



LEVEL 1 ENVIRONMENTAL SITE ASSESSMENT

Subject Property:
2119 Mildred St. West
Tacoma, Washington

May 7, 1999

Prepared For:

Janet Freeman-Daily, POA
~~Michael Freeman~~ for Robert M. Freeman, MI
~~Metal Marine Pilot, Inc.~~
~~Wood Freeman Automatic Pilots~~

2119 Mildred St. West
Tacoma, WA 98466

Prepared By:

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Notes on CETI
Level 1 Assessment

TO BE DONE TODAY, DIARY/WORK RECORD, EXPENSES

Title page, pp: 5, 2
8, 52RMF: owns property
→ requested the
Level 1 assessment
→ should be recipient
of report
CHECK OWNERSHIP INFO!p. 8; sec 3.5, para 3 -
airport, cafe?
- CB constructed new
building
- did MMP own property
CB is now on? -p. 14, para 4:
- use of perchloroethylenes
& tri- in mat'l prep sh
- drum hauled to
Western Processingp. 19, MWF does not
own MMP!

INTRODUCTION

The American Society for Testing and Materials (ASTM), as well as the National Association for Environmental Professionals (NREP), have established guidelines for the preparation of Level 1 property assessments. These guidelines are formulated within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). They set forth customary practice for conducting environmental site assessments of commercial real estate with regard to environmental impact and liability. A Level 1 property assessment, performed within these guidelines, satisfies the "innocent landowner defense" by ensuring that all appropriate inquiry into the past and present ownership and uses of the property has been made in accordance with USC s. 9601 (35) (B).

USEFUL DEFINITIONS

Asbestos - A naturally occurring mineral compound which has been found to cause cancer and is often found in pipe insulation, roofing materials, flooring materials, siding and other construction materials. Its presence can be detected through laboratory analysis of materials.

Asbestos-containing materials (ACM) - Any material which contains more than one percent asbestos.

Contaminated public well - A water well which has been designated by a government entity as unsafe to drink because of toxic substance contamination.

Drum - A container usually approximately 55 gallons in size which may be used to store hazardous substances or petroleum.

Dry well - An underground area where soil has been removed and replaced with a porous substance such as gravel, which is used for receipt of storm water or other liquids for disposal by percolation.

Environmental lien - An encumbrance on the property as a result of environmental contamination in accordance with CERCLA 42 or similar state and local laws.

ERNS List - A list of hazardous substance releases issued by EPA's emergency response certification system.

Fire insurance map - Maps produced by private insurance companies sometimes found at local libraries, historical societies or from map companies specializing in this product.

Independent Cleanup Reports (ICR) - These are remedial action reports that the Washington

Dept. of Ecology has received from either the owner or operator of a contaminated site. These actions have been conducted without department oversight and are not under an order of decree.

Landfill - A tract of land or area used for the disposal of solid wastes. Also known as a trash dump, waste disposal site or may be called by similar terms.

Local street directories - Published sources that show ownership, occupancy or similar uses of a site, often available at libraries, colleges or historical societies.

Leaking Underground Storage Tank (LUST) - Any tank with more than 10% of its volume beneath the surface of the earth which is used for the storage of hazardous or petroleum substances and has been identified as leaking into the surrounding medium.

MSDS - Material Safety Data Sheets are written descriptions of chemical properties provided by manufacturers of the chemicals in accordance with OSHA regulations.

National Contingency Plan (NCP) - An EPA document indicating the preferred method to clean up hazardous substance contamination.

National Priorities List (NPL) - An EPA generated list of the highest priority sites for clean-up according to a set ranking system.

Resource Conservation Recovery Act (RCRA) - A law which governs generators, storing facilities and disposal facilities dealing with hazardous wastes.

Resource Conservation Recovery Information System (RCRIS) - This database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA.

Underground Storage Tank (UST) - Any tank with more than 10% of its volume beneath the surface of the earth which is used for the storage of hazardous or petroleum substances.

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1.0 Summary

Creative Environmental Technologies, Inc., performed a Level I Environmental Site Assessment (ESA) on a property located at 2119 Mildred St. West, ~~Tacoma~~ ^{Firecrest,} Washington. The purpose of this investigation was to determine the potential for environmental liability. A field inspection on April 27, 1999 consisted of a walk-through of the subject property, magnetometer survey, and a visual inspection of surrounding areas.

The ESA will also access the possibility of contamination from past land use. Reviews of pertinent available records of local, state, and federal agencies were conducted, as well as a review of aerial photographs of the subject property. Sanborn Fire Insurance maps were not reviewed as no record was available for the subject property. Interviews with individuals associated with the subject property and adjoining properties were conducted during the walk-through in order to ascertain previous property uses.

CETI identified sources that could potentially impact the subject property. Based on interviews with ~~the property owner~~ ^{son of the property owner} Mr. Michael Freeman, ~~previous on-site activities~~ ^{and} ~~(i.e. the improper disposal of certain chemical solvent wastes in the undeveloped area east of the manufacturing building)~~ ^{President of the current lessee Metal Marine Pilot, Inc.} may have impacted the soil. These solvents were used in the production of Metal Marine's auto pilot systems.

Other wastes such as mercury vapor lights were disposed of in the undeveloped area as well. Several other areas throughout the property pose minor environmental threats and are discussed in section 5.0. CETI also identified off site sources that potentially pose an environmental threat to the subject property. These are discussed in section 5.0.

2.0 Introduction and Purpose

A Level I Environmental Site Assessment is intended to determine whether there is potential for environmental contamination or liability based on readily available information about the site and a walk-through inspection of the site. If a potential for environmental contamination or liability does exist, the Level I ESA will indicate what additional activity is necessary to confirm evidence of contamination.

This report was prepared at the request of ~~Michael Freeman~~ ^{Janet Freeman-Daily, POA for property owner}. The purpose of the ~~assessment~~ ^{Dr. Robert Freeman.} is to provide reasonable inquiry into the prior history of the site in order to determine the likelihood of environmental contamination and potential liability. The reasonable inquiry level is determined in accordance with accepted standards for a Level I Environmental Site Assessment published by The American Society for Testing of Materials (ASTM), and The National Registry for Environmental Professionals (NREP). This report is not intended as a warranty of the site

condition. In addition, evaluation of liabilities from past business practices that have not resulted in contamination of the subject property are specifically excluded from the scope of this report.

2.1 Methodology Used for Physical Examination.

The following site examination methods were used:

- A. Walk-over and visual observation of subject site
- B. Aerial photograph review
- C. Magnetometric Survey

2.2 Site Access Restrictions Noted

The majority of the subject property is undeveloped. The south and east sections consist of an empty lot without vegetation, buildings or fencing. A large building and a paved parking lot cover the northwest corner of the property. ^{Much of} The undeveloped area of the property is recent fill material. If activities that impacted the soil had occurred on site prior to backfilling and grading, the native soil could not be observed without first excavating the fill material.

3.0 Site Description and Site Inspection Survey

The subject property is located at 2119 Mildred St., West. The property is bounded on the north by Pace Industries, on the west by Mildred Street West, on the south by two separate properties, and on the east by two apartment complexes and a mortgage firm. Refer to Site Map 2, Appendix A for an illustration of the subject property in relation to neighboring properties.

The subject property slopes at a moderate grade to the east such that the western boundary is approximately five feet higher than the eastern boundary. The property slopes steeply near the eastern property boundary along South 64th Street, which lies below the grade of the subject property. The properties on the south side also lie below the grade of the subject property.

There are several buildings that occupy the property. The largest is a one story building. The original building was built in 1959, and has been subsequently added on to in 1961 and 1965, and again in 1979. The four sheds to the east of the building were constructed and added on to over time as well, the newest being used for the storage of cardboard boxes. The main structure

is a metal building with a metal roof resting on cement supports, anchored on a concrete foundation. The office section is constructed of mason blocks, with a brick exterior. The entire building is heated by forced air electric heat pumps and has primarily fluorescent lighting, a potential source of PCBs.

~~The Freeman family has owned and~~ ^{Metal Marine Pilot, Inc., the Freeman family business, has} used the building since its construction. The aerial photographs (circa 1946) indicate that no structures were present on the property before the present building was erected. An asphalt paved parking lot is located on the west side of the warehouse building, and extends to the north boundary of the property. A paved road extends to the east side of the building, linking Mildred Street to the storage sheds and the receiving department. The east section of the property has never been developed and is currently devoid of vegetation due to backfilling of the property. The eastern property boundary is a bioswale and small marshy pond. The runoff from the property and the north neighboring property runs into the settling pond, and ultimately into the storm sewer.

In 1961-1965 additions to the main building were made as the company expanded, and in 1979 a further addition was made to the north end of the building. The original office building, break room and what was then the entire machine and assembly operation was located in the southwest corner of the present building. The additions to the building are single story, with metal walls, frames, and roof supported by concrete pads. All floors are concrete.

3.2 Legal Description

The legal description for the 2119 property is as follows: SW OF NW OF NW SUBJ TO CY OF TAC EASE LESS R/W FOR RD

3.3 Current Uses of the Property

The subject property is used by Metal Marine Pilot, Inc. The facilities are used for the design, construction of components, assembly, painting, testing, service, and repair of marine automatic pilots.

The parking area is exclusively used by Metal Marine, the rear shipping area is also used to store miscellaneous equipment used in the construction of automatic pilots.

3.4 Past / Historical Uses of the Property

Polk business and residence directories indicate that the building was listed as occupied in

1961, however ~~an interview with the owner~~ ^{Michael Freeman} indicates the primary structure was in place in 1959. No other business has ever occupied the building or used the subject property.

3.5 Current and Past Usage of Adjoining Properties

The following discussion does not discuss neighboring properties that are comprised of surface streets (i.e the west adjoining area).

The west adjoining property is across Mildred Street West and is currently occupied by Wendy's, Dairy Queen, The Alehouse, the Keg, and a Quaker State oil change facility, from north to south respectively. The entire area is paved, excepting planter boxes and trees lining the parking lots. This area was used as an airport from prior to 1946 (the earliest available record) until 1979. Between 1961-1979 airport related businesses and restaurants operated in the area, the only adjoining property being Glass Tech Fibreglass Products at 2120 Mildred St. West. There are several other structures on the properties between 2000-2300 Mildred St. over 1946-79, including hangars for airplanes, repair facilities, and the Atlas foundry at 2404 Mildred St. CETI concludes that these businesses do not pose a threat to the subject property due to their distance from the property.

The south adjoining property is 2401 Mildred St West and is presently leased or owned by Columbia Bank. ~~The building Columbia Bank occupies~~ ^{on that property in} appears on aerial photographs as early as 1971, ~~and interviews with the subject property owner indicate the land was sold by Metal Marine Pilot to the bank around that time.~~ ^{The property was previously occupied by the Airport Cafe. Their building was demolished in _____ and ~~it~~ was replaced by the present structure, which} occupied by Columbia Bank. The southeast adjoining properties are 1401 and 1501 Regents Blvd. and is presently owned or leased by Sterling Savings and a dental group, respectively. Aerial photographs indicate the buildings were constructed between 1992-1996.

The north adjoining property is 2101 Mildred St. West, and is presently ~~owned~~ ^{leased} by Pace Industries, an aluminum ~~casting~~ ^{casting} facility. The property was developed at the same time as the subject property, 1961, and has produced the same product under the name Puget Die Casting ~~and Puget Cor~~ prior to being bought out by Pace Industries.

The east adjoining properties are, south to north, 1300 Regents Blvd, Fircrest Park Apartments, 6486 64th Ave. West, Fircrest Family Townhouses, and 6412 64th Ave. West, Amera Mortgage. The Fircrest Park Apartments were constructed prior to 1971, and the Fircrest Family Townhouses were constructed by 1979. The building housing Amera Mortgage is not listed in the Polk Directory, however the structure is visible on aerial photographs circa 1979.

3.7 Site Rendering, Map or Site Plan

Both a Site Location Map and a Site Map are included in this report in Appendix A. The Site Location Map shows the general location of the subject property. The Site Map was generated to show the location of the subject property and surrounding properties, and document the locations of items on the subject property described in this report.

4.0 Records Review

Environmental Databases Review

CETI retained the services of Environmental Data Resources, Inc. (EDR) to conduct a portion of the records research for this Level I Environmental Site Assessment. According to the data presented to CETI from EDR, there are eleven sites within a 1/4 mile radius of the subject property that are listed on various government and state databases, with some appearing on multiple lists. CETI has carefully reviewed the data compiled by EDR and determined that within a quarter mile radius of the subject property there are four from the Washington State Leaking Underground Storage Tank Database (LUST) list, six from the Federal Resource Conservation and Recovery Information System (RCRIS) list, five from the Washington State Underground Storage Tank Database (UST) list, and two from the Independent Cleanup Reports (ICR) list. These records are described in detail in the EDR report (Appendix C).

CETI views sites as a significant threat to the subject property if they meet the following criteria: 1) soil or groundwater was contaminated, and 2) the site lies upgradient of the subject property with respect to groundwater flow (such that contaminants might be transported onto the subject property). CETI also considers a site a threat if it lies immediately adjacent to the subject property. Groundwater flow direction in the general vicinity, as inferred from the regional topographic gradient, is northwest, however locally the gradient is southeast. Since the groundwater gradient is unknown all surrounding sites will be treated in this report as potentially upgradient of the subject property.

Numerous sites within a quarter mile radius of the subject property are listed on the Federal Resource Conservation and Recovery Information System (RCRIS) list. Discussed below are only those sites that are also listed on other databases or that have documented RCRIS violations. Please refer to the list of Useful Definitions at the beginning of this report for definitions of the acronyms used in the discussion below.

Sites considered a significant threat to the subject property

Site 8 2101 Mildred St. West

This property is owned or leased by Pace Industries, Inc. Puget division and is listed on the RCRIS large quantity generator database. The site has no listed USTs, and no violations were reported. However, CETI remediated portions of the subject property contaminated by Pace Puget Industries, refer to the cleanup report.

Site C10 1923 Mildred St West

This property is owned or leased by Town Cleaners and is listed on the UST, LUST and RCRIS databases. EDR records do not provide any information regarding existing USTs but indicate three underground storage tanks were closed in place and another LUST is currently awaiting cleanup. The type of contamination affecting surrounding soil is unknown. No further information is provided regarding this property.

Although the potential exists for contaminants to have migrated onto the subject property from this site via groundwater flow it is unlikely. The site is located approximately four blocks to the north of the subject property and given the distance from the subject property, contaminants would likely not be able to migrate such a distance.

Site C11, 6622 19th St. W

This property is owned or leased by British Petroleum and is listed on the UST, LUST, and RCRIS databases. Five USTs were removed, one with unidentified contents, two containing leaded gasoline and two containing unleaded gasoline. One LUST site is currently undergoing remedial action for impacted soils. Three operational gasoline USTs are currently in use, one containing leaded gasoline, two containing unleaded gasoline.

Although the potential exists for contaminants to have migrated onto the subject property from this site via groundwater flow it is unlikely. The site is located approximately five blocks to the north of the subject property and given the distance from the subject property, contaminants would likely not be able to migrate such a distance.

Site B4, B5, B6 2118 Mildred St. West

This property is owned or leased by Quaker State Minit Lube and is listed on the UST,

LUST, ICR and RCRIS databases. Three USTs were removed, two containing motor oil and one containing waste oil. Two LUSTs were reported on the site, one has been remediated, while the other is currently undergoing remedial action. The LUSTs apparently contained petroleum products, which contaminated the surrounding soil.

Site 12 7010 27th St. West

This property is owned or leased by Westmark Construction and is listed on the RCRIS-SQG, UST, LUST, ICR databases. Seven USTs were removed, four with unidentified contents and three containing leaded gasoline. Two LUSTs were reported on the site, one has been remediated, while the other is currently undergoing remedial action. The LUSTs apparently contained petroleum products, which contaminated the surrounding soil. The site is located approximately .5 miles to the southwest of the subject property and given the distance from the subject property, contaminants would likely not be able to migrate such a distance.

Site 7 6520 Regents Blvd

This property is owned or leased by Fircrest Golf Club and is listed on the UST, database. Four USTs were removed, two with unidentified contents and two containing unleaded gasoline.

Although the potential exists for contaminants to have migrated onto the subject property from this site via groundwater flow it is unlikely. The site is located approximately 7 blocks to the south of the subject property and migrating contaminants would likely miss the subject property.

Site D13, D14, D15, 1033 Regents Blvd

This property is owned or leased by Exxon and is listed on the ICR database. Three USTs are listed as contaminating soil in the area with unidentified petroleum products.

Although the potential exists for contaminants to have migrated onto the subject property from this site via groundwater flow, it is unlikely. The site is located approximately .4 miles to the south of the subject property and given the distance from the subject property, contaminants would likely not be able to migrate such a distance.

Site 16, 2809 Rochester St. West

This property is owned or leased by University Place Refuse Service Inc. and is listed on

the UST and LUST and SWF/LF databases. Two USTs were removed from the site, one with unidentified contents, the second containing unleaded gasoline. One LUST is present on the property which is currently awaiting soil remediation, the contaminant is unidentified.

Although the potential exists for contaminants to have migrated onto the subject property from this site via groundwater flow, it is unlikely. The site is located approximately .4 miles to the east of the subject property and given the distance from the subject property, contaminants would likely not be able to migrate such a distance.

Site A2 2305 Mildred St. West

This property is owned or leased by Leland McArthur and is listed on the UST database. Three USTs were removed containing leaded gasoline. No spills or contamination were reported. The site is located to the southeast of the subject property and migrating contaminants would likely miss the subject property.

Aerial Review: (Aerial Photos provided by Walker and Associates)

Aerial photographs for the years 1996, 1992, 1985, 1979, 1971, 1946 were reviewed.

- 1996 The subject property contains one building, with three sheds, not four as there are currently.
- 1992 Same as above
- 1985 Same as above
- 1979 Same as above
- 1971 Same as above
- 1946 Same as above

Polk Business Directory, Tacoma Public Library

Polk Business directories were reviewed (1961-67) to determine the nature of the businesses that have occupied the subject property and adjoining properties in the past. The earliest record of a business present at this location is from 1961. There is a gap in the record from 1967-present for listings of Mildred St. West.

Radon

The Washington Department of Health, Division of Radiation Protection's Radon study of Pierce County, classifies the area and region as a low Radon risk area. Consequently, the potential for raised levels of Radon at the subject site is considered low.

5.0 Information From Site Reconnaissance

CETI performed a physical site inspection on May 12, 1999. Weather conditions during the inspections were partly cloudy, and the temperature ranged from approximately 45-50 degrees F with scattered showers. The topography of the subject property slopes to the southeast.

The subject property contains a large building with a paved parking area on the west side of the building. The east side of the building is an empty lot which has been partially graded, raising ground surface approximately four feet on the west side of the lot (see Site Map, Appendix A). For the purposes of this discussion the property will be divided into the following areas: the original warehouse structure, the sections of the plant, the lot, and the bioswale pond (see the Site Map for a labeled illustration). For a discussion of the history the buildings on the subject property refer to Section 1.3.1, Site Description.

The building is divided into several sections, the southwest portion being the engineering, customer service and office section. The south portion contains the armature and machine shop areas. The center of the building houses the hydraulic room, a storage area, and the electric testing section. The north end of the building is used primarily for storage, although there are some assembly work benches. Next to the offices in the west section is the compass room. The premises appear very clean and well maintained. The floor of the entire building is concrete. In the office areas are finished floors (See Site Map, Appendix A).

The building contains fifteen drill presses, metal lathes, band saws, air compressors, air lines all around the building lubricated with oil, ten grinders, refrigerators, hydraulic door openers, hydraulic oil, laquer thinner, kerosene, silicone rubber, solder, and welding supplies. The hydraulic room contains a test facility for hydraulic rams, including a pump and various hoses. There was oil present on the work bench, the tools, and the floor. The floor is a solid pour, uncracked piece of concrete which appears well maintained. The compass room contains kerosene, which is put in the compasses. The kerosene is pumped from a tank in the lean to on the material preparation shed. The line runs under the eaves from the east side of the building around the north end and down the west side to the compass room (See site map, Appendix A). There is a 60 gal UST on the north end of the compass room to catch and store any excess kerosene. The UST is a glass lined hot water heater tank buried in a round cement vault.

Several drums containing metal scraps and filings are lined up along the east side of the building.

Two septic tanks are buried on the property, one near the restrooms at the southwest corner of the building and one midway down the west side of the structure. There are heat pumps located outside the building, one along the south wall, midway along the west side, and another approximately 2/3 the way north along the west wall of the building.

On the southeast corner of the warehouse are four small sheds. The southern shed is the painting shed, where the housings and parts are sprayed and dried. This facility is kept clean with air filters to remove paint from the air when ventilating the shop. The floor is concrete, which grades to a drain leading to a sealed recovery UST in the undeveloped lot on the east side of the building. There are two USTs in the undeveloped lot which are designed to catch any hazardous materials spilled in the painting facility or the material preparation shed. The USTs are monitored monthly and have never contained any materials in the past except rainwater. The small shed next to the material preparation shed is used for paint storage shed (See site map, Appendix A). It contains a variety of hazardous materials including approximately 10 gallons of enamel and acrylic paint, 5 gallons trichloroethylene, 6 gallons methyl ethyl ketone, 5 gallons perchloroethylene, new & used laquer thinner, 12 cans of spray paint, 2 gallons stain, 5 gallons aeroshell 100, 1 gallon denatured alcohol, 5 gallons hydraulic oil, clear cote, 1 gallon contact cement, 1 gallon phosphoric acid, 1 gallon methanol, and alodyne, an aluminum coat. The shop has a concrete floor with minor stains.

The material preparation shed is used to clean parts and prepare them for painting and varnishing. Some brazing and varnish sealing is done in the shop as well. Along the east wall there is a sink for cleaning parts, the contaminated water being pumped into a 300 gallon plastic ground storage tank. The water is then pumped into an evaporator and released back into the atmosphere. There are varnish racks along the south wall of the shed, where items are varnished and left to air dry. Some hazardous materials are stored in the center of the shed, including 5 gal trichloroethylene, 20 gallons of varnish (air dry), 10 gallons of detergents, 1 medium sized acetylene bottle and welding supplies, a hot water heater and three ovens, used to harden varnish. The floor is clean and there do not appear to have been any spills. A lean to was built on the east side of the material preparation shed to house the contaminated water tank, the kerosene pump and tank, and various drums. The lean to was enclosed at the request of the EPA during a voluntary inspection. The lean-to contains 18 55-gallon drums, including drums of recycled sludge from parts washing, 8 empty drums, 1 drum of muselrex, 1 drum of used trichloroethylene, and 2 oil drums with hand pumps attached. One unlabeled drum is leaking what appears to be oil into a pan placed underneath it. There is a drain in the floor feeding into the sealed UST mentioned above to isolate and contain any spills. The concrete floor appears clean and shows no traces of spills.

The wash water from the material preparation building prior to around 1992 was piped out into the empty lot and ran down gradient on concrete tiles. Potential contamination from this dumping is currently buried under fill material brought in during grading.

Two USTs were removed from the south side of the building, just beyond the fence. The USTs were decommissioned and removed by a local environmental company in compliance with state and federal regulations regarding tank removal. The tanks were oriented east-west. The tanks were 2000 gallon capacity, one was used for the storage of diesel, while the other was used to store kerosene. There is a possibility of contamination from the USTs, but further investigation and sampling would be necessary to make a determination.

There is a shed used to store cardboard boxes on the southeast corner of the fenced area.

Between the paint storage shed and the cardboard box storage shed are several empty, rusty drums and a section of concrete-asbestos pipe.

The asphalt parking lot and the west side of the roof drain into two storm drains on the west side of the building, one midway and one at the south corner. The northern roof section drains into the unpaved area along the building. The east side of the roof drains in a similar fashion, with the south section feeding into the patio drainage.

CETI used a magnetometer to survey the property in order to identify large buried metal objects such as underground storage tanks. Several small signals were encountered on the western portion of the property. These signals could have been caused by a multitude of small buried metal objects, such as construction debris.

5.1 Site Inspection Survey Questionnaire

1a. Is the property used for industrial use?

Response: Yes No Unknown

If yes, please explain: Yes, it is used to produce automatic pilots.

1b. Is any adjoining property used for an industrial use?

Response: Yes No Unknown

If yes, please explain: Yes, the property bordering to the north is occupied by an aluminum casting facility

2a. Is there any evidence that the property might have had an industrial use in the past?

Response: Yes No Unknown

If yes, please explain: Yes, it has been used by Metal Marine since the property was developed.

2b. Is there any evidence that an adjoining property might have had an industrial use in the past?

Response: Yes No Unknown

If yes, please explain: Yes, the north adjoining property has been used as a casting facility since the property was developed.

3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

Response: Yes No Unknown

If yes, please explain:

3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility?

Response: Yes No Unknown

If yes, please explain:

4. Are there any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gallons (19 L) in volume or 50-gallon (190 L) in the aggregate, stored on or used at the property or at the facility?

Response: Yes No Unknown

If yes, please explain:

5. Are there any industrial drums, typically fifty five-gallon (208 L), or sacks of chemicals located on the property or at the facility?

Response: Yes No Unknown

If yes, please explain: Yes, drums of solvent and lubricating oil are stored on site.

6. Is there any evidence that fill dirt has been brought onto the property?

Response: Yes No Unknown

If yes, please explain: Yes, fill material was brought on site to bring the property to grade.

7. Are there any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?

Response: Yes No Unknown

If yes, please explain:

8. Is there any stained soil on the property?

Response: Yes No Unknown

If yes, please explain: Yes, as a result of a spill which was remediated and discussed in the Level II report.

9. Are there any registered or unregistered storage tanks (above or underground) located on the property?

Response: Yes No Unknown

If yes, please explain: Yes, there are three USTs on the property, two are empty emergency tanks to contain spills, the third is used for the storage of a kerosene based solvent. On

300 gallon aboveground tank is used to store contaminated water from parts rinsing.

10. Are there any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?

Response: Yes No Unknown

If yes, please explain: Yes, they are conjugate to the USTs.

11. Is there any evidence that underground storage tanks existed on the property in the past?

Response: Yes No Unknown

If yes, please explain: Yes, two USTs were removed from the property.

12. Are there any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?

Response: Yes No Unknown

If yes, please explain:

13. Is the property served by a private well?

Response: Yes No Unknown

If yes, please explain:

14. Does the property discharge waste water on or adjacent to the property, other than storm water into a sanitary sewer system?

Response: Yes No Unknown

If yes, please explain:

15. Is there any evidence of waste dumping on the property?

Response: Yes No Unknown
If yes, please explain:

16. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCB's?

Response: Yes No Unknown
If yes, please explain:

5.2 Site Interviews

Michael Freeman, Metal Marine Pilot, Inc. Owner ^{President}

Michael Freeman provided information concerning the history of the structures on the subject property since approximately 1959. He also provided information regarding the business practices of Metal Marine Pilot, Inc. and Pace Inc..

Jeff Peterson Pace Ind. Inc.

Jeff Peterson provided information about previous dumping events by Pace Ind. Prior to the implementation of environmental laws, as well as information regarding a spill on the south side of the property which impacted the subject property (see Level II Site Assessment).

6.0 Property Ownership

A Metroscan is available in Appendix B and documents property ownership for this site.

7.0 Findings, Conclusions & Recommendations

CETI did discover evidence of contamination on the subject property and several properties near the subject property that could pose an environmental threat.

Interviews with Mr. Michael Freeman identified several areas where chemical wastes were buried in the properties open area east of the building. Mr. Freeman showed CETI technicians the approximate locations where several holes were had excavated, lined with lime and the chemical waste buried. Mr. Freeman also located several areas where used mercury vapor lights were dumped. Past practices in cleaning equipment and disposing of solvents were discussed with Mr.

Freeman. CETI learned that one area in the rear of the building was used as a rinse area and waste solvents would run off the cleaning area and impact down gradient soils. These areas Mr. Freeman has identified warrant further investigation to delineate the extent of contamination and possible groundwater impact.

Empty drums that once contained petroleum products were observed at several locations. These locations are comprised of the lean-to shed on the east side of the property and the area between the paint storage shed and the cardboard storage shed. A drum leaking what appeared to be lubricating oil was observed in the lean-to shed. CETI recommends these materials be removed from the property and disposed of properly.

A hydraulic test facility, hydraulic doors, an air compression system, a solvent recovery system, and a kerosene solvent recycling system were all observed to be operating properly. CETI recommends that this equipment be monitored carefully should it remain on the property, to insure against leakage of any contaminants.

CETI was informed that residue which accumulates in the evaporator and stored in 55-Gallon drums still resides on the property. CETI recommends that this residue be disposed of properly.

CETI notes that the subject property is covered either by buildings or asphalt and concrete where hazardous materials are used. If any of the minor amounts of hazardous materials noted in this report (such as lubricating oils, kerosene, stove oil, paints, and solvents) were spilled in the past it is unlikely (although not impossible) that the spills impacted the underlying soils.

Pace Puget, the northern adjacent property, warrants further attention. 2101 Mildred St. West (Site 2) has had waste dumping events in the past, and recently spilled an unknown quantity of paraffin based lubricating oil. CETI supervised a remedial action by Pace Puget to remove all released contaminant from Metal Marine's property on April 14, 1999. A separate remedial action report was written by CETI. At the time of this report, only the Metal Marine property has been characterized and remediated. There still exists an unknown amount of contamination on the Pace side of the property line.

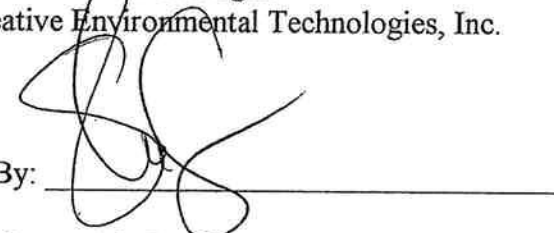
In conclusion, CETI did find evidence of current contamination on the subject property. Potential sources of contamination were identified, as outlined above, and the appropriate recommendations should be followed regarding them. Additional, undetected contamination or environmental liability may exist. Such contamination/liability could be found at localized portions of the site that are not readily observable through the commonly accepted methods of inspection that have been defined and discussed within this report.

Creative Environmental Technologies, Inc. extends its appreciation for the opportunity to provide environmental services on this project. If there are any questions regarding this report please do not hesitate to contact us.

Respectfully Submitted,

By: 

Fritz Carmine
Environmental Geologist
Creative Environmental Technologies, Inc.

Approved By: 
Steven M. Spencer

Appendix - A

Site Location Map, Site Maps 1 & 2, Site Photographs

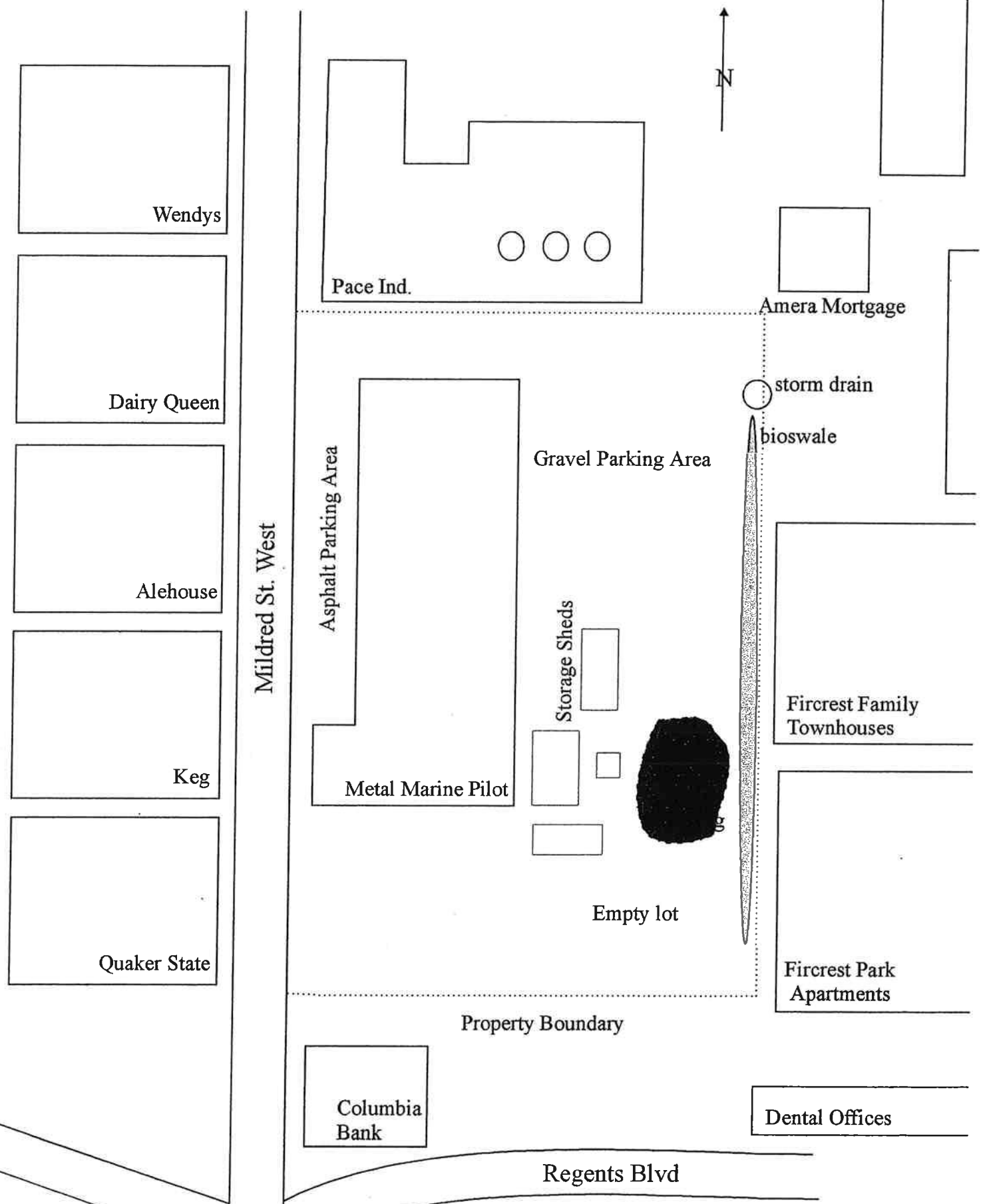
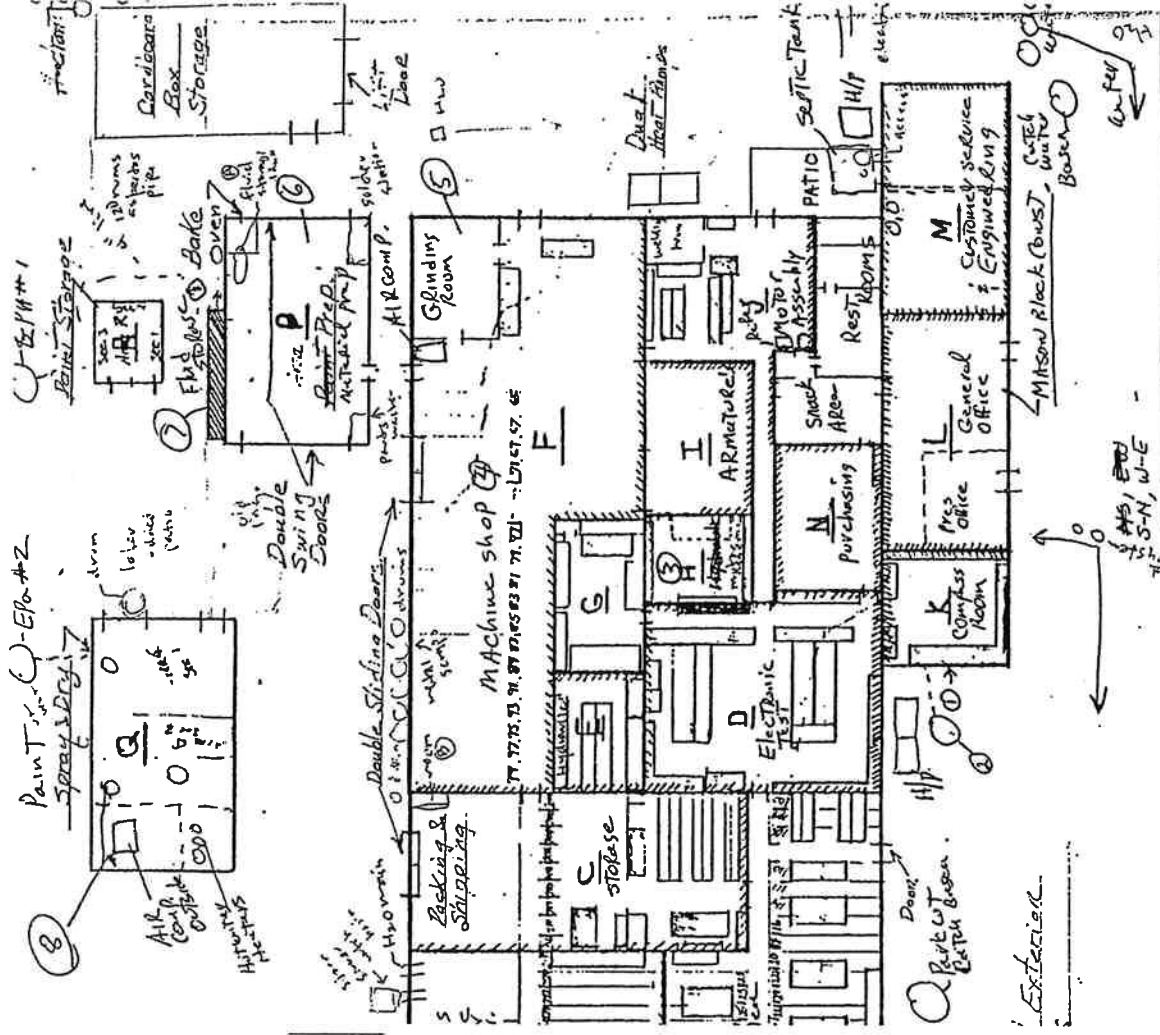
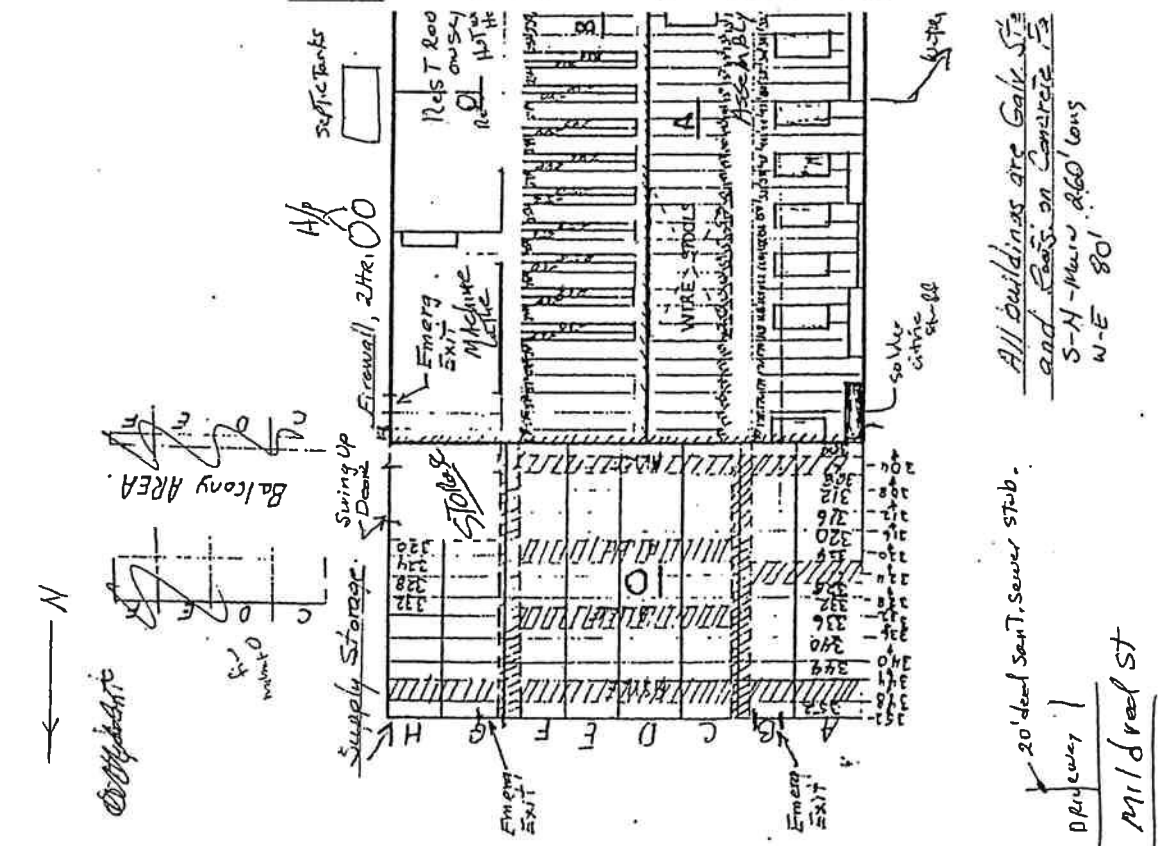


Figure 1
Site Map 1



METAL MARINE PLOT, INC.		INVENTORY	
3117 South Industrial Street Tomball, Texas, 77468	DATE: 1/7/93	TITLE: AREAS	
SCALE: AS SHOWN	BY: [Signature]	DRAWN: [Signature]	
DRAWN: [Signature]	DATE: [Signature]	CHECKED: [Signature]	
REVISIONS:	DATE:	BY:	



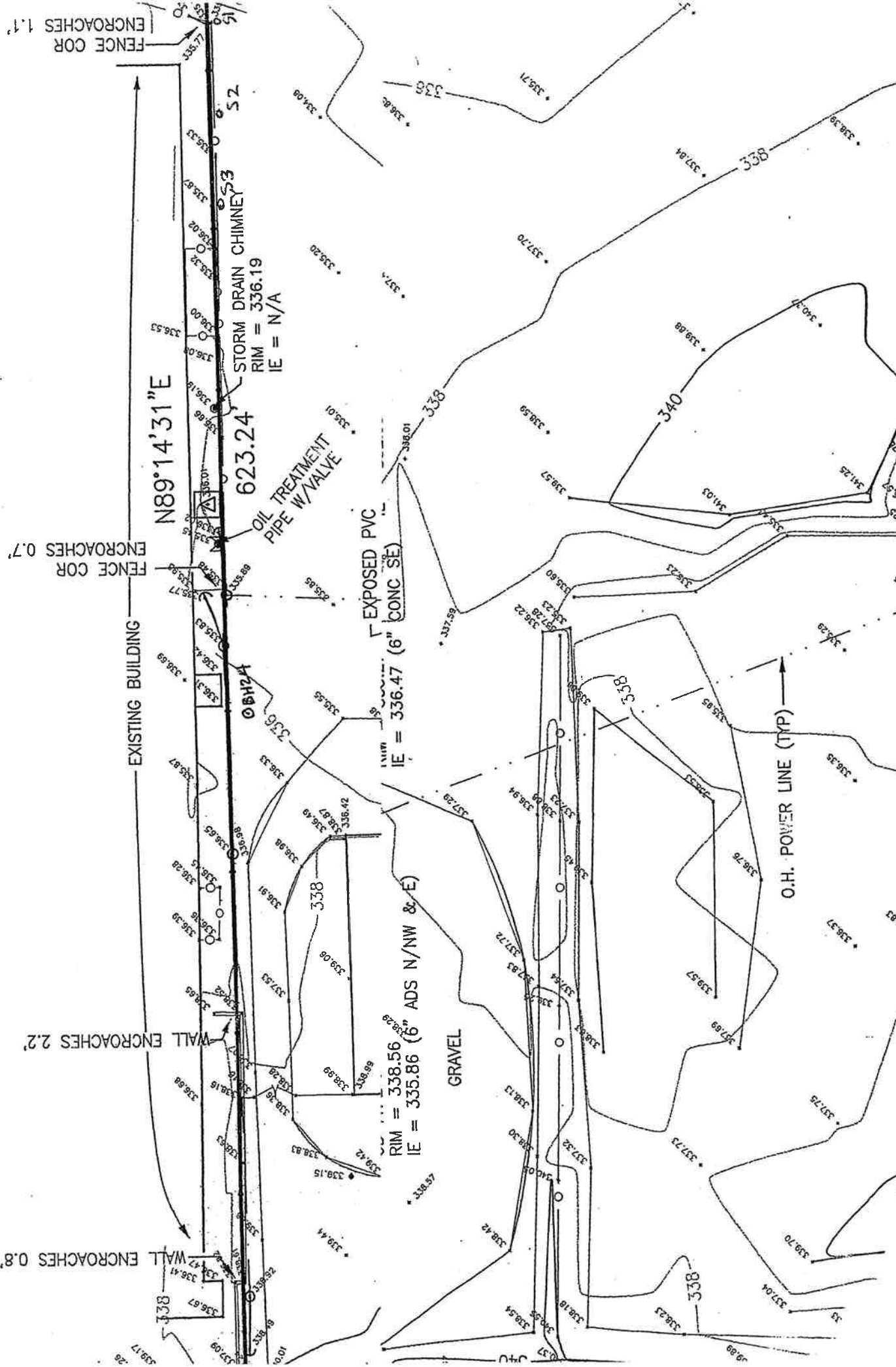
All buildings are Galv. St. and Rests on Concrete. S-N - Main 260' long W-E 80'

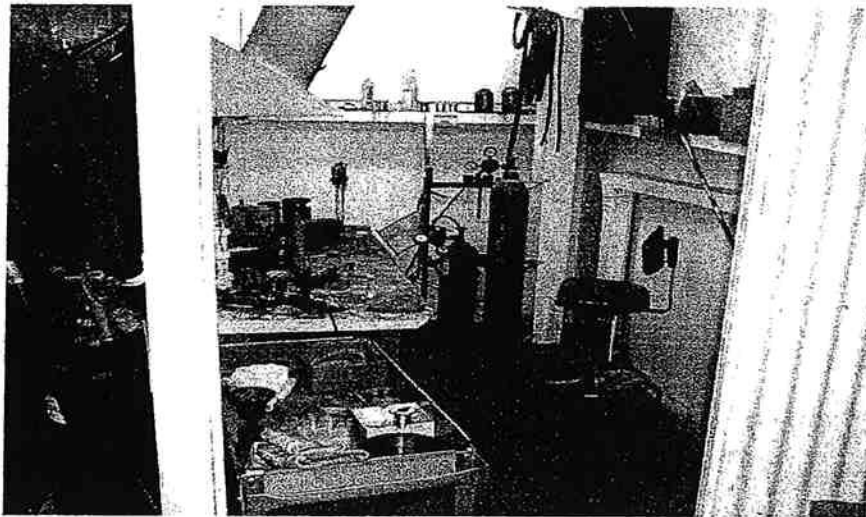
20' deep Sanit. Sewer stub. Mild steel

Pos. Pres. Pump. 10min. Timer.
 k From Comps Room
 NO DSD - No Floor Drains, Cleats or Joints

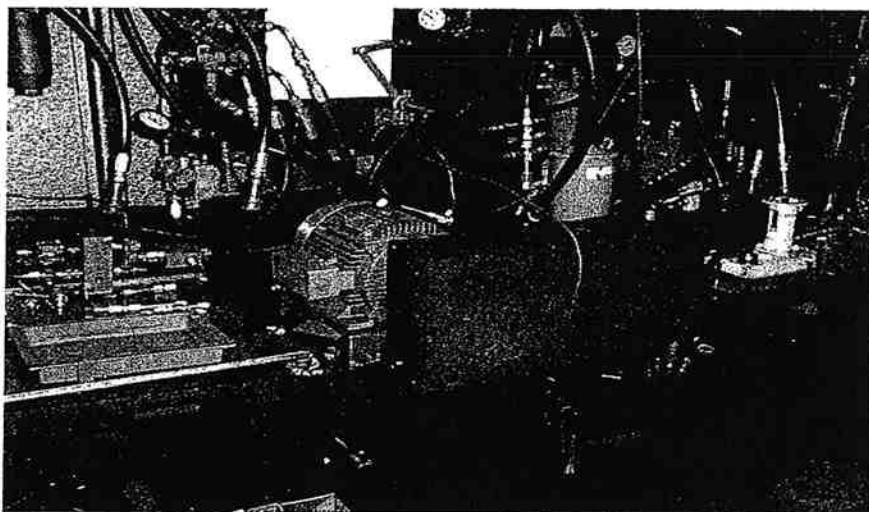
- 1 - 5/8" Copper Line - under Eves - carries clean chevron 410 DSB - c
- 2 Underground - water heater 60 gal. Glass lined - used as catch to
- 3 Hydraulic's Room - Dexron II Fluid used - Floor cleaned w/che
- 4 w/s lube oil for cutting - Recycled at machines or portable pen

PORTION OF THE NW 1/4 OF THE NW 1/4, SEC
CITY OF FIRCREST, PIERCE COUNTY,

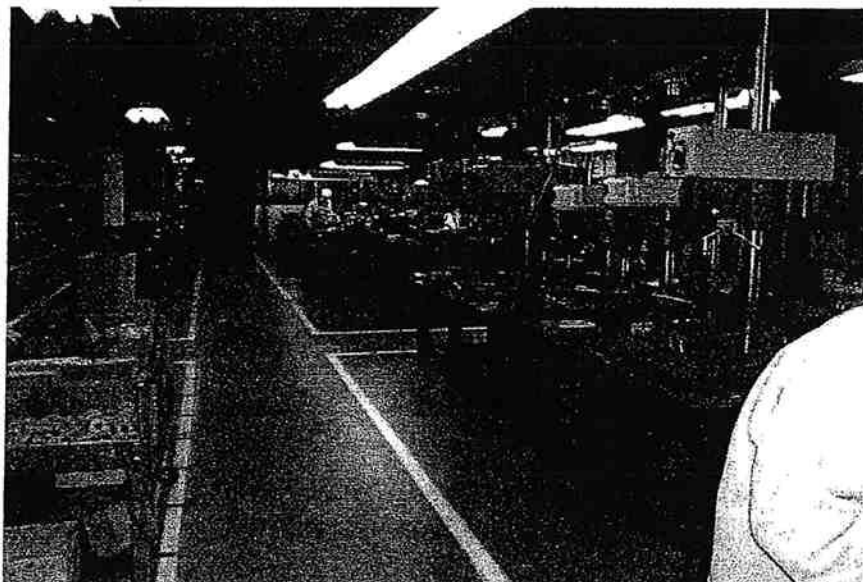




Welding and Soldering Room



Hydraulic Systems Test Bench

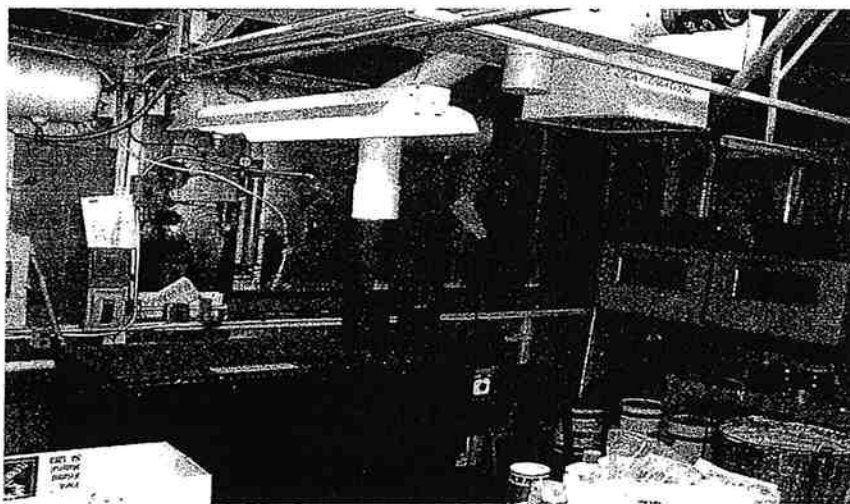


Machine Shop

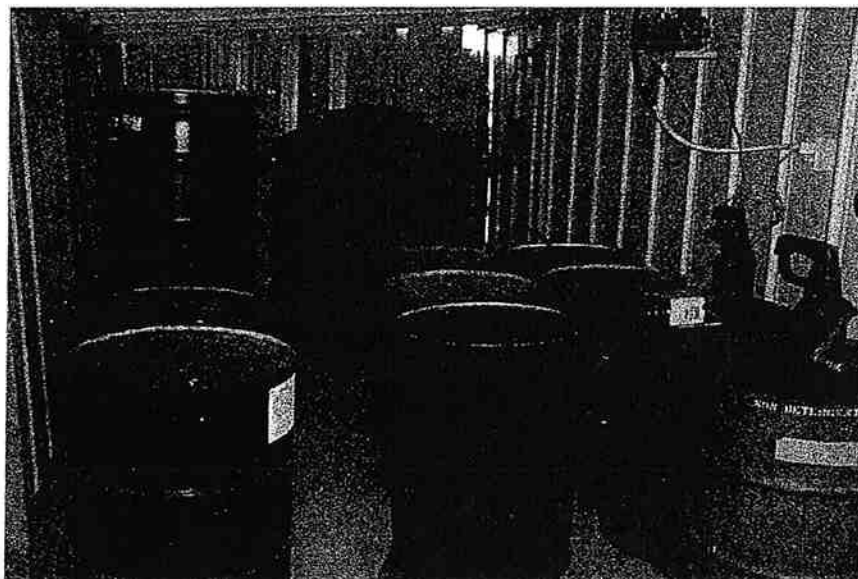
**Site Photographs
Level 1 Environmental Site Assessment
Metal Marine Pilot
2119 Mildred Street**



Fluid Storage Lean -To

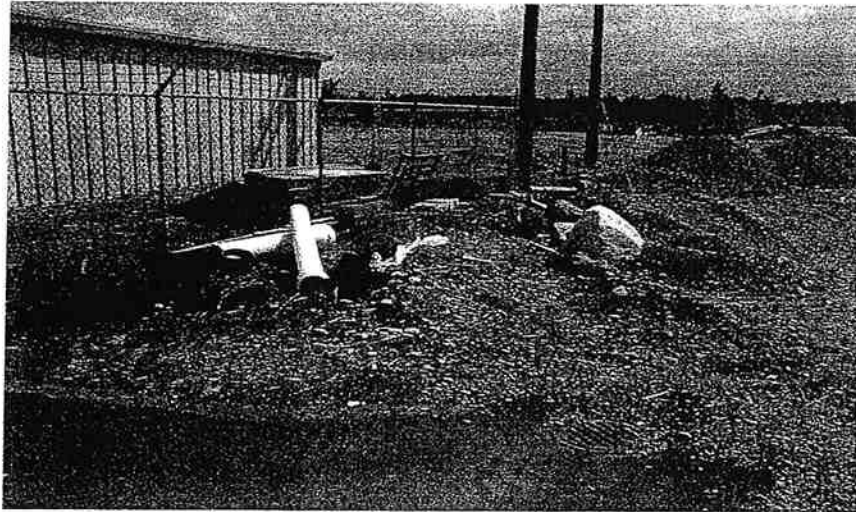


Evaporator and Recovery System

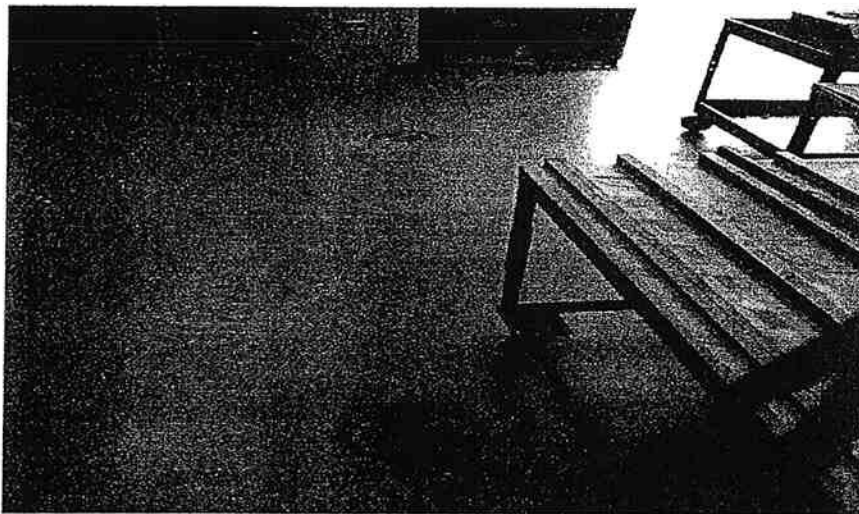


Evaporator Recovery Tank and Drum Storage in Lean-To

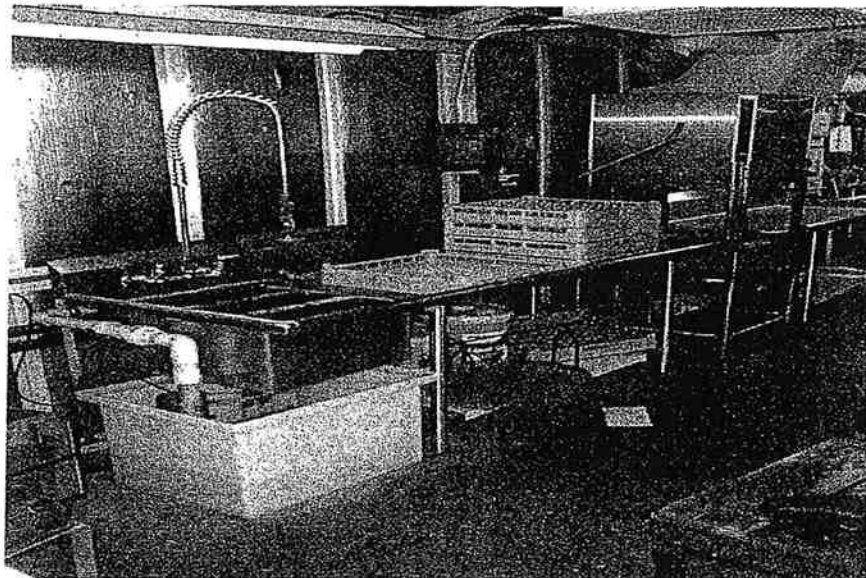
Site Photographs
Level 1 Environmental Site Assessment
Metal Marine Pilot
2119 Mildred Street



Storm Drain on South End of Building Site of Removed USTs



Drains in Floor of Paint Shop which Lead to Recovery Tank



Parts Washing Facility

Site Photographs
Level 1 Environmental Site Assessment
Metal Marine Pilot
2119 Mildred Street



Varnish Dip Facility

Site Photographs
Level 1 Environmental Site Assessment
Metal Marine Pilot
2119 Mildred Street

Appendix - B

Metroscan and Plat Maps

= METROSCAN PROPERTY PROFILE =
Pierce (WA)

=====
OWNERSHIP INFORMATION
=====

Account Number :022011 200 5 R:02E T:20N S:11 Q:NW QQ:NW
Bldg Id Number :1 of 1
Record Type :Unplatted
Owner/Taxpayer :Freeman Robert M
CoOwner :
Site Address :2119 Mildred St W Fircrest 98466
Mail Address :2119 Mildred St W Fircrest Wa 98466
Telephone :Owner:253-564-5902 Tenant:

=====
SALES AND LOAN INFORMATION
=====

Recording Date :01/01/53 Loan Amount :
Auditors Fee # : Loan Type :
Sale Price :\$3,950 Lender :
Vesting Type : Interest Rate :
Deed Type : % Owned :

=====
ASSESSMENT AND TAX INFORMATION
=====

Land :\$1,039,000 1998 Taxes :\$20,565.46
Structure :\$189,600 Senior Tax :
Timber : Excise Tax # :
Total :\$1,228,600 Utility District :
% Improved :15 School District :010
Levy Code :063 Fire District :03

=====
PROPERTY DESCRIPTION
=====

Map Page & Grid :772 H7
Census :Tract:723.05 Block:1
Neighborhood Cd :
Zoning Code :G
Land Use :3510 Mfg, Professional, Scientific
Auditor Number :
Building Name :Metal Marine Pilot
Sub/Plat :
Legal :SW OF NW OF NW SUBJ TO CY OF TAC
:EASE LESS R/W FOR RD

Vol: Page:

= METROSCAN PROPERTY PROFILE =
Pierce (WA)

Account Number:022011 200 5

Building Id Number:1

=====

PROPERTY CHARACTERISTICS

=====

* Bedrooms :	1st Floor SqFt :	Lot Acres :	9.49
* Bath Full :	2nd Floor :	Lot SqFt :	413,384
* Bath 3/4 :	Attic SqFt :	Year Built :	1968
* Bath 1/2 :	AboveGround SF :	EffYearBlt :	1968
* Family Rm :	Primary MezzSF :	Roof Type :	
* Floor Cvr :	Second Mezz SF :	Foundation :	
* Fireplace :	Bsmnt Fin SqFt :	Constructn :	Concrete
* Porch :	Bsmnt Unfin SF :	Quality :	Low Cost
* Patio :	Bsmnt Tot SqFt :	Bldg Cond :	Avg
* Pool :	Building SqFt :	HeatMethod :	Space Htr
* Stories :1	Deck SqFt :	ElectrcSvc :	Yes
* Units :	Porch SqFt :	Water Srce :	Yes
* GarageTyp :	Patio SqFt :	Sewer :	Yes
* Bldg Type :Ind Bldg	Garage SqFt :	St Access :	Std

SECONDARY BUILDING
STRUCTURE

* Year Built :1975	Bsmnt Fin SF :	OtherImprv :	Yes
* Construction :Wood\Steel	BsmntUnFinSF :	ImprvdType :	
* Bldg Condition :Avg	Bldg SqFt :837	DevelopTyp :	Comm
* Quality Class :Avg	Stories :	Wall Type :	
* Heating Method :	Unit Number :		
* Cooling Method :	BuildingType :Warehouses		

OTHER
INFORMATION

* Waterfront Type :	Fence Type :	Chain
* Lot Frontage :	Fire Sprinklers :	No
* Bsmnt ParkingSF :	Elevator :	

RENTAL INFO

PERMIT INFO

BUILT-INS

* Kitchens :	Amount :	Range/Oven :
* Rental SqFt :24,565	Date :	Hood/Fan :
* Inspected :11/12/1986	Dishwasher :	
* Vacuum :		

Appendix - C

EDR Report

425-562-4201

Fax TO: Ted Sykes

ENVIRONMENTAL QUESTIONNAIRE

Site Address:

2119 Mildred Street West
Fircrest, Washington



INGENUITY
CREATIVE COLLABORATIVE SOLUTIONS

Janet Freeman-Daily
MIT SB, Caltech MS & Engineer

Question

Owner's Answer

1. What year did the current owner purchase the Property?

1953

3512 SW 310th Court
Federal Way, WA 98023-2199
janet.f-d@comcast.net

(253) 606-2173
Fax (253) 874-2302
Home (253) 838-6623

2. Who was the previous site owner and what was the property's use during the time the current owner purchased the Property?

re: 2119 Mildred Street
Fircrest, WA

Previous owner unk - use open country undeveloped.

3. Did the previous owner of the Property disclose or inform the current owner of any environmental issues that had occurred on the Property?

Yes No Unk¹

NO

4. What is the Property's current use?

Storage of personal family property including equipment for sale

5. What types of commercial or industrial activities have occurred on the property in since the current owner purchased the site?

Manufacturing of MARINE AUTO PILOTS & Navigation Aids and related activities

6. Has any adjoining property been used for an industrial use in the past?

Yes No Unk

yes, property to the north, "PACE" / PUGET CORP / PUGET DIECASTING

¹Unk = Unknown or No Response

Question

Owner's Answer

7. To the best of your knowledge, has the Property or any Adjoining Property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

Yes No Unk

NO (one diesel tank on property for personal use was removed years ago)

8. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Property or at the facility?

Yes No Unk

Yes, - AeroShell motor oil, ~~Shell~~ Chevron 410B Solvent, ~~to be~~ A Dux Rev III oil, perchloroethylene, trichloroethylene, various paints ~~etc~~, mercury contactors (enclosed), diesel fuel

9. Are there currently, or to the best of your knowledge have there been previously, any industrial Drums (typically 55 gallon) or sacks of chemicals located on the Property or at the facility?

Yes No Unk

yes. removed and disposed of by licensed hazmat handlers

10. Has Fill Dirt been brought onto the Property which originated from a contaminated site or which is of an unknown origin?

Yes No Unk

Unknown origins

Question

Owner's Answer

11. Are there currently, or to the best of your knowledge have there been previously, any Pits, Ponds or Lagoons located on the Property in connection with waste treatment or waste disposal?

Yes No Unk

Yes - 3 or 4 pits - Lime

12. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the Property?

Yes No Unk

unk - what is "stained"?
Some ~~soils~~ contaminated soil was removed -
see remediation report provided to buyer
neighbor to North discharged hydrocarbon fluids, cleaned up ~1999

13. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the Property?

Yes No Unk

A Yes - Removed Diesel & 410B solvent
B yes - 2 "Vaults" for closed water recovery still onsite
yes - removed empty tank (old hot water tank) - see remediation report provided to buyer

11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Property or adjacent to any structure located on the Property?

Yes No Unk

Yes - Removed see #13A

!Unk = Unknown or No Response

Question

Owner's Answer

12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?

Yes No Unk

A Yes - 1W Machine Shop Area - Milling Machine Partitions
Have "cutting oil" spattered on them
Yes - Hydraulic Room - Dexron III oil on walls
NO ODORS from Any

13. If the Property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?

Yes No Unk

DNA - does not apply (on City Water)

14. Does the Owner or Occupant of the Property have any knowledge of Environmental Liens or governmental notification relating to past or current violations of environmental laws with respect to the Property or any facility located on the Property?

Yes No Unk

None

15. Has the Owner or Occupant of the Property been informed of the past or current existence of Hazardous Substances or Petroleum Products of environmental violations with respect to the Property or any facility located on the Property?

Yes No Unk

Yes, see Level 1 and Level 2 environmental assessments provided to buyer

1Unk = Unknown or No Response

Question

Owner's Answer

16. Does the Owner or Occupant of the Property have any knowledge of any Environmental Site Assessment of the Property of facility that indicated the presence of Hazardous Substances or Petroleum Products on, or contamination of, the Property or recommended further assessment of the property?

Yes No Unk

see answer to #15

17. Does the Owner or Occupant of the Property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any Hazardous Substance or Petroleum Products involving the Property by any Owner or Occupant of the Property?

Yes No Unk

NO

18. Does the Property discharge waste water on or adjacent to the Property other than storm water or into a sanitary sewer system?

Yes No Unk

NO

19. To the best of your knowledge, have any Hazardous Substances or Petroleum Products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Property?

Yes No Unk

See # 11 - tires pits, some asphalt

¹Unk = Unknown or No Response

Question

Owner's Answer

20. Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?

Yes No Unk

Possibly - Transformers on pole SE Corner of building,
Content unknown -
One exploded several years ago - Ground cleaned by
electrician - approx 1970's Early.

The Preparer of the Environmental Questionnaire must complete and sign the following statement.

THIS QUESTIONNAIRE WAS COMPLETED BY

Name Janet Freeman-Daily
Title Manager
Firm Robert & Ethel Freeman Family LLC I
Address 3512 SW 310th Ct
Federal Way, WA 98023
Phone Number (253) 606-2173

PREPARER (LISTED ABOVE) REPRESENTS THAT TO THE BEST OF THE PREPARER'S KNOWLEDGE THE ABOVE STATEMENTS AND FACTS ARE TRUE AND CORRECT AND TO THE BEST OF THE PREPARER'S ACTUAL KNOWLEDGE NO MATERIAL FACTS HAVE BEEN SUPPRESSED OR MISSTATED.

Janet E. Freeman-Daily
Signature

18-Apr-2005
Date