

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Federal Way Car Care Center
32610 Pacific Highway South
Federal Way, Washington 98003

Symetra Life Insurance Company

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DEPT OF ECOLOGY

ENVIRONMENTAL ASSOCIATES, INC.

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November 13, 2006

JN 26338 Rev.1

Mr. Bill High / SYMETRA Life Insurance Company
c/o Mr. Russ Cree
Glacier Real Estate Finance
2800 - 156th Ave. SE, Suite 210
Bellevue, Washington 98007

Subject: **PHASE I ENVIRONMENTAL SITE ASSESSMENT**
 Federal Way Car Care Center
 32610 Pacific Highway South
 Federal Way, Washington 98003

Gentlemen:

Environmental Associates, Inc., (EAI) has completed a Phase I Environmental Site Assessment of the subject property located in Federal Way, Washington. This report, prepared in accordance with the terms of our proposal dated October 19, 2006, and in a manner consistent with the intent and methodologies of ASTM E-1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", summarizes our approach to the project along with results and conclusions.

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

We (EAI) have identified the following "recognized environmental conditions" for the property as defined by ASTM E-1527 section 1.1.1:

- Potential risk for impacts (if any) to site soils and groundwater by petroleum products related to historical use of the property as a retail gasoline station.



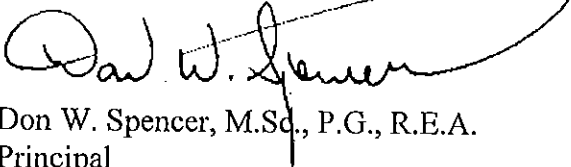
Symetra Life Insurance Company
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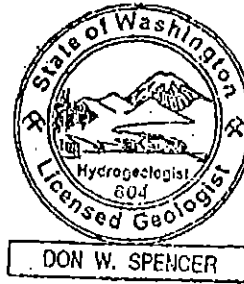
Additional discussions along with common sense recommendations for future management are provided in the Conclusions/Recommendations section of this report.

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

Respectfully submitted,
ENVIRONMENTAL ASSOCIATES, INC.



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



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

EPA/HUD Certified Lead Inspector (Licensed)

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

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

ENVIRONMENTAL ASSOCIATES, INC.

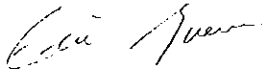
PHASE "1" ENVIRONMENTAL SITE ASSESSMENT

Federal Way Car Care Center
32610 Pacific Highway South
Federal Way, Washington 98003

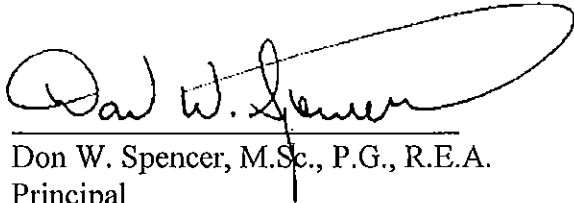
Prepared for:

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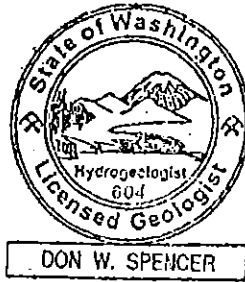
Questions regarding this investigation, the conclusions reached and the recommendations given should be addressed to one of the following undersigned.



Eric Zuern
Environmental Geologist / Project Manager



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



EPA-Certified Asbestos Inspector/Management Planner
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Reference Job Number: JN 26338

November 13, 2006

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METHODOLOGY/SCOPE OF WORK

Our study approach consisted of completing a series of investigative tasks intended to address the level of effort often referred to as "due diligence" in the context of the Superfund Amendment and Reauthorization Act of 1986 (SARA), and nearly identical requirements set forth in the Model Toxics Control Act (MTCA), Chapter 70.105 D (Section 040) RCW pertaining to standards of liability. The objective of a Phase I Environmental Site Assessment is to reduce the potential risk for exposure to future liability for environmental problems by demonstrating that at the time of acquisition or financing, the owner, buyer, or lender had no knowledge or reason to know that any hazardous substance had been released or disposed of on, in, or at the property. Moreover, in defining the purpose of the Phase I Environmental Site Assessment process, section 1.1.1 of ASTM E-1527 advises that the goal of a Phase I Assessment is to identify "recognized environmental conditions", and defines a recognized environmental condition as "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."

We (EAI) declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in section 312.10 of 40 CFR Part 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

In an effort to evaluate condition and previous uses of the property in a manner consistent with good commercial and customary practice and in accordance with methods outlined under ASTM E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", our scope of work for this study included:

- Review of chronology of ownership and site history using the resources of the King County Assessor's Office, Seattle Public Library, Puget Sound Regional Archives, business directories from several time periods, and aerial photography from several time periods as primary resources. This included an attempt to identify possible former industries or uses presenting some potential for generating waste which may have included dangerous or hazardous substances as defined by state and federal laws and regulations.
- Acquisition and review of available reports and other documentation pertaining to the subject site or nearby sites.
- Review of Washington Department of Ecology (WDOE) and King County Department of Public Health documents regarding current and abandoned landfills.

- Review of the current EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), the EPA National Priority List (NPL), the EPA Resource Conservation and Recovery Act (RCRA) Notifiers, RCRA Corrective Action Report (CORRACTS), and Emergency Response Notification System (ERNS) lists of sites which are potentially contaminated or which produce hazardous substances as a normal part of their commercial operation in the vicinity of the site.
- Review of the current Washington Department of Ecology (WDOE) listing of underground storage tanks (USTs) along with the WDOE's Leaking Underground Storage Tank (LUST) listing for WDOE-documented leaking USTs in the vicinity of the subject property.
- Review of the current WDOE Confirmed and Suspected Contaminated Sites (CSCS) list of potentially contaminated sites which have been the subject of hazardous waste investigation and/or cleanup activity in conjunction with the Washington Model Toxics Control Act (MTCA) Chapter 173-340 WAC.
- Review published documents from the Bonneville Power Administration (BPA) to evaluate the risk for naturally occurring radon.
- A reconnaissance of the subject property, including buildings and neighboring areas to look for evidence of potential contamination in the form of soil stains, odors, asbestos, lead-based paint (LBP), vegetation stress, discarded drums, discolored water, careless manufacturing or industrial practices, etc.
- Interviews with the property operator, and other knowledgeable parties.
- Preparation of a summary report which documents the assessment process and findings.

FINDINGS

GENERAL DESCRIPTION

The subject property consists of a nearly rectangular shaped parcel (tax parcel number 1621049025) covering approximately 189,050 square feet (4.34 acres) of land. Currently the property is occupied by Federal Way Car Care Center which has five (5) single-story concrete buildings which were erected in several phases between 1985 and 1988. The five (5) commercial buildings on the site are labeled as Buildings A-E on the Site Plan, Plate 2, appended herewith. Building-A is a large "L" shaped structure that encompasses 16,445 square feet and is situated on the northwest quadrant of the site. Building-B is also an "L"-shaped structure, located south of Building-A and encompasses 20,304 square feet.

Building-C is a rectangular structure that encompasses 6,000 square feet and is situated in the south-central portion of the site. Building-D is a smaller rectangular structure, located north of Building-C and encompasses 5,400 square feet. Building-E is a large rectangular structure, situated near the eastern edge of the site and encompasses 7,000 square feet. The approximate location of the site is shown on the Vicinity Map, Plate 1, appended herewith.

The legal description provided in county records we observed is as follows:

**162104 25 N 1/2 OF S 1/2 OF SW 1/4 OF NW 1/4 LESS ST HWY LESS E 626.30 FT THOF LESS RD
LESS POR FOR RD PER SCC # 02-2-19486-9**

The property is located in a commercial retail area approximately one mile south of downtown Federal Way, Washington. Photographs reflecting the character of the subject property are provided with this report as Plate 3 and Plate 4.

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

- North:** Midas Mufflers is situated to the northwest of the property along with several small office buildings. The land across South 20th Way to the northeast of the site is undeveloped forest land.
- South:** There are two small business/retail buildings to the south which include a restaurant, a nail salon and a dry cleaner. This area sits on a downward slope away from the site. A storage yard and residence are situated to the south of the eastern portion of the site.
- East:** An apartment complex is located directly to the east of the site. The eastern border of the site is fenced. 20th Way South runs through the residential area to the east.
- West:** Several businesses are situated adjacent to the west across Pacific Highway South. From southwest to northwest, these include a Korean barbecue restaurant, Sparks Car Care, a storage facility that is currently undergoing minor construction, Firestone Tires, and Goodwill.

- 1969 A retail gas station is visible on the northwest section of the site with a motor fuel dispenser island just to the west of the building. Please refer to the Site Plan, Plate,2, for approximate location. There is limited parking to the west of the gas station. The remainder of the site is heavily forested. There is a larger building just to the northwest of the site and a car lot across Pacific Highway South to the west. The area to the northwest is being developed for commercial use. 327th Street borders the site on the south. The area to the east of the site is heavily forested.
- 1974 Apparently no longer used for fuel sales, the gas station building is still seen in this photo. The dispensing pumps are not present. A new building has been added to the center of the site with parking extending west from the structure. More parking has been added to the western part of the site near the former gas station. The area to the south of the old station appears to be a car lot. There is heavy development to the north and west of the site. The area to the east of the site is being cleared for residential use. The eastern half of the site remains forested.
- 1980 Areas to the north and northwest have been developed to a condition closely resembling current development. No other changes in land use are visible.
- 1985 The former gas station building is now gone and two (2) of the current 1985-vintage buildings (A&B) are visible on the western half of the site. They are large "L" shaped structures with a parking lot being constructed between them. The eastern half of the site is cleared and graded. There is a small storage area in the south/central portion of the site (possibly for construction materials). A few new buildings appear to the north of the site.
- 1990 The main parking area between the two buildings on the western half of the site is finished in this photo. Two (2) newer large rectangular buildings (C&D in Plate 2) aligned north to south along their long axes are now seen on the central portion of the site with a small parking area between them. A fifth rectangular building (E) sits on the eastern margin of the site. Another large parking area is visible on the southeast quadrant of the site and a driveway is visible in the northeast quadrant of the site. Twentieth Way South is now visible connecting to Seventeenth Avenue. Housing developments are visible to the east.
- 1995 The site appears similar to the previous photo except for a small area of the parking lot in the southeast quadrant of the site. It appears to be a fenced area for storage.
- 2002 and 2004 The site and surrounding properties appear the same as the previous photo.

SITE RECONNAISSANCE

An environmental geologist/EPA-certified Asbestos Building Inspector from our firm visited the property on October 26th, 2006 to review on-site conditions and land use practices in the surrounding area. Mr. Wendal Kuecker, the current building owner, provided access to the buildings and grounds. Representative areas reviewed during our site visit included the interior spaces of the on-site buildings, exterior grounds, and adjacent property usages.

As mentioned earlier, the existing improvements consist principally of five (5) 1985-1988 vintage single-story commercial buildings of concrete tilt-up construction. All structures have flat, built-up roofs. Asphalt-paved parking areas are located on the western, central and southeastern portions of the property. Two (2) gravel surface storage yards are situated on the east portion of the site. Currently the buildings are owned by Kuecker Ltd. Partnership and occupy ground leased from Sterba Inc. Typical building materials and/or conditions observed during our site reconnaissance included:

- Floors are concrete and are covered with carpet or 12-inch square vinyl tile in office areas. The car care facilities have basic concrete floors.
- Interior walls throughout the buildings are painted sheetrock.
- Ceilings stylistically differ between businesses and are a mixture of painted drywall, "popcorn" textured materials in Building-E, and suspended cellulose panels. Shop areas had open wood ceilings, bisected by wood laminate trusses.
- Incandescent and fluorescent light fixtures were noted throughout the buildings.
- Suspended natural gas space heaters provide heating to the shop areas. Offices are served by electrical heat.

During the site visit, we (EAI) documented several businesses which are currently situated on the site. These businesses included:

Listed Business	Building Occupied	Hazardous Materials Generated	Disposal Company
32610 Pacific Highway South			
Federal Way Collision	E	Automotive Fluids	PRO-VAC
Hart Insurance	D	None	

Listed Business	Building Occupied	Hazardous Materials Generated	Disposal Company
Federal Way Auto License Agency	D	None	
Advanced Automotive	C	Automotive Fluids	Phoenix Environmental
Al's Towing / U-HAUL	C	Automotive Fluids	Emerald City Disposal
European Auto Clinic	B	Automotive Fluids	PRO-VAC
Satellite Radio Store	B	None	
Calton's Performance Transmission	B	None (Empty Space)	
Ham Kyung-do Restaurant	B	None	
Avis	B	None	
Home Fitness Outlet	B	None	
Speedy Auto Glass	A	None	
NW Towing/NW Equipment Sales	A	None	
Jun's Auto Center	A	Automotive Fluids	Phoenix Environmental
Details Plus	A	Automotive Fluids	PRO-VAC
Novus Windshield Repair	A	None	
MAXX autoworks	A	None (Empty Space)	

No obvious, visually discernable evidence to suggest the current presence of underground fuel storage tanks (i.e., vent lines, filler caps, etc.) was noted on the current property. Similarly, no water wells or groundwater monitoring wells were found on the property.

At the time of our visit, no stains, odors, or unusual vegetation conditions that might otherwise indicate the potential release of hazardous materials were observed on the subject property. Minimal vehicle drip oil stains were noted on pavement in the parking lot but were nothing that would generate regulatory interest. They are viewed as typical for large parking areas of this type in the community. Small areas of water discoloration possibly related to minor historical roof leakage were noted in the suspended ceiling panels of the office space being used by Hart Insurance in Building-D.

Consistent with Symetra's scope requirements, in the course of this Phase I effort, EAI made a visual evaluation of readily observable surfaces for the presence of mold. No conditions suggesting the presence of mold were observed at the time of this review.

No conditions suggestive of the presence of wetlands were observed on the site.

INTERVIEWS

Key Site Manager

According to Mr. Kuecker, and several business managers on the site, hazardous waste is generated on the property by the various auto businesses but is contained in above ground storage tanks and drums. The wastes are removed by several waste management groups such as PRO-VAC, Pheonix Environmental and Emerald City Disposal. On November 9, 2006, Mr. Keuker provided EAI with a letter signed by him dated to October 10, 2006 stating that he had removed three (3) 4,000-gallon capacity underground storage tanks from the property in the early 1970's, and that he could identify the former tank location(s). A copy of this letter is attached herewith as Appendix E.

Mr. Kuecker advised us (EAI) during direct interview that he is not aware of:

- 1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property;
- 2) any pending or threatened administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property;
- 3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

CHECK FOR PCB-CONTAINING MATERIALS

Prior to 1979, polychlorinated biphenyls (PCBs) were widely used in electrical equipment such as transformers, capacitors, switches, fluorescent lights (ballasts) and voltage regulators owing to their excellent cooling properties. In 1976, the EPA initiated regulation of PCBs through issues pursuant to the Toxic Substances Control Act (TSCA).

These regulations generally control the use, manufacturing, storage, documentation, and disposal of PCBs. EPA eventually banned PCB use in 1978, and adoption of amendments to TSCA under Public Law 94-469 in 1979 prohibited any further manufacturing of PCBs in the United States.

Light Fixtures	Comparing the construction date of the subject buildings (1985-1988) to the chronology of evolution of governing regulations which banned the use of PCBs in the United States, it appears very unlikely that these fluorescent lights have ballasts that contain PCBs.
Main Service Electrical Transformers	One main service electrical transformer was noted on the property. No certifications or labels regarding PCBs were noted on the transformer. Careful examination of the transformer revealed no cracks, staining, or other evidence of potential leakage. Liability for this equipment ultimately lies with the utility company in any event.

CHECK FOR ASBESTOS-CONTAINING MATERIALS

Considering the reported construction dates of the subject buildings (1985-1988), which was long after the manufacture of asbestos-containing building materials was banned in the United States, it appears unlikely that the on-site building materials contain asbestos. An asbestos sampling event was performed on August 2, 2006 by Zipper Zeman Associates Inc. in Building-B. Certified inspectors checked suspected asbestos containing materials such as drywall and joint compound from walls and ceilings, vinyl floor base and carpeting. These tests all showed no asbestos was present. These results are included in this report as Appendix D. Since all buildings on the site were constructed around the same time, a similarity between them in terms of the composition of construction and finishing materials is apparent.

Our effort regarding identification of suspected asbestos-containing materials within the subject buildings was a preliminary review and not an asbestos survey. Since no destructive sampling was authorized for this assessment, materials not readily accessible such as roofing materials and/or materials obscured behind, beneath, or within walls or existing flooring materials were not reviewed.

REVIEW FOR LEAD-BASED PAINT

Lead was formerly a common additive to many paints to improve their durability and coverage. Lead-based paint presents a special hazard to small children who can ingest it by chewing on painted woodwork or eating flakes of paint. A number of studies showing the toxic effects of lead on humans, and on small children in particular, prompted the Consumer Product Safety Commission to mandate in 1977 that the amount of lead in most paints, including those for residential use, should not exceed 0.06 %.

The dumpsters, which were maintained by Waste Management Inc., were relatively clean and most were free of overflowing debris at the time of our site reconnaissance. Two (2) dumpsters were overflowing with scrap metal but we were advised that it would be hauled away soon.

REVIEW OF WASHINGTON DOE LISTING OF UNDERGROUND STORAGE TANKS

Review of the current Washington Department of Ecology and the EPA Region 10 listings of underground storage tanks (USTs) suggests that six (6) facilities with registered USTs are located within a one-quarter mile radius of the subject property. These UST sites are listed in the Environmental Database in Appendix A.

The closest WDOE-listed UST site relative to the subject property is Firestone Tires, located at 32529 Pacific Highway South. The WDOE UST database suggests that USTs have been removed from that site. This facility is situated across Pacific Highway South, approximately two hundred (200) feet to the west of the subject site in an inferred cross-gradient hydrologic position. That UST site does not appear on the current WDOE listing of "Leaking Underground Storage Tank" (LUST) sites.

According to the most recent WDOE Leaking Underground Storage Tank (LUST) listing and the EPA Region 10 Tribal Land LUST listing, there are seven (7) listed tank facilities located within a one-half mile radius of the subject property which have reported accidental releases or leakage to the WDOE in the past. These LUST sites are listed in the Environmental Database in Appendix A.

The closest WDOE-listed LUST site relative to the subject property is Car Pros/Dick Balch Chevrolet located at 32427 Pacific Highway South. The WDOE LUST database suggests that a release of petroleum products to soil and groundwater at that site was reported to the WDOE on approximately 05/11/1999. WDOE lists the cleanup status of this facility as "Reported Cleaned Up". This site is located approximately one-tenth of a mile northwest of the subject site in an inferred cross-gradient hydrologic position.

Considering the substantial separation distances and/or inferred hydrologic positions of the WDOE/EPA-listed UST/LUST sites in relation to the subject property as positive risk-mitigating factors, it is our opinion that the potential for environmental impairment of the subject property from these off-site localities is very low. The approximate locations of the WDOE-documented underground storage tanks within a one-quarter mile radius of the subject property and the listed LUST sites within a one-half mile radius of the site are shown on the radius maps included in Appendix A.

The WDOE's UST listings may not include tanks that are exempted from regulation such as heating oil tanks or tanks used for agricultural purposes and may not include USTs which were installed prior to the advent of modern environmental UST regulations.

EPA & STATE RECORDS OF POTENTIALLY HAZARDOUS SITES

- Superfund and NPL** Review of the current EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and National Priority List (NPL) listings revealed no CERCLIS, CERCLIS-NFRAP, de-listed NPL, or Federal Brownfields sites within a one-half mile radius of the subject site and no NPL sites within one mile of the subject property that have been designated as potentially hazardous or eligible for participation in the Superfund cleanup program.
- CORRACTS** Review of the current EPA Corrective Action Report (CORRACTS) listing revealed that no CORRACTS sites are located within one mile of the subject property that have been designated as having a potential release at the facility under RCRA.
- MTCA / State** The Washington Department of Ecology hazardous waste cleanup and investigation program was launched in 1989 as a part of the Model Toxics Control Act (MTCA), Chapter 173-340 WAC, in order to evaluate potential and actual hazards at sites within the state. Thirteen (13) MTCA/State sites are located within a one mile radius of the subject property. These MTCA/State sites are listed in the Environmental Database in Appendix A.
- The closest MTCA/State site relative to the subject property is Crystal Cleaners Federal Way located at 1414 S 324th St. This site is located approximately a quarter of a mile to the northwest of the subject property in an inferred cross-gradient hydrologic position. See Appendix A for WDOE Database information about these sites.
- Acknowledging the substantial separation distances and/or inferred hydrologic positions of the listed MTCA/State sites in relation to the subject property as positive risk-mitigating factors, it is our opinion that the potential for environmental impairment of the subject property from these off-site localities is very low. The approximate location of the WDOE-documented MTCA sites within a one mile radius of the subject property are indicated on the Overview and Detail Maps included in the Environmental Database Report attached, to this report as Appendix A.
- RCRA/ TSDs** Review of EPA's Treatment, Storage and Disposal (TSD) facilities listing for sites that treat, store, or dispose of potentially hazardous materials revealed that no TSD sites are located within a one mile radius of the subject property.

Review of the EPA's RCRA Generator listing, revealed eight (8) sites within a one-quarter mile radius of the subject property which are/have been regularly monitored by EPA/WDOE for the use or generation of small amounts of hazardous substances as a normal part of their business activities. Three (3) of these RCRA Generator sites are located at the site address but are no longer regulated. The rest of the RCRA Generator sites located within a one-quarter mile radius of the subject site and all are listed in the Environmental Database in Appendix A.

Three (3) previous on-site businesses that are listed as RCRA Generator sites are Precision Tune, Premium Transmission Services, and Jiffy Engines. All of these businesses have since moved out and have been replaced by other auto clinics.

The closest off-site RCRA Generator listing that is not regulated is National Car Rental which is located at 32747 Pacific Highway South. That site is located approximately a tenth of a mile to the southwest of the site in a down-gradient hydrologic position.

The closest RCRA Generator listing that is still regulated is Maaco Auto Paint, located at 32828 Pacific Highway South. This site is located approximately a tenth of a mile to the southwest of the subject property in an inferred down-gradient hydrologic position. See Appendix A for WDOE Database information about these sites.

Businesses named in the RCRA Generator listing are users or generators of potentially hazardous or toxic materials as a normal aspect of their business practices. Listed businesses are required to closely monitor and report their use or generation of such materials to the EPA.

ERNS Review of the EPA's Emergency Response Notification Systems (ERNS) list for the State of Washington revealed that the subject site has not reported a spill. This list has been compiled with periodic updates since October 1987.

LANDFILLS

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

CONCLUSIONS/RECOMMENDATIONS

In accordance with report language requirements of ASTM E-1527-2005, "Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process", and more specifically section 12.8 thereto, the following conclusory statements are made:

We (EAI) have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-05 of the Federal Way Car Care Center property located at 32610 Pacific Highway South in Federal Way, Washington. No exceptions to or deletions from this practice were made. This assessment has revealed no evidence of "recognized environmental conditions" as defined by ASTM in connection with the property with the exception of the following:

- Uncertainty with respect to potential risks associated with long term use of three (3), 4000 gallon underground storage tanks on the property in relation to the historic operation of an on site gas station. King County Assessors records reveal that a gas station was operating on the site in the 1950s to mid-1960s. According to a written statement by the long-term leaseholder, Mr. Wendel Keuker, he supervised the removal of three (3) USTs associated with this station in the early 1970's. No information was found regarding subsurface environmental conditions at the former gas station location.

ON-SITE UNDERGROUND STORAGE TANKS

As noted earlier in the report, public records suggests that a former on-site retail gasoline station was located in the vicinity of the northwest portion of the subject property as depicted on Plate 2, Site Plan. This service station operated on-site from approximately 1950 until the mid-1960s when it ceased operations and later remodeled for other uses.

According to the King County Assessors records, the station was served by three (3), 4000 gallon capacity underground storage tanks (USTS) that were located on the northwest quadrant of the site. As discussed earlier, the long-term site manager and occupant advised us through a letter dated to October 10, 2006 that he had removed the noted USTs in the early 1970's. It would appear that the work was performed prior to the enactment of tank regulations in the mid-1980's. Our research revealed no definitive information regarding condition of subsurface soil and/or groundwater in the vicinity of this historical gasoline station. This lack of data is not surprising or unusual given the age of the station and the non-uniformity of application of tank registry and environmental regulations over the years in Washington.

Assessment of subsurface soil and/or groundwater conditions cannot be accomplished through visual examination of surficial conditions afforded by the scope of our Level 1 Assessment effort. This limitation provides the basis for the following recommendation:

- Using the information which might hopefully be obtained from Mr. Keuker's offered recollection of the former tank locations and/or review of historic photographs, etc., subsurface sampling at multiple boring locations supported by laboratory testing of soils and/or groundwater should be employed to assess whether or not previous retail gas sales or service operations have impacted areas beneath that section of the property

In summary consistent with scope requirements outlined by Symetra, we (EAI) would recommend subsurface sampling and testing of soils and/or groundwater.

LIMITATIONS

This report has been prepared for the exclusive use of Symetra Life Insurance Company along with Glacier Real Estate Finance and their several representatives for specific application to this site. Our work for this project was conducted in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area, and in accordance with the terms and conditions set forth in our proposal dated October 19, 2006. The environmental condition of subsurface soil, groundwater, and/or existence of subsurface appurtenances cannot typically be determined by visual examination of surficial conditions such as afforded by the scope of a Phase I Assessment such as performed here. Acknowledging that limitation, no warranty in that regard is made. No other warranty, expressed or implied, is made. If new information is developed in future site work which may include excavations, borings, studies, etc., Environmental Associates, Inc., must be retained to reevaluate the conclusions of this report and to provide amendments as required.

REFERENCES

GENERAL

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

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

Jones, M.A., 1998, Geologic Framework for the Puget Sound Aquifer System, Washington & British Columbia. U.S. Geological Survey Professional Paper 1424-C, 18 plates, 9 figures, 2 tables.

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

Zipper Zeman Associates, Inc., August 2006, Asbestos Survey, Rims to Rent, 32610 Pacific Highway South, Federal Way, Washington. (attached as Appendix D).

DATABASE

Please refer to the Environmental Database in Appendix A for information regarding the governmental database resources reviewed for this project, the ASTM search radius (the minimum search radius used for this project), and the date that the agency produced the listing. The April 30, 1985-dated King County landfill list reviewed for this project should not be construed by the report user or reviewers as out-of-date. It is simply the last date of issuance of the list selected by the government agency, ASTM notwithstanding.

APPENDIX A

Database

APPENDIX B

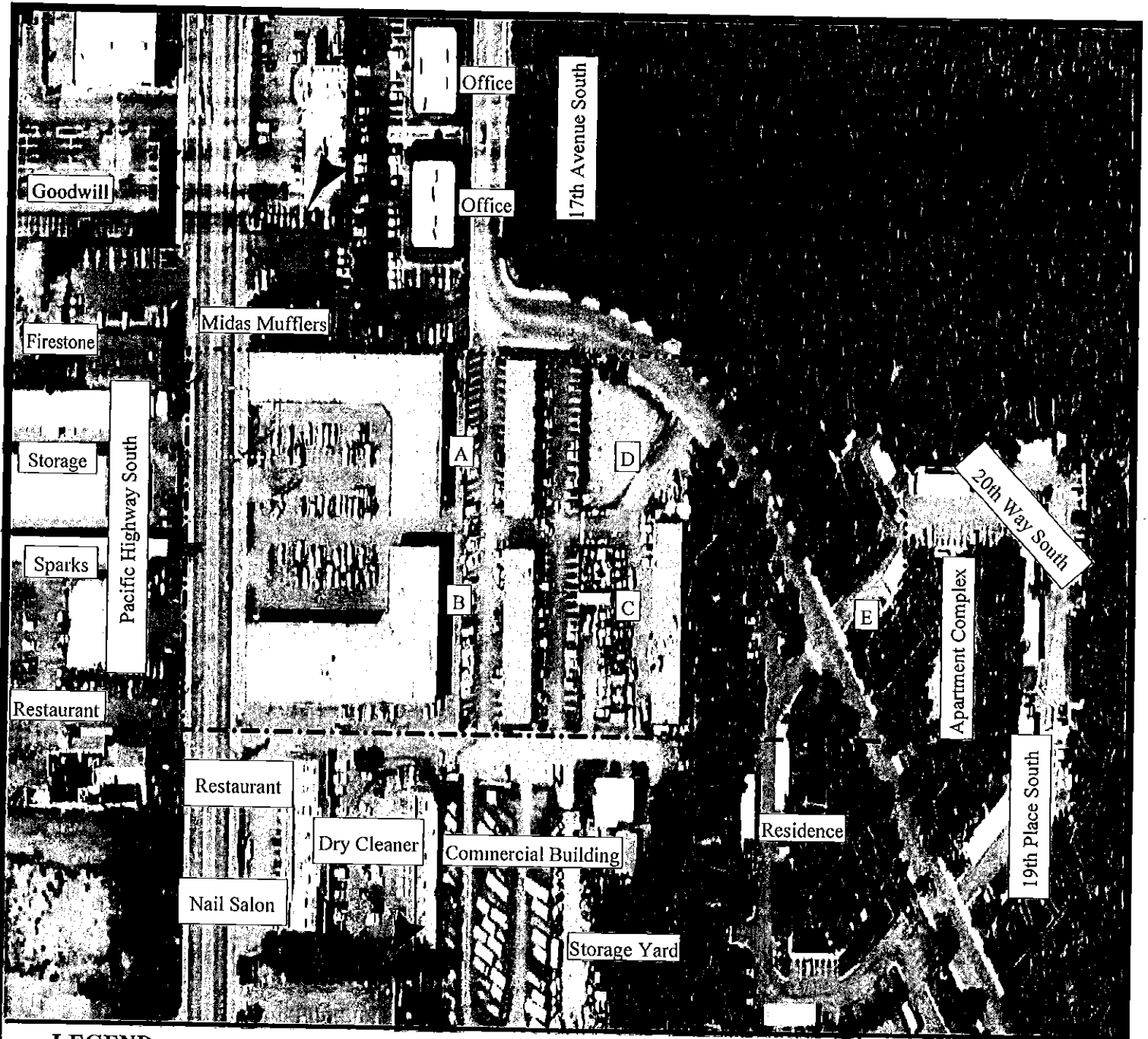
AHERA Certification Documents

APPENDIX C
Archive Records


APPENDIX D
Asbestos Reports


APPENDIX E


Letter



LEGEND:

 Probable direction of shallow-seated groundwater flow.

 Approximate limits of subject property.

 Approximate location of former gas station.



ENVIRONMENTAL ASSOCIATES, INC.

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

SITE PLAN

Federal Way Car Care Center
32610 Pacific Highway South
Federal Way, Washington

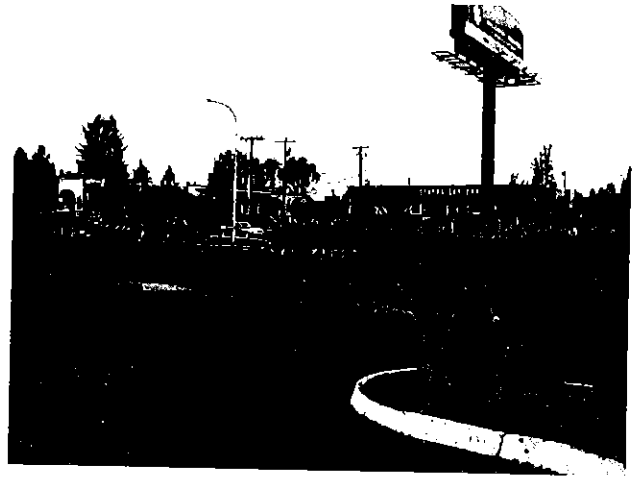
Job Number:
JN 26338

Date:
October 2006

Plate:
2



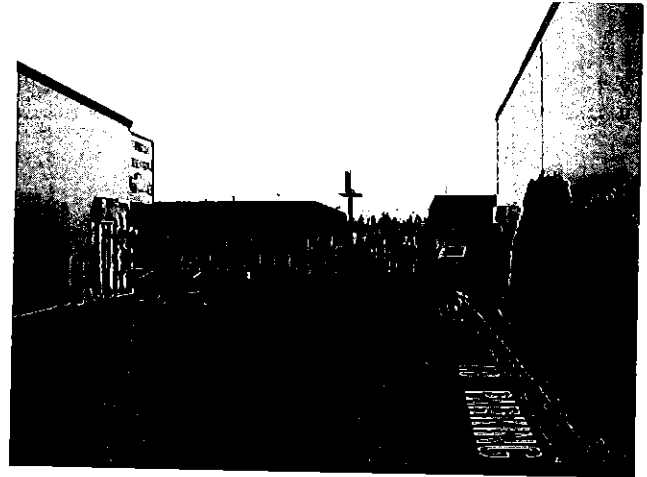
Looking northwest from site.



Looking southwest from site.



Looking east from western parking lot.



Looking west from east parking lot.



Looking southeast from center of site.



Looking northeast from center of site.



ENVIRONMENTAL ASSOCIATES, INC.

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

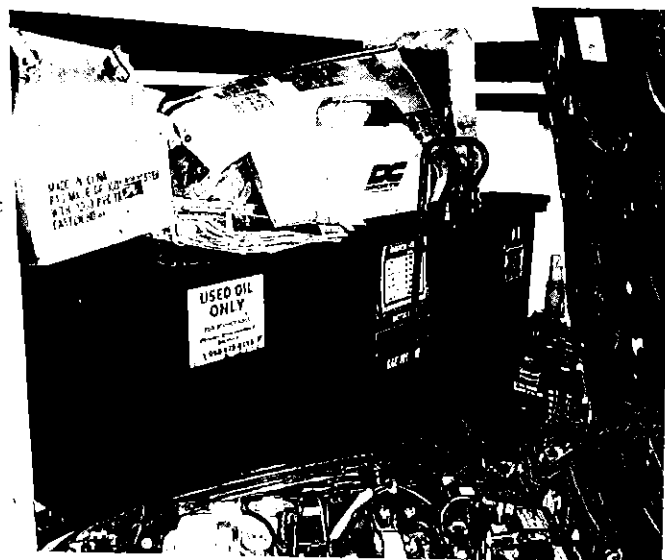
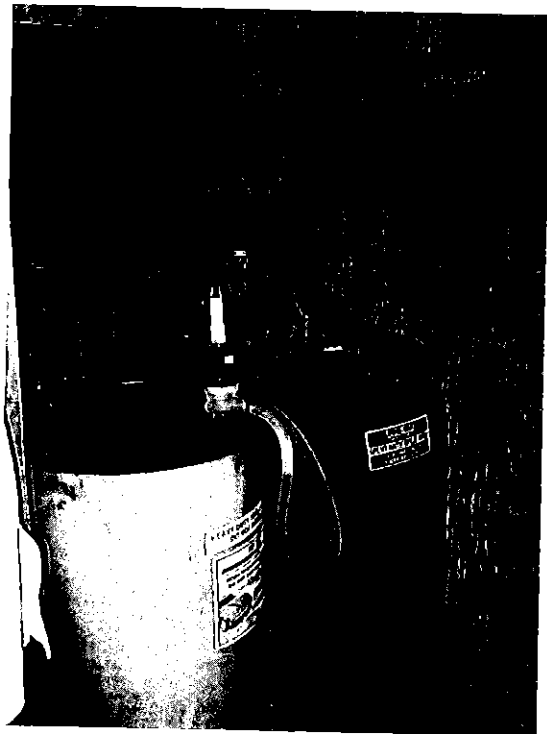
Site Photographs

Federal Way Car Care Center
32610 Pacific Highway South
Federal Way, Washington

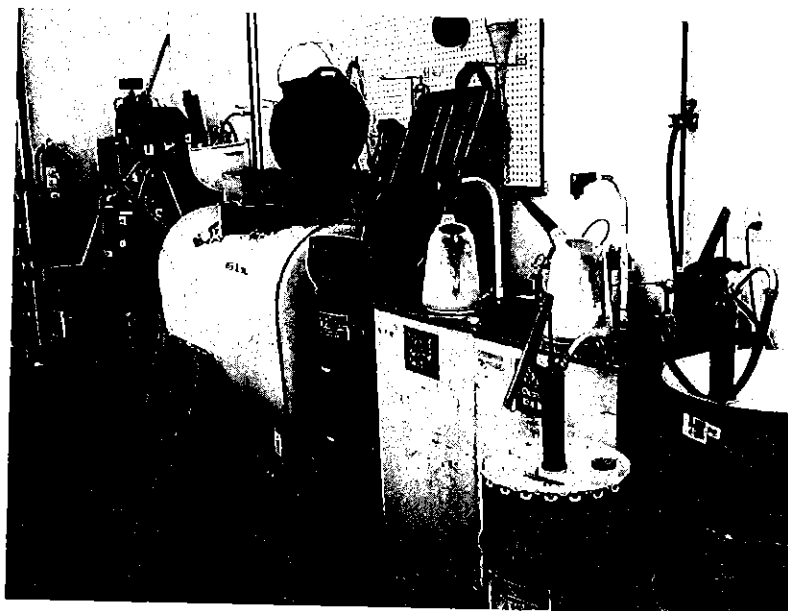
Job Number:
JN 26338

Date:
October 2006

Plate:
3



Waste materials stored in marked containers with warning signs and names of waste collectors on containers were well maintained on site.



Site Photographs

Federal Way Car Care Center
32610 Pacific Highway South
Federal Way, Washington



**ENVIRONMENTAL
ASSOCIATES, INC.**

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

Job Number:
JN 26338

Date:
October 2006

Plate:
4

APPENDIX A
Environmental Database

DATABASE REPORT

Target Property:

**32610 Pacific Highway S.
Federal Way, WA 98003**

JN 26338

**Environmental Associates, Inc.
1380 112th Avenue NE
Suite 300
Bellevue, WA 98004**

*Environmental FirstSearch
Search Summary Report*

Target Site: 32610 PACIFIC HIGHWAY S.
FEDERAL WAY WA 98003

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	08-08-06	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	08-08-06	0.50	0	0	0	0	-	0	0
CERCLIS	Y	06-08-06	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-08-06	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	04-16-06	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	04-16-06	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	04-16-06	0.25	0	1	2	-	-	0	3
RCRA NLR	Y	04-16-06	0.12	3	2	-	-	-	0	5
Federal IC/EC	Y	07-17-06	0.25	0	0	0	-	-	0	0
ERNS	Y	12-31-05	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	06-01-06	1.00	0	0	2	4	7	0	13
State Spills 90	Y	05-23-06	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	04-07-05	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	04-13-06	0.50	0	1	1	5	-	0	7
State/Tribal UST/AST	Y	04-13-06	0.25	0	3	3	-	-	0	6
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	05-04-05	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	10-18-05	0.50	0	0	0	0	-	0	0
State Other	Y	09-30-03	0.25	0	0	0	-	-	0	0
- TOTALS -				3	7	8	9	7	0	34

*Environmental FirstSearch
Site Information Report*

Request Date: 10-20-06
Requestor Name: Eric Zuern
Standard: ASTM-05

Search Type: COORD
Job Number: 26338
 Filtered Report

TARGET ADDRESS: 32610 PACIFIC HIGHWAY S.
 FEDERAL WAY WA 98003

Demographics

Sites: 34	Non-Geocoded: 0	Population: NA
Radon: -0.1 - 0.4 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-122.312097	-122:18:44	Easting: 551996.44
Latitude:	47.310037	47:18:36	Northing: 5239629.108
			Zone: 10

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)					Services:	
<u>ZIP Code</u>	<u>City Name</u>	<u>ST</u>	<u>Dist/Dlr</u>	<u>Sel</u>	<u>Requested?</u>	<u>Date</u>
					Sanborns	No
					Aerial Photographs	No
					Historical Topos	No
					City Directories	No
					Title Search/Env Liens	No
					Municipal Reports	No
					Online Topos	No

Environmental FirstSearch Sites Summary Report

TARGET SITE: 32610 PACIFIC HIGHWAY S.
FEDERAL WAY WA 98003

JOB: 26338

TOTAL: 34 **GEOCODED:** 34 **NON GEOCODED:** 0 **SELECTED:** 11

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	LUST	CAR PROS / DICK BALCH CHEVROLET (F 532600/REPORTED CLEANED UP	32427 PACIFIC HWY S FEDERAL WAY WA 98003	0.09 NW	10
2	LUST	SEARS ROEBUCK & CO 4927/CLEANUP STARTED	1701 S 320TH ST FEDERAL WAY WA 98003	0.24 NE	7
N/A	LUST	BELMOR-MOBILE-HOME-PARK 1944/REPORTED CLEANED UP	2101-SOUTH-324TH-STREET FEDERAL WAY WA 98003	0.28 NE	22
N/A	LUST	ERNIES FUEL STOPS 6335/REPORTED CLEANED UP	33101 PACIFIC HWY S FEDERAL WAY WA 98003	0.31 SW	18
N/A	LUST	ARCO FACILITY #05243/MERCED AMRKET 8779/CLEANUP STARTED	31855 PACIFIC HWY S FEDERAL WAY WA 98003	0.42 NW	3
N/A	LUST	ARCO FACILITY #05241/TIMELESS INC 8781/CLEANUP STARTED	2202 S 320TH ST FEDERAL WAY WA 98003	0.46 NE	2
N/A	LUST	FEDERAL WAY SCHOOL DIST. #210 271/REPORTED CLEANED UP	1066 S 320TH ST FEDERAL WAY WA 98003	0.49 NW	5
3	RCRAGN	MAACO AUTO PAINT WAD981770225/VGN	32828 PACIFIC HWY S FEDERAL WAY WA 98003	0.12 SW	6
4	RCRAGN	CRYSTAL CLEANERS FEDERAL WAY WAD982654477/TRANSPORTER	1320 S 324TH STE A1 FEDERAL WAY WA 98003	0.23 NW	4
N/A	RCRAGN	SEARS UNIT 1099/6109 WA0000569038/VGN	1701 S 320TH FEDERAL WAY WA 98003	0.24 NE	7
5	RCRANLR	PRECISION TUNE PAC FED WAY WAD988521720/NLR	32610 PACIFIC HWY S SP A8 FEDERAL WAY WA 98003	0.00 --	23
6	RCRANLR	PREMIUM TRANSMISSION SERVICES WAD988492369/NLR	32610 PACIFIC HWY S SP B4 FEDERAL WAY WA 98003	0.00 --	23
7	RCRANLR	JIFFY ENGINES OF FEDERAL WAY WAD988495156/NLR	32610 PACIFIC HWY S SP A6 S FEDERAL WAY WA 98003	0.00 --	23
N/A	RCRANLR	NATIONAL CAR RENTAL WAD020238440/NLR	32747 PACIFIC HWY S FEDERAL WAY WA 98003	0.08 SW	9
N/A	RCRANLR	PEP BOYS 291 WAD988515797/NLR	32427 PACIFIC HWY S FEDERAL WAY WA 98003	0.09 NW	10
8	STATE	CRYSTAL CLEANERS FEDERAL WAY CSCR:73427926	1414 S 324TH ST STE A1 FEDERAL WAY WA 98003	0.23 NW	4
10	STATE	SEARS UNIT 1099/6109 NFA:3558578	1701 S 320TH FEDERAL WAY WA 98003	0.24 NE	7
N/A	STATE	MIDWAY SEATAC AUTO WRECKING CSCR:2389	1403 S 330TH ST FEDERAL WAY WA 98003	0.32 SW	8
N/A	STATE	UNOCAL SERVICE STATION 4830A NFA:2550	31832 PACIFIC HWY S 4830A FEDERAL WAY WA 98003	0.45 NW	16
N/A	STATE	UNOCAL STATION 4830B NFA:2470	31832 PACIFIC HWY S 4830B FEDERAL WAY WA 98003	0.45 NW	16
N/A	STATE	ARCO 5241 CSCR:49513627	2202 S 320TH ST FEDERAL WAY WA 98003	0.46 NE	2

*Environmental FirstSearch
Sites Summary Report*

TARGET SITE: 32610 PACIFIC HIGHWAY S.
FEDERAL WAY WA 98003

JOB: 26338

TOTAL: 34 **GEOCODED:** 34 **NON GEOCODED:** 0 **SELECTED:** 11

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
N/A	STATE	Y PAY MOR DRYCLEANER NFA:2518	2210 S 320TH FEDERAL WAY WA 98003	0.51 NE	17
N/A	STATE	EXXON 72518 NFA:45853998	2510 S 320TH ST FEDERAL WAY WA 98003	0.58 NE	14
N/A	STATE	FEDERAL WAY SHOPPING CENTER NFA:2467	31325 PACIFIC HWY S FEDERAL WAY WA 98003	0.81 NW	15
N/A	STATE	NORTHWEST TRANSFORMER SERV FW NFA:2156	33729 9TH AV S FEDERAL WAY WA 98003	0.83 SW	1
N/A	STATE	CHEVRON USA INC SS 98538 CSCR:75488972	31204 PACIFIC HWY S FEDERAL WAY WA 98003	0.86 NW	13
N/A	STATE	ALL AMERICAN HOMES CSCR:34323329	3010 S 320TH ST FEDERAL WAY WA 98003	0.89 NE	11
N/A	STATE	BRYAN PROPERTY CSCR:3655386	1908 S 341ST PL FEDERAL WAY WA 98003	0.94 SE	12
11	UST	FIRESTONE #3192 3616/REMOVED	32529 PACIFIC HWY S FEDERAL WAY WA 98003	0.04 NW	19
11	UST	NATIONAL CAR RENTAL 6831/UNKNOWN	32747 PACIFIC HIGHWAY SO FEDERAL WAY WA 98003	0.08 SW	9
N/A	UST	CAR PROS / DICK BALCH CHEVROLET (F 532600/REMOVED)	32427 PACIFIC HWY S FEDERAL WAY WA 98003	0.09 NW	10
N/A	UST	U.S. POSTAL SERVICE 4521/REMOVED	32829 PACIFIC HIGHWAY SOUTH FEDERAL WAY WA 98003	0.13 SW	21
N/A	UST	MINI-LUBE #1512 97384/REMOVED	32836 PACIFIC HWY S FEDERAL WAY WA 98003	0.14 SW	20
N/A	UST	SEARS ROEBUCK & CO 4927/REMOVED	1701 S 320TH ST FEDERAL WAY WA 98003	0.24 NE	7

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 32610 PACIFIC HIGHWAY S.
FEDERAL WAY WA 98003

JOB: 26338

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 31

DIST/DIR: 0.09 NW

MAP ID: 10

NAME: CAR PROS / DICK BALCH CHEVROLET (FORMER)
ADDRESS: 32427 PACIFIC HWY S
FEDERAL WAY WA 98003

REV: 0-1/13/06
ID1: 532600
ID2: 532634
STATUS: REPORTED CLEANED UP
PHONE:

CONTACT:

Alternate Name: CAR PROS / DICK BALCH CHEVROLET (FORMER)
Release Status: Cleanup Started

Release ID: 532634
Release Notification Date: 2/8/2000
Status Date: 5/11/1999
Media: Soil
Ecology Region: NWRO

Alternate Name: CAR PROS / DICK BALCH CHEVROLET (FORMER)
Release Status: Reported Cleaned Up

Release ID: 532634
Release Notification Date: 2/8/2000
Status Date: 2/8/2000
Media: Soil
Ecology Region: NWRO

Environmental FirstSearch
Site Detail Report

TARGET SITE: 32610 PACIFIC HIGHWAY S.
FEDERAL WAY WA 98003

JOB: 26338

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 34

DIST/DIR: 0.24 NE

MAP ID: 7

NAME: SEARS ROEBUCK & CO
ADDRESS: 1701 S 320TH ST
FEDERAL WAY WA 98003
KING

REV: 07/26/99
ID1: 4927
ID2: 5289
STATUS: CLEANUP STARTED
PHONE:

CONTACT:

Alternate Name: SEARS STORE # 1099
Release Status: REPORTED CLEANED UP

Release ID: 5289
Status Date: 06/01/1995
Media: SOIL
Ecology Region: NW

Alternate Name: SEARS STORE # 1099
Release Status: CLEANUP STARTED

Release ID: 5289
Status Date: 12/30/1993
Media: SOIL
Ecology Region: NW

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 32610 PACIFIC HIGHWAY S.
FEDERAL WAY WA 98003

JOB: 26338

RCRA GENERATOR SITE

SEARCH ID: 2

DIST/DIR: 0.12 SW

MAP ID: 6

NAME: MAACO AUTO PAINT
ADDRESS: 32828 PACIFIC HWY S
FEDERAL WAY WA 98003

REV: 6/6/06
ID1: WAD981770225
ID2:
STATUS: VGN
PHONE: (253)838-6850

CONTACT: PETER ROGULJ

SITE INFORMATION

CONTACT INFORMATION: PETER ROGULJ
32828 PACIFIC HWY S
FEDERAL WAY WA 98003-6408

PHONE: (253)838-6850

UNIVERSE INFORMATION:

NAIC INFORMATION

811121 - AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 32610 PACIFIC HIGHWAY S.
FEDERAL WAY WA 98003

JOB: 26338

RCRA NLR SITE

SEARCH ID: 7

DIST/DIR: 0.00 --

MAP ID: 23

NAME: PRECISION TUNE PAC FED WAY
ADDRESS: 32610 PACIFIC HWY S SP A8
FEDERAL WAY WA 98003

REV: 6/6/06
ID1: WAD988521720
ID2:
STATUS: NLR
PHONE: (425) 562-7205

CONTACT: KENNETH MARELD

SITE INFORMATION

UNIVERSE INFORMATION:

NAIC INFORMATION

81111 - GENERAL AUTOMOTIVE REPAIR

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 32610 PACIFIC HIGHWAY S.
FEDERAL WAY WA 98003

JOB: 26338

RCRA NLR SITE

SEARCH ID: 8

DIST/DIR: 0.00 --

MAP ID: 23

NAME: PREMIUM TRANSMISSION SERVICES
ADDRESS: 32610 PACIFIC HWY S SP B4
FEDERAL WAY WA 98003

REV: 6/6/06
ID1: WAD98R492169
ID2:
STATUS: NLR
PHONE: (206)838-8203

CONTACT: JOHN SHUMAKER

SITE INFORMATION

CONTACT INFORMATION: JOHN SHUMAKER
32610 PACIFIC HWY S #134
FEDERAL WAY WA 98003

PHONE: (206)838-8203

UNIVERSE INFORMATION:

NAIC INFORMATION

81111 - GENERAL AUTOMOTIVE REPAIR

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 32610 PACIFIC HIGHWAY S.
FEDERAL WAY WA 98003

JOB: 26338

RCRA NLR SITE

SEARCH ID: 4

DIS1/DIR: 0.00 --

MAP ID: 23

NAME: JIFFY ENGINES OF FEDERAL WAY
ADDRESS: 32610 PACIFIC HWY S SP A6 SITE
FEDERAL WAY WA 98003

REV: 6/6/06
ID1: WAD9888495156
ID2:
STATUS: NLR
PHONE: (253) 927-6904

CONTACT: STEVEN THATCHER

SITE INFORMATION

UNIVERSE INFORMATION:

NAIC INFORMATION

811111 - GENERAL AUTOMOTIVE REPAIR

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch Site Detail Report

TARGET SITE: 32610 PACIFIC HIGHWAY S.
FEDERAL WAY WA 98003

JOB: 26338

STATE	
SEARCH ID: 13	DIST/DIR: 0.23 NW
MAP ID: 4	
NAME: CRYSTAL CLEANERS FEDERAL WAY	REV: 04/13/06
ADDRESS: 1414 S 324TH ST STE A1 FEDERAL WAY WA 98003	ID1: CSCR-73427926
	ID2:
	STATUS:
CONTACT:	PHONE:
<u>GENERAL INFORMATION</u>	
Ecology Status:	<i>Awaiting Site Hazard Assessment (SHA)</i>
Independent Status:	
Responsible Unit:	<i>NORTHWEST REGION</i>
WARM Bin Number:	
Affected Media Name:	<i>Soil</i>
Affected Media Status Code:	<i>Confirmed</i>
Agency Recorded Latitude:	<i>47.31218</i>
Agency Recorded Longitude:	<i>-122.31636</i>
<u>GENERAL INFORMATION</u>	
Ecology Status:	<i>Awaiting Site Hazard Assessment (SHA)</i>
Independent Status:	
Responsible Unit:	<i>NORTHWEST REGION</i>
WARM Bin Number:	
Affected Media Name:	<i>Groundwater</i>
Affected Media Status Code:	<i>Confirmed</i>
Agency Recorded Latitude:	<i>47.31218</i>
Agency Recorded Longitude:	<i>-122.31636</i>
Base/ Neutral/ Acid Organics:	
Halogenated Organics:	<i>Confirmed</i>
Metals, Priority Pollutants:	
Metals, Other:	
Poly-Chlorinated bi-Phenyls:	
Pesticides:	
Petroleum Products:	
Phenolic Compounds:	
Non-Halogenated Solvents:	
Dioxins:	
Polynuclear Aromatic Hydrocarbons:	
Reactive Wastes:	
Corrosive Wastes:	
Radioactive Wastes:	
Conventionals, Organic:	
Asbestos:	
Arsenic:	
MTBE:	
Phenolic Compounds:	
Base/ Neutral/ Acid Organics:	
Halogenated Organics:	<i>Confirmed</i>
Metals, Priority Pollutants:	
Metals, Other:	
Poly-Chlorinated bi-Phenyls:	
Pesticides:	
Petroleum Products:	
Phenolic Compounds:	
Non-Halogenated Solvents:	
Dioxins:	
Polynuclear Aromatic Hydrocarbons:	
Reactive Wastes:	
Corrosive Wastes:	

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 32610 PACIFIC HIGHWAY S.
FEDERAL WAY WA 98003

JOB: 26338

STATE		
SEARCH ID: 13	DIST/DIR: 0.23 NW	MAP ID: 4
NAME: CRYSTAL CLEANERS FEDERAL WAY	REV: 04/13/06	
ADDRESS: 1414 S 324TH ST STE A1	ID1: CSCR-73427926	
FEDERAL WAY WA 98003	ID2:	
CONTACT:	STATUS:	
	PHONE:	
Radioactive Wastes:		
Conventional, Organic:		
Asbestos:		
Arsenic:		
MTBE:		
Phenolic Compounds:		
Wood Debris:		
Blowby Benthic Failures:		
TBT:		
UXO:		
Other Deleterious Substances:		
Wood Debris:		
Blowby Benthic Failures:		
TBT:		
UXO:		
Other Deleterious Substances:		

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 32610 PACIFIC HIGHWAY S.
FEDERAL WAY WA 98003

JOB: 26338

STATE		
SEARCH ID: 18	DIST/DIR: 0.24 NE	MAP ID: 7
NAME: SEARS UNIT 1099/6109	REV: 06/01/06	
ADDRESS: 1701 S 320TH FEDERAL WAY WA 98003	ID1: NFA:3558578	
CONTACT: KING	ID2:	
	STATUS:	
	PHONE:	
<u>GENERAL INFORMATION</u>		
Ecology Status:	<i>INDEPENDENT REMEDIAL ACTION</i>	
Independent Status:	<i>FINAL INDEPENDENT REMEDIAL ACTION REPORT RECEIVED</i>	
Program Plan:	<i>VOLUNTARY CLEANUP PROGRAM SITE</i>	
WARM Bln Number:		
NFA Determination:	<i>NFA AFTER ASSESSMENT IRAP OR VCP</i>	
NFA Date:	<i>11/4/1999</i>	

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 32610 PACIFIC HIGHWAY S.
FEDERAL WAY WA 98003

JOB: 26338

REGISTERED UNDERGROUND STORAGE TANKS			
SEARCH ID: 23	DIST/DIR: 0.04 NW	MAP ID: 19	
NAME: FIRESTONE #3192		REV: 04/13/06	
ADDRESS: 32529 PACIFIC HWY S FEDERAL WAY WA 98003 KING		ID1: 3616	
CONTACT:		ID2:	
		STATUS: REMOVED	
		PHONE:	
Tank # or Reference Name:	1		
Status:	Removed		
Installation Date:	1/1/1975		
Capacity:	111 TO 1,100 Gallons		
Number of Compartments:	1		
Substance Stored:	Used Oil/Waste Oil		
Ecology Region:	NW		

REGISTERED UNDERGROUND STORAGE TANKS			
SEARCH ID: 25	DIST/DIR: 0.08 SW	MAP ID: 9	
NAME: NATIONAL CAR RENTAL		REV: 04/13/06	
ADDRESS: 32747 PACIFIC HIGHWAY SO FEDERAL WAY WA 98003 KING		ID1: 6831	
CONTACT:		ID2:	
		STATUS: UNKNOWN	
		PHONE:	
Tank # or Reference Name:	072-05-01		
Status:	Unknown		
Installation Date:	12/31/1964		
Capacity:			
Number of Compartments:	1		
Substance Stored:	Unleaded Gasoline		
Ecology Region:	NW		

Environmental FirstSearch Database Descriptions

NPL: *EPA* NATIONAL PRIORITY LIST - Database of confirmed and proposed Superfund sites.

NPL Delisted: *EPA* NATIONAL PRIORITY LIST Subset - Database of delisted Superfund sites.

CERCLIS: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

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

RCRA COR ACT: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

RCRA TSD: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

RCRA GEN: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

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

RCRA NLR: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities not currently classified by the EPA but are still included in the RCRIS database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

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

Federal IC / EC: *EPA* BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: *DOI/BIA* INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

State/Tribal Sites: *IWA DOE* CONFIRMED & SUSPECTED CONTAMINATED SITES REPORT- Within 90 days of learning of a potentially contaminated site, the Dept. of Ecology conducts and initial investigation of each site. If the initial investigation shows that further action is needed, the site will appear in the Confirmed &

Suspected Contaminated Sites (CSCS) Report. Once remedial action has been completed, the Toxics Cleanup Program's management determines the removal of a site from the CSCS Report. The Hazardous Sites List is a subset of the CSCA Report. It contains those sites that have been ranked using the Washington Ranking Method. The WARM BIN # indicates the outcome of the Washington Ranking Model (WARM). The WARM BIN Number will be a number between 0 and 5.

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

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

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

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

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

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

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

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

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

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

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

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

RADON: NTIS NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon

project collected for a variety of zip codes across the United States.

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

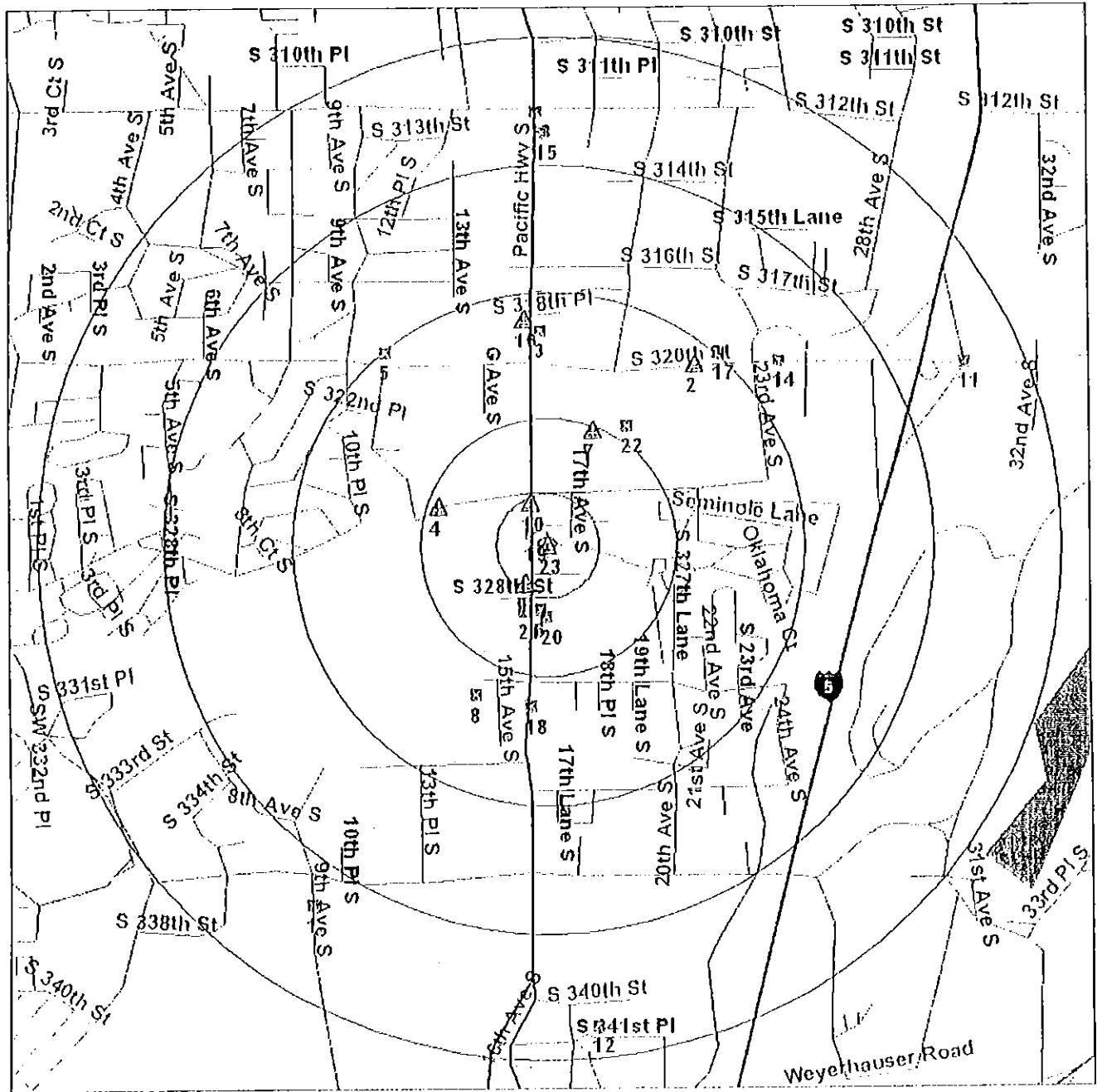
Environmental FirstSearch

1 Mile Radius

Single Map:



32610 PACIFIC HIGHWAY S., FEDERAL WAY WA 98003



Source: U.S. Census TIGER Files

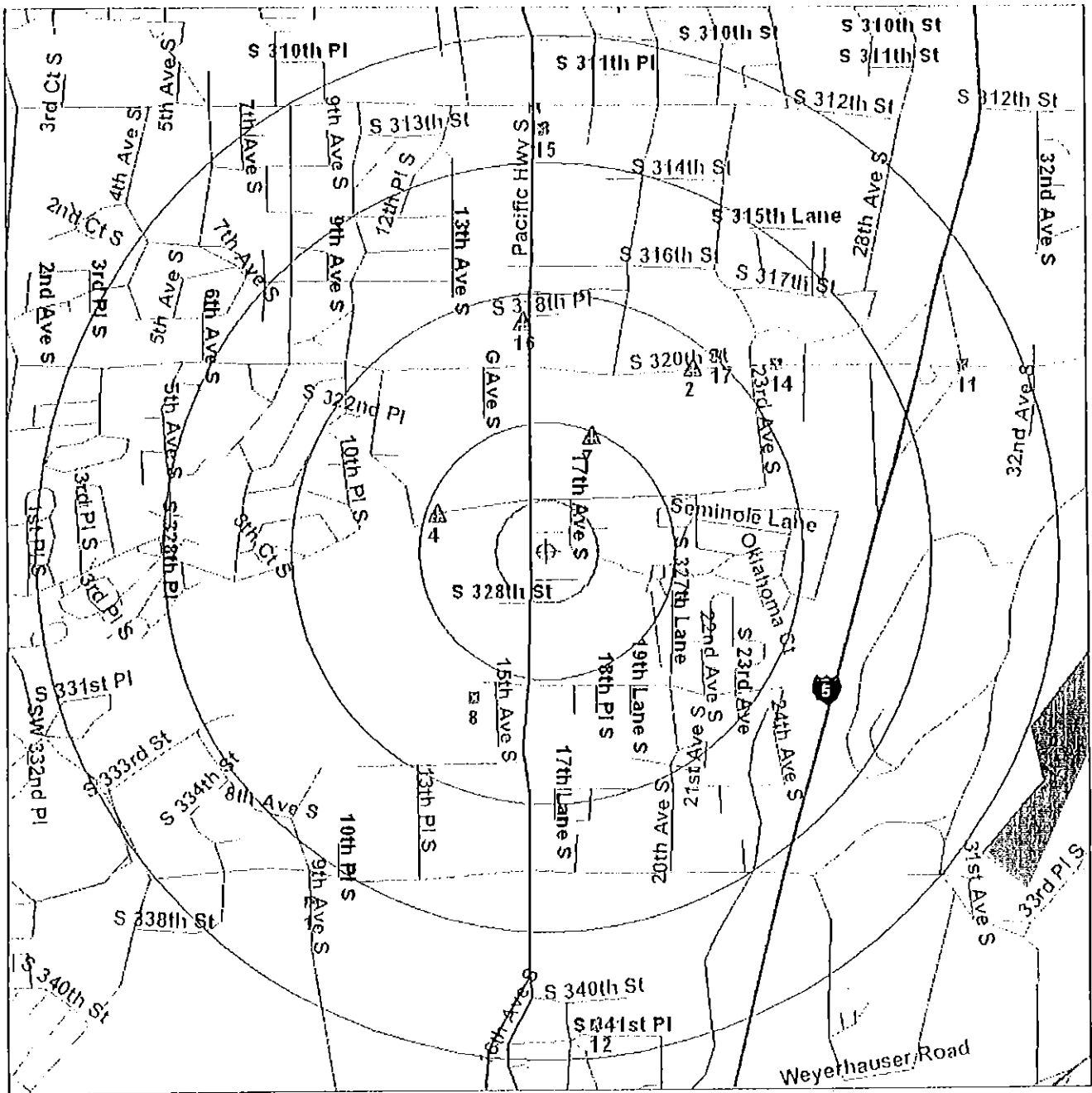
- Target Site (Latitude: 47.310037 Longitude: -122.312097)
- Identified Site, Multiple Sites, Receptor
- NPL, DDE/NPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft Radius



Environmental FirstSearch
 1 Mile Radius
 ASTM-05: NPL, RCRACOR, STATE, RCRATSD



32610 PACIFIC HIGHWAY S., FEDERAL WAY WA 98003



Source: U.S. Census TIGER Files

- Target Site (Latitude: 47.310037 Longitude: -122.312097)
 - Identified Site, Multiple Sites, Receptor
 - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
 - Triballand
 - Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

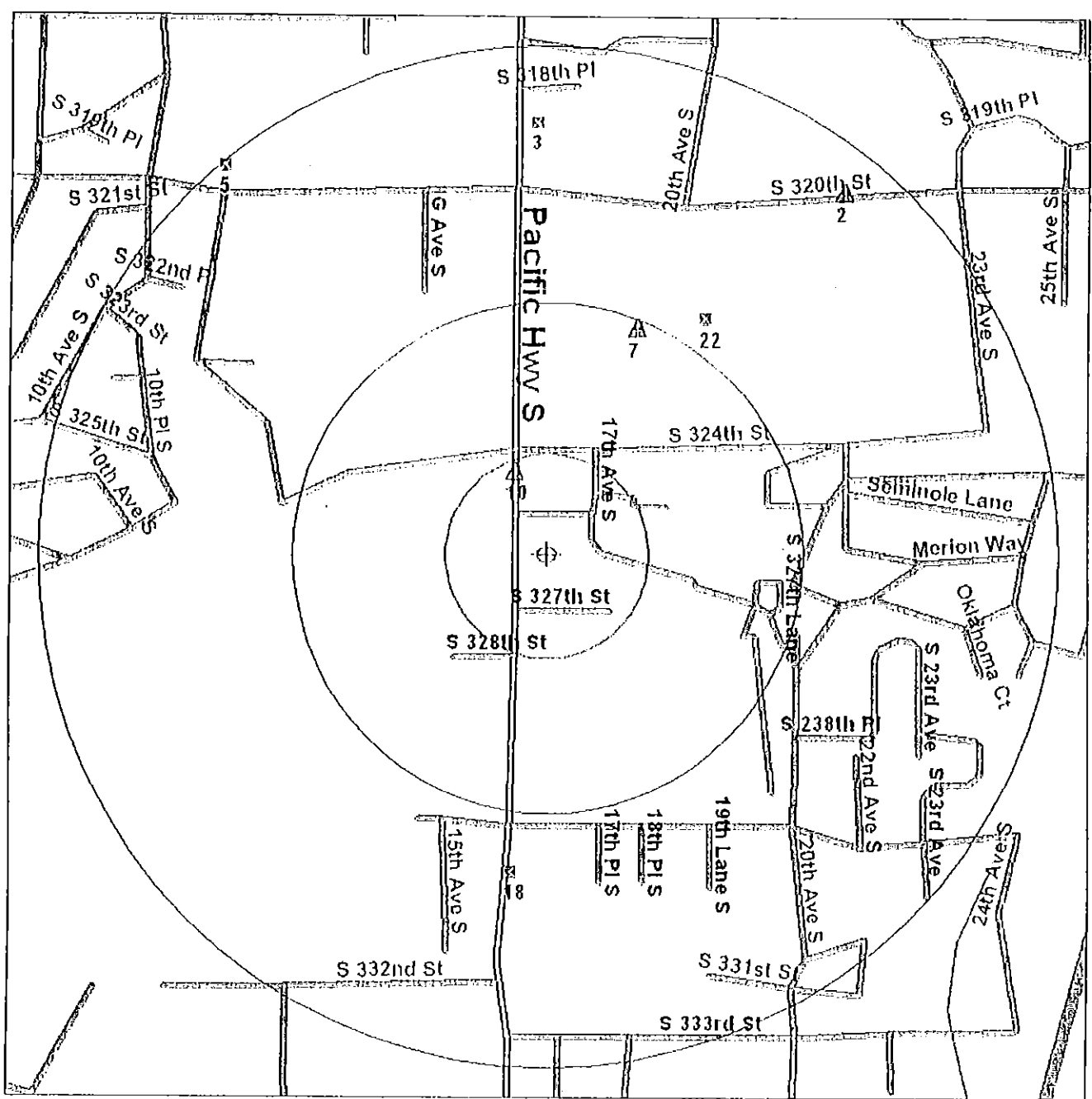


Environmental FirstSearch

5 Mile Radius
ASTM-05: Multiple Databases



32610 PACIFIC HIGHWAY S., FEDERAL WAY WA 98003



Source: U.S. Census TIGER Files

- Target Site (Latitude: 47.310037 Longitude: -122.312097)
- Identified Site, Multiple Sites, Receptor
- NPL, DEI, NPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- Railroads

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



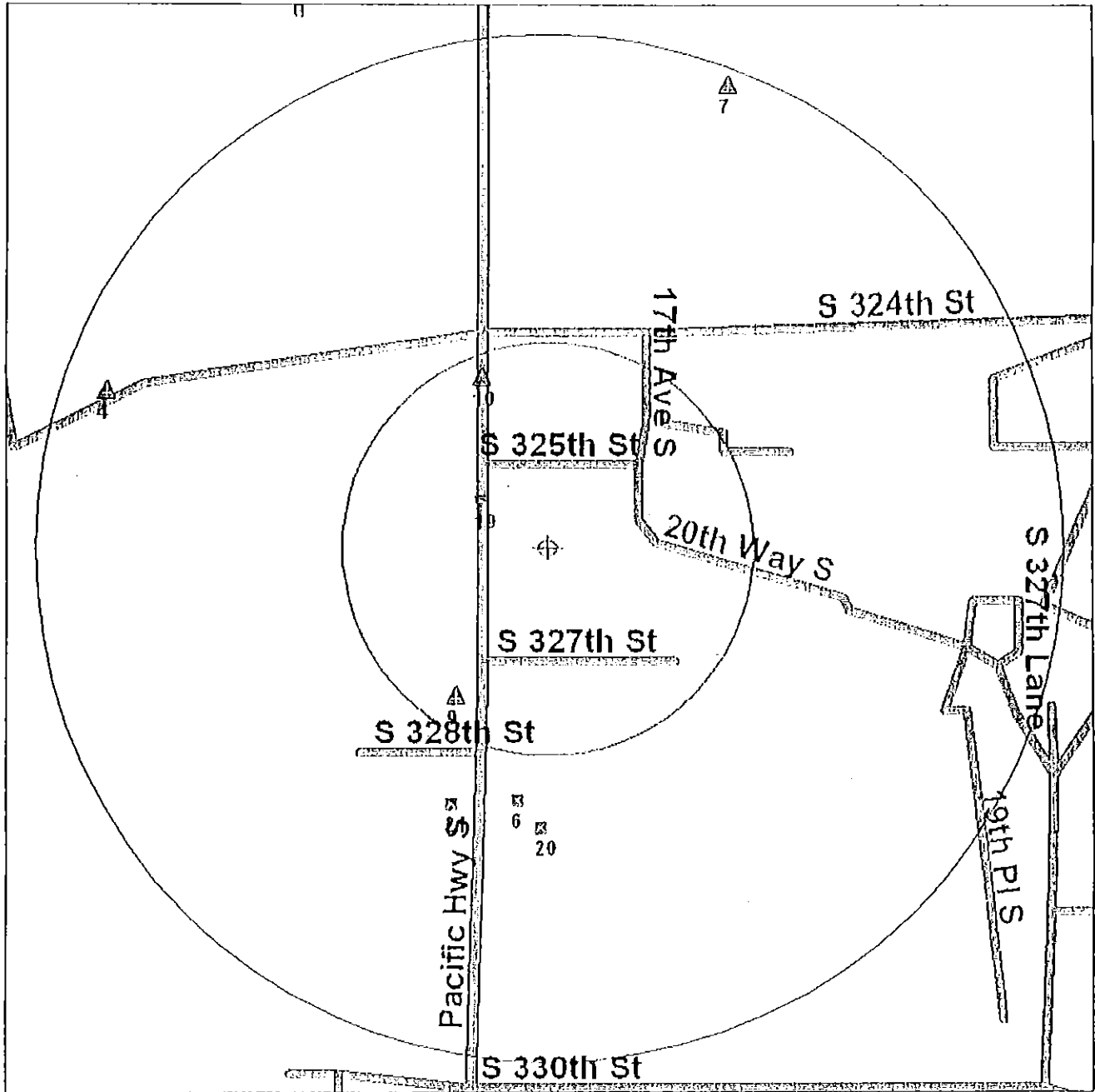
Environmental FirstSearch

.25 Mile Radius

ASTM-05: RCRAGEN, UST, OTHER

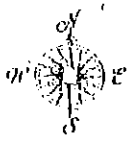


32610 PACIFIC HIGHWAY S., FEDERAL WAY WA 98003



Source: U.S. Census TIGER Files

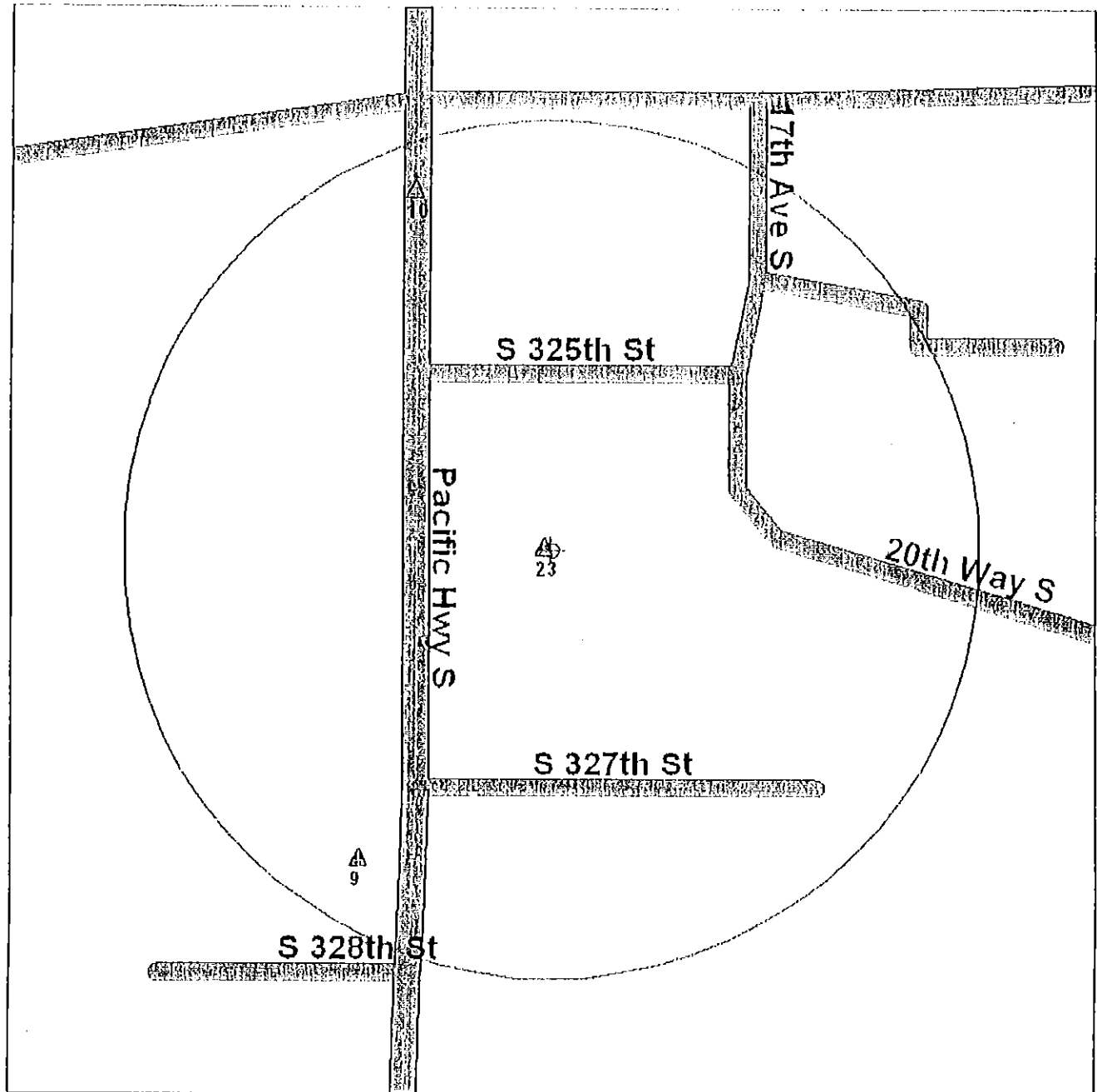
- Target Site (Latitude: 47.310037 Longitude: -122.312097) ⊕
 - Identified Site, Multiple Sites, Receptor ⊗ △ ⚡
 - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste ▨
 - Triballand ▧
 - Railroads —+—
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 1/8 Mile Radius



Environmental FirstSearch
 12 Mile Radius
 ASTM-05: SPILLS90, ERNS, RCRANLR



32610 PACIFIC HIGHWAY S., FEDERAL WAY WA 98003



Source: U.S. Census TIGER Files

- Target Site (Latitude: 47.310037 Longitude: -122.312097) (•)
- Identified Site, Multiple Sites, Receptor [triangle symbol]
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste [hatched box symbol]
- Triballand [cross-hatched box symbol]
- Railroads [line with cross-ticks symbol]
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft Radius

APPENDIX B
AHERA Certification Documents

Certificate of Completion

This is to certify that

Don W. Spencer

has satisfactorily completed
4 hours of refresher training as a

Management Planner Refresher

to comply with the training requirements of
USCG Title 33 / 40 CFR 763 (SHERRA)

Certificate Number: 1023765


Instructor

EPA Provider Cert. Number: 1085



Oct 3, 2006

Date(s) of Training

Exam Score: N/A

Expiration Date: Oct 3, 2007

Argus Pacific, Inc. • 1900 W. Nickerson, Suite 315 • Seattle, Washington • 98119 • (206) 285.3373 • fax (206) 285.3927

Certificate of Completion

This is to certify that

Don W. Spencer

has satisfactorily completed
4 hours of refresher training as an

Asbestos Building Inspector

to comply with the training requirements of
WAC 296-307-030 / 40 CFR 763 (990303)

Certificate Number: 1023762


Instructor

EPA Provider Cert. Number: 1085



Oct 3, 2006

Date(s) of Training

Exam Score: NA

Expiration Date: Oct 3, 2007

Argus Pacific, Inc. • 1900 W. Nickerson, Suite 315 • Seattle, Washington • 98119 • (206) 285.3373 • fax (206) 285.3927

APPENDIX C
Archive Records

FOLIO 21693

ADDITION

TAX 107 25

PERMIT No. 100455

Section 16 Exp. 8-1-47 Range 47 Ewn. Block Tract or Lot.

DATE 6-1-50

38504 PACIFIC HWY S

For Owner Condition of Exterior

USE GAS STATION

No. Stories 1
 No. Store 2
 No. Rooms 2
 Basement
 No. Offices 1
 No. Apartments
 1 rm. 2 rm. 3 rm.
 4 rm. 5 rm. 6 rm.

TYPE OF CONSTRUCTION

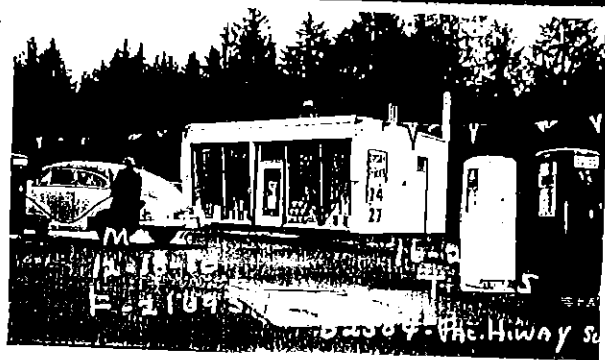
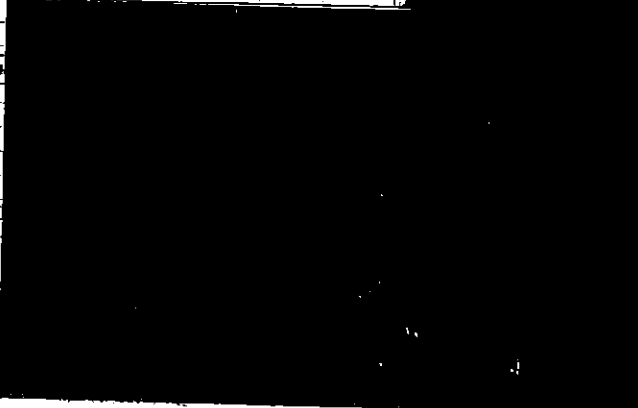
Frame
 Single Double
 X Ordinary Masonry
 Mill Construction
 Class A Rein. Con.
 Str. Steel and Con.
 Tile Brick
 Con. Rein. Con.
 Good Med X Cheap

FOUNDATION

Mud Sills
 Post and Pier
 Brick
 Concrete
 Tile

BASMENT

Full %
 Sub-Basement
 Size
 Garage No. Cars
 Floors
 Plastered
 Living Rooms
 Service Rooms



Other Buildings
 Total
 Assessed Value 80%
 Sup. Building A. V.
 Total

PLUMBING

No. Fixtures
 Toilets
 Tubs, Leg or Pen.
 2 Baths, Fed.
 Sinks
 Urinals
 Showers (Tub) (Stall)
 Laundry Trays
 H.W. Tank Fl. Drain
 Sprink. Sys. No. Hds.

HEATING

X Stove
 Pipeless Furnace
 Gravity H. A.
 Alt. Comb. Fan
 Area
 1-Pipe Steam
 2-Pipe St. or Vapor
 Hot Water
 Oil Burner
 Coal Stoker

WIRING

Knob & Tube
 Flex Cable
 Conduit
 X Power Wiring 500
 Range Wiring 100
 No. Outlets

ELEVATORS

Pass. Fireht.
 Auto. Elec.
 Man. Hyd.
 Man.

EXTERIOR WALL CONSTA.

Single Double
 2" x 4" Stud Walls
 2" x 6" Stud Walls
 Brick Walls
 Brick With Pilasters
 X Concrete Walls 3/11
 Con. With Pilasters
 Tile Walls
 Reinf. Con. Steel
 Filter Walls
 Laminated Walls

INTERIOR WALLS

Stud and Plaster
 Lam. Plastered
 Ply Wood
 Ceiled
 Plaster Board
 Painted
 Stain Varnish
 Kalsomine
 Whitewashed
 X Unfinished

GAS STATIONS

Frame
 Metal
 Masonry
 Plastered or Ceiled
 Floors

O. II.

S. B.
 1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22

GROUND FLOOR AREA

TOTAL FLOOR AREA 340

EXTERIOR FACING

Siding Shingles
 Shakes Stucco
 Brick Veneer
 Stone Coal S.
 Terra Cotta
 Struct. Glass
 Trim

INTERIOR TRIM

X Fir
 Mah. Oak
 Metal
 Doors
 Windows
 Stained
 Varnished
 Painted
 Unfinished

SERVICE BUILDING

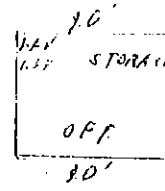
Frame
 Metal
 Masonry
 Plastered or Ceiled
 Floors

TANKS, ETC., LIST

3 HOOD TANK
 2 Tanks
 Hots: Elect. Hyd.

DOCKS AND PIERS

Treated Piles and Timbers
 Untreated
 Treated Piles only
 Average Length
 Paved



Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S.F. Area	Factor	Value	% Dep.	Deprec.	Net Value
Garage	ALONG										

LIMITS
CO.
CODE NO.
PERMIT NO.
DATE

3. ADDRESS OF PROPERTY **Ht. 2, Box 341-W, Auburn, Wash.** CONTRACT PURCHASER
 4. FEE OWNER **KATHERIN STYDA 1-N-38**
 5. ARCHITECT _____ CONTRACTOR _____
 6. ORIG. BUILDING COST \$ _____ OCCUPIED BY **Owner** RENTAL PER MONTH \$ _____ ESTIMATED RENTAL PER MONTH \$ **5.00**
 7. CONDITION OF EXTERIOR **Poor** INTERIOR **Poor** FOUNDATION **Poor** FLOOR PLAN **Poor**

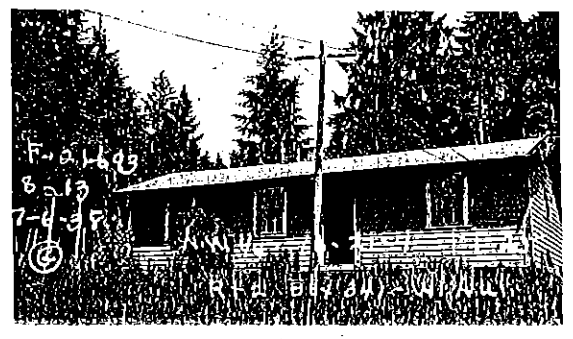
8. BUILDING
 1 Family Dwelling
 1 Story
 3 Rooms
 3 1st Floor
 INTERIOR WALLS
 3 Ceiled
 Shiplap
 FLOORS
 3 Plank
 FINISH PLACK
 NONE
 INTERIOR TRIM
 Unfinished
 PLUMBING
 1 Fixture
 1 Sink
 (No Water)
 Cheap

TILE WORK
 NONE
 HEATING
 Stove
 BATHROOM
 No A.V.
 FOUNDATION
 P & B
 Foh. P & B
 ROOF
 Tar Paper
 EXTERIOR WALLS
 Cedar Siding

PORCHES
 1 1-story
 1 Unroofed
 1 Stoop Roofed
 EXTRA FEATURES
 NONE
 BUILT-INS
 NONE
 CONSTRUCTION
 Single
 Cheap
 CEILING HEIGHT
 1st Floor 7'6"

9. CORNER JOINTS **Boxed** DOWN SPOUGS SEWER CONNECTED **No**
 10. FIRST FLOOR JOIST SIZE **2x8** AND **2x8** INCH CENTERS BRIDGED **No**
 11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE **4 x 4**
 12. CLASS OR GRADE-NO. **B** SHAPE NO. _____
 13. BUILDING FINISHED OR UNFINISHED **Finished**
 14. DEPRECIATION: CONDITION **60** % OBSOLETE _____ % ECON. BUILT _____ % TOTAL _____
 YEAR BUILT **1928** REMODELED _____ EFFECTIVE AGE **10** YRS. FUTURE LIFE **10** YRS.
 LAND INFORMATION
 1. SIZE _____
 3. SEWAGE _____ PUMP _____
 4. TREND _____
 LAND USE _____

VOID



ADDRESS VALUE \$ _____
 REMARKS _____

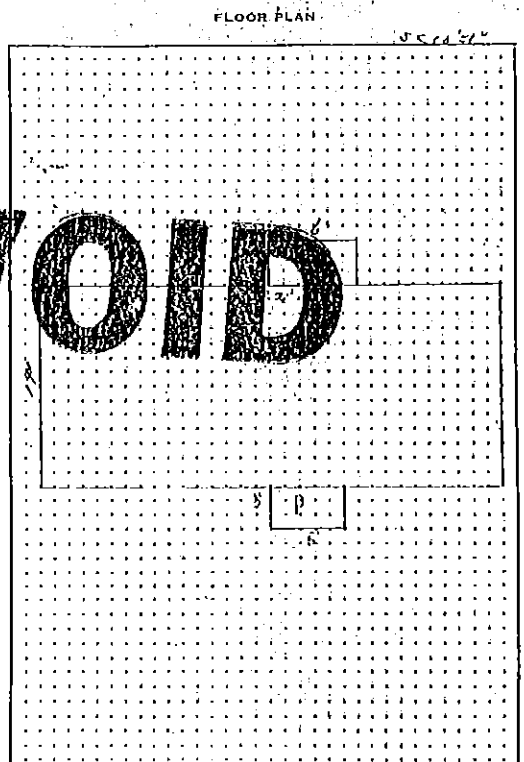
MAIN BUILDING		SO. FT. AREA
DIMENSION	14 x 32	448
PCH.	4 x 5	20
PCH.	3 x 8 Stoop	NO AV

IMPROVEMENT VALUE
 MAIN BUILDING \$ 120.00
 OTHER BUILDINGS \$ 30.00
 TOTAL \$ 150.00
 ASSESSED VALUE 50% \$ 75.00
 DATE 1/1/38

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
GARAGE Shed	Shakes	Dirt	Shingle	1	12 x 22	264	40.
Shed Leanto	"	"	"	1	8 x 16	128	32.
"	"	"	"	1	8 x 12	96	24.
Chick. Coop	"	"	Paper	1	10 x 20	No A.V.	72.
Shed	"	"	"	1	8 x 16	No A.V.	

OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
<i>John Herber + Philip...</i>	12-28-55	E206115	196.		

REMARKS _____



Look on 1000

FOLIO 21693
 PERMIT No. 106453
 DATE 1-1-50
 ADDITION TAX 107' 25' Tract or Lot
 Section 26 Range 4 Ewn Blc'

ADDRESS 38504 PACIFIC HIGHWAY S
 City LAKE WAUCHUCA

Fee Owner _____ Address of _____
 Condition of Exterior _____ Floor Plan _____
 Interior _____ Foundation _____

USE <u>4-5</u> <u>STATION</u> No. Stories _____ No. Stores _____ No. Rooms _____ Basement _____ No. Offices _____ No. Apartments _____ 1 rm. <input type="checkbox"/> 2 rm. <input type="checkbox"/> 3 rm. <input type="checkbox"/> 4 rm. <input type="checkbox"/> 5 rm. <input type="checkbox"/> 6 rm. <input type="checkbox"/>	Title _____ Baths <input type="checkbox"/> Fl. <input type="checkbox"/> Walls <input type="checkbox"/> Sq. Ft. _____ Floors _____ Sq. Ft. _____ Walls _____ Lin. Ft. _____ Dr. Bds. _____ Sq. Ft. _____ Floors _____ Sq. Ft. _____ Walls _____ Lin. Ft. _____ Dr. Bds. _____ Kt's. <input type="checkbox"/> Fl. <input type="checkbox"/> Walls <input type="checkbox"/>	Roof Finisher _____ Fir <input type="checkbox"/> Maple <input type="checkbox"/> Oak <input type="checkbox"/> 2" x 8" T&G <input type="checkbox"/> Lino. <input type="checkbox"/> 3" x 8" T&G <input type="checkbox"/> Cement _____ Terrazzo _____ Raceolith _____ Tile _____ Or _____ Date Built <u>1950</u> <input checked="" type="checkbox"/> Finished <input type="checkbox"/> Unfinished Effective Age _____ Years _____ Future Life _____ Dep. for Ob. _____ Dep. for Es. _____ Total _____ Years
--	---	--

No. Fixtures _____ Toilets _____ Tubs, Leg or Pem. _____ Basins, Ped. _____ Sinks _____ Urinals _____ Showers (Tub) (Stall) _____ Laundry Trays _____ H.W. Tank Fl. Drains <input type="checkbox"/> Sprink. Sys. No. _____ Hds. _____	Heating _____ Stove _____ Pipeless Furnace _____ Gravity H. A. _____ Air Cond., Fan _____ Arcola _____ 1-Pipe Steam _____ 2-Pipe St. or Vapor _____ Hot Water _____ Oil Burner _____ Coal Stoker _____	Wiring _____ Knob & Tube _____ Flex Cable _____ Conduit _____ Power Wiring _____ Range Wiring _____ No. Outlets _____ ELEVATORS _____ Pass. <input type="checkbox"/> Freight <input type="checkbox"/> Auto. <input type="checkbox"/> Elec. <input type="checkbox"/> Man. <input type="checkbox"/> Hyd. <input type="checkbox"/> Man. <input type="checkbox"/>
--	--	--

Type of Construction _____ Frame <input type="checkbox"/> Double _____ Single _____ Ordinary Masonry _____ Mill Construction _____ Class A Rein. Con. _____ Stru. Steel and Con. _____ Tile <input type="checkbox"/> Brick _____ Con. <input type="checkbox"/> Rein. Con. _____ Good _____ Med _____ Cheap _____	Foundation _____ Mud Sills _____ Post and Pier _____ Brick _____ Concrete _____ Pile _____	Basement _____ Full <input type="checkbox"/> % _____ Sub-Basement _____ Size _____ Garage <input type="checkbox"/> No. Cars _____ Floors _____ Plastered _____ Living Rooms _____ Service Rooms _____
---	---	--



Total _____
 Assessed Value 40% _____
 Sup. Building A. V. _____
 Total _____

APPENDIX D
Asbestos Reports



Zipper Zeman Associates, Inc.
Geotechnical and Environmental Consulting
A Terracon Company

81067045
3 August 2006

Tyner Reeves
Discover Rims to Rent
136 E. South Temple, Suite 1650
Salt Lake City, UT 84111

Re: Asbestos Containing Materials Survey
Proposed Discover Rims to Rent
32610 Pacific Highway
Federal Way, Washington
Terracon Project No. 81067045

Dear Mr. Reeves:

Limited asbestos sampling was completed for readily accessible interior areas, at the proposed Discover Rims to Rent located at 32610 Pacific Highway, Federal Way, Washington on August 2, 2006 by an AHERA accredited Building Inspector. Limited asbestos sampling was conducted in general accordance with the Embree Group Work Order 30-6941 17-350 dated August 1, 2006. Samples were submitted to Seattle Asbestos Test with completed chain-of-custody forms for analysis by visual estimation using polarized light microscopy (PLM). This report was prepared for the sole reliance of Discover Rims to Rent.


The location and type of suspect materials sampled were selected by the accredited Building Inspector in accordance with our negotiated scope and to facilitate the remodeling occurring on the subject site. Nine (9) samples of suspect asbestos containing materials were collected for analysis including: drywall and joint compound collected from the walls and ceiling of the office space, 4-inch vinyl cove base, and carpeting and mastic as described in Table 1. Materials not sampled include concrete materials, wooden and metal doors, ceramic tile, fiberglass-containing products or materials, fiberglass insulated systems, electrical wiring insulation, roofing materials or other hidden or inaccessible components (i.e., materials under carpeting, within walls, in crawl spaces, above lay-in ceilings, etc.). Laboratory analytical reports are described in the following Table. The chain of custody and laboratory report are attached to this letter.

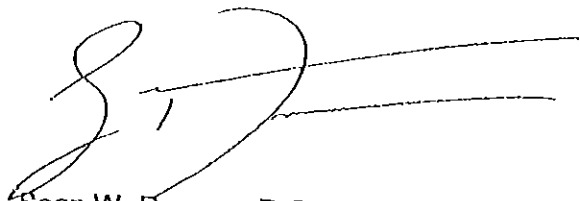
Material	Sample No.	Location	Frangible/Non-Frangible	Percent/Type Asbestos	Damaged (Y/N)
Blue Carpet and associated mastic	1-MSC-3-3	West central portion	Non-Frangible	ND<1%	N
Blue Carpet and associated mastic	1-MSC-3-4	North central portion	Non-Frangible	ND<1%	N
Blue Carpet and associated mastic	1-MSC-3-5	Northeast corner of main sales area	Non-Frangible	ND<1%	N

None of the nine (9) samples collected were identified as containing more than 1% asbestos by PLM analysis.

If you have any questions or require additional information please contact our office at (425) 771-3304.

Sincerely,
 Zipper Zeman Associates, Inc.
 A Terracon Company


 Michael S. August
 AHERA Building Inspector
 (Certificate No. 1021176)


 Sean W. Donnan, P.G.
 Associate Principal

Attachments : Chain of Custody
 Analytical Laboratory Report

SEATTLE ASBESTOS TEST, LLC

1 of 1

ANALYTICAL LABORATORY REPORT

PLM by Method EPA/800/R-93/116

WE TREAT CLIENTS BETTER!

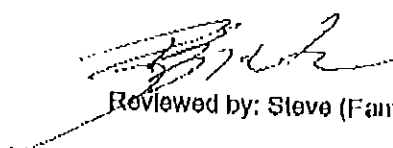
Client: Zipper Zeman Associates, Inc.
 Address: 18905 33rd Avenue West, #117
 Lynnwood, WA 98036

Client Job #: 81067
 Laboratory Batch #: 200620226
 Date Received: 8/2/2008
 Samples Received: 3
 Date Analyzed: 8/2/2008
 Samples Analyzed: 3
 Client Project #: N/A

Attention: Mr. Michael S. August
 Project: Federal Way

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-Fibrous Components	%	Non-asbestos Fibers
2008198950	1-MSC-1-1	1	Gray rubbery material		None detected	Rubber/binder	1	Cellulose
		2	White mastic		None detected	Mastic/binder	6	Cellulose
2008198951	1-MSC-2-1	1	White powdery material with paint		None detected	Binder/filler, Paint	4	Cellulose
		2	White chalky material with paper		None detected	Binder/filler, Gypsum/binder	27	Cellulose
2008198952	1-MSC-3-1	1	Blue woven fibrous material		None detected	Binder/filler	85	Synthetic fibers
		2	White/gray mastic		None detected	Mastic/binder	7	Cellulose

Analyzed by: Wellong Tai


 Reviewed by: Steve (Fanyao) Zhang, President

SEATTLE ASBESTOS TEST, LLC

BATCH # 200602225

CHAIN OF CUSTODY

Bulk Analysis Point Count 400 ___ Point Count 800 ___ Point Count 1000 ___

Turn Around Time AFTERNOON Number of Samples 3 Client Job # 81067

Client Name MICHAEL AUGUST EEA

Address _____ City _____ State _____ Zip _____

Phone _____ Fax _____ Email _____

Project Location FEDERAL WAY Project Manager SEAN JONATHAN

Sample Condition: Cloud Damaged _____ Severe Damage (Spillage) _____

SEQ#	SAMPLE ID	SAMPLE DESCRIPTION	Lab ID	Comment	N/R
1	1-MSC-1-1	4" CONCRETE BASE	2006198950		
2	1-MSC-2-1	GWIR 148	57		
3	1-MSC-3-1	CARPET W/ MASTIC	52		
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					

	Print	Signature	Company Name	Date	Time
Sampled by	MICHAEL AUGUST	<i>[Signature]</i>	EEA	8/2/06	11:00
Relinquished by					
Delivered by					
Received by	<i>[Signature]</i>	<i>[Signature]</i>	EEA	8/2/06	11:00
Analyzed by	<i>[Signature]</i>	<i>[Signature]</i>	EEA	8/2/06	11:30
Result reported by					

Seattle Asbestos Test warrants the test results to be of a precision normal for the type and methodology employed for each sample submitted, and disclaims any other warranties, expressed or implied, including warranty of fitness for a particular purpose and warranty of merchantability. Seattle Asbestos Test accepts no legal responsibility for the purpose for which the client uses test results. By signing on this form, the clients agree to relieve Seattle Asbestos Test of any liability that may arise from the test results.

Result Reporting method: Phone _____ Fax Email Pick Up Report _____

SEATTLE ASBESTOS TEST, LLC

ANALYTICAL LABORATORY REPORT

PLM by Method EPA/800/R-93/110

WE TREAT CLIENTS BETTER!

Client: Zipper Zeman Associates, Inc.
 Address: 18905 33rd Avenue West, #117
 Lynnwood, WA 98036

Client Job #: 81087046
 Laboratory Batch #: 200620234
 Date Received: 8/3/2006
 Samples Received: 6
 Date Analyzed: 8/3/2006
 Samples Analyzed: 0
 Client Project #: N/A

Attention: Mr. Sean Donnan
 Project: N/A

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-Fibrous Components	%	Non-asbestos Fibers
2006199006	1-MS-3-2	1	Blue woven fibrous material		None detected	Binder/filler	95	Synthetic fibers
		2	Yellow/gray mastic		None detected	Mastic/binder	4	Cellulose
2006199007	1-MS-3-3	1	Blue woven fibrous material		None detected	Binder/filler	95	Synthetic fibers
		2	Yellow/gray mastic		None detected	Mastic/binder	5	Cellulose
2006199008	1-MS-3-4	1	Blue woven fibrous material		None detected	Binder/filler	95	Synthetic fibers
		2	Yellow/gray mastic		None detected	Mastic/binder	4	Cellulose
2006199009	1-MS-3-5	1	Blue woven fibrous material		None detected	Binder/filler	95	Synthetic fibers
		2	Yellow/gray mastic		None detected	Mastic/binder	7	Cellulose
2006199010	1-MS-2-2	1	White powdery material with paint		None detected	Binder/filler, Paint	5	Cellulose
		2	White powdery material with tan fibrous material		None detected	Binder/filler	25	Cellulose
2006199011	1-MS-2-3	1	White powdery material with paint		None detected	Binder/filler, Paint	4	Cellulose
		2	White powdery material with tan fibrous material		None detected	Binder/filler	27	Cellulose

Analyzed by: Weilong Tai

Reviewed by: Steve (Fanyao) Zhang, President

APPENDIX E

Letter

Wendal Kuecker
PO Box 3482
Federal Way, Wa. 98063

Oct. 10, 2006

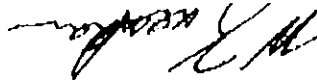
Don Spencer
Environment Assoc. Inc.
1380 112th N.E. #300
Bellevue, Wa, 98004
Fax 425-455-2316
Dear Mr. Spencer:

In the early 1970's I personally supervised the pumping of excess fluid from three approximately 4,000 gallon tanks, together with their removal and disposal. From 32610 P. H. S. Federal Way, WA.

I can supply the approximate location where the tanks were located.

If I could be of any help or should you have any questions, my phone numbers are 1-520-463-1801 or 253-229-7811.

Sincerely:



Wendal Kuecker