



The Riley Group Inc.

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT**

**DOMINIC'S PLAZA COMMERCIAL CENTER
9635 DES MOINES MEMORIAL DRIVE
SEATTLE, WASHINGTON 98168**

OCTOBER 10, 2007

PREPARED BY:

**The Riley Group, Inc.
17522 Bothell Way NE
Bothell, WA 98011**

PREPARED FOR:

**Frontier Bank
Attention: Ms. Rose Schmidt
221 West Gowe Street
Kent, Washington 98032**

RGI PROJECT NO. 2007-234

Serving the Pacific Northwest

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TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	PURPOSE	1
1.2	SCOPE OF WORK	1
1.3	SIGNIFICANT ASSUMPTIONS	2
1.4	LIMITATIONS AND EXCEPTIONS	2
1.5	RELiance	2
2	SITE DESCRIPTION	2
2.1	PHYSICAL SETTING SOURCE(S), LOCATION & LEGAL DESCRIPTION	2
2.2	SITE VICINITY CHARACTERISTICS	3
2.3	SITE GEOLOGY AND HYDROGEOLOGY	3
2.4	DESCRIPTION OF SITE STRUCTURES	3
2.5	CURRENT USES OF THE SITE	3
2.6	CURRENT USES OF THE ADJOINING PROPERTIES	3
3	USER PROVIDED INFORMATION	4
3.1	HISTORICAL REPORTS AND RECORDS	4
3.2	ASTM USER QUESTIONNAIRE	4
4	SITE RECONNAISSANCE	4
4.1	EXTERIOR OBSERVATIONS	4
4.3	POLYCHLORINATED BIPHENYLS (PCBS) SURVEY	5
4.4	UNDERGROUND AND ABOVEGROUND STORAGE TANK SURVEY (UST/AST)	5
5	INTERVIEWS	6
6	ENVIRONMENTAL REGULATORY DATABASE REVIEW	6
6.1	SITE	6
6.2	ADJOINING/NEARBY PROPERTIES	6
7	HISTORICAL RECORDS REVIEW	7
7.1	SITE	8
7.2	ADJOINING AND NEARBY PROPERTIES	8
7.2.1	North of Site	8
7.2.2	South of Site	9
7.2.3	West of Site	9
7.2.4	East of Site	9
7.3	DATA GAPS	9
8	CONCLUSIONS/RECOMMENDATIONS	10
9	REFERENCES	11
10	SIGNATURES OF ENVIRONMENTAL PROFESSIONALS	11
11	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS	12
11.1	JASON CASS L.G., SENIOR GEOLOGIST	12
11.2	PAUL D. RILEY, PRINCIPAL GEOLOGIST	13

*Phase I Environmental Site Assessment
Dominic's Plaza Commercial Center, Seattle, WA*

Page II

*October 10, 2007
RGI Project #2007-234*

LIST OF APPENDICES

<i>Figure 1</i>	<i>Site Vicinity Map</i>
<i>Figure 2</i>	<i>Site Sketch</i>
<i>Appendix A</i>	<i>Site Photographs</i>
<i>Appendix B</i>	<i>ASTM Definition of Terms</i>
<i>Appendix C</i>	<i>Environmental Database Report</i>
<i>Appendix D</i>	<i>Historical Research Documentation</i>
<i>Appendix E</i>	<i>Environmental Reports & Documents</i>

THE RILEY GROUP, INC.

1 Introduction

The Riley Group, Inc. (RGI) conducted a Phase I Environmental Site Assessment (ESA) of the Dominic's Plaza Commercial Center located at 9635 Des Moines Memorial Drive, Seattle, King County, Washington (hereafter referred to as the Site), Figure 1. The Site consists of a 3.49 acre parcel that is currently occupied by two commercial buildings and a residence (Figure 2, Site Plan). Site photographs are included in Appendix A.

Ms. Rose Schmidt of Frontier Bank (Client) authorized the ESA on September 23, 2007. RGI understands that Client is considered the *user* of the report as defined by the American Society for Testing and Materials (ASTM), Standard Practice E 1527-05, and intends to provide financing for a purchase of the Site. It is our further understanding that no major redevelopment of the Site is anticipated.

1.1 PURPOSE

The purpose of the ESA was to identify any *recognized environmental conditions* (RECs) and/or *business environmental risks* (BERs) as defined by ASTM, Standard Practice E 1527-05.

The term "recognized environmental conditions" means 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 current environmental regulations. The term is not intended to include de minimus 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.

The term "business environmental risks" are 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 in this practice.

Definitions used herein, as defined by ASTM, are provided in Appendix B for reference.

1.2 SCOPE OF WORK

RGI'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 previous environmental reports and documentation for the Site as provided by the Client and/or property owner;
- Reviewed State and Federal environmental regulatory databases per ASTM; and

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- Prepared this final report presenting our findings and conclusions.

RGI 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.

1.3 SIGNIFICANT ASSUMPTIONS

In evaluating the property, RGI has relied upon representations and information furnished by individuals and agencies noted in the report. RGI assumes that the information provided by these third party sources is accurate and has no reason to believe otherwise.

Based on a review of regional topography and surface water flow patterns, RGI infers groundwater beneath the Site may flow towards the northeast. Based on a review environmental investigations on a neighboring property and of water well logs for the Site vicinity, depth to groundwater is approximately eight feet below ground surface (bgs).

1.4 LIMITATIONS AND EXCEPTIONS

This ESA report is based upon information obtained by RGI 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 RGI and described herein.

RGI 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, RGI 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 property located at 9635 Des Moines Memorial Drive, Seattle, King County, Washington, for the exclusive use of the Client, Frontier Bank, and their authorized representative(s). No other warranty is implied or intended.

1.5 RELIANCE

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

2 Site Description

2.1 PHYSICAL SETTING SOURCE(S), LOCATION & LEGAL DESCRIPTION

The Site is located on the United States Geologic Survey (USGS) Seattle South, Washington, 7.5-Minute Topographic Maps (Figure 1), at an elevation of approximately 20 feet above mean sea level.

The King County tax identification number for the Site is 5624200371. The legal description and metes and bounds of the Site are included in the current King County Tax Assessor documentation, available on-file at the RGI office.

2.2 SITE VICINITY CHARACTERISTICS

The Site consists of an irregular-shaped lot covering approximately 3.49 acres of land. The Site is currently occupied by Dominic's Red Apple Market, Maytag Laundromat, and a single-family residence. Two commercial spaces are currently unoccupied with remodeling activities occurring. The Site is located within the South Park commercial and industrial district approximately five miles south of downtown Seattle and is surrounded by various commercial and industrial properties.

2.3 SITE GEOLOGY AND HYDROGEOLOGY

According to the *Geologic Map of King County, Washington* (Booth, Derek B., et al., 2002), shallow soils beneath the Site are mapped as Till (map unit Qvt), which is described as a compact diamict containing subrounded to well-rounded clasts, which was glacially transported and deposited by the overriding Vashon-age glacier. The unit includes minor stratified fluvial deposits and generally forms undulating layer a few meters to a few tens of meters thick. Other workers have documented the presence of soft layers of silt, clay, and fine sand in the Site vicinity.

As discussed above, depth to groundwater beneath the Site may occur at depths of approximately eight feet bgs and inferred groundwater flow direction is generally towards the northeast.

2.4 DESCRIPTION OF SITE STRUCTURES

The Site is currently occupied by a 1964-vintage supermarket building, a 1950-vintage single-family residence, and a 1986-vintage multi-tenant retail strip with three commercial tenant spaces.

2.5 CURRENT USES OF THE SITE

The Site is currently occupied by Dominic's Plaza consisting of a complex of two commercial buildings and a residence. The commercial buildings are currently occupied by Dominic's Red Apple Grocery and Maytag Laundromat.

2.6 CURRENT USES OF THE ADJOINING PROPERTIES

Current uses of surrounding properties are summarized as follows:

- | | |
|---------------|---|
| North: | The Site is bounded on the north by South 96 th Street. Land use across this arterial from west to east consists of a material and trailer storage yard, a small commercial building occupied by Pyrometric, Des Moines Memorial Drive, a Unocal-brand retail gasoline station, and Absolutely German Auto Wrecking (Washington Department of Ecology [Ecology]-listed Confirmed and Suspected Contaminated Sites [CSCSL] site). |
| South: | The Site is bounded on the south by a BPA powerline right-of-way with a neighborhood of single-family residences located on a hilltop beyond. |

- West:** Two larger industrial warehouses are located adjacent to the west. The northerly warehouse is currently occupied by Pacific Material Handling (Ecology-listed Leaking Underground Storage Tank [LUST] site) and the southerly warehouse is currently occupied by Woolridge Boats.
- East:** The Site is bounded on the east by Des Moines Memorial Drive South. Land use across this main arterial from south to north consists of the BPA powerlines, AAAA Mini-Storage facility, and a McDonald's Restaurant.

User Provided Information

2.7 PREVIOUS REPORTS AND RECORDS

RGI was advised that a Phase I Environmental Site Assessment was previously done for the Site and was provided with an environmental government agency database report prepared by EDR on July 26, 2005 for JMK ESI. No other information was contained in the file provided to us.

2.8 ASTM USER QUESTIONNAIRE

Mr. Young Chul Joe, the current property owner, was provided with the ASTM user questionnaire on September 25, 2007. Mr. Joe noted that he was unaware of any hazardous material or environmental conditions associated with the property. A copy of the completed ASTM questionnaire is included in Appendix D.

3 Site Reconnaissance

RGI performed a Site reconnaissance on September 27, 2007. Mr. Yuong Chul Joe, the property owner, provided site access. Appendix A presents photographs of the Site and vicinity. A summary of our findings is given below.

3.1 EXTERIOR OBSERVATIONS

- No drinking water or groundwater monitoring wells were noted at the Site. Drinking water is available to the Site by the City of Seattle. Sanitary sewer services are provided by the Valley View Sewer District.
- Several shipping containers were present on the parking lot at the northern portion of the Site.
- A sewer pump station was located along the northern edge of the property by South 96th Street.
- A solid waste dumpster maintained by Waste Management was noted on the west side of the Site.
- We observed a fill port and a vent line for a heating oil underground storage tank (UST) proximal to the northwest corner of the on-site residence at the location depicted on figure 2, Site Sketch. We were advised by the selling property broker, Mr. Brain Petro that the UST is currently in use and serves an oil-fired forced air furnace in the basement

of the residence. The UST appears to be buried beneath a concrete sidewalk slab. Mr. Petro did not know the size or age of the heating oil UST.

3.2 INTERIOR OBSERVATIONS

- RGI was not provided access to the interior of the single-family residence on the southern portion of the site.
- Typical conditions inside the retail strip building were 12-inch square vinyl tile, ceramic tile, and carpet flooring, sheetrock walls, and either sheetrock or suspended panel ceilings. Fluorescent lighting was present in the tenant units. The building is served by several roof-mounted and natural gas fired HVAC systems.
- Conditions inside the grocery store consisted of 12-inch square vinyl tile floors, sheetrock walls, and wood ceilings with suspended fluorescent light fixtures. Heating is supplied by a natural gas fired and roof-mounted HVAC system.

3.3 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.

RGI noted three pole-mounted main service electrical transformers on the Site. The transformers were clearly labeled "non-PCB". Liability for this equipment lies with the utility in any event. We observed older style fluorescent lighting fixtures inside the grocery store that may possibly contain PCBs based upon the date of building construction (1964).

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

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

As noted earlier, we observed the vent line and fill port for a heating oil UST of undisclosed size along the northwest corner of the on-site 1950-vintage residence. The UST reportedly supplies heating fuel to a forced air furnace within that building. We measured approximately 22 inches of diesel fuel inside the UST. The diameter of the UST was not apparent. A sticker on the fill cap of the UST noted Glendale Heating. RGI called Glendale Heating and was advised that they have not provided service for the UST for at least five years.

Historical records reveal that a retail gasoline station operated on the Site from approximately 1962 until the mid-1970's and was served by at least one 4,000 gallon UST. No conclusive information was found in the public records regarding the contents or fate of the UST's likely associated with this historic gasoline station or the environmental condition of soils and/or groundwater.

4 Interviews

RGI 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 address.

RGI also spoke with Mr. Yuong Joe, the property owner since 2005, regarding Site history. Mr. Joe related that no hazardous materials were stored, used, or disposed on the Site to the best of his knowledge.

RGI conducted a telephone interview with the former property owner, Mr. Joe Colello, on September 28, 2007. Mr. Colello advised us that his father purchased the Site in the 1940's and operated a small grocery store and greenhouse on the Site from the 1950's until 1964 when the existing larger grocery was built. Mr. Colello also related that Fletcher Oil Company operated a retail gasoline station on the northern part of the Site from the 1950's until the early 1970's after which time the USTs were reportedly removed. We were further advised that a construction contractor, Sato Corporation, conducted soil sampling and testing on the Site prior to development of the existing retail strip in 1986 and that no contamination was found. Mr. Colello told us that he does not have a copy of the sampling and testing report or any tank removal documents.

5 Environmental Regulatory Database Review

RGI'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. RGI and Environmental First Search (EFS) performed the records search. All records reviewed used search radii in accordance with ASTM parameters. A copy of the EFS database report is included in Appendix C.

5.1 SITE

The Site is not listed on Federal or State environmental databases.

6.2 ADJOINING/NEARBY PROPERTIES

Adjoining Properties

Clarkliff of Washington (currently Pacific Material Handling), 1313 South 96th Street appears on the Ecology LUST listing and is located adjacent to the west of the Site in an inferred up-gradient hydrologic position. Clayton Group Services (Clayton) completed an updated Phase I Environmental Site Assessment (ESA) of the Clarkliff facility on March 13, 2003. That report documented the removal of three USTs (gasoline, diesel, and waste oil) from that property in 1990. Petroleum impacted soils were reportedly encountered surrounding the waste oil UST which were then excavated and stockpiled on-site for aeration. No information regarding groundwater quality was given in the report. The Phase I ESA report also discussed an earlier study completed by Hong West Associates that discovered impacts to sediments by total petroleum hydrocarbons in a ditch along South 96th Street adjacent to the north of the Clarkliff facility. Clayton identified petroleum contaminated soils in the northern adjoining drainage ditch

as a REC for that site. Unknown character of imported fill materials was also noted as a REC for that property.

Clayton then conducted subsurface sampling and testing of groundwater in July of 2003 as documented in their Limited Phase II Subsurface Investigation completed for FMH Materials Handling Solutions. This report was focused on assessing groundwater conditions along the northern property margin proximal to the former ditch and made a passing reference to a different report which focused on evaluating environmental conditions at the former UST locations on the Clarklift property. A copy of the referenced UST assessment report was not contained in the Ecology file that we reviewed. Clayton advanced a line of three soil borings along the northern property line of the Clarklift parcel. Groundwater collected from the two easternmost of the three borings contained elevated concentrations of diesel-range TPH well above MTCA Method A Cleanup Levels of 500 parts per billion (ppb). The water obtained from the boring closest to the Site, B-10, contained 900 ppb diesel. The approximate location of boring B-10 is shown on the attached Figure 2, Site Plan. The extent and potential sources of the groundwater contamination were not defined in the Clayton report and a recommendation was made for further evaluation.

On March 31, 2006 Ecology received an UST notice of confirmed release which included comments regarding the elevated concentrations of diesel discovered by Clayton and notation was made of "high probability" for spreading off-site. Acknowledging the undefined nature of shallow groundwater impacts documented at the adjoining former Clarklift facility, it is our opinion this west adjoining property may pose a potential threat to Site soils and/or groundwater quality. Copies of relevant reports are included in Appendix E.

Hamm Creek appears on the Ecology CSCSL database for confirmed impacts to sediments, soil, and groundwater. As part of an evaluation of environmental conditions for an anticipated road re-alignment project, Hong West Associates (HWA) conducted an evaluation of soil, sediments, and groundwater along the Hamm Creek drainage ditch following the South 96th Street right-of-way for three years beginning in 1991. Soil samples were analyzed for TPH compounds, PCBs, volatile organic compounds (VOCs), pH, semi-volatile organic compounds (SVOCs), and metals. Elevated concentrations of TPH were detected in most of the drainage ditch sediments with values ranging between 1,200 parts per million (ppm) to 9,400 ppm. However, none of these contaminants were discovered in the soil samples proximal to the Site. HWA opined that while runoff from roadways may have contributed to the contamination, off-site sources likely accounted for most of the contaminated sediments.

Other Off-Site Properties

Several 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 agency-listed off-Site properties are not considered a risk to Site soil and/or groundwater quality.

6 Historical Records Review

RGI's Site and adjoining properties historical records review included a review of the following:

- Historical aerial photographs dated 1961, 1965, 1970, 1983, 1995, and 2001.
- King County current and historic tax assessor records.

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- Kroll Atlases, 1912, 1930, 1942, 1953, 1973, and 1997.
- Seattle Public Library Reverse Street directories dated 1962, 1968, 1973, 1978, 1983, 1989, and 1990.
- Interviews with knowledgeable persons.

Selected historical documentation is presented in Appendix D. RGI's historical research findings are discussed below.

6.1 SITE

A review of historical Kroll Maps reveals that the Site was developed as early as 1900 with a single-family residence. A "stove" heat source is noted for that structure. A small grocery store and a greenhouse were constructed on the central portion of the Site in 1948. The smaller 1948-vintage grocery and greenhouse were replaced by the existing larger grocery store in 1964.

The existing single-family residence was constructed on the Site in 1950. Historical tax records reveal an oil-fired heating source for the 1950-vintage residence. It would appear that the existing heating oil UST has been in service since that time.

Archive tax records reveal that a retail gasoline station was developed on the northern portion of the Site in 1963 and continued operations through the mid-1970's. The station was operated by Fletcher Oil Company and was served with three motor fuel dispensers. The historical record shows a 4,000 gallon UST although the remainder of the UST section is obscured by a photograph. That station was removed from the Site by 1980. As discussed earlier in section 4 of this report, we were advised by the former property owner, Mr. Joe Colello, that the USTs were removed from this former gas station. An inspection of an archive photo of the station suggests that the motor fuel USTs for the station were located between the service building and the fuel dispenser island and that the station building was used for auto service. The environmental condition of subsurface soils and/or groundwater at this former retail gasoline station location appears unknown.

The existing retail building was constructed in 1986 and has been historically occupied by a video store, laundromat, restaurants, taverns, a hair salon, and a casino. No evidence was found in the public record of dry cleaning operations in this building.

6.2 ADJOINING AND NEARBY PROPERTIES

6.2.1 NORTH OF SITE

- The parcels across South 96th Street appear as vacant farmland in 1961. Filling activities are evident by 1970. The existing Pyrometrics warehouse building was erected sometime between 1970 and 1985. Historical records reveal that an auto wrecking yard identified as All City Auto Wrecking occupied the parcel across the intersection of Des Moines Memorial Drive South and South 96th Street from the mid-1960's until the 1990's. That historical use led to environmental impacts and listing on the Ecology CSCSL database. The former All City Auto Wrecking property is situated approximately 200 feet northeast of the Site in an inferred down-gradient hydrologic position and is not considered a risk to Site soils and/or groundwater.

6.2.2 SOUTH OF SITE

- The parcel adjacent to the south was vacant land until the existing powerline right-of-way was installed sometime prior to 1973. Residential land use has continued at the top of the slope farther to the south since the 1940's.

6.2.3 WEST OF SITE

- The parcels extending to the west of the Site have a continued history of industrial use extending from the 1970's to the present. As noted in section 6.2 of this report, the former Clarklift warehouse property adjacent to the west of the northern portion of the Site historically used USTs which led to adverse environmental impacts on that property and may present a threat to Site soil and/or groundwater quality.

6.2.4 EAST OF SITE

- The parcels across Des Moines Memorial Drive South were historically occupied by a single-family residence surrounded by vacant pasture until construction of the existing AAAA Mini-Storage complex by 1985 and the Mc Donald's Restaurant in 1996.

6.3 DATA GAPS

No readily available information was found for the time period prior to 1912. This data gap does not appear to materially affect the conclusions of this report.

7 Conclusions

RGI has performed a Phase I ESA in conformance with the scope and limitations of ASTM E 1527-05 for the Dominic's Plaza Commercial Center, Seattle, Washington, the Site. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report. This assessment has revealed no evidence of RECs in connection with the Site with the exception of the following:

- Potential risks associated with the historical operation of a gasoline service station on the northern portion of the Site. Historical records document the presence of a gasoline service station which occupied the northern part of the subject parcel from approximately 1950 to the mid-1970's. The storage and dispensing of petroleum products associated with this past use are considered a potential risk to Site soils and/or shallow groundwater. No information was found in the public record regarding the fate of the former USTs or other subsurface improvements (hoists, product piping, etc.) associated with this historical gasoline service station. Considering the unknowns regarding the environmental condition of Site soils and groundwater along with the unknown fate of the USTs, RGI recommends conducting a geophysical survey in an effort to identify abandoned USTs (if any) followed by Phase 2 subsurface investigation.
- Potential risks to site soil and/or shallow groundwater regarding the long-term use of the existing single family residence heating oil UST. We were advised by the selling broker, Mr. Petro, that the heating oil UST remains in use and serves an oil-fired furnace within the basement of the house. The UST was likely installed at the time the residence was constructed in 1950 (and has thus been in service for nearly 60 years). Based on the long-term operation of the UST along with the noted shallow groundwater in the Site vicinity, RGI recommends a Phase 2 subsurface investigation.
- In 2003, Clayton Group Services documented impacts to groundwater by TPH as diesel and oil at the west adjoining and inferred upgradient Pacific Materials Handling (former Clarklift) property. The impacted shallow groundwater was discovered along the northern side of that property along South 96th Street. The aerial extent and source(s) of the impacted shallow groundwater was not defined. The Clayton Limited Phase 2 report referenced another Phase 2 report that was reportedly conducted around the former UST locations on the former Clarklift facility. A copy of that referenced report was not contained in the reviewed Ecology file. Acknowledging the potential risks posed by undefined impacts at this neighboring facility, RGI concludes that a Phase 2 subsurface investigation is necessary to assess whether or not the west adjoining property has adversely affected site soil and/or shallow groundwater.

8 References

- University of Washington Suzzalo Library aerial photo collection, 1961, 1965, 1970, 1983, 1995, and 2001.
- Clayton Group Services, July 29, 2003, Limited Subsurface Investigation at the Former Clarkliff Facility, 1313 South 96th Street, Seattle, Washington, 7 pps., 3 attachments.
- Clayton Group Services, March 13, 2003, Phase I Environmental Site Assessment, Clarkliff Facility, 1313 South 96th Street, Seattle, Washington, 16 pps., 3 figures, 3 appendices.
- Environmental First Search (EFS). August 20, 2007.
- Joe, Yuong, September 27, 2007. *ASTM Questionnaire*.
- Colello, Joe, September 28, 2007, Telephone Interview
- Kroll Atlases, 1912, 1930, 1942, 1953, 1973, and 1997.
- King County. *Current and historic Tax Assessor Records*.
- Snohomish-Island Libraries. Online Research Tools. Not available. *Sanborn Fire Insurance Maps*.
- Booth, Derek B., et al. 2002. *Geologic Map of King County, Washington*.
- United States Geological Survey. 1981. *Seattle South, Washington, 7.5-Minute Quadrangle*.
- Seattle City Library. 1962, 1968, 1973, 1978, 1983, 1989, and 1990. *Reverse Street Directories*.
- Washington State Department of Ecology. Undated. *Washington State Well Log Viewer*.

9 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. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professionals as defined by §312.10 of 40 CFR 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.

Sincerely,

THE RILEY GROUP, INC.

Jason Cass, L.G.
Senior Environmental Geologist



Paul D. Riley, LG, LHG
Principal Geologist

Report Distribution

Frontier Bank, (3 bound copies)

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10 Qualifications of Environmental Professionals

11.1 JASON CASS L.G., SENIOR GEOLOGIST

Education

- B.Sc. Geology, Western Washington University, Bellingham, Washington, 1999
- Field Geology – Conducted geologic mapping projects in the southwestern United States, focusing in the areas of structural and petrologic processes. Washington State Department of Natural Resources, Division of Geology and Earth Resources, field internship conducting mapping of bedrock and Quaternary geology of the Anacortes South and La Conner 7.5 minute quadrangles, Washington.

Special Training, Licenses, and Certifications

Licensed professional geologist, License #2562 (Washington)

AHERA certified asbestos inspector

8-Hour Hazardous Waste Operations and Emergency Response (HAZWOPER) – 2006

Professional Experience

Mr. Cass is a senior level geologist with seven years of consulting experience for many local and national lending institutions, individual land owners, developers, and brokerage companies. Mr. Cass' experience includes conducting hundreds of Phase I Environmental Site Assessments throughout Washington and Oregon. Completing many Phase II soil and groundwater sampling and testing projects. Completion of several contaminated site characterization and remediation projects. Other work experience includes conducting asbestos surveys and seismic probable loss reports for commercial, residential, and industrial properties throughout the Pacific Northwest.

Representative Project Experience

- Various Banks and Lending Institutions – Performing Phase I environmental site assessments for multiple properties throughout the northwestern United States.
- Sterling Savings Bank – Performed Phase I ESA and UST site closure report. motel property in Sequim, Washington.
- T-Cast Communications – Performed preliminary subsurface soil assessment, site characterization, and geophysical survey at a former dry cleaning facility in Fircrest, Washington.
- Lake Tapps Plaza – Following completion of a Phase I ESA, conducted sampling of soils and groundwater including groundwater monitoring for releases from a retail gasoline station and dry cleaning facility in Pierce County, Washington.
- Glacier Real Estate/Symetra – Completed a Phase I ESA, Phase II soil and groundwater sampling and testing, UST site assessment and remediation, and groundwater treatment and monitoring, Bellingham, Washington.
- Kent Mini Mart – Conducted subsurface soil sampling, UST site assessment, soil remediation, and WDOE Voluntary Cleanup Program (VCP) process, Kent, Washington.
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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.

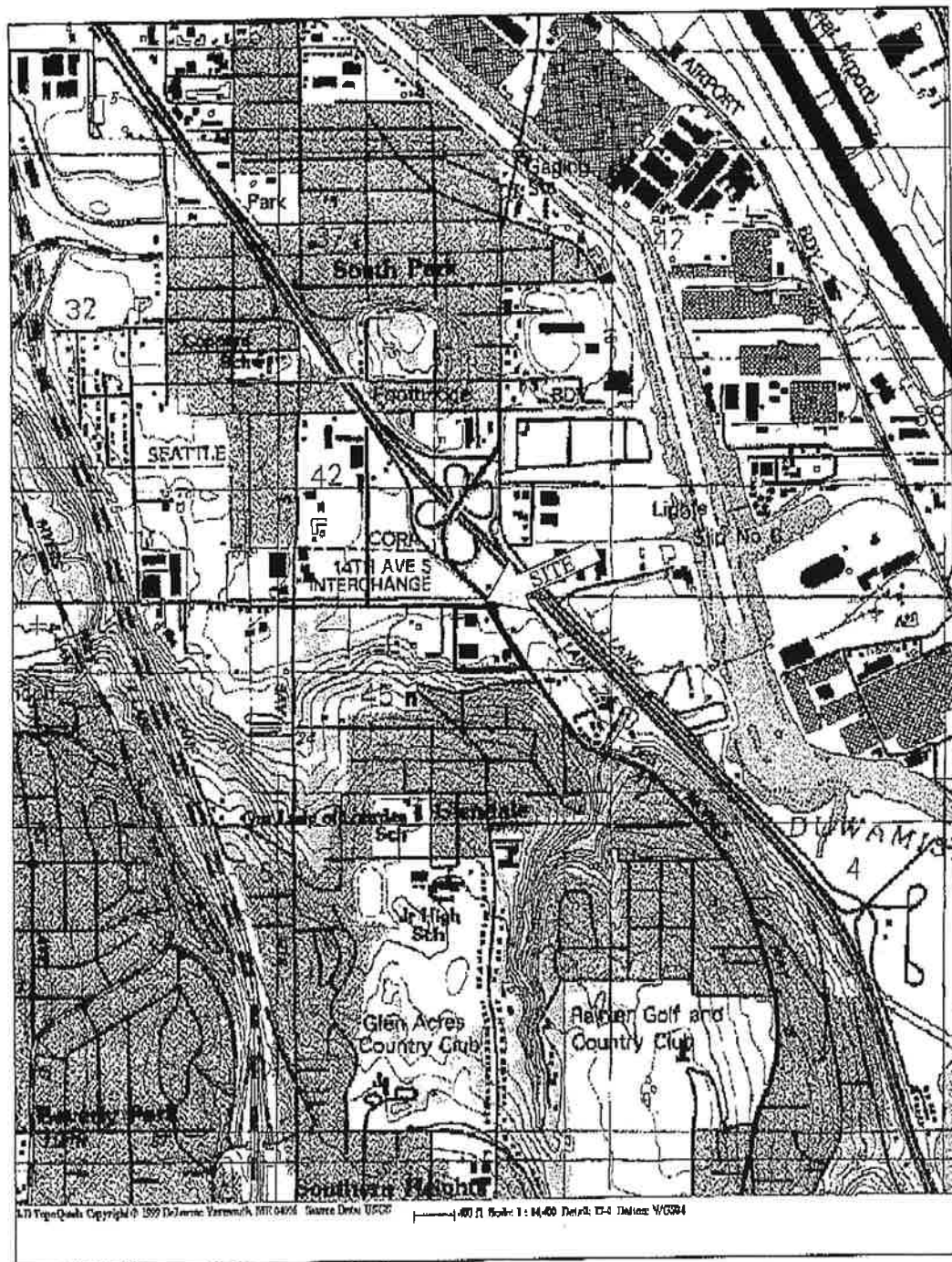
Mr. Riley, the founding principal of The Riley Group, Inc. has professionally practiced as an environmental geologist and hydrogeologist in the Pacific Northwest since 1991. Mr. Riley has performed numerous Phase I ESAs, Phase II subsurface characterization studies, risk based site closures, aquifer 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 RGI's diverse technical staff serving a wide clientele base both locally and nationally.

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.

THE RILEY GROUP, INC.



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

Dominics Plaza Commercial Center

Figure 1

Project # 2007-234

Site Vicinity Map

Site Address: 9635 Des Moines Memorial Drive, Seattle, Washington