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PHASE I ENVIRONMENTAL SITE ASSESSMENT



Property:

Pine Lake Plaza I
2830 228th Avenue Southeast
Sammamish, Washington

Prepared for:

HomeStreet Bank
601 Union Street, Suite 2000
Seattle, Washington

Report Date:

October 10, 2018

Phase I Environmental Site Assessment

Property:

Pine Lake Plaza I

2830 228th Avenue Southeast
Sammamish, Washington 98075

Prepared for:

HomeStreet Bank

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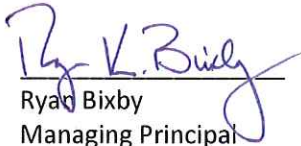
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October 10, 2018



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EXECUTIVE SUMMARY

HomeStreet Bank commissioned SoundEarth Strategies, Inc. to complete a Phase I Environmental Site Assessment of the Pine Lake Plaza I located at 2830 228th Avenue Southeast in Sammamish, Washington (the Property). The purpose of this environmental site assessment is to identify, to the extent feasible, recognized environmental conditions that may have resulted from the use, manufacture, storage, and/or disposal of hazardous or toxic substances that could affect the future acquisition and/or development of the Property. The scope of work included a review of historical documents regarding the Property, review of current federal and state lists citing known and potentially contaminated sites, interviews with present owners and site managers, a Property reconnaissance, and preparation of this report.

Based on information reviewed in the course of this investigation and as discussed in appropriate sections of this report, it appears that the Property was initially developed in 1990 with the existing commercial building. Pine Lake Cleaners has occupied the western portion of the building since 1990. Additional tenants have included a dentist office, therapy office, insurance office, day spa, salon, and jewelry store. Adjoining properties include a mix of residential and commercial development.

The following recognized environmental conditions were identified during the course of our investigation:

- **The operation of a dry cleaning facility on the Property since 1990.** A dry cleaning facility has operated on the Property since 1990. The existing dry cleaning machine was installed in 1997 and has a metal containment plate beneath it, which is intended to reduce the risk of impacts to the environment from spills and other surficial releases. Despite this barrier, the current and historical use of the dry cleaning solvent tetrachloroethylene poses a risk of impacts to soil, groundwater, and soil vapor at the Property. The operation of a dry cleaning facility is considered a recognized environmental condition.

This executive summary is presented solely for introductory purposes and the information contained in this section should be used only in conjunction with the full text of this report. A complete description of the project, Property conditions, investigative methods, and investigation results is contained within this report.

1.0 INTRODUCTION

1.1 PURPOSE OF ASSESSMENT

SoundEarth Strategies, Inc. (SoundEarth) was commissioned by HomeStreet Bank to complete a Phase I Environmental Site Assessment (ESA) of Pine Lake Plaza I located at 228th Avenue Southeast in Sammamish, Washington (the Property). The primary purpose of this ESA is to identify, to the extent feasible, recognized environmental conditions (RECs) resulting from the use, manufacture, storage, and/or disposal of hazardous or toxic substances that could affect the future acquisition and/or development of the Property.

This study is intended to satisfy the level of effort often referred to as "all appropriate inquiry" in the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 USC § 9601, with the objective of complying with lender requirements as part of the planned acquisition of the Property.

1.2 METHODOLOGY/SCOPE OF WORK

This Phase I ESA was conducted in accordance with procedures outlined in American Society for Testing and Materials (ASTM) E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. ASTM E1527-13 uses the term "recognized environmental conditions" to assess environmental risks associated with a property. The term is defined as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment." The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Two additional categories of RECs are included in ASTM E1527-13: historical recognized environmental conditions and controlled recognized environmental conditions. ASTM E1527-13 uses the term "historical recognized environmental condition" (HREC) to define environmental risks associated with "...a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls." A "controlled recognized environmental condition" (CREC) is defined as "...a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority...with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls."

The scope of work for this Phase I ESA included the following tasks:

- A review of various sources of historical information dating back to 1895, which are identified in Section 4.0, including reverse city street directories (such as those published by Polk, Inc.), Sanborn Fire Insurance Maps (Sanborn Maps), Kroll Atlases, local planning and assessment records, and available aerial photographs of the Property and vicinity.
- A review of current federal databases, including the United States Environmental Protection Agency (EPA) Superfund Enterprise Management System (SEMS) database, the EPA National

Priority List (NPL), the EPA Resource Conservation and Recovery Act (RCRA) Notifiers, RCRA Corrective Action Report, Facility Index System (FINDS), Emergency Response Notification System (ERNS), and other lists.

- A review of current state databases, including the listing of underground storage tanks (USTs), Leaking Underground Storage Tanks (LUSTs), solid waste facilities (SWFs), Voluntary Cleanup Program (VCP) sites, Confirmed and Suspected Contaminated Sites (CSCSs) and other ASTM standard databases.
- A review of United States Geological Survey (USGS) topographic maps to identify the physiographic setting of the Property.
- A reconnaissance of the Property and surrounding area to evaluate the current operations and look for visual and/or olfactory evidence of contamination, such as stained soil, unusual odors, distressed vegetation, pipes, drums, oil sheens and/or discolored water, and improper manufacturing or waste disposal practices.
- Interviews with Mr. Andre LaMarre (User representative) and Mr. Alan Green (Property Owner). inquiry was also made with Eastside Fire and Rescue regarding information that they may have regarding the Property.
- The preparation of this report.

1.3 LIMITATIONS OF REPORT

This Phase I ESA report is for the exclusive use of HomeStreet Bank. The purpose of this report is to provide the client with an assessment of the potential for the presence of contamination on the Property. Phase I ESAs are non-comprehensive and may not identify all environmental risk associated with the Property. This study did not include an investigation for the presence of asbestos-containing materials, lead-based paint, radon gas, electro-magnetic fields from high-voltage power transmission lines, wetlands, endangered species, floodplains, vapor intrusion, or other issues not described in the aforementioned scope of work or within the ASTM Standard E1527-13 guidance document.

Within the limitations of scope, schedule, and budget, our services have been executed in general accordance with procedures specified in ASTM E1527-13. Because the SoundEarth report is based upon readily available and reasonably ascertainable information, the accuracy of which was not verified, SoundEarth cannot and does not guarantee that the Property is free of hazardous or potentially hazardous materials or conditions, or that latent or undiscovered conditions will not become evident in the future. Since Property activities beyond the control of SoundEarth could change at any time after the completion of this assessment, the observations, findings, and opinions can only be considered valid as of the date hereof. This report should not be relied upon after 180 days from the date it was issued.

2.0 PROPERTY DESCRIPTION

The following subsections provide a summary of the location, legal description, and current use of the Property, as well as a discussion of surrounding land use.

2.1 LOCATION AND LEGAL DESCRIPTION

The Property is located at 2830 228th Avenue Southeast in Sammamish, Washington, approximately 2 miles south of downtown Sammamish, Washington as shown in Figure 1. Figure 2 depicts a plan

view/layout of the Property. The Property consists of an irregularly-shaped tax parcel (King County Parcel No. 1024069111) that covers approximately 30,501 square feet (0.70 acres) of land in Township 24 N/Range 6E/Section 10. According to the USGS Topographic Map of the Issaquah, Washington Quadrangle, the Property is located at an approximate elevation of 430 to 455 feet above mean sea level, with the highest elevations on the eastern portion of the Property.

The legal description of the Property is provided in Appendix A, Current and Archived County Assessor Records.

2.2 STRUCTURES AND IMPROVEMENTS

The Property is currently occupied by a 1990-vintage, one-story building that encloses approximately 7,272 square feet of space. The masonry-framed structure is heated by electricity. Additional improvements include parking areas to the south and east of the building as shown on Figure 2. Photographs taken during the Property reconnaissance are included as attachments to this report.

Potable water and sewer service are provided to the Property by the Sammamish Plateau Water and Sewer District. Puget Sound Energy provides electricity to the building. Solid waste disposal and recycling services are provided by Republic Services. No evidence of potable or process water supply wells on the Property was found.

2.3 CURRENT PROPERTY ZONING AND USE

According to King County tax assessor records, the Property is zoned Commercial Business, which is used for commercial purposes. The current tenants of the building are a dry cleaner, a jewelry store, therapy offices, a salon, insurance offices, and a day spa. Exterior areas of the Property include parking areas to the south and east of the building.

2.4 ADJOINING PROPERTIES

Development in the vicinity of the Property is a mix of residential and commercial. Uses of adjoining properties at the time of the SoundEarth Property reconnaissance are summarized below and are also shown on Figure 2.

- **North.** A single-family residence is located to the north.
- **East.** An animal hospital is located to the east.
- **South.** The properties to the south are occupied by a restaurant and physical therapy clinic. Pine Lake Plaza I is located to the southeast.
- **West.** A condominium complex is located across 228th Avenue Southeast.

2.5 GEOLOGIC CONDITIONS

Geologic conditions often influence the environmental conditions of a property. Underlying soil types and bedrock formations may facilitate or impede the migration of chemical contaminants in groundwater or soil vapor and may be a source of contaminants such as radon and metals. This section of the report summarizes known geologic factors and conditions that may impact the Property with regard to environmental concerns.

2.5.1 Geology

The Geologic Map of King County (Booth et al. 2007), indicates that the Property is underlain by Vashon till. These deposits consist of a dense mixture of silt, sand, gravel, and clay, which typically are characterized by relatively low vertical hydraulic conductivity.

Review of a geotechnical report conducted by Terra Associates, Inc. on the east-adjointing property in 1998 indicated that the area is underlain by at least 11 to 12 feet of silty sand with gravel.

2.5.2 Hydrologic and Hydrogeologic Environment

Both the King County iMap application and the USGS Topographic Map of the Issaquah, Washington Quadrangle, published in 2014, depict the topography in the vicinity of the Property as sloping downward to the west. The topographic map depicts the closest surface water body as Pine Lake, which is located approximately 0.2 miles to the west.

Based solely upon inference from local topography, drainage patterns, and surface water flow, it appears that shallow-seated groundwater in the vicinity of the Property flows in a general westerly direction. Based on this inferred groundwater flow direction, potential off-Property sources of chemical contamination that might adversely affect the Property would, therefore, most likely be located to the east in an inferred upgradient hydrologic position relative to the Property.

Review of a Cleanup Action Report of a gas station located approximately 300 feet south of the Property indicated that groundwater was not encountered in borings to a depth of 40.5 feet below ground surface (bgs). The report indicates that groundwater in the area is approximately 120 to 130 feet bgs.

2.6 SUMMARY

The operation of a dry cleaner on the Property is the only issue of environmental concern identified during our review of current Property use conditions. This issue is discussed further in Section 9.0.

3.0 USER-PROVIDED INFORMATION

The following subsections summarize the information provided by the User of this Phase I ESA.

3.1 TITLE RECORDS

A preliminary title report was provided by the client to SoundEarth for review prior to production of this report. These documents may provide information about the Property, including ownership and other interests in the land, easement, and liens. Not all liens, defects, and encumbrances affecting title to the land may be included in the preliminary title report. No issues of potential environmental concern were noted in the preliminary chain of title report.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

According to an interview with the User (Mr. Andre LaMarre) and the title documents reviewed for the Property, there are no environmental liens encumbering the Property or current limitations on either activity or use of the Property.

3.3 SPECIALIZED KNOWLEDGE

No specialized knowledge regarding the Property was provided by HomeStreet Bank.

3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

No Property valuation reduction relating to environmental concerns was reported by HomeStreet Bank.

3.5 OBVIOUS OR COMMONLY KNOWN PROPERTY INFORMATION

Mr. Andre LaMarre was unaware of environmental concerns regarding the Property, except for the presence of a drycleaner at the Property.

3.6 CURRENT OWNER, PROPERTY MANAGER, AND OCCUPANT

King County Assessor records list the owner of the Property as Alan C. Green. The Property is currently developed with a one-story commercial building. The building is occupied by a dry cleaner, a jewelry store, therapy offices, a salon, insurance offices, and a day spa.

3.7 REASON FOR PERFORMING PHASE I

SoundEarth prepared this Phase I ESA at the request of HomeStreet Bank in an effort to identify potential issues of environmental concern associated with the Property.

3.8 PREVIOUS ENVIRONMENTAL REPORTS

Mr. Alan Green (Property Owner) provided SoundEarth with a copy of a prior environmental report, which is summarized below.

3.8.1 Cramer Inspection Services Environmental Risk Screen

Cramer Inspection Services completed an Environmental Risk Screen of the Property on March 18, 2004. The report indicated that a dry cleaner was present on site and identified no evidence of adverse environmental impact to the Property.

3.9 SUMMARY

The presence of a dry cleaning facility on the Property is considered to represent an issue of potential environmental concern and is discussed further in Section 9.0.

4.0 HISTORICAL REVIEW

The history of land use for the Property and surrounding areas was evaluated to identify past uses that might have had adverse effects on the environmental conditions, primarily through the use of potentially hazardous materials. The following history of the Property and surrounding parcels is based on a compilation of information obtained from the following resources:

- King County Assessment records reviewed online and at Puget Sound Regional Archives
- Polk City Directories
- Historical City Atlases and Maps – Sanborn Maps and Kroll Atlases of Seattle
- Aerial Photographs

Selected copies of the information sources described above are included in the Photographs and Appendix A of this report.

4.1 HISTORICAL USE OF THE PROPERTY

CHRONOLOGICAL DEVELOPMENT AND USE HISTORY FOR THE PROPERTY

Date(s)	Source	Description	Potential Issues of Environmental Concern
1895–1980	Historical Topo Maps, Aerial Photos, Tax Assessor Records	The Property appears to be undeveloped.	None
1990	Tax Assessor Records	The existing one-story commercial building was constructed on the Property. The building was heated by electricity and was connected to municipal sewer at the time of construction.	None
1990–2015	City Directories, Tax Assessor records	Pine Lake Cleaners has occupied the western portion of the building since 1990. Additional tenants have included a dentist office, therapy office, insurance office, day spa, salon, and jewelry store.	The operation of a dry cleaner on the Property.

A dry cleaner has operated on the Property since 1990. The dry cleaning facility is considered a potential environmental concern and is discussed further in Section 9.0.

4.2 HISTORICAL USE OF ADJOINING PROPERTIES

This section describes the findings of SoundEarth’s research into the historical usage of the adjoining properties. These adjoining properties are depicted on Figure 2.

North-Adjoining Property

The north-adjoining property (22912 Southeast 27th Court) was first developed with the existing single-family residence in 1998. The residence is heated by natural gas.

West-Adjoining Property

The west-adjoining property (22720 Southeast 25th Street) was first developed with the existing condominium complex in 2000. The buildings are heated by electricity.

South-Adjoining Property

The southwest-adjoining parcel (2904 228th Avenue Southeast) was developed in 1985 with the existing restaurant. The restaurant is heated by electricity.

The southeast-adjointing property (2850 228th Avenue Southeast) was developed in 1991 with the existing commercial building. The building is heated by electricity.

East-Adjoining Property

The east-adjointing parcel (2834 228th Avenue Southeast) was developed with the existing animal hospital in 1990. The building is heated by electricity.

The southeast-adjointing (2912 228th Avenue Southeast) property was developed in 1994 with the existing commercial building. The building is heated using electricity.

4.3 HISTORICAL USE OF SURROUNDING PROPERTIES

Surrounding properties were primarily undeveloped land until the 1980s – 2000s. The area was developed with commercial development to the south and east and residential development to the north and west. A gasoline station was constructed approximately 300 feet to the south of the Property in 1993. However, considering its separation distance and inferred crossgradient hydrologic position relative to the Property, the gas station is not considered to represent an issue of potential concern.

4.4 SUMMARY

A dry cleaner operated on the Property from 1990 through 2018. The dry cleaning facility is considered a potential environmental concern and is discussed further in Section 9.0.

5.0 REGULATORY REVIEW

A review of regulatory agency records was conducted in order to identify known or potential sources of contamination that could adversely impact the Property. Records were obtained using the commercial database search services of EDR, which queries EPA, state regulatory agency, and other similar databases within the approximate minimum search distances specified in ASTM E1527-13. The commercial database search report was reviewed for accuracy of property locations and was modified appropriately. Orphan sites (sites that EDR was unable to map) were also reviewed in an effort to evaluate whether any of those sites were also located within the respective search distance. The complete EDR report is included in Appendix B and contains figures showing the locations of the reportable sites within the search distance for each database queried. The databases searched, the corresponding search distance, and the number of sites found within the search distance for each database are summarized in the following table.

Source of Regulatory Information	Acronym	Search Distance	Sites within Search Distance
Federal Databases			
National Priorities List	NPL	1.0 mile	0
National Priorities List Deletions	Delisted NPL	1.0 mile	0
Superfund Enterprise Management System; also SEMS Archive	SEMS & SEMS-ARCHIVE	0.5 mile 0.5 mile	0 0
EPA-Listed Brownfields	Brownfields	0.5 mile	0
Resource Conservation and Recovery Act Information - Treatment, Storage, and Disposal Facilities; also RCRA Corrective Action Sites	RCRA TSDf and CORRACTS	0.5 mile 1.0 mile	0 0
Resource Conservation and Recovery Act Hazardous Waste Generators	RCRA GEN	Property & Adjoining Parcels Only	1
Emergency Response Notification System/National Response Center	ERNS/NRC	Property Only	0
State Databases			
Confirmed and Suspected Contaminated Sites List	CSCSL	1.0 mile	1
Confirmed and Suspected Contaminated Sites List – No Further Action	CSCSL NFA	0.5 mile	2
Solid Waste Facilities/Landfill Sites	SWF/LF	0.5 mile	0
Leaking Underground Storage Tanks	LUST	0.5 mile	0
Registered Underground Storage Tanks	UST	Property & Adjoining Parcels Only	0
State-listed Brownfields	Brownfields	0.5 mile	0
Voluntary Cleanup Program	VCP	0.5 mile	2
Independent Cleanup Reports	ICR	0.5 mile	0
Engineering & Institutional Controls	ENG/INST CONTROL	Property Only	0

Pine Lake Cleaners is listed at the Property as a RCRA notifier. The listing indicated that no violations were found.

According to the EDR report, six other sites within the applicable search distances appeared on at least one of the ASTM Standard databases listed above. However, most of these regulated sites are not considered to represent a potential issue of environmental concern for the Property for the following reasons:

- One site is listed only as having been a RCRA notifier and is located at least 750 feet from the Property.
- Four sites are listed on a database as having had a release to the environment, but are located over 0.1 miles away from the Property and have been reportedly cleaned up, issued a No Further Action determination, or involved soil impacts only.

The remaining site is discussed below:

- Shell Station 121711, 2936 228th Avenue Southeast, is located approximately 300 feet south of the Property and is listed on Ecology's CSCSL-NFA, VCP, and UST databases. According to Ecology files reviewed online, the property has been a Shell Service station since 1993. A subsurface investigation conducted by URS in 2008 indicated very limited petroleum contaminated soil in the vicinity of the USTs on site. Ecology issued a No Further Action determination dated February 12, 2012. Based on the lack of reported impacts to groundwater, the limited extent of contamination, the distance from the Property, the inferred crossgradient location, and Ecology's No Further Action determination, this facility does not constitute a potential issue of environmental concern for the Property.

Potential issues of environmental concerns related to vapor encroachment included the operation of a dry cleaner at the Property. Additional discussion regarding this potential issue is provided in Section 9.0.

Records reviewed were sufficient to allow for an evaluation of the potential risk of impacts to the Property.

6.0 PROPERTY RECONNAISSANCE

Ada Hamilton, a SoundEarth Project Scientist, visited the Property on September 21, 2018, to review conditions and land use practices on the Property and on adjoining and nearby properties. SoundEarth was escorted by Mr. Alan Green (Property Owner) during the Property reconnaissance. The purpose of the Property reconnaissance was to identify readily apparent indications of hazardous or potentially hazardous substances or petroleum products that were historically or are currently used, generated, stored, or disposed of on the Property. Selected photographs taken during the Property reconnaissance are included as an attachment to this report.

6.1 GROUNDS AND BUILDINGS

The following sections provide a description of general conditions and features observed during the Property reconnaissance.

Interior Observations

Tenants include a dry cleaner, a jewelry store, therapy offices, a salon, insurance offices, and a day spa.

In the dry cleaner space, there was a boiler room containing a boiler and air compressor. The dry cleaning machine was on a metal containment pan. A 16-gallon drum of spent dry cleaning solvent was located near the dry cleaning machine. No stains were observed in the vicinity of the dry cleaning machine or drum.

Exterior Observations

The Property is developed with a one-story commercial building. A sewage pump is located northwest of the building. Asphalt-paved parking areas are located east and south of the building. Stormwater appears to be diverted into stormwater catch basins in the parking lot. Observations made at the Property indicated that the catch basin is plumbed into the municipal storm drain.

Specific conditions that may or may not constitute potential issues of environmental concern to the Property are presented in the following table. Those conditions identified are further discussed below.

Item	Item Present		Description (if present)	Issue of Potential Concern	
	Yes	No		Yes	No
Petroleum Products		X	None were observed on the Property.		X
Hazardous Substances	X		A 16-gallon drum of used dry cleaning solvents was located in the dry cleaners. No stains were visible in the vicinity of the drum.	X	
Hazardous Waste	X		A 16-gallon drum of used dry cleaning solvents was located in the dry cleaners. The dry cleaner operator indicated the drum was picked up quarterly, and waste was disposed of off site.	X	
Landfills, Dumps		X	No landfills or dumps were observed on the Property or adjoining properties.		X
Burial Sites or Solid Waste Disposal		X	No evidence of burial sites was observed on the Property or adjoining properties. No solid waste is generated at the Property.		X
Aboveground Storage Tanks (ASTs)		X	None were observed on the Property or adjoining properties.		X
Underground Storage Tanks		X	None were observed on the Property or adjoining properties.		X
Drums and Storage Areas	X		A 16-gallon drum of used dry cleaning solvents was located in the dry cleaners. No stains were visible in the vicinity of the drum.	X	
Potential PCB-Containing Equipment		X	None was observed on the Property.		X
HVAC System and Fuel Source		X	The building is heated using electricity.		X
Drains, Sumps, Cisterns, or Cesspools	X		A stormwater catch basin was observed in the parking lot.		X
Pits, Ponds, or Lagoons		X	None were observed on the Property or adjoining properties.		X
Pavement or Soil Stains		X	None were observed on the Property or adjoining properties.		X
Stains or Corrosion on walls		X	None were observed on the Property.		X
Stressed Vegetation		X	None was observed on the Property or adjoining properties.		X
Possible Fill or Grading		X	None was observed on the Property.		X
Chemical/TPH/Swamp-Gas Odors		X	None were observed on the Property or adjoining properties.		X
Stormwater or Surface Erosion		X	Stormwater appears to be directed into a stormwater catch basin that is located in the parking area.		X
Wells and Potable Water		X	No wells were observed on the Property or adjoining properties.		X

6.1.1 Discussion Regarding Property Observations

The operation of a dry cleaning facility on the Property is a potential issue of environmental concern and is discussed further in Section 9.0.

6.2 ADJOINING PROPERTIES

No readily apparent environmental issues were noted on the adjoining properties. The apparent use of the adjoining properties was previously discussed in Section 2.4.

6.3 SUMMARY

The only issue of potential environmental concern identified during the Property reconnaissance consisted of the presence of a dry cleaning facility on the Property. Additional discussion regarding this issue is provided in Section 9.0.

7.0 INTERVIEWS

Information gathered from interviews is summarized below and is included in the appropriate sections of this report.

7.1 INTERVIEW WITH SITE MANAGER/PROPERTY OWNER

The names of key site managers were provided to SoundEarth by HomeStreet Bank. Key site managers are contacted to obtain current and historical environment information concerning the Property. SoundEarth contacted and interviewed Mr. Alan Green (Property Owner) and Mr. John Youn (Pine Lake Cleaners Manager) at the time of the Property visit. The following is a summary of the information revealed during the interviews:

- Mr. Alan Green indicated he had owned the Property prior to the construction of the building, and prior to development, the Property was vacant land.
- Mr. John Youn of Pine Lake Cleaners indicated that the current dry cleaning machine had been located on the metal containment plate since its installation in 1999. He was not aware if there had been containment for the previous dry cleaning machine. He indicated that used dry cleaning solvent (tetrachloroethylene) is stored in a 16-gallon drum, and is picked up by Chem Safe Environmental for disposal each quarter.
- Mr. Alan Green indicated that he was not aware of any spills or releases of hazardous materials at the Property, or of any environmental liens, activity or land use limitations, registrations for aboveground or underground storage tanks, or any environmental concerns related to the Property, with the exception of the presence of a dry cleaning facility on the Property.

7.2 INTERVIEW(S) WITH OTHERS

SoundEarth made an inquiry with the Eastside Fire & Rescue pertaining to information that they may have regarding the Property. No response has been received at the time of writing this report.

7.3 SUMMARY

The only issue of potential environmental concern identified during the interviews conducted in the course of this investigation consisted of the presence of a dry cleaning facility and associated use of tetrachloroethylene on the Property. Additional discussion regarding this issue is provided in Section 9.0.

8.0 DATA GAPS

No data gaps were encountered in the performance of this Phase I ESA.

9.0 FINDINGS AND OPINIONS

The following issues of potential environmental concern were identified during the course of our investigation:

- **The operation of a dry cleaning facility on the Property since 1990.** A dry cleaning facility has operated on the Property since 1990. The existing dry cleaning machine was installed in 1997 and has a metal containment plate beneath it, which is intended to reduce the risk of impacts to the environment from spills and other surficial releases. Despite this barrier, the current and historical use of the dry cleaning solvent tetrachloroethylene poses a risk of impacts to soil, groundwater, and soil vapor at the Property. The operation of a dry cleaning facility is considered a REC.

10.0 CONCLUSIONS

SoundEarth performed a Phase I ESA, in conformance with the scope and limitations of ASTM Practice E1527-13, of Pine Lake Plaza I located at 2830 228th Avenue Southeast in Sammamish, Washington (the Property). Any exceptions to, or deletions from, this practice are described in Section 12.0 of this report. This assessment has revealed no evidence of RECs in connection with the Property except for the following:

- The operation of a dry cleaning facility on the Property since 1990.

11.0 PREPARER'S CREDENTIALS

This Phase I ESA was researched and written by Ada Hamilton, an environmental professional as defined in 312.10 of 40 CFR 312. Ms. Hamilton holds a bachelor's degree in geology and has been a professional environmental consultant for more than 14 years (Appendix C). During her career in the environmental field, she has completed more than 400 Phase I ESAs and numerous Phase II ESAs throughout the Pacific Northwest. Mr. Ryan Bixby, an environmental professional as defined in 312.10 of 40 CFR 312, reviewed and interpreted the information upon which this report is based. He holds a bachelor's degree in geology and has been a professional environmental consultant for more than 20 years. During his career in the environmental field, he has completed more than 500 Phase I ESAs in Washington, Oregon, and California, and he has directed the completion of hundreds more by corporate technical staff. In addition, Mr. Bixby has completed and managed more than 100 Phase II ESAs, and has managed the remediation of more than 20 contaminated properties (Appendix C).

12.0 DEVIATIONS

No deviations from the scope of work were required by Property conditions.

13.0 ADDITIONAL SERVICES

No additional services beyond the scope of work described in Section 1.2 were requested by the client.

14.0 REFERENCES

- American Society for Testing and Materials International. 2013. *Practice E1527-13: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.
- Booth, Derek B., Kathy A. Troost and Aaron P. Wisler (Booth et al.) 2007. *Geologic Map of King County*. March.
- Environmental Data Resources Inc. (EDR). 2018a. *EDR Radius Map™ Report, Pine Lake Plaza, 2830 & 2912 228th Ave SE, Sammamish, WA 98075, Inquiry Number 5431850.2s*. September 21.
- _____. 2018b. *EDR Aerial Photo Decade Package Pine Lake Plaza, 2830 & 2912 228th Ave SE, Sammamish, WA 98075, Inquiry Number 5431850.8*. September 21.
- King County Assessor. 2018a. Current Appraisal Data for Parcel No. 1024069111. Reviewed online at <<http://blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=1024069111>>. February 28.
- _____. 2018b. Archived Appraisal Data for Parcel No. 1024069111. Reviewed at Puget Sound Regional Archives, Bellevue Community College, Bellevue, Washington.
- King County Geographical Information System. 2017. City of Seattle Natural Color Orthophotography. Aerial photograph of the Property and Adjoining Areas. Reviewed online at <<https://gismaps.kingcounty.gov/iMap/>>.
- Kroll Map Company, Inc. Atlases of Seattle. Reviewed at Seattle Public Library, Central Branch, Seattle, Washington.
- R.L. Polk Co. City Directories of Sammamish, Washington.
- United States Geological Survey (USGS). 2014. Topographic Maps of Issaquah, Washington Quadrangle.

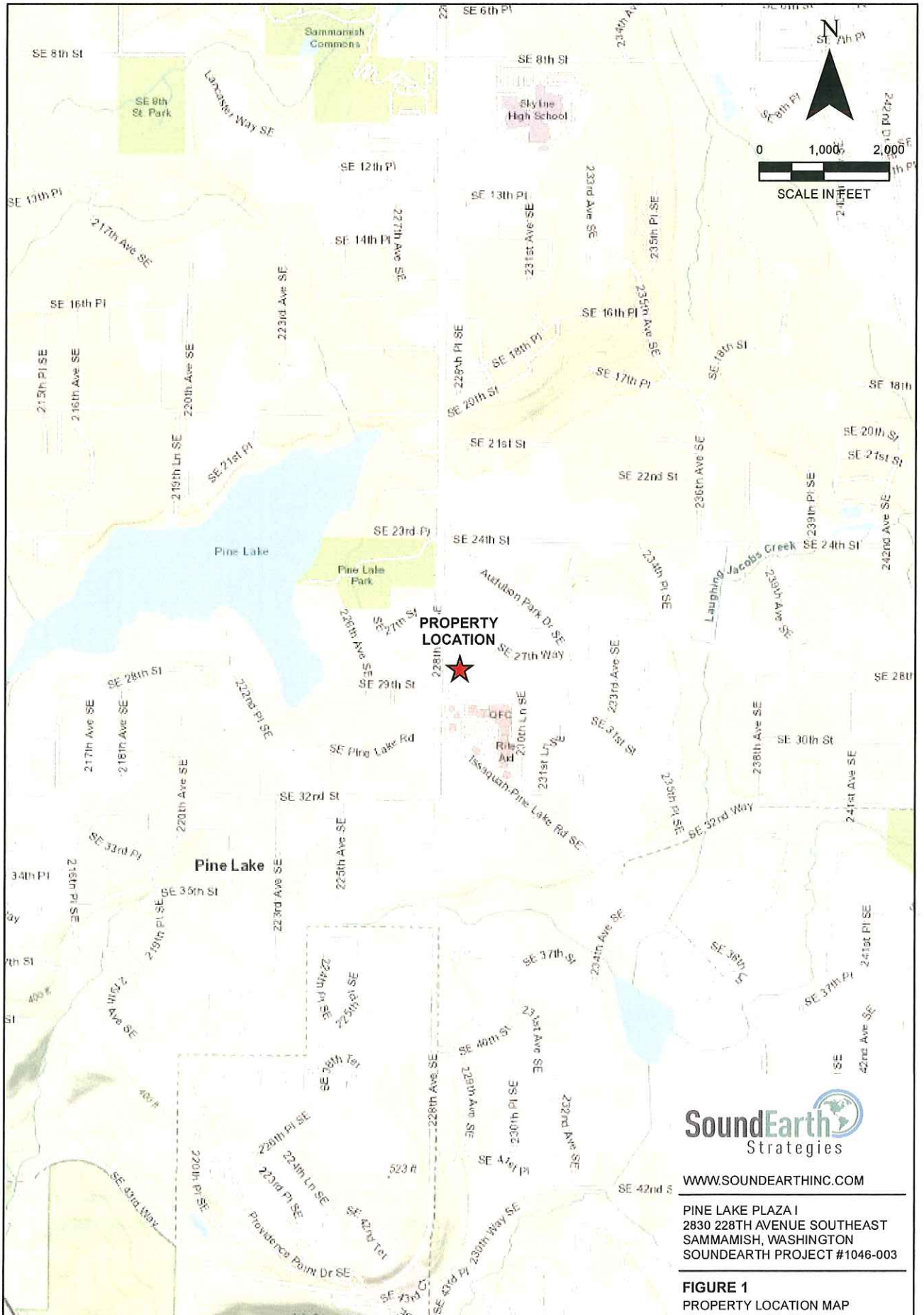
15.0 STATEMENT OF THE ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a Property of the nature, history, and setting of the Property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set for in 40 CFR Part 312.



Ada Hamilton
Project Scientist

FIGURES



SoundEarth
Strategies

WWW.SOUNDEARTHINC.COM

PINE LAKE PLAZA I
2830 228TH AVENUE SOUTHEAST
SAMMAMISH, WASHINGTON
SOUNDEARTH PROJECT #1046-003

FIGURE 1
PROPERTY LOCATION MAP

PHOTOGRAPHS

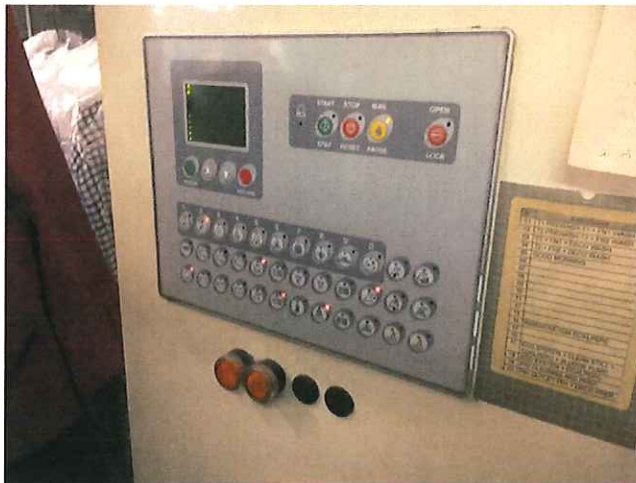
Property Photographs



Photograph 1. Pine Lake Plaza I.



Photograph 2. Pine Lake Dry Cleaning, located in the western portion of the building.



Photograph 3. Dry cleaning machine.



Photograph 4. Dry cleaning machine showing metal plate beneath for secondary containment.



Photograph 5. 16-gallon drum containing used dry cleaning solvent.



Photograph 6. Sewage pump located northwest of the building.



Photograph 7. Salon interior.



Photograph 8. Jewelry store interior.



Photograph 9. North-adjointing single-family residence.



Photograph 10. East-adjointing animal hospital.



Photograph 11. South-adjointing physical therapy building.



Photograph 12. Condominium complex located across 228th Avenue Southeast.

Historical Aerial Photographs



Pine Lake Plaza

2830 & 2912 228th Ave SE

Sammamish, WA 98075

Inquiry Number: 5431850.8

September 24, 2018



The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

09/24/18

Site Name:

Pine Lake Plaza
2830 & 2912 228th Ave SE
Sammamish, WA 98075
EDR Inquiry # 5431850.8

Client Name:

SoundEarth Strategies
2811 Fairview Avenue East
Seattle, WA 98102
Contact: Ada Hamilton



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2017	1"=500'	Flight Year: 2017	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1990	1"=500'	Acquisition Date: July 18, 1990	USGS/DOQQ
1980	1"=500'	Flight Date: July 27, 1980	USDA
1978	1"=500'	Flight Date: June 04, 1978	NRWA
1968	1"=500'	Flight Date: September 03, 1968	USGS
1965	1"=500'	Flight Date: July 01, 1965	NRWA
1957	1"=500'	Flight Date: September 13, 1957	USGS
1943	1"=500'	Flight Date: May 18, 1943	DIA

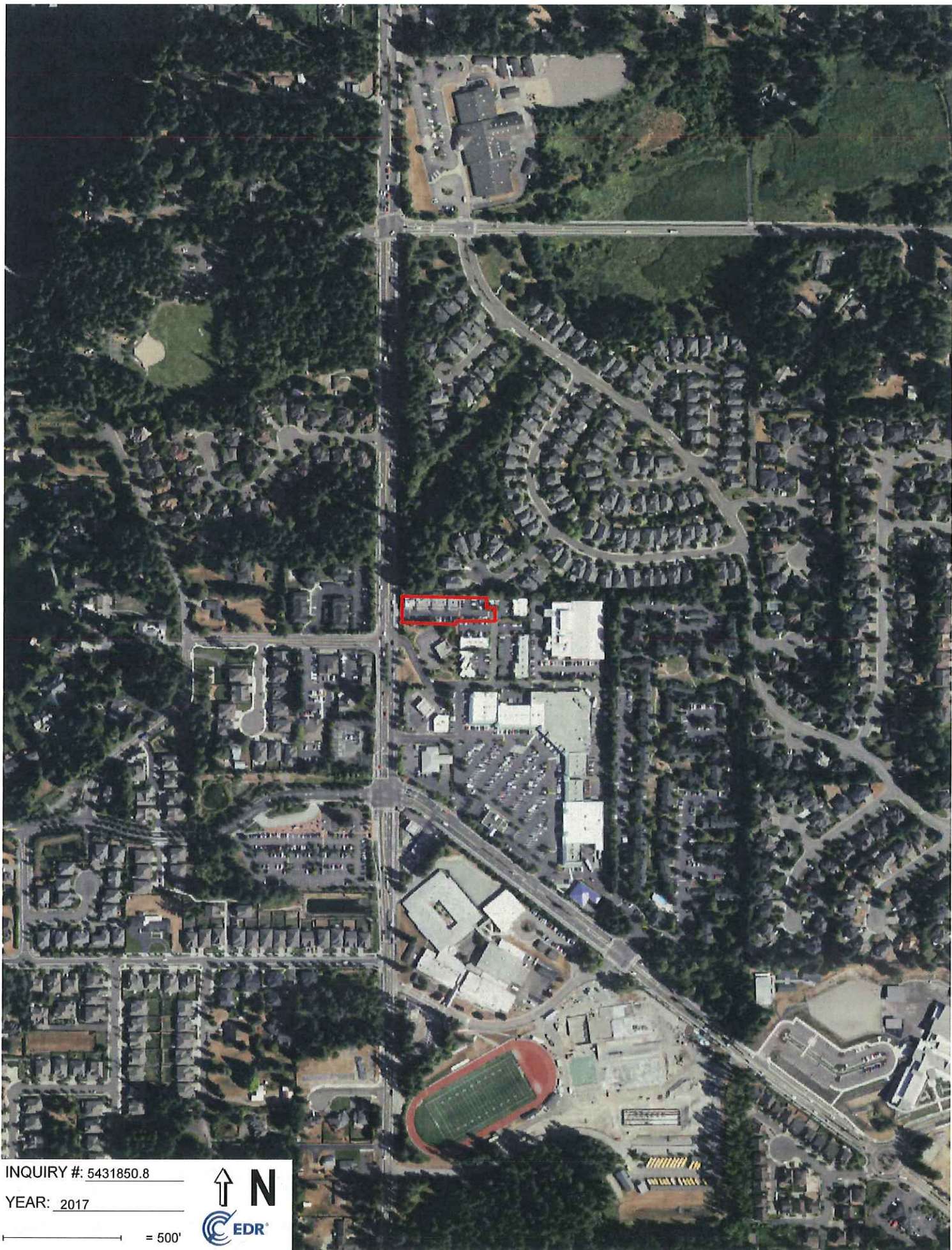
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INQUIRY #: 5431850.8

YEAR: 2017

— = 500'





INQUIRY #: 5431850.8

YEAR: 2009

_____ = 500'





INQUIRY #: 5431850.8

YEAR: 2006

 = 500'





INQUIRY #: 5431850.8

YEAR: 1990

_____ = 500'





INQUIRY #: 5431850.8

YEAR: 1980

— = 500'





INQUIRY #: 5431850.8

YEAR: 1978

_____ = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 5431850.8

YEAR: 1968

_____ = 500'





INQUIRY #: 5431850.8

YEAR: 1965

_____ = 500'





INQUIRY #: 5431850.8

YEAR: 1957

 = 500'





INQUIRY #: 5431850.8

YEAR: 1943

 = 500'



APPENDIX A
COPIES OF SUPPORTING DOCUMENTS

Current and Archived County Assessor Records

King County Department of Assessments

Fair, Equitable, and Understandable Property Valuations

You're In: Assessor >> Look up Property Info >> eReal Property

Department of Assessments

500 Fourth Avenue, Suite ADM-AS-0708, Seattle, WA 98104

Office Hours: Mon - Fri 8:30 a.m. to 4:30 p.m.

TEL: 206-296-7300 FAX: 206-296-5107 TTY: 206-296-7888

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- Area Report
- Print Property Detail

PARCEL DATA

Parcel	102406-9111	Jurisdiction	SAMMAMISH
Name	GREEN ALAN C	Levy Code	2202
Site Address	2830 228TH AVE SE 98075	Property Type	C
Geo Area	95-10	Plat Block / Building Number	
Spec Area		Plat Lot / Unit Number	
Property Name	Pine Lake Plaza I	Quarter-Section-Township-Range	NW-10-24-6

Legal Description

PARCEL 1 OF KC SP #S89S0330 REC #8912019002 TGW POR OF LOT 4 OF REV KC SP #674172 REC #8602251081 DAF - BEG AT NE COR OF SD LOT 4 TH N 88-10-06 W ALG N LN TH OF 85 FT TH S 01-31-46 W 15 FT TH S 88-10-06 E 85 FT TO E LN OF SD LOT 4 TH N 01-31-48 E ALG SD E LN 15 FT TO POB - SD SHORT PLATS BEING LOCATED IN NW 1/4 OF SW 1/4 OF NW 1/4 OF SEC 10-24-6 - AKA LOT A OF KC.LLA #S90M0091 REC #9101250623 LESS POR DEEDED TO KING COUNTY PER 20000315001003
 Plat Block:
 Plat Lot:

LAND DATA

Highest & Best Use As If Vacant	RETAIL/WHOLESALE	Percentage Unusable	
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Retail(Line/Strip)	Restrictive Size Shape	YES
Land SqFt	30,501	Zoning	CB
Acres	0.70	Water	WATER DISTRICT
		Sewer/Septic	PUBLIC
		Road Access	PUBLIC
		Parking	ADEQUATE
		Street Surface	PAVED

Views		Waterfront	
Rainier		Waterfront Location	
Territorial		Waterfront Footage	0
Olympics		Lot Depth Factor	0
Cascades		Waterfront Bank	
Seattle Skyline		Tide/Shore	
Puget Sound		Waterfront Restricted Access	
Lake Washington		Waterfront Access Rights	NO
Lake Sammamish		Poor Quality	NO
Lake/River/Creek		Proximity Influence	NO
Other View			

Designations		Nuisances	
Historic Site		Topography	
Current Use	(none)	Traffic Noise	
Nbr Bldg Sites		Airport Noise	
Adjacent to Golf Fairway	NO	Power Lines	NO
Adjacent to Greenbelt	NO	Other Nuisances	NO
Other Designation	NO	Problems	
Deed Restrictions	NO	Water Problems	NO
Development Rights Purchased	NO	Transportation Concurrency	NO
Easements	NO	Other Problems	NO
Native Growth Protection Easement	NO	Environmental	
DNR Lease	NO	Environmental	NO

BUILDING

Building Number	1	 Click the camera to see more pictures. Picture of Building 1 
Building Description	Line Retail (6 suites)	
Number Of Buildings Aggregated	1	
Predominant Use	LINE RETAIL (860)	

Reference Links:

- King County Tax Links
- Property Tax Advisor
- Washington State Department of Revenue (External link)
- Washington State Board of Tax Appeals (External link)
- Board of Appeals/Equalization
- Districts Report
- iMap
- Recorder's Office
- Scanned images of surveys and other map documents
- Notice mailing date: 07/05/2018

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Shape	Rect or Slight Irreg
Construction Class	MASONRY
Building Quality	AVERAGE
Stories	1
Building Gross Sq Ft	7,272
Building Net Sq Ft	7,272
Year Built	1990
Eff. Year	1992
Percentage Complete	100
Heating System	HEAT PUMP
Sprinklers	Yes
Elevators	

Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	LINE RETAIL (860)		1	14		7,272	7,272

TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
102406911101	2018	2019		2202	915,000	969,900	1,884,900	0	915,000	969,900	1,884,900	
102406911101	2017	2018		2202	915,000	969,900	1,884,900	0	915,000	969,900	1,884,900	
102406911101	2016	2017		2177	762,500	965,300	1,727,800	0	762,500	965,300	1,727,800	
102406911101	2015	2016		2177	701,500	1,026,300	1,727,800	0	701,500	1,026,300	1,727,800	
102406911101	2014	2015		2177	701,500	1,026,300	1,727,800	0	701,500	1,026,300	1,727,800	
102406911101	2013	2014		2177	701,500	1,026,300	1,727,800	0	701,500	1,026,300	1,727,800	
102406911101	2012	2013		2177	701,500	869,300	1,570,800	0	701,500	869,300	1,570,800	
102406911101	2011	2012		2177	701,500	742,600	1,444,100	0	701,500	742,600	1,444,100	
102406911101	2010	2011		2176	701,500	823,900	1,525,400	0	701,500	823,900	1,525,400	
102406911101	2009	2010		2176	701,500	823,900	1,525,400	0	701,500	823,900	1,525,400	
102406911101	2008	2009		2176	610,000	943,100	1,553,100	0	610,000	943,100	1,553,100	
102406911101	2007	2008		2176	375,100	802,400	1,177,500	0	375,100	802,400	1,177,500	
102406911101	2006	2007		2176	327,600	794,800	1,122,300	0	327,600	794,800	1,122,300	
102406911101	2005	2006		2176	294,300	818,300	1,112,600	0	294,300	818,300	1,112,600	
102406911101	2004	2005		2176	335,500	724,500	1,060,000	0	335,500	724,500	1,060,000	
102406911101	2003	2004		2176	335,500	724,500	1,060,000	0	335,500	724,500	1,060,000	
102406911101	2002	2003		2176	335,500	715,800	1,051,300	0	335,500	715,800	1,051,300	
102406911101	2001	2002		2176	332,400	682,400	994,800	0	332,400	682,400	994,800	
102406911101	2000	2001		2176	305,600	719,100	1,024,700	0	305,600	719,100	1,024,700	
102406911101	1999	2000		2176	305,600	393,198	698,698	0	305,600	393,198	698,698	
102406911101	1998	1999		6825	315,000	735,000	1,050,000	0	315,000	735,000	1,050,000	
102406911101	1997	1998		6825	0	0	0	0	315,000	735,000	1,050,000	
102406911101	1996	1997		6825	0	0	0	0	315,000	721,000	1,036,000	
102406911101	1994	1995		6825	0	0	0	0	315,000	721,000	1,036,000	
102406911101	1992	1993		6825	0	0	0	0	315,000	686,700	1,001,700	
102406911101	1991	1992		6825	0	0	0	0	159,300	747,000	906,300	
102406911101	1990	1991		6825	0	0	0	0	159,300	747,000	906,300	
102406911101	1989	1990		6825	0	0	0	0	108,380	0	108,380	
102406911101	1988	1989		6825	0	0	0	0	152,000	0	152,000	
102406911101	1986	1987		6825	0	0	0	0	43,500	0	43,500	
102406911101	1984	1985		6825	0	0	0	0	43,500	0	43,500	
102406911101	1982	1983		6825	0	0	0	0	35,400	0	35,400	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
1741278	20000315091003	3/7/2000	\$14,400.00	HG-I ASSOCIATES INC	KING-COUNTY	Warranty Deed	Other

REVIEW HISTORY

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Issuing Jurisdiction	Reviewed Date
BLD2011-0048Z	TI for Plateau Jewelers,	Remodel	7/14/2011	\$55,000	SAMMAMISH	5/16/2012
BLD2007-00302	Demolition.	Demolition	3/22/2007	\$0	SAMMAMISH	8/6/2007

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- [Property Tax Bill](#)
- [Map This Property](#)
- [Glossary of Terms](#)
- [Area Report](#)
- [Print Property Detail](#)

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<p>Stay connected! View King County social media</p>		



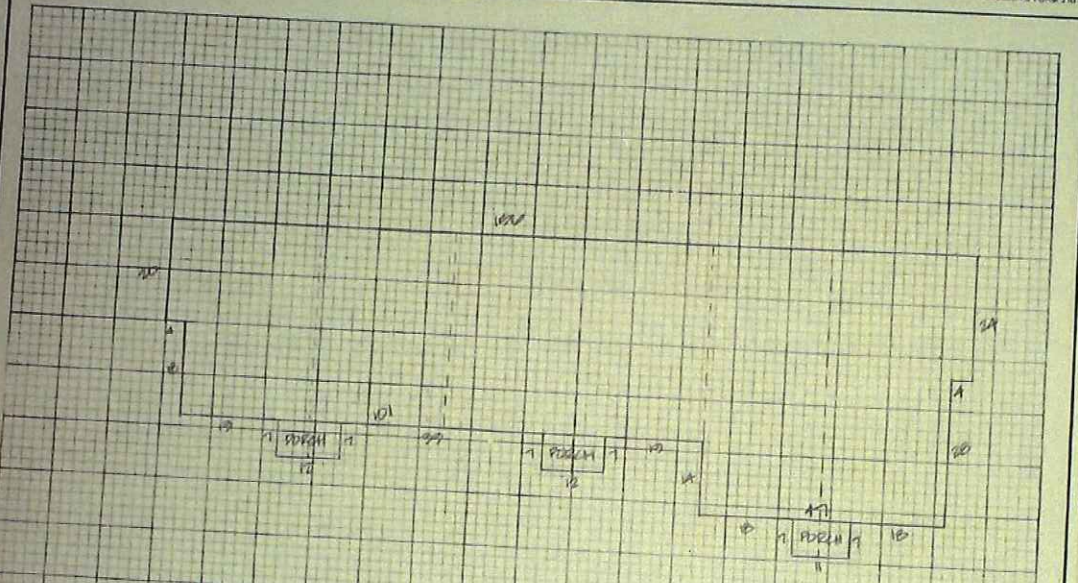
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<p>Information for...</p> <p>Get help</p>	<p>Do more online</p>
---	------------------------------

C-23702 B-1

MAJOR VPP102 MINOR 0000 UNIT 0000 FOLIO 000002 SUBLETTER B SUBNUMBER 1

ASSESSOR'S FORM 210 8



BLDG D
BY YUEN CHAN

N ←

220TH AVENUE SOUTHWEST



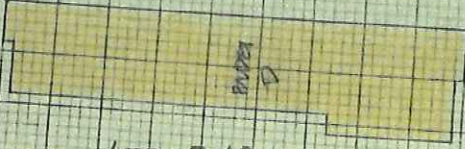
C-23702 B-1

MAJOR ROAD WINDY MINOR ROAD 0080 DIST WINDY SUBLETTER 8 SUBNUMBER 1

ASSESSOR'S FORM 210 B

← Z

PAVEMENT
EXISTING



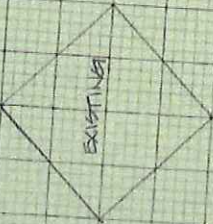
LOTS 849
(Folio #23702 B1)

DIFFERENT FOLIO

PAVEMENT



DENTAL OFFICE



PAVEMENT
EXISTING

218TH AVENUE SOUTHWEST
↓

Title Documents



COMMITMENT FOR TITLE INSURANCE

Issued by

**Fidelity National Title Company of Washington, Inc.
as Agent for Fidelity National Title Insurance Company**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Fidelity National Title Company of Washington, Inc. as agent for Fidelity National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned by:

John W. Jones

John W. Jones, Senior Vice President

Kerry Wise

Kerry Wise, Chief Commercial Title Officer

Authorized Signature



By

Randy Quirk

Randy Quirk, President

Attest

Michael Gravelle

Michael Gravelle, Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements;
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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Transaction Identification Data for reference only:

Issuing Agent: Fidelity National Title Company of Washington, Inc.
Issuing Office: 600 University St., Suite 2424, Seattle, WA 98101
Loan ID Number:
Issuing Office File Number: 20377500-410-MP2-MAW
Property Address: 2830 228th Ave SE, Sammamish, WA 98075
Revision Number:

SCHEDULE A

1. Commitment Date: **August 30, 2018 at 8:00 A.M.**

2. Policy to be issued:

ALTA 2006 Standard Owner's Policy General Schedule Rate
Proposed Insured: **PL Plateau, LLC, a Washington limited liability company**
Amount: \$4,579,520.00
Premium: \$8,266.00
Tax: \$ 834.87
Total: \$9,100.87

3. The estate or interest in the Land described or referred to in this Commitment is:

FEE

4. Title to the estate is, at the Commitment Date, vested in:

HG-I Associates, Inc., a Washington corporation

5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.

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27C165 Commitment for Title Insurance (Adopted 6-17-06 Revised 08-01-2016)

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EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1, KING COUNTY SHORT PLAT NO S89S0330, RECORDED UNDER RECORDING NUMBER [8912019002](#), AND THAT PORTION OF LOT 4, KING COUNTY SHORT PLAT NO 674172 (REVISED), RECORDED UNDER RECORDING NUMBER 8602251081, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4,
THENCE NORTH 88°10'06" WEST ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 85.00 FEET;
THENCE SOUTH 0°31'46" WEST PARALLEL WITH THE WEST LINE OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, A DISTANCE OF 15.00 FEET,
THENCE SOUTH 88°10'06" EAST 85.00 FEET TO THE EAST LINE OF SAID LOT 4,
THENCE NORTH 01°31'46" EAST ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 15.00 FEET TO BEGINNING;

(ALSO KNOWN AS LOT A OF KING COUNTY LOT LINE ADJUSTMENT NO. S90M0091, RECORDED UNDER RECORDING NUMBER [9101250623](#));

EXCEPT THE WEST 8 FEET THEREOF, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER [20000315001003](#);

SITUATE IN THE CITY OF SAMMAMISH, COUNTY OF KING, STATE OF WASHINGTON.

[PARCEL MAP](#)

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SCHEDULE B
PART I – REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. REAL ESTATE EXCISE TAX PURSUANT TO THE AUTHORITY OF RCW CHAPTER 82.45 AND SUBSEQUENT AMENDMENTS THERETO.

AS OF THE DATE HEREIN, THE TAX RATE FOR SAID PROPERTY IS 1.78%

FOR ALL TRANSACTIONS RECORDED ON OR AFTER JULY 1, 2005:

- A FEE OF \$10.00 WILL BE CHARGED ON ALL EXEMPT TRANSACTIONS;
- A FEE OF \$5.00 WILL BE CHARGED ON ALL TAXABLE TRANSACTIONS IN ADDITION TO THE EXCISE TAX DUE;

6. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR:	HG-I ASSOCIATES, INC., A WASHINGTON CORPORATION
TRUSTEE:	PACIFIC NORTHWEST TITLE COMPANY OF WASHINGTON, INC.
BENEFICIARY:	FIRST MUTUAL BANK
ORIGINAL AMOUNT:	\$850,000.00
DATED:	APRIL 5, 2004
RECORDED:	APRIL 15, 2004
RECORDING NO.:	20040415000274

THE DEED OF TRUST WAS MODIFIED BY INSTRUMENT.

RECORDED:	OCTOBER 23, 2013
RECORDING NO.:	20131023001484

7. ASSIGNMENT OF RENTS AND THE TERMS AND CONDITIONS THEREOF:

ASSIGNOR:	HG-I ASSOCIATES, INC., A WASHINGTON CORPORATION
ASSIGNEE:	FIRST MUTUAL BANK
DATED:	APRIL 5, 2004
RECORDED:	APRIL 15, 2004
RECORDING NO.:	20040415000275

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SCHEDULE B
PART I – Requirements
(Continued)

8. FINANCING STATEMENT AND THE TERMS AND CONDITIONS THEREOF:
- SECURED PARTY: FIRST MUTUAL BANK
DEBTOR: HG-I ASSOCIATES, INC.
COVERS: PERSONAL PROPERTY AND FIXTURES LOCATED UPON SAID
PREMISES
RECORDED: APRIL 15, 2004
RECORDING NO.: [20040415000276](#)
- NOTE: A CONTINUATION STATEMENT HAS BEEN FILED.
- RECORDED: JANUARY 30, 2009 AND FEBRUARY 19, 2014
RECORDING NO.: [20090130000998](#) AND [20140219001177](#)
9. WE NOTE VESTING DEED [9005160990](#) CONTAINS AN ERRONEOUS LEGAL DESCRIPTION AND SHOULD BE RERECORDED TO CORRECT SAME..

END OF SCHEDULE B, PART I—REQUIREMENTS

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SCHEDULE B

PART II – EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

- A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, OR CLAIMING POSSESSION, NOT SHOWN BY THE PUBLIC RECORDS.
- B. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- C. EASEMENTS, PRESCRIPTIVE RIGHTS, RIGHTS-OF-WAY, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- D. ANY LIEN, OR RIGHT TO A LIEN, FOR CONTRIBUTIONS TO EMPLOYEE BENEFIT FUNDS, OR FOR THE STATE WORKERS' COMPENSATION, OR FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, ALL AS IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS.
- E. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT YET PAYABLE OR WHICH ARE SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
- F. ANY LIEN FOR SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, TAP, CAPACITY, OR CONSTRUCTION OR SIMILAR CHARGES FOR SEWER, WATER, ELECTRICITY, NATURAL GAS OR OTHER UTILITIES, OR FOR GARBAGE COLLECTION AND DISPOSAL NOT SHOWN BY THE PUBLIC RECORDS.
- G. UNPATENTED MINING CLAIMS, AND ALL RIGHTS RELATING THERETO.
- H. RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- I. INDIAN TRIBAL CODES OR REGULATION, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENT OR EQUITABLE SERVITUDES.
- J. WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- K. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS, OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.

2. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:

(1st HALF DELINQUENT ON MAY 1; 2nd HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.:		102406 9111	
YEAR	BILLED	PAID	BALANCE
2018	\$22,281.32	\$11,140.66	\$11,140.66

TOTAL AMOUNT DUE, NOT INCLUDING INTEREST AND PENALTY: \$11,140.66.

LEVY CODE:	2202
ASSESSED VALUE LAND:	\$915,000.00
ASSESSED VALUE IMPROVEMENTS:	\$969,900.00

3. NOTICE OF TAP OR CONNECTION CHARGES WHICH HAVE BEEN OR WILL BE DUE IN CONNECTION WITH DEVELOPMENT OR RE-DEVELOPMENT OF THE LAND AS DISCLOSED BY RECORDED INSTRUMENT. INQUIRIES REGARDING THE SPECIFIC AMOUNT OF THE CHARGES SHOULD BE MADE TO THE CITY/COUNTY/AGENCY.

CITY/COUNTY/AGENCY: SAMMAMISH PLATEAU WATER & SEWER DISTRICT
RECORDING NO.: [9307301617](#), [9811051363](#), [9901150609](#) AND [20060126001770](#)

4. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS GRANTED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. [5036359](#).

5. GRANT OF EASEMENT FOR WATER RIGHTS AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:	PINE LAKE SHOPPING CENTER, INC.
AREA AFFECTED:	A PORTION OF SAID PREMISES
RECORDED:	JULY 22, 1960
RECORDING NO.:	5183990

6. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED:	NOVEMBER 30, 1979
RECORDING NO.:	7911301193
REGARDING:	SEWER SERVICE AND CONNECTION CHARGES

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

7. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE SHORT PLAT NO. 674172 REVISION RECORDED UNDER RECORDING NO. [8602251081](#).

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.

8. UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: KING COUNTY WATER & SEWER DISTRICT NO. 82
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: MARCH 20, 1986
RECORDING NO.: [8603200953](#)

9. DECLARATION OF COVENANT ASSOCIATED WITH MULTI-FAMILY/COMMERCIAL RETENTION/DETENTION FACILITIES AS PROVIDED IN NEW SECTION 10 OF ORDINANCE 4938 AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: MARCH 7, 1989
RECORDING NO.: [8903070229](#)

AFFECTS: THAT PORTION OF SAID PREMISES LYING WITHIN LOT 4

10. DECLARATION OF COVENANT ASSOCIATED WITH MULTI-FAMILY/COMMERCIAL RETENTION/DETENTION FACILITIES AS PROVIDED IN NEW SECTION 10 OF ORDINANCE 4938 AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: APRIL 28, 1989
RECORDING NO.: [8904280516](#)

AFFECTS: THAT PORTION OF SAID PREMISES LYING WITH PARCEL 1

11. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS GRANTED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. [8905250767](#).

12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: KING COUNTY
PURPOSE: PEDESTRIAN AND EQUESTRIAN TRAIL
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: MAY 25, 1989
RECORDING NO.: [8905250769](#)

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
- GRANTEE: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: JUNE 12, 1989
RECORDING NO.: [8906120489](#)
- CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITY WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM.
14. DECLARATION OF COVENANT ASSOCIATED WITH MULTI-FAMILY/COMMERCIAL RETENTION/DETENTION FACILITIES AS PROVIDED IN NEW SECTION 10 OF ORDINANCE 4938 AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
- RECORDED: AUGUST 9, 1989
RECORDING NO.: [8908090953](#)
- AFFECTS: THAT PORTION OF SAID PREMISES LYING WITHIN LOT 4
15. CROSS-EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
- RECORDED: SEPTEMBER 6, 1989
RECORDING NO.: [8909061000](#)
REGARDING: INGRESS, EGRESS AND UTILITIES
- AND AMENDMENTS THERETO:
- RECORDED: SEPTEMBER 11, 1989
RECORDING NO.: [8909110735](#)
16. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE SHORT PLAT NO. K.C.S.P. NO. S89S0330 RECORDED UNDER RECORDING NO. [8912019002](#).
- THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.
17. MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
- RECORDED: MAY 16, 1990
RECORDING NO.: [9005160989](#)
REGARDING: SHARED PARKING LOT

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

18. RESTRICTIONS AND OTHER MATTERS CONTAINED IN DEED.

RECORDED: JANUARY 25, 1991

RECORDING NO.: [9101250621](#)

AFFECTS: THAT PORTION OF SAID PREMISES LYING WITH LOT 4

19. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS GRANTED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. [20000315001003](#).

20. UNRECORDED LEASEHOLDS, IF ANY; RIGHTS OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON THE LAND; AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.

END OF SCHEDULE B, PART II – EXCEPTIONS

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INFORMATIONAL NOTES

- NOTE 1: NOTICE: PLEASE BE AWARE THAT DUE TO THE CONFLICT BETWEEN FEDERAL AND STATE LAWS CONCERNING THE CULTIVATION, DISTRIBUTION, MANUFACTURE OR SALE OF MARIJUANA, THE COMPANY IS NOT ABLE TO CLOSE OR INSURE ANY TRANSACTION INVOLVING LAND THAT IS ASSOCIATED WITH THESE ACTIVITIES.
- NOTE 2: BASED ON INFORMATION PROVIDED TO THE COMPANY, ON THE DATE OF THIS COMMITMENT IT APPEARS THAT THERE IS LOCATED ON THE LAND:

COMMERCIAL/INDUSTRIAL

KNOWN AS:
2830 228TH AVE SE
SAMMAMISH, WA 98075
- NOTE 3: IF YOU WOULD LIKE THE COMPANY TO ACT AS TRUSTEE IN THE PROPOSED DEED OF TRUST, PLEASE NOTE THAT "FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC." MAY ACT AS TRUSTEE OF A DEED OF TRUST UNDER RCW 61.24.010(1).
- NOTE 4: THE FOLLOWING MAY BE USED AS AN ABBREVIATED LEGAL DESCRIPTION ON THE DOCUMENTS TO BE RECORDED, PER AMENDED RCW 65.04. SAID ABBREVIATED LEGAL DESCRIPTION IS NOT A SUBSTITUTE FOR A COMPLETE LEGAL DESCRIPTION WITHIN THE BODY OF THE DOCUMENT.

PTN LOT A LLA NO. S90M0091 REC # 9101250623
- NOTE 5: IN THE EVENT THAT THE COMMITMENT JACKET IS NOT ATTACHED HERETO, ALL OF THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN SAID JACKET ARE INCORPORATED HEREIN. THE COMMITMENT JACKET IS AVAILABLE FOR INSPECTION AT ANY COMPANY OFFICE.
- NOTE 6: THE POLICY(S) OF INSURANCE MAY CONTAIN A CLAUSE PERMITTING ARBITRATION OF CLAIMS AT THE REQUEST OF EITHER THE INSURED OR THE COMPANY. UPON REQUEST, THE COMPANY WILL PROVIDE A COPY OF THIS CLAUSE AND THE ACCOMPANYING ARBITRATION RULES PRIOR TO THE CLOSING OF THE TRANSACTION.
- NOTE 7: PRIOR TO CLOSING PLEASE CONTACT YOUR TITLE OFFICER FOR CURRENT COURIER AND/OR ACCOMMODATION FEES WHICH MAY BE CHARGED FOR RECORDING RUNS.
- NOTE 8: ACCORDING TO THE APPLICATION FOR TITLE INSURANCE, THE PROPOSED INSURED IS PL PLATEAU, LLC, A WASHINGTON LIMITED LIABILITY COMPANY. WE FIND NO PERTINENT MATTERS OF RECORD AGAINST THE NAME(S) OF SAID PARTY(IES).

END OF INFORMATIONAL NOTES

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Inquire before you wire!

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g., Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g., loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

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Attn: Chief Privacy Officer

Historical Maps



Pine Lake Plaza
2830 & 2912 228th Ave SE
Sammamish, WA 98075

Inquiry Number: 5431850.4

September 21, 2018

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

09/21/18

Site Name:

Pine Lake Plaza
2830 & 2912 228th Ave SE
Sammamish, WA 98075
EDR Inquiry # 5431850.4

Client Name:

SoundEarth Strategies
2811 Fairview Avenue East
Seattle, WA 98102
Contact: Ada Hamilton



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by SoundEarth Strategies were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# 1046-003
Project: Pine Lake Plaza

Coordinates:

Latitude: 47.584313 47° 35' 4" North
Longitude: -122.033861 -122° 2' 2" West
UTM Zone: Zone 10 North
UTM X Meters: 572646.36
UTM Y Meters: 5270552.23
Elevation: 438.74' above sea level

Maps Provided:

- 2014
- 1983
- 1973
- 1968
- 1950
- 1897
- 1895

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2014 Source Sheets



Issaquah

7.5-minute, 24000

1983 Source Sheets



Bellevue South

7.5-minute, 25000
Aerial Photo Revised 1977

1973 Source Sheets



Issaquah

7.5-minute, 24000
Aerial Photo Revised 1973

1968 Source Sheets



Issaquah

7.5-minute, 24000
Aerial Photo Revised 1968

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1950 Source Sheets



Issaquah

7.5-minute, 24000
Aerial Photo Revised 1943

1897 Source Sheets



Seattle

30-minute, 125000



Snohomish

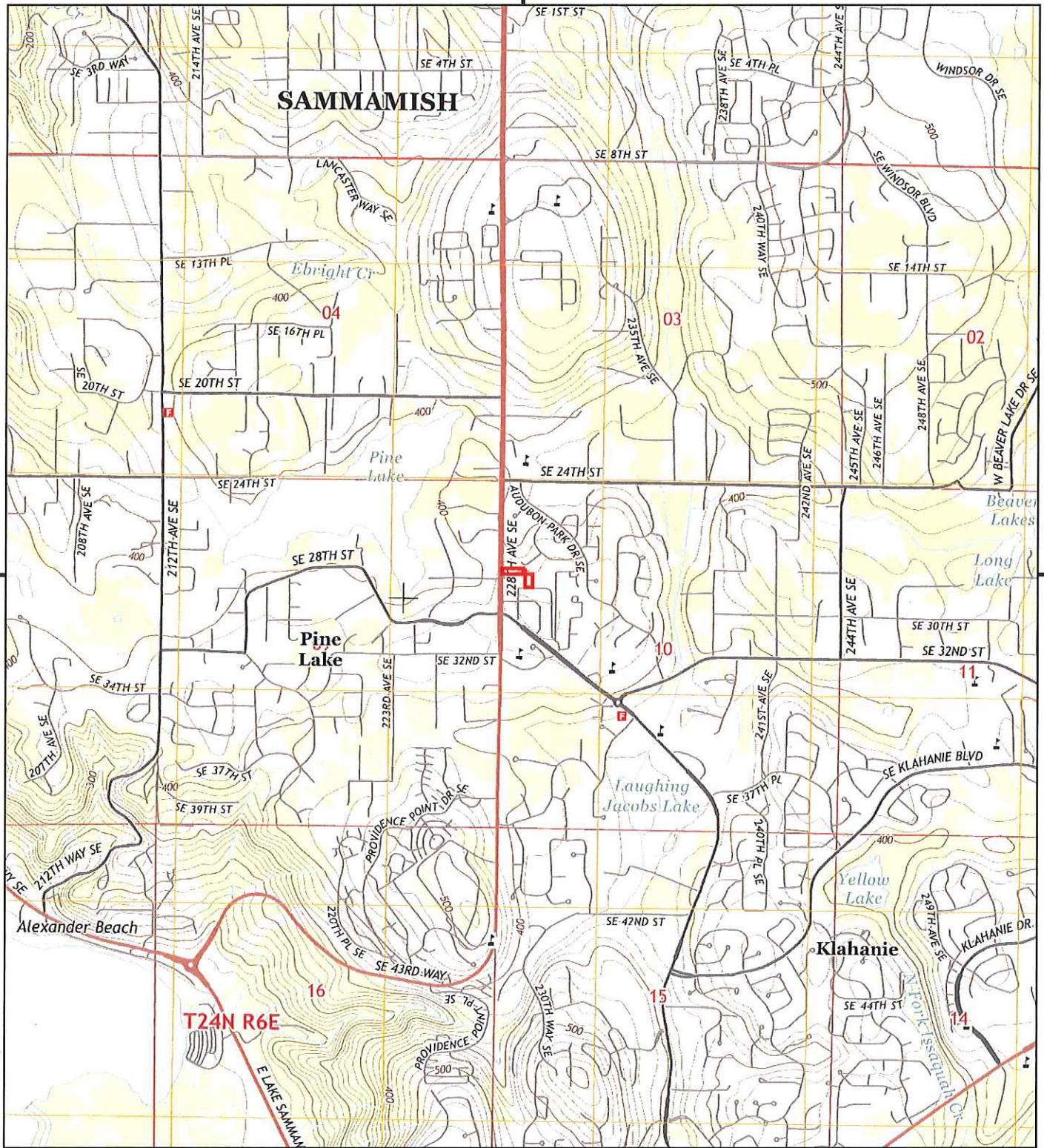
30-minute, 125000

1895 Source Sheets

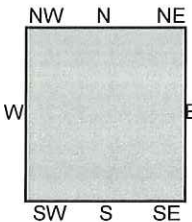
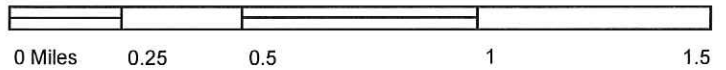


Snohomish

30-minute, 125000



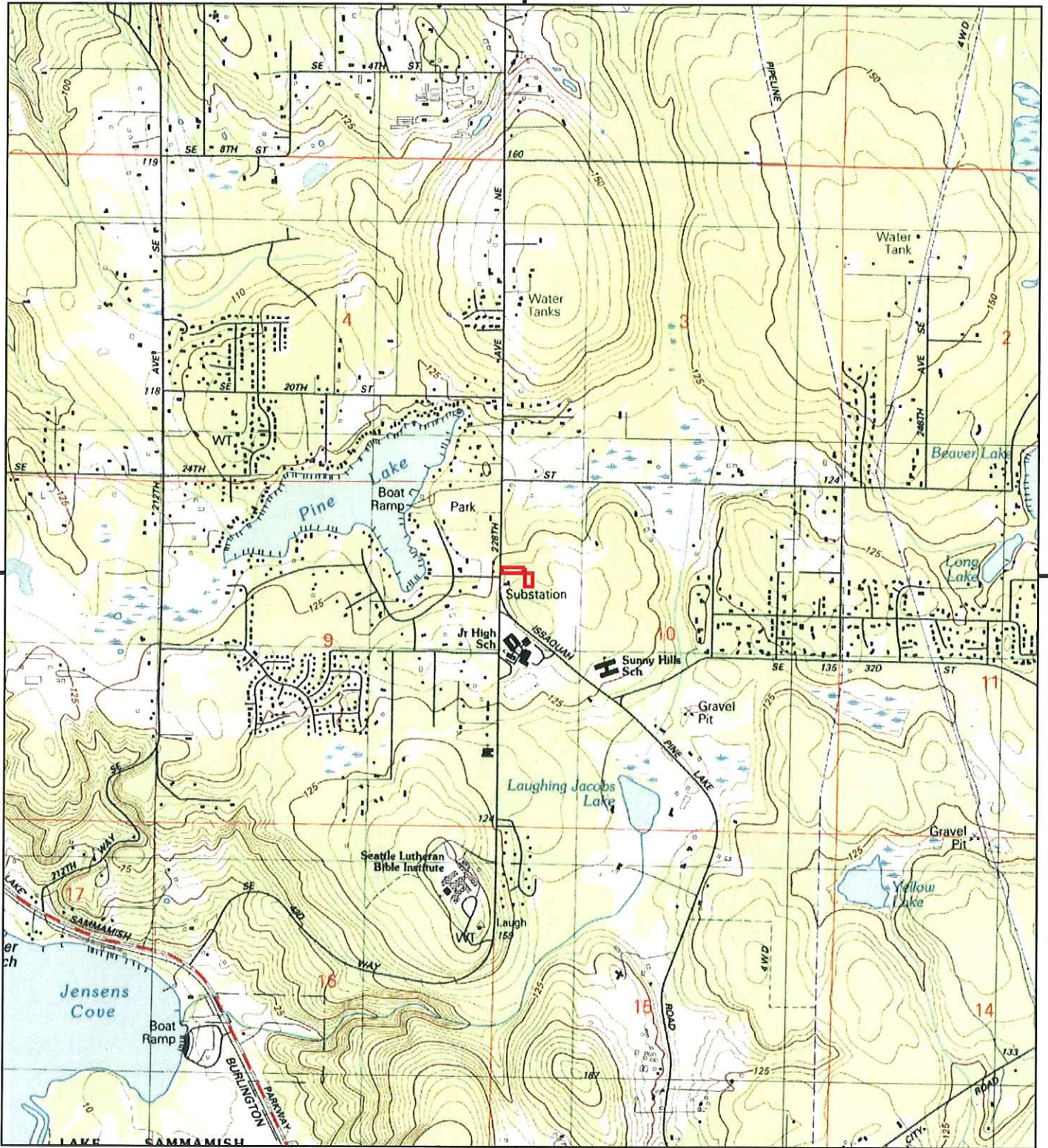
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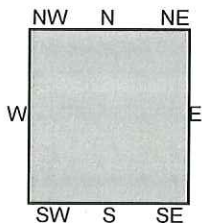
TP, Issaquah, 2014, 7.5-minute

SITE NAME: Pine Lake Plaza
ADDRESS: 2830 & 2912 228th Ave SE
 Sammamish, WA 98075
CLIENT: SoundEarth Strategies





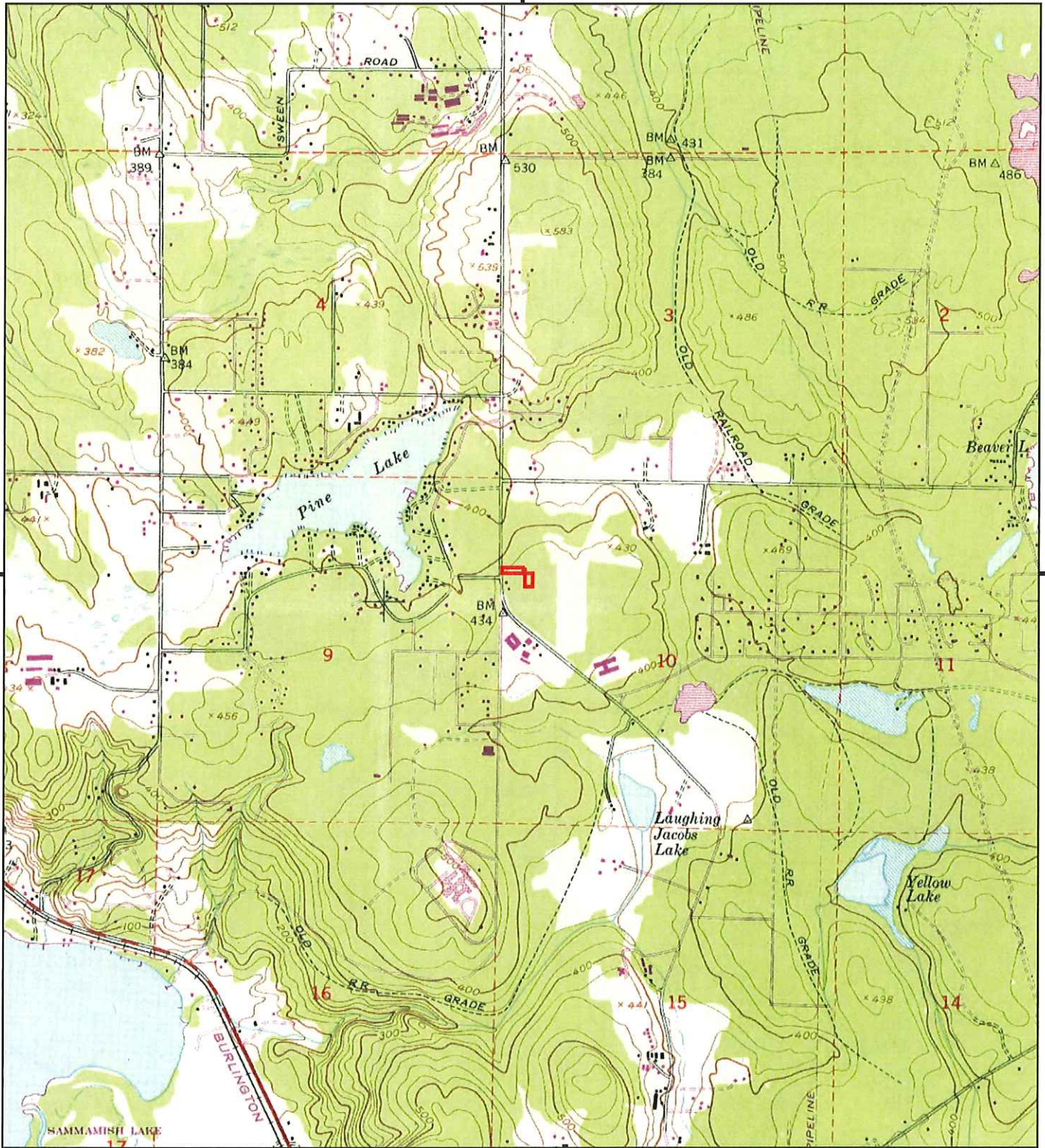
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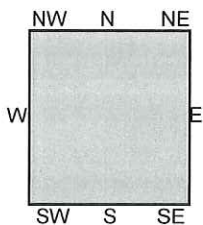
TP, Bellevue South, 1983, 7.5-minute

SITE NAME: Pine Lake Plaza
 ADDRESS: 2830 & 2912 228th Ave SE
 Sammamish, WA 98075
 CLIENT: SoundEarth Strategies





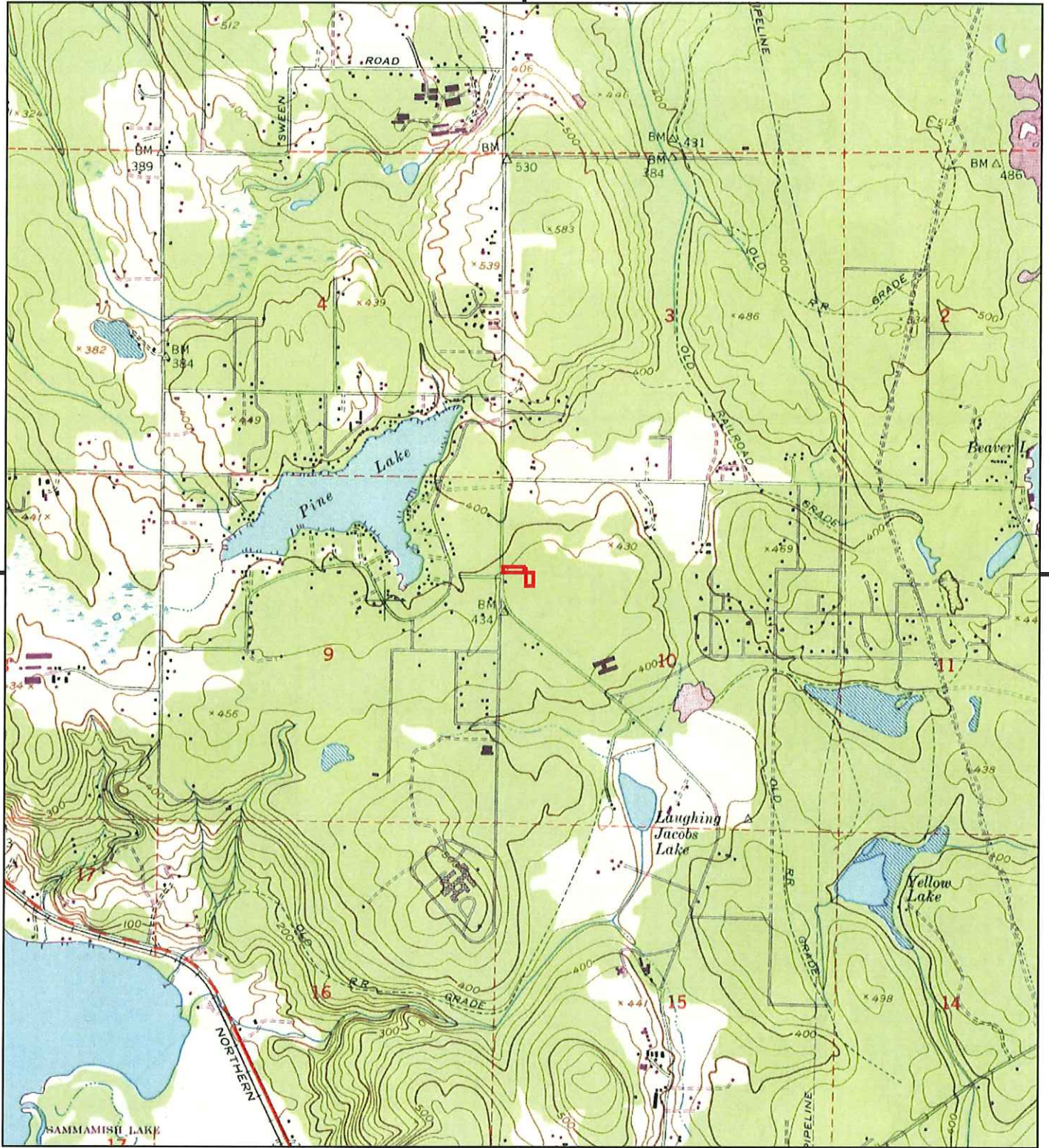
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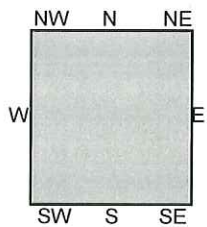
TP, Issaquah, 1973, 7.5-minute

SITE NAME: Pine Lake Plaza
 ADDRESS: 2830 & 2912 228th Ave SE
 Sammamish, WA 98075
 CLIENT: SoundEarth Strategies





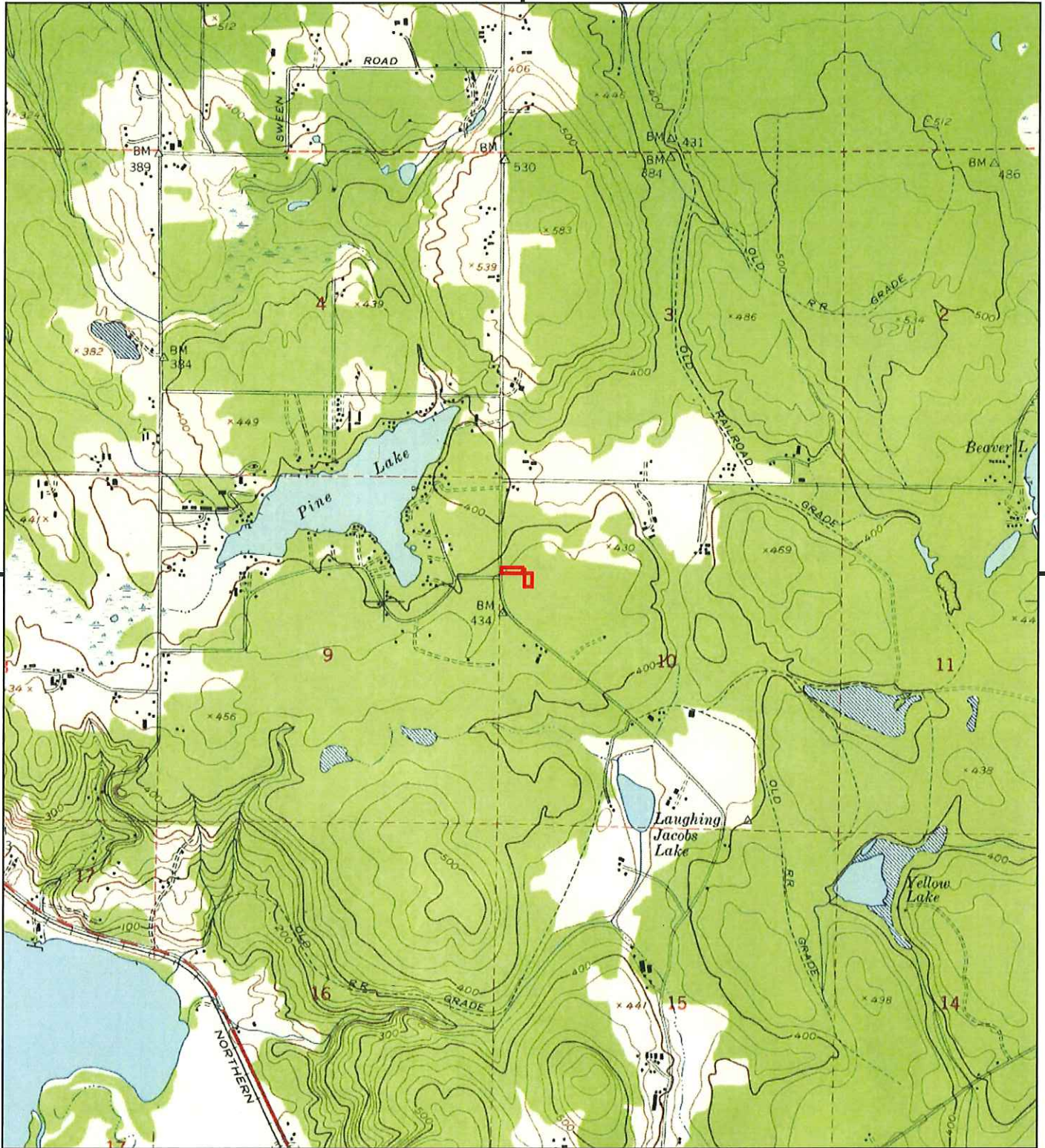
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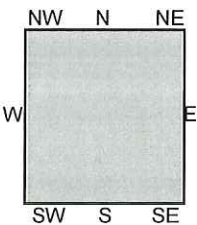
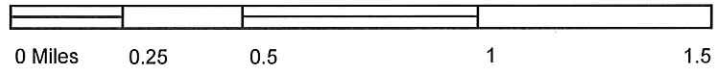
TP, Issaquah, 1968, 7.5-minute

SITE NAME: Pine Lake Plaza
 ADDRESS: 2830 & 2912 228th Ave SE
 Sammamish, WA 98075
 CLIENT: SoundEarth Strategies





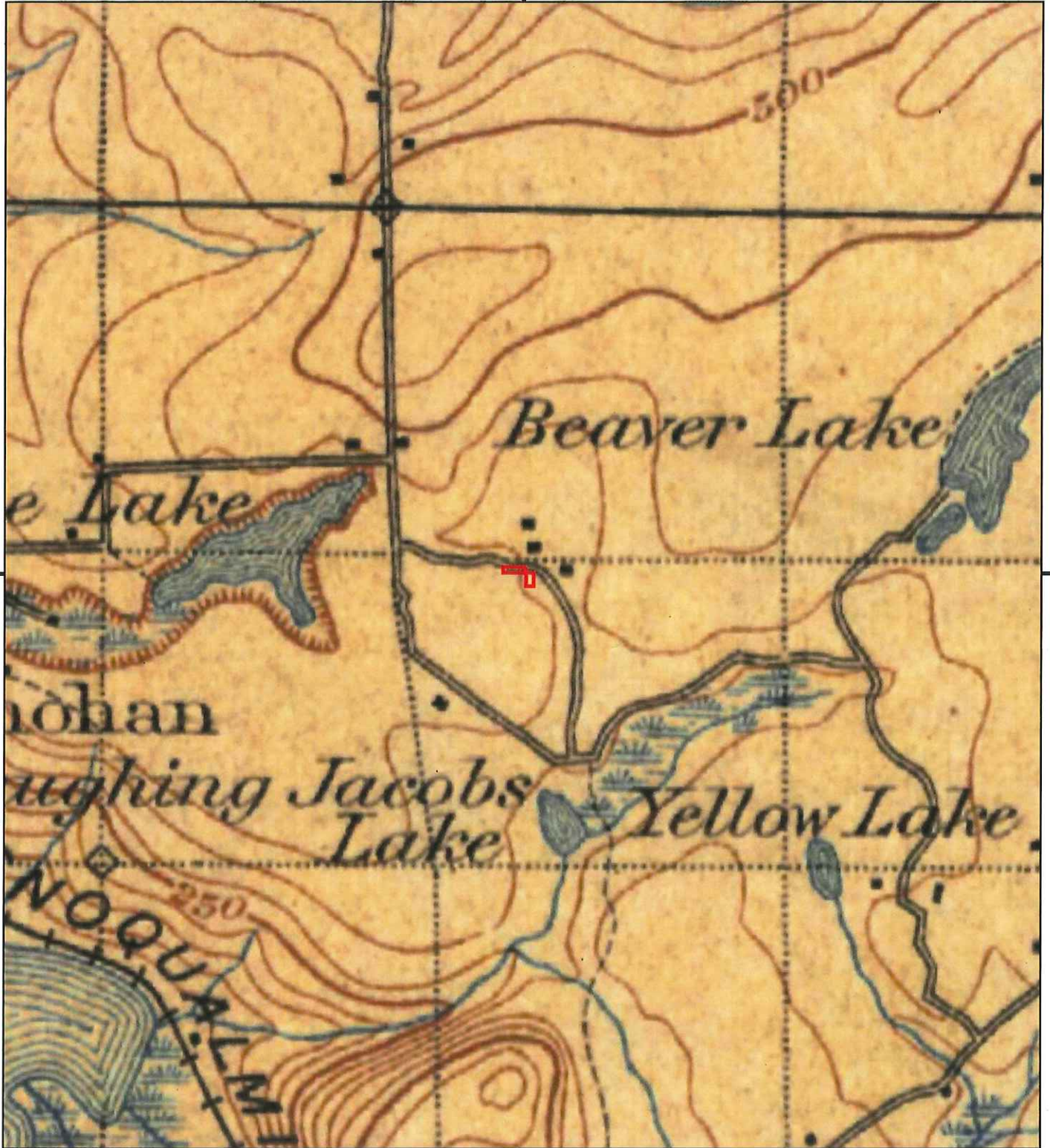
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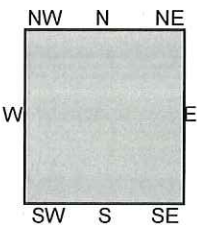
TP, Issaquah, 1950, 7.5-minute

SITE NAME: Pine Lake Plaza
ADDRESS: 2830 & 2912 228th Ave SE
Sammamish, WA 98075
CLIENT: SoundEarth Strategies





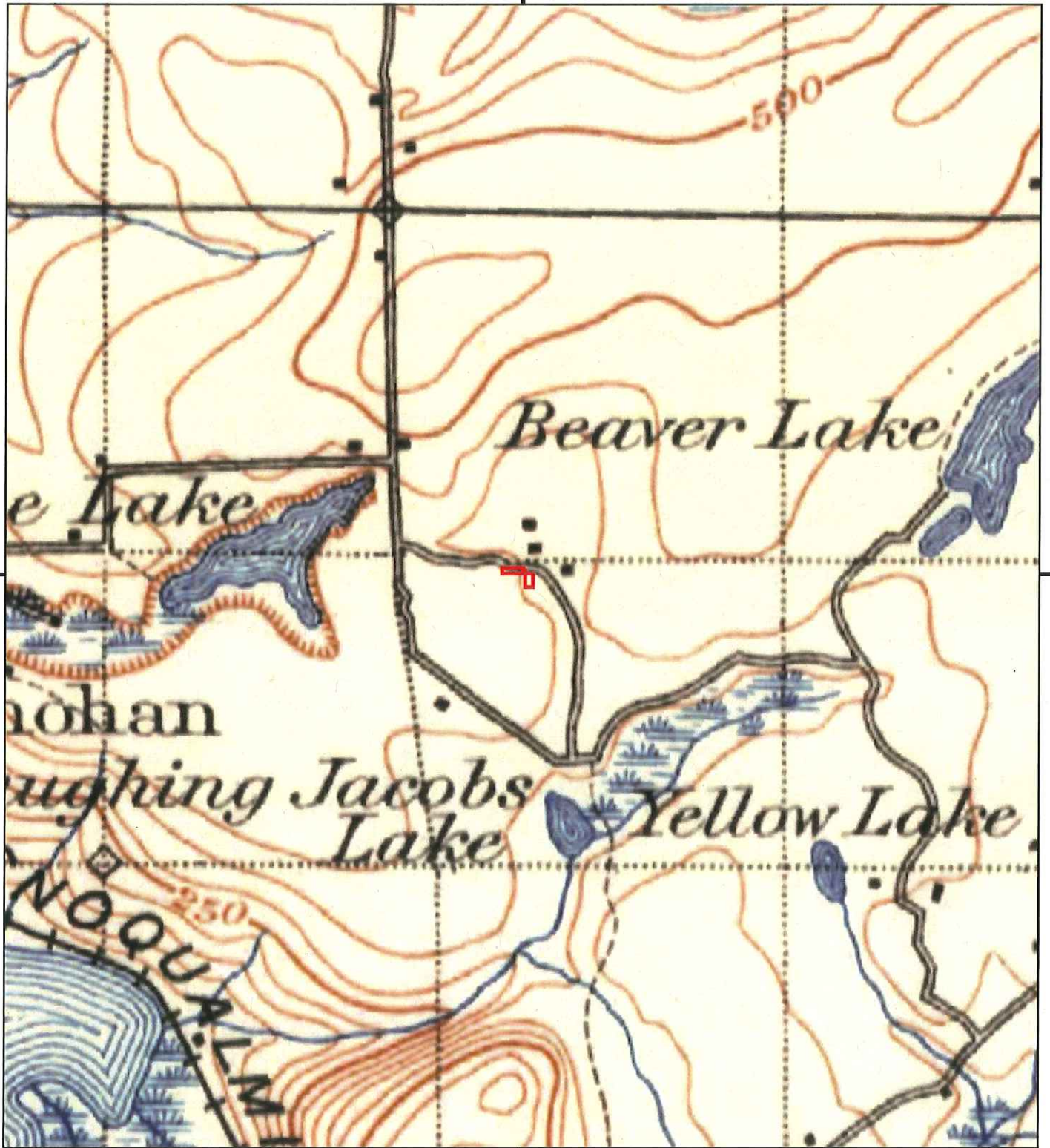
This report includes information from the following map sheet(s).



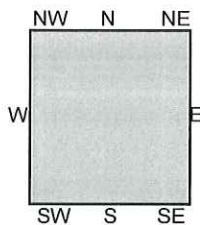
TP, Seattle, 1897, 30-minute
TP, Snohomish, 1897, 30-minute

SITE NAME: Pine Lake Plaza
ADDRESS: 2830 & 2912 228th Ave SE
Sammamish, WA 98075
CLIENT: SoundEarth Strategies





This report includes information from the following map sheet(s).



TP, Snohomish, 1895, 30-minute

SITE NAME: Pine Lake Plaza
 ADDRESS: 2830 & 2912 228th Ave SE
 Sammamish, WA 98075
 CLIENT: SoundEarth Strategies



User Questionnaire



SoundEarth Strategies, Inc.
2811 Fairview Avenue East, Suite 2000
Seattle, Washington 98102

Phase I Environmental Site Assessment User Questionnaire

User Name: Andre LaMarre

User Phone Number: 206-389-7755 Date: 9/26/2018

Introduction

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

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

No

2. Are you aware of any activity and land-use limitations (AULs), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

No

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

No

Phase I Environmental Site Assessment User Questionnaire

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

Price seems reasonable from the info I have seen.

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

(a.) Do you know the past uses of the *property*?

Prior use was undeveloped land .

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

There is a dry cleaner tenant on site that may have chemicals present, but don't know for sure.

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

No

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

No

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

Same answer for 5b.

APPENDIX B
EDR RADIUS REPORT

Pine Lake Plaza

2830 & 2912 228th Ave SE
Sammamish, WA 98075

Inquiry Number: 5431850.2s
September 21, 2018

The EDR Radius Map™ Report with GeoCheck®

Prepared using the EDR FieldCheck® System



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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

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EXECUTIVE SUMMARY

A search of the environmental records was conducted by Environmental Data Resources, Inc. (EDR). SOUNDEARTH STRATEGIES used the EDR FieldCheck System to review and/or revise the results of this search, based on independent data verification by SOUNDEARTH STRATEGIES. The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2830 & 2912 228TH AVE SE
SAMMAMISH, WA 98075

COORDINATES

Latitude (North): 47.5843130 - 47° 35' 3.52"
Longitude (West): 122.0338610 - 122° 2' 1.89"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 572648.6
UTM Y (Meters): 5270333.5
Elevation: 440 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 6005197 ISSAQUAH, WA
Version Date: 2014

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20150825
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
 2830 & 2912 228TH AVE SE
 SAMMAMISH, WA 98075

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	PINE LAKE CLEANERS	2830 228TH AVE SE ST	EDR Hist Cleaner	Lower	1 ft.
A2	PINE LAKE CLEANERS	2830 228TH AVE SE	EDR Hist Cleaner	Lower	1 ft.
3	NORTHWEST CENTER	2902 228TH AVE SE	SWRCY	Higher	254, 0.048, SSE
B4	PINE LAKE CLEANERS	2830 228TH AVE SE	ALLSITES, RCRA NonGen / NLR, FINDS, ECHO, Inactive...	Lower	268, 0.051, WSW
B5	JACKSONS FOOD STORES	2936 228TH AVE SE	EDR Hist Auto	Higher	317, 0.060, SW
B6	SHELL STATION 121711	2936 228TH AVE SE	UST, VCP, ALLSITES, CSCSL NFA, SPILLS, RCRA NonGen...	Higher	317, 0.060, SW
C7	CAR WASH ENTERPRISES	3050 228TH AVE SE	UST	Higher	655, 0.124, SSW
C8	PINE LAKE PLATEAU FU	3050 228TH AVE SE	EDR Hist Auto	Higher	655, 0.124, SSW
C9	CAR WASH ENTERPRISES	3050 228TH AVE SE	ALLSITES	Higher	655, 0.124, SSW
D10	DRY CLEAN USA	3048 ISSAQUAH PINE L	CSCSL, VCP, ALLSITES, RCRA NonGen / NLR, FINDS,...	Higher	716, 0.136, SSE
D11	RITE AID 5188	3066 ISSAQUAH PINE L	RCRA-CESQG, MANIFEST	Higher	763, 0.145, SSE
D12	RITE AID #5188	3066 ISSAQUAH PINE L	ALLSITES, SPILLS, MANIFEST	Higher	763, 0.145, SSE
D13	RITE AID #5188	3066 ISSAQUAH PINE L	RCRA NonGen / NLR	Higher	763, 0.145, SSE
14	FIRE STATION 109	3425 ISSAQUAH PINE L	UST, ALLSITES	Lower	2377, 0.450, SE
15	SAMMAMISH COTTAGES	2004 228TH AVE SE	ALLSITES, CSCSL NFA, ASBESTOS, NPDES	Higher	2483, 0.470, North

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No sites were identified in following databases.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

EXECUTIVE SUMMARY

State- and tribal - equivalent NPL

HSL..... Hazardous Sites List

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Facility Database

State and tribal leaking storage tank lists

LUST..... Leaking Underground Storage Tanks Site List

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing

AST..... Aboveground Storage Tank Locations

INDIAN UST..... Underground Storage Tanks on Indian Land

PTAP..... PTAP Site Listing

State and tribal institutional control / engineering control registries

INST CONTROL..... Institutional Control Site List

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

ICR..... Independent Cleanup Reports

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

Local Lists of Landfill / Solid Waste Disposal Sites

SWTIRE..... Solid Waste Tire Facilities

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

ODI..... Open Dump Inventory

IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

CDL..... Clandestine Drug Lab Contaminated Site List

HIST CDL..... List of Sites Contaminated by Clandestine Drug Labs

US CDL..... National Clandestine Laboratory Register

EXECUTIVE SUMMARY

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
SPILLS..... Reported Spills
SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS..... Formerly Used Defense Sites
DOD..... Department of Defense Sites
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
2020 COR ACTION..... 2020 Corrective Action Program List
TSCA..... Toxic Substances Control Act
TRIS..... Toxic Chemical Release Inventory System
SSTS..... Section 7 Tracking Systems
ROD..... Records Of Decision
RMP..... Risk Management Plans
RAATS..... RCRA Administrative Action Tracking System
PRP..... Potentially Responsible Parties
PADS..... PCB Activity Database System
ICIS..... Integrated Compliance Information System
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS..... Material Licensing Tracking System
COAL ASH DOE..... Steam-Electric Plant Operation Data
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database
RADINFO..... Radiation Information Database
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS..... Incident and Accident Data
CONSENT..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV..... Indian Reservations
FUSRAP..... Formerly Utilized Sites Remedial Action Program
UMTRA..... Uranium Mill Tailings Sites
LEAD SMELTERS..... Lead Smelter Sites
US AIRS..... Aerometric Information Retrieval System Facility Subsystem
US MINES..... Mines Master Index File
ABANDONED MINES..... Abandoned Mines
FINDS..... Facility Index System/Facility Registry System
UXO..... Unexploded Ordnance Sites
ECHO..... Enforcement & Compliance History Information
DOCKET HWC..... Hazardous Waste Compliance Docket Listing
FUELS PROGRAM..... EPA Fuels Program Registered Listing
AIRS..... Washington Emissions Data System
ASBESTOS..... ASBESTOS
COAL ASH..... Coal Ash Disposal Site Listing
DRYCLEANERS..... Drycleaner List
Financial Assurance..... Financial Assurance Information Listing

EXECUTIVE SUMMARY

NPDES..... Water Quality Permit System Data
UIC..... Underground Injection Wells Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS..... Recovered Government Archive State Hazardous Waste Facilities List
RGA LF..... Recovered Government Archive Solid Waste Facilities List
RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

An online review and analysis by SOUNDEARTH STRATEGIES of the RCRA-CESQG list, as provided by EDR, and dated 03/01/2018 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>RITE AID 5188</i> EPA ID:: WAH000008789	<i>3066 ISSAQUAH PINE L</i>	<i>SSE 1/8 - 1/4 (0.145 mi.)</i>	<i>D11</i>	<i>43</i>

EXECUTIVE SUMMARY

State- and tribal - equivalent CERCLIS

CSCSL: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Ecology's Confirmed & Suspected Contaminated Sites List.

An online review and analysis by SOUNDEARTH STRATEGIES of the CSCSL list, as provided by EDR, and dated 07/16/2018 has revealed that there is 1 CSCSL site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DRY CLEAN USA Site Status: Cleanup Started Facility ID: 31348886 Clean Up Siteid: 12424	3048 ISSAQUAH PINE L	SSE 1/8 - 1/4 (0.136 mi.)	D10	38

State and tribal registered storage tank lists

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

An online review and analysis by SOUNDEARTH STRATEGIES of the UST list, as provided by EDR, and dated 05/01/2018 has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL STATION 121711 Site Id: 102083 Facility ID: 28355982	2936 228TH AVE SE	SW 0 - 1/8 (0.060 mi.)	B6	17
CAR WASH ENTERPRISES Site Id: 403202 Facility ID: 52164524	3050 228TH AVE SE	SSW 0 - 1/8 (0.124 mi.)	C7	36

State and tribal voluntary cleanup sites

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

An online review and analysis by SOUNDEARTH STRATEGIES of the VCP list, as provided by EDR, and dated 07/16/2018 has revealed that there are 2 VCP sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL STATION 121711 Facility ID: 28355982	2936 228TH AVE SE	SW 0 - 1/8 (0.060 mi.)	B6	17

EXECUTIVE SUMMARY

Cleanup Siteid: 8583

DRY CLEAN USA

Facility ID: 31348886

Cleanup Siteid: 12424

3048 ISSAQUAH PINE L

SSE 1/8 - 1/4 (0.136 mi.) D10

38

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: A listing of recycling center locations.

An online review and analysis by SOUNDEARTH STRATEGIES of the SWRCY list, as provided by EDR, and dated 07/24/2018 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NORTHWEST CENTER	2902 228TH AVE SE	SSE 0 - 1/8 (0.048 mi.)	3	8

Local Lists of Hazardous waste / Contaminated Sites

ALLSITES: Information on facilities and sites of interest to the Department of Ecology.

An online review and analysis by SOUNDEARTH STRATEGIES of the ALLSITES list, as provided by EDR, and dated 07/09/2018 has revealed that there are 7 ALLSITES sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL STATION 121711 Facility Id: 28355982	2936 228TH AVE SE	SW 0 - 1/8 (0.060 mi.)	B6	17
CAR WASH ENTERPRISES Facility Id: 52164524	3050 228TH AVE SE	SSW 0 - 1/8 (0.124 mi.)	C9	38
DRY CLEAN USA Facility Id: 31348886	3048 ISSAQUAH PINE L	SSE 1/8 - 1/4 (0.136 mi.)	D10	38
RITE AID #5188 Facility Id: 17057 Facility Id: 37431995	3066 ISSAQUAH PINE L	SSE 1/8 - 1/4 (0.145 mi.)	D12	58
SAMMAMISH COTTAGES Facility Id: 11874 Facility Id: 8761	2004 228TH AVE SE	N 1/4 - 1/2 (0.470 mi.)	15	73
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PINE LAKE CLEANERS Facility Id: 43185526	2830 228TH AVE SE	WSW 0 - 1/8 (0.051 mi.)	B4	10
FIRE STATION 109 Facility Id: 6585242	3425 ISSAQUAH PINE L	SE 1/4 - 1/2 (0.450 mi.)	14	72

EXECUTIVE SUMMARY

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

An online review and analysis by SOUNDEARTH STRATEGIES of the CSCSL NFA list, as provided by EDR, and dated 07/16/2018 has revealed that there are 2 CSCSL NFA sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL STATION 121711 Facility/Site Id: 28355982 CS Id: 8583	2936 228TH AVE SE	SW 0 - 1/8 (0.060 mi.)	B6	17
SAMMAMISH COTTAGES Facility/Site Id: 8761 CS Id: 11983	2004 228TH AVE SE	N 1/4 - 1/2 (0.470 mi.)	15	73

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

An online review and analysis by SOUNDEARTH STRATEGIES of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/01/2018 has revealed that there are 4 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL STATION 121711 EPA ID:: WAH000010371	2936 228TH AVE SE	SW 0 - 1/8 (0.060 mi.)	B6	17
DRY CLEAN USA EPA ID:: WAD988472676	3048 ISSAQUAH PINE L	SSE 1/8 - 1/4 (0.136 mi.)	D10	38
RITE AID #5188 EPA ID:: WAH000039750	3066 ISSAQUAH PINE L	SSE 1/8 - 1/4 (0.145 mi.)	D13	70
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PINE LAKE CLEANERS EPA ID:: WAD988507471	2830 228TH AVE SE	WSW 0 - 1/8 (0.051 mi.)	B4	10

Inactive Drycleaners: A listing of inactive drycleaner facility locations.

An online review and analysis by SOUNDEARTH STRATEGIES of the Inactive Drycleaners list, as provided by EDR, and dated 07/17/2018 has revealed that there are 2 Inactive Drycleaners sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DRY CLEAN USA	3048 ISSAQUAH PINE L	SSE 1/8 - 1/4 (0.136 mi.)	D10	38

EXECUTIVE SUMMARY

EPA I: WAD988472676
 Facility ID: 14003

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PINE LAKE CLEANERS EPA I: WAD988507471 Facility ID: 5076 Facility ID: 43185526	2830 228TH AVE SE	WSW 0 - 1/8 (0.051 mi.)	B4	10

MANIFEST: Hazardous waste manifest information.

An online review and analysis by SOUNDEARTH STRATEGIES of the MANIFEST list, as provided by EDR, and dated 12/31/2017 has revealed that there are 3 MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL STATION 121711 Facility Site ID Number: 28355982 Gen Status CD: XQG Gen Status CD: MQG Gen Status CD: SQG EPA ID: WAH000010371	2936 228TH AVE SE	SW 0 - 1/8 (0.060 mi.)	B6	17
RITE AID 5188 Facility Site ID Number: 37431995 Gen Status CD: SQG Gen Status CD: XQG Gen Status CD: MQG EPA ID: WAH000008789	3066 ISSAQUAH PINE L	SSE 1/8 - 1/4 (0.145 mi.)	D11	43
RITE AID #5188 Facility Site ID Number: 37431995 Gen Status CD: SQG EPA ID: WAH000008789	3066 ISSAQUAH PINE L	SSE 1/8 - 1/4 (0.145 mi.)	D12	58

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

An online review and analysis by SOUNDEARTH STRATEGIES of the EDR Hist Auto list, as provided by EDR, has revealed that there are 2 EDR Hist Auto sites within approximately 0.125 miles of the target property.

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JACKSONS FOOD STORES	2936 228TH AVE SE	SW 0 - 1/8 (0.060 mi.)	B5	16
PINE LAKE PLATEAU FU	3050 228TH AVE SE	SSW 0 - 1/8 (0.124 mi.)	C8	38

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

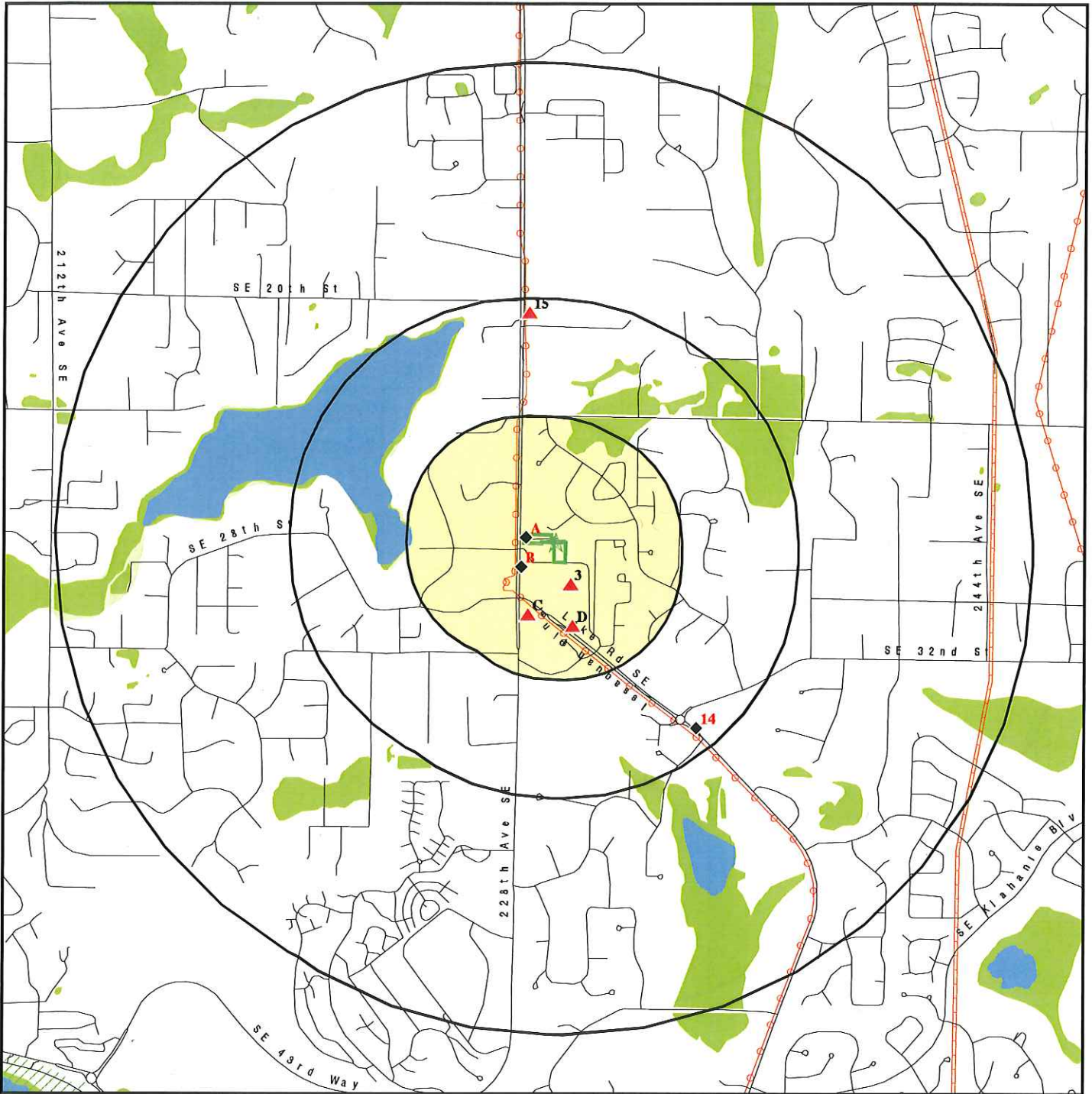
An online review and analysis by SOUNDEARTH STRATEGIES of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 2 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PINE LAKE CLEANERS	2830 228TH AVE SE ST	0 - 1/8 (0.000 mi.)	A1	8
PINE LAKE CLEANERS	2830 228TH AVE SE	0 - 1/8 (0.000 mi.)	A2	8

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 5431850.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Pipelines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

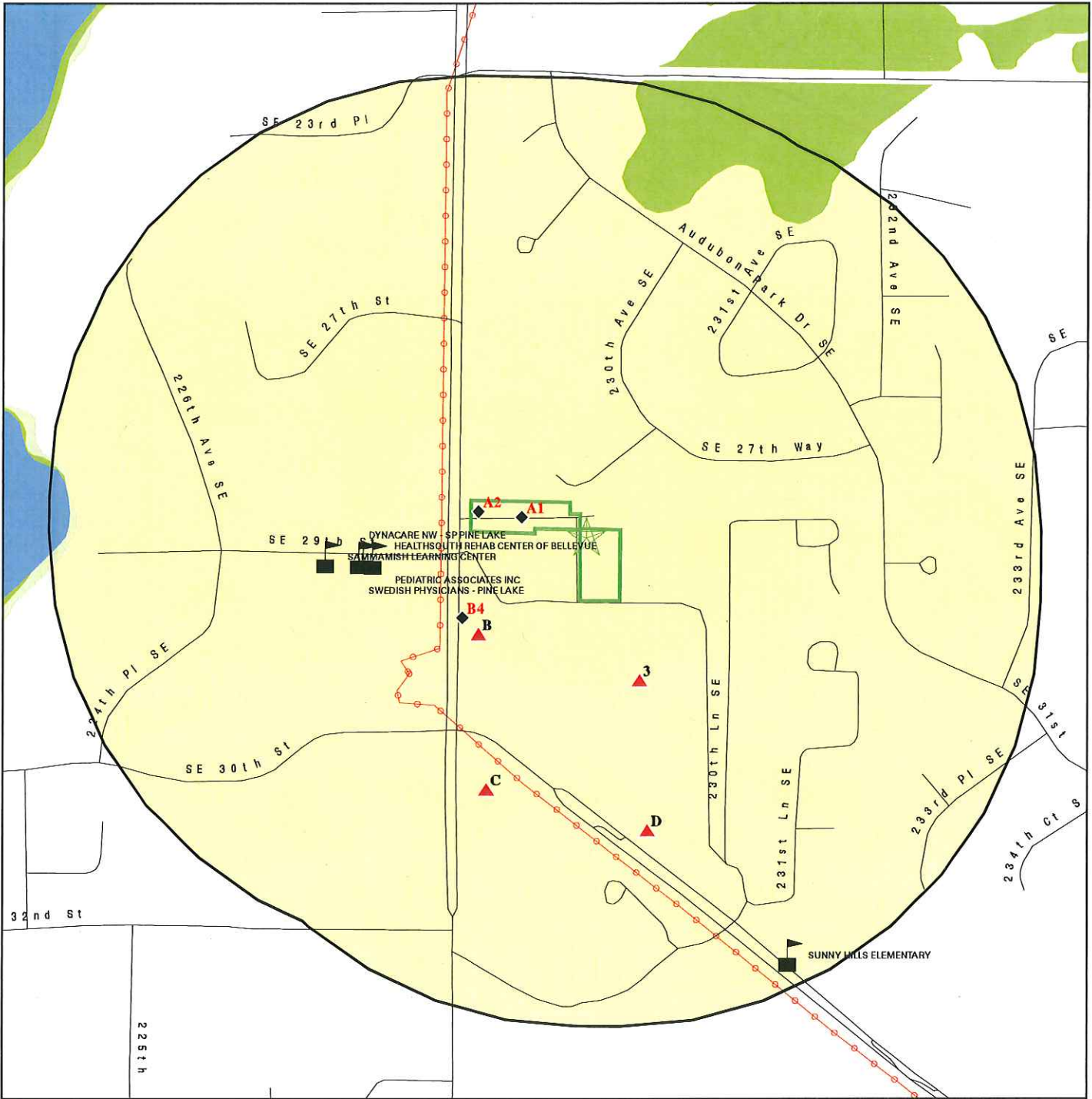
Upgradient Area

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

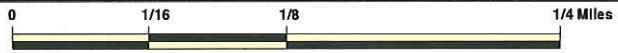
SITE NAME: Pine Lake Plaza
 ADDRESS: 2830 & 2912 228th Ave SE
 Sammamish WA 98075
 LAT/LONG: 47.584313 / 122.033861

CLIENT: SoundEarth Strategies
 CONTACT: Ada Hamilton
 INQUIRY #: 5431850.2s
 DATE: September 21, 2018 7:31 pm

DETAIL MAP - 5431850.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Pine Lake Plaza
 ADDRESS: 2830 & 2912 228th Ave SE
 Sammamish WA 98075
 LAT/LONG: 47.584313 / 122.033861

CLIENT: SoundEarth Strategies
 CONTACT: Ada Hamilton
 INQUIRY #: 5431850.2s
 DATE: September 21, 2018 7:31 pm