

**PHASE I ENVIRONMENTAL ASSESSMENT**

Vacant Parcel  
2719 West Valley Highway East  
Sumner, Washington 98390

**AVENUE 55**

# ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112<sup>th</sup> Avenue Northeast, Suite 300  
Bellevue, Washington 98004  
(425) 455-9025 Office  
(888) 453-5394 Toll Free  
(425) 455-2316 Fax

August 7, 2013

JN-33121

Mr. Drew Zaborowski  
Avenue 55  
1420 Fifth Avenue, Suite 2650  
Seattle, Washington 98101

Subject:       **PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
                  **Vacant Parcel**  
                  **2719 West Valley Highway East**  
                  **Sumner, Washington 98390**

Dear Mr. Zaborowski:

Environmental Associates, Inc., has completed a Phase I Environmental Site Assessment of the subject property located in Pierce County, Washington 98390. This report, prepared in accordance with the terms of our proposal dated July 23, 2013 and in a manner consistent with the intent and methodologies of ASTM E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," summarizes our approach to the project along with results and conclusions.

The contents of this report are confidential and are intended solely for your use and the use of your representatives. Two (2) copies of this report are being distributed to you. No other distribution or discussion of this report will take place without your prior approval in writing. Additional copies are available for a small fee.

Within the context of the limitations of the attached report of which this letter is a part, no evidence was found in the public record or observed at the subject site to suggest that the subject property has been contaminated by dangerous, hazardous, or toxic substances as defined under ASTM, CERCLA, or applicable state and federal laws and regulations. In view of these findings, no additional study or environmental due diligence review of this nature appears warranted at this time.



*Avenue 55  
August 7, 2013*

*JN-33121  
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We appreciate the opportunity to be of service on this assignment. If you have any questions or if we may be of additional service, please do not hesitate to contact us.

Respectfully submitted,  
ENVIRONMENTAL ASSOCIATES, INC.



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

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

EPA/HUD Certified Lead Inspector (Licensed)

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

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



# PHASE "1" ENVIRONMENTAL SITE ASSESSMENT

Vacant Parcel  
2719 West Valley Highway East  
Sumner, Washington 98390

Prepared for:

Avenue 55  
1420 Fifth Avenue, Suite 2650  
Seattle, Washington 98101

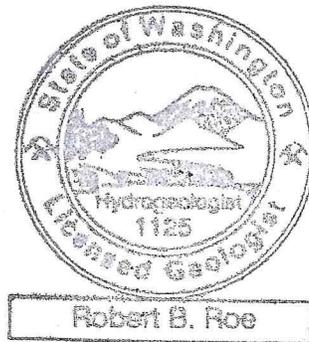
Questions regarding this investigation, the conclusions reached and the recommendations given should be addressed to one of the following undersigned.



Wally Hurst  
Environmental Scientist  
EPA-Certified Building Inspector  
I.D. # 138357



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



EPA-Certified Asbestos Inspector/Management Planner  
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Reference Job Number: JN-33121

August 7, 2013

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## METHODOLOGY/SCOPE OF WORK

Our study approach consisted of completing a series of investigative tasks intended to address the level of effort often referred to as “all appropriate inquiry” or “due diligence” by the “innocent purchaser” in the context of the Superfund Amendment and Reauthorization Act of 1986 (SARA), and nearly identical requirements set forth in the Model Toxics Control Act (MTCA), Chapter 70.105 D (Section 040) RCW pertaining to standards of liability. The objective of a Phase I Assessment is to reduce the potential for exposure to future liability for environmental problems by demonstrating that at the time of acquisition or refinancing, the owner, buyer, or lender had no knowledge or reason to know that any hazardous substance had been released or disposed of on, in, or at the property. Moreover, in defining the purpose of the Phase I environmental site assessment process, section 1.1.1 of ASTM E 1527-05 advises that the goal of a Phase I is to identify “recognized environmental conditions,” and defines a recognized environmental condition as “...the presence or likely presence of any hazardous substances...on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances...into structures on the property or into the ground, groundwater, or surface water of the property.”

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

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

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

- Review of the current EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), the EPA National Priority List (NPL), the CERCLIS NFRAP (No Further Remediation Action Planned) List, the EPA Resource Conservation and Recovery Act (RCRA) Generators, RCRA Corrective Action Report (CORRACTS), and Emergency Response Notification System (ERNS) lists of sites which are potentially contaminated or which produce hazardous substances as a normal part of their commercial operation in the vicinity of the site.
- Review of the current Washington Department of Ecology (WDOE) listing of underground storage tanks (USTs) along with the WDOE's Leaking Underground Storage Tank (LUST) listing for WDOE-documented leaking USTs in the vicinity of the subject property.
- Review of the current WDOE Confirmed and Suspected Contaminated Sites (CSCS) list of potentially contaminated sites which have been the subject of hazardous waste investigation and/or cleanup activity in conjunction with the Washington Model Toxics Control Act (MTCA) Chapter 173-340 WAC.
- Review published documents from Bonneville Power Administration (BPA) to evaluate the risk for naturally occurring radon.
- A reconnaissance of the subject property including buildings and neighboring areas to look for evidence of potential contamination in the form of soil stains, odors, asbestos, lead-based paint (LBP), mold, vegetation stress, discarded drums, discolored water, careless manufacturing or industrial practices, etc.
- Interviews with a property ownership representative and with selected government personnel.
- Preparation of a summary report which documents the audit process and findings.

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## **FINDINGS**

### **GENERAL DESCRIPTION**

The subject property consists of a rectangularly shaped parcel (parcel #0420114072) covering approximately 296,208 square feet of land or approximately 6.80 acres. The property is currently vacant and undeveloped. The approximate location of the site is shown on the Vicinity/Topographic Map, Plate 1, appended herewith.

The property is located in a light industrial area approximately 2.7 miles north of City Hall in Sumner, Washington. Photographs reflecting the character of the subject property are provided with this report as Plate 2.

A brief description of land use on nearby parcels is provided below. Plate 3, Site Plan, depicts the setting of the subject property and land use for adjacent sites.

- North:** Koolit Truck and Equipment is adjacent to the north. A southbound on-ramp to State Highway 167 is farther north. The on-ramp is an extension of 27<sup>th</sup> Street Court East.
- South:** A very large warehouse occupied by Toymsmith, a supplier of promotional products such as kids' meal toys, executive gifts, trade show premiums, components for kits and corporate product advertising is situated adjacent to the south. A large paved parking lot is farther to the south.
- East:** A small vacant parcel is adjacent to the east. This sliver-shaped parcel is not part of the current financial transaction. Highway 167, a 4-lane divided highway, is situated farther east. Large warehouses are situated beyond Highway 167 which is also known as the East Valley Freeway.
- West:** West Valley Highway East is adjacent to the west. A residence and Wooding Excavation with a second residence are across West Valley Highway East.

According to the Sumner City Development Department, the subject property is zoned M-1, a light industrial designation.

### **GEOLOGIC SETTING**

Geographically, the subject site is situated on the floor of a broad, alluvial valley known locally as the White River Valley. Published geologic maps for the site vicinity (Jones, 1998) suggest that much of the material underlying the subject site may be peat, a typically compressible deposit comprised of semicarbonized plant remains. High moisture content often attends such deposits.

During our site visit we observed that fill has been added to the west and central portions of the site. Adding the fill was a permitted activity granted by the City of Sumner. The permit called for the addition of 26,000 cubic yards of structural fill to pre-load future building site. The permit notes future construction of two warehouse buildings on-site. The fill appeared to consist of sand and gravel with cobbles and scattered pieces of concrete. Only the extreme eastern portion of the site showed exposed peat characteristics on the surface at the time of our reconnaissance.

Topographically, the site is a relatively level parcel approximately 50 feet above sea level. Based upon inference from topography and local drainage patterns, it appears that shallow-seated groundwater (if present) in the vicinity of the subject property may locally flow in a southeasterly direction.

Although no site specific information has been developed by our firm with respect to depth to groundwater at this site, our experience in the area suggests that groundwater beneath the site may lie at a depth of less than 20 feet beneath the ground surface.

With respect to surface water resources, an off-site drainage ditch flows eastward along the south boundary. The system of drainage ditches in the area is extensive. Another drainage ditch flows eastward a short distance to the north. These two drainage ditches join a third which appears to flow toward the south. Such draining systems eventually discharge to the White River which lies approximately 0.9 miles to the east and 0.7 miles to the northeast. The White River flows south and joins the Puyallup River approximately 2.2 miles to the south in Sumner. The Puyallup River discharges at Commencement Bay in Tacoma.

## **PREVIOUS ENVIRONMENTAL WORK**

Environmental Associates, Inc. staff is not aware of previous environmental work completed for the subject property.

## **DEVELOPMENT HISTORY AND LAND USE**

Sources reviewed for information on site and area development and land use included the resources of the Sumner Public Library, Pierce County Assessor's Office, and aerial photographs of the subject property and surrounding area from several time periods.

Aerial photographs of the area were reviewed for the years 1941, 1957, 1968, 1972, 1977, 1980, 1986, 1990, 1991, 2006, 2009, 2011. The following paragraphs provide an interpretive summary of our observations in each photo. The time intervals between the various historic aerial photographs selected for this particular project are, in our opinion, entirely adequate for the intended purpose which was to permit a general assessment of overall development and land use in the vicinity of the subject property.

**1941** The subject site is a mowed hay field. Hay fields are also located to the north, south, and east. West Valley Highway East parallels the west boundary of the site. A residence, a wooded area and a small hay field are across West Valley Highway East.

**1957** The site and the areas to the east and west remain the same as in 1941. A residences have been constructed adjacent to the north and south.

- 1968** The site and surrounding parcels appear the same as in 1957.
- 1972** The site and lots to the east and west appear the same as in 1968. An additional structure has been added to the parcel to the north. The residence to the south viewed in the 1957 air photo has been removed.
- 1977** The site appears the same as in 1972. The residence to the north has been torn down and the lot there appears in use as commercial property, especially on its southwest corner. The area to the south remains vacant. State Highway 167 has been paved to the east. The lot to the west has been cleared of all vegetation.
- 1980** The site and its neighbors appear unchanged.
- 1986** The site and areas to the north, south, and east appear the same as in 1980. The current Wooding Excavation building has been constructed to the west, across West Valley Highway East.
- 1990** The subject and State Highway 167 to the east appear the same as in 1986. The west portion of the lot to the north has been graded and gravel-paved for truck parking. Fill and grade activity is apparent on the lot to the south. Additional parking area has been added to the commercial lot to the west across West Valley Highway East.
- 1991** The site and its neighbors appear the same as viewed in the 1990 aerial imagery.
- 2006** Fill material has been added to the subject parcel and to the parcel to the north. Extensive fill and grade activity is also apparent on the south-adjacent parcel. Other nearby areas remain unchanged from 1991.
- 2009** The subject property and the parcels to the north, east, and west appear the same as in 2006. The current Toymith property has been developed with the existing large warehouse building.
- 2011** The site and surrounds appear the same as in 2006.

### PROPERTY CONVEYANCE/OWNERSHIP DATA

From the file resources of the Pierce County Assessor's Office and the resources of the Tacoma Public Library, the following limited history of ownership spanning a period of 113 years has been established:

INSTRUMENT	OWNER	DATE OF PURCHASE
unknown	West Valley Associates	unknown
QCD	Vern Anderson, Eleanor Anderson, Moore	5-13-2005
QCD	Dewaine Moore	5-6-2005
unknown	Paul Mosby	unknown
unknown	S. Cobansag	circa 1965
unknown	M. Cobansag	circa 1951
unknown	W. Reynolds	circa 1930
unknown	James Morris	circa 1915
unknown	Edward Davis	circa 1900

According to resources available at the Tacoma Public Library and the Pierce County Department of Assessments, the subject property has always been undeveloped except for the previously discussed addition of imported fill in 2005.

The northwest part of Sumner Washington does not have Polk's Street Directory coverage or Sanborn Fire Insurance Map coverage.

### SITE RECONNAISSANCE

An environmental scientist/EPA-certified Asbestos Building Inspector from our firm visited the property on August 2, 2013 to review on-site conditions and land use practices in the surrounding area. We enjoyed unrestricted access to all areas of the subject property. In addition, we reviewed accessible exterior areas and accessible exterior areas of adjacent properties.

As discussed earlier, fill material has been added to the western and center portions of the site. A thicker layer of fill was added to the west side near the West Valley Highway East. The east portion was covered by green grass and sedges. The west portions and center were mowed and dry. No hazardous waste was apparent on-site during our site visit. No obvious, visually discernable evidence to suggest the presence of underground fuel storage tanks (i.e., vent lines, filler caps, etc.) was noted on the property. Similarly, no water wells or groundwater monitoring wells were noted on the property. At the time of our visit, no stains, odors, or unusual vegetation conditions that might otherwise indicate the potential presence of contamination by hazardous materials were observed on the subject property.

## **INTERVIEWS**

### **Key Site Manager**

Mr. Drew Zaborowski with Avenue 55 was kind enough to complete the ASTM 1527-05 All Appropriate Inquiries Questionnaire on behalf of the property owner. A copy of the completed questionnaire is included with this report in Appendix C.

### **Government Personnel**

Consistent with the objectives of a Phase I environmental site assessment, on the afternoon of July 1, 2013, EAI conducted a telephone inquiry of the Sumner Fire Department in an effort to ascertain whether the department possessed any records pertaining to emergency responses, spills, underground storage tanks (UST), etc., at the subject property. EAI was informed that no records of that nature pertaining to the subject site were contained in their archives.

## **CHECK FOR PCB-CONTAINING MATERIALS**

Prior to 1979, polychlorinated biphenyls (PCBs) were widely used in electrical equipment such as transformers, capacitors, switches, fluorescent lights (ballasts) and voltage regulators owing to their excellent cooling properties. In 1976, the EPA initiated regulation of PCBs through issues pursuant to the Toxic Substances Control Act (TSCA). These regulations generally control the use, manufacturing, storage, documentation, and disposal of PCBs. EPA eventually banned PCB use in 1978, and adoption of amendments to TSCA under Public Law 94-469 in 1979 prohibited any further manufacturing of PCBs in the United States.

### **Light Fixtures**

No fluorescent light fixtures were observed during our site visit to this vacant parcel.

### **Main Service Electrical Transformers**

One pole-mounted, main service electrical transformer was noted on the west side of the property. The transformer was identified by the serial number DD5496. According to Mr. Hibbard Howe with Puget Sound Energy transformers identified by 2-letter and 4-digit serial numbers are non-PCB transformers. Careful examination of the transformer revealed no cracks, staining, or other evidence of potential leakage. Liability for this equipment ultimately lies with the utility company (Puget Sound Energy) in any event.

### **CHECK FOR ASBESTOS-CONTAINING MATERIALS**

During our site review of this vacant parcel, no materials suspected to possibly contain asbestos were observed.

### **REVIEW FOR LEAD-BASED PAINT**

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

No interior painted surfaces were present on this currently vacant parcel.

### **RADON EVALUATION**

#### **Occurrence**

Radon is a naturally occurring, highly mobile, chemically inert radioactive gas created through radioactive decay of uranium and thorium. The potential for occurrence of radon varies widely and is dependent upon (1) the concentration of radioactive materials in the underlying bedrock; (2) the relative permeability of soils with respect to gases; and (3) the amount of fracturing or faulting in surficial materials (EPA, 1987).

#### **Health Risks**

The concern regarding radon and its potential effects upon humans arises from the results of studies (EPA, 1987) which suggest that approximately fifteen percent of all lung cancer mortalities in the United States may be attributable to exposure to radon.

The EPA has established a concentration of radon of four (4) picocuries per liter (pCi/l) as a maximum permissible concentration "action level." Concentrations above this value would signal a potential health threat. According to some studies, an average concentration in homes across the United States is on the order of 1.4 pCi/l.

### **Risk of Potential Exposure in the Sumner Area**

The Bonneville Power Administration (BPA) recently published the results of measurements for radon made in residences throughout the region they serve which includes Washington, Oregon and Idaho. For the Sumner area in the immediate vicinity of the subject property 66 tests have been performed. The average result was 0.61 pCi/l (BPA, 1993), well below the EPA threshold of concern. The highest result was 7.05 pCi/l. Only this single result or approximately 1.5 % of the results exceeded 4 pCi/l.

On the basis of the findings presented in the cited BPA survey, we conclude that the potential for exposure to naturally occurring radon at the subject site is low.

### **WATER SUPPLY, WASTE WATER AND SOLID WASTE MANAGEMENT**

No utilities have been installed on the subject property.

### **REVIEW OF WASHINGTON DOE LISTING OF UNDERGROUND STORAGE TANKS**

Review of the current Washington Department of Ecology listing of underground storage tanks (USTs) suggests that one facility with a single registered UST is located within a one-quarter mile radius of the subject property. This single UST site is listed in the Environmental Database in Appendix A.

This single WDOE-listed UST site is identified as City Transfer addressed at 2318 East Valley Highway. The WDOE UST database suggests that a single UST is in the closure process at that site. That location is situated adjacent to the north of the subject site in an inferred cross-gradient hydrologic position. That UST site does not appear on the current WDOE listing of "Leaking Underground Storage Tank" (LUST) sites. We made a written request to WDOE for additional file information. Owing to a reportedly high volume of requests for information, staff limitations, and similar reasons becoming characteristic of certain governmental bureaus, the WDOE is unable to provide access to such file archives as may (or may not) exist for the above-referenced off-site facility in a time frame responsive to realistic business practices of the community as being exercised under ASTM E-1527-05. In that context, such materials which may (or may not) exist therein are judged to be neither "practically reviewable" nor "reasonably ascertainable" as defined under sections 3.2.65 and 3.2.73 (respectively) of ASTM E-1527-05.

According to the most recent WDOE Leaking Underground Storage Tank (LUST) listing, there is one listed tank facility located within a one-half mile radius of the subject property which has reported an accidental release or leakage to the WDOE in the past. That single LUST site is listed in the Environmental Database in Appendix A.

The single WDOE-listed LUST site is Puget Sound Energy White River Generating Station addressed as 2111 East Valley Highway. The WDOE LUST database suggests that a release of petroleum products to soil and/or groundwater at that site was reported to the WDOE on an unlisted date. WDOE lists the cleanup “status” of that facility as “Awaiting Cleanup.” That site is located approximately one half of a mile north of the subject site in an inferred cross-gradient hydrologic position.

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

## **EPA & STATE RECORDS OF POTENTIALLY HAZARDOUS SITES**

### **Superfund and NPL**

Review of the current EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and National Priority List (NPL) listings revealed no CERCLIS/CERCLIS-NFRAP sites within a one-half mile radius of the subject site and no NPL sites within one mile of the subject property that have been designated as potentially hazardous or eligible for participation in the Superfund cleanup program.

### **CORRACTS**

Review of the current EPA Corrective Action Report (CORRACTS) listing revealed that no CORRACTS sites are located within approximately one mile of the subject property that have been designated as having a potential release at the property under RCRA.

### **MTCA / State**

The Washington Department of Ecology hazardous waste cleanup and investigation program was launched in 1989 as a part of the Model Toxics Control Act (MTCA), Chapter 173-340 WAC, in order to evaluate potential and actual hazards at sites within the state. Two (2) WDOE Confirmed and Suspected Contaminated Sites (CSCS) sites are located within a one mile radius of the subject property. The nearest MTCA site to the subject property is the previously discussed Puget Sound Energy White River Generating Station addressed as 2111 East Valley Highway. The WDOE

database suggests that soil and groundwater are confirmed to have contamination by metals, EPA priority pollutants, petroleum products, polynuclear aromatic hydrocarbons, and non-halogenated solvents. WDOE staff report the "status" as "awaiting cleanup." As previously mentioned, that site is located approximately one half of a mile north of the subject site in an inferred cross-gradient hydrologic position.

Acknowledging the substantial separation distances and cross-gradient or down-gradient hydrologic positions of the listed MTCA sites in relation to the subject property as positive risk-mitigating factors, it is our opinion that the potential for environmental impairment of the subject property from these confirmed or suspected hazardous waste sites is very low.

### **RCRA/ TSDs**

Review of EPA's Treatment, Storage and Disposal (TSD) facilities listing for sites that treat, store, or dispose of potentially hazardous materials revealed that no TSD sites are located within a one mile radius of the subject property.

Review of the EPA's RCRA Generator listing, revealed no sites within a one-quarter mile radius of the subject property which are/have been regularly monitored by EPA/WDOE for the use or generation of small amounts of hazardous substances as a normal part of their business activities.

### **ERNS**

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

### **LANDFILLS**

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

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## **CONCLUSIONS/RECOMMENDATIONS**

Consistent with the report language requirements defined under ASTM E 1527-05 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", and more specifically section 12.8 thereto, the following conclusory statements are made:

We (EAI) have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the Vacant Parcel located at 2719 West Valley Highway East in the community of Sumner, Pierce County, Washington 98390, the property. No exceptions to, or deletions from this practice were made. This Phase I assessment has revealed no evidence of "recognized environmental conditions" as defined by Section 1.1.1 of ASTM E-1527-05 in connection with the property. In view of these findings, no additional study or environmental due diligence review of this nature appears warranted at this time.

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## **LIMITATIONS**

This report has been prepared for the exclusive use of Avenue 55 and their several representatives for specific application to this site. Our work for this project was conducted in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area, and in accordance with the terms and conditions set forth in our proposal dated July 23, 2013. The environmental condition of subsurface soil and/or groundwater cannot typically be determined by visual examination of surficial conditions such as afforded by the scope of work for a Phase I Assessment such as performed here. Acknowledging that limitation, no warranty whatsoever in that regard is made. No other warranty, expressed or implied, is made. If new information is developed in future site work which may include excavations, borings, studies, etc., Environmental Associates, Inc., must be retained to reevaluate the conclusions of this report and to provide amendments as required.

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## REFERENCES

### GENERAL

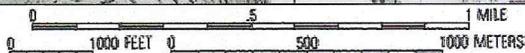
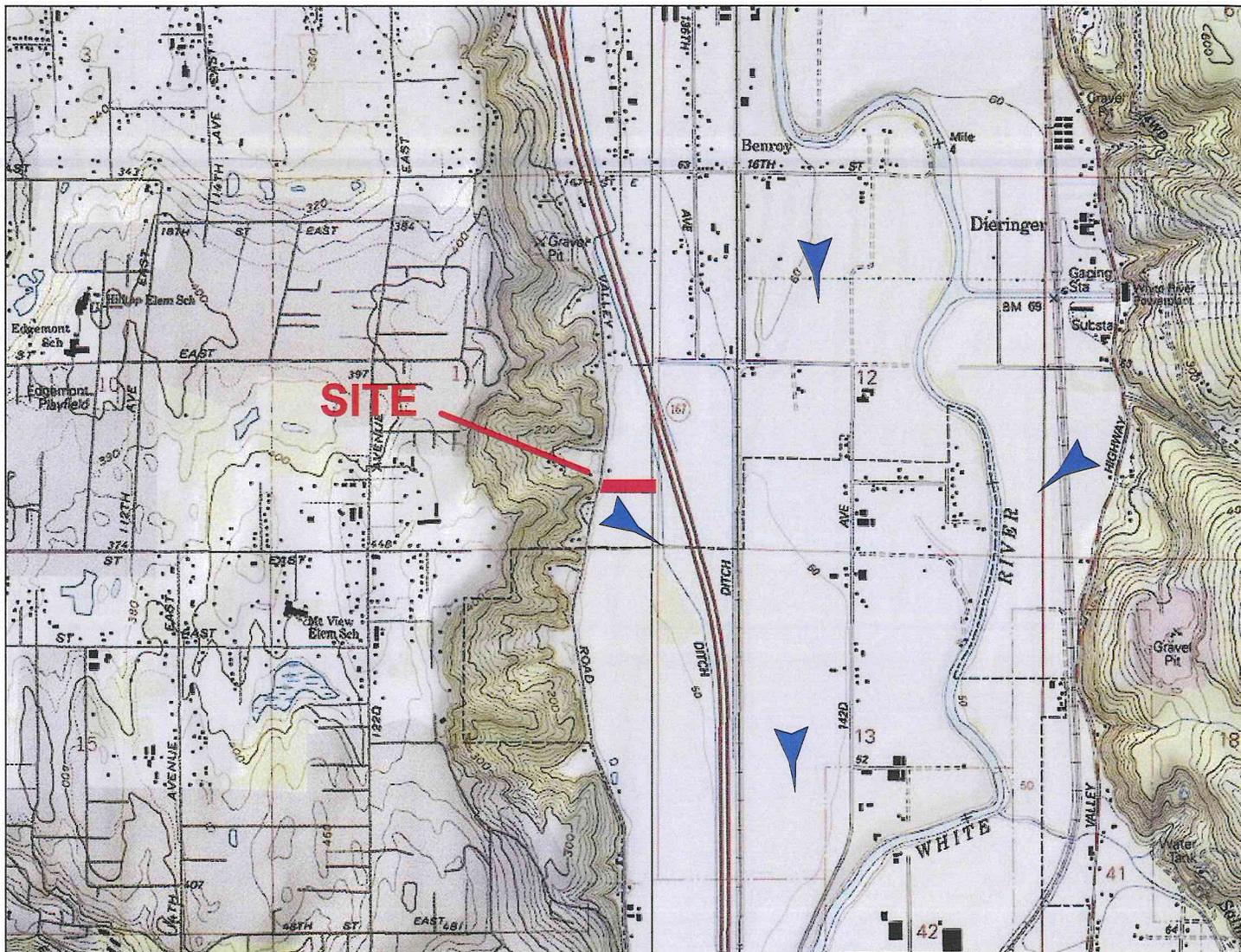
Bonneville Power Administration (BPA), January 1993, Radon Monitoring Results from BPA's Residential Conservation Program, Report No. 15, (with April 1993 Map).

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

Jones, M.A. 1999, Geologic Framework for the Puget Sound Aquifer System, Washington and British Columbia, U.S. Geological Survey Professional Paper 1424-C, 18 Plates, 3 Figures, 2 Tables.

U.S. Geological Survey, 2011, Puyallup, Washington 1:24,000 Quadrangle. Electronic, 1 sheet.

U.S. Geological Survey, 2011, Sumner, Washington 1:24,000 Quadrangle. Electronic, 1 sheet.



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)



**Subject Property Location**



**Inferred Approximate Direction of Groundwater Flow**



**ENVIRONMENTAL ASSOCIATES, INC.**

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

**VICINITY/TOPOGRAPHIC MAP**

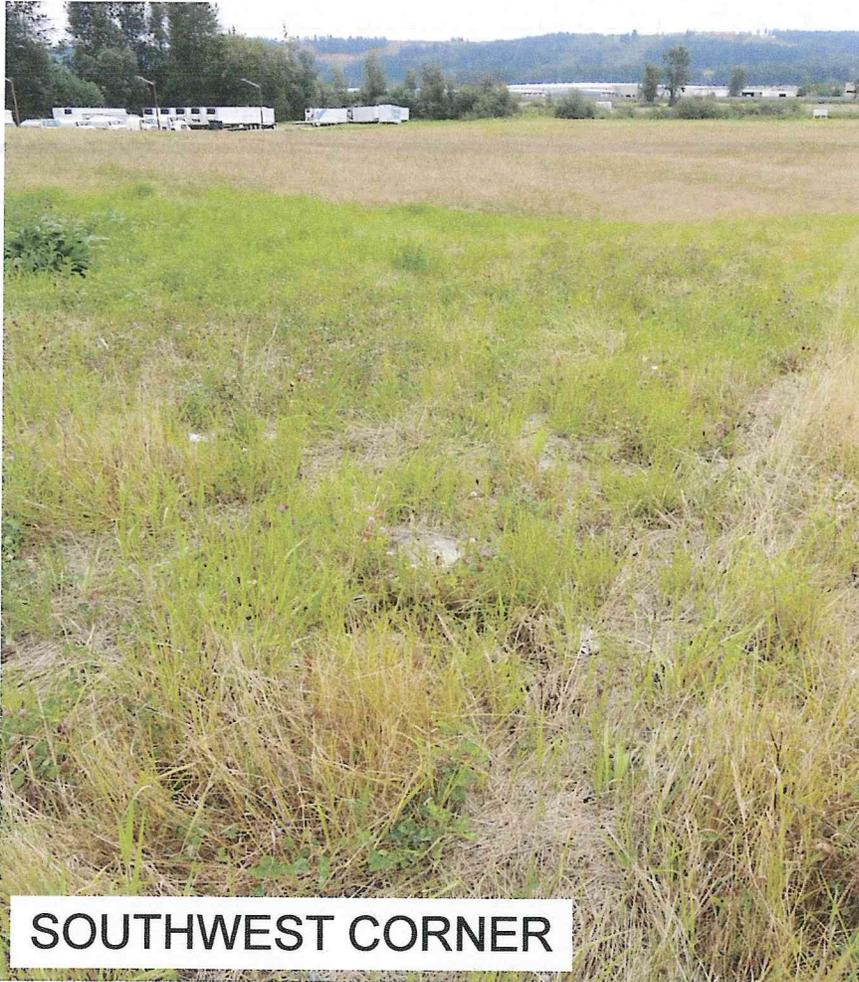
Vacant Parcel  
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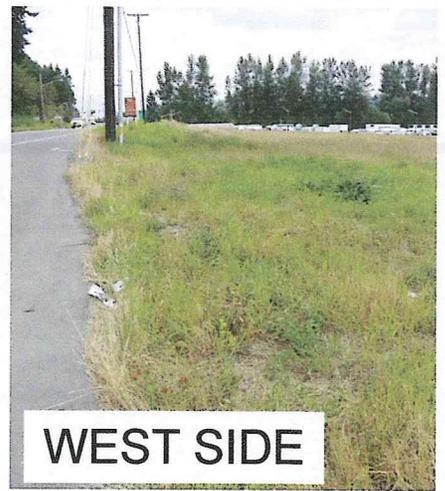
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August 2013

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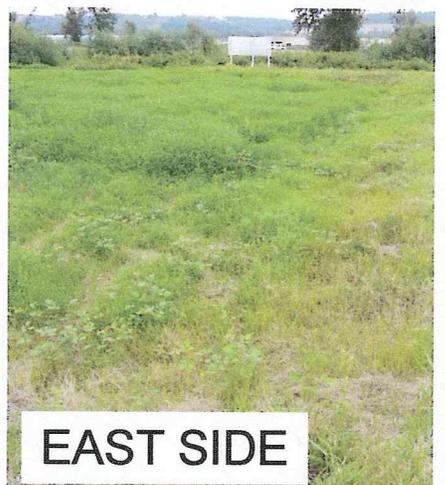
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**SOUTHWEST CORNER**



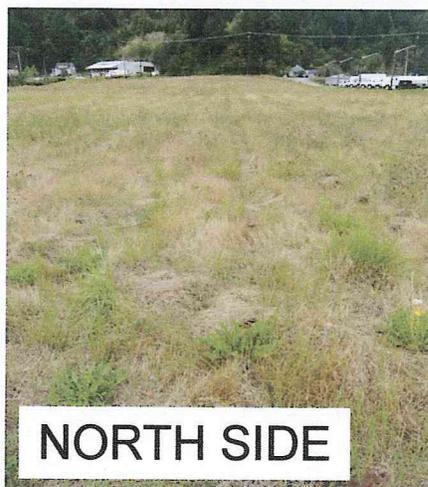
**WEST SIDE**



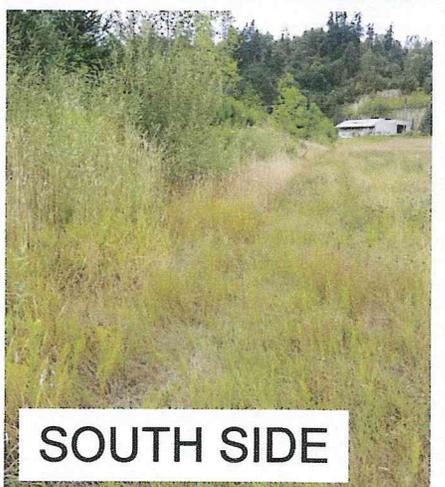
**EAST SIDE**



**WEST SIDE**



**NORTH SIDE**



**SOUTH SIDE**

**ENVIRONMENTAL ASSOCIATES, INC.**



1380-112<sup>th</sup> Avenue Northeast, Suite 300  
Bellevue, Washington 98004

**SITE PHOTOGRAPHS**

Vacant Parcel  
2719 West Valley Highway East  
Sumner, Washington 98390

Job Number  
**JN-33121**

Date  
**August 2013**

Plate  
**2**



**ENVIRONMENTAL  
ASSOCIATES, INC.**



1380-112<sup>th</sup> Avenue Northeast, Suite 300  
Bellevue, Washington 98004

**SITE PLAN**

Vacant Parcel  
2719 West Valley Highway East  
Sumner, Washington 98390

Job Number  
**JN-33121**

Date  
**August 2013**

Plate  
**3**

**APPENDIX A**

**Environmental Data Base List**

**Vacant Parcel**

2710 West Valley Highway  
Sumner, WA 98390

Inquiry Number: 3676421.6s  
July 25, 2013

**FirstSearch Report**



440 Wheelers Farms Road  
Milford, CT 06461  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## Search Summary Report

TARGET SITE    2710 WEST VALLEY HIGHWAY  
SUMNER, WA 98390

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	1	1
<i>NFRAP</i>	Y	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	0	0	-	-	1	1
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal NPL</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	0	1	1	2	4
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	4	4
<i>State/Tribal LTANKS</i>	Y	0	0	0	1	-	1	2
<i>State/Tribal Tanks</i>	Y	0	1	0	-	-	4	5
<i>State/Tribal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal VCP</i>	Y	0	0	0	0	-	2	2
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	-	-	-	-	1	1
<i>Spills</i>	Y	0	-	-	-	-	0	0
<i>Other</i>	Y	0	-	-	-	-	4	4
- Totals --		0	1	0	2	1	20	24

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# Site Information Report

**Request Date:** JULY 25, 2013  
**Request Name:** WALLY HURST

**Search Type:** COORD  
**Job Number:** NA

**Target Site:** 2710 WEST VALLEY HIGHWAY  
 SUMNER, WA 98390

## Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	122.252700	122.2527000 - 122° 15' 9.72"	Easting: 556570.5
Latitude:	47.230700	47.2307000 - 47° 13' 50.52"	Northing: 5230853.5
Elevation:	57 ft. above sea level		Zone: Zone 10

## Demographics

<b>Sites:</b> 4	<b>Non-Geocoded:</b> 20	<b>Population:</b> N/A		
<b>RADON:</b>				
Federal EPA Radon Zone for PIERCE County: 3				
Note: Zone 1 indoor average level > 4 pCi/L. : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L. : Zone 3 indoor average level < 2 pCi/L.				
-----				
Federal Area Radon Information for Zip Code: 98390				
Number of sites tested: 4				
<u>Area</u>	<u>Average Activity</u>	<u>% &lt;4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% &gt;20 pCi/L</u>
Living Area - 1st Floor	1.000 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	1.075 pCi/L	100%	0%	0%
-----				
Federal Area Radon Information for PIERCE COUNTY, WA				
Number of sites tested: 86				
<u>Area</u>	<u>Average Activity</u>	<u>% &lt;4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% &gt;20 pCi/L</u>
Living Area - 1st Floor	0.665 pCi/L	97%	3%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	1.120 pCi/L	93%	7%	0%

## Target Site Summary Report

Target Property: 2710 WEST VALLEY HIGHWAY  
SUMNER, WA 98390

JOB: NA

TOTAL: 24

GEOCODED: 4

NON GEOCODED: 20

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
--------	------------------------	-----------	---------	----------	----------	----------

No sites found for target address

## Sites Summary Report

Target Property: 2710 WEST VALLEY HIGHWAY  
SUMNER, WA 98390

JOB: NA

TOTAL: 24

GEOCODED: 4

NON GEOCODED: 20

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
1	UST	CITY TRANSFER INC	2813 E VALLEY HWY SUMNER, WA 98390	0.12 NW	+ 10	1
2	LUST --RCU	PSE WHITE RIVER GENERATING STA	2111 E VALLEY HWY SUMNER, WA 98390	0.49 North	+ 11	2
2	CSCSL --Awaiting Cleanup	PSE WHITE RIVER GENERATING STA	2111 E VALLEY HWY SUMNER, WA 98390	0.49 North	+ 11	3
3	CSCSL --Awaiting Cleanup	SOUND TURF FARMS	4107 142ND AVE E SUMNER, WA 98390	0.95 SE	- 3	5

## Sites Summary Report

Target Property: 2710 WEST VALLEY HIGHWAY  
SUMNER, WA 98390

JOB: NA

TOTAL: 24                      GEOCODED: 4                      NON GEOCODED: 20

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	RCRA-SQG --WAH000024491	WAL MART SUPERCENTER 5041	19205 SR 410 E BONNEY LAKE, WA 98390	NON GC	N/A	N/A
	CSCSL NFA	BOWEN AUTO WRECKING	20008 HWY 410 BONNEY LAKE, WA 98390	NON GC	N/A	N/A
	RCRA NonGen / NLR --WAH000009548	BOWEN AUTO WRECKING	20008 HWY 410 BONNEY LAKE, WA 98390	NON GC	N/A	N/A
	CSCSL --Awaiting Cleanup	210 COUNTY LINE RD	210 COUNTY LINE RD PACIFIC, WA 98047	NON GC	N/A	N/A
	SWF/LF	BARRY EXCAVATING LANDFILL	NW CORNER OF FREEMAN RD. PIERCE COUNTY, WA	NON GC	N/A	N/A
	SWF/LF	MCNEIL ISLAND WWTP	MCNEIL ISLAND SPECIAL COM PIERCE COUNTY, WA	NON GC	N/A	N/A
	SWF/LF	AMERICAN TOPSOILS	12005 MERIDAN SOUTH PIERCE COUNTY, WA	NON GC	N/A	N/A
	SWF/LF	ROBERT E. BOSTER DUMP	5128 WEST TAPPS HWY PIERCE COUNTY, WA	NON GC	N/A	N/A
	UST	CEMETERY DEPARTMENT	23RD & VALLEY AVE SUMNER, WA 98390	NON GC	N/A	N/A
	UST	TIM CORLISS SON	PO BOX 487 /16805 SUMNER- SUMNER, WA 98390	NON GC	N/A	N/A
	FINDS	TIM CORLISS SON	PO BOX 487 /16805 SUMNER- SUMNER, WA 98390	NON GC	N/A	N/A
	CERCLIS --WAN001002620	LAKE TAPPS ABANDONED DRUMS	EDWARDS ROAD S. OF 10TH S SUMNER, WA 98390	NON GC	N/A	N/A
	ICR	LAKE TAPPS DELI & GAS	17008 LAKE TAPPS HWY N. SUMNER, WA 98390	NON GC	N/A	N/A
	ICR	WSU SUMNER FARM	ORTING HWY SUMNER, WA 98390	NON GC	N/A	N/A
	UST	DARRELL E NORDYKE	16602 SUMNER BUCKLEY HWY SUMNER, WA 98390	NON GC	N/A	N/A
	LUST --Awaiting Cleanup	DARRELL E NORDYKE	16602 SUMNER BUCKLEY HWY SUMNER, WA 98390	NON GC	N/A	N/A

# Sites Summary Report

Target Property: 2710 WEST VALLEY HIGHWAY  
SUMNER, WA 98390

JOB: NA

TOTAL: 24                      GEOCODED: 4                      NON GEOCODED: 20

<u>Map ID</u>	<u>DB Type --ID/Status</u>	<u>Site Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>ElevDiff</u>	<u>Page No.</u>
	CSCSL --Awaiting Cleanup	DARRELL E NORDYKE	16602 SUMNER BUCKLEY HWY SUMNER, WA 98390	NON GC	N/A	N/A
	FINDS	DARRELL E NORDYKE	16602 SUMNER BUCKLEY HWY SUMNER, WA 98390	NON GC	N/A	N/A
	UST	ID P3	2300 E VALLEY RD SUMNER, WA 98390	NON GC	N/A	N/A
	FINDS	ID P3	2300 E VALLEY RD SUMNER, WA 98390	NON GC	N/A	N/A

# Site Detail Report

Target Property: 2710 WEST VALLEY HIGHWAY  
SUMNER, WA 98390

JOB: NA

UST

**EDR ID:** 1007077720      **DIST/DIR:** 0.117 NW      **ELEVATION:** 67      **MAP ID:** 1

**NAME:** CITY TRANSFER INC      **Rev:** 02/08/2013  
**ADDRESS:** 2813 E VALLEY HWY  
SUMNER, WA 98390  
PIERCE  
**SOURCE:** WA Department of Ecology

**UST:**

Facility ID: 6321292  
Site Id: 425955  
UBI: Not reported  
Phone Number: 2538501046  
Decimal Latitude: 47.221463  
Decimal Longitude: -122.227189

Tank Name: NON REGISTERED  
Tag Number: Not reported  
Tank Status: Closure in Process  
Tank Status Date: 09/22/1997  
Tank Install Date: 00/01/1900  
Tank Closure Date: Not reported  
Capacity Range: 5,000 to 9,999 Gallons  
Tank Permit Expiration Date: Not reported  
Tank Upgrade Date: Not reported  
Tank Spill Prevention: Not reported  
Tank Overfill Prevention: Not reported  
Tank Material: Not reported  
Tank Construction: Not reported  
Tank Tightness Test: Not reported  
Tank Corrosion Protection: Not reported  
Tank Manifold: Not reported  
Tank Release Detection: Not reported  
Tank SFC Type: Not reported  
Pipe Material: Not reported  
Pipe Construction: Not reported  
Pipe Primary Release Detection: Not reported  
Pipe Second Release Detection: Not reported  
Pipe Corrosion Protection: Not reported  
Pipe Pumping System: Not reported  
Responsible Unit: SOUTHWEST  
Dispenser/Pump SFC Type: Not reported

# Site Detail Report

Target Property: 2710 WEST VALLEY HIGHWAY  
SUMNER, WA 98390

JOB: NA

## LUST

**EDR ID:** 1004793883      **DIST/DIR:** 0.485 North      **ELEVATION:** 68      **MAP ID:** 2

**NAME:** PSE WHITE RIVER GENERATING STATION

**Rev:** 05/21/2013

**ADDRESS:** 2111 E VALLEY HWY  
SUMNER, WA 98390  
PIERCE

**ID/Status:** RCU

**SOURCE:** WA Department of Ecology

### LUST:

Facility ID: 95724315

Facility Status: RCU

Cleanup Site ID: 6934

Cleanup Unit Type: Upland

Process Type: No Process

Alternate Name: PUGET POWER WHITE RIVER

Release Status Date: 03/18/2004

Site Response Unit Code: Southwest

Lat/Long: 47.20274 / -122.25304

# Site Detail Report

Target Property: 2710 WEST VALLEY HIGHWAY  
SUMNER, WA 98390

JOB: NA

## CSCSL

**EDR ID:** 1004793883      **DIST/DIR:** 0.485 North      **ELEVATION:** 68      **MAP ID:** 2

**NAME:** PSE WHITE RIVER GENERATING STATION

**Rev:** 04/24/2013

**ADDRESS:** 2111 E VALLEY HWY  
SUMNER, WA 98390  
PIERCE

**ID/Status:** Awaiting Cleanup

**SOURCE:** WA Department of Ecology

### CSCSL:

Facility ID: 95724315  
Region: Southwest  
Lat/Long: 47.202739999999 / -122.25304  
Brownfield Status: Not reported  
Rank Status: Not reported  
Clean Up Siteid: 6934  
Site Status: Awaiting Cleanup  
PSI?: Not reported  
Contaminant Name: Metals Priority Pollutants  
Ground Water: C  
Surface Water: Not reported  
Soil: C  
Sediment: Not reported  
Air: Not reported  
Bedrock: Not reported  
Responsible Unit: Southwest

Facility ID: 95724315  
Region: Southwest  
Lat/Long: 47.202739999999 / -122.25304  
Brownfield Status: Not reported  
Rank Status: Not reported  
Clean Up Siteid: 6934  
Site Status: Awaiting Cleanup  
PSI?: Not reported  
Contaminant Name: Non-Halogenated Solvents  
Ground Water: C  
Surface Water: Not reported  
Soil: C  
Sediment: Not reported  
Air: Not reported  
Bedrock: Not reported  
Responsible Unit: Southwest

Facility ID: 95724315  
Region: Southwest  
Lat/Long: 47.202739999999 / -122.25304  
Brownfield Status: Not reported  
Rank Status: Not reported  
Clean Up Siteid: 6934  
Site Status: Awaiting Cleanup  
PSI?: Not reported  
Contaminant Name: Petroleum-Other

- Continued on next page -

# Site Detail Report

Target Property: 2710 WEST VALLEY HIGHWAY  
SUMNER, WA 98390

JOB: NA

CSCSL

**EDR ID:** 1004793883      **DIST/DIR:** 0.485 North      **ELEVATION:** 68      **MAP ID:** 2

**NAME:** PSE WHITE RIVER GENERATING STATION

**Rev:** 04/24/2013

**ADDRESS:** 2111 E VALLEY HWY  
SUMNER, WA 98390  
PIERCE

**ID/Status:** Awaiting Cleanup

**SOURCE:** WA Department of Ecology

Ground Water: C  
Surface Water: Not reported  
Soil: C  
Sediment: Not reported  
Air: Not reported  
Bedrock: Not reported  
Responsible Unit: Southwest

Facility ID: 95724315  
Region: Southwest  
Lat/Long: 47.202739999999 / -122.25304  
Brownfield Status: Not reported  
Rank Status: Not reported  
Clean Up Siteid: 6934  
Site Status: Awaiting Cleanup  
PSI?: Not reported  
Contaminant Name: Polynuclear Aromatic Hydrocarbons  
Ground Water: C  
Surface Water: Not reported  
Soil: C  
Sediment: Not reported  
Air: Not reported  
Bedrock: Not reported  
Responsible Unit: Southwest

## Database Descriptions

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

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

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

**NFRAP:** CERCLIS-NFRAP Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site. CERCLIS-NFRAP - CERCLIS No Further Remedial Action Planned

**RCRA COR ACT:** CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

**RCRA TSD:** RCRA-TSDF 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). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

**RCRA GEN:** RCRA-LQG 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). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

**Federal IC / EC:** US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

**ERNS:** ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

## Database Descriptions

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

State/Tribal CERCLIS: CSCSL State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state. CSCSL - Confirmed and Suspected Contaminated Sites List

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

State/Tribal LTANKS: LUST Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. LUST - Leaking Underground Storage Tanks Site List INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Underground Storage Tank Database AST - Aboveground Storage Tank Locations. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land.

State/Tribal IC / EC: INST CONTROL Sites that have institutional controls. INST CONTROL - Institutional Control Site List

State/Tribal VCP: VCP ICR - Independent Cleanup Reports. Sites that have entered either the Voluntary Cleanup Program or its predecessor Independent Remedial Action Program. ICR - Voluntary Cleanup Program Sites

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other SWF: KING Co. LF SEATTLE/KING Co. LF - Seattle - King County Abandoned Landfill Toxicity / Hazard Assessment Project. SNOHOMISH Co. LF - Solid Waste Sites of Record at Snohomish Health District. SEATTLE Co. LF - Abandoned Landfill Study in the City of Seattle. TACOMA/PIERCE Co. LF - Closed Landfill Survey. The Seattle Abandoned Landfill Survey was conducted in June and July of 1984 by the Health Department's Environmental Health Division at the request of the Mayor's Office. The primary objective of the survey was to determine if any public health problems existed at the predetermined 12 sites. TACOMA/PIERCE Co. LF - Abandoned Landfill Study in the City of Seattle

## Database Descriptions

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs CSCSL NFA - Confirmed and Contaminated Sites - No Further Action. CDL - Clandestine Drug Lab Contaminated Site List. HIST CDL - List of Sites Contaminated by Clandestine Drug Labs.

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS - Reported Spills. SPILLS 90 - SPILLS90 data from FirstSearch.

Other: 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. RCRA NonGen / NLR - RCRA - Non Generators TRIS - Toxic Chemical Release Inventory System. TSCA - Toxic Substances Control Act. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). SSTS - Section 7 Tracking Systems. ICIS - Integrated Compliance Information System. PADS - PCB Activity Database System. MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. FINDS - Facility Index System/Facility Registry System. RAATS - RCRA Administrative Action Tracking System. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. FEDLAND - Federal and Indian Lands. PRP - Potentially Responsible Parties. LEAD SMELTER 1 - Lead Smelter Sites. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. LEAD SMELTER 2 - Lead Smelter Sites.

# Environmental FirstSearch

1,000 Mile Radius

ASTM MAP: NPL, RCRA, COR, STATES Sites



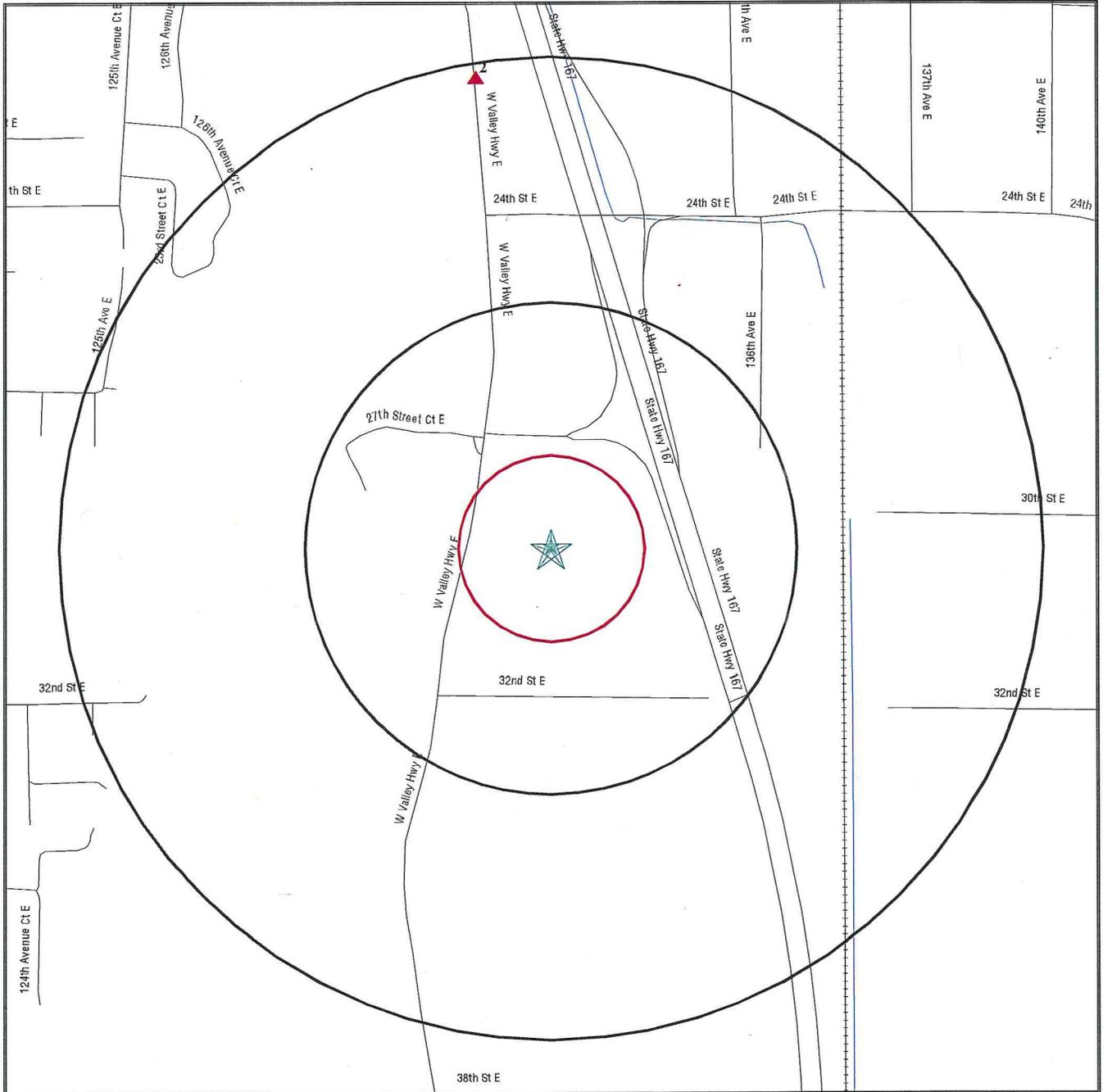
2710 WEST VALLEY HIGHWAY SUMNER, WA 98390



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 47.2307 Longitude: 122.2527)
- ▲ Identified Sites
- National Priority List Sites
- ▨ Indian Reservations BIA

2710 WEST VALLEY HIGHWAY SUMNER, WA 98390



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

- ★ Target Property (Latitude: 47.2307 Longitude: 122.2527)
- ▲ Identified Sites
- ▣ Indian Reservations BIA
- ▣ National Priority List Sites

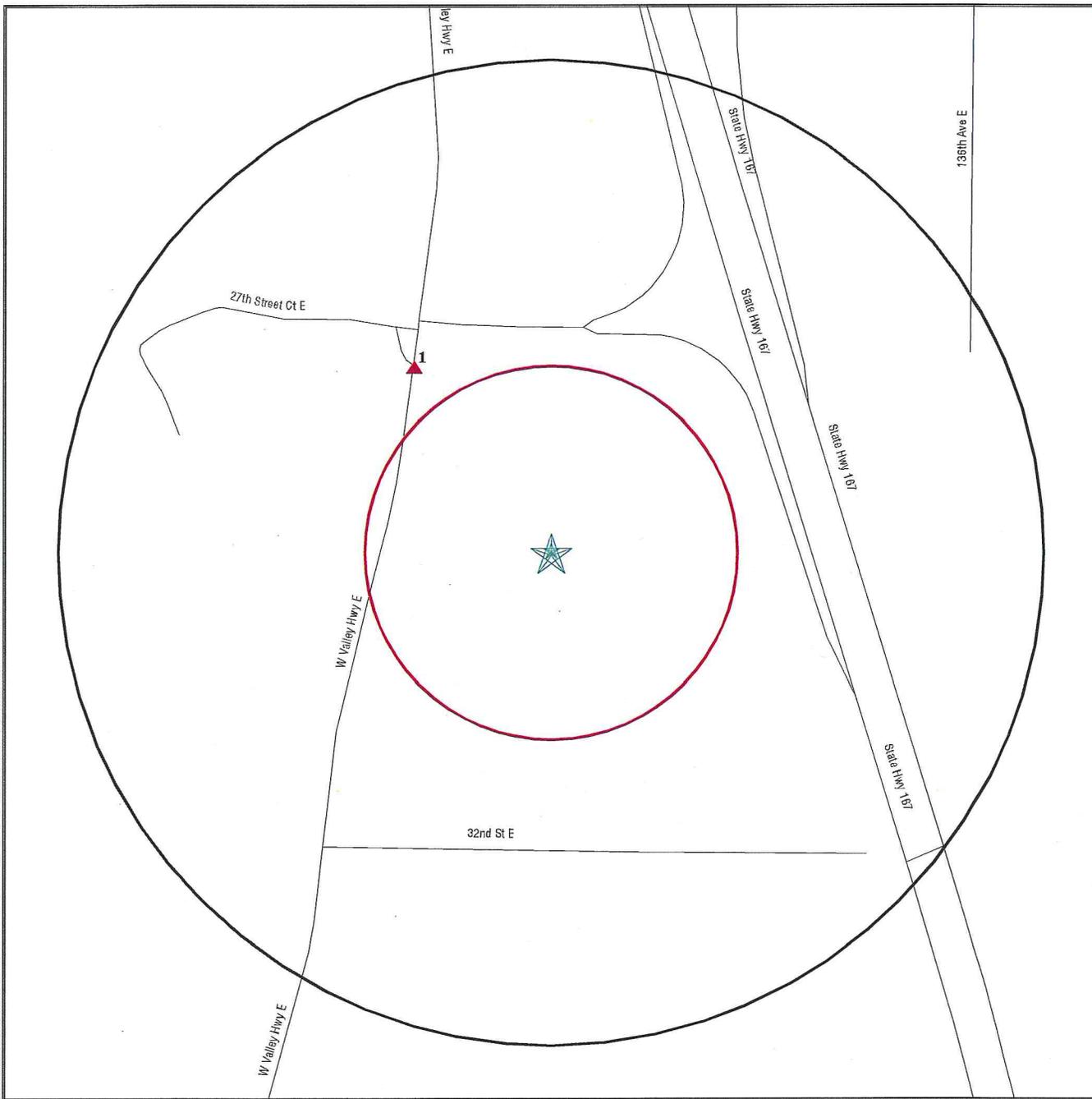
# Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRA GEN, ERNS, UST, FED IC/EC, METH LABS



2710 WEST VALLEY HIGHWAY SUMNER, WA 98390



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

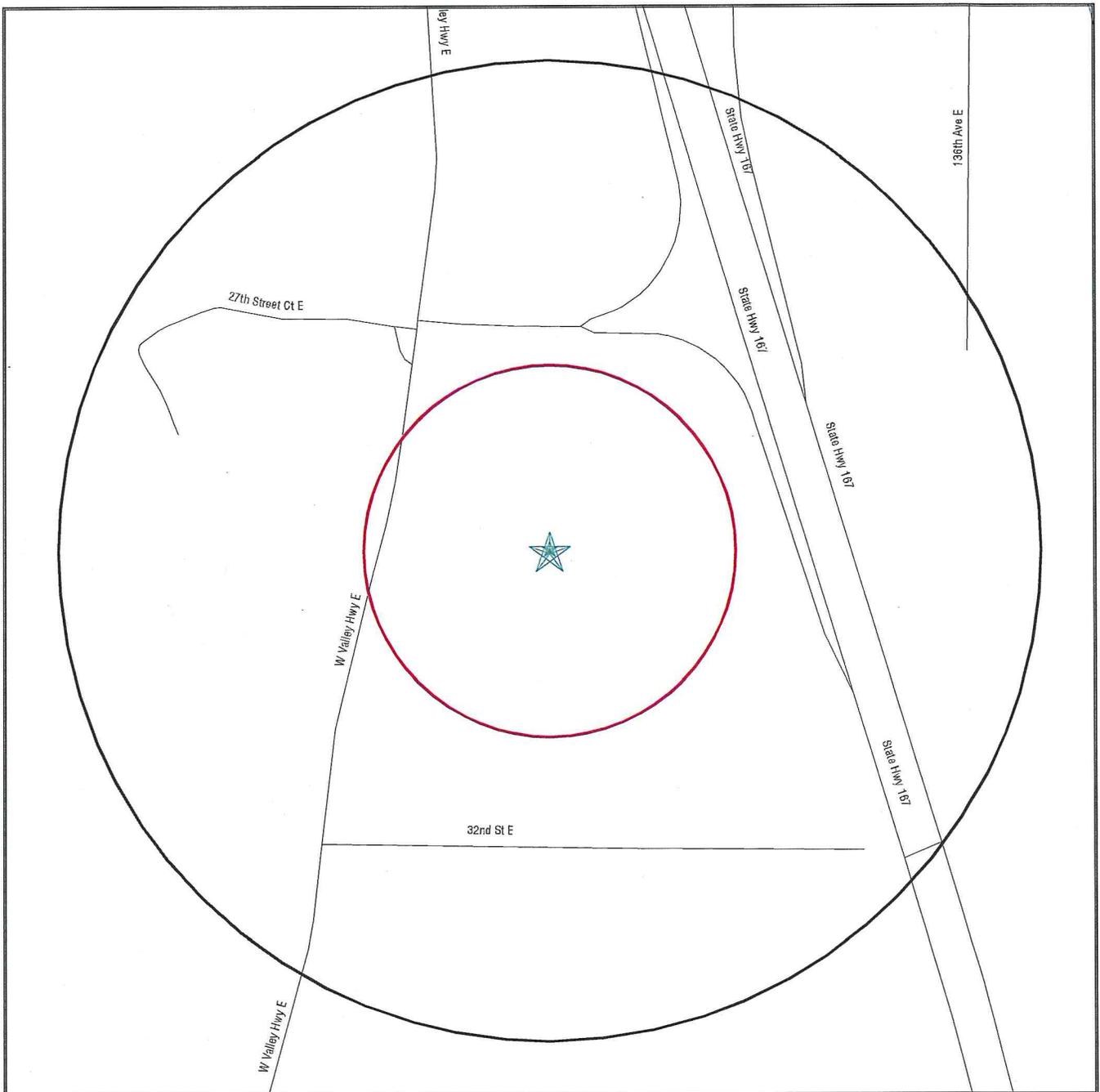
- ★ Target Property (Latitude: 47.2307 Longitude: 122.2527)
- ▲ Identified Sites
- Indian Reservations BIA
- ☒ National Priority List Sites

# Environmental FirstSearch

0.25 Mile Radius  
Non ASTM Map, Spills, FINDS



2710 WEST VALLEY HIGHWAY SUMNER, WA 98390

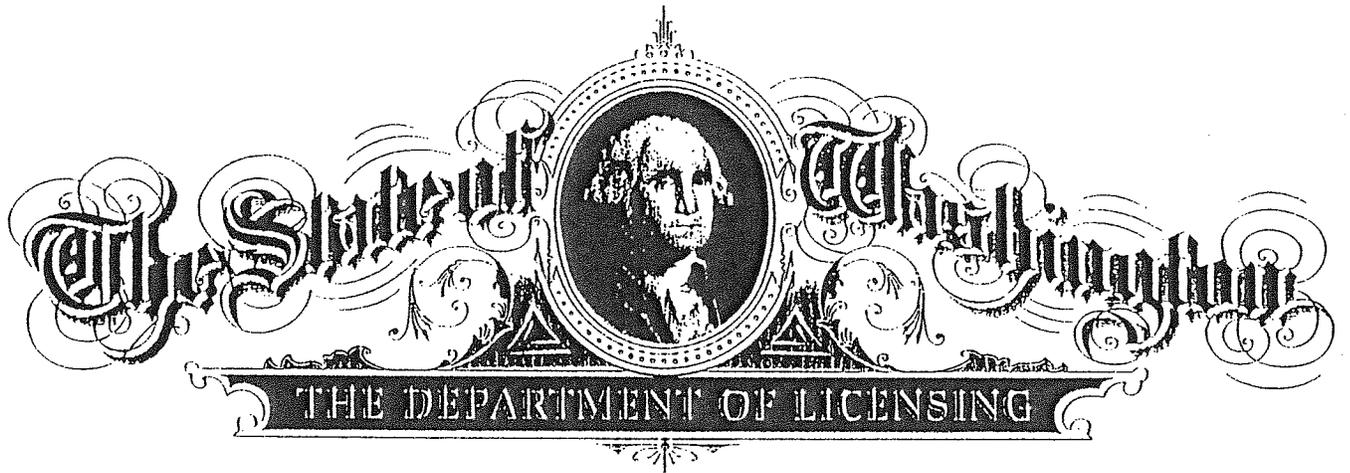


Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 47.2307 Longitude: 122.2527)
- ▲ Identified Sites
- Ⓜ Sensitive Receptors
- ☐ National Priority List Sites
- ☐ Indian Reservations BIA

## **APPENDIX B**

### **Professional Licenses / Certifications**



*It is hereby certified that Don W. Spencer  
has satisfactorily complied with and completed the statutory requirements set  
forth in title 18 revised code of Washington to engage in practice as a*

## **Geologist**

*And is hereby authorized, empowered and granted the right to engage in that  
practice within the State of Washington subject to the state laws.*

*And is licensed as a qualified*

## **Hydrogeologist**

*Given under the hand and seal of the director this  
fourteenth day of March, 2002.*



No. 604

*Fred Stephens*  
\_\_\_\_\_  
DIRECTOR

*Ally H. Randall*  
\_\_\_\_\_  
Geologist Licensing Board  
CHAIR

# Certificate of Completion

This is to certify that

**Don W. Spencer**

has satisfactorily completed  
4 hours of refresher training as an

**Asbestos Building Inspector**

to comply with the training requirements of  
TSCA Title II / 40 CFR 763 (AHERA)

  
Instructor

EPA Provider Cert. Number: 1085

139838  
Certificate Number



Dec 5, 2012

Date(s) of Training

Exam Score: NA

Expiration Date: Dec 5, 2013

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# Certificate of Completion

This is to certify that

**Don W. Spencer**

has satisfactorily completed  
4 hours of refresher training as a

**Management Planner**

to comply with the training requirements of  
TSCA Title II / 40 CFR 763 (AHERA)

139892

Certificate Number

  
Instructor

EPA Provider Cert. Number: 1085



Dec 12, 2012

Date(s) of Training

Exam Score: NA

Expiration Date: Dec 12, 2013

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# Certificate of Completion

This is to certify that  
**Wally Hurst**  
has satisfactorily completed  
4 hours of refresher training as an

## Asbestos Building Inspector

to comply with the training requirements of  
TSCA Title II / 40 CFR 763 (AHERA)

138357

Certificate Number

  
Instructor

EPA Provider Cert. Number: 1085

Aug 15, 2012

Date(s) of Training

Exam Score: NA

Expiration Date: Aug 15, 2013



## **Appendix C**

### **Checklist**

ASTM 1527-05 "ALL APPROPRIATE INQUIRIES QUESTIONNAIRE" (PAGE 1 of 2)  
(For Completion By Property Owner)

Site / Project Name:	Vacant Parcel	JN-33121
Address:	2719 West Valley Highway Sumner, Washington 98390	

With respect to the subject property, are there:

- 1) Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?

No  
 Yes - (explain briefly):

- 2) Any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?

No  
 Yes - (explain briefly):

- 3) Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

No  
 Yes - (explain briefly):

- 4) Any known history of environmental contamination on, adjacent to, coming onto or migrating from the subject property?

No  
 Yes - (explain in detail; use back if necessary)

- 5) Any past environmental reports pertaining to the subject or adjacent properties?

No  
 Yes - (explain briefly)

- 6) Any known current or past above or below-ground fuel storage tanks on the property?

No  
 Yes - (If so, where?)

ASTM 1527-05 "ALL APPROPRIATE INQUIRIES QUESTIONNAIRE (PAGE 2 of 2)  
(Continued)

7) Any operational or abandoned water wells on the property?

No

Yes - (if so, where?):

8) Is automotive repair work conducted at the property or has such work been performed at the subject property?

No

Yes (if so, how are waste fluids such as oils, antifreeze, car batteries, etc. disposed of?) THE PROPERTY TO THE NORTH MAY HAVE A TRUCKING FACILITY.

Owner questionnaire completed by: DREW ZABOROWSKI - 

Date: 7-25-13