will require a site assessment involving the collection of soil samples from around the UST according to DOE guidelines. Costs for decommissioning a UST, including site assessment and contractor fees, may range from \$5,000 to \$20,000 depending on conditions. A significant release from the tank may substantially increase costs due to remediation measures which may be required.

Storm Drain System

The storm drain system in the project area is indicated to be an infiltration-type system in which a portion or all storm runoff percolates into the subsurface via leachfields or dry wells. Many present and past tenants use and have used hazardous substances in their operations. One past tenant in the project area was Intermec, an electronics manufacturer, which was a large quantity generator of hazardous waste identified as spent halogenated solvents used in degreasing. There is a potential for hazardous substances to have found their way into the storm drain system and thereby into the subsurface.

ATC recommends that the storm drain assessment project proceed as planned. Additionally, ATC recommends that shallow soil borings be drilled adjacent to the storm drain system to sample soils, in order to assess the impact from any previous discharges of hazardous substances into the storm drain system. Soil samples should be analyzed for total petroleum hydrocarbons and volatile organic compounds. The estimated cost to perform a subsurface investigation around the storm drain system is \$15,000.

Floor Drains

ATC observed several floor drains in the project area. One floor drain of particular concern was observed in the King Machine Works facility. Mr. Larry King, owner, indicated that this floor drain had been used by Intermec when they occupied the space. Mr. King indicated that he suspected that "nasty" chemicals were used in the room with the floor drain. Another floor drain of concern is found in the Exotic Tool Welding facility. This floor drain appeared to have a system of trench drains feeding to it which are now filled with concrete.

ATC recommends that shallow soil borings be drilled adjacent to the two floor drains of concern to sample soils in order to assess the impact from any previous discharges of hazardous substances into these floor drains. Soil samples should be analyzed for total petroleum hydrocarbons and volatile organic compounds. Additionally, the soils at the King Machine floor drain should be analyzed for corrosivity (pH) and heavy metals. The estimated cost to perform a subsurface investigation around the

floor drain system is \$5,000.

Asbestos-Containing Materials

ATC observed suspect asbestos-containing materials throughout the project area. All suspect asbestos-containing materials observed in the project area were observed to be in relatively good condition and not damaged in such a manner that would pose a hazard of generating airborne asbestos fibers. Friable suspect asbestos-containing materials observed included spray-applied acoustic ceiling material, acoustic ceiling panels, and resilient sheet flooring (friable backing). Nonfriable suspect asbestos-containing materials observed included resilient floor tile, floor tile mastic, carpet mastic, wallboard and joint compound.

ATC recommends that the suspect asbestos-containing building materials be managed in place. These materials were generally observed to be in good condition. If there is any planned remodeling, renovation, or demolition which may disturb suspect asbestos-containing building materials, these materials should be sampled.

Asbestos is a hazardous substance. Its condition, handling and disposal are regulated by federal, state and local agencies. If suspect asbestos-containing building materials is disturbed or appears to have become damaged, the condition must be reported to the appropriate supervisor. All asbestos abatement work must be performed in accordance with governing agency regulations. If any construction, maintenance, or remodeling is conducted in an area of the facility where there is the potential for employees to come into contact with, or release or disturb, asbestos or asbestos-containing construction materials, a sign with the following language must be posted: "CAUTION. ASBESTOS. CANCER AND LUNG DISEASE HAZARD. DO NOT DISTURB WITHOUT PROPER TRAINING AND EQUIPMENT."

ATC recommends that one staff member be assigned as an Operations and Maintenance (O&M) Program Manager, who will develop and manage the program. The person should receive appropriate training and be charged with coordinating the periodic O&M inspections. These inspections should include surveying all asbestos-containing building materials in the facility. Defects such as signs of increased wear, water damage, vandalism and impact damage should be noted and repaired immediately. Construction or remodeling which occurs in the buildings should be reviewed by the O&M managers in the planning stage to see if preparatory abatement work will be required. A complete record should be maintained of all findings (including this report), procedures, and actions. This record should also contain names of technical advisors, inspectors, consultants, and all staff time, material and costs associated with asbestos control and abatement.

Fluorescent Light Ballasts and Fluorescent Tubes

Fluorescent light ballasts were visually examined in selected areas of the project area. Some ballasts in the project area were noted to be unlabeled as to PCB-content. Unlabeled ballasts must be considered as PCB-contaminated electrical equipment until testing proves otherwise. Fluorescent light fixtures with unlabeled ballasts should be expected to be encountered throughout the project area.

ATC recommends that ballasts routinely be inspected for damage and leaks. Any ballasts which are unlabeled (i.e. PCB-contaminated) will require special handling and disposal. Any unlabeled ballasts which are damaged or leaking will require handling using the proper personal protective equipment.

A large quantity of fluorescent tubes (greater than twenty-five) were observed stored in a room in the vacant tenant space of the 4440 Building. Fluorescent lighting is used throughout the project area. Currently the disposal of greater than twenty-five fluorescent tubes must be handled as dangerous waste

according to Washington DOE policy due to the presence of mercury in the fluorescent tubes.

Lead-based Paint

ATC did not sample for lead-based paint as part of this study. However, lead-based paint may be present in the project area particularly on the exterior metal surfaces of the buildings. Lead-based paint was still in use in 1977 and 1978 when the project area building was constructed.

While it is recommended that all surfaces with lead-based paint be abated, the abatement method for each type of surface varies based on the substrate material, the use of the surface or substrate, the ease of replacement if substrate is removed and planned renovation considerations.

Abatement methodologies should be implemented based on application of HUD guidelines and evaluation of the above criteria.

The State of Washington Department of Labor and Industries adopted the federal lead safety standards for construction work in December, 1993. This standard identifies the allowed exposures to lead for construction workers, methods of exposure assessment, respiratory protection, protective clothing and equipment, medical surveillance, employee training, record keeping, and other items specific to construction work. The standard specifically applies to the demolition, alteration, repair, or removal of structures, substrates, or portions thereof, that contain lead.

Database Listed Sites

Several sites surrounding the project area were identified on various databases. These database listed sites appear to pose a minimal environmental threat to the project area based on their distance and relative location with respect to the project area. The Pacific Pride site poses a higher degree of threat to the project area based on the presence of USTs adjoining the project area and the previous surface spill of diesel fuel. Cleanup of the diesel spill and contaminated soil has apparently been conducted. The DOE has given this site a low priority and the site does not appear on the LUST list.

ATC does not recommend a subsurface investigation at this time with respect to the Pacific Pride site and the other database listed sites. However, ATC recommends periodic review of the various databases to determine if any potential environmental threats appear in the future from surrounding properties or from activities in the project area.

Hazardous Materials

ATC observed the presence of hazardous materials in various project area tenant spaces. No effective spill prevention and countermeasure program was present in those tenant spaces which store and use hazardous materials. Furthermore, an effective hazard communication program was not in place in those tenant spaces storing and using hazardous materials with the exception of Absolute Cleaning Services. Liabilities can occur to owners and operators who mishandle hazardous materials or are not complying with applicable environmental regulations.

ATC recommends periodic audits of the project area tenant spaces to ensure compliance with environmental regulations. ATC recommends that each tenant who uses hazardous materials submit the following to the property owner or manager on an annual basis:

- Inventory of hazardous materials used and stored (including MSDS)
- Hazard Communication Program

- Spill Prevention and Countermeasures Plan
- Inventory of waste generated (hazardous waste, waste oil, etc.) and the hazardous waste and/or waste oil handlers used

Additionally, ATC recommends that those tenant spaces using self-contained solvent parts washers use a service company such as Safety Kleen to service these units or provide such units. Currently Adaptive Engineering Lab and Coleman Machine Works use self-contained solvent parts washers in which the disposition of waste solvent is either unknown or is indicated to never be changed out.

8.0 SIGNATURES

ATC's work was performed in a professional manner with the best interests of our client in mind. Our objective was to perform work with care, exercising the customary skill and competence of consulting professionals in the relevant disciplines. The conclusions presented in this report are professional opinions based solely upon visual observations of the site and vicinity and our interpretation of the available historical information and documents reviewed. The opinions and recommendations presented herein apply to site conditions existing at the time of our investigation and those reasonably foreseeable. ATC cannot act as insurers, and no expressed or implied representation or warranty is included or intended in our report except that our work was performed, within the limits prescribed by our Client and with the customary thoroughness and competence of our profession.

Prepared by:

Neil R. Gilham
Project Manager

Date

Reviewed by:

Jane P. Rowcliffe
Jane P. Rowcliffe
Director of Operations

Date

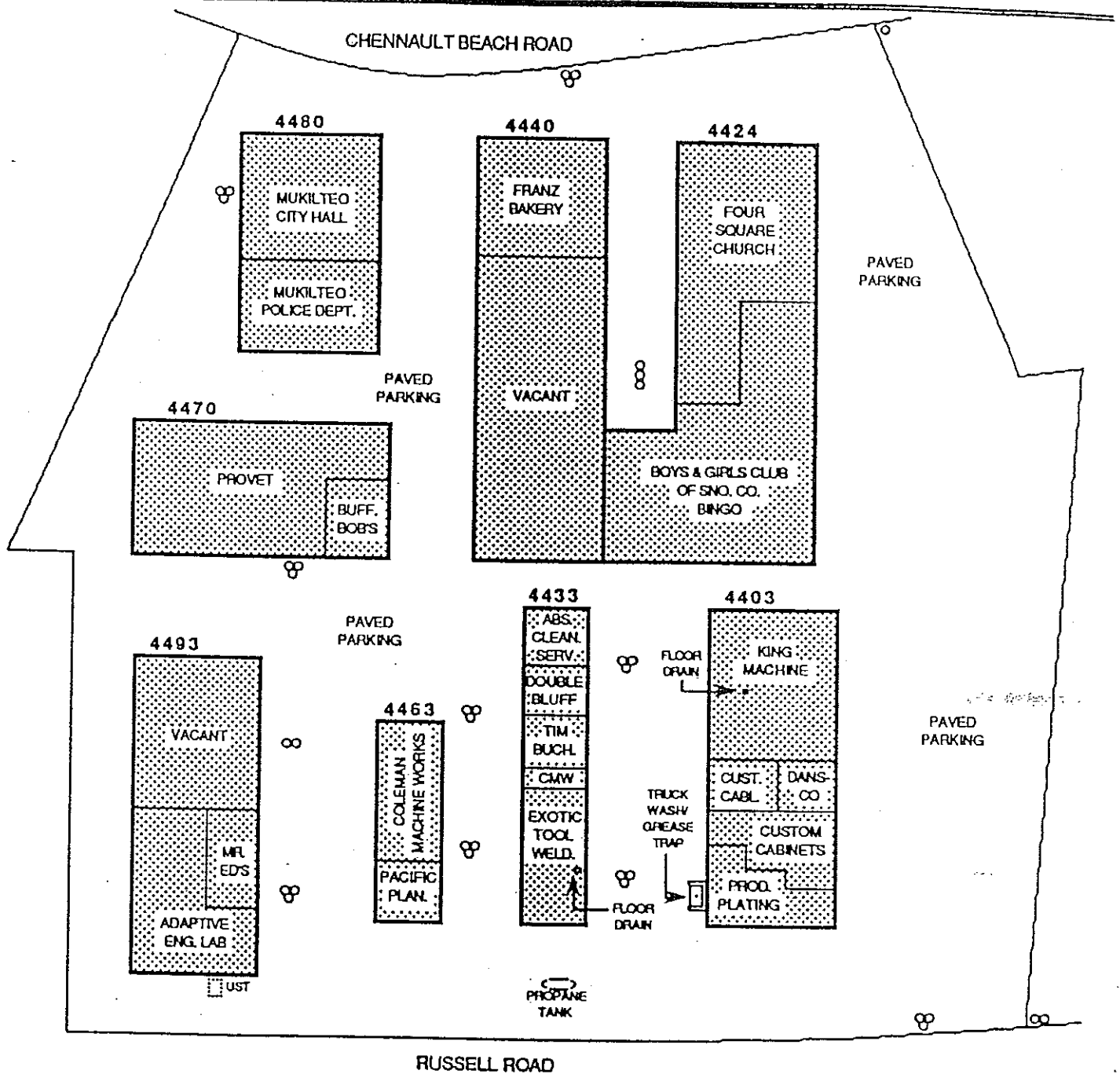
10/26/94

9.0 APPENDICES

PHASE I ENVIRONMENTAL SITE ASSESSMENT
CB COMMERCIAL
HERS INDUSTRIAL PARK
MUKILTEO, WASHINGTON

9.1 PLANS

PHASE I ENVIRONMENTAL SITE ASSESSMENT
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 HERS INDUSTRIAL PARK
 MUKILTEO, WASHINGTON

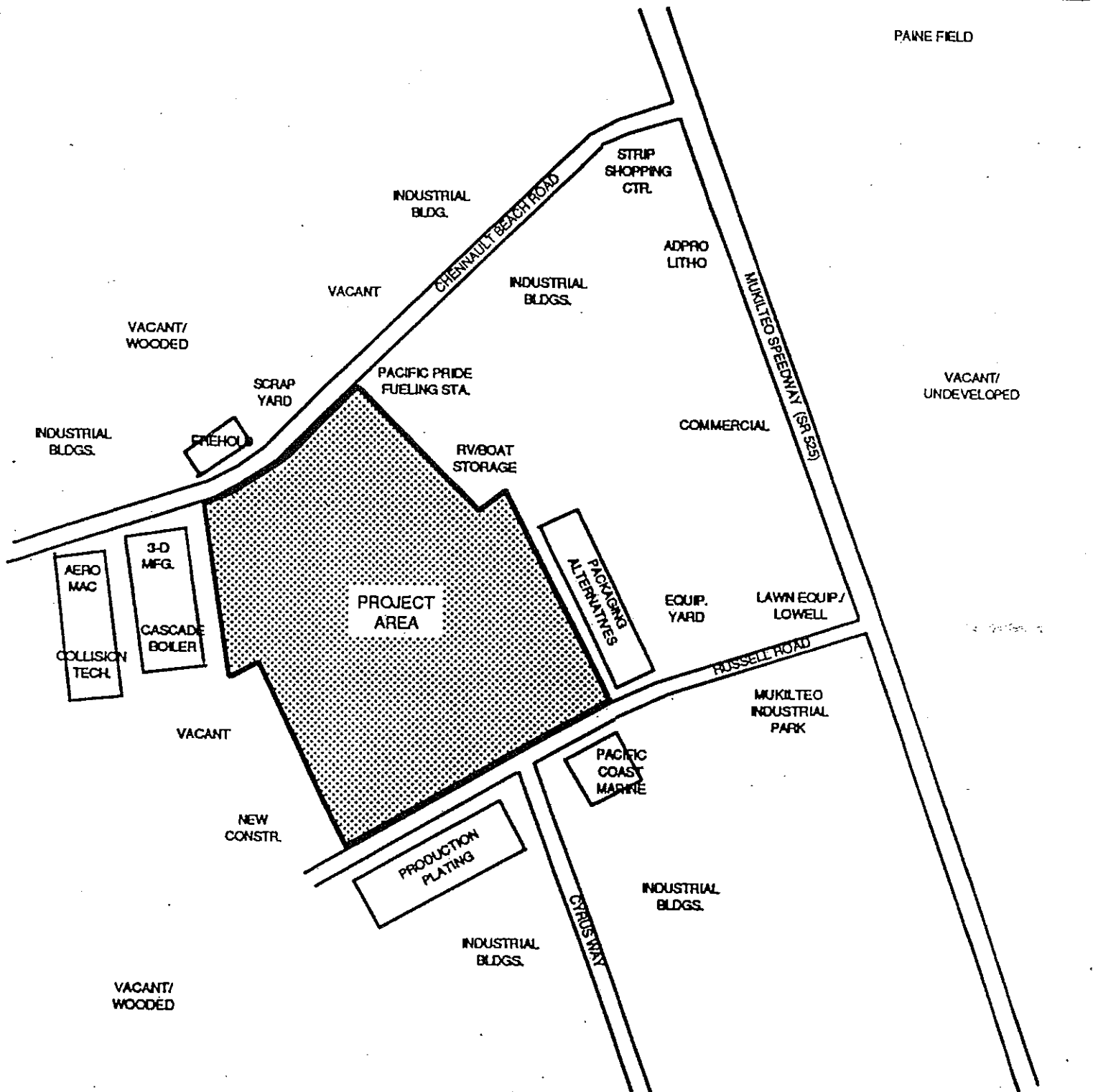


SITE PLAN
 NOT TO SCALE



-  PROJECT AREA BUILDINGS
-  POLE-MTD. TRANSFORMER

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MUKILTEO, WASHINGTON

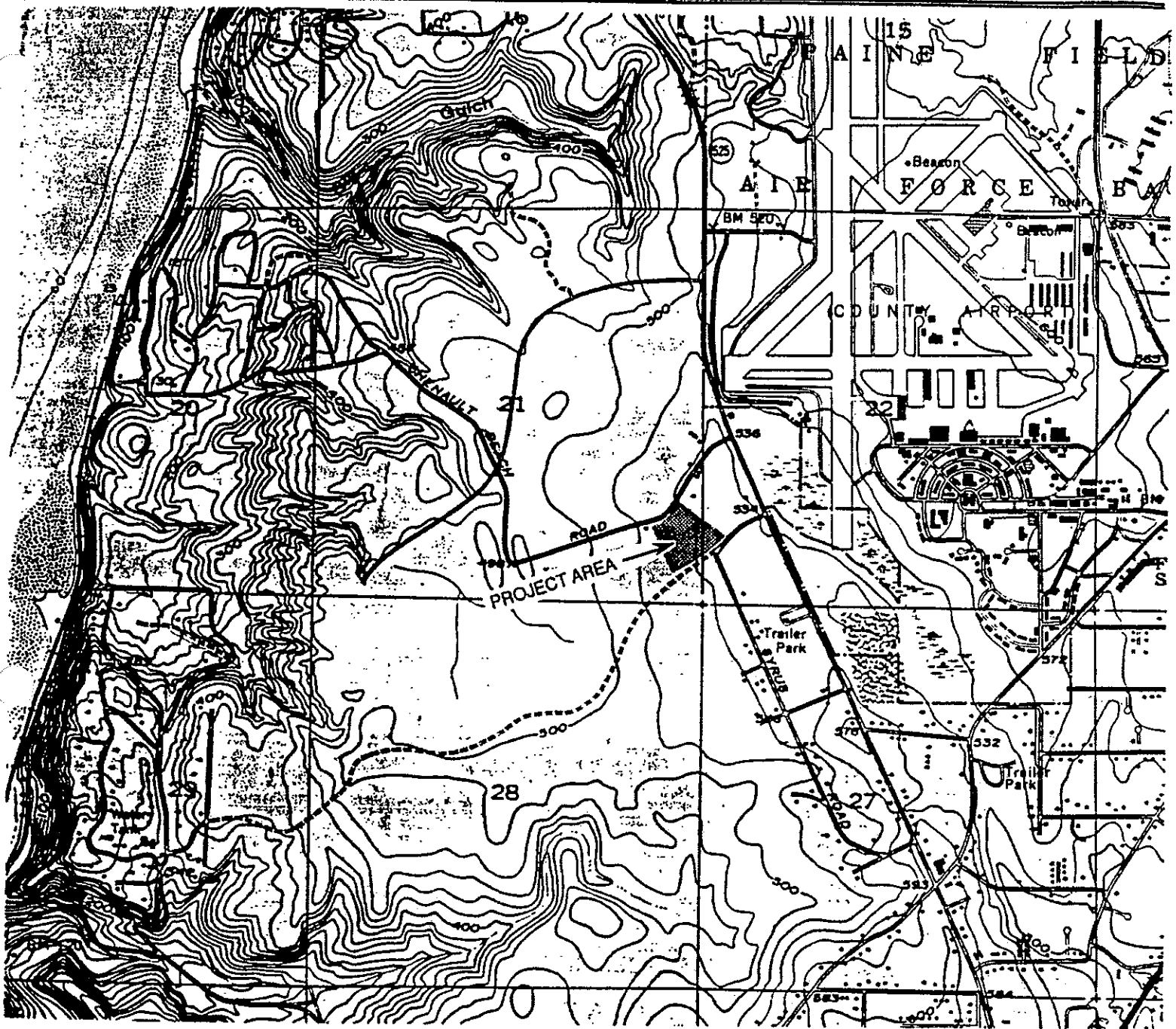


VICINITY PLAN
NOT TO SCALE

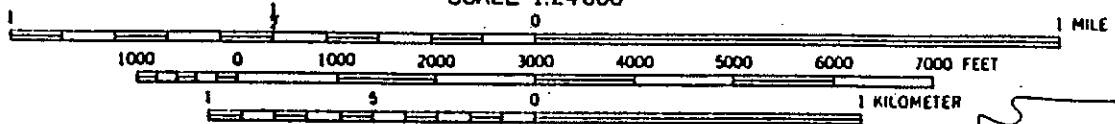


PROJECT AREA

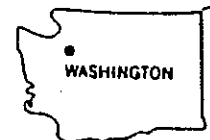
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MUKILTEO, WASHINGTON



SCALE 1:24 000



TOPOGRAPHIC MAP PLAN
FROM USGS TOPOGRAPHIC MAP
MUKILTEO QUADRANGLE
1953 (PHOTOREVISED 1968 AND 1973)



QUADRANGLE LOCATION

ATC ENVIRONMENTAL INC.

PROJECT NO. 81737.0201

9.2 PHOTOGRAPHS

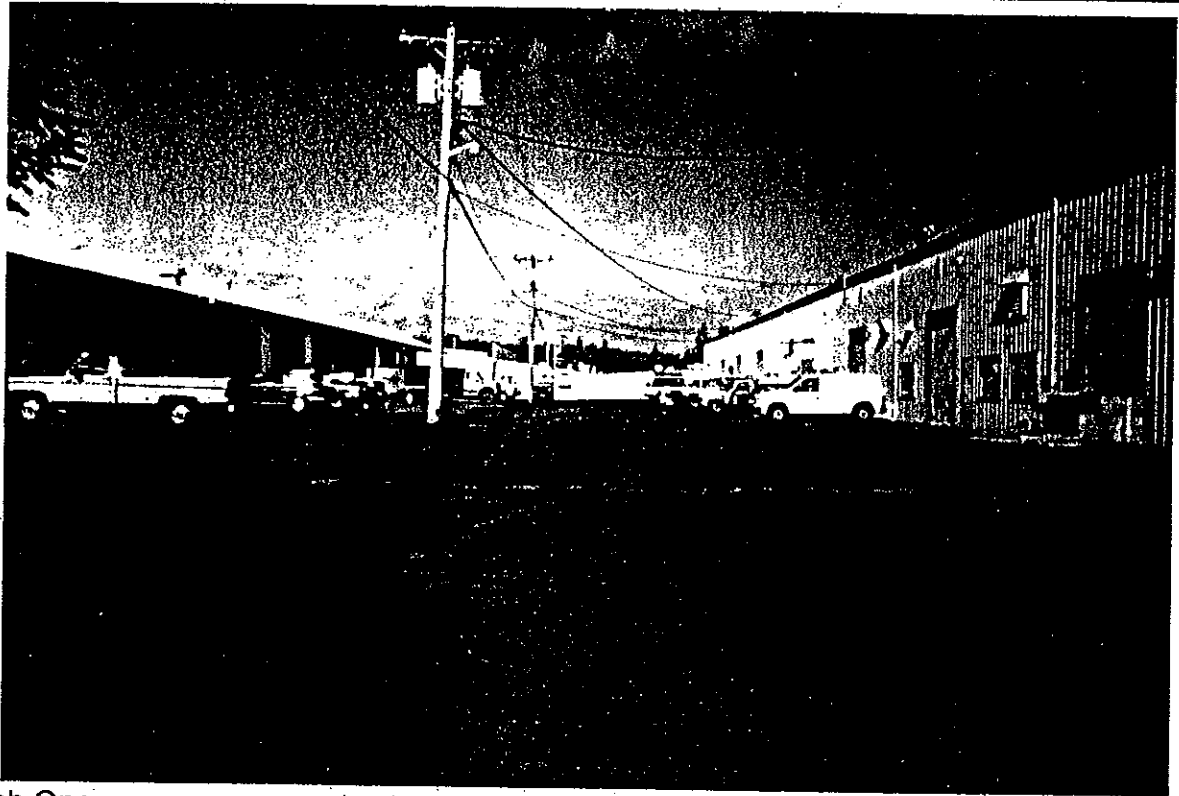
PHOTOGRAPH LOG

- | | |
|----------------------|--|
| Photograph One | Project area looking north. The 4403 Building is on the right and the 4433 Building is on the left. Note pole-mounted transformers. |
| Photograph Two | Project area looking south. The 4480 Building is on the right and the 4440 Building is on the left. The 4470 Building and the 4463 Building are in the background. Note pole-mounted transformers. |
| Photograph Three | The 4480 Building occupied by Mukilteo City Hall and Mukilteo Police. |
| Photograph Four | Underground storage tank at the south side of the 4493 Building. Note vent pipe on wall of building and fill port adjacent to concrete curb. |
| Photograph Five | Stained asphalt on west side of 4463 Building adjacent to Coleman Machine Works. Drums are empty and appeared to have contained metal scrap. |
| Photograph Six | Waste cooking oil and grease drum outside Buffalo Bob's restaurant at the south side of the 4470 Building. |
| Photograph Seven | Truck wash pad and drain at the west side of the 4403 Building. Drum is empty. |
| Photograph Eight | Floor drain in the exotic Tool Welding tenant space. |
| Photograph Nine | Machine tool and oil containers in the Adaptive Engineering Lab tenant space. Note drip pans. |
| Photograph Ten | Inside the Coleman Machine Works tenant space. Note solvent parts washer on left and waste oil drum in center. Note also poor housekeeping. |
| Photograph Eleven | Hazardous waste drum and waste oil container in the King Machine tenant space. |
| Photograph Twelve | Biohazardous waste in the Mukilteo Police Station. |
| Photograph Thirteen | Containers of Smoke-A-Way (sodium hydroxide) and perchloroethylene in the Absolute Cleaning Service tenant space. |
| Photograph Fourteen | Metal scrap in the Advanced Engineering Lab tenant space. |
| Photograph Fifteen | Unlabeled fluorescent light ballast in the vacant space of the 4493 Building. |
| Photograph Sixteen | Fluorescent light tubes in the vacant space of the 4440 Building. |
| Photograph Seventeen | Suspect asbestos-containing floor tile and resilient sheet flooring in the vacant space of the 4493 Building. |

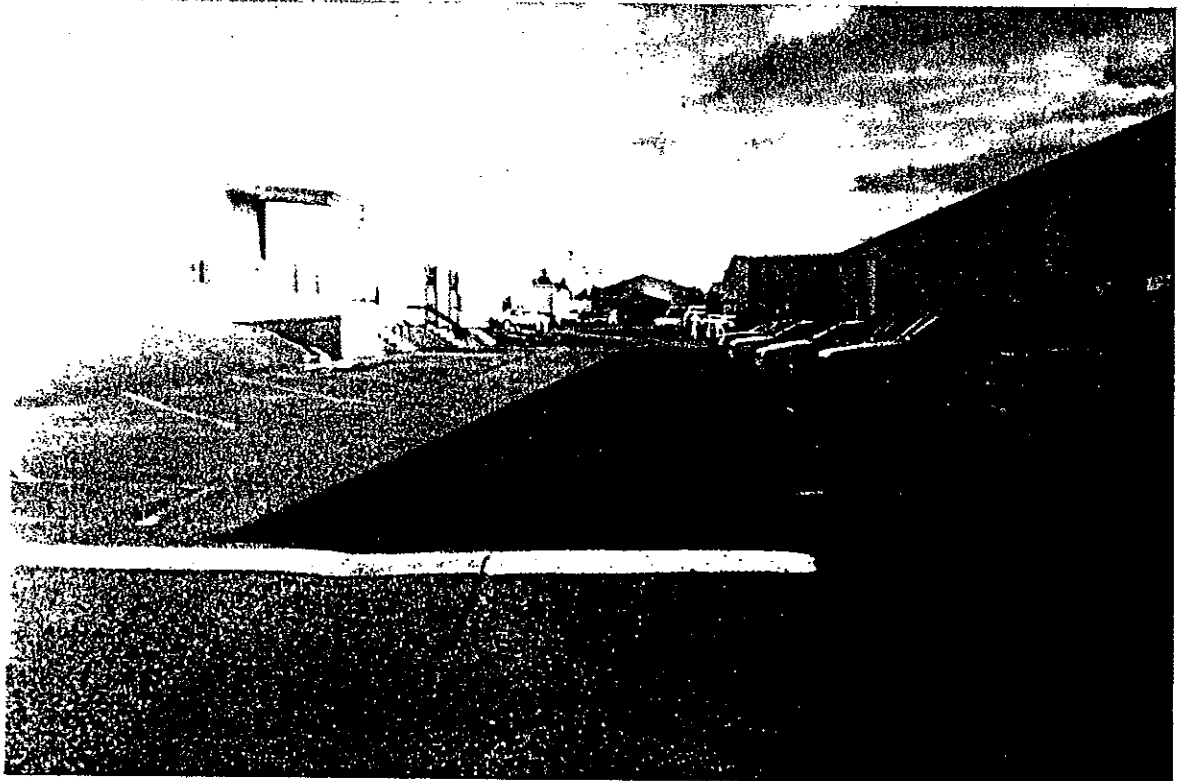
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Photograph Eighteen	Metal scrap yard north of the project area. View is looking north from the project area.
Photograph Nineteen	Production Plating south of the project area, a large quantity hazardous waste generator.
Photograph Twenty	Pacific Pride fueling station adjoining the project area to the northeast. View is looking west towards the project area.

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MUKILTEO, WASHINGTON



Photograph One



Photograph Two

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HERS INDUSTRIAL PARK
MUKILTEO, WASHINGTON



Photograph Three



Photograph Four

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MUKILTEO, WASHINGTON

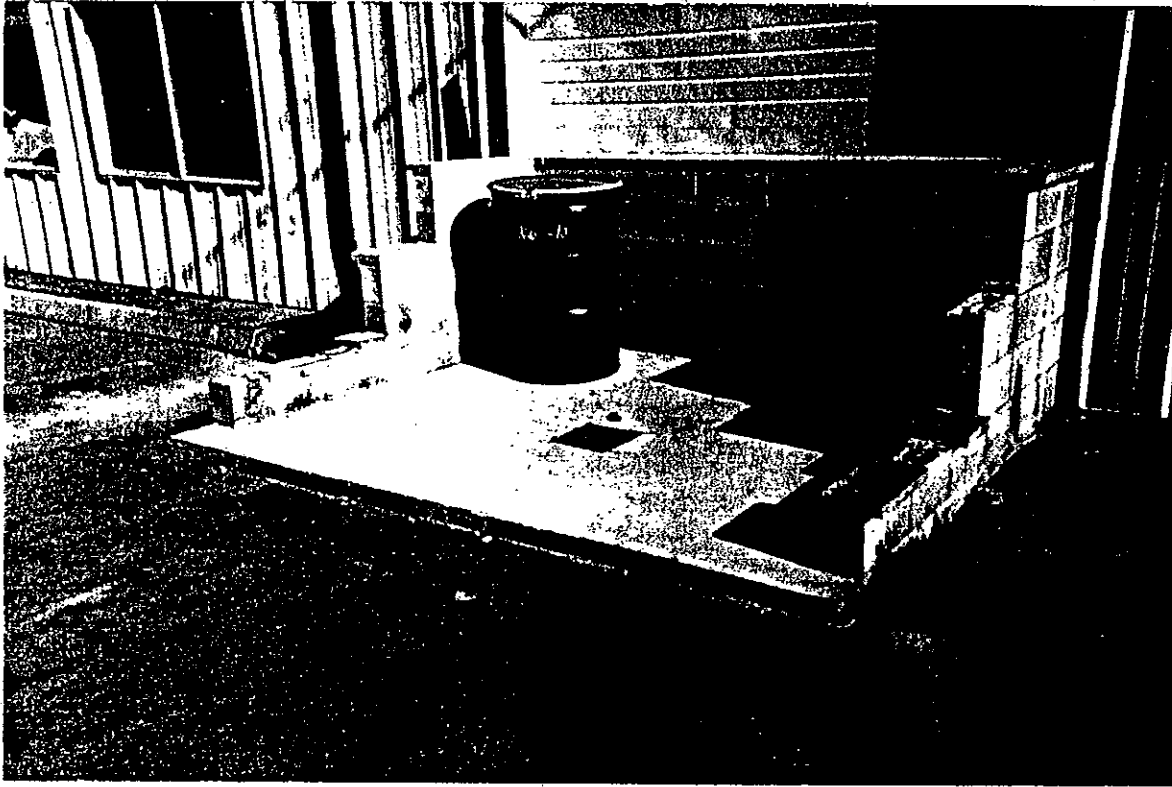


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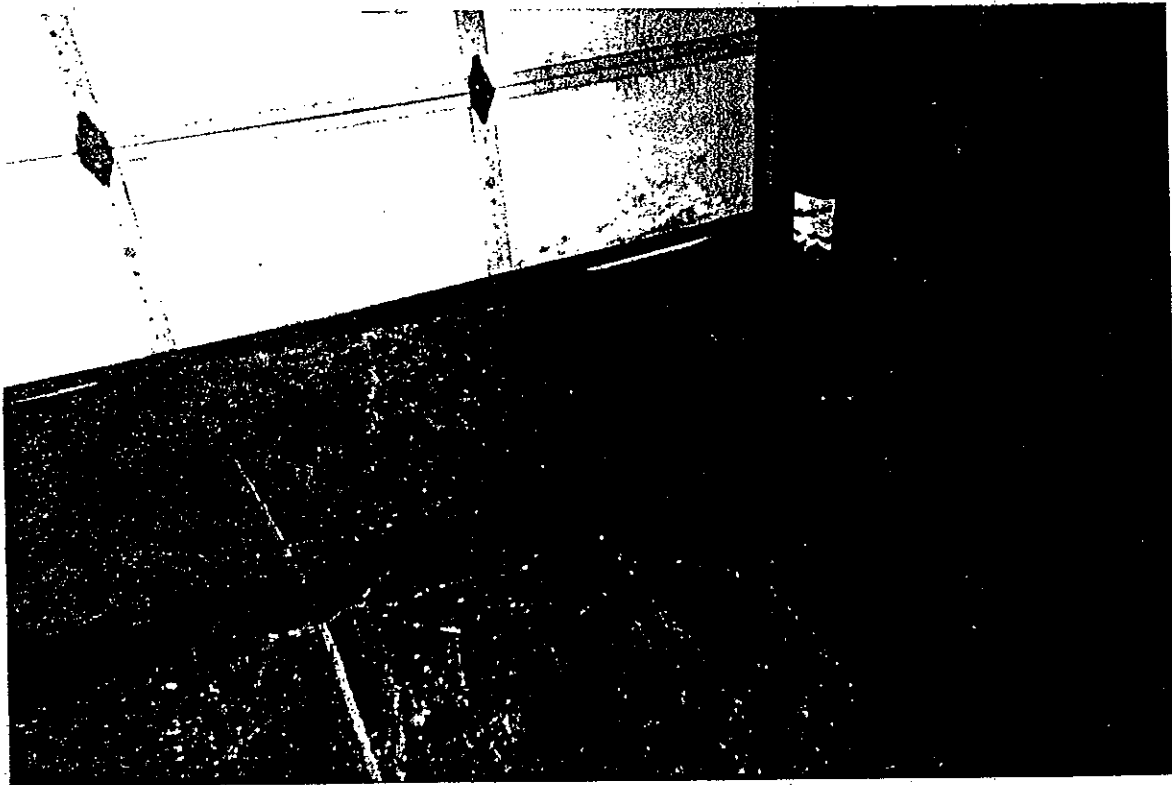


Photograph Six

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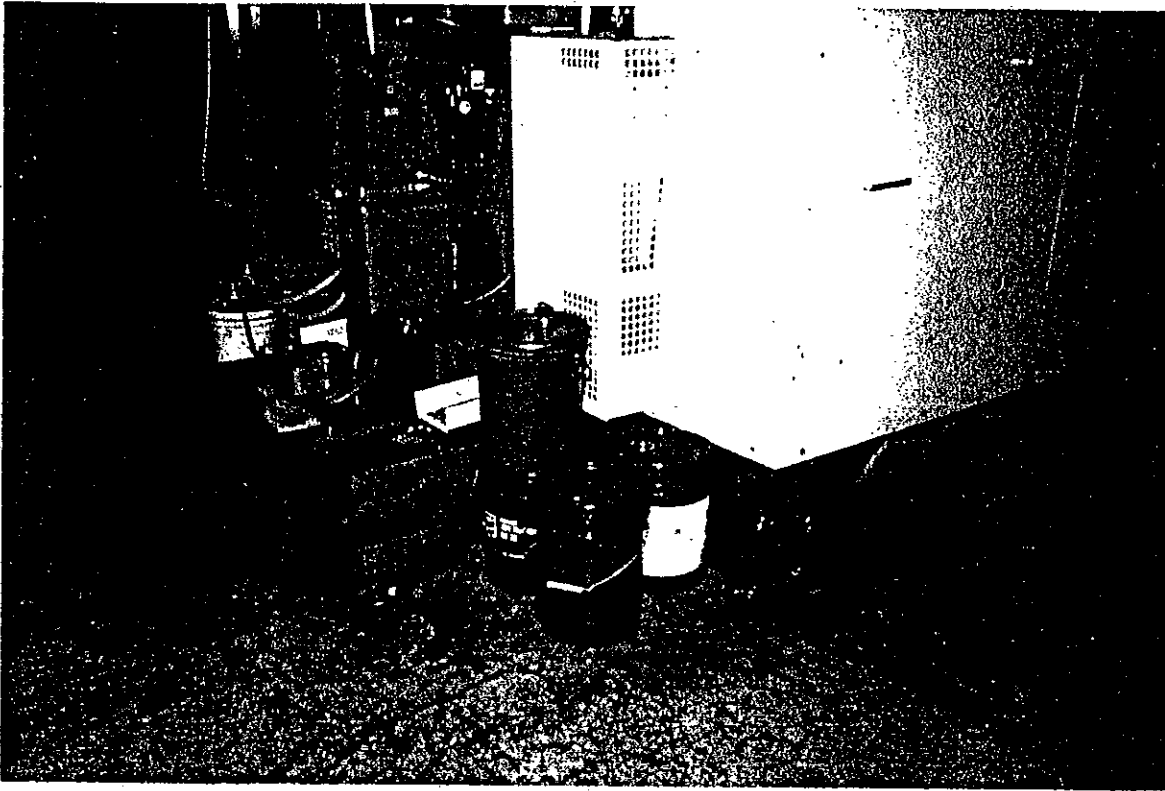


Photograph Seven



Photograph Eight

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Photograph Nine



Photograph Ten

PHASE I ENVIRONMENTAL SITE ASSESSMENT
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MUKILTEO, WASHINGTON



Photograph Eleven



Photograph Twelve

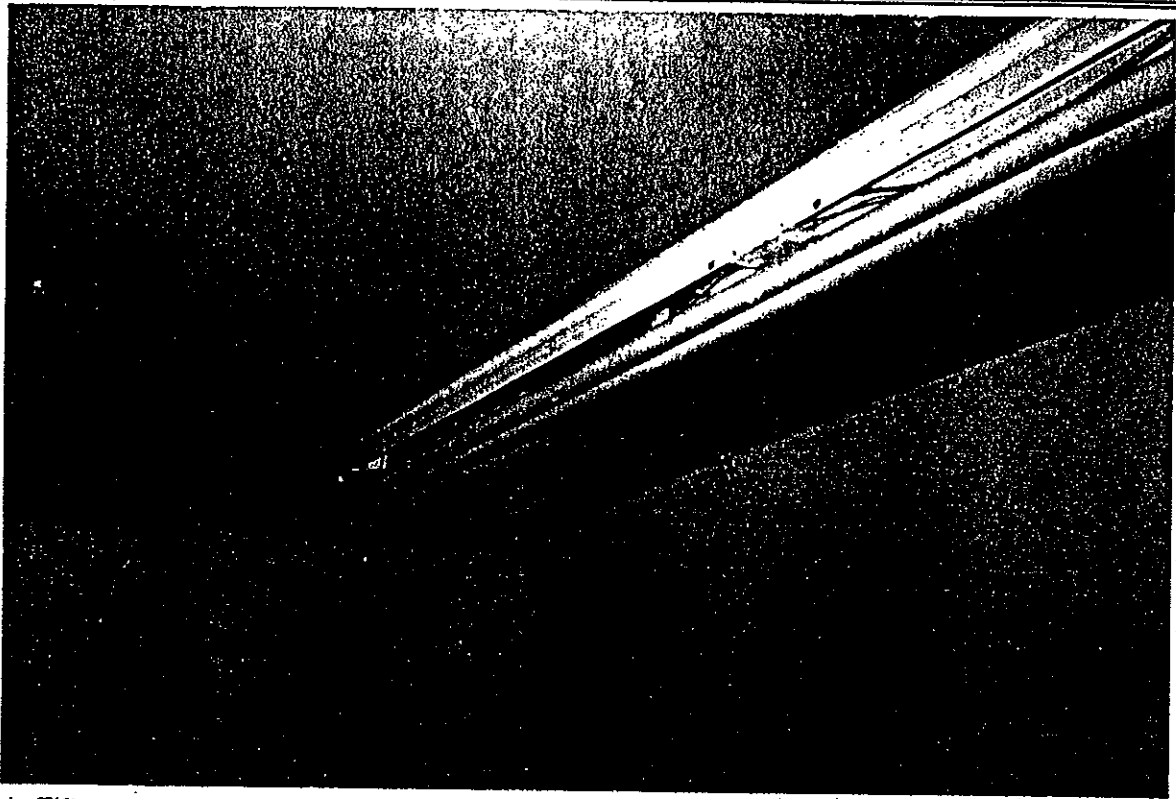
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MUKILTEO, WASHINGTON



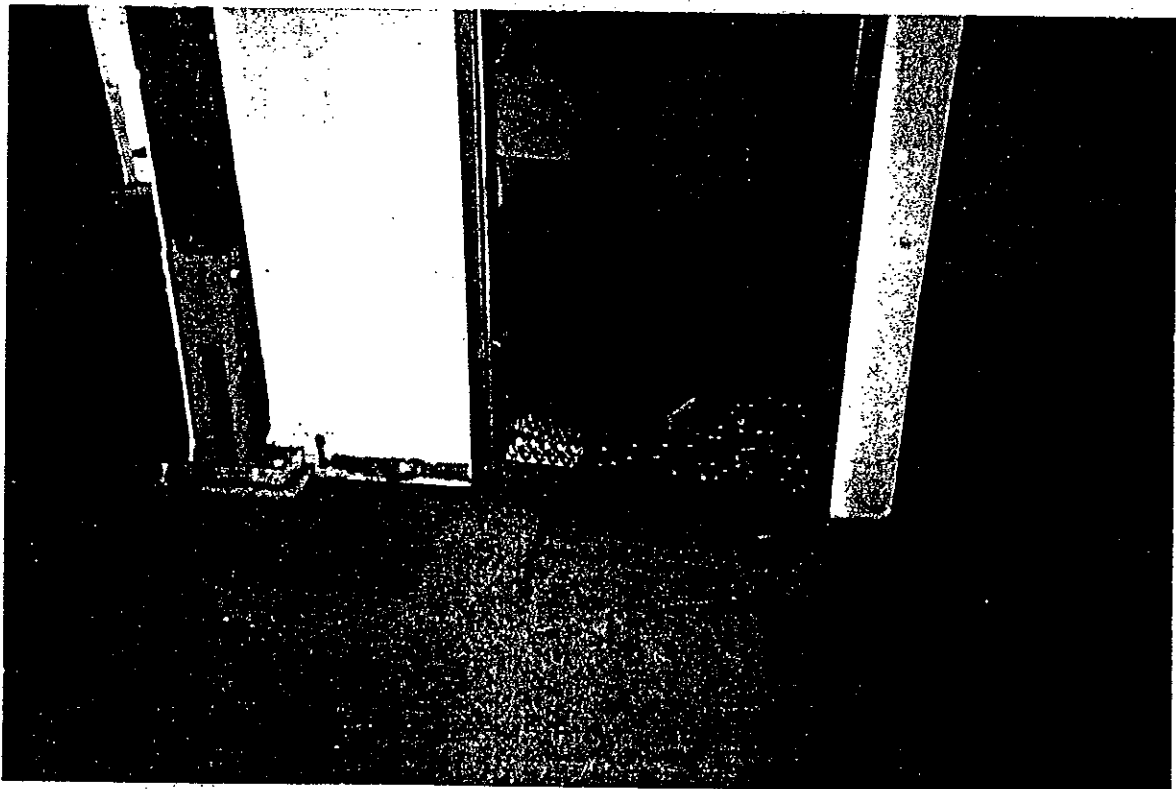
Photograph Thirteen



Photograph Fourteen

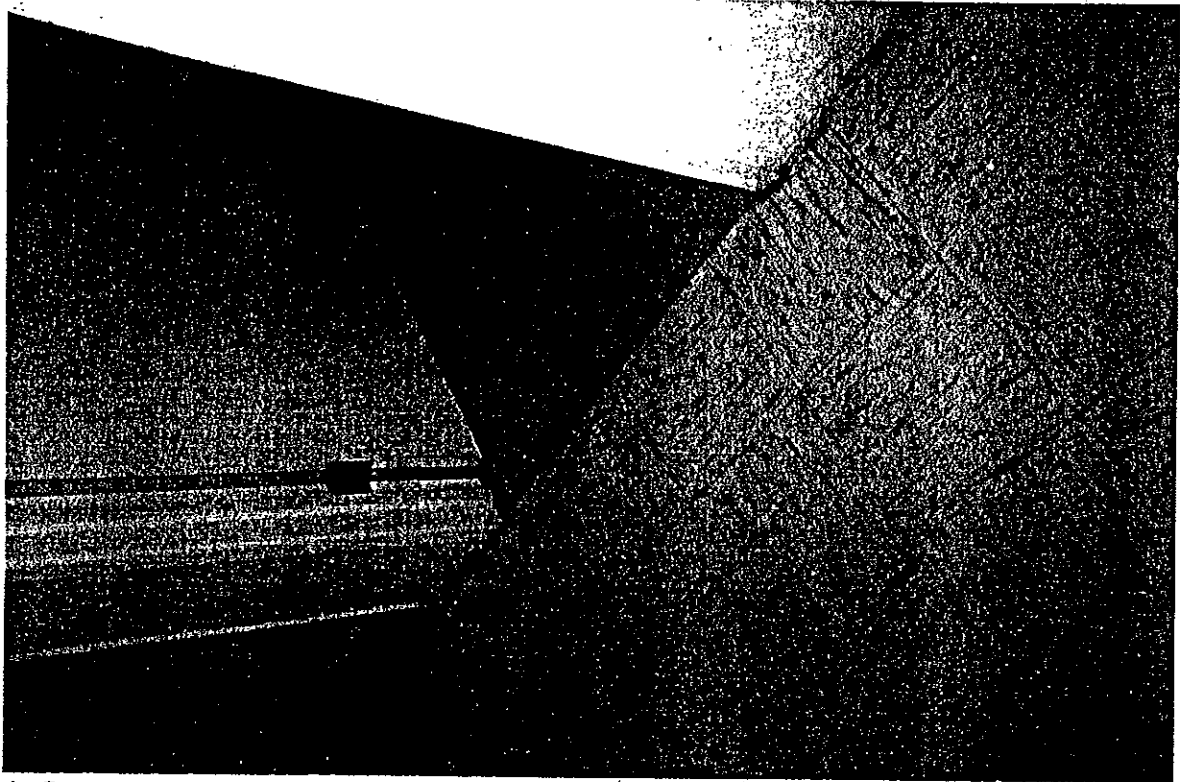


Photograph Fifteen



Photograph Sixteen

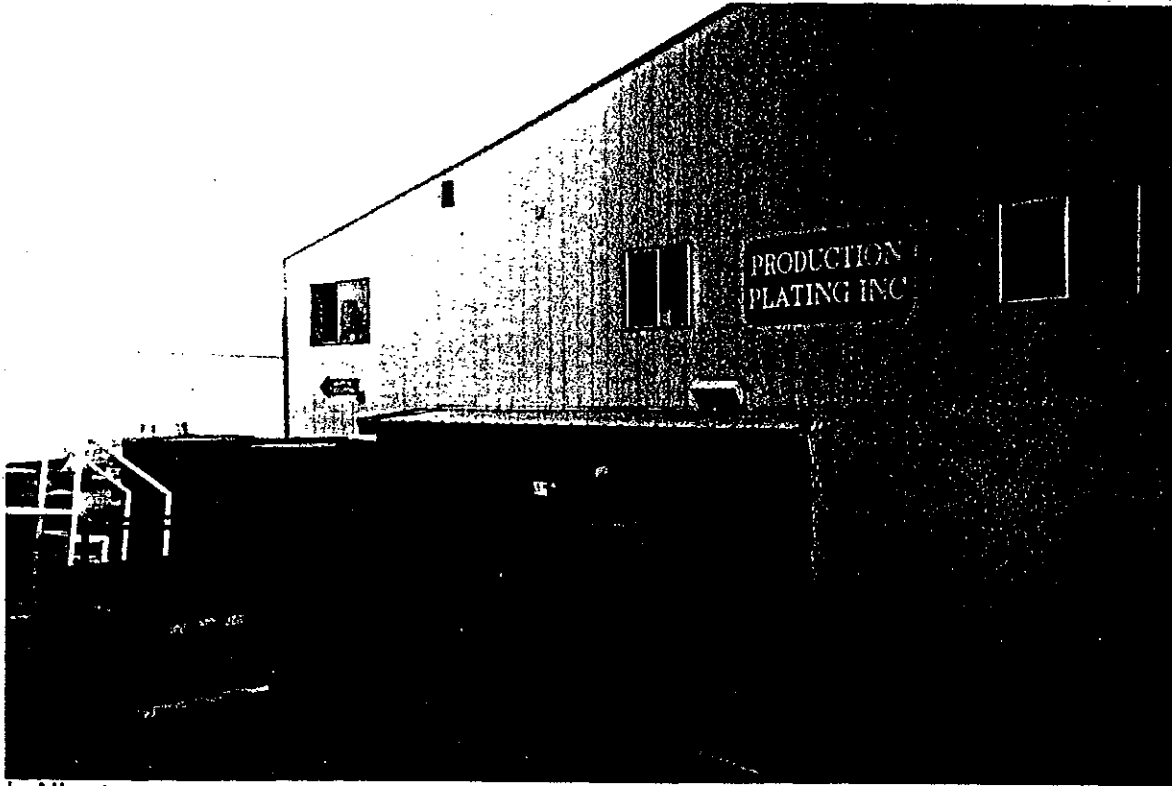
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MUKILTEO, WASHINGTON



Photograph Seventeen



Photograph Eighteen



Photograph Nineteen



Photograph Twenty

9.3 TENANT CORRESPONDENCE



U.S. BANK CENTRE, 1420 FIFTH AVENUE, SUITE 1700
SEATTLE, WASHINGTON 98101-2384 • (206) 292-1600

FACSIMILE TRANSMITTAL

FROM: JANET E. CAMPTON
Real Estate Manager
Management Services

PHONE: (206) 292-6074
FAX: (206) 292-6179

TO: Neal Gilham
COMPANY: ATC
DATE: 10/10/94
PAGES: 15 (including cover)

COMMENTS:

RE: HERS

- | | |
|---|---|
| ☐ For approval | ☐ Please call me |
| ☐ Regarding our conversation | ☐ Approved as noted |
| ☐ As requested | ☐ Returned for changes |
| ☐ For review and comment | ☐ For your records/use |
| ☐ For your signature | ☐ Other: _____ |

This document is being transmitted to Fax Number: 781-1543

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law. If the reader of this message is not the designated recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone at (206) 292-1600 and return to us the original message at the above address by U.S. mail. Thank you.

Fax Transmittal Memo

To Janet Campton
Company CB Commercial

ccasion

Fax #

292-6179

Telephone #

292-6074

No. of Pages

From

Company

Location

Fax #

7
Today's Date 9/30 Time
Absolute Cleaning S.V.S.

Dept. Charge

Telephone #

745-6909

**ABSOLUTE
CLEANING
SERVICES**GREASE REMOVAL FROM
RESTAURANT KITCHEN
EXHAUST SYSTEMS

A Division of S & D Associates, Inc.

September 30, 1994

CB Commercial Re Group Inc.
1420 5th Ave. #1700
Seattle, WA 98101

Attn: Janet Campton

Dear Janet,

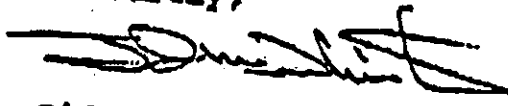
Here is a list of all the regulated material this company uses:

- 1.) Smoke-a-way - Used at sites and dumped into sewer at job site after job is completed.
- 2.) Mixture - Pyratex, Lemon Oil Polish, and Perch. Used to polish at job site.

We are abiding by OSHA and EPA regulations. Also, we have had a visit from L & I, and have met all requirements.

We look forward to seeing you. Thank you.

Sincerely,


Sid McWhirter
President

SM:mjk

Enclosures

HEAVY DUTY CAUSTIC CLEANER

PRODUCT
BULLETIN

SMOKE-A-WAY

SMOKE-A-WAY IS A HEAVY DUTY CHELATED, SELF FOAMING CAUSTIC CLEANER THAT REMOVES BURNED-ON SOILS EFFECTIVELY!

Concentrated
SMOKE-A-WAY's heavy duty formulation allows for low solution concentrations, resulting in low cleaning with optimum performance.

Instant
SMOKE-A-WAY is a liquid cleaner, it can be dispensed accurately and efficiently through ratio feed/control systems.

Efficient Foamer
SMOKE-A-WAY provides a moderate amount of foam to aid in soil penetration during "boil-out" processes, where foam may contact upper portions of conveyors and such in vessels.

Rinsing
Selected chelants and wetting agents in SMOKE-A-WAY provide excellent rinsability and inhibit the formation of Calcium Carbonate (CaCO_3) precipitate in the rinse cycle.

safer Than Powders
Because SMOKE-A-WAY is a liquid caustic cleaner, it produces a slower and more even heat reaction than concentrated powders which may "flash back" when added quickly.

Authorization
SMOKE-A-WAY is authorized for use under J.S.D.A. inspection and grading programs as a compound for use only in soak tanks or with steam or mechanical cleaning devices in all departments.

Packaging
SMOKE-A-WAY is available in 5-gallon plastic pails, 55-gallon drums, and in bulk.

Safety
SMOKE-A-WAY contains caustic alkalies which will cause burns. When handling, wear goggles or face shield and rubber gloves. While making solutions add slowly to surface of solution to avoid violent spattering.

Properties	
Appearance:	Dark Brown Liquid
Odor:	Faint Ammonia
Foam:	Moderate
Rinsability:	Excellent
pH of Use Solutions:	13.1 to 13.8
1% Caustic Equivalent:	1.8 gallons/100 gallons H_2O
Specific Gravity:	1.43

Typical Applications
SMOKE-A-WAY is recommended for use on burned-on soils usually found in heat transfer equipment, fryers, cookers, kettles and smokehouses.

General Directions
For "boilout" of heat process equipment, use 1 to 2 gallons of SMOKE-A-WAY for each 100 gallons of hot (200°F) water. Minimum "boilout" time should be 2 hours followed by thorough rinsing until close to plant water pH. Acid neutralization is recommended after all caustic "boilouts" where oil is reintroduced, so as to avoid possible soapy taste on fried products. For smokehouse cleaning and other heat precipitated soils, use 1 gallon of SMOKE-A-WAY for each 50 gallons of hot water.



CH₂O, INCORPORATED 2820 OLD 99 HWY. S.E.
P.O. BOX 1190 2 OLYMPIA, WA 98567
BUS: 206/843-8063 FAX: 1-206/382-4813
1-800/688-6184 (WA Only) 1-800/448-0460 (Other)

MATERIAL SAFETY DATA SHEET

PRODUCT NAME: SMOKE-A-WAY

(As used on label) S/O Num: 38866 Date Prepared: 12/1/91

R RATINGS: Health = 3, Flammability = 0, Reactivity = 0

Special Hazard = Alkaline CORROSIVE

SECTION I (Manufacturer and Emergency Information)

Incorporated P.O. Box 1198, Olympia, WA 98507 1-206-942-6863

SECTION II (Ingredient Identity and Information)

*****IN AN EMERGENCY: Call Chemtrec 1-800-424-9300*****

This product is a proprietary chemical mixture.

Sodium hydroxide, CAS# 1310-73-2

OSHA PEL

ACGIH TLV

2 mg/m3

2 mg/m3

SECTION III (Physical / Chemical Characteristics)

Solubility (in H2O): Complete

Specific Gravity: 1.40

pH (1% soln.): 13+ % Volatiles: 50+

SECTION IV (Fire and Explosion Hazard Data)

Appearance and Odor: Brown liquid; mild amine odor.

FLASH POINT (closed cup): F

EXTINGUISHING MEDIA: Water, Foam, Dry Chemical, Carbon Dioxide

FIRE FIGHTING PROCEDURES: Wear self-contained, positive pressure breathing apparatus and full fire fighting clothing.

FIRE AND EXPLOSION HAZARDS:

Explosive hydrogen gas can be generated when product is in contact with aluminum, zinc (galvanized), or magnesium.

SECTION V (Reactivity Data)

STABILITY: Stable: X Unstable:

COMPATIBILITY: Strong oxidizers, strong alkalis, strong acids.

DECOMPOSITION PRODUCTS:

SECTION VI (Health Hazard Data)

ROUTE(S) OF ENTRY:

Ingestion: X

Inhalation: X

Skin: X

HEALTH HAZARDS (Acute and Chronic):

Is an extremely alkaline product. Contact with material will cause severe burns. Prolonged contact with material will destroy tissue. All efforts should be employed to eliminate contact with material.

TOXICITY:

NTP:

IARC:

OSHA:

EXPOSURE CONDITIONS AGGRAVATED BY EXPOSURE: NA

EMERGENCY AND FIRST AID PROCEDURES:

EYES: Flush with large amounts of water, lifting upper and lower lids occasionally.

SKIN: Wash exposed areas thoroughly with soap and water until slick feeling is gone.

Remove contaminated clothing and launder before use.

INGESTION: Give large quantities of water. DO NOT INDUCE VOMITING. If vomiting occurs administer additional fluids.

Never give anything by mouth to an unconscious person.

INHALATION: Remove individual to fresh air. If breathing is difficult give oxygen.

GET MEDICAL ATTENTION IF SYMPTOMS PERSIST

SECTION VII (Safe Handling And Use)

SAFETY RESPONSE: Only trained personnel equipped with proper protective gear should be permitted in the area.

Spill: Stop spill at source. Collect any possible material for reuse. After all visible traces have been removed, wash area thoroughly with fresh water.

DISPOSAL METHOD: Dispose of all waste in accordance with local, state, and federal regulations.

Care must be taken in disposal of product/containers to prevent environmental contamination.

USE AND STORAGE: Keep out of reach of children. All product containers must be labeled. Close container after each use. Wash fountain recommended in work area. Avoid contact with organic materials and acids. When making dilutions, always add product slowly to the surface of cold water while stirring.

SECTION VIII (Control Measures)

SAFETY PROTECTION: Respiratory protection required if TLV of product or any component thereof is exceeded.

DILUTION: Local Exhaust: X Mechanical:

PROTECTIVE GLOVES: X

EYE PROTECTION: X

DRESSING MEASURES: Impervious clothing as necessary to minimize contact with product.

HYGIENE PRACTICES: Never touch face with hands or gloves that may be contaminated with product.

Always wash hands thoroughly before eating, drinking, smoking, or using toilet facilities.

DISCLAIMER: The information on this Material Safety Data Sheet reflects the latest information and data that we have on uses, properties, and handling of this product under the recommended conditions of use. Any use of this product or method of application which is not described in the Product Data Sheet is the responsibility of the user.

800/424-8000
CHEAPER

PRODUCT NAME PERCHLOROETHYLENE

PAGE 1 of 4

VII. SPECIAL PROTECTION INFORMATION

RESPIRATORY PROTECTION
(Specify type)

If the OSHA PEL is exceeded, a NIOSH-approved respirator with an organic vapor cartridge, supplied air, or an S.C.B.A. is required.

DILUTION

LOCAL EXHAUST

Required

SPECIAL

None

MECHANICAL (General)

As a supplement to the local exhaust system.

OTHER

N/A

PROTECTIVE GLOVES

Rubber or synthetic rubber

EYE PROTECTION

Chemical goggles (recommended by ANSI Z87.1-1978)

SKIN PROTECTIVE EQUIPMENT

Rubber apron, rubber boots, eyeshield, safety shower

VIII. SPECIAL PRECAUTIONS

PER DOWTHERM ONE ONLY.

Keep out of reach of children.

Protect eyes, skin, and clothing from contact with product.

Use with adequate ventilation.

Keep container tightly closed when not in use.

Wash thoroughly with soap and water after handling.

PERCHLOROETHYLENE has been declared by IARC, IGT, and EPA to be an animal carcinogen. It is also on the California Proposition 65 list of chemicals known by the State of California to cause cancer.

Store in a cool, dry, well-ventilated area.

ED BY Mike Roefler

DATE July 22, 1991

Material Safety Data Sheet is provided as an information resource only. It should not be taken as a warranty or representation for which Western Chemical Company assumes legal responsibility. While Western Chemical Company believes the information contained herein was compiled from sources believed to be reliable, it is the responsibility of the user to investigate and verify its validity. The buyer assumes all responsibility of using and handling the product in accordance with applicable federal, state, and local regulations.

PRODUCT NAME PERCHLOROETHYLENE

PAGE 3 of 4

CHRONIC EXPOSURE SYMPTOMS

Repeated exposure can cause dermatitis with possible CNS, liver, and kidney effects, plus an increased risk of cancer.

IX. REACTIVITY DATA

STABILITY

UNSTABLE

STABLE

CONDITIONS TO AVOID

Hot storage

INCOMPATIBILITY (Substance to which)

Strong oxidizers, nitrogen trichloride, barium, beryllium, lithium, and caustics (i.e., sodium hydroxide, potassium hydroxide, etc.).

HAZARDOUS DECOMPOSITION PRODUCTS

When heated to decomposition, it emits highly toxic chloride fumes and phosgene, plus toxic oxides of carbon.

HAZARDOUS POLYMERIZATION

WILL OCCUR

WILL NOT OCCUR

CONDITIONS TO AVOID

None

X. SPILL OR LEAK PROCEDURES

STEPS TO BE TAKEN IF MATERIAL IS RELEASED OR SPILLED

Contain spilled liquid. (For small spills, add dry material to contain.) Wearing recommended protective equipment remove bulk of liquid. Add dry material to absorb remaining liquid; pick up and containerize for recovery or disposal.

In the United States of America, the EPA Reportable Quantity (RQ) for Perchloroethylene is 100 lb. (approx. 7.5 gal.). A spill with the release of an RQ amount to the environment requires immediate notification to the National Response Center (1-800-424-8802), the State Emergency Response Commission (SERC), and local emergency response agencies (fire and/or police departments).

WASTE DISPOSAL METHOD

This product, if disposed as shipped, is not a hazardous waste as specified in 40 CFR 261. Consult state or local officials for proper disposal method.

NOTE: Halogenated hydrocarbons are now prohibited by EPA regulations from land disposal. Check all federal, state, and local regulations for recycling and disposal by incineration.

When empty, thoroughly rinse container with water before disposal, return to manufacturer, or any other industrial use.

P.26

97811543

TO

C B COMMERCIAL

OCT-10-1994 19:03 FROM

PRODUCT NAME: SHORE-A-WAY

Use used on Label 5-9 Rev. 2008 Date Pres

WPA STYLING: Picta = 3, Planicity = 0, Sactivity = 0, Special Record = 0, Sactivity = 0
 SECTION 1: Manufacturer and Emergency Information
 DPO Incorporated P.O. Box 1190 Myrtle, NC 28580 1-800-713-0063
 SECTION 2: Integrated Identity and Information
 Copyright 1994 by DPO and other contributors. All rights reserved.

This product is a proprietary chemical mixture.
Sodium hydroxide, CAS: 1310-73-2

2 April

SECTION III Physical / Chemical Characteristics
Solubility: The MSDS Complete
SECTION IV Fire and Explosion Hazard Data
Flash Point: Noted and (f):
Specific Gravity: 1.00
pH (1% soln.): 13
Appearance and Odor: Brown liquid with no odor.
EXPOSURE HAZARD: Vapor, Fume, Dry Chemical, Corrosive
SPECIAL FIRE FIGHTING PROCEDURES: Use self-ventilating, positive pressure breathing apparatus and full fire fighting
equipment. Do not use water.
EXHAUSTION HAZARD: None
Explosion: Hydrogen gas can be generated when product is in contact with aluminum, zinc, cyanides, or organics.
SECTION V Stability Data

STABILITY: Stable; 2 Unstable
strong alkaline, strong acids.

SECTION OF REPORT: Record Subject	SECTION OF CHARTER:	Importance 1	Importance 2	Index 1
SECTION: PERSONAL AND DOMESTIC				
THIS IS AN INTERNAL MATTER				

This is an extremely flammable product. Contact with material will cause severe burns prolonged contact with material causes lacerations. All efforts should be employed to eliminate contact with material.

CONFIDENTIALITY NTP (SNC) 1500

EMERGENCY AND FIRST AID PROCEDURES:
EYES: 14-15

EYES: Flush with large amounts of water, lifting upper and lower lids occasionally.
SKIN: Wash exposed areas thoroughly with soap and water until stinging is gone.
 Remove and launder clothing and footwear before use.
INGESTION: Give large quantities of water. **DO NOT INDUCE VOMITING.** If vomiting occurs administer additional 1/2 liter.
INHALATION: Move person to fresh air. If breathing is difficult give oxygen.
GET MEDICAL ATTENTION IF SYMPTOMS PERSIST

GET MEDICAL ATTENTION IF SYMPTOMS PERSIST

STAFF RESPONSE: Only trained personnel equipped with proper protective gear should be permitted in the area. They are thoroughly with fresh water. Most are thoroughly with fresh water.

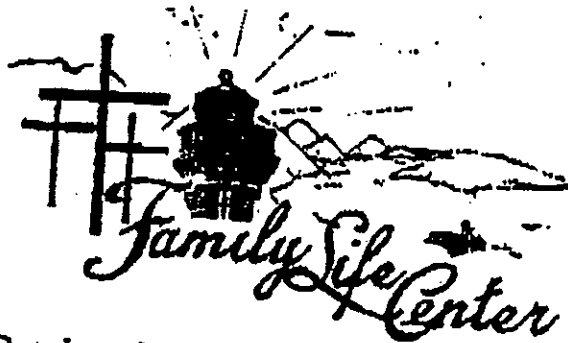
STAFF RESPONSE: Medical attention should be sought if symptoms persist.

-STORAGE: Keep all articles in accordance with local, state, and federal regulations.
-DISPOSAL: Dispose of all articles in accordance with local, state, and federal regulations.
-USE: Use all articles in accordance with local, state, and federal regulations.
-SAFETY: Wear appropriate safety gear at all times.
-HYGIENE: Wash hands thoroughly after handling articles.
-CLEANUP: Clean up spills immediately.
-REPORTING: Report any incidents or injuries immediately.

SECTION VIII (control measures)

OTHER PRACTICES: Ignorance cleaning as necessary to reduce contact with product.

DISCLOSURE: The information on this material fully and fairly reflects the label information and handling of this product under the recommended conditions of use. No use of this product is intended or application which is not described in the product label sheet is the purpose of this product.



October 6, 1994

Carleen Bell
CB Commercial Real Estate Group Inc.
US Bank Centre
1420 Fifth Ave Suite 1700
Seattle, WA 98101-2384

Re: Response to HERS Industrial Park Phase I Environmental Site Assessment
Letter

Dear Ms. Bell:

As was relayed to you by our receptionist on October 6, 1994 at 11:30 a.m.--Our church uses only household cleaners, i.e. 409, Windex, Breeze, Mop & Glo, Clorox, etc. Our waste products are disposed of in a dumpster and picked up by Waste Management Northwest. To our knowledge we don't use or dispose of hazardous waste.

We are open for inspection Tuesday - Friday, 9 a.m. - 5 p.m. Please let us know a time that is convenient for you.

Sincerely,


Gene Hackett
Business Administrator

GSH:rlm

OCT 28 1994

EXOTIC TOOL WELDING, INC.

September 26, 1994

Janet E. Campton
c/o CB Commercial
1420 5th Ave. #1700
Seattle, WA 98101

Dear Ms Campton:

In response to your letter dated September 21, regarding Phase I Environmental Site Assessment, Exotic Tool Welding, Inc. does not use or have to dispose of regulated materials.

As for the 55 gallon drums that you inquired about, these are used to put miscellaneous small metal scraps as they accumulate. The propane tank is the fuel source for the heater in our main shop area.

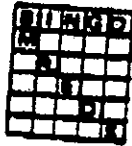
If there should be any further questions or help that we might provide regarding this matter, please don't hesitate to call. Thank you.

Sincerely,


Scott Lathrop, President

SEP 26 1994

Mr. Ed's



Bingo & Casino Supply, Inc.
4412 Russell Rd., Mukilteo, WA 98275

P.O. Box 33207
Seattle, WA 98133
Telephone:

(206) 745-1558

(206) 353-0440

1-800-582-0414

Out of WA St. 1-800-231-8718
24 Hour FAX Phone 206-348-4334

September 23, 1994

Janet E Campton
C B Commercial
1420 5th Ave #1700
Seattle, WA 98101

Dear Janet:

Per your letter requesting information on regulated materials, we do not use any type of solvents, waste products, or hazardous chemicals. Our storage unit contains only paper products, tables, chairs and some bingo equipment.

If you should have any additional questions, please feel free to contact me.

Sincerely,

Linda Cali
(formally Linda Fry)

**BOYS & GIRLS CLUBS
SNOHOMISH COUNTY**

P.O. Box 5224
Everett, WA 98208
Phone: 258-2438
Fax: 258-6177

September 23, 1994

Officers
James R. Pinkham, MD
President

Brian Olson
Vice President

Chuck Nelson
Secretary/Treasurer

Board of Directors
Dan Anderson
Glenn "Jack" Carpenter
Alana Chalmers

Tom Collins
Bert Cronin Jr.
Bob Fankhauser

Jim Gaffney
Tom Gaffney
Terry Goodrich

Ken Green
Rod Henry
Cal Kinney

Rosemary Lane
Steve McCary
Rock Peterson

Jürgen Sauerland
Lane Savitch
Larry Stave

Katherine Wilson

Executive Director
Bill Tsoukalas

Branches
Aldenwood
Arlington
Edmonds
Everett
Mukilteo
Monroe
Sultan

Janet Campton
Real Estate Manager
CB Commercial
US Bank Centre
1420 Fifth Avenue, Ste. 1700
Seattle, WA 98101-2384

Dear Janet:

We are not using regulated materials in our bingo operations.
Access to our facility by the contractor for the Phase I
Environmental Site Assessment is easiest on Monday,
Thursday and Friday.

Sincerely,



Bill Tsoukalas
Executive Director

SEP 27 1994



4403 Russel Road. 2B
Mukilteo, WA 98275
(206) 743-KING

September 26, 1994

Ms. Janet E. Campton
CB Commercial
1420 5th Ave Suite 1700
Seattle WA 98101-2384

re: Phase I Environmental Site Assessment

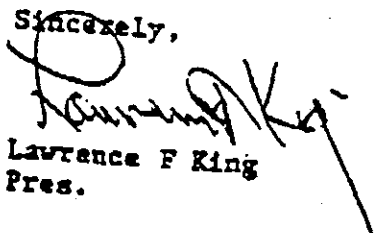
Dear Janet,

Thank you for your letter regarding the above site assessment. We appreciate the notification of impending visit.

In answer to your request concerning hazardous wastes at this location, we have tramp oil and coolants collected in barrels and picked up by Safety-Kleen Corp. in Lynnwood. Our EPA Generator number is WA0000627679.

If any other information is required, please let me know.

Sincerely,


Lawrence F King
Pres.

/clt

DANSCO CABINETS, INC
4403 RUSSELL RD.
MUKILTEO, WA 98275
(206) 347-6657

SEP 27 1994

SEPT. 26, 1994

DEAR JANET,

I AM NOW USING ENVIRONMENTALLY SAFE PRODUCTS
SUCH AS GLUE, PAINT, AND SOME CLEANING AIDS.
ALL SANDUST, SCRAP WOOD, AND EMPTY CANS ARE
DISPOSED OF IN THE DUMPSTER THAT I SHARE WITH
CUSTOM COMMERCIAL CABINETS.

I DO KEEP SOME LACQUER THINNER ON HAND FOR
CLEANING PURPOSES.

I HOPE THIS IS THE INFORMATION YOU WERE
LOOKING FOR.

YOURS TRULY,

Dan House
DAN HOUSE



TELEPHONE MEMO

DATE

10/6

TIME

10:55

TO

CALLER

OF

PHONE

AREA CODE

NUMBER

EXTENSION

☐ TELEPHONED☐ PLEASE CALL☐ CAME TO SEE YOU☐ WILL CALL AGAIN☐ RETURNED YOUR CALL☐ WANTS TO SEE YOU☐ HOLDING ON EXTENSION

MESSAGE

Cutting oil

synthetic coolant

Solvent

Despot Recovery Septa Inc

SIGNED

Form No. 6005 Rev 4/81

USE : ENVIRONMENTAL SITE ASSESSME
CB COMMERCIAL
HERS INDUSTRIAL PARK
MUKILTEO, WASHINGTON

9.4 INSURANCE CERTIFICATES

CERTIFICATE OF INSURANCE

COPY

PRODUCER: CULBERT DAVIS CO PO BOX 1234 SIOUX FALLS SD 57101-1234	ISSUE DATE: 9-29-94 COMPANY: AMERICAN INT'L SPECIALTY LINES CO C/O SWETT & CRAWFORD GROUP
INSURED: ATC ENVIRONMENTAL INC AND DENNISON ENVIRONMENTAL SERVICES DIAGNOSTIC ENVIRONMENTAL INC ETAL 1515 E 10TH ST SIOUX FALLS SD 57103	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW
 HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY
 PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR
 CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO
 WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE
 INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT
 TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES.
 LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGES		DATES		LIMITS
TYPE OF INSURANCE	POLICY #	EFFECTIVE	EXPIRATION	
PROFESSIONAL	7730770	10/24/93	10/24/94	\$2,000,000 OCCURRENCE
LIABILITY				\$2,000,000 AGGREGATE
(CLAIMS-MADE POLICY)				\$ 100,000 DEDUCTIBLE

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

COVERAGES INCLUDE CONTRACTOR'S POLLUTION LIABILITY \$1,000,000 LIMIT

PROJ: HERS INDUSTRIAL PARK
 4403-4480 RUSSELL ROAD/CHERNAULT BEACH RD - MUKITTEO WA
 PHASE I ENVIRONMENTA AUDIT

ADDITIONAL INSUREDS: CERTIFICATE HOLDER, HAWAIIAN TRUST COMPANY LTD
 AS TRUSTEE FOR EDWIN TU-KUEI KAM TRUST, LANDLORD. As respects to liability
 arising out of the covered professional services performed by the named insured.

CERTIFICATE HOLDER CB COMMERCIAL REAL ESTATE GROUP INC US BANK CENTER - ATTN JANET CAMPTONS 1420 5TH AVE - STE 1700 SEATTLE WA 98101-2384	AUTHORIZED REPRESENTATIVE CARLA WORMINGTON
--	--

ATCEAO/GF

SHOULD THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE
 EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL
 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED, BUT FAILURE
 TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY
 KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

9/26/94

PRODUCER

Howalt-McDowell Insurance, Inc

PO Box 5113

Sioux Falls SD 57117-5113

INSURED

ATC Environmental Inc.

Hygeia Proscience Laboratories

Inc. - 1515 E 10th St

Sioux Falls SD 57103

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW

COMPANIES AFFORDING COVERAGE

COMPANY LETTER **A** North River Ins. Co.

COMPANY LETTER **B** North River Ins. Co.

COMPANY LETTER **C** Athena Assurance Co.

COMPANY LETTER **D**

COMPANY LETTER **E**

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO. TR.	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YY)	POLICY EXP. DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	5031328059	6/06/94	6/06/95	GENERAL AGGREGATE 2000000
	☒ COMM. GENERAL LIABILITY				PROD-COMP/OP AGG. N/A
	☐ CLAIMS MADE ☒ OCC.				PERS. & ADV. INJURY 1000000
	☐ OWNER'S & CONTRACTOR'S PROT				EACH OCCURRENCE 1000000
					FIRE DAMAGE (One Fire) 100000
					MED. EXP. (One Per) 5000
B	AUTOMOBILE LIABILITY	133600782	6/06/94	6/06/95	COMBINED SINGLE LIMIT 1000000
	☒ ANY AUTO				BODILY INJURY (Per person)
	☐ ALL OWNED AUTOS				BODILY INJURY (Per accident)
	☐ SCHEDULED AUTOS				PROPERTY DAMAGE
	☒ HIRED AUTOS				
	☒ NON-OWNED AUTOS				
C	EXCESS LIABILITY	900BA2238	6/06/94	6/06/95	EACH OCCURRENCE 4000000
	☒ UMBRELLA FORM				AGGREGATE 4000000
	☐ OTHER THAN UMBRELLA FORM				
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				STATUTORY LIMITS
					EACH ACCIDENT
					DISEASE-POLICY LIMIT
OTHER					DISEASE-EACH EMP.

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

Proof of Insurance - Project: HERS

Industrial Park, 4403-4480 Russell Rd/Chernault Beach Rd, Mukilteo, WA

Phase I Environmental Audit. See attached for additional insureds.

CERTIFICATE HOLDER

CB Comm'l Real Estate Group
Inc, US Bank Ctr-Janet Campton
1420 5th Ave Suite 1700
Seattle WA 98101-2384

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Roger Starks

Hawaiian Trust Company LTD as trustee for Edwin Tu-Kuei , Kato Trust,
Landowner & CB Commercial Real Estate Group Inc, Agent are included
as additional insureds as respects the general liability.



P.O. Box 82206
Kenmore, WA 98028

Telephone (206) 486-6665
FAX (206) 486-7896

SUMMARY REPORT
LEVEL II ENVIRONMENTAL SITE ASSESSMENT
HERS INDUSTRIAL PARK
MUKILTEO, WASHINGTON
JPHC CO# 9450601

PREPARED FOR:

Hawaiian Trust Company
c/o Colliers Real Estate Services
800 Fifth Avenue, Suite 500
Seattle, WA 98104
Attn.: Mr. Jim Rock

PREPARED BY:

James P. Hurley Company
P.O. Box 82206
Kenmore, WA 98028

DATE PREPARED:

July 26, 1995

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Report

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Exhibits

Exhibit A	Vicinity Map
Exhibit B	Site/Sampling Plan
Exhibit C	Catch Basin Detail
Exhibit D	Laboratory Reports

August 3, 1995

Hawaiian Trust Company, Ltd.
c/o Colliers Real Estate Services
800 Fifth Avenue, Suite 3930
Seattle, WA 98104

Attention: Mr. Jim Rock, Property Manager

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT
HERS INDUSTRIAL PARK
4403 TO 4493 RUSSELL ROAD AND 4424 4480 CHENNAULT BEACH ROAD
MUKILTEO, WASHINGTON

Dear Jim:

This report summarizes the findings and opinions of a Level II environmental site assessment of the above referenced property performed by James P. Hurley Co. (JPHC), an environmental management and consulting firm.

UNDERSTANDING OF NEED

In October of 1994, ATC Environmental, Inc. (ATC) performed a Phase I Environmental Site Assessment investigation of the subject property and identified the following areas of concern for which we have been directed to perform Phase II assessment services:

- ✓ Removal of a 500 gallon diesel fuel underground storage tank (UST) located on the south side of the 4493 building and perform a site assessment following the UST removal activities.
- ✓ The storm drainage system was reported to discharge into leach fields and/or dry wells on the site. We were directed to explore five representative catch basins by extending exploratory test pits to a sufficient depth to adequately observe the catch basins and drain pipes and collect and screen soil samples for possible petroleum contamination.
- ✓ Two floor drains which are suspected of being used to discharge industrial waste or hazardous liquids. We were directed to explore the soils beneath the drains by extending exploratory test pits to a sufficient depth to adequately observe the drain pipes and collect and screen soil samples for possible petroleum contamination.

EXECUTIVE SUMMARY

We performed phase II environmental site assessment services on the referenced property. The following is a summary of our findings and opinions of the areas of concern which were the focus of our contract services:

□ The 500 gallon heating fuel UST was removed from beneath the paved parking lot on the south end of Building 4493. Twenty-five tons of petroleum contaminated soil was identified and removed from the property during the risk assessment phase of the UST removal work. Our field observations at the time of the UST and soil removal activities are the bases for our opinion that the source of contamination was diesel from a drain plug on the bottom of the tank and that known soils in excess of the Washington State Department of Ecology (WSDOE) Model Toxics Control Act (MTCA) Method A cleanup standards for diesel in soil (200 ppm) have been removed from the site. The contamination plume was limited to a two foot deep lens of soil beneath the tank.

□ We inspected five typical storm water discharge drains to determine the construction of the system and to assess the risk of possible subsurface contamination on the property from industrial activities. The five storm drains were located in areas identified in the ATC report as being at risk from historical industrial use. Test pits were extended to a sufficient depth to allow inspection of the drain catch basins, the connection of the catch basins to the discharge pipes, the general distribution of the pipes, and the condition of the underlying soils.

We found that all five storm drains were connected to concrete or masonry catch basins which were connected to perforated polyvinyl chloride (PVC) discharge pipes. As installed, the system distributes the storm water and potential contaminants, to leach fields beneath the parking lot throughout the site.

The soils and groundwater undermining the storm drainage system are highly sensitive to damage from hazardous liquids entering the storm water discharge system from industrial or automobile parking use for the following reasons:

1. The catch basins are not impervious to migrating liquids (In one case, there was no bottom to the basin) and will therefore allow seepage of contaminants into the ground.

2. There are no oil/water separator chambers in the catch basins. This condition ensures that suspended or dissolved contaminants are gravity fed to the outlet drain.

3. The system was designed and constructed to divert storm water from the parking surface to the subsurface, ensuring that contaminants and suspended solids in the storm water will seep into the underlying soil and groundwater.

The results of our field observations and laboratory analyses are the bases for our opinion that isolated petroleum contamination in exceedence of the Washington State Department of Ecology (WSDOE) Model Toxics Control Act (MTCA) Method A cleanup standards for oil in soil (200 ppm) was present in one of the five test locations. We interpreted the results to indicate that the source of contamination in the impacted test area was waste motor oil from vehicle maintenance activities in the vicinity of Building 4403 but that, in general, widespread petroleum contamination in the leach fields underlying the storm drains in the locations tested was not present.

Given the ability of the existing system to allow unimpeded migration of contaminants into the leach fields, every storm water drain on the property is a potential point source for environmental impairment. If future development plans include extensive site improvements, we recommend upgrading the existing storm water drainage system with one that incorporates larger, impervious vaults with oil/water separators and solid drains which discharge into the local storm water drainage system. Until such plans can be incorporated, we recommend inserting inlet filter trays on the drains to reduce the amount of sediment and contaminants entering the drain.

☐ We inspected interior floor drains in the Exotic Metals Welding and King Machine spaces to determine the construction of the drains and to assess the risk of possible subsurface contamination on the property from historical industrial use. In summary, no evidence of significant environmental impairment was identified in either location and both drains were removed as part of our field activities.

GEOLOGY AND HYDROLOGY

The geology of the soils encountered in the excavation consisted of brown gravel-sand-silt mixtures to the depths uncovered (approximately 10' bgs). Groundwater was not encountered.

SITE OBSERVATIONS-UST REMOVAL

Our observations of the underground storage tank removal activities are summarized in the attached report entitled, Combined UST Removal and Soil Cleanup Summary Report-4493 Russell Road, dated July 24, 1995.

SITE OBSERVATIONS-STORM WATER DISCHARGE SYSTEM

On June 19, 1995, Jim Hurley visited the site (see Exhibit A, Vicinity Map) to observe the excavation of five test pits to depths ranging from six to eight feet beneath ground surface (bgs) in the locations shown on Exhibit B, Site/Sampling Plan. Test pits TP1, TP2, TP3, TP4, and TP5 were excavated with the use of a backhoe to expose five representative catch basins and associated storm drain connections throughout the site. One soil sample was collected from each test pit in the area judged to be the most likely to contain contamination. The following observations were noted:

Test Pit TP1: This test pit exposed the catch basin, discharge drain, and soils surrounding the connection on the north side of Building 4493. It extended from the surface to a depth of eight feet bgs. The catch basin consisted of a solid concrete vault which measured approximately two feet deep by eighteen inches by eighteen inches (see Exhibit C, Catch Basin Detail). The vault walls and base appeared to be monolithic and structurally sound and impervious to sludge leakage. Approximately two inches of sludge was observed in the bottom of the vault. Water and suspended solids from the catch basin discharged into a six inch diameter perforated PVC outlet drain on the west side of the vault. Oily water, black in color with a slight sheen, was observed in the base of the vault and in the storm drain. Sample TP1 was collected from a black stained wedge of soil at a depth of approximately three feet bgs beneath the connection of the outlet drain to the vault.

Test Pit TP2: This test pit exposed the catch basin, discharge drain, and soils surrounding the connection on the north side of Building 4463. It extended from the surface to a depth of six feet bgs. The catch basin consisted of a masonry vault which measured approximately two feet deep by eighteen inches by eighteen inches. The vault walls and base were made up with un-grouted 8" by 8" by 16" cement blocks. Approximately four inches of sludge was observed in the bottom of the vault. Water and suspended solids from the catch basin discharged directly into a four inch diameter perforated PVC drain on the east side of the vault. Oily water, black in color with a slight sheen, was observed in the base of the vault and in the storm drain. Sample TP2 was collected at a depth of approximately three feet bgs

beneath the connection of the outlet drain to the vault. A six inch solid PVC storm drain was encountered at a depth of six feet bgs and damaged by our operation. The four inch outlet drain from the vault did not appear to be connected to the storm drain. We replaced a six foot section of the pipe prior to backfilling and re-paving.

Test Pit TP3: This test pit exposed the catch basin, discharge drain, and soils surrounding the connection on the north side Building 4433. It extended from the surface to a depth of six feet bgs. The catch basin consisted of a masonry vault which measured approximately two feet deep by eighteen inches by eighteen inches. The vault walls and base were made up with un-grouted 8" by 8" by 16" cement blocks. Approximately four inches of sludge was observed in the bottom of the vault. Water and suspended solids from the catch basin discharged directly into a four inch diameter perforated PVC outlet drain on the east side of the vault. Oily water, black in color with a slight sheen, was observed in the base of the vault and in the storm drain. Sample TP3 was collected beneath the connection of the outlet drain to the vault at a depth of approximately three feet bgs.

Test Pit TP4: This test pit exposed the catch basin, discharge drain, and soils surrounding the connection on the north side of the Building 4403. It extended from the surface to a depth of six feet bgs. The catch basin consisted of a masonry vault which measured approximately two feet deep by eighteen inches by eighteen inches. The vault walls were made up with un-grouted 8" by 8" by 16" cement blocks. There was no base to the vault. Approximately four inches of sludge was observed in the bottom of the vault. Water and suspended solids from the catch basin discharged directly into a four inch diameter perforated PVC outlet drain on the east side of the vault. Oily water, black in color with a slight sheen, was observed in the base of the vault and in the storm drain. Sample TP4 was collected beneath the vault walls at a depth of approximately three feet bgs.

Test Pit TP5: This test pit exposed the catch basin, discharge drain, and soils surrounding the connection on the north side Buildings 4470 and 4480. It extended from the surface to a depth of eight feet bgs. The catch basin consisted of a masonry vault which measured approximately two feet deep by eighteen inches by eighteen inches. The vault walls and base were made up with un-grouted 8" by 8" by 16" cement blocks. Approximately four inches of sludge was observed in the bottom of the vault. Water and suspended solids from the catch basin discharged directly into a four inch diameter perforated PVC outlet drain on the east side of the vault. Oily water, black in color with a slight sheen, was observed in the base of the vault

and in the storm drain. Sample TP5 was collected beneath the connection of the outlet drain to the vault at a depth of approximately three feet bgs. The soil in the sample was stained black.

SITE OBSERVATIONS-DRAINS IN BUILDINGS 4433 AND 4403

On June 19, 1995, Jim Hurley observed the excavation of exploratory test pits adjacent to floor drains in the Exotic Tool Welding space and the King Machine space. One soil sample was collected from each test pit in the area judged to be the most likely to contain contamination. The following observations were noted:

Test Pit TP6: The soils surrounding a flush mounted four inch floor drain in the Exotic Metals Welding space was uncovered in order to allow visual assessment of the subsurface conditions. The drain was connected to a two inch diameter steel pipe which appeared to be connected to the storm drainage system on the north side of the building. The floor drain and pipe were assessed to be in good condition with no indication of corrosive degradation. The concrete in the immediate vicinity of the drain was stained with motor oil and appeared to be etched by a corrosive chemicals and was cracked near the drain. Visual inspection of the soil beneath the drain identified an oily staining pattern in the upper eighteen inches of the soil (see Photograph #2). The source of contamination appeared to be related to previous surface activities. Sample 4433-1 was collected in the impacted wedge at a depth of approximately eighteen inches bgs.

Test Pit TP7: The soils surrounding a flush mounted four inch floor drain in the King Machine space was uncovered in order to allow visual assessment of the subsurface conditions. The drain was connected to a two inch diameter steel pipe which appeared to be connected to the sanitary sewer system of the building. The floor drain and pipe were assessed to be in good condition with no indication of corrosive degradation. The concrete in the immediate vicinity of the drain was in good condition. Visual inspection of the soil beneath the drain gave no indication of the presence of contamination (see Photograph #2). Sample King-1 was collected beneath the floor drain trap at a depth of approximately eighteen inches bgs.

On July 6, 1995, Jim Hurley returned to the Exotic Metals space to further assess the soil beneath the floor drain in TP6. The following observations were noted:

Test Pit TP6: Following the removal of approximately one additional cubic yard of soil from beneath the floor drain in Exotic

Metals Welding, a second discrete sample (4433-1) was collected beneath the floor drain at a depth of three feet bgs. Our visual observations led us to believe that the staining pattern was bracketed vertically between the surface and two feet bgs and was limited horizontally within a two foot diameter centered beneath the drain.

QUALITY CONTROL

The soil samples to be chemically analyzed were packed in laboratory prepared four ounce sampling jars equipped with Teflon lids, and placed in a chilled ice chest with "blue ice" for transportation to the laboratory. A chain of custody form was completed at the time of transport. The soil samples were transferred to On-Site Environmental Inc. at their offices at 14924 Northeast 31st Circle, Redmond, Washington.

LABORATORY RESULTS

The samples were submitted for analysis by Washington Total Petroleum Hydrocarbons-Hydrocarbon Identification Test (WTPH-HCID). This method is a qualitative test that identifies the presence and type of hydrocarbons that may be present in the sample. Detection limits for the WTPH-HCID method are 20 parts per million (ppm) for gasoline, 50 ppm for diesel, and 100 ppm for oil. Quantification of identified hydrocarbon contamination required additional testing, however non-detectable HCID results were considered to be adequate evidence that no significant contamination was present. Copies of the Laboratory Reports are attached. The results are summarized below:

TABLE 1
SUMMARY OF LABORATORY RESULTS

<u>Date Collected</u>	<u>Sample ID #</u>	<u>Depth (bgs)</u>	<u>Laboratory Results HCID</u>	<u>Laboratory Results 418.1 (ppm)</u>	<u>Laboratory Results WTPH-D (ppm)</u>	<u>Laboratory Results WTPH-G (ppm)</u>
6-19-95	TP1-1	3'	ND	NT	NT	NT
6-19-95	TP2-1	3'	diesel	NT	150	NT
6-19-95	TP3-1	3'	ND	NT	NT	NT
6-19-95	TP4-1	3'	diesel, oil	2,700	4,000	NT
6-19-95	TP5-1	3'	ND	NT	NT	NT
6-19-95	4433-1	1.5'	gasoline, oil	*1	NT	*1
6-26-95	King-1	1.5'	ND	NT	NT	NT
7-7-95	4433-2	3'	ND	NT	NT	NT

Note *1: Soil Samples #4433-1 and TP4-1 were submitted for volatile and semi-volatile analysis under EPA Methods 8270 and 8240. See attached Laboratory Reports.

The samples collected from test pits 1, 3, and 5 were non-detectable for petroleum hydrocarbons. HCID analysis of TP2-1 confirmed the presence of diesel range hydrocarbons. WTPH-D analysis of TP2-1 yielded 150 ppm. These results are less than the MTCA Method A cleanup standard for diesel in soil of 200 ppm.

HCID analysis of TP4-1 confirmed the presence of diesel and oil range hydrocarbons. WTPH-D analysis of TP2-1 yielded 4,000 ppm. EPA 418.1 analysis of TP2-1 yielded 2,700 ppm. These results exceed the MTCA Method A cleanup standard for diesel or oil in soil of 200 ppm.

HCID analysis of 4433-1, the sample collected at a depth of 1.5 feet bgs under the floor drain in Exotic Metals, yielded gasoline and oil range hydrocarbons. The sample was subsequently submitted for EPA Methods 8240 and 8270. The chromatogram of the sample showed classic gasoline and motor oil peak patterns. Sample 4433-2, which was collected at a depth of 3 feet bgs, was non-detectable for petroleum hydrocarbons under the HCID method.

HCID analysis of King-1, the sample collected from beneath the floor drain in King Machine, was non-detectable for petroleum hydrocarbons.

LIMITATIONS

This report has been prepared in accordance with the terms of our contract for the specific application of this project in a manner consistent with the level of care normally exercised by members of the environmental science profession currently practicing under similar conditions in the area.

No other warranty, expressed or implied, is made. No investigation is thorough enough to exclude the presence of hazardous materials at a given site. Therefore, if no hazardous materials have been identified during the assessment, this should not be construed as a guarantee of the absence of such materials, but merely as the result of services performed within the scope, limitations, and cost of work performed.

Any opinions and/or recommendations presented in this report apply to site conditions existing at the time of performance of services. We are unable to report on or accurately predict events which may impact the site following performance of services, whether occurring naturally or caused by external forces. We assume no responsibility for conditions we did not investigate, or conditions not generally recognized as environmentally unacceptable at the time services were performed.

Environmental conditions may exist at the site which cannot be identified by visual observation. Where the scope of services was limited to observations made during site reconnaissance, interviews, and/or review of readily available reports and literature, any conclusions, and/or

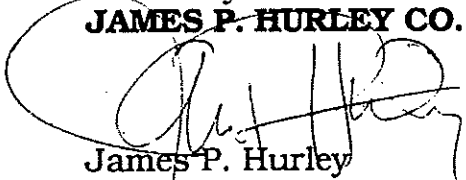
recommendations are necessarily based largely on information supplied by others, the accuracy or sufficiency of which may not have been independently reviewed by us. If new information is developed or data becomes available for review in the future, we have the right to re-evaluate the conclusions of this report, and provide amendments as required.

Naturally occurring toxic substances, toxicity of substances common in current habitable environments, or contaminant concentrations which are not of current environmental concern may not be reflected in this document if such was not an expressed concern of our client or previously reported by others. We are not responsible for the impact of changes in applicable environmental standards, practices, or regulations following performance of services.

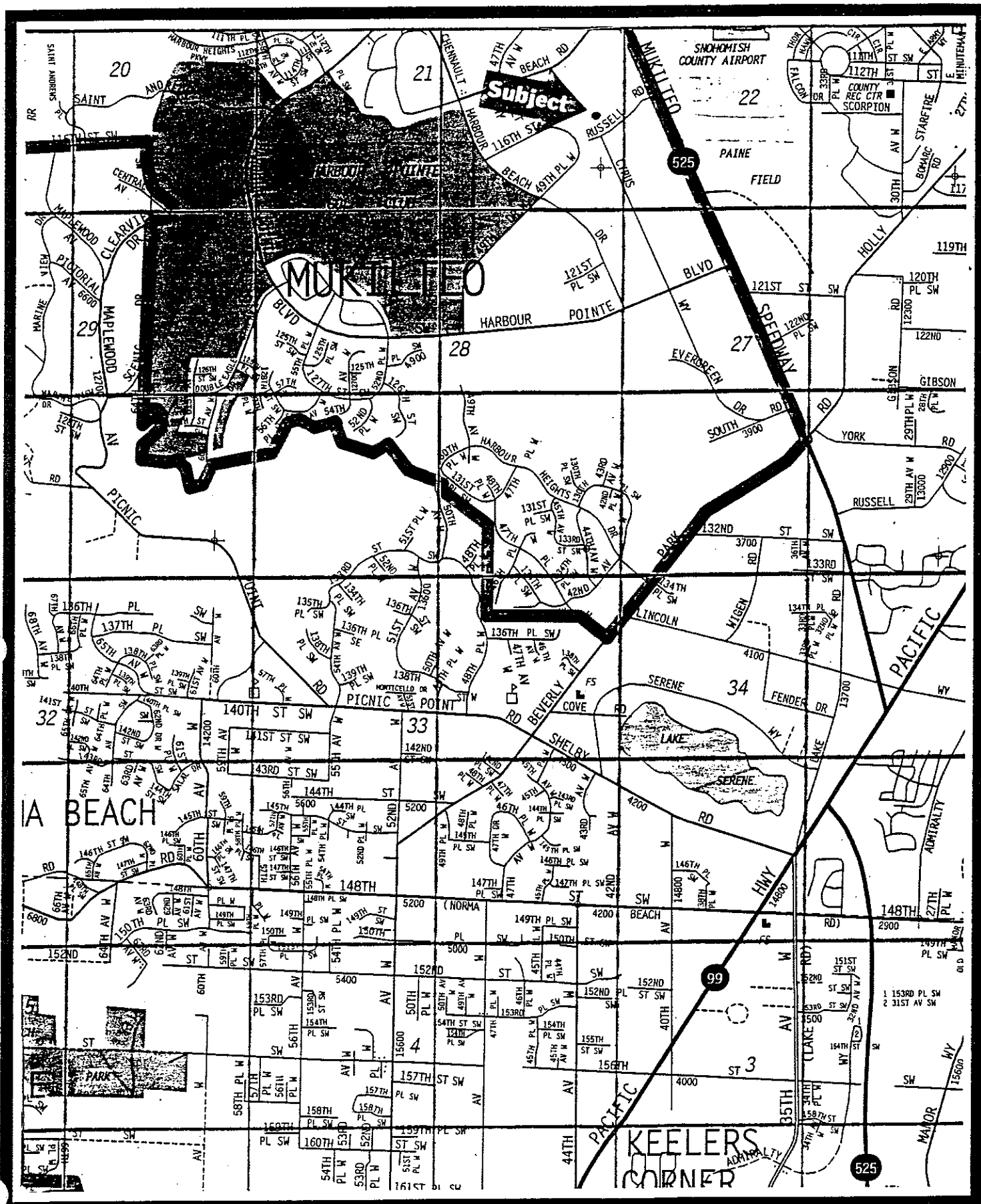
Services hereunder were performed in accordance with our agreement and understanding with our client, which may not be fully disclosed in this document. Opinions and/or recommendations are intended for the client, purpose, site, location, time frame, and project parameters indicated. This report was prepared solely for the use of our client, and should be reviewed in its entirety; we are not responsible for subsequent separation, detachment, or partial use of this document. Any reliance of this report by a third party shall be at such party's sole risk.

Please call with any questions on this matter.

Sincerely
JAMES P. HURLEY CO.

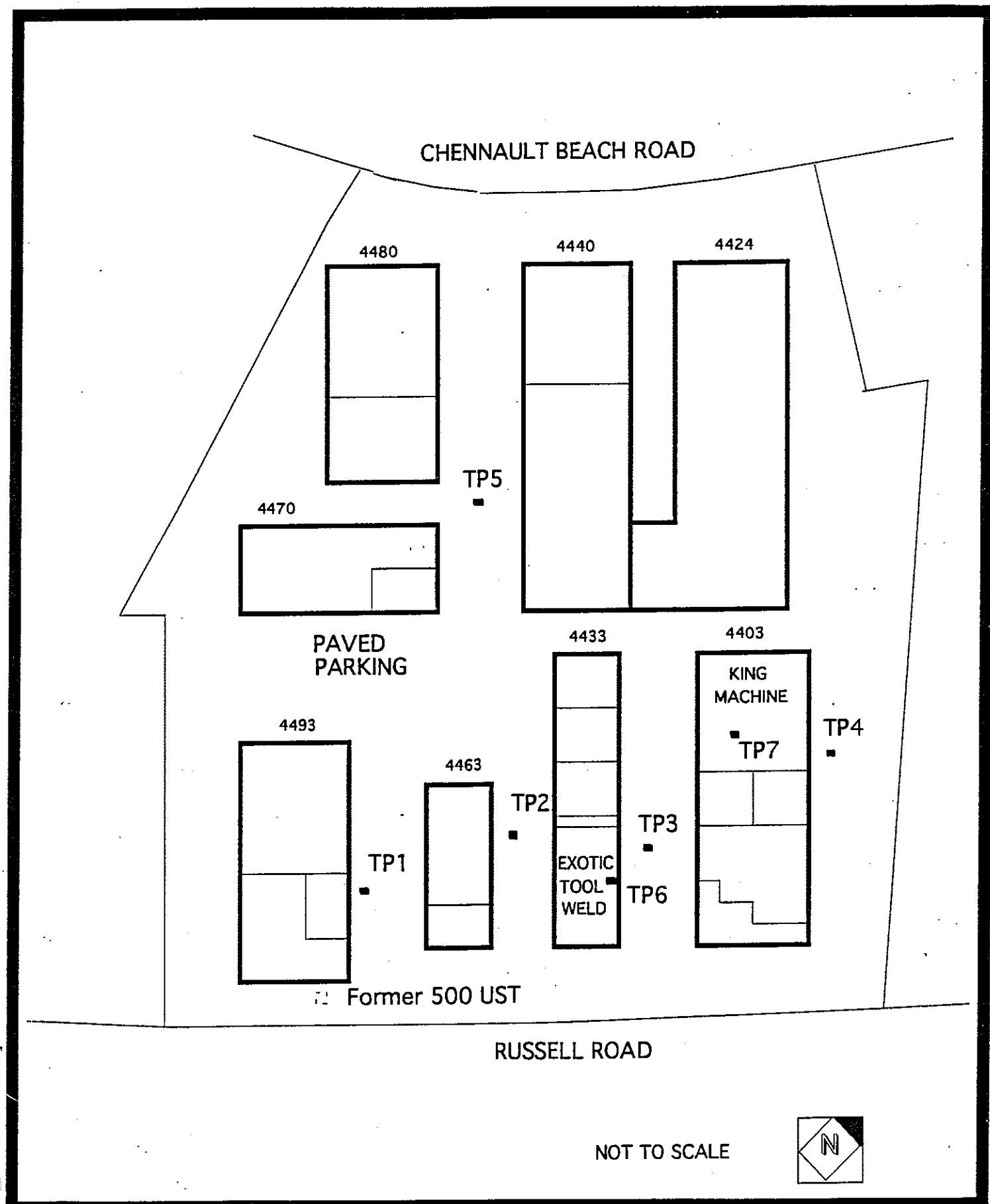


James P. Hurley
President



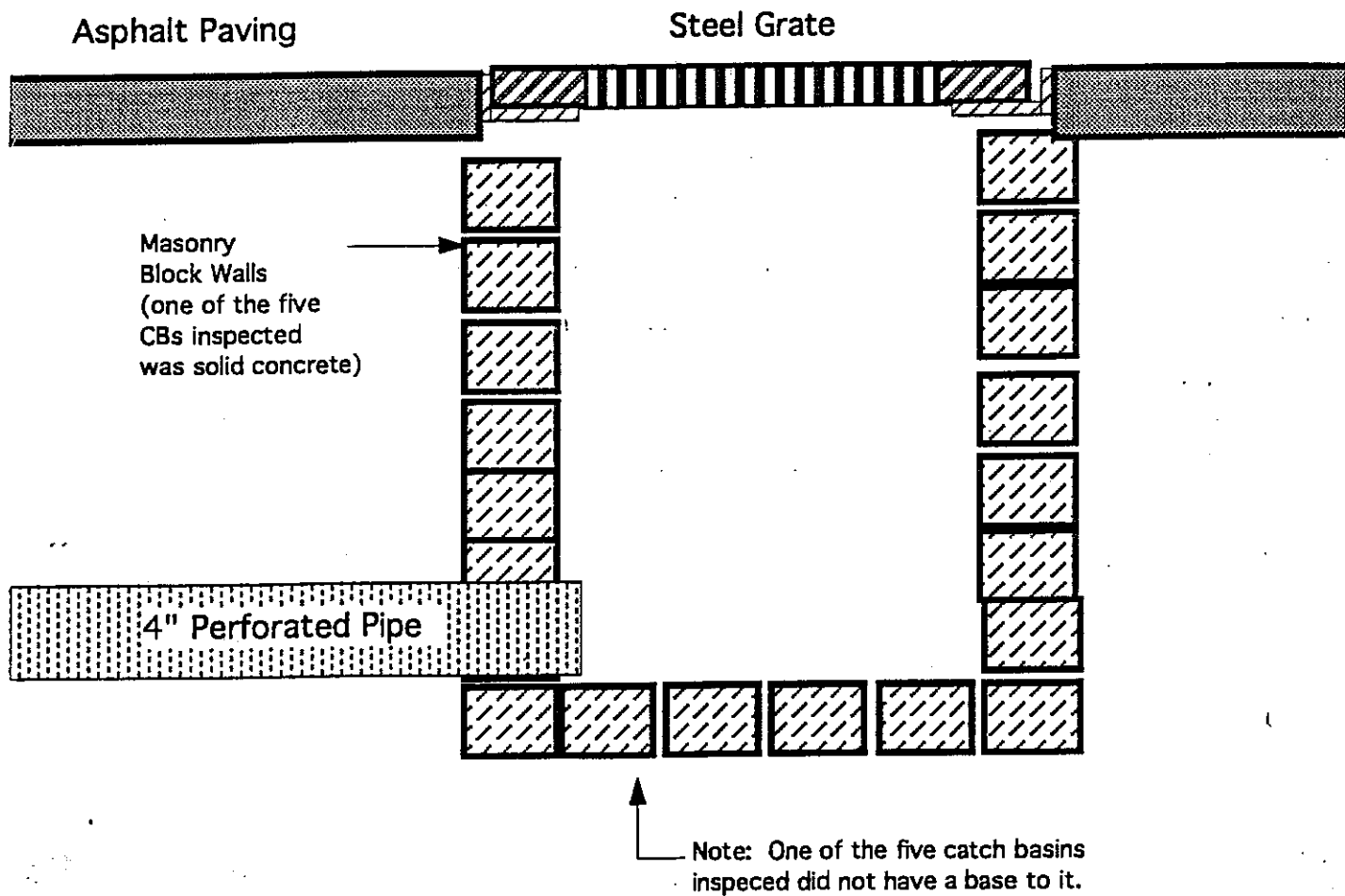
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Exhibit A **Vicinity Map**



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EXHIBIT B
SITE PLAN



Real Estate Graphics, Inc. ©COPYRIGHT 1976

EXHIBIT C
DETAIL OF TYPICAL CATCH BASIN

EXHIBIT D
LABORATORY REPORTS



June 26, 1995
Lab Traveler #:06-063

Jim Hurley
James P. Hurley Co.
P.O. Box 82206
Kenmore, WA 98028

Dear Jim:

Enclosed are the results of the analyses of samples submitted on June 19, 1995 from Project Hers Ind. Park.

We appreciate this opportunity to be of service to you on this project. If you have any questions regarding this report, please feel free to call me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Wendy Linn McLeod".

Wendy Linn McLeod
Project Chemist

Enclosures

Date of Report: June 26, 1995
 Samples Submitted: June 19, 1995
 Lab Traveler: 06-063
 Project: Hers Ind. Park

WTPH-HCID

Date Extracted: 6-20-95
 Date Analyzed: 6-20-95

Matrix: Soil

Client ID	Lab ID	GC Characterization	o-terphenyl Surrogate Recovery	Flags
TP1-1	06-063-1	<20 ppm Gasoline range hydrocarbons <50 ppm Diesel range hydrocarbons <100 ppm Oil range hydrocarbons	110%	
TP2-1	06-063-2	<20 ppm Gasoline range hydrocarbons Diesel range hydrocarbons <100 ppm Oil range hydrocarbons	109%	
TP3-1	06-063-3	<20 ppm Gasoline range hydrocarbons <50 ppm Diesel range hydrocarbons <100 ppm Oil range hydrocarbons	108%	
TP4-1	06-063-4	<200 ppm Gasoline range hydrocarbons Diesel range hydrocarbons Oil range hydrocarbons	—	S
TP5-1	06-063-5	<20 ppm Gasoline range hydrocarbons <50 ppm Diesel range hydrocarbons <100 ppm Oil range hydrocarbons	109%	
4433-1	06-063-6	Gasoline range hydrocarbons <50 ppm Diesel range hydrocarbons Oil range hydrocarbons	111%	

S-Surrogate recovery data not available due to the necessary dilution of the sample.

Date of Report: June 26, 1995
Samples Submitted: June 19, 1995
Lab Traveler: 08-063
Project: Hers Ind. Park

WTPH-HCID
METHOD BLANK QUALITY CONTROL

Date Extracted: 6-20-95
Date Analyzed: 6-20-95

Matrix: Soil

Lab ID: **MB0620S1**
Client ID **Batch QA**

	GC Characterization	o-terphenyl Surrogate Recovery	Flags
Method Blank	<20 ppm Gasoline range hydrocarbons <50 ppm Diesel range hydrocarbons <100 ppm Oil range hydrocarbons	107%	

Date of Report: June 26, 1995
Samples Submitted: June 19, 1995
Lab Traveler: 06-063
Project: Hers Ind. Park

WTPH-D (extended)

Date Extracted: 6-22-95
Date Analyzed: 6-22-95

Matrix: Soil
Units: mg/Kg (ppm)

Client ID	Lab ID	Dilution Factor	Total Petroleum Hydrocarbons	Surrogate Recovery	Flags	PQL
TP2-1	06-063-2	1.0	150	93%	L	25
TP4-1	06-063-4	5.0	4000	—	S,L	125

L-Quantitated from C7-C34 as diesel fuel #2.

S-Surrogate recovery data not available due to the necessary dilution of the sample.

Date of Report: June 26, 1995
Samples Submitted: June 19, 1995
Lab Traveler: 06-063
Project: Hers Ind. Park

WTPH-D
METHOD BLANK QUALITY CONTROL

Date Extracted: 6-22-95
Date Analyzed: 6-22-95

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: MB0622S1
Client ID: **Batch QA**

	Dilution Factor	Total Petroleum Hydrocarbons	Surrogate Recovery	Flags	PQL
Method Blank	1.0	ND	97%		25

Date of Report: June 26, 1995
Samples Submitted: June 19, 1995
Lab Traveler: 06-063
Project: Hers Ind. Park

WTPH-D
DUPLICATE QUALITY CONTROL

Date Extracted: 6-22-95
Date Analyzed: 6-22-95

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: 06-073-1
Client ID: **Batch QA**

	Dilution Factor	Total Petroleum Hydrocarbons	Surrogate Recovery	Flags	PQL
Sample	1.0	33.6	92%		25
Duplicate	1.0	31.5	96%		25
RPD		NA			

Date of Report: June 26, 1995
Samples Submitted: June 19, 1995
Lab Traveler: 06-063
Project: Hers Ind. Park

WTPH-D
SB/SBD QUALITY CONTROL

Date Extracted: 6-22-95
Date Analyzed: 6-22-95

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: SB0622S1
Client ID: **Batch QA**

	Dilution Factor	Total Petroleum Hydrocarbons	Percent Recovery	Surrogate Recovery	Flags	PQL
Spike Blank @ 100 ppm	1.0	90.0	90%	102%		25
Spike Blank Duplicate	1.0	95.2	95%	103%		25
RPD		5.6%				

Date of Report: June 28, 1995
Samples Submitted: June 19, 1995
Lab Traveler: 06-063
Project: Hers Ind. Park

WTPH 418.1

Date Extracted: 6-22-95
Date Analyzed: 6-22-95

Matrix: Soil
Units: mg/Kg (ppm)

Client ID	Lab ID	Dilution Factor	Total Petroleum Hydrocarbons	Flags	PQL
TP4-1	06-063-4	5	2700		25

Date of Report: June 26, 1995
Samples Submitted: June 19, 1995
Lab Traveler: 06-063
Project: Hers Ind. Park

WTPH 418.1
METHOD BLANK QUALITY CONTROL

Date Extracted: 6-22-95
Date Analyzed: 6-22-95

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: **MB0622S1**
Client ID: **Batch QA**

	Dilution Factor	Total Petroleum Hydrocarbons	Flags	PQL
Method Blank	5	ND		25

Date of Report: June 26, 1995
Samples Submitted: June 19, 1995
Lab Traveler: 06-063
Project: Hers Ind. Park

WTPH 418.1
DUPLICATE QUALITY CONTROL

Date Extracted: 6-22-95
Date Analyzed: 6-22-95

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: 06-074-3
Client ID: Batch QA

	Dilution Factor	Total Petroleum Hydrocarbons	Flags	PQL
Sample	5	ND		25
Duplicate	5	ND		25
RPD		NA		

Date of Report: June 28, 1995
Samples Submitted: June 19, 1995
Lab Traveler: 06-063
Project: Hers Ind. Park

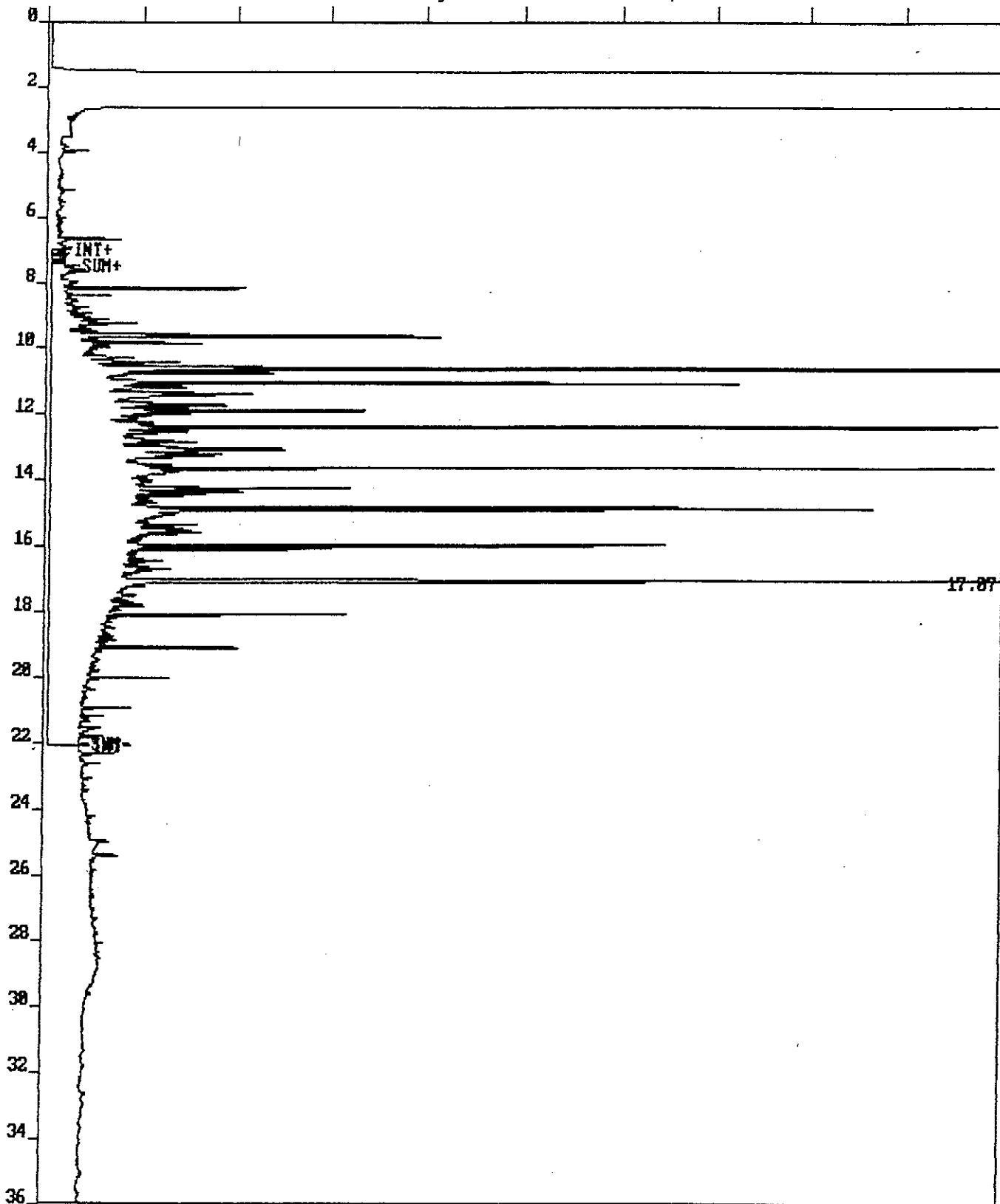
Date Analyzed: 6-22-95

% MOISTURE

Client ID	% Moisture
TP2-1	19
TP4-1	36

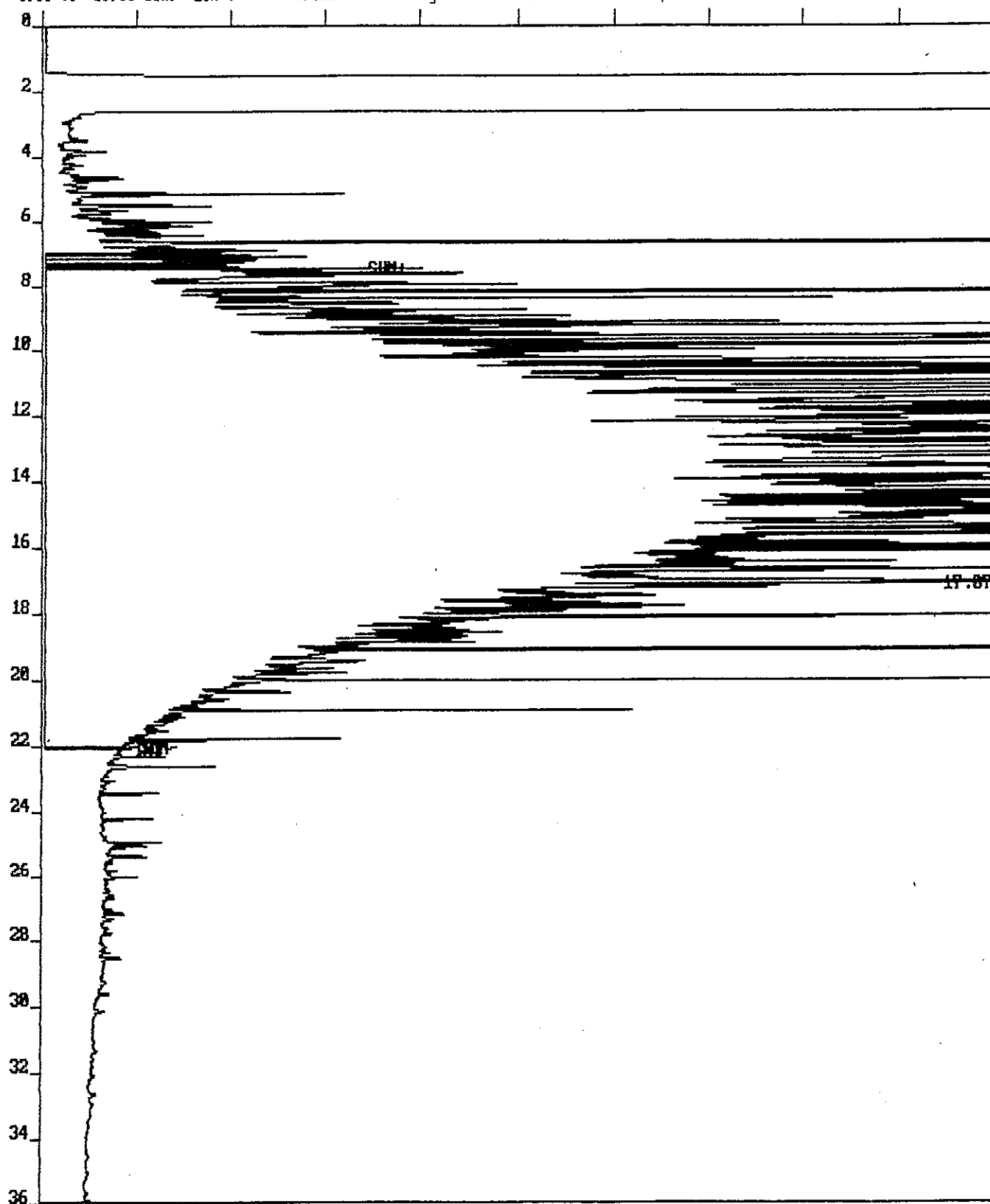
Time

File=C:\CP\DATA1\061901.06R Sample: 06-061-3 Date printed= 06-17-1995 Time= 1 1:51
0.00 to 36.00 min. Low Y = 0.33652 mv High Y = 1.33652 mv Span = 1.00000 mv



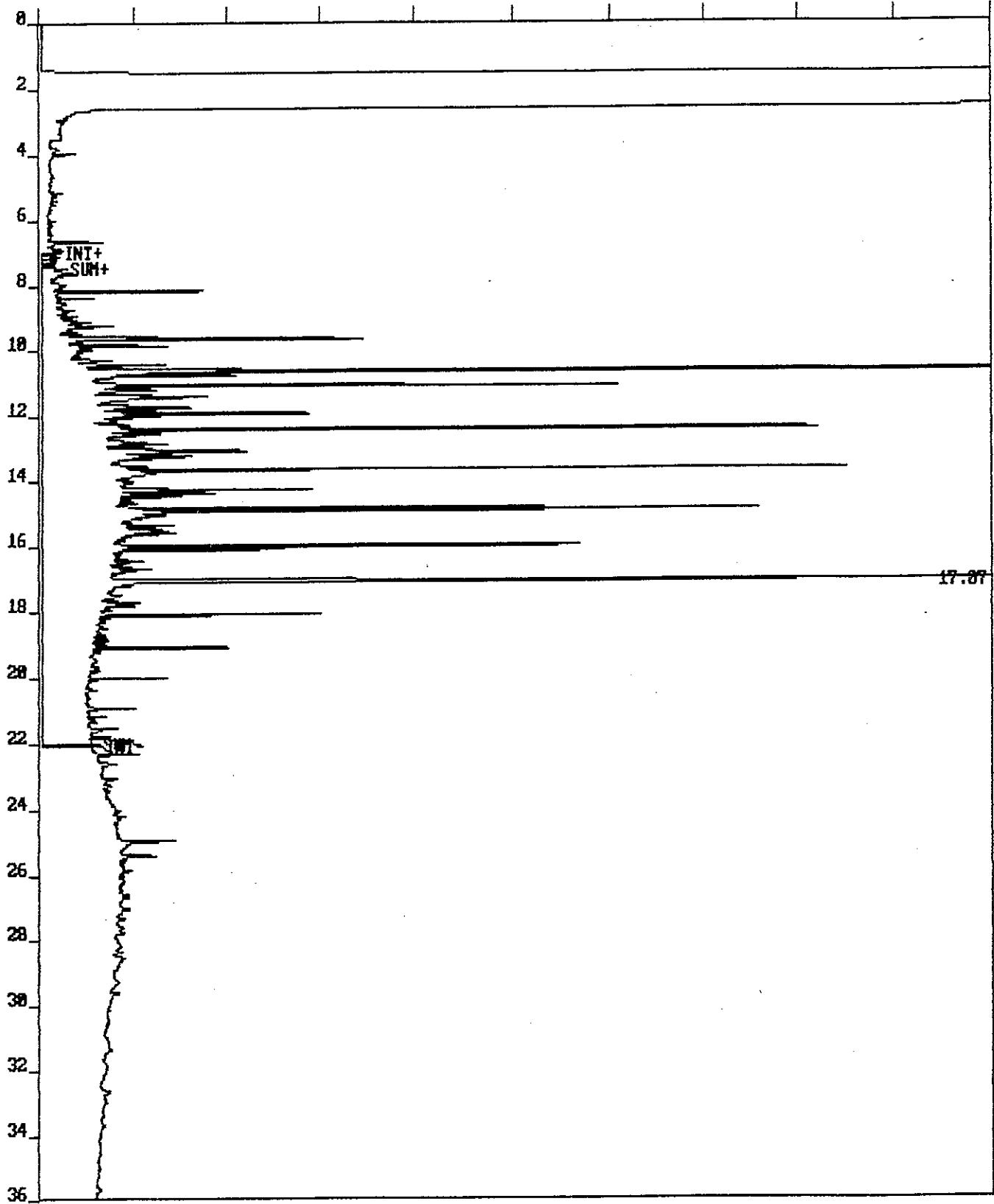
Sample: 11170
Method: WTOP-17

File=C:\CP\DATA\061901.07R Sample nar 5-061-4 Date printed= 06-17-1995 Time= 19: ' 0
0.00 to 36.00 min. Low Y = 0.00074 mv High Y = 1.33574 mv Span = 1.00000 mv



Sample: 4493-4
Method: WTR-12

File=C:\CP\DATA\0619D1.09R Sample na -061-5 Date printed= 06-17-1995 Time= 20: 6
0.00 to 36.00 min. Low Y = 0.33644 mv High Y = 1.33644 mv Span = 1.00000 mv



Sample: 7443.5
Method: W14-D

TAC.

PROJECT NAME 11/22/2014

PM _____



WT PH-HCID

WTPH-G/BTEX

WTPH-G

WTPH-D

WTPH-418.1

DRY WEIGHT

6215

TRAVELER #

41 Hurd
JAC

Date 01/05

Time 1: 1:11:25

Date _____

Time

Firm _____, Time _____



June 20, 1995
Lab Traveler #:06-061

Jim Hurley
James P. Hurley Co.
P.O. Box 82206
Kenmore, WA 98028

Dear Jim:

Enclosed are the results of the analyses of samples submitted on June 17, 1995 from Project Hers Industrial.

We appreciate this opportunity to be of service to you on this project. If you have any questions regarding this report, please feel free to call me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Wendy Linn McLeod".

Wendy Linn McLeod
Project Chemist

Enclosures

Date of Report: June 20, 1995
Samples Submitted: June 17, 1995
Lab Traveler: 06-061
Project: Hers Industrial

WTPH-D

Date Extracted: 6-19-95
Date Analyzed: 6-19-95

Matrix: Soil
Units: mg/Kg (ppm)

Client ID	Lab ID	Dilution Factor	Total Petroleum Hydrocarbons	Surrogate Recovery	Flags	PQL
4493-1	06-061-1	1.0	ND	84%		25
4493-2	06-061-2	1.0	ND	87%		25
4493-3	06-061-3	1.0	54	91%		25
4493-4	06-061-4	1.0	510	79%		25
4493-5	06-061-5	1.0	51	97%		25

Date of Report: June 20, 1995
Samples Submitted: June 17, 1995
Lab Traveler: 06-061
Project: Hers Industrial

WTPH-D
METHOD BLANK QUALITY CONTROL

Date Extracted: 6-19-95
Date Analyzed: 6-19-95

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: MB0619S1
Client ID: Batch QA

	Dilution Factor	Total Petroleum Hydrocarbons	Surrogate Recovery	Flags	PQL
Method Blank	1.0	ND	94%		25

Date of Report: June 20, 1995
Samples Submitted: June 17, 1995
Lab Traveler: 06-061
Project: Hers Industrial

WTPH-D
DUPLICATE QUALITY CONTROL

Date Extracted: 6-19-95
Date Analyzed: 6-19-95

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: 06-061-4
Client ID: Batch QA

	Dilution Factor	Total Petroleum Hydrocarbons	Surrogate Recovery	Flags	PQL
Sample	1.0	428	79%		25
Duplicate	1.0	461	84%		25
RPD		7.4%			

Date of Report: June 20, 1995
Samples Submitted: June 17, 1995
Lab Traveler: 06-061
Project: Hers Industrial

WTPH-D
SB/SBD QUALITY CONTROL

Date Extracted: 6-19-95
Date Analyzed: 6-19-95

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: SB0619S1
Client ID: Batch QA

	Dilution Factor	Total Petroleum Hydrocarbons	Percent Recovery	Surrogate Recovery	Flags	PQL
Spike Blank @ 100 ppm	1.0	96.3	96%	105%		25
Spike Blank Duplicate	1.0	95.4	95%	100%		25
RPD		0.96%				

Date of Report: June 20, 1995
Samples Submitted: June 17, 1995
Lab Traveler: 06-081
Project: Hers Industrial

Date Analyzed: 6-19-95

% MOISTURE

Client ID	% Moisture
4493-1	14
4493-2	16
4493-3	13
4493-4	16
4493-5	14

PM

OnSite Environmental Inc.

14924 NE 31st Circle, Redmond, WA 98052
Phone (206) 883-3881 Fax (206) 885-4603

WTPH-HCID
WTPH-G/BTEX
WTPH-G
WTPH-D
WTPH-418.1
DRY WEIGHT

**REQUESTED
TURNAROUND?**

TRAVELER #

06 06

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Submitted

Firm

Submitted

Firm

Date 6-17-75

Time 1:00

Date _____

Time

Received by

Firms

Received by

Firm

Date 6-17-75

Time

Date _____

Time



July 13, 1995
Lab Traveler #:06-063

Jim Hurley
James P. Hurley Co.
P.O. Box 82206
Kenmore, WA 98028

Dear Jim:

Enclosed are the results of the analyses of samples submitted on June 19, 1995 from Project Hers Inc. Park.

We appreciate this opportunity to be of service to you on this project. If you have any questions regarding this report, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'DLB' followed by a flourish, with the word 'FOR' written below it.

Wendy Linn McLeod
Project Chemist

Enclosures

Date of Report: July 13, 1995
 Samples Submitted: June 19, 1995
 Lab Traveler: 06-063
 Project: Hers Inc. Park

PAH's by EPA 8270

Date Extracted: 07-11-95
 Date Analyzed: 07-12-95

Matrix: Soil
 Units: ppm

Lab ID: 06-063-4
 Client ID: TP4-1

Dilution Factor: 13.3

Compound:	Results	Flags	PQL
Naphthalene	ND		420
2-Methylnaphthalene	ND		420
Acenaphthylene	ND		420
Acenaphthene	ND		420
Fluorene	ND		420
Phenanthrene	120	J	420
Anthracene	ND		420
Fluoranthene	190	J	420
Pyrene	160	J	420
Benzo[a]anthracene	56	J	420
Chrysene	81	J	420
Benzo[b]fluoranthene	77	J	420
Benzo[k]fluoranthene	61	J	420
Benzo[a]pyrene	71	J	420
Indeno[1,2,3-cd]pyrene	41	J	420
Dibenz[a,h]anthracene	ND		420
Benzo[g,h,i]perylene	49	J	420

Library search for PCB's was negative

Surrogate	% Recovery		Control Limits
2-Fluorophenol	---	S	25 - 121
Phenol-d5	---	S	24 - 113
Nitrobenzene-d5	---	S	23 - 120
2-Fluorobiphenyl	---	S	30 - 115
2,4,6-Tribromophenol	---	S	19 - 122
Terphenyl-d14	---	S	18 - 137

J-The value reported was below the practical quantitation limit. The value is an estimate.
 S-Surrogate recovery data not available due to the necessary dilution of the sample.

Date of Report: July 13, 1995
 Samples Submitted: June 19, 1995
 Lab Traveler: 06-063
 Project: Hers Inc. Park

PAH's by EPA 8270

Date Extracted: 07-11-95
 Date Analyzed: 07-11-95

Matrix: Soil
 Units: ppm

Lab ID: 06-063-6
 Client ID: 4433-1

Dilution Factor: 0.033

Compound:	Results	Flags	PQL
Naphthalene	0.042	J	0.80
2-Methylnaphthalene	ND		0.80
Acenaphthylene	ND		0.80
Acenaphthene	ND		0.80
Fluorene	ND		0.80
Phenanthrene	ND		0.80
Anthracene	ND		0.80
Fluoranthene	ND		0.80
Pyrene	0.10	J	0.80
Benzo[a]anthracene	ND		0.80
Chrysene	ND		0.80
Benzo[b]fluoranthene	ND		0.80
Benzo[k]fluoranthene	ND		0.80
Benzo[a]pyrene	ND		0.80
Indeno[1,2,3-cd]pyrene	ND		0.80
Dibenz[a,h]anthracene	ND		0.80
Benzo[g,h,i]perylene	0.083	J	0.80

Library search for PCB's was negative

Surrogate	% Recovery	Control Limits
2-Fluorophenol	62	25 - 121
Phenol-d5	63	24 - 113
Nitrobenzene-d5	78	23 - 120
2-Fluorobiphenyl	72	30 - 115
2,4,6-Tribromophenol	81	19 - 122
Terphenyl-d14	87	18 - 137

J-The value reported was below the practical quantitation limit. The value is an estimate.

Date of Report: July 13, 1995
 Samples Submitted: June 19, 1995
 Lab Traveler: 06-063
 Project: Hers Inc. Park

EPA 8270
METHOD BLANK QUALITY CONTROL

Date Extracted: 07-11-95
 Date Analyzed: 07-11-95
 Matrix: Soil
 Units: ppm
 Lab ID: MB0710S1
 Client ID: METHOD BLANK
 Dilution Factor: 0.033

Compound:	Results	Flags	PQL
Naphthalene	ND		0.66
2-Methylnaphthalene	ND		0.66
Acenaphthylene	ND		0.66
Acenaphthene	ND		0.66
Fluorene	ND		0.66
Phenanthrene	ND		0.66
Anthracene	ND		0.66
Fluoranthene	ND		0.66
Pyrene	ND		0.66
Benzo[a]anthracene	ND		0.66
Chrysene	ND		0.66
Benzo[b]fluoranthene	ND		0.66
Benzo[k]fluoranthene	ND		0.66
Benzo[a]pyrene	ND		0.66
Indeno[1,2,3-cd]pyrene	ND		0.66
Dibenz[a,h]anthracene	ND		0.66
Benzo[g,h,i]perylene	ND		0.66
Surrogate	% Recovery		Control Limits
2-Fluorophenol	61		25 - 121
Phenol-d5	63		24 - 113
Nitrobenzene-d5	69		23 - 120
2-Fluorobiphenyl	76		30 - 115
2,4,6-Tribromophenol	77		19 - 122
Terphenyl-d14	75		18 - 137

Date of Report: July 13, 1995
 Samples Submitted: June 19, 1995
 Lab Traveler: 06-063
 Project: Hers Inc. Park

EPA 8270
MS/MSD QUALITY CONTROL

Date Extracted: 07-11-95
Date Analyzed: 07-12-95

Matrix: Soil
Units: mg/Kg

Dilution factor: 0.033

Lab ID:	06-063-6			06-063-6		
	Spike Amt.	MS	% Rec.	MSD	% Rec.	RPD
Compound:						
Phenol	6.6	6.08	92	4.89	74	22
2-Chlorophenol	6.6	5.41	82	4.88	74	10
1,4-Dichlorobenzene	3.3	2.67	81	2.46	74	8.2
N-Nitroso-di-n-propylamine	3.3	2.74	83	3.05	92	10
1,2,4-Trichlorobenzene	3.3	2.71	82	2.66	81	1.7
4-Chloro-3-methylphenol	6.6	5.88	89	6.70	100	13
Acenaphthene	3.3	2.92	89	3.16	96	7.6
2,4-Dinitrotoluene	3.3	2.75	83	3.12	95	13
4-Nitrophenol	6.6	6.41	97	7.56	120	16
Pentachlorophenol	6.6	6.00	91	6.12	93	1.9
Pyrene	3.3	3.61	106	3.19	94	13

Date of Report: July 13, 1995
 Samples Submitted: June 19, 1995
 Lab Traveler: 06-063
 Project: Hers Inc. Park

EPA 8240
 page 1 of 2

Date Extracted: 7-07-95
 Date Analyzed: 7-10-95

 Matrix: Soil
 Units: mg/Kg (ppm)

 Lab ID: 06-063-4
 Client ID: TP4-1

 Dilution Factor: 50

Compound	Results	Flags	PQL
Dichlorodifluoromethane	ND		0.78
Chloromethane	ND		0.78
Vinyl Chloride	ND		0.78
Bromomethane	ND		0.78
Chloroethane	ND		0.78
Trichlorofluoromethane	ND		0.78
1,1-Dichloroethene	ND		0.78
Acetone	0.72	J,B	0.78
Iodomethane	ND		0.78
Carbon disulfide	ND		0.78
Methylene Chloride	0.23	J,L	0.78
(trans) 1,2-Dichloroethene	ND		0.78
Acrylonitrile	ND		0.78
1,1-Dichloroethane	ND		0.78
Vinyl Acetate	ND		0.78
2-Butanone	0.43	J,B	0.78
Chloroform	ND		0.78
1,1,1-Trichloroethane	ND		0.78
Carbon Tetrachloride	ND		0.78
Benzene	ND		0.78
1,2-Dichloroethane	ND		0.78
Trichloroethene	ND		0.78
1,2-Dichloropropane	ND		0.78

L-Possible laboratory contamination.

J-The value reported was below the practical quantitation limit. The value is an estimate.

B-The analyte indicated was also found in the blank sample.

Date of Report: July 13, 1995
 Samples Submitted: June 19, 1995
 Lab Traveler: 06-063
 Project: Hers Inc. Park

EPA 8240
 page 2 of 2

Lab ID: 06-063-4
 Client ID: TP4-1

Dilution Factor: 50

Compound	Results	Flags	PQL
Dibromomethane	ND		0.78
Bromodichloromethane	ND		0.78
2-Chloroethyl vinyl ether	ND		0.78
(cis) 1,3-Dichloropropene	ND		0.78
4-Methyl-2-pentanone	ND		0.78
Toluene	2.6		0.78
(trans) 1,3-Dichloropropene	ND		0.78
Ethyl methacrylate	ND		0.78
1,1,2-Trichloroethane	ND		0.78
Tetrachloroethene	ND		0.78
2-Hexanone	ND		0.78
Dibromochloromethane	ND		0.78
Chlorobenzene	ND		0.78
Ethylbenzene	ND		0.78
m,p-Xylene	0.086	J	1.6
o-Xylene	0.054	J	0.78
Styrene	ND		0.78
Bromoform	ND		0.78
cis-1,4-Dichloro-2-butene	ND		0.78
1,1,2,2-Tetrachloroethane	ND		0.78
1,2,3-Trichloropropane	ND		0.78
trans-1,4-Dichloro-2-butene	ND		0.78

Surrogate	Percent Recovery	Control Limits
1,2-Dichloroethane-d4	74	70-121
Toluene-d8	76	81-117
4-Bromofluorobenzene	77	74-121

J-The value reported was below the practical quantitation limit. The value is an estimate.
 Y-Surrogate recovery outside of control limits. Sample re-extracted with similar results.

Date of Report: July 13, 1995
Samples Submitted: June 19, 1995
Lab Traveler: 06-063
Project: Hers Inc. Park

EPA 8240
METHOD BLANK QUALITY CONTROL
page 1 of 2

Date Extracted: 7-07-95
Date Analyzed: 7-10-95

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: mb0707s1
Client ID: Method Blank

Dilution Factor: 50

Compound	Results	Flags	PQL
Dichlorodifluoromethane	ND		0.50
Chloromethane	ND		0.50
Vinyl Chloride	ND		0.50
Bromomethane	ND		0.50
Chloroethane	ND		0.50
Trichlorofluoromethane	ND		0.50
1,1-Dichloroethene	ND		0.50
Acetone	0.33	J	0.50
Iodomethane	ND		0.50
Carbon disulfide	ND		0.50
Methylene Chloride	ND		0.50
(trans) 1,2-Dichloroethene	ND		0.50
Acrylonitrile	ND		0.50
1,1-Dichloroethane	ND		0.50
Vinyl Acetate	ND		0.50
2-Butanone	0.39	J	0.50
Chloroform	ND		0.50
1,1,1-Trichloroethane	ND		0.50
Carbon Tetrachloride	ND		0.50
Benzene	ND		0.50
1,2-Dichloroethane	ND		0.50
Trichloroethene	ND		0.50
1,2-Dichloropropane	ND		0.50

J-The value reported was below the practical quantitation limit. The value is an estimate.

Date of Report: July 13, 1995
 Samples Submitted: June 19, 1995
 Lab Traveler: 06-063
 Project: Hers Inc. Park

EPA 8240
METHOD BLANK QUALITY CONTROL
 page 2 of 2

Lab ID: mb0707s1
 Client ID: Method Blank

Dilution Factor: 50

Compound	Results	Flags	PQL
Dibromomethane	ND		0.50
Bromodichloromethane	ND		0.50
2-Chloroethyl vinyl ether	ND		0.50
(cis) 1,3-Dichloropropene	ND		0.50
4-Methyl-2-pentanone	ND		0.50
Toluene	ND		0.50
(trans) 1,3-Dichloropropene	ND		0.50
Ethyl methacrylate	ND		0.50
1,1,2-Trichloroethane	ND		0.50
Tetrachloroethene	ND		0.50
2-Hexanone	ND		0.50
Dibromochloromethane	ND		0.50
Chlorobenzene	ND		0.50
Ethylbenzene	ND		0.50
m,p-Xylene	ND		1.0
o-Xylene	ND		0.50
Styrene	ND		0.50
Bromoform	ND		0.50
cis-1,4-Dichloro-2-butene	ND		0.50
1,1,2,2-Tetrachloroethane	ND		0.50
1,2,3-Trichloropropane	ND		0.50
trans-1,4-Dichloro-2-butene	ND		0.50

Surrogate	Percent Recovery	Control Limits
1,2-Dichloroethane-d4	94	70-121
Toluene-d8	95	81-117
4-Bromofluorobenzene	96	74-121

Date of Report: July 13, 1995
Samples Submitted: June 19, 1995
Lab Traveler: 06-063
Project: Hers Inc. Park

EPA 8240
MS/MSD QUALITY CONTROL

Date Extracted: 7-07-95
Date Analyzed: 7-07-95

Matrix: Soil
Units: mg/Kg (ppm)

Dilution Factor: 50

Lab ID:

BATCH QA

BATCH QA

Compound	Spike Amount	MS	Percent Recovery	MSD	Percent Recovery	RPD
1,1-Dichloroethene	2.50	1.97	79	1.98	79	0.51
Benzene	2.50	2.16	87	2.16	87	0.044
Trichloroethene	2.50	1.86	74	1.90	76	2.3
Toluene	2.50	2.18	87	2.22	88	1.7
Chlorobenzene	2.50	2.22	89	2.24	90	0.81

Date of Report: July 13, 1995
Samples Submitted: June 19, 1995
Lab Traveler: 06-063
Project: Hers Inc. Park

Date Analyzed: 6-22-95

% MOISTURE

Client ID

% Moisture

4433-1

17

COMPANY JPHCPROJECT # Hers Ind Park

PROJECT NAME _____

MANAGER JimPM WLM**OnSite
Environmental Inc.**14924 NE 31st Circle, Redmond, WA 98052
Phone (206) 883-3881 Fax (206) 885-4603

WTPH-HCID	WTPH-G/BTEX	WTPH-G	WTPH-D	WTPH-418.1	PAH 8270 (+ PCBs)	8240	DRY WEIGHT
-----------	-------------	--------	--------	------------	-------------------	------	------------

REQUESTED
TURNAROUND?7 day

TRAVELER #

06-063

Dash	Sample Number	Date Sampled	Time Sampled	Type	# Jars	Analysis Required							Comments
-1	TP1-1	6/19/95		Soil	1	X							Hold
-2	TP2-1	↓		↓	1	X		⊗				⊗	
-3	TP3-1	↓		↓	1	X							
-4	TP4-1	↓		↓	1	X		⊗	⊗	⊗	⊗	⊗	PAH 8270 w PCBs scr
-5	TP5-1	↓		↓	1	X							8240
-6	4433-1	↓		↓	1	X				⊗		⊗	PAH 8270 w PCBs scr
													⊗ per Jim Hurley 6/21/95
													⊗ at bed - per Jim Hurley 7/5/95

Submitted Jim HurleyFirm JPHC

Submitted _____

Firm _____

Date 6-19-95Time 6:00 PM

Date _____

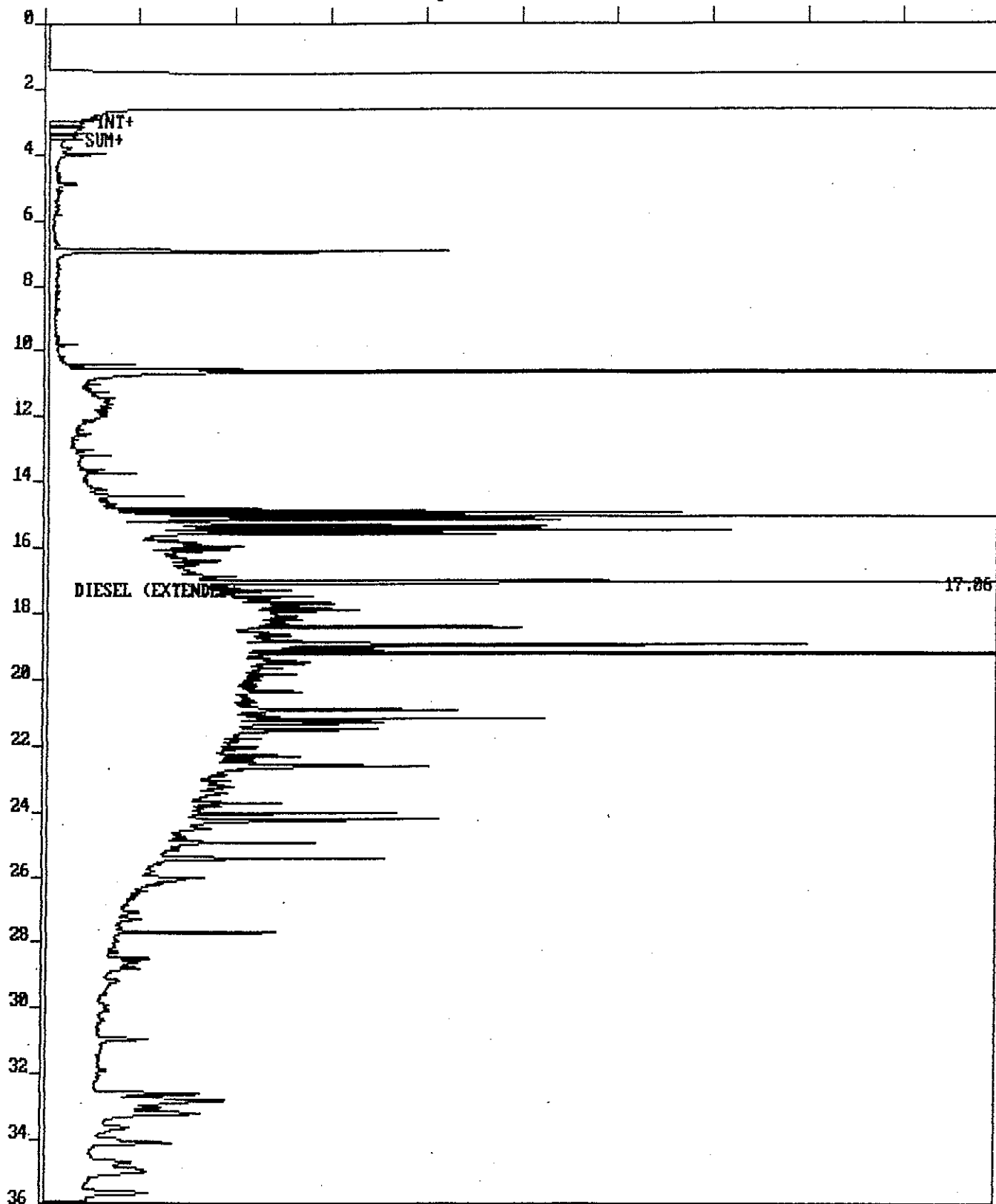
Time _____

Received by Robert Ray Date 6/19/95Firm On Site Environmental Time 6:00 PM

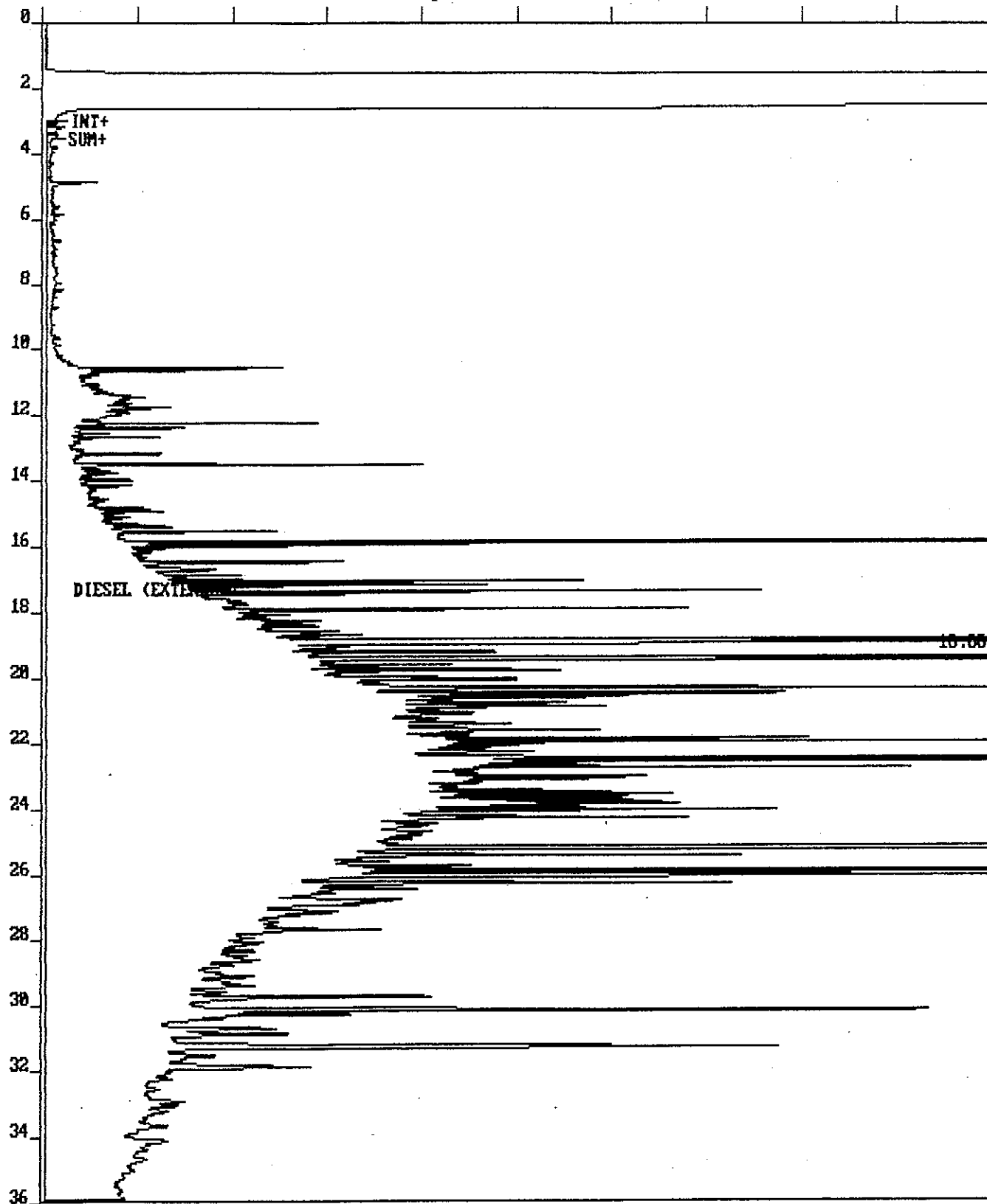
Received by _____ Date _____

Firm _____ Time _____

0.00 to 36.00 min. Low Y = 0.33944 mv High Y = 1.33944 mv Span = 1.00000 mv

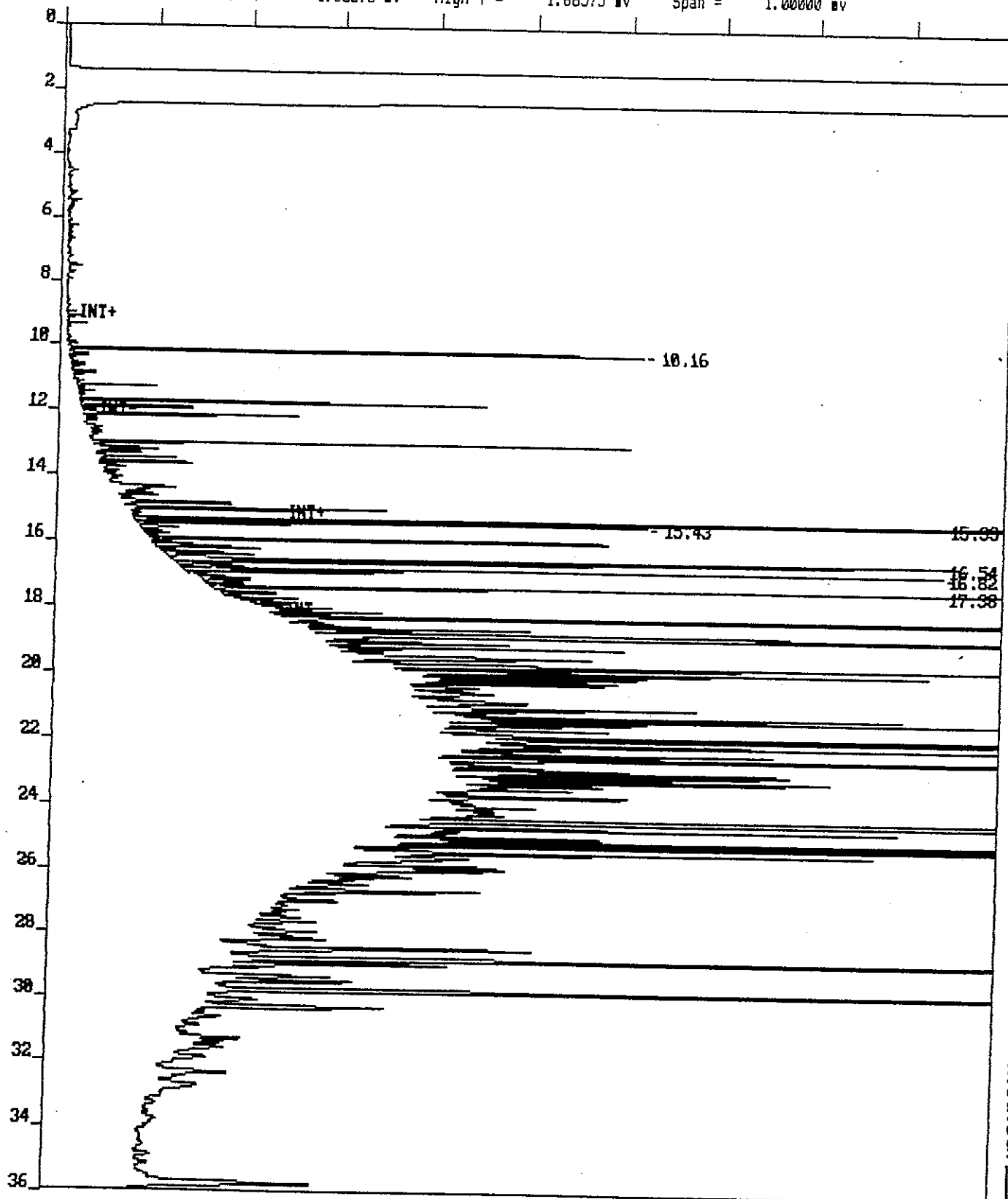


Sample: TP2-1
Method: WTPH-D EXTENDED

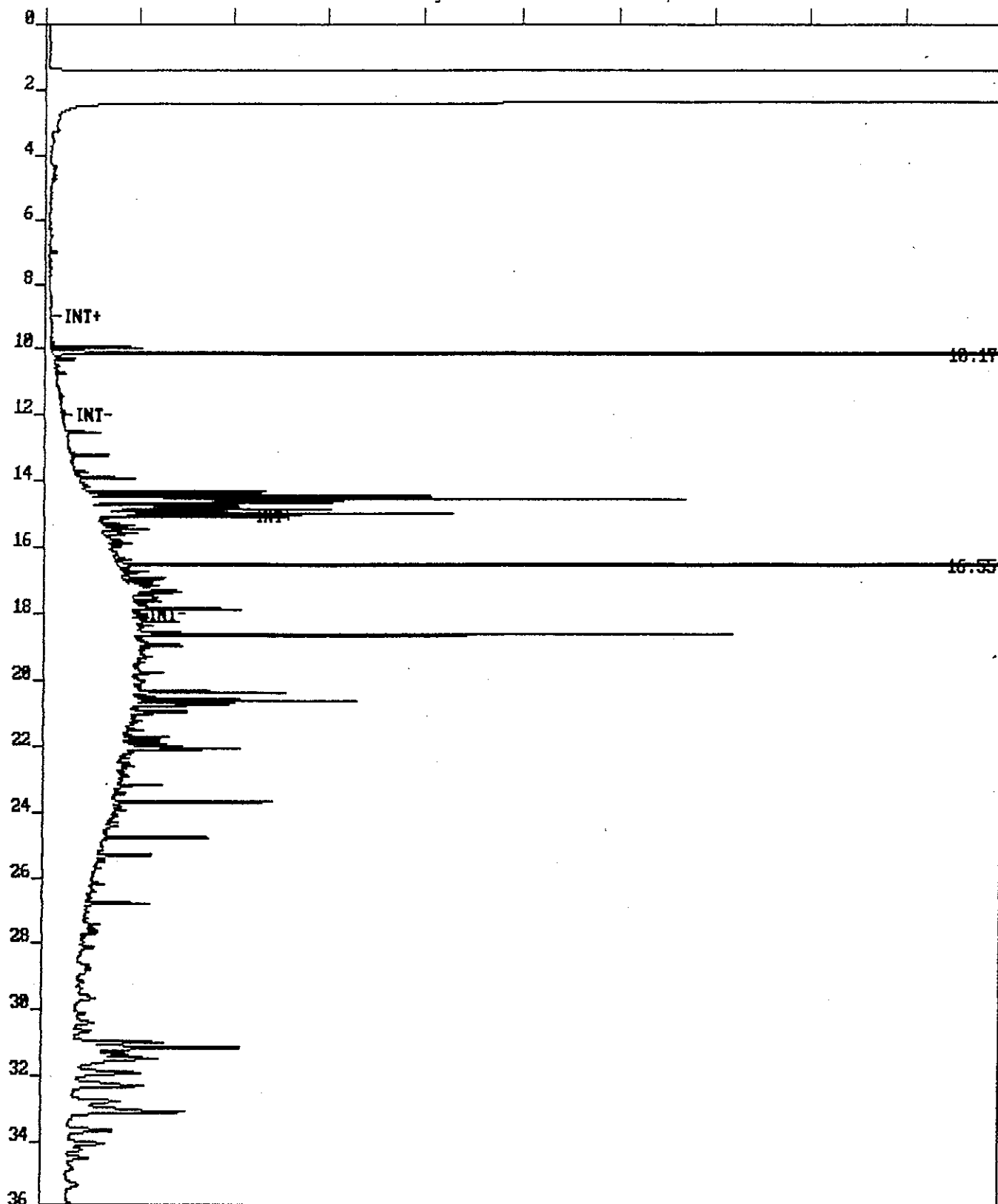


Sample: TP4-1 (1:5)
Method: WTP4-D EXTENDED

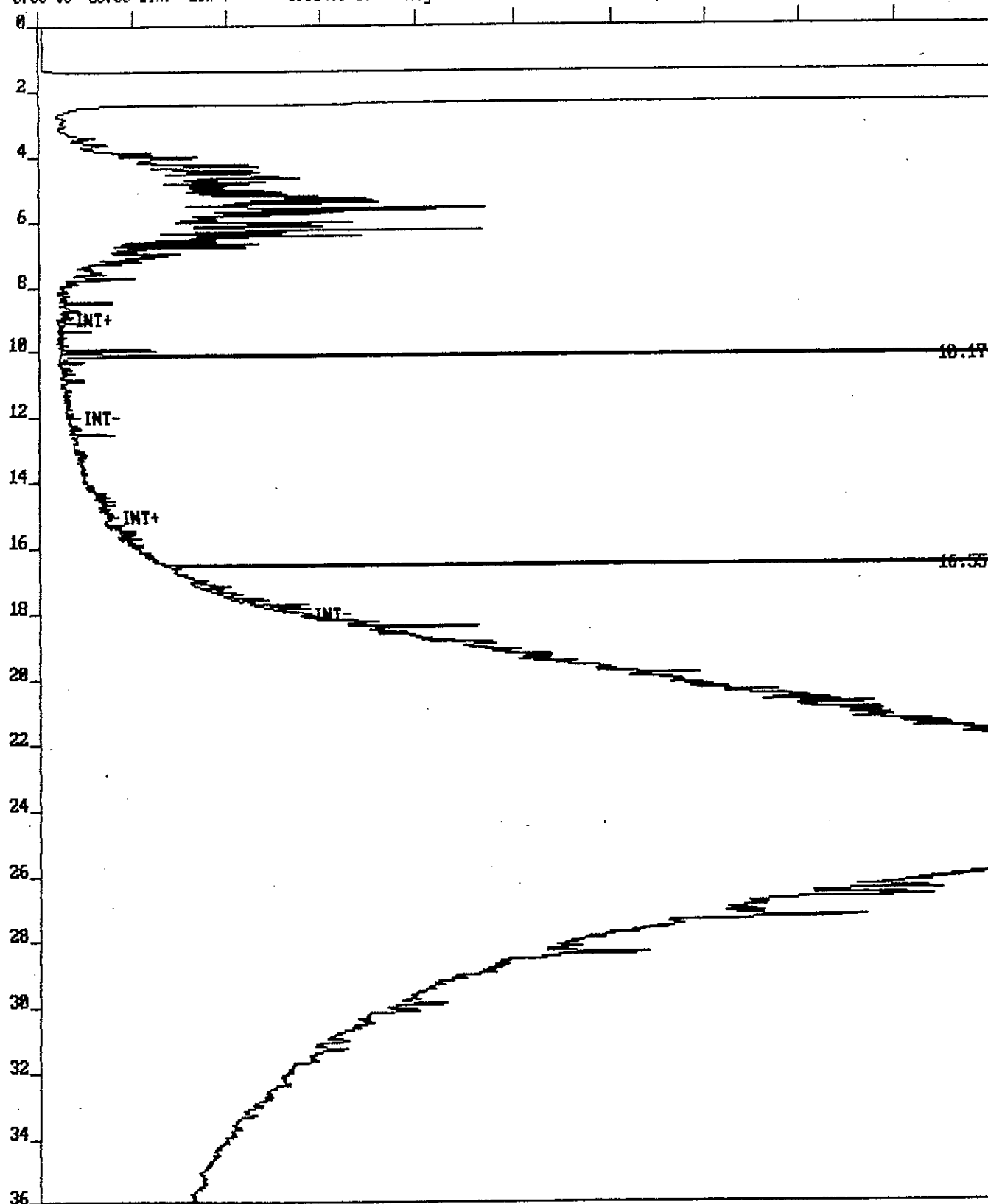
File=C:\CP\DATA1\062002.10R Sample name=06-063-4 1:20 HC Date printed= 06-16-1995 Time= 20:26:49
0.00 to 36.00 min. Low Y = 0.68575 mv High Y = 1.68575 mv Span = 1.00000 mv



Sample: 06-063-4
Method: TP4-1 HCID



Sample: 06-063-2
Method: TP2-1 Acid



Sample: 06-063-6
4433-1
Method: HCLD



July 12, 1995
Lab Traveler #:07-019

Jim Hurley
James P. Hurley Co.
P.O. Box 82206
Kenmore, WA 98028

Dear Jim:

Enclosed are the results of the analyses of samples submitted on July 7, 1995 from Project 950601.

We appreciate this opportunity to be of service to you on this project. If you have any questions regarding this report, please feel free to call me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Wendy Linn McLeod".

Wendy Linn McLeod
Project Chemist

Enclosures

Date of Report: July 12, 1995
Samples Submitted: July 7, 1995
Lab Traveler: 07-019
Project: 950601

WTPH-HCID

Date Extracted: 7-7-95
Date Analyzed: 7-7-95

Matrix: Soil

Client ID	Lab ID	GC Characterization	o-terphenyl Surrogate Recovery	Flags
4433-2	07-019-1	<20 ppm Gasoline range hydrocarbons <50 ppm Diesel range hydrocarbons <100 ppm Oil range hydrocarbons	105%	

Date of Report: July 12, 1995
Samples Submitted: July 7, 1995
Lab Traveler: 07-019
Project: 950601

WTPH-HCID
METHOD BLANK QUALITY CONTROL

Date Extracted: 7-7-95
Date Analyzed: 7-7-95

Matrix: Soil

Lab ID: **MB0707S1**
Client ID **Batch QA**

	GC Characterization	o-terphenyl Surrogate Recovery	Flags
Method Blank	<20 ppm Gasoline range hydrocarbons <50 ppm Diesel range hydrocarbons <100 ppm Oil range hydrocarbons	104%	

COMPANY

PROJECT #

PROJECT NAME

MANAGER

PM


**OnSite
Environmental Inc.**

 14924 NE 31st Circle, Redmond, WA 98052
 Phone (206) 883-3881 Fax (206) 885-4603

WTPH-HCID

WTPH-G/BTEX

WTPH-G

WTPH-D

WTPH-418.1

DRY WEIGHT

 REQUESTED
TURNAROUND?

TRAVELER #

Dash	Sample Number	Date Sampled	Time Sampled	Type	# Jars	Analysis Required								Comments
	4433-2	7-6-15		S&1	1	X								

Submitted

Date

Received by

Date

Firm

Time

Firm

Time

Submitted

Date

Received by

Date

Firm

Time

Firm

Time



June 28, 1995
Lab Traveler #:06-084

Jim Hurley
James P. Hurley Co.
P.O. Box 82206
Kenmore, WA 98028

Dear Jim:

Enclosed are the results of the analyses of samples submitted on June 27, 1995 from Project Hers Ind. Park.

We appreciate this opportunity to be of service to you on this project. If you have any questions regarding this report, please feel free to call me.

Sincerely,



Wendy Linn McLeod
Project Chemist

Enclosures

Date of Report: June 28, 1995
Samples Submitted: June 27, 1995
Lab Traveler: 06-084
Project: Hers Ind. Park

WTPH-HCID

Date Extracted: 6-26-95
Date Analyzed: 6-26-95

Matrix: Soil

Client ID	Lab ID	GC Characterization	o-terphenyl Surrogate Recovery	Flags
King-1	06-084-1	<20 ppm Gasoline range hydrocarbons <50 ppm Diesel range hydrocarbons <100 ppm Oil range hydrocarbons	109%	

Date of Report: June 28, 1995
Samples Submitted: June 27, 1995
Lab Traveler: 06-084
Project: Hers Ind. Park

WTPH-HCID
METHOD BLANK QUALITY CONTROL

Date Extracted: 6-26-95
Date Analyzed: 6-26-95

Matrix: Soil

Lab ID: MB0626S1
Client ID Batch QA

	GC Characterization	o-terphenyl Surrogate Recovery	Flags
Method Blank	<20 ppm Gasoline range hydrocarbons <50 ppm Diesel range hydrocarbons <100 ppm Oil range hydrocarbons	109%	

PROJECT #

PROJECT NAME

Hers Ind. Park

MANAGER

PM

WLM


**OnSite
Environmental Inc.**

 14924 NE 31st Circle, Redmond, WA 98052
 Phone (206) 883-3881 Fax (206) 885-4603

WTPH-HCID

WTPH-G/BTEX

WTPH-G

WTPH-D

WTPH-418.1

DRY WEIGHT

 REQUESTED
TURNAROUND?

6/27/95

TRAVELER #

Dash	Sample Number	Date Sampled	Time Sampled	Type	# Jars	Analysis Required										Comments
1	King #1	6/23		Soil	1	X										Please fax results to Jim @ 486-7896

Submitted

Firm

Submitted

Firm

Date

Time

Date

Time

Received by

Firm

Received by

Firm

Date

Time

Date

Time



James P. Hurley Co.

Environmental Risk Management Consultants

P.O. Box 82206
Kenmore, WA 98028

Telephone (206) 486-6665
FAX (206) 486-7896

**COMBINED UST REMOVAL AND
PETROLEUM CONTAMINATED SOIL
CLEANUP SUMMARY REPORT**

4493 RUSSELL ROAD
Mukilteo, Washington
JPHC CO# 950601

Prepared For:

Mr. Jim Rock
Colliers Real Estate Services
800 Fifth Avenue, Suite 3930
Seattle, WA 98104

Prepared By:

James P. Hurley Company
P.O. Box 82206
Kenmore, WA 98028
Phone: (206) 486-6665

Date Prepared:

July 25, 1995

Table of Contents

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Executive Summary	1
Field Observations	2
Limitations	7

Attachments

Photographs #1 through # 6	
Exhibit A Vicinity Map	
Exhibit B UST Sampling Plan	
Table 1 Summary of Laboratory Results	
Laboratory Reports	



James P. Hurley Co.

Environmental Risk Management Consultants

P.O. Box 82206
Kenmore, WA 98028

Telephone (206) 486-6665
FAX (206) 486-7896

July 24, 1995

Colliers Real Estate Services
800 Fifth Avenue, Suite 3930
Seattle, WA 98104

Attention: Mr. Jim Rock, Project Manager

**COMBINED UST REMOVAL AND PETROLEUM
CONTAMINATED SOIL CLEANUP SUMMARY REPORT**

4493 RUSSELL ROAD
MUKILTEO, WASHINGTON
CO# 950601

Dear Jim:

Site investigations were conducted on June 16 and 30, 1995 by the James P. Hurley Co. (JPHC), an environmental consulting firm, to observe the removal of a 500 gallon heating fuel underground storage tank (UST) on the south end of Building 4493 and assess the conditions of the subsurface soils in the vicinity of on the UST on the subject property.

PURPOSE

The purpose of this investigation was to observe the UST removal activities, confirm the presence or absence of significant petroleum contamination in the soils surrounding the former UST, and oversee the removal of petroleum contaminated soils (PCS) as deemed necessary.

EXECUTIVE SUMMARY

A five hundred gallon heating fuel UST was removed from a single excavation on the south side of the subject building on June 16, 1995. Following the UST removal activities, diesel odors were observed in the soil that had been removed from the excavation. Subsequent WTPH-D laboratory analysis of soil samples collected from the excavated oil spoil pile yielded diesel range hydrocarbons on the order of 510 parts per million (ppm). On June 30, 1995, known soils with petroleum hydrocarbon contamination in excess of the MTCA Method A cleanup standard for diesel in soil (200 ppm) were removed from the site and transported to the Rabanco facility in Seattle, Washington. We estimate that the total weight of the diesel contaminated soil did not exceed 25 tons.

FIELD OBSERVATIONS

On June 16, 1995, the five hundred gallon heating fuel tank was pumped, rinsed and removed from the east side of Building 4493 (see Photograph #1). The single wall steel tank measured six feet in length and four feet in diameter. The top of the tank was located at two feet beneath ground surface (bgs). The tank was examined following the removal activities and assessed to be in good condition. It was noted the tank was manufactured for above ground use with a drain outlet located on the bottom of one end. The outlet was plugged with a one inch diameter bolt (see photograph #2). A small amount of diesel fuel was observed around the plug after the tank was removed. A slight diesel odor was observed in the bottom of the excavation and in the excavated soil spoil pile.

Five soil samples were collected from the limits of the excavation for on site screening and laboratory analysis. Sample 4493-1 was a discrete soil sample collected from the base of the excavation at a depth of seven feet bgs. Sample 4493-2 was a composite sample collected from the north and east sidewalls. Sample 4493-3 was a composite sample collected from the south and west sidewalls. Sample 4493-4 was a composite sample collected from the excavated soil spoil pile. Sample 4493-5 was a field duplicate of Sample 4493-3. The sample locations are shown on Exhibit B, UST Sampling Plan.

The samples were screened in the field for obvious signs of contamination by visual and olfactory examination and head space tests using a portable ionization detector. All five samples showed low level concentrations of diesel contamination in the head space tests, with the highest volatile organic compound response in Sample 4493-5, the spoil pile composite sample.

Samples 4493-1 and 4493-2 were non detectable for diesel range hydrocarbons. Sample 4493-3 yielded 54 parts per million (ppm). Sample 4493-4 yielded 510 parts per million (ppm). Sample 4493-5 yielded 51 parts per million (ppm). Copies of the laboratory reports and sample chains of custody are attached for reference.

We interpreted these results to confirm that soils in the sidewalls and base of the excavation were within the Model Toxics Control Act (MTCA) Method A cleanup standards for diesel in soil of 200 ppm. A small amount of diesel, possibly emanating from the tank through the drain plug, released into the soils immediately adjacent to the tank. Approximately 20 tons of soil which had been excavated from around the tank exceeded the MTCA Method A cleanup standard of 200 ppm and was isolated in a containment berm.

On June 30, 1995, Jim Hurley visited the site to oversee the removal of 25 tons of contaminated soil from the containment berm, the placement

and compaction of clean imported structural grade fill soil, and the repaving of the ground surface areas affected by the tank removal activities.

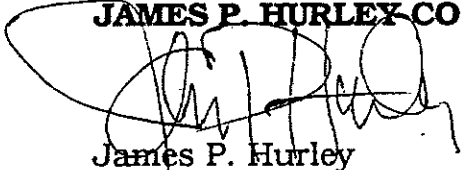
Each soil sample was collected with a previously decontaminated stainless steel spoon and transferred to the laboratory in laboratory prepared four ounce sampling jars, sealed with Teflon lids. The samples were transported in an ice chest equipped with "blue ice". A chain of custody was completed at the time of transport. Refer to Exhibit B, Site Plan, Exhibit C, Sampling Plan, Table 1, Laboratory Results Summary, and Exhibit D, Laboratory Reports.

LIMITATIONS

This report summarizes the findings of the services authorized under our contract. It has been prepared using generally accepted professional practices, related to the nature of the work accomplished, in the same or similar localities, at the time the services were performed. It was prepared for the exclusive use of Colliers Real Estate Services for the specific application to the project purpose. This report should not be construed to represent a legal opinion. No other conditions, expressed or implied, should be understood.

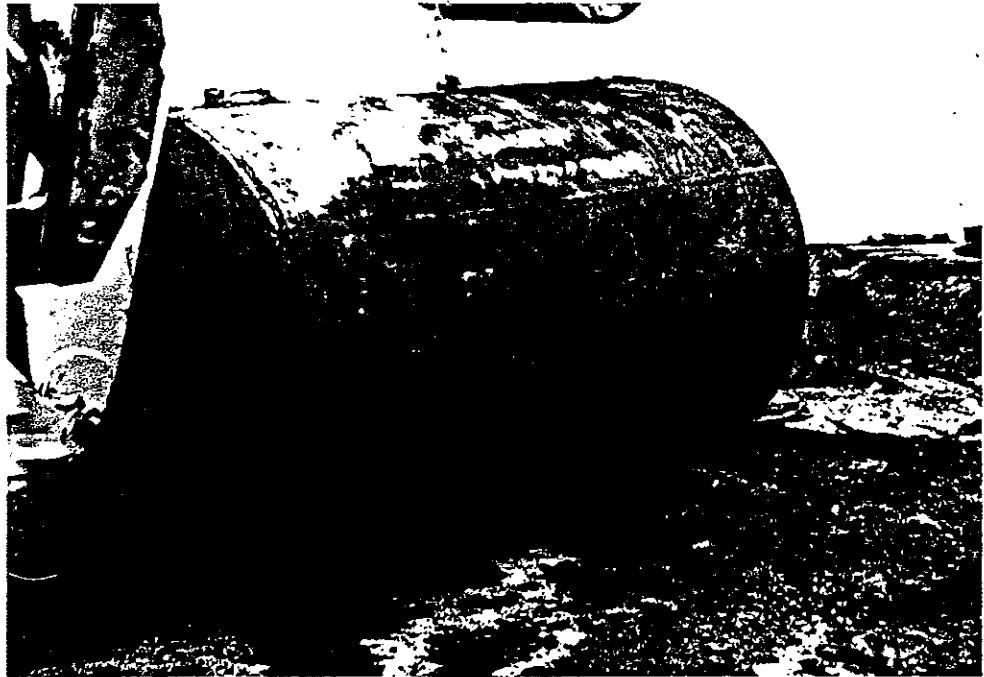
Please call with any questions on this matter.

Sincerely
JAMES P. HURLEY CO.



James P. Hurley
President

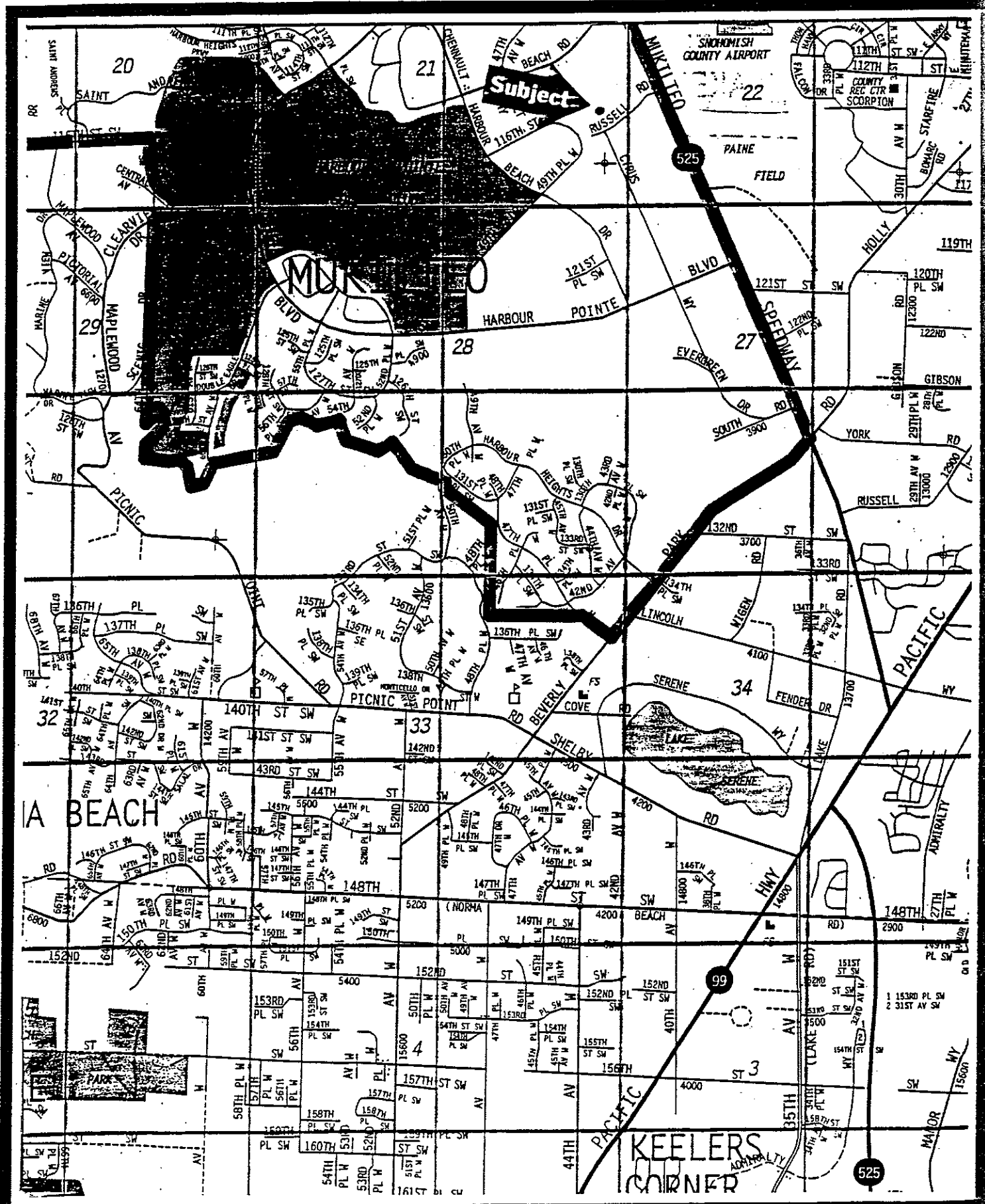
PHOTOGRAPHIC DESCRIPTION
HERS INDUSTRIAL PARK, MUKILTEO, WASHINGTON



PHOTOGRAPH #1
Five Hundred Gallon Heating Fuel Tank



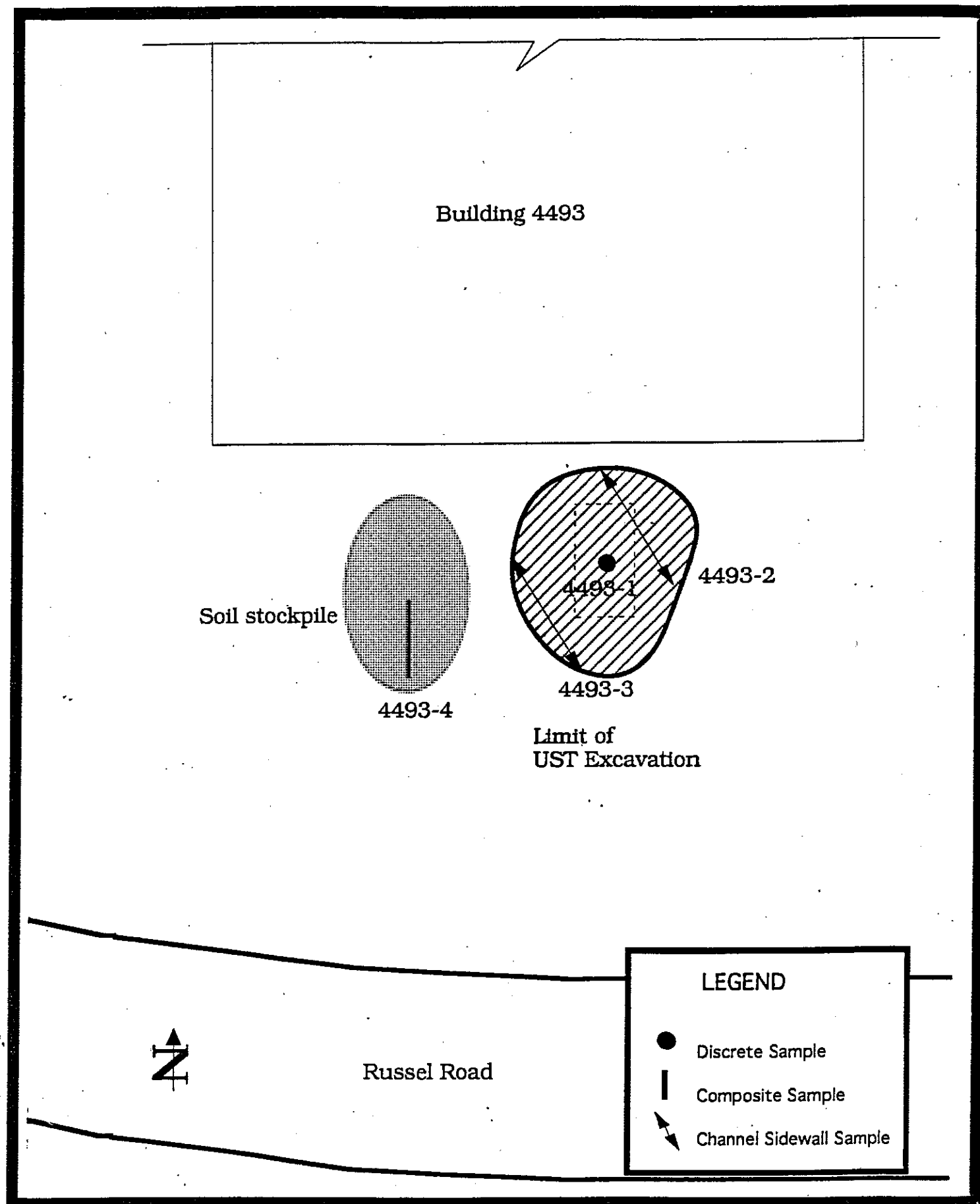
PHOTOGRAPH #2
One Inch Diameter Plug In Drain Outlet



Real Estate Graphics, Inc. ©COPYRIGHT 1976

Exhibit A
Vicinity Map

James P. Hurley Co.



Acad Estate Graphics, Inc. ©COPYRIGHT 1976

Exhibit B
UST Sampling Plan

Sample ID#	Description	Date Sample	Depth Collected (feet bgs)	PID (ppm)	WTPH-D (ppm)
4493-1	Discreet from floor of excavation	6/16/95	7	2	ND
4493-2	Composite - north & east sidewalls	6/16/95	4-8	22	ND
4493-3	Composite - south & west sidewalls	6/16/95	4-8	53	54
4493-4	Soil spoil soil	6/16/95	N/A	115	510
4493-5	Field duplicate of sample #4493-3	6/16/95	4-8	53	51
MTCA METHOD A CLEANUP STANDARD FOR DIESEL AND HEAVY OIL IN SOIL					200



June 20, 1995
Lab Traveler #:06-061

Jim Hurley
James P. Hurley Co.
P.O. Box 82206
Kenmore, WA 98028

Dear Jim:

Enclosed are the results of the analyses of samples submitted on June 17, 1995 from Project Hers Industrial.

We appreciate this opportunity to be of service to you on this project. If you have any questions regarding this report, please feel free to call me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Wendy Linn McLeod".

Wendy Linn McLeod
Project Chemist

Enclosures

Date of Report: June 20, 1995
Samples Submitted: June 17, 1995
Lab Traveler: 06-061
Project: Hers Industrial

WTPH-D

Date Extracted: 6-19-95
Date Analyzed: 6-19-95

Matrix: Soil
Units: mg/Kg (ppm)

Client ID	Lab ID	Dilution Factor	Total Petroleum Hydrocarbons	Surrogate Recovery	Flags	PQL
4493-1	06-061-1	1.0	ND	84%		25
4493-2	06-061-2	1.0	ND	87%		25
4493-3	06-061-3	1.0	54	91%		25
4493-4	06-061-4	1.0	510	79%		25
4493-5	06-061-5	1.0	51	97%		25

Date of Report: June 20, 1995
Samples Submitted: June 17, 1995
Lab Traveler: 06-061
Project: Hers Industrial

WTPH-D
METHOD BLANK QUALITY CONTROL

Date Extracted: 6-19-95
Date Analyzed: 6-19-95

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: MB0619S1
Client ID: Batch QA

	Dilution Factor	Total Petroleum Hydrocarbons	Surrogate Recovery	Flags	PQL
Method Blank	1.0	ND	94%		25

Date of Report: June 20, 1995
Samples Submitted: June 17, 1995
Lab Traveler: 08-061
Project: Hers Industrial

WTPH-D
DUPLICATE QUALITY CONTROL

Date Extracted: 6-19-95
Date Analyzed: 6-19-95

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: 08-061-4
Client ID: Batch QA

	Dilution Factor	Total Petroleum Hydrocarbons	Surrogate Recovery	Flags	PQL
Sample	1.0	428	79%		25
Duplicate	1.0	461	84%		25
RPD		7.4%			

Date of Report: June 20, 1995
Samples Submitted: June 17, 1995
Lab Traveler: 08-061
Project: Hers Industrial

WTPH-D
SB/SBD QUALITY CONTROL

Date Extracted: 6-19-95
Date Analyzed: 6-19-95

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: SB0619S1
Client ID: Batch QA

	Dilution Factor	Total Petroleum Hydrocarbons	Percent Recovery	Surrogate Recovery	Flags	PQL
Spike Blank @ 100 ppm	1.0	96.3	96%	105%		25
Spike Blank Duplicate	1.0	95.4	95%	100%		25
RPD		0.96%				

Date of Report: June 20, 1995
Samples Submitted: June 17, 1995
Lab Traveler: 06-061
Project: Hers Industrial

Date Analyzed: 6-19-95

% MOISTURE

Client ID	% Moisture
4493-1	14
4493-2	16
4493-3	13
4493-4	16
4493-5	14

COMPANY JPHC
 PROJECT # _____
 PROJECT NAME Long Island
 MANAGER Jim
 PM _____



**OnSite
Environmental Inc.**
 14924 NE 31st Circle, Redmond, WA 98052
 Phone (206) 883-3881 Fax (206) 885-4603

WTPH-HCID	WTPH-GIBTEX	WTPH-G	WTPH-D	WTPH-418.1					DRY WEIGHT
-----------	-------------	--------	--------	------------	--	--	--	--	------------

REQUESTED
TURNAROUND?
7 days

TRAVELER #
06 001

Dash	Sample Number	Date Sampled	Time Sampled	Type	# Jars	Analysis Required								Comments
	4413-1	6-17-95	2:40		1				X					For 1 jar
	4413-2		2:45						X					to Jim
	4413-3		2:50						X					456-7396
	4413-4		2:55						X					
	4413-5		2:58						X					

Submitted [Signature]
 Firm JPHC
 Submitted _____
 Firm _____

Date 6-17-95
 Time 11:00
 Date _____
 Time _____

Received by [Signature]
 Firm OnSite Environmental
 Received by _____
 Firm _____

Date 6-17-95
 Time _____
 Date _____
 Time _____

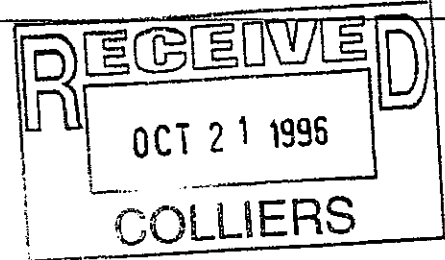
James P. Hurley Co.
Environmental Risk Management Consultants

P.O. Box 82206
Kenmore, WA 98028

Telephone (206) 486-6665
FAX (206) 486-7896

October 15, 1996

Colliers Real Estate Services
800 Fifth Avenue, Suite 3930
Seattle, WA 98104



Attention: Ms. Tammar Weitzel, Property Manager

CATCH BASIN REPAIR AND MAINTENANCE SERVICES
HERS INDUSTRIAL PARK
MUKILTEO, WASHINGTON
CO# 960907

Dear Tammar:

We completed the installation of the catch basin inserts at Hers Industrial Park on October 9, 1996.

The catch basins shown on the attached site plan contain a filter except D30. Catch basin D30 is a different design than the other catch basins and is not compatible with our filters. Also attached is the information from the owners manual discussing the filters and their maintenance.

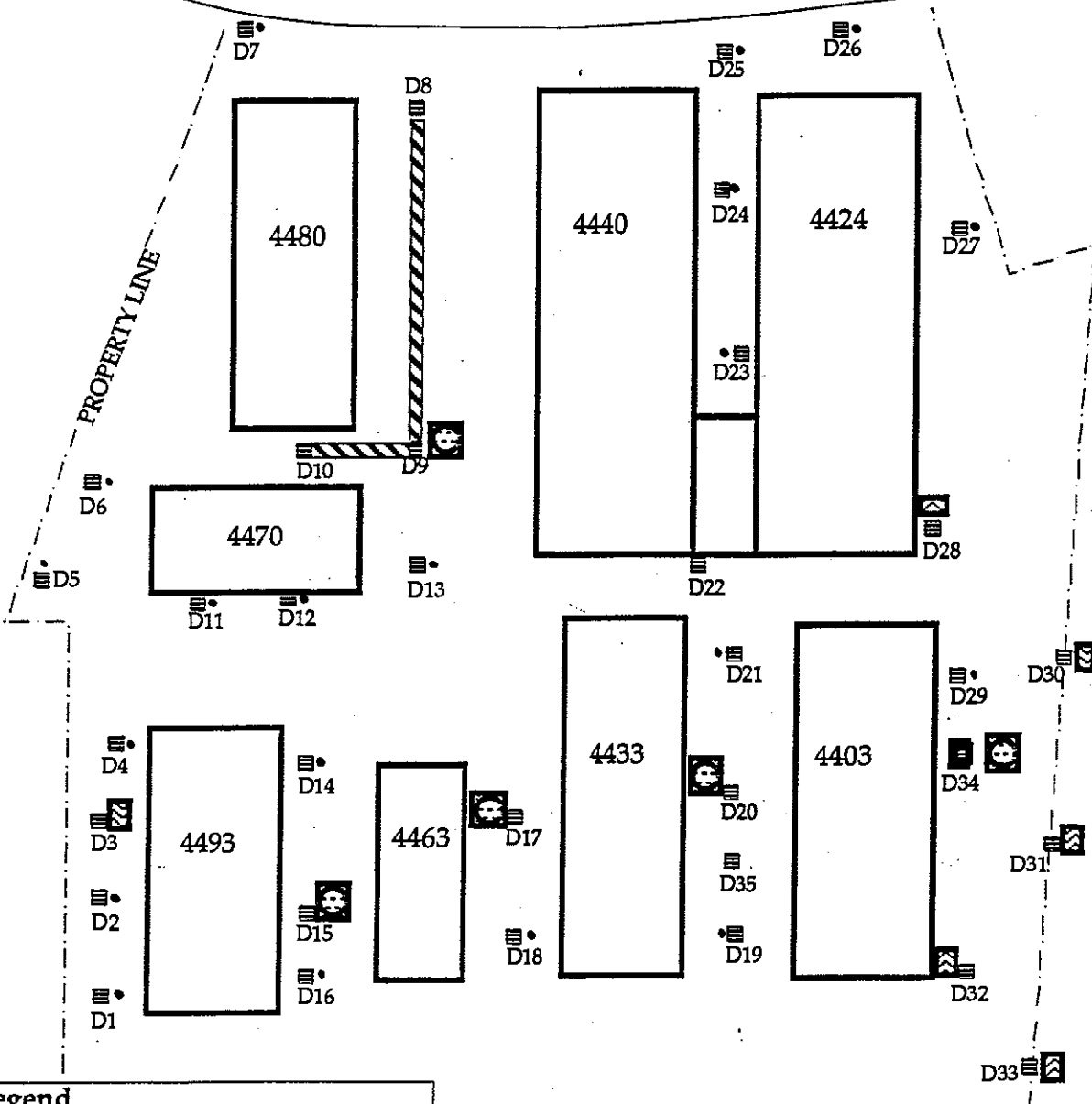
We appreciate the opportunity of providing you with these services. Should you have any questions on this matter, please call us at 486-6665.

Sincerely,
JAMES P. HURLEY CO.



James P. Hurley
President

CHENNAULT BEACH ROAD



Legend

-  Trench excavation during pipe repair project (August 1995)
-  Exploratory test pit (July 1995)
-  Catch Basin
-  Exploration test pit (September 1996)
-  Geoprobe (September 1996)

RUSSELL ROAD

not to scale

Temporary Geotextile Catch Basin Inserts

Innovative Technology

Stormdrain Protection

The temporary geotextile catch basin insert is an innovative technology designed to remove contaminants such as oil and grease, sediment, floatables, and debris from stormwater. They are inexpensive, disposable, and universally fit nearly all catch basins.

The geotextile insert is easily installed in the catch basin and works passively (no chemicals or power required) to remove contaminants from stormwater or industrial wastewater.

Three types of inserts are available: for oil and sediment only, for sediment only, and for floatables and debris. Custom fabrication is also available for specific applications and/or sizes. The type you select depends on your specific application.

Applications:

Construction Sites

Industrial Facilities

Car and Truck Washing

Parking Lots

Marinas/Shipyards....and More!

Agency Approved

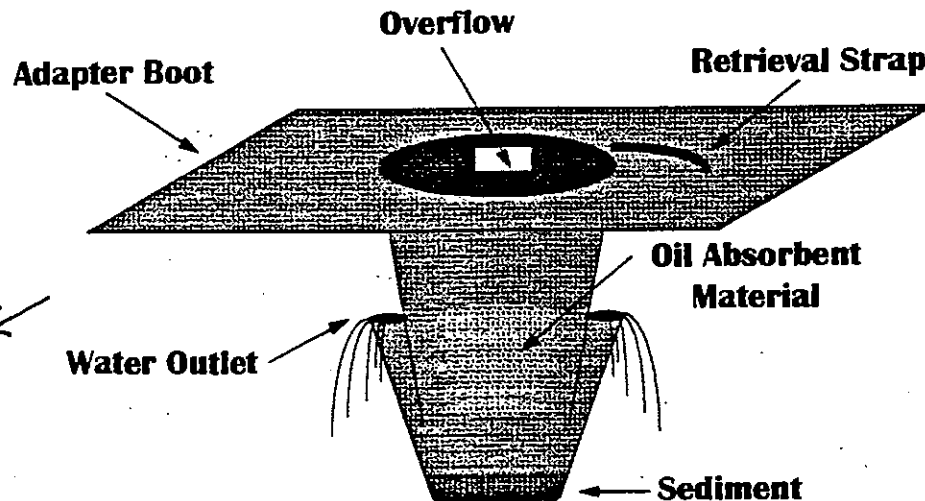
How It Works

The temporary geotextile catch basin insert is made entirely of nonwoven, geotextile fabric, sewn with heavy-duty marine grade monofilament thread. It is universally fitting because of its unique fabric adapter "boot" (see drawing below).

To install, just remove the catch basin grating, lay the insert "boot" over the opening, then replace the grating. The weight and snug fit of the grating locks the insert in place. Next, simply cut away the excess fabric of the boot from the grating and the installation is complete. When stormwater enters the catch basin, it will flow into the insert. The fabric will act as a filter at first,

allowing water to pass but retaining sediment and absorbing oil and grease. When the fabric can no longer filter due to accumulated contaminants, it begins to operate in its designed long-term mode.

In this mode, the body of the oil and sediment unit fills with water which provides detention for the gravity settling of sediment. The sediment is captured in the bottom of the insert. Oil entering the unit will conversely prefer to remain floating at the surface of the water where it is absorbed into the oil absorbent material as depicted in the drawing above.

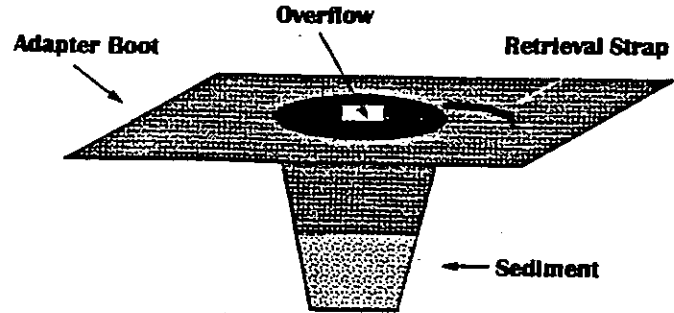


Insert Maintenance

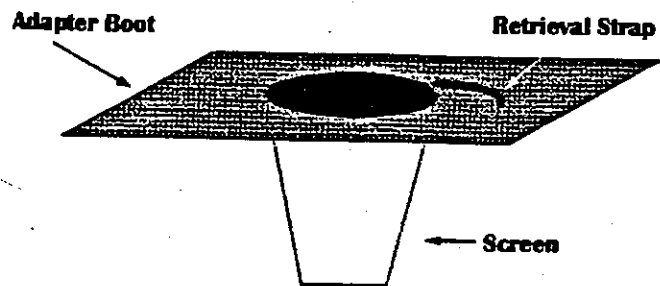
Insert maintenance is quick and inexpensive with replacement frequency dependent on contaminant loading and stormwater volume. In many storm drain applications with drainage areas less than 10,000 square feet, the inserts will operate as designed for 5 inches of rain or longer. In heavy-loading applications or poorly controlled sites, however, the inserts will need to be replaced on an as "needed" basis. Aqua Treatment Systems recommends inspecting the catch basins frequently and logging observations.

Warning: if the weight and snug fit of the catch basin grating and the adaptor boot is insufficient to hold the insert firmly in place with expected sediment loading, or for areas prone to high intensity storms, flash flooding, or potential problems with ponding, do not install the unit. For these situations, we recommend our permanent inserts and that the insert is approved by a licensed engineer.

To remove the insert, simply pull the retrieval strap from under the grating, secure it by sliding a bar through the strap loop, then slide the grating half-way off the catch basin and reach in to remove the insert.



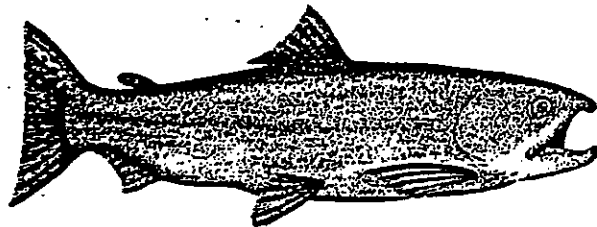
Also available is the sediment only unit. This has been approved as a BMP for construction sites by regulatory authorities.



Insert Disposal

For most applications the primary contaminants removed by the inserts will be sediment and oil. In these cases, the spent inserts can usually be disposed as standard solid waste. Drip-dry to comply with the "no free liquids" rule for solid waste. In applications where hazardous materials may be present in the stormwater disposal of the inserts should be in accordance with local environmental regulations.

For floatables and debris, this insert with its unique self-cleaning screen has proven very effective.





P.O. Box 82206
Kenmore, WA 98028

Telephone (206) 486-6665
FAX (206) 486-7896

**SITE ASSESSMENT REPORT
HERS INDUSTRIAL PARK
4403 TO 4493 RUSSELL ROAD
AND
4424 TO 4480 CHENNAULT BEACH ROAD
MUKILITEO, WASHINGTON**

Prepared For:

Hawaiian Trust Company, Ltd.
c/o Colliers Real Estate Services
601 Union Street, Suite 5300
Seattle, WA 98101

Attn.: Ms. Leolani Abdul, Trustee For
Leilani Kam Trust And Agent
For Chuck Family Trust

Prepared By:

James P. Hurley Company
P.O. Box 82206
Kenmore, WA 98028
Phone: (206) 486-6665

Date Prepared:

September 25, 1996

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Executive Summary	2
Geology and Hydrology	3
Site Observations	3
Quality Control	3
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Exhibits

Exhibit A	Vicinity Map
Exhibit B	Site / Sampling Plan
Exhibit C	Laboratory Report
Exhibit D	JPHC Report Dated July 26, 1995
Exhibit E	JPHC Report Dated August 29, 1995



Environmental Risk Management Consultants

P.O. Box 82206
Kenmore, WA 98028

Telephone (206) 486-6665
FAX (206) 486-7896

September 23, 1996

Hawaiian Trust Company, Ltd.
c/o Colliers Real Estate Services
601 Union Street, Suite 5300
Seattle, WA 98101

Attention: Ms. Leolani Abdul, Trustee For Leilani Kam Trust And Agent For
Chuck Family Trust

SITE ASSESSMENT REPORT

HERS INDUSTRIAL PARK
4403 TO 4493 RUSSELL ROAD AND 4424 4480 CHENNAULT BEACH ROAD
MUKILTEO, WASHINGTON

Dear Ms. Abdul:

This report summarizes the findings and opinions of site assessment services performed on the above referenced property by the James P. Hurley Co. (JPHC), an environmental management and consulting firm.

BACKGROUND

The subject property is a multi-tenant industrial office park. ATC Environmental, Inc. (ATC) performed a Phase I Environmental Site Assessment investigation of the subject property in October of 1994. ATC reported that the storm drainage system discharged into leach fields and/or "dry" wells on the site. This system is a potential source of contamination to the soil and groundwater beneath the site from surface activities by former or current tenants operating on the property.

In July of 1995, JPHC performed a phase II risk assessment of five typical parking lot drains (Refer to Exhibit D, Summary Report - Level II Environmental Site Assessment Hers Industrial Park). One of the five drains, D34, which is located on the north side of Building 4403, was filled with oily sludge and exhibited signs of localized leakage of oily water into the surrounding soil. In August of 1995, JPHC performed a risk assessment for possible petroleum contamination

on the soil surrounding the storm drain piping on the northeast side of Building 4480 (Refer to Exhibit D, Site Inspection Report - Hers Industrial Park). This investigation was performed while the drainage pipe was being repaired. No signs of petroleum contamination were discovered in or around the trench.

PURPOSE

Our previous investigations made determinations on seven of a total of thirty-four storm drains on the subject property. The purpose of this investigation was twofold:

- To remove oil contaminated soil from the area surrounding Drain D34, which was discovered in our August 1995 investigation.
- To remove oil contaminated soil from other drains if discovered.
- To test the soil surrounding the remaining twenty-seven drains on the subject property for possible petroleum contamination from surface runoff of oily water.

EXECUTIVE SUMMARY

Contaminated Soil In The Vicinity Of Drain 34: We removed approximately twenty-five tons of petroleum impacted soil adjacent to Drain D34. Following the cleanup activities, a composite sample of the excavated pile yielded total petroleum hydrocarbon concentrations which were less than the Model Toxics Control Act Method A Cleanup Standard of 200 parts per million (ppm), and a discrete sample at the base of the excavation was non-detectable for petroleum contamination. This information is the basis for our opinion that the pocket of oily soil identified at the base of the catch basin in our previous investigation was isolated to approximately five cubic yards directly beneath the catch basin and that groundwater was not impacted by the release. The source of the contamination was oily water leaking from a gap between the bricks at the base of the catch basin. Our repair work included pumping the sludge and resetting the brick at the base of the catch basin, installing a sediment and oil filter at the inlet to the catch basin, and re-paving the excavated area.

Assessment Of Other Catch Basins: We collected discrete soil samples from exploratory test pits and/or borings adjacent to the bottom of the other thirty-two catch basins (twenty-six in this investigation and six in our previous investigation) on the property. We found no evidence of significant petroleum contamination in the areas surrounding the other thirty-two catch basins on the property. Catch basin filters were installed on all thirty-four drains on the property to prevent oil and sediment from entering the drains from future storm water runoff.

GEOLOGY AND HYDROLOGY

The geology of the soils encountered in the test pits and borings consisted of brown gravel-sand-silt mixtures to the depths uncovered (approximately 10' bgs). Groundwater was not encountered.

SITE OBSERVATIONS

On August 23 and 28, 1996, Jim Hurley visited the site (see Exhibit A, Vicinity Map) to observe the excavation of four test pits and twenty-three borings to depths ranging from five to eight feet beneath ground surface (bgs) in the locations shown on Exhibit B, Site/Sampling Plan. Test pits adjacent to drains D3, D28, D31, D32, and D33 were excavated with the use of a back hoe. Shallow borings were extended to depths ranging from five to seven feet adjacent to the other twenty-two drains. Discrete soil samples were collected from each location. None of the samples exhibited visual or olfactory evidence of petroleum contamination. All twenty-seven samples were tested in the field for total hydrocarbons using the Dexil PetroFLAG hydrocarbon analyzer system which was calibrated for diesel range hydrocarbons.

Twelve of the twenty-seven samples yielded non-detectable results in the field tests. The other fifteen samples yielded total hydrocarbon concentrations between 12 ppm and 59 ppm. Three duplicate samples, including Sample #19 which yielded the highest response in the field tests, were submitted to an independent laboratory for WTPH-D analysis for confirmation. All three samples were non-detectable for diesel range hydrocarbons. These results are well within the MTCA Method A cleanup standard for diesel or heavy oils in soil is 200 ppm.

QUALITY CONTROL

The soil samples to be chemically analyzed in the laboratory were packed in laboratory prepared four ounce sampling jars equipped with Teflon lids, and placed in a chilled ice chest with "blue ice" for transportation to the laboratory. A chain of custody form was completed at the time of transport. The soil samples were transferred to On-Site Environmental Inc. at their offices at 14924 Northeast 31st Circle, Redmond, Washington.

LIMITATIONS

This report has been prepared in accordance with the terms of our contract for the specific application of this project in a manner consistent with the level of care normally exercised by members of the environmental science profession currently practicing under similar conditions in the area.

No other warranty, expressed or implied, is made. No investigation is thorough enough to exclude the presence of hazardous materials at a given site. Therefore, if no hazardous materials have been identified during the assessment, this should not be construed as a guarantee of the absence of such materials, but merely as the result of services performed within the scope, limitations, and cost of work performed.

Any opinions and/or recommendations presented in this report apply to site conditions existing at the time of performance of services. We are unable to report on or accurately predict events which may impact the site following performance of services, whether occurring naturally or caused by external forces. We assume no responsibility for conditions we did not investigate, or conditions not generally recognized as environmentally unacceptable at the time services were performed.

Environmental conditions may exist at the site which cannot be identified by visual observation. Where the scope of services was limited to observations made during site reconnaissance, interviews, and/or review of readily available reports and literature, any conclusions, and/or recommendations are necessarily based largely on information supplied by others, the accuracy or sufficiency of which may not have been independently reviewed by us. If new information is developed or data becomes available for review in the future, we have the right to re-evaluate the conclusions of this report, and provide amendments as required.

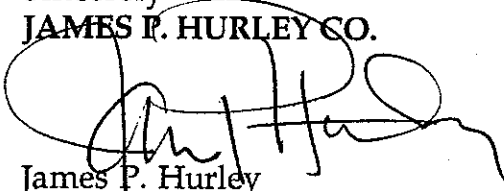
Naturally occurring toxic substances, toxicity of substances common in current habitable environments, or contaminant concentrations which are not of current environmental concern may not be reflected in this document if such was not an expressed concern of our client or previously reported by others. We are not responsible for the impact of changes in applicable environmental standards, practices, or regulations following performance of services.

Services hereunder were performed in accordance with our agreement and understanding with our client, which may not be fully disclosed in this document. Opinions and/or recommendations are intended for the client, purpose, site, location, time frame, and project parameters indicated. This report was prepared solely for the use of our client, and should be reviewed in its entirety; we are not responsible for subsequent separation, detachment, or partial use of this document. Any reliance of this report by a third party shall be at such party's sole risk.

Please call with any questions on this matter.

Sincerely

JAMES P. HURLEY CO.



James P. Hurley
President

Table 1
Soil Test Results

<u>Drain #</u>	<u>Date Sampled</u>	<u>Soil Sample Collection Method</u>	<u>Depth Sample Collected (Feet bgs)</u>	<u>Field Test Result (ppm)</u>	<u>Lab Test Result EPA 8015 (ppm)</u>
D1	8-28-96	Boring	5-7	20	ND
D2	8-28-96	Boring	5-7	42	ND
D3	8-28-96	Boring	5-7	34	ND
D4	8-28-96	Boring	5-7	46	ND
D5	8-28-96	Boring	5-7	43	ND
D6	8-28-96	Boring	5-7	42	ND
D7	8-28-96	Boring	5-7	18	ND
D8	7-31-95	Test Pit	5-7	ND	ND
D9	7-31-95	Test Pit	5-7	ND	ND
D10	7-31-95	Test Pit	5-7	ND	ND
D11	8-28-96	Boring	5-7	28	ND
D12	8-28-96	Boring	5-7	12	ND
D13	8-28-96	Boring	5-7	16	ND
D14	8-28-96	Boring	5-7	63	ND
D15	6-19-95	Test Pit	5-6	ND	ND
D16	8-28-96	Boring	5-7	43	ND
D17	6-19-95	Test Pit	5-6	Diesel	150
D18	8-28-96	Boring	5-7	22	ND
D19	8-28-96	Boring	5-7	59	ND
D20	6-19-95	Test Pit	5-6	ND	ND
D21	8-28-96	Boring	5-7	22	ND
D22	8-28-96	Boring	5-7	17	ND
D23	8-28-96	Boring	5-7	20	ND
D24	8-28-96	Boring	5-7	19	ND
D25	8-28-96	Boring	5-7	ND	ND
D26	8-28-96	Boring	5-7	ND	ND
D27	8-28-96	Boring	5-7	ND	ND
D28	8-28-96	Boring	5-7	ND	ND
D29	8-28-96	Boring	5-7	ND	ND
D30	8-28-96	Boring	5-7	12	ND
D31	8-28-96	Boring	5-7	ND	ND
D32	8-28-96	Boring	5-7	18	ND
D33	8-28-96	Boring	5-7	ND	ND
D34	6-19-95	Test Pit	5-8	NT	4,000
D34	9-5-96	Test Pit	10-12		
blank	8-28-96	Field Test QA		ND	NT
calibration standard	8-28-96	Field Test QA		1,000	NT

Table 1
Soil Test Results

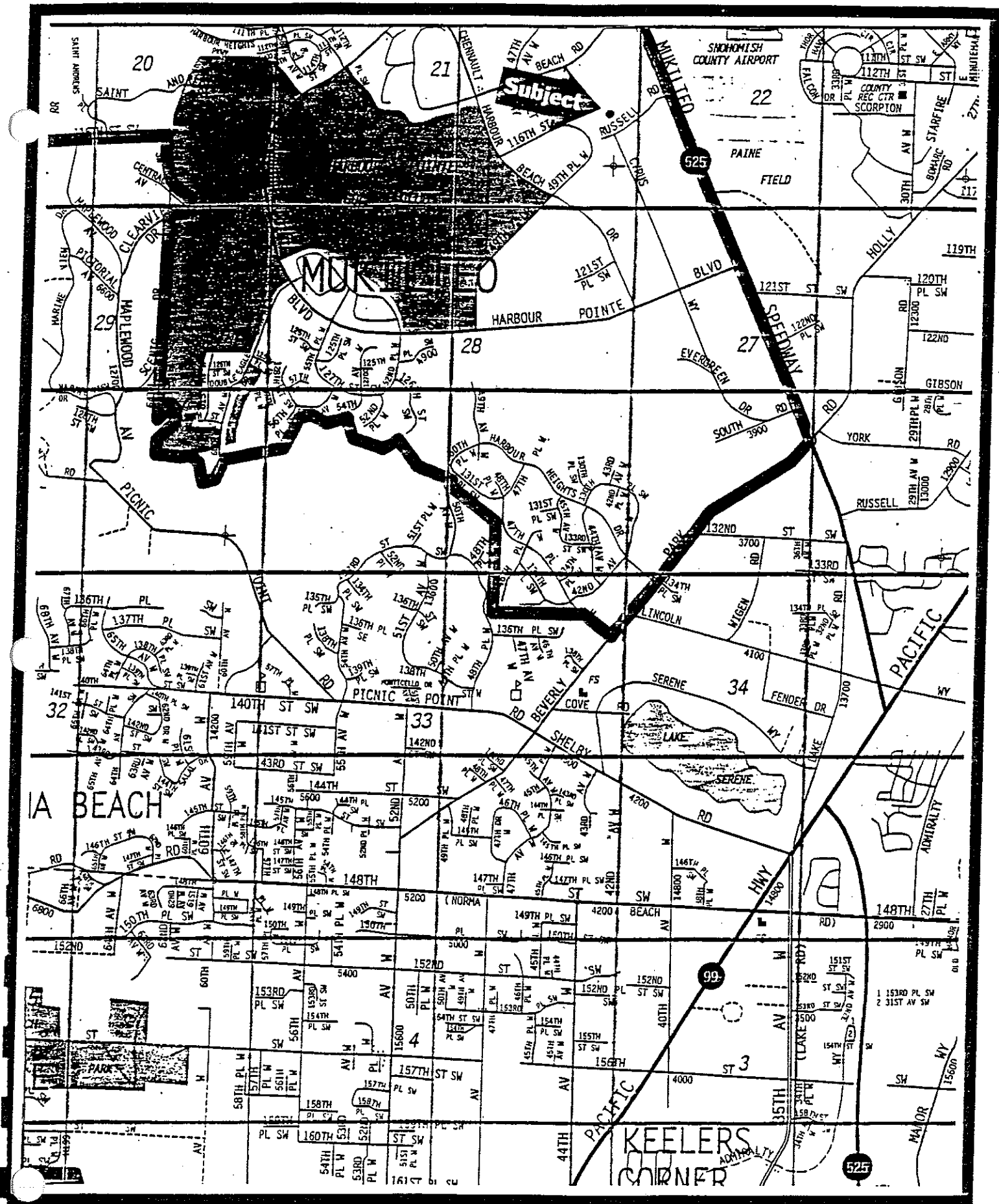
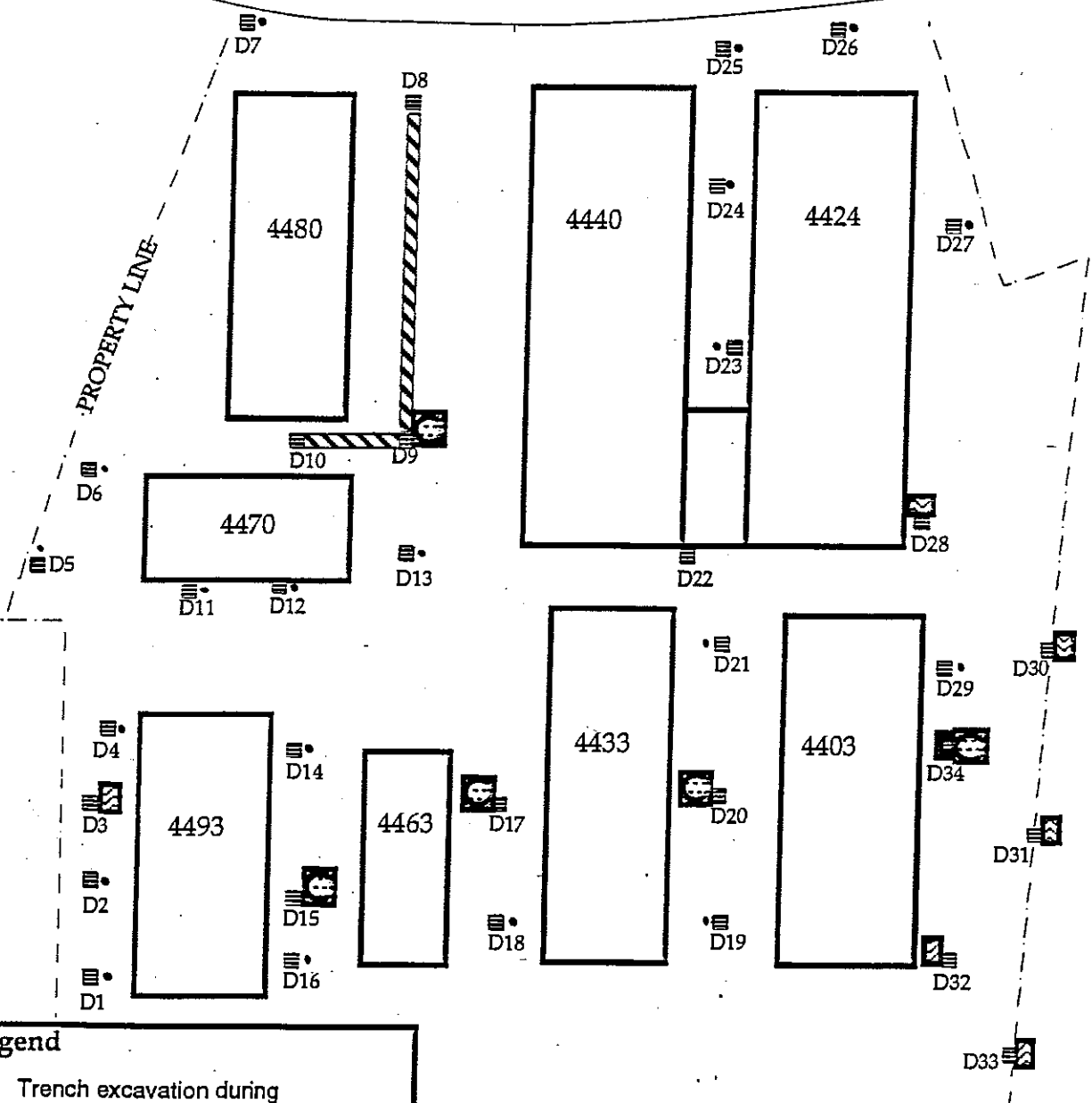


Exhibit A
Vicinity Map

CHENNAULT BEACH ROAD



Legend

-  Trench excavation during pipe repair project (August 1995)
-  Exploratory test pit (July 1995)
-  Catch Basin
-  Exploration test pit (September 1996)
-  Geoprobe (September 1996)

RUSSELL ROAD

not to scale

Exhibit C
Laboratory Reports



**OnSite
Environmental Inc.**

Analytical Testing and Mobile Laboratory Services

September 6, 1996

Jim Hurley
James P. Hurley Co.
P.O. Box 82206
Kenmore, WA 98028

Re: Analytical Data for Project Hers
Laboratory Reference No. 9609-001

Dear Jim:

Enclosed are the results of the analyses, and associated quality control data, of samples submitted on September 3, 1996.

The standard policy of OnSite Environmental Inc., is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

Karl P. Hornyik
Project Chemist

Enclosures

Date of Report: September 6, 1996
Samples Submitted: September 3, 1996
Lab Traveler: 09-001
Project: Hers

WTPH-D

Date Extracted: 9-03-96
Date Analyzed: 9-03-96

Matrix: Soil
Units: mg/Kg (ppm)

Client ID	Lab ID	Dilution Factor	Total Petroleum Hydrocarbons	Surrogate Recovery*	Flags	MRL
19	09-001-1	1.0	ND	99%		25
28	09-001-2	1.0	ND	102%		25

* o-Terphenyl

Date of Report: September 6, 1996
Samples Submitted: September 3, 1996
Lab Traveler: 09-001
Project: Hers

WTPH-D
METHOD BLANK QUALITY CONTROL

Date Extracted: 9-03-96
Date Analyzed: 9-03-96

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: MB0903S1

	Dilution Factor	Total Petroleum Hydrocarbons	Surrogate Recovery*	Flags	MRL
Method Blank	1.0	ND	105%		25

* o-Terphenyl

Date of Report: September 6, 1996
Samples Submitted: September 3, 1996
Lab Traveler: 09-001
Project: Hers

WTPH-D
DUPLICATE QUALITY CONTROL

Date Extracted: 9-03-96
Date Analyzed: 9-03-96

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: 08-142-2

	Dilution Factor	Total Petroleum Hydrocarbons	Surrogate Recovery*	Flags	MRL
Sample	1.0	ND	91%		25
Duplicate	1.0	ND	88%		25
RPD		NA			

* o-Terphenyl

Date of Report: September 6, 1996
Samples Submitted: September 3, 1996
Lab Traveler: 09-001
Project: Hers

WTPH-D
SB/SBD QUALITY CONTROL

Date Extracted: 9-03-96
Date Analyzed: 9-03-96

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: SB0903S1

	Dilution Factor	Total Petroleum Hydrocarbons	Percent Recovery	Surrogate Recovery*	Flags	MRL
Spike Blank @ 100 ppm	1.0	104	104%	125%		25
Spike Blank Duplicate	1.0	111	111%	128%		25
RPD		6.2%				

* o-Terphenyl

Date of Report: September 6, 1996
Samples Submitted: September 3, 1996
Lab Traveler: 09-001
Project: Hers

Date Analyzed: 9-3-96

% MOISTURE

Client ID	Lab ID	% Moisture
19	09-001-1	8.0
28	09-001-2	12



14924 NE 31st Circle • Redmond, WA 98052
Fax: (206) 885-4603 • **Phone: (206) 883-3881**

CHILD OF CUSTOM

Page _____ of _____

Company:	JPHC
Project No:	
Project Name:	11 vs
Project Manager:	Jim

Turn Around Requested	Project Chemist: <u>KPH</u>	Laboratory No. <u> </u>															
Requested Analysis																	
(Check One)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">☐ Same Day</td> <td style="width: 33%;"></td> <td style="width: 33%;"></td> </tr> <tr> <td>☐ 24 Hours</td> <td></td> <td></td> </tr> <tr> <td>☐ 48 Hours</td> <td></td> <td></td> </tr> <tr> <td>☒ Standard</td> <td></td> <td></td> </tr> <tr> <td>☐ _____ (other)</td> <td></td> <td></td> </tr> </table>		☐ Same Day			☐ 24 Hours			☐ 48 Hours			☒ Standard			☐ _____ (other)		
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☐ 48 Hours																	
☒ Standard																	
☐ _____ (other)																	

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RELINQUISHED BY <i>[Signature]</i>	DATE <i>9/3/96</i>	RECEIVED BY <i>[Signature]</i>	DATE <i>9/3/96</i>	COMMENTS:
FIRM <i>1411</i>	TIME <i>13:20</i>	FIRM <i>OTE</i>	TIME <i>13:20</i>	
RELINQUISHED BY	DATE	RECEIVED BY	DATE	
FIRM	TIME	FIRM	TIME	
REVIEWED BY	DATE REVIEWED			

DISTRIBUTION LEGEND: White - OnSite Copy Yellow - Report Copy Pink - Client Copy



**OnSite
Environmental Inc.**

Analytical Testing and Mobile Laboratory Services

September 6, 1996

Jim Hurley
James P. Hurley Co.
P.O. Box 82206
Kenmore, WA 98028

Re: Analytical Data for Project Hers Ind. Park
Laboratory Reference No. 9608-133

Dear Jim:

Enclosed are the results of the analyses, and associated quality control data, of samples submitted on August 30, 1996.

The standard policy of OnSite Environmental Inc., is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

Karl P. Hornyik
Project Chemist

Enclosures

Date of Report: September 6, 1996
Samples Submitted: August 30, 1996
Lab Traveler: 08-133
Project: Hers Ind. Park

WTPH-D

Date Extracted: 9-03-96
Date Analyzed: 9-03-96

Matrix: Soil
Units: mg/Kg (ppm)

Client ID	Lab ID	Dilution Factor	Total Petroleum Hydrocarbons	Surrogate Recovery*	Flags	MRL
32	08-133-1	1.0	ND	90%		25

* o-Terphenyl

Date of Report: September 6, 1996
Samples Submitted: August 30, 1996
Lab Traveler: 08-133
Project: Hers Ind. Park

WTPH-D
METHOD BLANK QUALITY CONTROL

Date Extracted: 9-03-96
Date Analyzed: 9-03-96

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: MB0903S1

	Dilution Factor	Total Petroleum Hydrocarbons	Surrogate Recovery*	Flags	MRL
Method Blank	1.0	ND	105%		25

* o-Terphenyl

Date of Report: September 6, 1996
Samples Submitted: August 30, 1996
Lab Traveler: 08-133
Project: Hers Ind. Park

WTPH-D
DUPLICATE QUALITY CONTROL

Date Extracted: 9-03-96
Date Analyzed: 9-03-96

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: 08-142-2

	Dilution Factor	Total Petroleum Hydrocarbons	Surrogate Recovery*	Flags	MRL
Sample	1.0	ND	91%		25
Duplicate	1.0	ND	88%		25
RPD		NA			

* o-Terphenyl

Date of Report: September 6, 1996
Samples Submitted: August 30, 1996
Lab Traveler: 08-133
Project: Hers Ind. Park

WTPH-D
SB/SBD QUALITY CONTROL

Date Extracted: 9-03-96
Date Analyzed: 9-03-96

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: SB0903S1

	Dilution Factor	Total Petroleum Hydrocarbons	Percent Recovery	Surrogate Recovery*	Flags	MRL
Spike Blank @ 100 ppm	1.0	104	104%	125%		25
Spike Blank Duplicate	1.0	111	111%	128%		25
RPD		6.2%				

* o-Terphenyl

Date of Report: September 6, 1996
Samples Submitted: August 30, 1996
Lab Traveler: 08-133
Project: Hers Ind. Park

Date Analyzed: 9-3-96

% MOISTURE

Client ID	Lab ID	% Moisture
32	08-133-1	12



14924 NE 31st Circle • Redmond, WA 98052
Fax: (206) 885-4603 • Phone: (206) 883-3881

Page 1 of 1

Company:	JPHC
Project No:	8/30/96
Project Name:	Hers Ind. Park
Project Manager:	Jim Herlen

[illegible]

RELINQUISHED BY <i>[Signature]</i>	DATE 8/30/96	RECEIVED BY <i>[Signature]</i>	DATE 8/30/96
FIRM JPHC	TIME 11:00	FIRM OES.	TIME 11:00
RELINQUISHED BY	DATE	RECEIVED BY	DATE
FIRM	TIME	FIRM	TIME
REVIEWED BY	DATE REVIEWED		

COMMENTS: Call Jim w/
results @ 486-6665

DISTRIBUTION LEGEND: White - OnSite Copy Yellow - Report Copy Pink - Client Copy



September 16, 1996

Jim Hurley
James P. Hurley Co.
P.O. Box 82206
Kenmore, WA 98028

Re: Analytical Data for Project Hers III
Laboratory Reference No. 9609-025

Dear Jim:

Enclosed are the results of the analyses, and associated quality control data, of samples submitted on September 11, 1996.

The standard policy of OnSite Environmental Inc., is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Hornyik", written over a horizontal line.

Karl P. Hornyik
Project Chemist

Enclosures

Date of Report: September 16, 1996
Samples Submitted: September 11, 1996
Lab Traveler: 09-025
Project: Hers III

WTPH 418.1

Date Extracted: 09-12-96

Date Analyzed: 09-12-96

Matrix: Soil

Units: mg/Kg (ppm)

Client ID	Lab ID	Dilution Factor	Total Petroleum Hydrocarbons	Flags	PQL
17	09-025-1	5.0	ND		29

Date of Report: September 16, 1996
Samples Submitted: September 11, 1996
Lab Traveler: 09-025
Project: Hers III

WTPH 418.1
METHOD BLANK QUALITY CONTROL

Date Extracted: 9-12-96
Date Analyzed: 9-12-96

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: MB0912S1

	Dilution Factor	Total Petroleum Hydrocarbons	Flags	PQL
Method Blank	5.0	ND		25

Date of Report: September 16, 1996
Samples Submitted: September 11, 1996
Lab Traveler: 09-025
Project: Hers III

WTPH 418.1
DUPLICATE QUALITY CONTROL

Date Extracted: 9-06-96
Date Analyzed: 9-06-96

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: 08-136-3

	Dilution Factor	Total Petroleum Hydrocarbons	Flags	PQL
Sample	5.0	188		25
Duplicate	5.0	174		25
RPD		8.1%		

Date of Report: September 16, 1996
Samples Submitted: September 11, 1996
Lab Traveler: 09-025
Project: Hers III

WTPH 418.1
SB/SBD QUALITY CONTROL

Date Extracted: 9-06-96
Date Analyzed: 9-06-96

Matrix: Soil
Units: mg/Kg (ppm)

Lab ID: SB0906S1

	Dilution Factor	Total Petroleum Hydrocarbons	Percent Recovery	Flags	PQL
Spike Blank @ 100 ppm	5.0	115	115%		25
Spike Blank Duplicate	5.0	118	118%		25
RPD		3.2%			

Date of Report: September 16, 1996
Samples Submitted: September 11, 1996
Lab Traveler: 09-025
Project: Hers III

Date Analyzed: 9-12-96

% MOISTURE

Client ID	Lab ID	% Moisture
17	09-025-1	14



14924 NE 31st Circle • Redmond, WA 98052
Fax: (206) 885-4603 • Phone: (206) 883-3881

CHAIN OF CUSTODY

Page _____ of _____

Company:	JPHC
Project No:	
Project Name:	Hers III
Project Manager:	

Turn Around Requested

(Check One)

- ☐ Same Day
☐ 24 Hours
☐ 48 Hours
☐ Standard
☐ _____
(other)

Project Chemist:

KL

Laboratory No.

Requested Analysis

[illegible]

RELINQUISHED BY <i>[Signature]</i>	DATE 9/11/96	RECEIVED BY <i>[Signature]</i>	DATE 9/11/96
FIRM TPHC	TIME	FIRM On Site Tuviran.	TIME
RELINQUISHED BY	DATE	RECEIVED BY	DATE
FIRM	TIME	FIRM	TIME
REVIEWED BY	DATE REVIEWED		

COMMENTS:

DISTRIBUTION LEGEND: White - OnSite Copy Yellow - Report Copy Pink - Client Copy

 James P. Hurley Co.
Environmental Risk Management Consultants

P.O. Box 82206
Kenmore, WA 98028

Telephone (206) 486 6665
FAX (206) 486-7896

June 22, 1995

Hawaiian trust Co., Ltd.
Colliers Real Estate Services - Agent
800 Fifth Avenue, Suite 3930
Seattle, WA 98104

Attention: Mr. Jim Rock, Project Manager

CHANGE PROPOSAL REQUEST
ENVIRONMENTAL SITE ASSESSMENT SERVICES
HER INDUSTRIAL PARK
MULTEO, WASHINGTON

Dear Jim:

The James P. Hurley Co. (JPHC), an environmental management and consulting firm, is pleased to submit this proposed scope of work and cost estimate to perform Level II environmental site assessment consulting services at the above referenced property.

UNDERSTANDING OF NEED

Our preliminary findings in our Level II investigation on the subject property identified the following conditions which require consideration for additional services:

- Approximately 10 cubic yards of petroleum contaminated soil (PCS) was identified in the base of the underground storage tank excavation. The PCS has been isolated in a pile adjacent to the excavation.
- PCS has been confirmed in three of the seven test pits in our investigation of the site drainage system.
- A 6 inch storm drain, located at 6 feet bgs in the vicinity of test pit TP2 was damaged during our site investigation. Damages include repair of the pipe and replacement of suitable backfill material.

PROPOSED ADDITIONAL SERVICES

We propose to provide the following services in addition to the services previously authorized on June 16, 1995:

Change Proposal-Her Industrial Park Phase II
June 22, 1995, Page 2

- Option 6: Disposal and replacement of PCS in the UST excavation. We propose to transport and dispose approximately 10 cubic yards of PCS at a licensed landfill and replace the material with suitable backfill.
- Option 7: Additional laboratory analysis to characterize the PCS in Test Pits TP4 and TP4433. We propose to perform additional laboratory analyses of the impacted samples in order to adequately characterize the contaminants.
- Option 8: Repair of damaged pipe and replacement of saturated soil in Test Pit TP2. We propose to perform emergency repairs to the 6 inch pipe and replace approximately twenty cubic yards of saturated soil with suitable backfill.

PROPOSED FEES-OPTION 6

We estimate that the cost of these services will not exceed \$2,951.00. We anticipate that field investigation tasks associated with this work will be accomplished in one day. The following is a breakdown of our estimated costs:

Labor

Field work,		
Project Manager (4 hrs @ \$65/hr)	\$260	
Prepare Written Report		
Project Manager (6 hrs @ \$65/hr)	390	
Word Processing (2 hrs @ \$28/hr)	<u>56</u>	
Subtotal Labor		\$706

Reimbursable Expenses

Loading, Trucking, and Disposal of PCS	\$1,870	
Import and place backfill	325	
Truck Charge	<u>50</u>	
Subtotal Reimbursable Expenses		<u>\$2,245</u>

TOTAL ESTIMATED FEES AND REIMBURSABLE EXPENSES	<u>\$2,951</u>
---	-----------------------

Change Proposal-Her Industrial Park Phase II
June 22, 1995, Page 3

PROPOSED FEES-OPTION 7

We estimate that the cost of these services will not exceed \$2,576.00. We anticipate that laboratory analytical tasks associated with this work will be accomplished in three days. The following is a breakdown of our estimated costs:

Labor

Lab coordination and data reduction		
Project Manager (4 hrs @ \$65/hr)	\$260	
Prepare Written Report		
Project Manager (8 hrs @ \$65/hr)	520	
Word Processing (2 hrs @ \$28/hr)	56	
Subtotal Labor		\$836

Reimbursable Expenses

Laboratory analysts-EPA 8240/8270		
soil samples (3 ea. @ \$420)	\$1,260	
Laboratory analysis-Priority Pollutant Metals		
soil samples (3 ea. @ \$160)	480	
Subtotal Reimbursable Expenses		<u>\$1,740</u>

TOTAL ESTIMATED FEES AND REIMBURSABLE EXPENSES	<u>\$2,576</u>
---	-----------------------

PROPOSED FEES-OPTION 8

We estimate that the cost of these services will not exceed \$3,830.00. We anticipate that field investigation tasks associated with this work will be accomplished in three days. The following is a breakdown of our estimated costs:

Labor

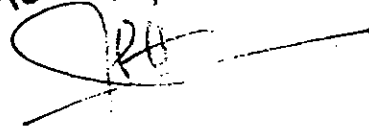
Field work		
Project Manager (4 hrs @ \$65/hr)	\$260	
Subtotal Labor		\$260

Reimbursable Expenses

Repair pipe	\$350	
Dispose saturated PCS	2,760 *	
Import and place backfill	460	
Subtotal Reimbursable Expenses		<u>\$3,570</u>

TOTAL ESTIMATED FEES AND REIMBURSABLE EXPENSES	<u>\$3,830</u>
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* This price is subject to analytical results.

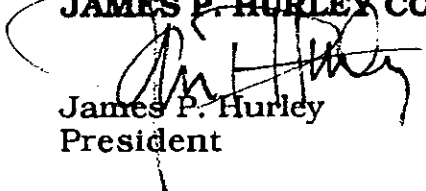


Change Proposal-Her Industrial Park Phase II
June 22, 1995, Page 4

Our work would be performed on a time and materials basis in accordance with our 1995 Schedule of Charges and General Conditions, a copy of which is attached. The total amount will be due upon submission of our final report. Should difficult or unanticipated conditions be encountered, we would inform you as soon as possible and no work would be performed beyond the authorized scope without your prior approval.

We appreciate the opportunity to be of service to you on this project. To authorize the proposed scope of work outlined above, please return a signed copy of this letter for our files. Please also initial by the options for which you would like services performed. Should you have any questions regarding this proposal, please call us at your earliest convenience.

Sincerely,
JAMES P. HURLEY CO.


James P. Hurley
President

APPROVED BY: Hawaiian Trust Co., Ltd.
COLLIERS REAL ESTATE SERVICES - Agent


Signed

Date

Option 6 X
Option 7 X
Option 8 X

James P. Hurley Co.
Environmental Risk Management Consultants

P.O. Box 82206
Kenmore, WA 98028

Telephone (206) 486-6666
FAX (206) 486-7896

June 16, 1995
Hawaiian Trust Company, Ltd.
Colliers Real Estate Services
800 Fifth Avenue, Suite 3930
Seattle, WA 98104

Attn.: Mr. Jim Rock, Property Manager

RIGHT OF ENTRY AGREEMENT
ENVIRONMENTAL SOIL SAMPLE COLLECTION
HERS INDUSTRIAL PARK
4403 TO 4493 RUSSELL ROAD AND 4424 TO 4480 CHENNAULT BEACH ROAD
MUKILTEO, WASHINGTON

Dear Jim:

The James P. Hurley Co. (JPHC), an environmental consulting firm, has been directed by Mr. Jim Rock of Colliers Real Estate Services to perform site investigation services on the referenced property. The work is scheduled to commence on Friday, June 16, 1995 and we hereby request formal Right of Entry Authorization.

Subsurface investigative work, involving the advancement of exploratory pits to a depth of approximately twelve (12') feet beneath ground surface (bgs), will occur in the areas shown on the attached site plan. We will take reasonable precautions to minimize damage from use of earth moving equipment, but we have not included in our contract the cost for restoration of damage which may result from this operation.

We will backfill and compact the excavated material back into the exploratory pits upon completion of the field work. Should gross contamination be encountered, we will take steps to isolate the impacted soil on site until a remedial work plan is implemented. It is understood that we will not be liable for damage or injury arising from damage to subterranean structures (pipes, tanks, telephone lines, etc.) which are not called to our attention by you in connection with work.

Please signify your authorization of our Right of Entry under the terms outlined above by signing in the space provided.

Sincerely,
JAMES P. HURLEY CO.

[Signature]
James P. Hurley
President

AUTHORIZED BY:
PROPERTY MANAGER

[Signature] - Agent
for Owner

Date: 6/16/95

FAX COVER SHEET

TO: Jim Hurley

COMPANY: James P. Hurley Co.

FAX NUMBER: 486-7896

PAGES: (including cover page)

DATE: June 14, 1995

FROM: Jim Rock, Vice President/Senior Property Manager

COMPANY: *Colliers Real Estate Services
800 Fifth Avenue, Suite 3930
Seattle, WA 98104
Telephone: (206) 624-8200
Facsimile: (206) 467-9335*

COMMENTS: Jim,

Attached is a HERS site plan which identifies approximate locations of catch basins for testing.

Please note, we will be replacing the storm drainage system between Bldgs 4480 and 4470 and between 4480 and 4440. I expect this work to commence in the next two weeks. If there is a meaningful savings by waiting we can test this area when the storm drainage work is completed. If the savings is minor please proceed with the work.

I also need a Certificate of Insurance for James P. Hurley Co. for my files. Please fax me a copy at your earliest convenience.

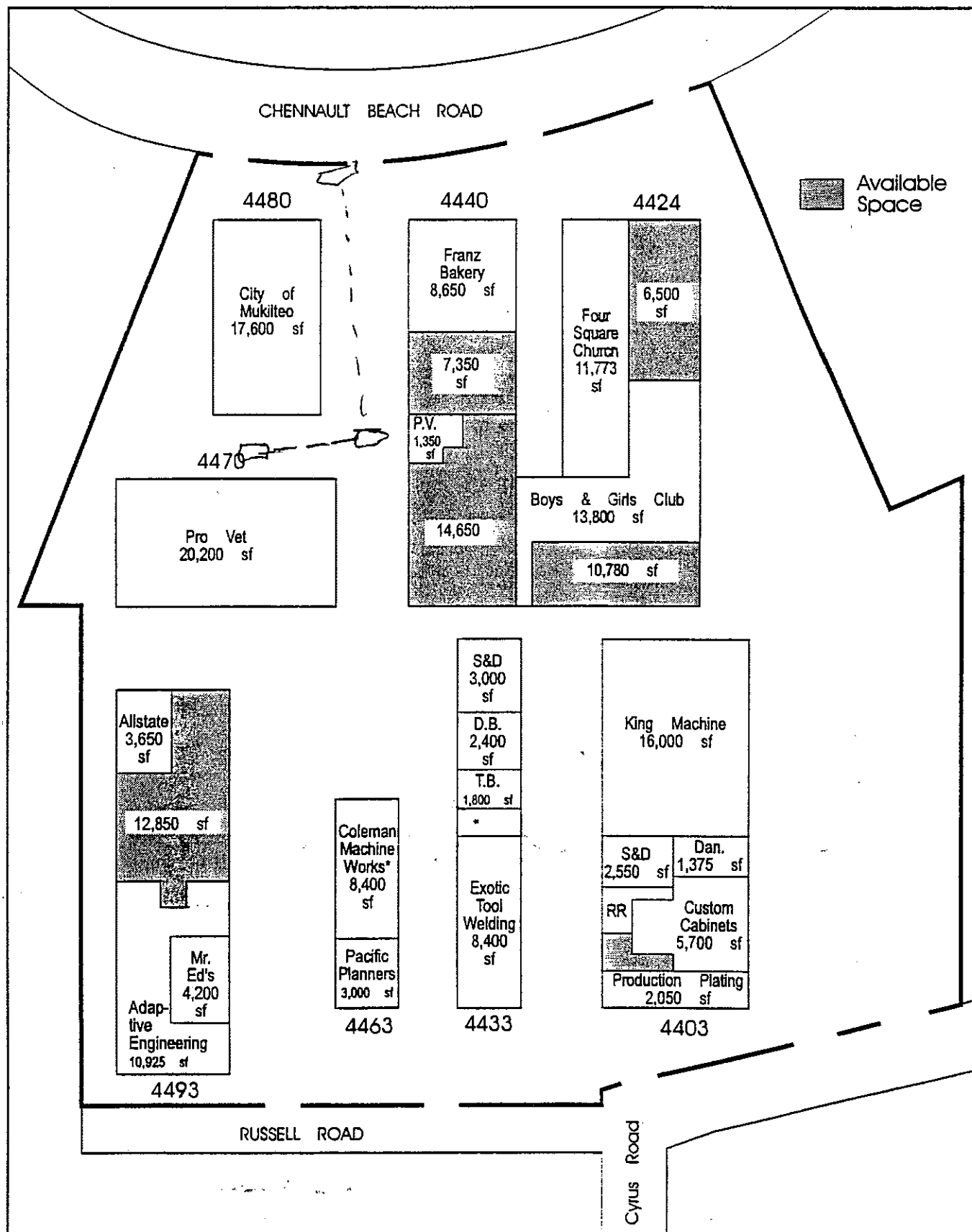
If you have any questions please page me at 907-0931. Thanks Jim.

CONFIDENTIALITY NOTICE

The information contained in the Telefacsimile message is privileged and confidential and is intended only to be received and read by the entities and/or individuals above named. If you are not the intended recipient, you are hereby notified that any unauthorized disclosure, copying

HERS INDUSTRIAL PARK

Site Plan



486-1896

Hawaiian Trust Company, Ltd.**FACSIMILE COVER SHEET**

DATE: June 5, 1995 TIME: 10:15 AM

TO: MR. JIM ROCK,
COLLIERS MACAULAY NICOLLS INTERNATIONAL

PHONE: (206) 223-0866

FACSIMILE: (206) 467-9335

FROM: LEOLANI ABDUL
REAL ESTATE #722

PHONE: (808) 538-4565

FACSIMILE: (808) 538-4693

SUBJECT: LEILANI KAM TRUST #110040524
CHUCK FAMILY TRUST #140016973
RE0790908 - HERS INDUSTRIAL PARK

You are herewith authorized to accept the James P. Hurley Company bid for Phase II environmental work as follows:

Tank Removal	\$ 2,606
Floor Drain Test	1,056
Storm Drain Ltd Test	4,676

Please conduct the tenant audit in-house, as we discussed by telephone this morning.

Please call me if you have any questions, or if I may be of further assistance.


Leolani Abdul, CCIM
Real Estate Officer

1 PAGE(S) TRANSMITTED, INCLUDING THIS COVER LETTER.

IF YOU DO NOT RECEIVE CLEAR COPIES OF ALL PAGES, PLEASE CALL OUR OFFICE AS SOON AS POSSIBLE.

HERJRSFx

A Trust and Investment Subsidiary of

 **Bank of Hawaii**

P.O. BOX 3170 • HONOLULU, HAWAII 96802-3170 • TELEPHONE (808) 538-4444 • FAX (808) 533-1573

 James P. Hurley Co.
Environmental Risk Management Consultants

P.O. Box 82206
Kenmore, WA 98028

Telephone (206) 486-6665
FAX (206) 486-7896

May 14, 1995

Hawaiian Trust Company, Ltd.
40 Colliers Real Estate Services - Agent
800 Fifth Avenue, Suite 3930
Seattle, WA 98104

Attention: Mr. Jim Rock, Project Manager

FEE PROPOSAL
ENVIRONMENTAL SITE ASSESSMENT SERVICES
HER INDUSTRIAL PARK
MULTEO, WASHINGTON

Dear Jim:

The James P. Hurley Co. (JPHC), an environmental management and consulting firm, is pleased to submit this proposed scope of work and cost estimate to perform Level II environmental site assessment consulting services at the above referenced property.

UNDERSTANDING OF NEED

The subject property is a multi-tenant industrial complex. ATC Environmental, Inc. (ATC) performed a Phase I Environmental Site Assessment investigation of the subject property in October of 1994 and identified. The following is a listing and description of areas of concern on the property which ACT identified and which the client has requested additional services:

- A 500 gallon diesel fuel underground storage tank (UST) located on the south side of the 4493 building. USTs are a potential source of petroleum contamination to the soil and/or groundwater beneath the site.
- The storm drainage system is reported to discharge into leach fields and/or dry wells on the site. This system is a potential source of contamination to the soil and groundwater beneath the site from surface activities by former or current tenants operating on the property.
- At least two floor drains which are suspected of being used to discharge industrial waste or hazardous liquids.
- ATC identified "suspected" asbestos containing materials but the facilities have not been surveyed and tested for asbestos.
- Suspected PCB containing light ballasts were identified in the facilities by ATC.

Proposal-Her Industrial Park Phase II
May 14, 1995, Page 2

- ATC suggested that lead based paint may be present in the facilities.
- Approximately 300 gallons of waste liquids in drums stored on the property.

PROPOSED LEVEL II SERVICES

We propose to provide the following services to adequately assess this on site source:

- Option 1: Field Screening During Planned Storm Drain Renovation. We propose to provide on-site observation of the planned storm drain renovation project. Representative soil samples uncovered during the project will be collected for on site screening of volatile organic compounds (VOCs) by visual observation and in head space tests using a portable ionization detector (PID). A total of five (5) soil samples will be collected for laboratory analysis for possible petroleum hydrocarbon contamination. We will summarize our findings and opinions in a written report.
- Option 2: Limited Subsurface Investigation of the Storm Drain System. We propose to perform limited subsurface investigative services to assess the soil in the vicinity of the storm drain system for possible petroleum hydrocarbon contamination. This work will include advancing shallow Geoprobe soil borings in selected areas of risk to a depth of 10 feet bgs. Soil samples will be collected at 2.5 foot intervals for on-site screening of volatile organic compounds (VOCs) by visual observation and in head space tests using a portable ionization detector (PID). A total of five (5) samples will be selected for laboratory analysis for possible petroleum hydrocarbon contamination. We will summarize our findings and opinions in a written report.
- Option 3: Expanded Subsurface Investigation of the Storm Drain System. These optional services are similar to the services in Option 2 except the number of Geoborings will expand from 5 to 20 and the number of soil samples submitted for laboratory analysis will increase from 5 to 20. We will summarize our findings and opinions in a written report.
- Option 4: Two Floor Drains. We propose to assess the soils beneath the two identified floor drains for possible petroleum hydrocarbon and heavy metals contamination by advancing two shallow hand augured borings. Two soil samples will be collected for field screening of VOCs and

Proposal-Her Industrial Park Phase II
May 14, 1995, Page 3

submitted for laboratory analysis. We will summarize our findings and opinions in a written report.

- OK
M
- Option 5: Underground Storage Tank (UST) Removal, Risk Assessment, and Site Restoration. We propose to remove the 500 gallon heating fuel tank, perform a site assessment of the UST site, and restore the site to pre-existing conditions. This work will involve the use of a backhoe and trucks to remove the tank and product and backfill and pave the impacted area with asphaltic concrete, soil sample collection, field screening, laboratory analysis of five (5) samples for possible petroleum contamination. We will summarize our findings and opinions in a written report.
 - Option 6: Tenant Audit. We propose to perform an audit of each tenant operating on the property where hazardous materials are used and stored. We will review each tenant's practices and processes as they relate to the proper use, storage, and disposal of hazardous substances, petroleum products, and hazardous waste as well as review each tents inventory of hazardous waste, MSDS sheets, hazard communication program, spill prevention countermeasure program, and waste disposal documentation. This work will necessitate the property manager/owner to coordinate our work with the tenants. We will summarize our findings and opinions in a written report.
- NO

PROPOSED FEES-OPTION 1

We estimate that the cost of these services will not exceed \$2,176.00. We anticipate that field investigation tasks associated with this work will be accomplished in one day. The following is a breakdown of our estimated costs:

Labor

Field work		
Project Manager (8 hrs @ \$65/hr)	\$520	
Assistant (8 hours @ \$45/hr)	360	
Prepare Written Report		
Project Manager (8 hrs @ \$65/hr)	520	
Word Processing (2 hrs @ \$28/hr)	56	
Subtotal Labor		\$1,456

Reimbursable Expenses

Back hoe and Operator		BY OTHERS
Laboratory analysis-HCID		
soil samples (5 ea. @ \$80)	400	
Photography	45	
PID Rental	175	

Proposal-Her Industrial Park Phase II
May 14, 1995, Page 4

Truck Charge	100	
<i>Subtotal Reimbursable Expenses</i>		<u>\$720</u>

TOTAL ESTIMATED FEES AND REIMBURSABLE EXPENSES		<u>\$2,176</u>
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PROPOSED FEES-OPTION 2

We estimate that the cost of these services will not exceed \$4,676.00. We anticipate that field investigation tasks associated with this work will be accomplished in one day. The following is a breakdown of our estimated costs:

Labor		
Field work		
Project Manager (8 hrs @ \$65/hr)	\$520	
Assistant (8 hours @ \$45/hr)	360	
Prepare Written Report		
Project Manager (8 hrs @ \$65/hr)	520	
Word Processing (2 hrs @ \$28/hr)	<u>56</u>	
<i>Subtotal Labor</i>		\$1,456
Reimbursable Expenses		
Geoprobe Borings (5 ea. @ \$500)	\$2,500	
Laboratory analysis-HCID		
soil samples (5 ea. @ \$80)	400	
PID Rental	175	
Photography	45	
Truck Charge	100	
<i>Subtotal Reimbursable Expenses</i>		<u>\$3,220</u>

TOTAL ESTIMATED FEES AND REIMBURSABLE EXPENSES		<u>\$4,676</u>
---	--	-----------------------

PROPOSED FEES-OPTION 3

We estimate that the cost of these services will not exceed \$16,062.00. We anticipate that field investigation tasks associated with this work will be accomplished in three days. The following is a breakdown of our estimated costs:

Labor		
Field work		
Project Manager (24 hrs @ \$65/hr)	\$1,560	
Assistant (8 hours @ \$45/hr)	360	
Prepare Written Report		
Project Manager (24 hrs @ \$65/hr)	1,560	
Word Processing (4 hrs @ \$28/hr)	<u>112</u>	
<i>Subtotal Labor</i>		\$3,592
Reimbursable Expenses		
Geoprobe Borings (20 ea. @ \$500)	\$10,000	
Laboratory analysis-HCID		

Proposal-Her Industrial Park Phase II
May 14, 1995, Page 5

soil samples (20 ea. @ \$80)	1,600	
PID Rental (3 days @ \$175)	525	
Photography	45	
Truck Charge	300	
<i>Subtotal Reimbursable Expenses</i>		<u>\$12,470</u>

TOTAL ESTIMATED FEES AND REIMBURSABLE EXPENSES	<u>\$16,062</u>
---	------------------------

PROPOSED FEES-OPTION 4

We estimate that the cost of these services will not exceed \$1,056.00. We anticipate that field investigation tasks associated with this work will be accomplished in one day. The following is a breakdown of our estimated costs:

Labor		
Field work		
Project Manager (4 hrs @ \$65/hr)	\$260	
Prepare Written Report		
Project Manager (4 hrs @ \$65/hr)	260	
Word Processing (2 hrs @ \$28/hr)	<u>56</u>	
<i>Subtotal Labor</i>		\$576
Reimbursable Expenses		
Laboratory analysis-HCID		
soil samples (2 ea. @ \$80)	\$160	
PID Rental	175	
Photography	45	
Truck Charge	100	
<i>Subtotal Reimbursable Expenses</i>		<u>\$480</u>

TOTAL ESTIMATED FEES AND REIMBURSABLE EXPENSES	<u>\$1,056</u>
---	-----------------------

PROPOSED FEES-OPTION 5

We estimate that the cost of these services will not exceed \$2,606.00. We anticipate that field investigation tasks associated with this work will be accomplished in two days. The following is a breakdown of our estimated costs:

Labor		
Field work		
Project Manager (4 hrs @ \$65/hr)	\$260	
Assistant (4 hours @ \$45/hr)	180	
Prepare Written Report		
Project Manager (8 hrs @ \$65/hr)	520	
Word Processing (2 hrs @ \$28/hr)	<u>56</u>	
<i>Subtotal Labor</i>		\$1,016

Proposal-Her Industrial Park Phase II
May 14, 1995, Page 6

Reimbursable Expenses	
Backhoe	\$200
Laboratory analysis-WTPH-D soil samples (3 ea. @ \$90)	270
Backfill and paving	800
PID Rental	175
Photography	45
Truck Charge	100
<i>Subtotal Reimbursable Expenses</i>	<u>\$1,590</u>

TOTAL ESTIMATED FEES AND REIMBURSABLE EXPENSES	<u>\$2,606</u>
---	-----------------------

PROPOSED FEES-OPTION 5

We estimate that the cost of these services will not exceed \$3,689.00. We anticipate that field investigation tasks associated with this work will be accomplished in three days. The following is a breakdown of our estimated costs:

Labor	
Field work	
Project Manager (24 hrs @ \$65/hr)	\$1,560
Prepare Written Report	
Project Manager (24 hrs @ \$65/hr)	1,560
Word Processing (8 hrs @ \$28/hr)	<u>224</u>
<i>Subtotal Labor</i>	\$3,344
Reimbursable Expenses	
Photography	\$45
Truck Charge	300
<i>Subtotal Reimbursable Expenses</i>	<u>\$1,590</u>

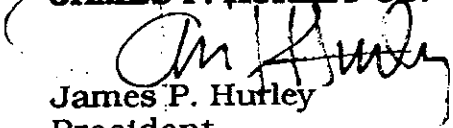
TOTAL ESTIMATED FEES AND REIMBURSABLE EXPENSES	<u>\$3,689</u>
---	-----------------------

Our work would be performed on a time and materials basis in accordance with our 1995 Schedule of Charges and General Conditions, a copy of which is attached. The total amount will be due upon submission of our final report. Should difficult or unanticipated conditions be encountered, we would inform you as soon as possible and no work would be performed beyond the authorized scope without your prior approval.

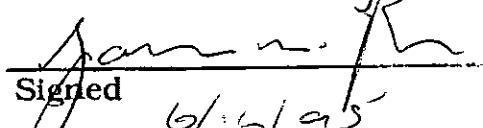
Proposal-Her Industrial Park Phase II
May 14, 1995, Page 7

We appreciate the opportunity to be of service to you on this project. To authorize the proposed scope of work outlined above, please return a signed copy of this letter for our files. Please also initial by the options for which you would like services performed. Should you have any questions regarding this proposal, please call us at your earliest convenience.

Sincerely,
JAMES P. HURLEY CO.


James P. Hurley
President

APPROVED BY: *Hawaiian Trust Company Ltd*
By: **COLLIERS REAL ESTATE** - Agent


Signed

Date

Option 1
Option 2 X
Option 3
Option 4 X
Option 5 X

ACORD. CERTIFICATE OF INSURANCE

CSR KA
HURJA-1

DATE (MM/DD/YY)
06/16/95

PRODUCER

Hurley, Atkins & Stewart, Inc.
1800 Ninth Ave., #1500
Seattle WA 98101

Sheri Huntington
206-682-5656

INSURED

James P. Hurley Company
P.O. Box 82206
Kenmore WA 98028

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY A American Empire Surplus Lines
COMPANY B
COMPANY C
COMPANY D

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
	GENERAL LIABILITY ☐ COMMERCIAL GENERAL LIABILITY ☒ CLAIMS MADE ☐ OCCUR ☐ OWNER'S & CONTRACTOR'S PROT				GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ PERSONAL & ADV INJURY \$ EACH OCCURRENCE \$ FIRE DAMAGE (Any one fire) \$ MED EXP (Any one person) \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS				COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$
	GARAGE LIABILITY ☐ ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EACH ACCIDENT \$ AGGREGATE \$
	EXCESS LIABILITY ☐ UMBRELLA FORM ☐ OTHER THAN UMBRELLA FORM				EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY THE PROPRIETOR/ PARTNERS/EXECUTIVE OFFICERS ARE: ☐ INCL ☐ EXCL				STATUTORY LIMITS EACH ACCIDENT \$ DISEASE - POLICY LIMIT \$ DISEASE - EACH EMPLOYEE \$
A	Environmental/Asbestos Liability	5CM18732	01/27/95	01/27/96	\$ 500,000 Each Claim 1,000,000 Aggregate

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS
RE: Environmental Site Assessment.

CERTIFICATE HOLDER

HAWTR-1

Hawaiian Trust Company, LTD
c/o Colliers Real Estate Svcs
Attn: Jim Rock
800 5th Ave., Suite 3930
Seattle WA 98104

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Sheri Huntington

ACORD 25-S (3/83)

ACORD CORPORATION 1993

PROJECT APPROACH

The following areas of concern were identified in ATC's report:

Storm Drain System

The project area storm drain system is a leachfield/dry well-type system. Past and present site operations may have contributed contaminants which have the potential to impact project area soils and groundwater. ATC proposes three options for subsurface investigations at the south storm drain system as follows:

1. **Field Screening:**
Provide an ATC Environmental Technician on-site during the excavation activities for the planned storm drain renovation. The technician will screen the excavation and soils using a direct-reading field instrument (photoionization detector - PID) to determine if soils have been impacted by volatile organic compounds (VOCs). Soils will also be visually evaluated for the presence of contaminants. If contamination is indicated, ATC will immediately contact Colliers to discuss recommendations for further action such as the collection of confirmation samples for laboratory analysis.
2. **Limited Subsurface Investigation:**
The Limited Subsurface Investigation will involve the advancement of five shallow Geoprobe soil borings at selected catch basin/storm drain locations across the project area. Each Geoprobe boring would be advanced to a total depth of 10 feet with samples collected at 2.5 foot intervals. Based on field screening (PID) and visual evaluation, five samples will be selected for laboratory analysis. Samples will be analyzed for the presence of petroleum hydrocarbons and volatile organic compounds.

The Expanded Subsurface Investigation will be similar to the previous Limited Subsurface Investigation except that the number of Geoprobe borings will be increased from five to twenty. Additionally, twenty of the collected samples will be selected for analysis as opposed to five. The Expanded Subsurface Investigation is designed to provide a more comprehensive and thorough investigation than the Limited Subsurface Investigation.

The subsurface investigations will be conducted using Geoprobe, a direct push technology (DPT). The advantage of Geoprobe is that no drill cuttings are generated and left drummed on-site as with conventional auger drilling. Additionally, there is less disruption to the site during the investigation. Geoprobe is also somewhat less expensive than conventional drilling.

A final report will be issued at the completion of the project that will include a description of field activities, analytical results, and conclusions and recommendations.

Floor Drains

ATC observed two suspect floor drains in the project area which may have been points of hazardous substance discharge. One floor drain is found in the King Machine tenant space and the other is found in the Tool Welding area. ATC proposes to advance one hand boring at each floor drain area and collect

7.0 RESULTS OF INVESTIGATION

7.1 Findings, Conclusions, and Recommendations

Underground Storage Tank

✓ Indications of a small underground storage tank (UST) were observed in the project area at the south end of Building 4493 adjacent to the Adaptive Engineering Lab tenant space. The tank did not appear to be used. Mr. Steve Christian, Production Manager, Adaptive Engineering Lab indicated that the tank was not being used by his facility. The bottom of the tank was measured by ATC through the fill port at 67 inches below grade. The tank contained an 18 inch depth of product which appeared to be diesel or fuel oil.

✓ ATC recommends that the UST be formally decommissioned according to applicable State and local regulations. Decommissioning the UST will require a site assessment involving the collection of soil samples from around the UST according to DOE guidelines. Costs for decommissioning a UST, including site assessment and contractor fees, may range from \$5,000 to \$20,000 depending on conditions. A significant release from the tank may substantially increase costs due to remediation measures which may be required.

Storm Drain System

The storm drain system in the project area is indicated to be an infiltration-type system in which a portion or all storm runoff percolates into the subsurface via leachfields or dry wells. Many present and past tenants use and have used hazardous substances in their operations. One past tenant in the project area was Intermec, an electronics manufacturer, which was a large quantity generator of hazardous waste identified as spent halogenated solvents used in degreasing. There is a potential for hazardous substances to have found their way into the storm drain system and thereby into the subsurface.

ATC recommends that the storm drain assessment project proceed as planned. Additionally, ATC recommends that shallow soil borings be drilled adjacent to the storm drain system to sample soils, in order to assess the impact from any previous discharges of hazardous substances into the storm drain system. Soil samples should be analyzed for total petroleum hydrocarbons and volatile organic compounds. The estimated cost to perform a subsurface investigation around the storm drain system is \$15,000.

→ Test while dug up

Floor Drains

ATC observed several floor drains in the project area. One floor drain of particular concern was observed in the King Machine Works facility. Mr. Larry King, owner, indicated that this floor drain had been used by Intermec when they occupied the space. Mr. King indicated that he suspected that "nasty" chemicals were used in the room with the floor drain. Another floor drain of concern is found in the Exotic Tool Welding facility. This floor drain appeared to have a system of trench drains feeding to it which are now filled with concrete.

ATC recommends that shallow soil borings be drilled adjacent to the two floor drains of concern to sample soils in order to assess the impact from any previous discharges of hazardous substances into these floor drains. Soil samples should be analyzed for total petroleum hydrocarbons and volatile organic compounds. Additionally, the soils at the King Machine floor drain should be analyzed for corrosivity (pH) and heavy metals. The estimated cost to perform a subsurface investigation around the

floor drain system is \$5,000.

Asbestos-Containing Materials

ATC observed suspect asbestos-containing materials throughout the project area. All suspect asbestos-containing materials observed in the project area were observed to be in relatively good condition and not damaged in such a manner that would pose a hazard of generating airborne asbestos fibers. Friable suspect asbestos-containing materials observed included spray-applied acoustic ceiling material, acoustic ceiling panels, and resilient sheet flooring (friable backing). Nonfriable suspect asbestos-containing materials observed included resilient floor tile, floor tile mastic, carpet mastic, wallboard and joint compound.

Share ATC recommends that the suspect asbestos-containing building materials be managed in place. These materials were generally observed to be in good condition. If there is any planned remodeling, renovation, or demolition which may disturb suspect asbestos-containing building materials, these materials should be sampled.

Asbestos is a hazardous substance. Its condition, handling and disposal are regulated by federal, state and local agencies. If suspect asbestos-containing building materials is disturbed or appears to have become damaged, the condition must be reported to the appropriate supervisor. All asbestos abatement work must be performed in accordance with governing agency regulations. If any construction, maintenance, or remodeling is conducted in an area of the facility where there is the potential for employees to come into contact with, or release or disturb, asbestos or asbestos-containing construction materials, a sign with the following language must be posted: "CAUTION. ASBESTOS. CANCER AND LUNG DISEASE HAZARD. DO NOT DISTURB WITHOUT PROPER TRAINING AND EQUIPMENT."

ATC recommends that one staff member be assigned as an Operations and Maintenance (O&M) Program Manager, who will develop and manage the program. The person should receive appropriate training and be charged with coordinating the periodic O&M inspections. These inspections should include surveying all asbestos-containing building materials in the facility. Defects such as signs of increased wear, water damage, vandalism and impact damage should be noted and repaired immediately. Construction or remodeling which occurs in the buildings should be reviewed by the O&M managers in the planning stage to see if preparatory abatement work will be required. A complete record should be maintained of all findings (including this report), procedures, and actions. This record should also contain names of technical advisors, inspectors, consultants, and all staff time, material and costs associated with asbestos control and abatement. *- testing / monitor*

Fluorescent Light Ballasts and Fluorescent Tubes

Fluorescent light ballasts were visually examined in selected areas of the project area. Some ballasts in the project area were noted to be unlabeled as to PCB-content. Unlabeled ballasts must be considered as PCB-contaminated electrical equipment until testing proves otherwise. Fluorescent light fixtures with unlabeled ballasts should be expected to be encountered throughout the project area.

no *note* ATC recommends that ballasts routinely be inspected for damage and leaks. Any ballasts which are unlabeled (i.e. PCB-contaminated) will require special handling and disposal. Any unlabeled ballasts which are damaged or leaking will require handling using the proper personal protective equipment.

A large quantity of fluorescent tubes (greater than twenty-five) were observed stored in a room in the vacant tenant space of the 4440 Building. Fluorescent lighting is used throughout the project area. Currently the disposal of greater than twenty-five fluorescent tubes must be handled as dangerous waste

according to Washington DOE policy due to the presence of mercury in the fluorescent tubes. - *gone*

Lead-based Paint

ATC did not sample for lead-based paint as part of this study. However, lead-based paint may be present in the project area particularly on the exterior metal surfaces of the buildings. Lead-based paint was still in use in 1977 and 1978 when the project area building was constructed.

While it is recommended that all surfaces with lead-based paint be abated, the abatement method for each type of surface varies based on the substrate material, the use of the surface or substrate, the ease of replacement if substrate is removed and planned renovation considerations.

Abatement methodologies should be implemented based on application of HUD guidelines and evaluation of the above criteria.

The State of Washington Department of Labor and Industries adopted the federal lead safety standards for construction work in December, 1993. This standard identifies the allowed exposures to lead for construction workers, methods of exposure assessment, respiratory protection, protective clothing and equipment, medical surveillance, employee training, record keeping, and other items specific to construction work. The standard specifically applies to the demolition, alteration, repair, or removal of structures, substrates, or portions thereof, that contain lead. *NO action*

Database Listed Sites

Several sites surrounding the project area were identified on various databases. These database listed sites appear to pose a minimal environmental threat to the project area based on their distance and relative location with respect to the project area. The Pacific Pride site poses a higher degree of threat to the project area based on the presence of USTs adjoining the project area and the previous surface spill of diesel fuel. Cleanup of the diesel spill and contaminated soil has apparently been conducted. The DOE has given this site a low priority and the site does not appear on the LUST list.

ATC does not recommend a subsurface investigation at this time with respect to the Pacific Pride site and the other database listed sites. However, ATC recommends periodic review of the various databases to determine if any potential environmental threats appear in the future from surrounding properties or from activities in the project area. *NO action*

Hazardous Materials

ATC observed the presence of hazardous materials in various project area tenant spaces. No effective spill prevention and countermeasure program was present in those tenant spaces which store and use hazardous materials. Furthermore, an effective hazard communication program was not in place in those tenant spaces storing and using hazardous materials with the exception of Absolute Cleaning Services. Liabilities can occur to owners and operators who mishandle hazardous materials or are not complying with applicable environmental regulations.

ATC recommends periodic audits of the project area tenant spaces to ensure compliance with environmental regulations. ATC recommends that each tenant who uses hazardous materials submit the following to the property owner or manager on an annual basis:

- Inventory of hazardous materials used and stored (including MSDS)
- Hazard Communication Program

Get plan from contractor

PHASE I ENVIRONMENTAL SITE ASSESSMENT
CB COMMERCIAL
HERS INDUSTRIAL PARK
MUKILTEO, WASHINGTON

- Spill Prevention and Countermeasures Plan
- Inventory of waste generated (hazardous waste, waste oil, etc.) and the hazardous waste and/or waste oil handlers used

Additionally, ATC recommends that those tenant spaces using self-contained solvent parts washers use a service company such as Safety Kleen to service these units or provide such units. Currently Adaptive Engineering Lab and Coleman Machine Works use self-contained solvent parts washers in which the disposition of waste solvent is either unknown or is indicated to never be changed out.

Letter of Transmittal



Earth Consultants Inc.
Geotechnical Engineers, Geologists & Environmental Scientists

1805 136th Place N.E., Suite 101 Bellevue, Washington 98005

Phone: (206) 643-3780 / (206) 464-1584

TO: Colliers Real Estate Services

DATE: 5/30/95

800 Fifth Avenue, Suite 3930

JOB NO.: PR-6916

Seattle, WA 98104

PROJECT: HERS Industrial Park

ATTENTION: Mr. Jim Rock

WE ARE SENDING YOU:

☒ Attached

☐ Under separate cover via _____ the following:

☐ Field Reports

☐ Preliminary Drafts

☐ _____

☐ Reports

☐ Test Results

Copies	Date	Description
2	5/30/95	Proposal

THESE ARE TRANSMITTED FOR YOUR:

☒ Information

☒ Files

☒ Approval

☐ Review and Comments

☐ Signature

☐ Distribution

☐ _____

☐ _____

REMARKS:

Thank You!

CC: _____

Signed: Deborah Kristof



Earth Consultants Inc.

Geotechnical Engineers, Geologists & Environmental Scientists

May 30, 1995

PR-6916

Mr. Jim Rock
Colliers Real Estate Services
800 Fifth Avenue, Suite 3930
Seattle, Washington 98104

Subject: Proposal
Limited Phase II Environmental Site Assessment
HERS Industrial Park
4440 Chennault Beach Road
Mukilteo, Washington

Reference: ATC Environmental, Inc.
Phase I Environmental Site Assessment
HERS Industrial Park
Mukilteo, Washington
Project No. 81737.0201

Dear Mr. Rock:

Earth Consultants, Inc. (ECI) is pleased to submit this proposal to perform a limited Phase II Site Assessment at the referenced site. This proposal is provided based on your May 11, 1995 verbal request for a cost estimate and proposal based on a known scope of work.

STATEMENT OF UNDERSTANDING

Information included in this proposal is based on the referenced report, a portion of which was provided to ECI on May 17, 1995. The scope of work presented in this proposal is based on a proposed scope provided outlined by ATC Environmental Inc. and provided to ECI by Mr. Jim Rock on May 11, 1995. As discussed in a recent telephone conversation between Mr. Rock and Mr. Bob Levinson of ECI, we recommended that the current site tenants be required to provide environmental audit information to the property owner on a regular basis. Therefore, a cost estimate for an environmental audit of the tenants is not included in this document.

Mr. Jim Rock
Colliers Real Estate Services
May 30, 1995

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Page 2

The referenced Phase I Environmental Assessment (ESA) documented both current and previous tenants that use and store hazardous materials at the site. The ESA indicated the potential that hazardous substances had been released to the storm system and to two floor drains located at the site. Specifically, the environmental concerns identified by the ESA include 1) the storm drain and storm drain infiltration system, 2) a floor drain located in the space currently occupied by King Machine, 3) a floor drain located in the space currently occupied by Exotic Tool Welding, and 4) an underground storage tank located southeast of the 4493 building.

Our proposed scope of services includes assessing soil conditions in the vicinity of the storm drain system and the two floor drains and removing the UST. The proposed scope and estimated cost for each task follows.

Task 1 - Storm Drain System

We understand from the referenced documents that the storm drain system will be renovated in the near future. We recommend that soil conditions in the vicinity of the system be evaluated at that time. We propose that an ECI field technician be onsite during the proposed storm drain system renovation/excavation to field screen soil samples for the presence of volatile organic compounds (VOCs) using a photoionization detector and to collect soil samples for analysis. Three soil samples will be submitted for petroleum identification analysis by Ecology Method WTPH-HCID and for VOCs by EPA Method 8260. A report summarizing our services and findings will be prepared at project completion. We estimated an approximate cost of \$3,000 for this scope of services.

Alternatively, soil samples can be collected from the vicinity of the storm drain system using a GeoProbe sampling system. The GeoProbes will extend to a depth of 10 feet, soil samples will be collected at approximate 2.5 foot intervals. A report summarizing our services and findings will be prepared at project completion. Our estimated cost to complete five GeoProbes and submit five samples for analysis is \$4,500. We estimate a cost of approximately \$11,000 to complete twenty GeoProbes and submit twenty samples for analysis.

Mr. Jim Rock
Colliers Real Estate Services
May 30, 1995

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Task 2 - Floor Drains

Our proposed scope of services for Task 2 include advancing two hand borings in the vicinity of the floor drains located within the King Machine and Exotic Toll Welding space and collecting a total of four soil samples, one from each hand boring, for analysis of petroleum hydrocarbons, VOCs, and priority pollutant metals (EPA 6010/7000 series methods). A report summarizing our services and findings will be prepared at project completion. We estimate a cost of approximately \$4,000 to complete this proposed scope of services.

Our cost estimate includes cutting a core hole through five inches of concrete at each hand boring location. Costs could increase somewhat if the concrete is determined to be thicker or is reinforced with rebar.

Task 3 - Underground Storage Tank Removal

We understand that an underground storage tank (UST) is located outside the southeast corner of the 4493 building. The UST is no longer in use and contains approximately 18 inches of product. The exact size, age, and contents of the UST are not known. For the purpose of this cost estimate, ECI has assumed that the UST has a capacity of approximately 500 gallons, contains heating oil, and is in good condition.

We understand that the tank appears to be located very close to the building. This estimate assumes that the tank does not extend beneath the building and that excavation shoring is not required.

Our proposed scope of services for Task 3 include notifications, removing the current contents, cleaning and inerting the UST prior to removal, tank removal, tank disposal, excavation backfilling and compaction, and asphalt resurfacing. Soil samples will be collected from the stockpiled soil and excavation for analysis of diesel-range hydrocarbons (Ecology Method WTPH-D). A report summarizing our services and findings will be prepared at project completion.

Mr. Jim Rock
Colliers Real Estate Services
May 30, 1995

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Page 4

We estimate a cost of approximately \$9,500 to complete this proposed scope of services. This cost estimate assumes that contaminated soil is not encountered. The costs of excavating and disposing or recycling contaminated soil can vary greatly, depending on building/excavation shoring requirements, contaminant type and concentrations, groundwater levels, and soil volumes. We recommend that these details be evaluated further prior to tank removal. We recommend that, at a minimum, the product be removed from the tank.

ESTIMATED COSTS

Our fee for the work will be on a time-and-materials basis. The terms under which our services are offered will be in accordance with the attached Standard Environmental Fee Schedule and General Conditions, which are a part of this agreement. The estimated cost for each task is summarized in Table 1.

Task	Cost Estimate
Task 1 - Storm Drain System	\$ 3,000 to 11,000
Task 2 - Floor Drains	\$ 4,000
Task 3 - UST Removal	\$ 9,500

SCHEDULE

We expect to start work within 10 days of receipt of your authorization to proceed. A thirty day notification period is required prior to removal of the UST. Our written reports will be available approximately three weeks following completion of each task. ECI can discuss expediting this work schedule, if required.

The schedule and cost estimates in this proposal are valid for a period of 60 days.

Mr. Jim Rock
Colliers Real Estate Services
May 30, 1995

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CONDITIONS

Liability

Please note our liability limitations described in the attached general conditions.

Authorization

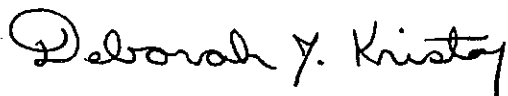
Please document your authorization by 1) signing in the authorization space provided, 2) signing the attached Fee Schedule and General Conditions, and 3) returning the signed documents to us.

CLOSURE

We appreciate the opportunity to provide this proposal and look forward to supporting you on this project. If you have any questions of we may be of additional service, please contact us.

Respectfully submitted,

EARTH CONSULTANTS, INC.



Deborah J. Kristof
Environmental Scientist

Attachment: Environmental Fee Schedule and General Conditions

Accepted by:

Name

Date

Title

Company

DJK/kml



Earth Consultants Inc.

Geotechnical Engineers, Geologists & Environmental Scientists

Standard Fee Schedule and General Conditions Environmental Services Division

Effective January 1, 1994

SCHEDULE OF CHARGES - The compensation to EARTH CONSULTANTS, INC. (ECI) for our professional services is based upon the conditions set forth below. A new schedule of charges is issued at the beginning of each year. Unless other arrangements have been made, charges for all work, including continuing projects initiated in the prior year, will be based on the latest schedule of charges.

Principal	\$110/hr	Out-of-Town Subsistence and Travel:
Associate	\$ 100/hr	cost + 15% Charges
Project Manager	\$ 90/hr	In-House Copy & Local Fax Charges: 1% of Fee
Senior Project	\$ 85/hr	Vehicles: \$0.40/mile
Project	\$ 75/hr	Lab Testing, Subcontractors, and Expenses:
Staff	\$ 60/hr	cost + 15%
Senior Technician	\$ 50/hr	Equipment Charges: Per Quote
Draftsman	\$ 45/hr	
Legal Testimony & Prep. (min 4 hrs)	\$150/hr	
Word Processor/Typist	\$ 36/hr	

NOTES:

1. A minimum of two hours will be charged for each site visit. Review of field data and consultation by senior staff will be according to the hourly rates listed above.
2. Overtime rates of 1.4 times the regular rate for technicians will be charged for overtime hours if project's requirements make overtime work necessary.
3. Portal-to-portal time is charged at the above hourly rates.
4. For services performed at potentially hazardous sites, specialized protective clothing, life support apparatus, and other equipment are required by law. The following charges will be applied to work performed using various levels of personal protection:

Level D: \$25/per 8-hour day/employee
Level C: \$50/per 8-hour day/employee

Level B: \$200/per 8-hour day/employee

Note: Prices do not include the acquisition and use of peripheral diagnostic equipment such as Draeger tubes, OVA, PID, etc., which would be tailored to the specific requirements of the project.

AUTHORIZATION - Work can be started on the basis of CLIENT'S verbal authorization. Final reports and/or letters of acceptance will not, however, be submitted to CLIENT unless ECI has received a signed copy of this Standard Fee Schedule and General Conditions along with a copy of the initialed proposal.

BILLING - Fees and other charges will be billed on a monthly basis as work progresses. The amount of each invoice will be due upon presentation and is past due 30 days after the date of each billing. All invoices will be formatted as shown in the attached sample. Should additional back-up data be requested, it will be provided for an administrative fee of \$100 per invoice requiring verification. A service charge of 1.5% per month will be charged on all accounts not paid within 30 days. All expenses incurred for lien or collection of any delinquent amount, including but not limited to reasonable attorney fees, witness fees, charges at current billing rates for time spent by ECI personnel, document duplication, and court costs, will be paid to ECI in addition to the delinquent amount.

RIGHT-OF-ENTRY - Unless otherwise agreed upon in writing, CLIENT will furnish right-of-entry and locate all utilities on the land, as required, for ECI to safely perform borings, excavations, surveys or other exploration programs. We will take reasonable precautions to minimize damage to the land or utilities from use of equipment. Our fee does not include the cost of restoration of normal land damage which may result from our operations, or for repair or replacement of utilities or consequential damages.

TERMINATION OF SERVICES - In the event that CLIENT requests termination of the work prior to completion, we reserve the right to complete such analyses and records as may be necessary to protect our professional reputation, and to complete a report of work performed to date. A termination fee to cover the costs incurred thereof may be made at ECI's discretion up to 10% in addition to the charges incurred to date of termination.

RETENTION OF DOCUMENTS - ECI will retain all pertinent summaries and reports relating to services performed for CLIENT on this project for a period of five years following submission of our report, during which time the records shall be made available to CLIENT.

PUBLIC LIABILITY INSURANCE - We maintain Vehicle and Public Liability Insurance for bodily injury or property damage of \$1,000,000 with an aggregate limit of \$1,000,000. If CLIENT requires further insurance coverage, we will obtain this additional insurance (if procurable) with the additional cost borne solely by CLIENT. ECI will not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance.

DISCOVERY OF HAZARDOUS MATERIALS - ECI and CLIENT agree that the discovery of unforeseen or unexpected hazardous materials constitutes a changed condition, mandating a renegotiation of the scope of work or termination of services. ECI and CLIENT also agree that the discovery of unanticipated hazardous materials may make it necessary for ECI to take immediate measures to protect the health and safety of its personnel and public health and safety. CLIENT agrees to compensate ECI for any additional cost associated with protection of ECI's personnel and the public.

SAMPLES - All non-hazardous samples of water, soil and rock will be disposed within 30 days of submission of our report unless otherwise directed in writing by CLIENT. Upon request, we will deliver or store samples for CLIENT, for an additional agreed fee.

HAZARDOUS SAMPLES - In the event that samples collected by ECI or provided by CLIENT contain or potentially contain hazardous substances, ECI will, after completion of testing and at CLIENT'S expense, (i) return such samples to CLIENT, or (ii) using a manifest signed by CLIENT as generator, ECI will have such samples transported to a location selected by CLIENT for final disposal. Samples may include soil, water, or other substances resulting from boring, sampling, testing or installing or monitoring wells. CLIENT agrees to pay all costs associated with, or resulting from, the storage, transport, and disposal of samples. CLIENT recognizes and agrees that ECI is acting as a bailee and at no time assumes title to said waste. In the event any sample must be stored by ECI for a period in excess of thirty (30) days, CLIENT agrees to pay an additional agreed fee. During the performance of our field services, if any hazardous substances or elements are encountered which are not covered in the attached proposal, and which in ECI's judgement may significantly affect the scope of our services, or the risk to our personnel in providing the service, ECI will promptly attempt to notify CLIENT.

AQUIFER CONTAMINATION - Subsurface sampling may result in unavoidable contamination of certain subsurface areas, as when a probe or boring device moves through a contaminated area, linking it to an aquifer, underground stream, or other hydrous body not previously contaminated and capable of spreading hazardous materials off-site. Because nothing can be done to eliminate the risk of such an occurrence, and because subsurface sampling is a necessary aspect of the work which ECI will perform on Client's behalf, Client waives any claim against ECI and its employees, and agrees to defend, indemnify and hold ECI and its employees, consultants and/or subcontractors harmless from any claim or liability which may arise as a result of alleged cross-contamination caused by sampling. Client further agrees to compensate ECI for any time spent or expense incurred by ECI in defense of any such claim, in accordance with ECI's prevailing fee schedule and expense reimbursement policy.

I hereby understand and agree to these freely negotiated terms and am authorized to accept the above conditions and scope of the attached Proposal dated _____ Client's Initials _____

I accept the standard _____ /increased _____ limitation of liability as set forth in the attached proposal.

Print Client/Company Name

Date

Signature

Print Name/Title

ECI Assigned Project Number _____

ECI Proposal Number _____

FOR ECI USE ONLY

ECI Assigned Project Number _____

ECI Proposal Number _____



May 30, 1995

PR-6916

Mr. Jim Rock
Colliers Real Estate Services
800 Fifth Avenue, Suite 3930
Seattle, Washington 98104

Subject: **Proposal**
 Limited Phase II Environmental Site Assessment
 HERS Industrial Park
 4440 Chennault Beach Road
 Mukilteo, Washington

Reference: **ATC Environmental, Inc.**
 Phase I Environmental Site Assessment
 HERS Industrial Park
 Mukilteo, Washington
 Project No. 81737.0201

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Mr. Jim Rock
Colliers Real Estate Services
May 30, 1995

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Page 3

Task 2 - Floor Drains

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Mr. Jim Rock
Colliers Real Estate Services
May 30, 1995

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We estimate a cost of approximately \$9,500 to complete this proposed scope of services. This cost estimate assumes that contaminated soil is not encountered. The costs of excavating and disposing or recycling contaminated soil can vary greatly, depending on building/excavation shoring requirements, contaminant type and concentrations, groundwater levels, and soil volumes. We recommend that these details be evaluated further prior to tank removal. We recommend that, at a minimum, the product be removed from the tank.

ESTIMATED COSTS

Our fee for the work will be on a time-and-materials basis. The terms under which our services are offered will be in accordance with the attached Standard Environmental Fee Schedule and General Conditions, which are a part of this agreement. The estimated cost for each task is summarized in Table 1.

Task	Cost Estimate
Task 1 - Storm Drain System	\$ 3,000 to 11,000
Task 2 - Floor Drains	\$ 4,000
Task 3 - UST Removal	\$ 9,500

SCHEDULE

We expect to start work within 10 days of receipt of your authorization to proceed. A thirty day notification period is required prior to removal of the UST. Our written reports will be available approximately three weeks following completion of each task. ECI can discuss expediting this work schedule, if required.

The schedule and cost estimates in this proposal are valid for a period of 60 days.

Mr. Jim Rock
Colliers Real Estate Services
May 30, 1995

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CONDITIONS

Liability

Please note our liability limitations described in the attached general conditions.

Authorization

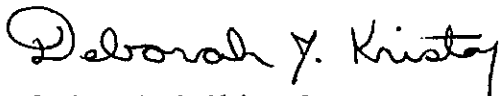
Please document your authorization by 1) signing in the authorization space provided, 2) signing the attached Fee Schedule and General Conditions, and 3) returning the signed documents to us.

CLOSURE

We appreciate the opportunity to provide this proposal and look forward to supporting you on this project. If you have any questions of we may be of additional service, please contact us.

Respectfully submitted,

EARTH CONSULTANTS, INC.



Deborah J. Kristof
Environmental Scientist

Attachment: Environmental Fee Schedule and General Conditions

Accepted by:

Name

Date

Title

Company

DJK/kml



Earth Consultants Inc.

Geotechnical Engineers, Geologists & Environmental Scientists

Standard Fee Schedule and General Conditions Environmental Services Division

Effective January 1, 1994

SCHEDULE OF CHARGES - The compensation to EARTH CONSULTANTS, INC. (ECI) for our professional services is based upon the conditions set forth below. A new schedule of charges is issued at the beginning of each year. Unless other arrangements have been made, charges for all work, including continuing projects initiated in the prior year, will be based on the latest schedule of charges.

Principal	\$110/hr	Out-of-Town Subsistence and Travel:
Associate	\$ 100/hr	cost + 15% Charges
Project Manager	\$ 90/hr	In-House Copy & Local Fax Charges: 1% of Fee
Senior Project	\$ 85/hr	Vehicles: \$0.40/mile
Project	\$ 75/hr	Lab Testing, Subcontractors, and Expenses:
Staff	\$ 60/hr	cost + 15%
Senior Technician	\$ 50/hr	Equipment Charges: Per Quote
Draftsman	\$ 45/hr	
Legal Testimony & Prep. (min 4 hrs)	\$150/hr	
Word Processor/Typist	\$ 36/hr	

NOTES:

1. A minimum of two hours will be charged for each site visit. Review of field data and consultation by senior staff will be according to the hourly rates listed above.
2. Overtime rates of 1.4 times the regular rate for technicians will be charged for overtime hours if project's requirements make overtime work necessary.
3. Portal-to-portal time is charged at the above hourly rates.
4. For services performed at potentially hazardous sites, specialized protective clothing, life support apparatus, and other equipment are required by law. The following charges will be applied to work performed using various levels of personal protection:

Level D: \$25/per 8-hour day/employee
Level C: \$50/per 8-hour day/employee

Level B: \$200/per 8-hour day/employee

Note: Prices do not include the acquisition and use of peripheral diagnostic equipment such as Draeger tubes, OVA, PID, etc., which would be tailored to the specific requirements of the project.

AUTHORIZATION - Work can be started on the basis of CLIENT'S verbal authorization. Final reports and/or letters of acceptance will not, however, be submitted to CLIENT unless ECI has received a signed copy of this Standard Fee Schedule and General Conditions along with a copy of the initialed proposal.

BILLING - Fees and other charges will be billed on a monthly basis as work progresses. The amount of each invoice will be due upon presentation and is past due 30 days after the date of each billing. All invoices will be formatted as shown in the attached sample. Should additional back-up data be requested, it will be provided for an administrative fee of \$100 per invoice requiring verification. A service charge of 1.5% per month will be charged on all accounts not paid within 30 days. All expenses incurred for liening or collection of any delinquent amount, including but not limited to reasonable attorney fees, witness fees, charges at current billing rates for time spent by ECI personnel, document duplication, and court costs, will be paid to ECI in addition to the delinquent amount.

RIGHT-OF-ENTRY - Unless otherwise agreed upon in writing, CLIENT will furnish right-of-entry and locate all utilities on the land, as required, for ECI to safely perform borings, excavations, surveys or other exploration programs. We will take reasonable precautions to minimize damage to the land or utilities from use of equipment. Our fee does not include the cost of restoration of normal land damage which may result from our operations, or for repair or replacement of utilities or consequential damages.

TERMINATION OF SERVICES - In the event that CLIENT requests termination of the work prior to completion, we reserve the right to complete such analyses and records as may be necessary to protect our professional reputation, and to complete a report of work performed to date. A termination fee to cover the costs incurred thereof may be made at ECI's discretion up to 10% in addition to the charges incurred to date of termination.

RETENTION OF DOCUMENTS - ECI will retain all pertinent summaries and reports relating to services performed for CLIENT on this project for a period of five years following submission of our report, during which time the records shall be made available to CLIENT.

PUBLIC LIABILITY INSURANCE - We maintain Vehicle and Public Liability Insurance for bodily injury or property damage of \$1,000,000 with an aggregate limit of \$1,000,000. If CLIENT requires further insurance coverage, we will obtain this additional insurance (if procurable) with the additional cost borne solely by CLIENT. ECI will not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance.

DISCOVERY OF HAZARDOUS MATERIALS - ECI and CLIENT agree that the discovery of unforeseen or unexpected hazardous materials constitutes a changed condition, mandating a renegotiation of the scope of work or termination of services. ECI and CLIENT also agree that the discovery of unanticipated hazardous materials may make it necessary for ECI to take immediate measures to protect the health and safety of its personnel and public health and safety. CLIENT agrees to compensate ECI for any additional cost associated with protection of ECI's personnel and the public.

SAMPLES - All non-hazardous samples of water, soil and rock will be disposed within 30 days of submission of our report unless otherwise directed in writing by CLIENT. Upon request, we will deliver or store samples for CLIENT, for an additional agreed fee.

HAZARDOUS SAMPLES - In the event that samples collected by ECI or provided by CLIENT contain or potentially contain hazardous substances, ECI will, after completion of testing and at CLIENT'S expense, (i) return such samples to CLIENT, or (ii) using a manifest signed by CLIENT as generator, ECI will have such samples transported to a location selected by CLIENT for final disposal. Samples may include soil, water, or other substances resulting from boring, sampling, testing or installing or monitoring wells. CLIENT agrees to pay all costs associated with, or resulting from, the storage, transport, and disposal of samples. CLIENT recognizes and agrees that ECI is acting as a bailee and at no time assumes title to said waste. In the event any sample must be stored by ECI for a period in excess of thirty (30) days, CLIENT agrees to pay an additional agreed fee. During the performance of our field services, if any hazardous substances or elements are encountered which are not covered in the attached proposal, and which in ECI's judgement may significantly affect the scope of our services, or the risk to our personnel in providing the service, ECI will promptly attempt to notify CLIENT.

AQUIFER CONTAMINATION - Subsurface sampling may result in unavoidable contamination of certain subsurface areas, as when a probe or boring device moves through a contaminated area, linking it to an aquifer, underground stream, or other hydrous body not previously contaminated and capable of spreading hazardous materials off-site. Because nothing can be done to eliminate the risk of such an occurrence, and because subsurface sampling is a necessary aspect of the work which ECI will perform on Client's behalf, Client waives any claim against ECI and its employees, and agrees to defend, indemnify and hold ECI and its employees, consultants and/or subcontractors harmless from any claim or liability which may arise as a result of alleged cross-contamination caused by sampling. Client further agrees to compensate ECI for any time spent or expense incurred by ECI in defense of any such claim, in accordance with ECI's prevailing fee schedule and expense reimbursement policy.

I hereby understand and agree to these freely negotiated terms and am authorized to accept the above conditions and scope of the attached Proposal dated _____ Client's Initials _____

I accept the standard _____ increased _____ limitation of liability as set forth in the attached proposal.

Print Client/Company Name _____

Date _____

Signature _____

Print Name/Title _____

ECI Assigned Project Number _____

ECI Proposal Number _____

FOR ECI USE ONLY

ECI Assigned Project Number _____

ECI Proposal Number _____

CB COMMERCIAL
REAL ESTATE GROUP, INC.
BROKERAGE AND MANAGEMENT
BROKERAGE SERVICES



Local Perspective Worldwide

FOUNDED 1906

January 13, 1995

REFERRED TO _____
RECEIVED

JAN 20 1995

ANS. BY _____
DATE ANS. _____

Ms. Leolani Abdul
Hawaiian Trust Limited
P.O. Box 3170
111 South King Street
Honolulu, Hawaii 96802-3170

RE: *HERS Industrial Park*
Tank Removal

Dear Leolani:

Enclosed are two proposals to remove the underground storage tank located by 4493 Russell Road:

Restec	\$8,200
Environmental Partners, Inc.	\$4,500

As you are probably aware, it is difficult to determine the exact cost of a tank removal due to circumstances that arise when removing the tank (i.e. size of tank larger than projected, leaking has occurred, etc). Both contracts are based on the noted assumptions in their proposals.

Environmental Partners' proposal provides a detailed explanation on the scope of the work and process of the removal. I have used this contractor to remove an underground storage tank on a property that I manage for BankAmerica and have been extremely pleased with their performance and results.

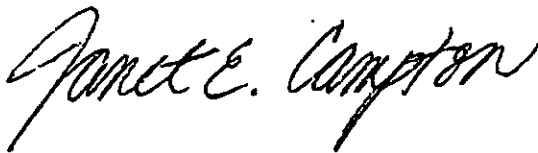
Restec was recommended by ATC, who completed the Phase I at the property. They use an American Institute of Architect (AIA) form as their contract.

Ms. Leolani Abdul
Hawaiian Trust Company, Ltd.
January 13, 1995
Page 2

Based on the proposals and my working relationship with Environmental Partners, I recommend contracting with EPI for the tank removal. If you agree with my recommendation, please acknowledge by signing and dating below.

Sincerely,

HAWAIIAN TRUST COMPANY, LTD.



Janet E. Campton, RPA
Real Estate Manager

Leolani Abdul

JEC:cjb
Encl.

Date

 ENVIRONMENTAL
PARTNERS INC

10940 NE 35th Place Suite 110

Bellevue, Washington 98004

PHONE 860.4747 FAX 206.880.4753

JAN - 5 1995

January 4, 1994

Ms. Janet Campton
CB Commercial
Pacifi First Centre
1420 Fifth Avenue, Suite 1700
Seattle, Washington 98101-2314

Re: UST Decommissioning, Mukilteo, Washington

Dear Ms. Campton:

Environmental Partners, Inc. (EPI) is pleased to present the following proposal to decommission an underground storage tank (UST) located at 4493 Russell Road in Mukilteo, Washington.

EPI understands that there is not a large volume of information pertaining to the date of installation, size, and past use of the above-described UST. However, based on the size of the asphalt patch observed in the vicinity of the tank, EPI assumes that the tank has an approximate capacity of 500 gallons; approximately 18 inches of "diesel or some other oil-based substance" is present in the tank, according to a recent Phase I Environmental Assessment of the property. Although the tank was reportedly used by a former tenant as a fuel reservoir for equipment used inside the adjacent building, no product supply lines or other piping were observed inside the building near the tank location. Additionally, EPI did not identify any evidence, such as asphalt cuts or patches, pumping equipment, or structures that would indicate that product lines extend from the tank to other areas.

The following cost estimate is made assuming that the tank has not leaked and soils in the excavation will not require off-site disposal or remediation. If soils are found to have been adversely impacted by the subject tank, a separate cost estimate for their disposal will be submitted to CB Commercial. Furthermore, the estimate given below pertains to the removal of a tank that is approximately 500 gallons in capacity. If, upon excavation, the tank is found to be significantly larger, costs associated with the excavation and disposal of the tank and its potential contents may increase.

Proposed Scope of Work

1. EPI will determine whether advanced notification of tank activities (i.e. thirty day notice) is required to be filed with the Washington Department of Ecology (Ecology) prior to removal of the on-site UST. If such notification is required, EPI will submit the proper forms and notification to Ecology and provide copies of this documentation to CB Commercial.

Ms. Janet Campton
Re: UST Decommissioning, Mukilteo, Washington
January 4, 1995

2. EPI will use a local subcontractor (Aspen Environmental, Ltd.) to:
 - Obtain appropriate permits for tank closure from local agencies, such as the Mukilteo Fire Department;
 - Remove asphalt covering the UST site;
 - Pump out the tank contents and clean the UST (these contents will be properly disposed by the tank subcontractor);
 - Excavate the UST, remove, and dispose of the UST;
 - Backfill and compact the tank pit (clean soils removed during excavation of the tank may be used as fill for the tank excavation); and
 - Patch the asphalt surface over the tank excavation (EPI has asked Aspen Environmental to include a price for replacing asphalt removed during the tank excavation).
3. EPI will be on-site during tank excavation and will provide labor and equipment for air monitoring of volatile organic compounds during the UST removal.
4. EPI will collect five composite soil "clearance" samples (one sample from each of the excavation walls and one sample from the floor of the excavation) to ensure that no contamination is present in the excavation. This sampling will be conducted in accordance with applicable guidelines established by Ecology. EPI has also budgeted two additional soil samples in case piping runs are discovered that need to be excavated and sampled. These samples will be submitted to CCI Laboratories of Everett, Washington, where they will be analyzed for petroleum hydrocarbons using the Hydrocarbon Identification (HCID) screening method. HCID is used when the specific fuel contained by a tank is not known for certain; it is a method that detects the presence of gasoline, diesel, or heavy oil. If any of these constituents are indicated by the HCID screen, they can be specifically analyzed to determine their concentration in the sample volume. However, this specific analysis is performed as a separate analytical procedure, and therefore carries an additional cost. Additional confirmational testing is not anticipated. If such testing is required, EPI will seek permission to proceed with the added analysis from CB Commercial, due to the extra costs involved.
4. EPI will prepare a closure report for CB Commercial which summarizes the tank decommissioning activities, sample results, and site observations. This report will also include copies of all appropriate notifications and checklists that are required by Ecology. At the direction of CB Commercial, EPI will submit a copy of the report, as well as appropriate closure documentation to Ecology at the completion of this project.

Budget

EPI anticipates performing the scope of work outlined above for an estimated probable cost of \$4,500. However, in the event that the tank is discovered to be slightly larger than 500 gallons,

Ms. Janet Campton
Re: UST Decommissioning, Mukiteo, Washington
January 4, 1995

EPI has developed a contingency price of \$5,150, which reflects a 25 percent increase in subcontractor and asphalt costs to cover the expense of removing a larger tank. It should be noted that EPI's time involvement and the number of samples collected for analysis are not anticipated to increase significantly if the size of the tank is discovered to be larger.

If the tank is discovered to be significantly larger than 500 gallons, EPI will notify CB Commercial of added costs associated with the UST's removal; this notification will be made prior to commencing removal activities.

Schedule

Once we have received your authorization to proceed, we will schedule the tank excavation. Upon acceptance of this proposal, EPI will determine whether Ecology requires a 30 day notice prior to the removal of the subject tank. If such notice is required, the removal of the subject tank could not proceed until the 30 day notification period has expired. EPI anticipates completion of this project within six to eight weeks of CB Commercial's acceptance of this proposal.

It should be noted that if it is determined that no 30 day notice is required by Ecology, this project could be completed within an abbreviated time schedule, depending on the availability of the subcontractor.

Disclaimer

In connection with the tasks to be performed under this proposal, we will exercise reasonable efforts to accomplish these tasks employing professional standards applicable in the industry today. We assume no risk for existing conditions on the site.

To the extent that these services require judgment, there can be no assurance that fully definitive or desired results will be obtained, or if any results are obtained, that they will be supportive of any given course of action. The services may include the application of judgment to scientific principles; to that extent, certain results of this work may be based on subjective interpretation. **WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED INCLUDING WITHOUT LIMITATION, WARRANTIES AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.** The information to be provided under this proposal is not to be construed as legal advice.

Meeting w/ ATC

4/18

1. UST - NO problem

2. Storm Drains - test

- a. PID - measurement $\rightarrow$ testing
- b. misc. soil borings / testing
- c. expanded borings

3. Floor drains -

- a. 3-5' boring - 5k?
- b. Investigate Intermec

4. Asbestos - NO action, except renovation.

5. Lead based paint - same as asbestos

6. Haz Materials -

- Inventory
- Cleanup Program - request from tenant

