

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Four (4) Vacant Parcels
4301 - 78th Street Southwest
Mukilteo, Washington 98275

UNDERWOOD NELSON DEVELOPMENT

ENVIRONMENTAL ASSOCIATES, INC.

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

December 5, 2018

JN-38171

Mr. Greg Nelson
Underwood Nelson Development
PO Box 1301,
Seahurst, Washington 98062-1301

Subject: **PHASE I ENVIRONMENTAL SITE ASSESSMENT**
Four (4) Vacant Parcels
Parcels #28041000300-100, -400, -500, & -600
4301 - 78th Street Southwest
Mukilteo, Washington 98275

Dear Mr. Nelson:

Environmental Associates, Inc., (EAI) has completed a Phase I Environmental Site Assessment of the subject property located in Snohomish County, Washington. This report, prepared in accordance with the terms of our proposal dated October 5, 2018, and in a manner consistent with the intent and methodologies of ASTM E 1527-13, "*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. At your request, two (2) copies of this report will be distributed to you at no charge. 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.



Executive Summary

In accordance with report language requirements of *ASTM E-1527-2013*, “*Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process*”, and more specifically section 12.8 thereto, the following conclusory statements are made:

We (EAI) have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13 of the four (4) vacant parcels in Mukilteo, Washington. As redefined by ASTM in their latest editorial rendition (ASTM-E-1527-2013) of the definition of a recognized environmental condition (REC), the term is said to mean:

“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.”

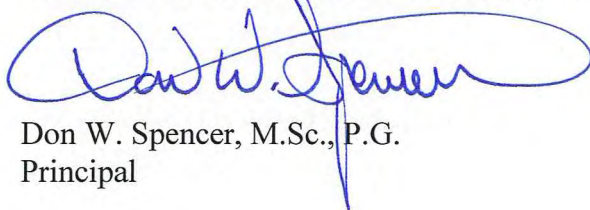
Within the context of the limitations of the attached report of which this letter is a part, no evidence of “recognized environmental conditions” as currently narrowly defined by paragraph 1.1.1 of ASTM E-1527-13 was identified in connection with the property. In view of these findings, no additional study or environmental due diligence review of this nature appears warranted at this time.

***Underwood Nelson Development
December 5, 2018***

***JN-38171
Page - 3***

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.
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)
REPA: 418290

ENVIRONMENTAL ASSOCIATES, INC.

PHASE "1" ENVIRONMENTAL SITE ASSESSMENT

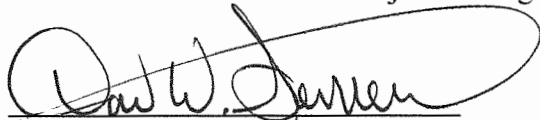
Four (4) Vacant Parcels
Parcel #28041000300-100, -400, -500, & -600
4301 - 78th Street Southwest
Mukilteo, Washington 98275

Prepared for:
Underwood Nelson Development
PO Box 1301,
Seattle, Washington 98062-1301

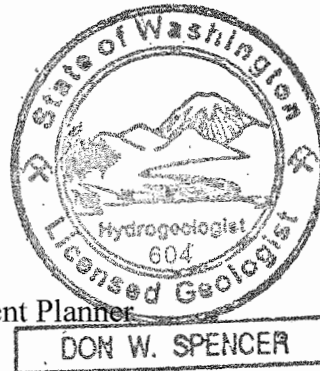
Questions regarding this investigation, the conclusions reached and the recommendations given should be addressed to one of the following undersigned.



Winston Booth
Environmental Scientist / Project Manager



Don W. Spencer, M.Sc., P.G.
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) |

Reference Job Number: JN - 38171

December 5, 2018

ENVIRONMENTAL ASSOCIATES, INC.

TABLE OF CONTENTS

| | |
|---|---|
| METHODOLOGY/SCOPE OF WORK | 6 |
| FINDINGS | 8 |
| General Description | 8 |
| Geologic Setting | 8 |
| Previous Environmental Work | 9 |
| Development History and Land Use | 10 |
| Property Conveyance/Ownership Data | 11 |
| Site Reconnaissance | 11 |
| Interviews | 13 |
| Check For PCB-Containing Materials | 14 |
| Check For Asbestos-Containing Materials | 15 |
| Review For Lead-Based Paint | 15 |
| Radon Evaluation | 15 |
| Soil Vapor Risk Analysis | 16 |
| Water Supply, Waste Water and Solid Waste Management | 17 |
| Regulatory Database Review | 17 |
| Review: Washington DOE Listing Of Underground Storage Tanks | 18 |
| Review: EPA & State Records Of Potentially Hazardous Sites | 18 |
| Superfund, NPL, & Brownfields | 18 |
| CORRACTS | 19 |
| MTCA/State | 19 |
| RCRA/TSDs | 19 |
| ERNS/ERTS | 20 |
| Review: Landfill Documents | 20 |
| CONCLUSIONS/RECOMMENDATIONS | 21 |
| LIMITATIONS | 22 |
| REFERENCES (General and Database) | 23 |
| PLATES | APPENDICES |
| Plate 1 - Vicinity/Topographic Map | Appendix A - Environmental Database |
| Plate 2 - Site Plan | Appendix B - Professional Licenses/Certs. |
| Plates 3 & 4 - Site Photographs | Appendix C - Research Material |

METHODOLOGY/SCOPE OF WORK

Our study approach consisted of completing a series of investigative tasks intended to address the level of effort often referred to as "due diligence" in the context of the Superfund Amendment and Reauthorization Act of 1986 (SARA), and nearly identical requirements set forth in the Model Toxics Control Act (MTCA), Chapter 70.105 D (Section 040) RCW pertaining to standards of liability. The objective of a Phase I Environmental Site Assessment is to reduce the potential risk for exposure to future liability for environmental problems by demonstrating that at the time of acquisition or financing, the owner, buyer, or lender had no knowledge or reason to know that any hazardous substance had been released or disposed of on, in, or at the property. Moreover, in defining the purpose of the Phase I Environmental Site Assessment process, paragraph 1.1.1 of ASTM E-1527-13 advises that the goal of a Phase I Assessment is to identify "recognized environmental conditions", and defines a recognized environmental condition as "the presence or likely presence of any hazardous substances or petroleum products 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."

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-1527-13, "*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 Snohomish County Assessor's Office, Everett Public Library, 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 Mukilteo/Snohomish County Department of Public Health documents regarding current and abandoned landfills.

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

FINDINGS

GENERAL DESCRIPTION

The subject property is comprised of four (4) contiguous parcels (tax parcels #280410000300-100, -400, -500, & -600) covering approximately 174,240 square feet (4.0 acres) of land. No functional structures currently exist on the property. The property is currently owned by Wallace H. Peterson. The approximate location of the site is shown on the Vicinity/Topographic Map, Plate 1, appended herewith.

The property is located in a mixed commercial and residential area approximately two (2) miles southeast of the core of Mukilteo, Washington. According to the Snohomish County Assessor's Office, the subject is coded as undeveloped (vacant) land. Photographs reflecting the character of the property and surroundings are provided with this report as Plates 3 and 4.

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

- North:** Vacant parcels lie to the north of the site. Referring to Plate 4, the charred remains of a ruined residence lies off-site directly north of the northern property line. Residential neighborhoods are observed to the northwest.
- South:** The property's southern boundary is defined by 78th Street Southwest. Across the street is a 1995-vintage warehouse occupied by Schwan's Consumer Brands followed by commercial properties. To the southeast is Mukilteo Public Works.
- East:** First Slavic Church lies east-adjacent to the subject with vacant land beyond.
- West:** 44th Avenue West defines the western boundary of the site, with residential neighborhoods beyond.

GEOLOGIC SETTING

Physiographically, the site is situated on a gently rolling elevated plain (the Vashon Drift Plain) which was formed during the last period of continental glaciation that ended approximately 13,500 years ago.

Published geologic maps for the vicinity (Jones, 1998) advise that much of the material underlying the subject site is Vashon till, fine-grained deposits consisting of unsorted and unstratified glacial sediments from clay to boulder in size that vary in compaction and composition. Typically, the till exhibits relatively low vertical hydraulic conductivity which frequently results in formation of a "perched" water table along its upper contact. The "perched" water table (if present) is frequently seasonal and derives recharge primarily from infiltration of precipitation through more permeable overlying soils.

Topographically, the site is situated on the eastern flank of a north-south trending drumlinized ridge approximately 560 to 575 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 very locally flow in an east/northeasterly direction.

Although no site specific information has been developed by our firm with respect to depth to groundwater at this site, review of WDOE well log records for the greater site vicinity suggest that groundwater (if present) beneath the site may lie at a depth of approximately 30 to 40 feet or more beneath the ground surface.

With respect to surface water resources, Japanese Gulch is located approximately 1,140 feet to the east of the site. This surface water course flows in a northerly direction and eventually discharges into Possession Sound.

PREVIOUS ENVIRONMENTAL WORK

No previous environmental works were discovered by or provided to EAI at the time of this report.

DEVELOPMENT HISTORY AND LAND USE

Sources reviewed for information on site and area development and land use included the resources of the Everett Public Library, Snohomish County Assessor's Office, Puget Sound Regional Archives, 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, 1952, 1968, 1974, 1980, 1990, 2004, 2005, 2006, 2009, 2011, 2013, 2015, and 2017. 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 and do not represent a significant "data gap".

- 1941** 44th Avenue West is seen to the west of the property while 78th Street Southwest is observed immediately south. What appears to be a small structure is seen on the southeastern portion of the site. The surrounding parcels are vacant or cleared land with residences.
- 1952** No substantive changes to the subject are evident. Residences have been constructed to the west while areas to the north and northeast remain undeveloped.
- 1968** No obvious changes to the site are recognized. Residential development continues to the west of the subject, and Olympic View Middle School is apparent northwest of the site. Boeing has begun developing land a distance to the east of the site.
- 1974** No changes to the subject are observed. Residences have been constructed to the southwest of the site.
- 1980** The small “structure” on the southern portion of the property first seen in the 1941 air photo no longer exists. Multiple residential neighborhoods have been constructed west of the site.
- 1990** No substantial changes to the subject or its surroundings are noted.
- 2004** The existing commercial/warehouse buildings (currently occupied by Schwan’s Services, Mukilteo Public Works, Quality Concrete) have been constructed to the south of the site. The subject remains undeveloped.
- 2005-2009** The surrounding vicinity does not appear to have undergone substantive changes when compared to the 2004 aerial imagery.
- 2011** The east-adjacent parcel has been cleared. No obvious changes to the subject are evident.
- 2013** First Slavic Church is recognized on the parcel east of the property. Land use of the subject appears to remain unchanged.
- 2015-2018** The subject and vicinity remain much as they did at the time of our (EAI’s) 2018 site reconnaissance.

The subject does not have historic reverse street directory or Sanborn Fire Insurance Map coverage.

According to resources available at the Everett Public Library and the Snohomish County Assessor's Office, along with review of aerial photographs, the subject may have been developed before 1941 with a small structure situated on the southern portion of the property. Aerial photographs suggest that structure existed on the property until sometime before 1980. Interviews with selected government personnel revealed no details or documents (building permits, historic assessor cards, fire department reports, etc.) pertaining to that structure. Borrowing from the jargon of ASTM, no "reasonably ascertainable" or "likely to be useful" information prior to 1941 was available. The absence of such information has no material effect upon the conclusions of this report.

PROPERTY CONVEYANCE/OWNERSHIP DATA

The property is currently owned by Wallace H. Peterson. Owing to the provincial methods employed by the Assessor's Office in making earlier sales information available to the public, additional information (i.e., the buyer/seller) regarding past sales was neither practically reviewable nor reasonably ascertainable in the context of ASTM usage and our proposed scope of work.

SITE RECONNAISSANCE

An environmental scientist from our firm visited the property on November 9, 2018 to review on-site conditions and land use practices in the surrounding area. Representative areas reviewed during our site visit included the exterior grounds and adjacent property exteriors. The density of vegetation on site limited visibility and accessibility.

As mentioned earlier, no existing improvements have been discovered on the site. The property consists of four (4) vacant, heavily vegetated parcels. The land is currently owned by Hamiltons Walnut Shade LLC. Typical conditions observed during our site reconnaissance included:

- A ditch provides a buffer between the western boundary of the property and 44th Avenue West. Thickets of dense vegetation extend along the site's borders, preventing efficient access to the site from 44th Avenue West and 78th Street Southwest.
- A small trail (historical driveway) provides access to a ruined residence situated on the north-adjacent city land. Rough-cut trails branch out from the residence, extending to portions of the subject.
- Referring to Plate 4, one empty drum (~30 gallon), an emptied barbecue-cut 55-gallon drum, and a discarded can/pole-mount type electrical transformer were noted along the northern boundary of the property in the vicinity of the ruined residence. No odors or stains indicating a release were observed around those objects.

- Referring to the upper left-hand photo panel of Plate 3, a small clearing was observed near the northern section of the site along with the remnants of a very small wooden structure (possibly the remains of a small coop).
- Referring to the lower right-hand photo panel of Plate 3, a small wetland area can be seen to immediately to the north of the northwestern-most corner of the property.

Environmental details and/or conditions observed are noted in the table below:

| Issue | Comment |
|-------------------------------------|--|
| Above-Ground Storage Tank(s) / ASTs | None observed |
| Underground Storage Tank(s) / USTs | None observed |
| Clarifiers / Settling Tank(s) | None observed |
| Fill or Evacuation Ports | None observed |
| Vent Pipes | None observed |
| Fuel Islands | None observed |
| Drums | One empty drum (~30 gallon) and a ruined 55-gallon drum were noted a short distance north of the northern boundary of the property in the general vicinity of the off-site ruined residence. No obvious signs of a release associated with those drums were observed. |
| Other Containers | Referring to the upper right-hand photo panel of Plate 3, one small (<10 gallon) metal container was noted on the southern portion of the property. That container was in poor condition and appeared to be filled with water and mud. No olfactory or visual evidence of a release of hazardous materials was observed. |
| Surface Staining | None observed |
| Solid Waste Disposal | None observed. Small amounts of cultural debris could be seen littered around the western and southern borders of the property. |
| Sumps / Pits | None observed |
| Ponds / Lagoons | None observed |
| Stockpiled Soils | None observed |
| Distressed Vegetation | None observed |
| Oil or Gas Wells | None observed |
| Monitoring Wells | None observed |
| Domestic Water Wells | None observed |
| Dry Wells | None observed |
| Underground Pipelines | None observed |
| Chemical Processes | None observed |

| | |
|--------------------------------|---------------|
| Waste Treatment | None observed |
| Hazardous Waste Storage | None observed |
| Septic Tanks | None observed |
| Waste Water Discharge | None observed |
| Dry Cleaners | None observed |
| Repair or Servicing Facilities | None observed |
| Photo Processing | None observed |
| Manufacturing | None observed |
| Distribution Warehouse | None observed |
| Evidence of On-Site Releases | None observed |
| Evidence of Off-Site Releases | None observed |

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 found 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

Property Ownership Representative

Interviews with potentially knowledgeable parties in an effort to ascertain potentially relevant details regarding a property form an integral part of the Phase I process as envisioned under ASTM methods and under 40 CFR, part 312 (All Appropriate Inquiry/AAI).

EAI presented Mr. Greg Nelson (User of this report) with a brief environmental questionnaire to be filled out by property ownership. Mr. Larry Peterson representing the Estate of Wallace Harvey Peterson (ownership representative) signed and returned the questionnaire to Mr. Nelson. On the signed questionnaire, Mr. Peterson provided the statement: "seller is guardian of the property and has no knowledge of the property and has no documents". A copy of that questionnaire may be found in Appendix C.

Governmental Personnel

Consistent with the objectives of this Phase I Environmental Site Assessment EAI professional staff submitted a records request to the City of Mukilteo in an effort to review documents pertaining to emergency responses, underground storage tanks, etc. Ms. Shawna Gossett of the City of Mukilteo (Permit Services Supervisor) responded to our (EAI's) request on November 20, 2018. According to Ms. Gossett, the City of Mukilteo does not have property files for the subject parcels.

Ms. Lila Robinson of the Mukilteo Fire Department (Senior Department Assistant) responded separately to our (EAI's) municipal records request. Ms. Robinson reportedly searched the Fire Department's records for information relevant to the property and its surroundings. The only record discovered by Ms. Robinson pertaining to our (EAI's) request detailed a spill response for a nearby off-site locality. That report is attached in Appendix C and briefly summarized below:

- On approximately November 2, 2010, the Mukilteo Fire Department responded to a damaged 55-gallon drum on the Mukilteo Public Works property. That drum reportedly contained "a boiler water treatment formula" and was noted as having several holes. The drum was reportedly removed from the site. The volume and nature of release (if any) associated with the drum are not recorded in that document. The Mukilteo Public Works property is located over 40 feet to the southeast of the subject at an inferred cross-gradient hydrologic position.

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 lights were observed on the property.

Main Service Electrical Transformers

No main service electrical transformers were noted on the property. Referring to the lower right-hand photo panel of Plate 4, a discarded can/pole-mounted type electrical transformer was observed several feet to the north of the property (in the vicinity of the ruined residence) laying on its side. That transformer was slightly rusted, but no obvious cracks or staining was observed.

CHECK FOR ASBESTOS-CONTAINING MATERIALS

During our site review, no materials suspected to potentially contain asbestos were observed on the property.

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 materials suspected to contain lead-based finishes were observed during our recent site reconnaissance.

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 (15) 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 Mukilteo Area

The Bonneville Power Administration (BPA) has published the results of measurements for radon made in residences throughout the region they serve which includes Washington, Oregon and Idaho. For the Mukilteo area in the immediate vicinity of the subject property, 636 tests have been performed. The results of their work (BPA, 1993) suggest that radon levels over 4 picocuries per liter (pCi/l) were detected in none of the monitored residences in the vicinity of the subject site. Additionally, the average listed radon reading in the subject site township was 0.43 pCi/l, well below the EPA threshold of concern.

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 at concentrations exceeding the EPA's "threshold of concern" is very low.

SOIL VAPOR RISK ANALYSIS

In their document entitled "**Guidance for Evaluating Soil Vapor Intrusion in Washington State: Investigation and Remedial Action**", **Publication Number 09-09-047**, the Washington Department of Ecology (WDOE) has outlined what has been described as a "tiered" approach to evaluation of potential risk relating to vapor intrusion. The initial step in the process as described in Chapter 2 of the guidance is referred to as the Preliminary "VI" (vapor intrusion) Assessment. Chapter 2 advises that:

"The goal of a preliminary vapor intrusion assessment is to determine whether ANY potential exists for toxic vapors to be present in the subsurface that could migrate and enter nearby buildings".

The objective posed above imposes consideration of the following historic land use details pertaining to the subject property which are discussed in applicable sections of this Phase I report.

- No records to suggest historic unlawful use or disposal of dangerous, hazardous, or toxic substances as defined in state, federal, or local laws and regulations have been discovered in the course of this Phase I for the subject property.
- No records to suggest migration of a contaminant "plume" capable of producing a soil vapor risk beneath the subject property have been discovered in the course of this Phase I.
- Based on evaluations performed at many other sites, constituents of the native till soil (clay, silt, sand, gravel, boulders) inferred to underlie the property would be anticipated to yield moderate to low permeability to soil vapors.

Based upon the foregoing site specific details, we (EAI) suspect that many experienced reviewers answer to the question posed in the WDOE guidance (i.e. “whether **any potential** for toxic vapors to be present”) would be no. The perceived risk for toxic soil vapors appears to be low.

WATER SUPPLY, WASTE WATER AND SOLID WASTE MANAGEMENT

No structures serviced by municipal or private water systems are situated on the property. According to information supplied by the Ms. Shawna Gossett of The City of Mukilteo, water and wastewater services to the proposed improvement on the site would be provided by municipal sources.

REGULATORY DATABASE REVIEW

The following table summarizes the locations of various federal, state, and county environmental database listings as prescribed by ASTM E-1527-13 relative to the subject site. Detailed discussions of properties listed on the various environmental databases are presented in the following subsections.

| Database Description | Subject Site | Adjacent Property | Beyond Adjacent Properties or Streets | Risk to Subject Site |
|-------------------------|--------------|-------------------|---------------------------------------|----------------------|
| WDOE UST Listings | | | | |
| WDOE LUST Listings | | | (X) | no |
| Federal CERCLIS | | | | |
| Federal CERCLIS-NFRAP | | | | |
| Federal NPL | | | | |
| Federal de-listed NPL | | | | |
| Federal Brownfields | | | | |
| Federal CORRACTS | | | | |
| State MTCA SCL/VCP/NFA | | | (X) | no |
| State Brownfields | | | | |
| EPA RCRA TSD | | | | |
| EPA RCRA Generator | | | (X) | no |
| EPA ERNS | | | | |
| State & County Landfill | | | | |

REVIEW OF WASHINGTON DOE LISTING OF UNDERGROUND STORAGE TANKS

Review of the current Washington Department of Ecology and the EPA Region 10 listings of underground storage tanks (USTs) suggests that no facilities with registered USTs are located within a one-quarter mile distance from the subject property.

According to the most recent WDOE Leaking Underground Storage Tank (LUST) listing and the EPA Region 10 Tribal Land LUST listing, there are two (2) listed tank facilities located within a one-half mile distance of the subject which have reported accidental releases or leakage to the WDOE in the past. Those LUST sites are listed in the Environmental Database in Appendix A.

The closest WDOE-listed LUST site relative to the property is identified as Olympic View Middle School addressed at 2602 Mukilteo Speedway. The WDOE LUST database suggests that a release of petroleum products to soil at that site was reported to the WDOE on approximately August 3, 1992. The WDOE lists the cleanup status of this facility as “No Further Action” (NFA). That site is located approximately 2,080 feet to the west of the site in an inferred cross-gradient hydrologic position.

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

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

EPA & STATE RECORDS OF POTENTIALLY HAZARDOUS SITES

Superfund, NPL, & Brownfields

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

CORRACTS

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

MTCA / State

The Washington Department of Ecology hazardous waste cleanup and investigation program was launched in 1989 as a part of the Model Toxics Control Act (MTCA), Chapter 173-340 WAC, in order to evaluate potential and actual hazards at sites within the state. Four (4) MTCA/State Cleanup List (SCL) sites and no State "Brownfields" sites are located within a one mile distance from the subject. These MTCA/State sites are listed in the Environmental Database in Appendix A.

The closest MTCA/State site relative to the subject property is identified as Western Hydroblaster addressed at 7924 40th Avenue West. The WDOE's MTCA database suggests that soil, surface water, and groundwater contamination (concentrations of contaminants above MTCA cleanup levels) by priority pollutant metals and petroleum products has been confirmed and/or suspected at that site. That site is located approximately 1,060 feet to the southeast in an inferred cross-gradient hydrologic position.

Acknowledging the substantial separation distances, regulatory status, and/or inferred hydrologic positions of the listed MTCA/State sites in relation to the subject as positive risk-mitigating factors, it is our opinion that the potential for environmental impairment of the property from these off-site localities 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 distance from the subject.

Review of the EPA's RCRA Generator listing revealed one (1) site within a one-quarter mile distance from the 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. That RCRA Generator site is listed in the Environmental Database in Appendix A.

The only RCRA Generator site located within a one-quarter mile distance of the subject is identified as New Tech Industries Inc addressed at 7911 44th Avenue West. It is located approximately 475 feet south in an inferred cross-gradient hydrologic position. No evaluation information or enforcement information is available. No violations or corrective actions were found.

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

Based upon this information, upon the monitoring and reporting requirements imposed by the EPA, and upon the presumption that the listed user/generators exercise prudence in management of these materials to minimize liability and EPA penalties, it is our opinion that the potential for environmental impairment of the subject from these off-site facilities is very low.

ERNS/ERTS

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

LANDFILLS

A review of WDOE and Snohomish County Health Department documents regarding current and abandoned landfills revealed that there are no documented landfills located within a one-half mile distance.

CONCLUSIONS/RECOMMENDATIONS

In accordance with report language requirements of *ASTM E-1527-2013*, “*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-1527-13 of the Four (4) Vacant Parcels in Mukilteo, Washington. No exceptions to or deletions from this practice were made. This assessment has revealed no evidence of “recognized environmental conditions” (RECs) as defined by ASTM 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.

With respect to certain discarded materials (electrical transformers, several empty drums, a small “can” container, etc.) discussed in the report text, we (EAI) would simply recommend that these be collected and lawfully recycled in a manner consistent with applicable governing laws and regulations.

LIMITATIONS

This report has been prepared for the exclusive use of Mr. Greg Nelson, along with Underwood Nelson Development and their several representatives for specific application to this site. Our work for this project was conducted in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area, and in accordance with the terms and conditions set forth in our proposal dated October 5, 2018. The environmental condition of subsurface soil, groundwater, and/or existence of subsurface appurtenances (i.e. conduits, tanks, utilities, sumps, etc.) cannot typically be determined by visual examination of surficial conditions such as afforded by the scope of a Phase I Assessment such as performed here. Acknowledging that limitation, no warranty whatsoever in that regard is made here. EAI makes no warranty as to the accuracy or reliability of the opinions rendered by other parties. 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.

Footnote Regarding Data Failure / Data Gaps

As discussed earlier in the report, dense vegetation in certain limited areas created a “limiting factor” in terms of direct observation of the ground surface in those areas. Mitigating factors including limited overall site accessibility (with regard to illegal dumping) and low/minimal intensity of past site usage supports the tentative conclusion that the overall effect of the dense vegetation in limited areas upon EAI’s ability to identify recognized environmental conditions is negligible.

Historical reverse street directories covering the property were not available for review at the time of this writing. Considering that the site has reportedly remained vacant since at least 1980 along with the land use history provided by review of aerial photographs, the perceived impact of that data gap on EAI’s ability to identify recognized environmental conditions appears to be minimal.

REFERENCES

GENERAL

ASTM International (ASTM) Standard E 1527-13.

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

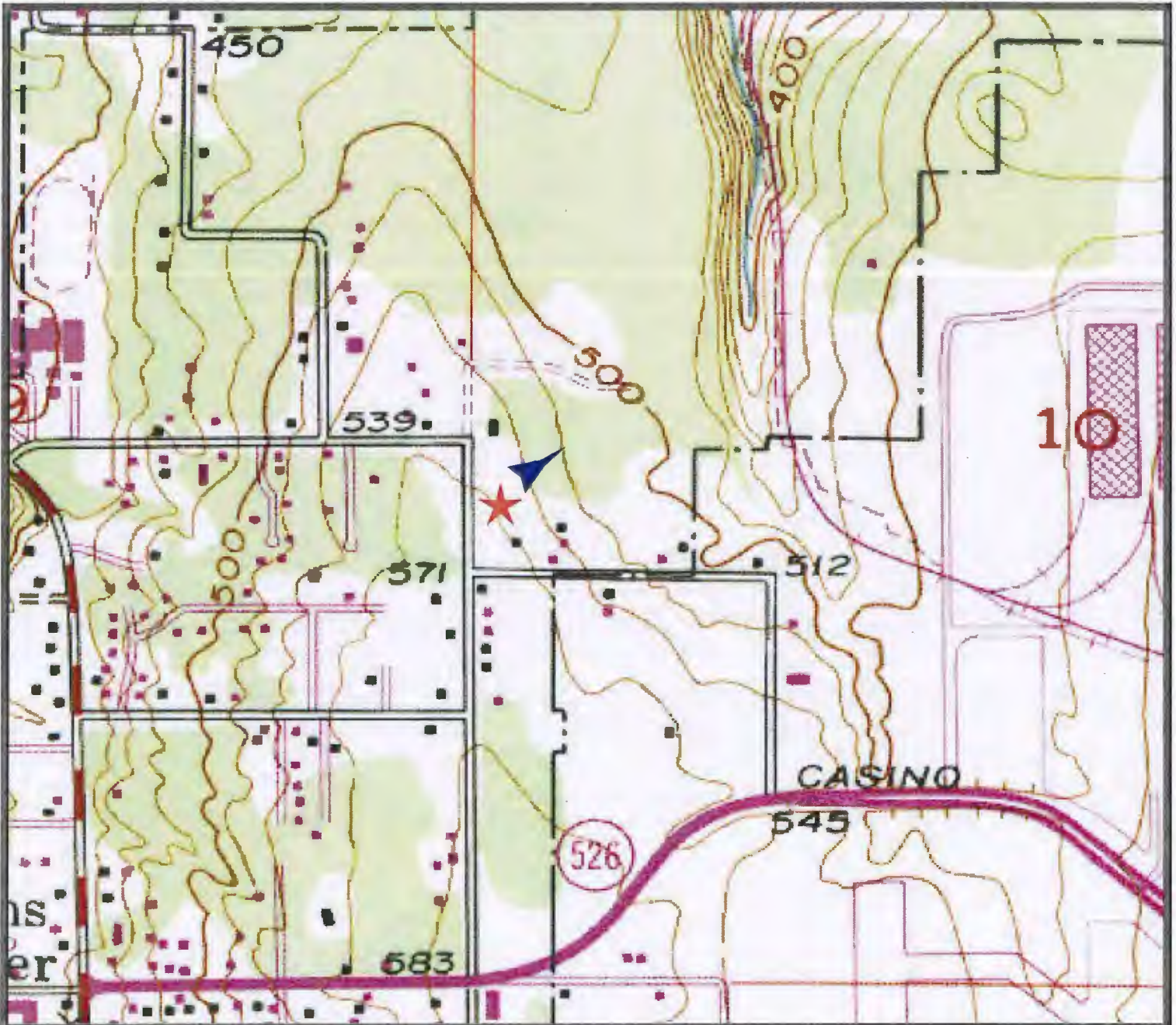
Environmental Protection Agency (EPA), September 1987, Radon Reference Manual EPA 520/1-87-20.

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

United States Environmental Protection Agency (EPA) "Standards and Practices for All Appropriate Inquiries (AAI)," Federal Standard 40 CFR Part 312.

DATABASE

Please refer to the Environmental Database in Appendix A for information regarding the governmental database resources reviewed for this project, the ASTM search radius (the minimum search radius used for this project), and the date that the agency produced the listing. The April 7, 1997-dated Snohomish County landfill list reviewed for this project should not be construed by the report user or reviewers as out-of-date. It is simply the last date of issuance of the list selected by the government agency, ASTM notwithstanding.



Approximate Geographical
Center of Site Location



Inferred Approximate Direction of Groundwater Flow



**ENVIRONMENTAL
ASSOCIATES, INC.**

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

VICINITY/TOPOGRAPHIC MAP

Four (4) Vacant Parcels
4301 - 78th Street Southwest
Mukilteo, Washington 98275

Job Number:
JN-38171

Date:
December 2018

Plate:
1



Approximate Site Boundary



Inferred Approximate Direction of Groundwater Flow



**ENVIRONMENTAL
ASSOCIATES, INC.**

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

SITE PLAN

Four (4) Vacant Parcels
4301 - 78th Street Southwest
Mukilteo, Washington 98275

Job Number:
JN-38171

Date:
December 2018

Plate:
2



View of Small Clearing



Small Container on Southern Portion of Site



Southern View of Eastern Parcels



View of "Wetland" Area



**ENVIRONMENTAL
ASSOCIATES, INC.**

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

SITE PHOTOS

**Four (4) Vacant Parcels
4301 - 78th Street Southwest
Mukilteo, Washington 98275**

Job Number:
JN-38171

Date:
December 2018

Plate:
3



View of Ruined Residence



Empty Drum Near Ruined Residence (~30 Gallons)



Drum Near Ruined Residence



"Pole-Mounted" Electrical Transformer



**ENVIRONMENTAL
ASSOCIATES, INC.**

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

SITE PHOTOS

Four (4) Vacant Parcels
4301 - 78th Street Southwest
Mukilteo, Washington 98275

Job Number:
JN-38171

Date:
December 2018

Plate:
4

APPENDIX A
Environmental Database

SUBJECT PROPERTY SUMMARY

**Four Vacant Parcels
4301 78th Street SW
Mukilteo, WA 98275
Snohomish County**

Subject property is represented by a polygon with an area of approximately 0.006 square miles.

Approximate centroid elevation is 565 ft.

Property Centroid Latitude: 47.9283

Property Centroid Longitude: -122.293

UTM Zone 10

Northing: 5,308,575.08 | Easting: 552,841.04

After performing a search of the government records listed herein, a total of 9 records were identified, representing approximately 5 different sites. No sites were found within the subject property boundaries.

USGS Quadrangle: Mukilteo, 47122-H3

Subject Property Boundaries intersect these FEMA Flood Panels and Zones:

FEMA Flood Panel 53061C1020E Dated 11/8/1999 Zone: X (Outside 500-Year, Not a designated Special Flood Hazard Area)

Snohomish County, WA is located in Radon Zone 3.

Zone 3 counties are rated by the EPA to have a predicted average indoor radon screening level less than 2 pCi/L (picocuries per liter).

Notice of Disclaimer and Waiver of Liability

ALL MATERIALS AND SERVICES ARE PROVIDED ON AN "AS IS" AND "AS AVAILABLE" BASIS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, OR THE WARRANTY OF NON-INFRINGEMENT.

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to MapPro Environmental Data, certain conventions have been utilized in preparing the locations of all mapped sites residing in MapPro Environmental Data's databases. No attempt is made to represent the actual areas of the associated property.

Although MapPro Environmental Data uses its best efforts to research the actual location of each site, MapPro Environmental Data does not and cannot warrant the accuracy of these sites with regard to exact location and size. All authorized users of MapPro Environmental Data's services are signifying an understanding of MapPro Environmental Data's searching and mapping conventions and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations. YOUR EXCLUSIVE REMEDY AND MAPPRO ENVIRONMENTAL DATA'S ENTIRE LIABILITY, IF ANY, FOR ANY CLAIMS, OTHER THAN THOSE WAIVED ABOVE ARISING OUT OF THESE TERMS OF USE AND YOUR USE OF THIS INFORMATION SHALL BE LIMITED TO THE AMOUNT PAID FOR THE DATABASE REPORT GIVING RISE TO THE LIABILITY. IN NO EVENT SHALL MAPPRO ENVIRONMENTAL DATA OR ITS AFFILIATES BE LIABLE TO YOU OR ANY THIRD PARTY FOR ANY SPECIAL, PUNITIVE, INCIDENTAL, INDIRECT OR CONSEQUENTIAL DAMAGES OF ANY KIND, OR ANY DAMAGES WHATSOEVER, INCLUDING, WITHOUT LIMITATION, THOSE RESULTING FROM LOSS OF USE, DATA OR PROFITS, WHETHER OR NOT MAPPRO ENVIRONMENTAL DATA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND ON ANY THEORY OF LIABILITY, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS DATA.

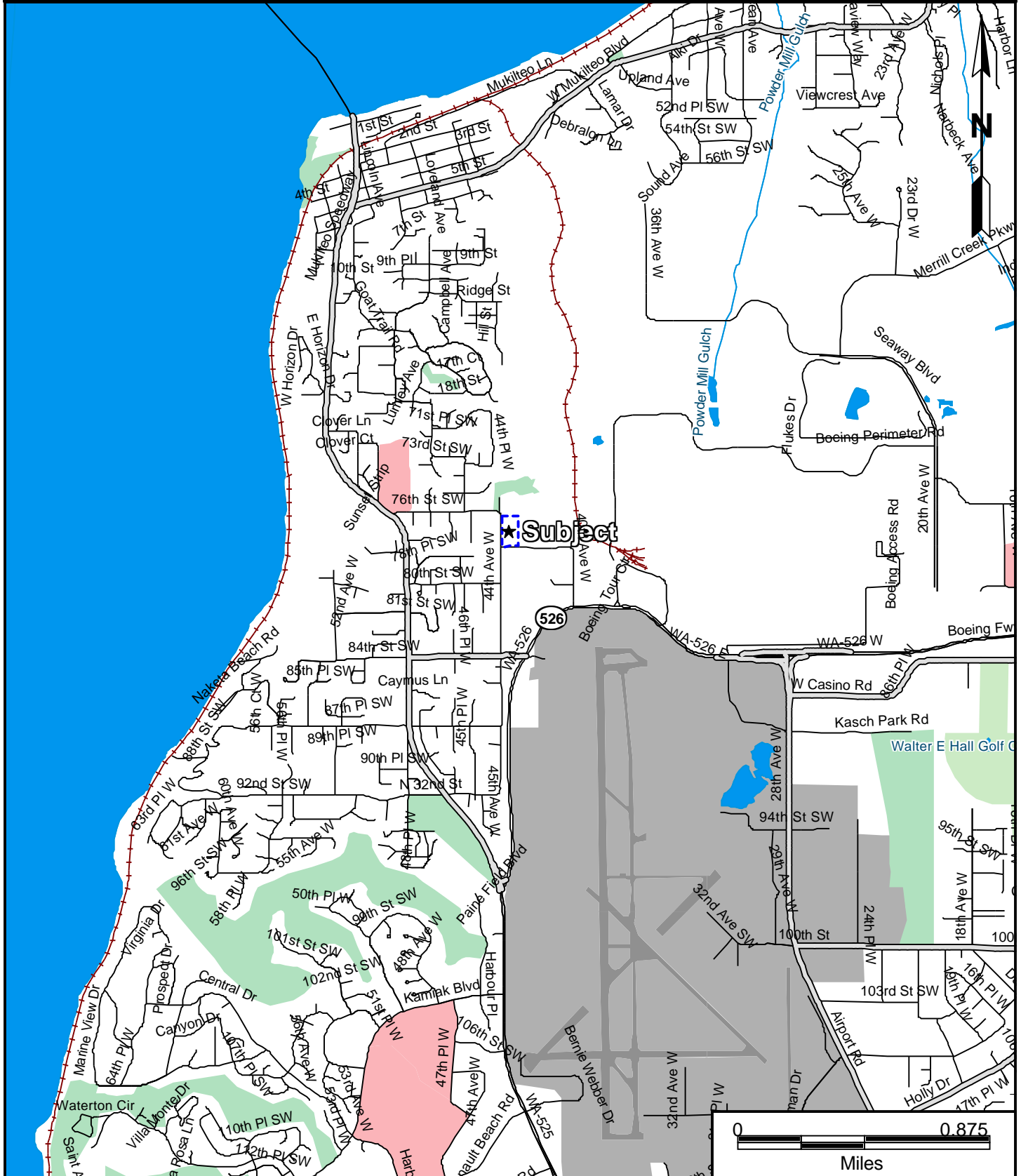
LOCATION MAP

Project #: 38171

Site Name: Four Vacant Parcels

Property Location: 4301 78th Street SW, Mukilteo, WA 98275, Snohomish County

Lat: 47.928319 Long: -122.29261

**CAUTION:**

The location of property arrows shown on this map are approximate only. Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro Environmental Data so that appropriate corrections can be made.

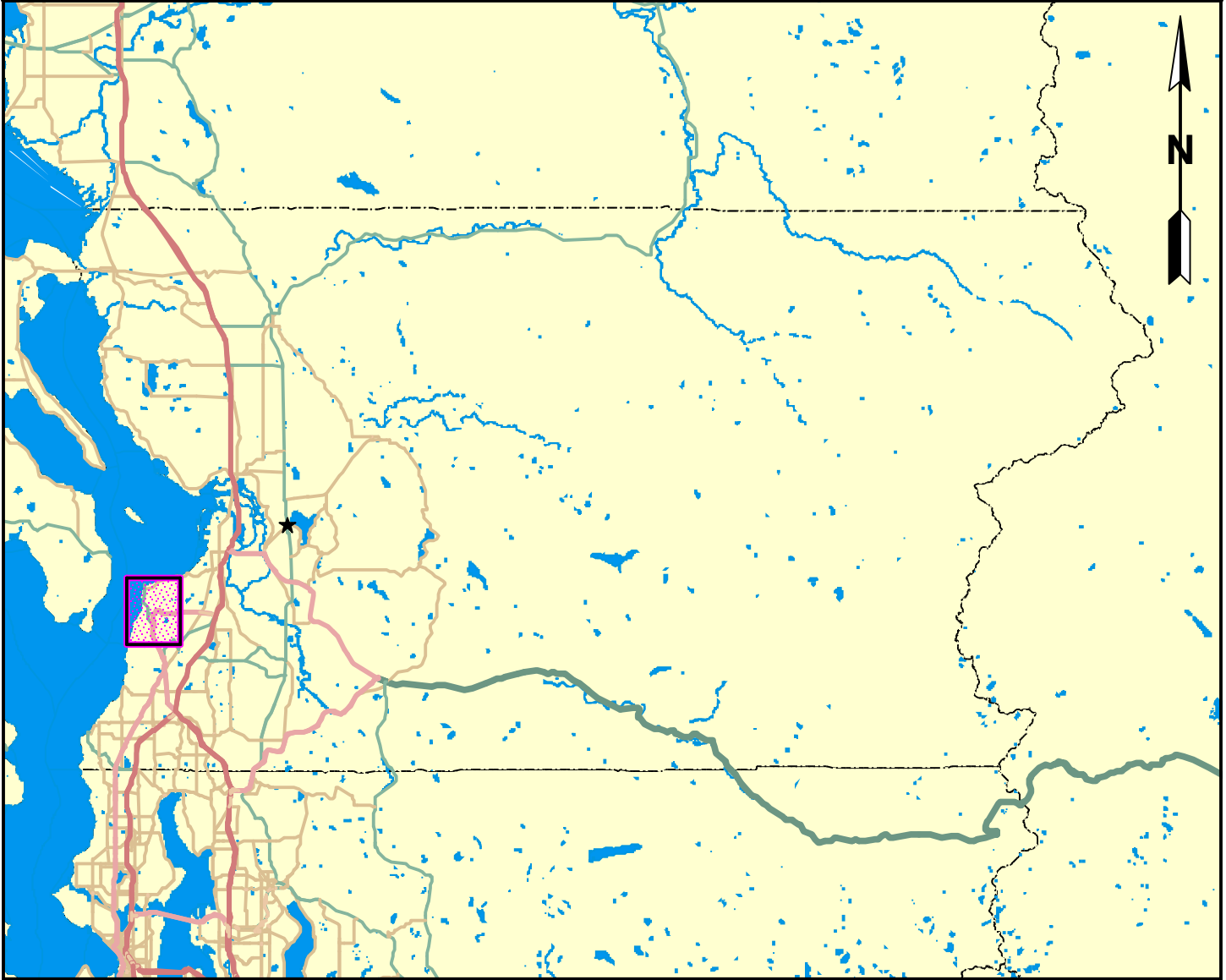
COUNTY LOCATION MAP

Project #: 38171

Site Name: Four Vacant Parcels

Property Location: 4301 78th Street SW, Mukilteo, WA 98275, Snohomish County

Lat: 47.928319 Long: -122.29261



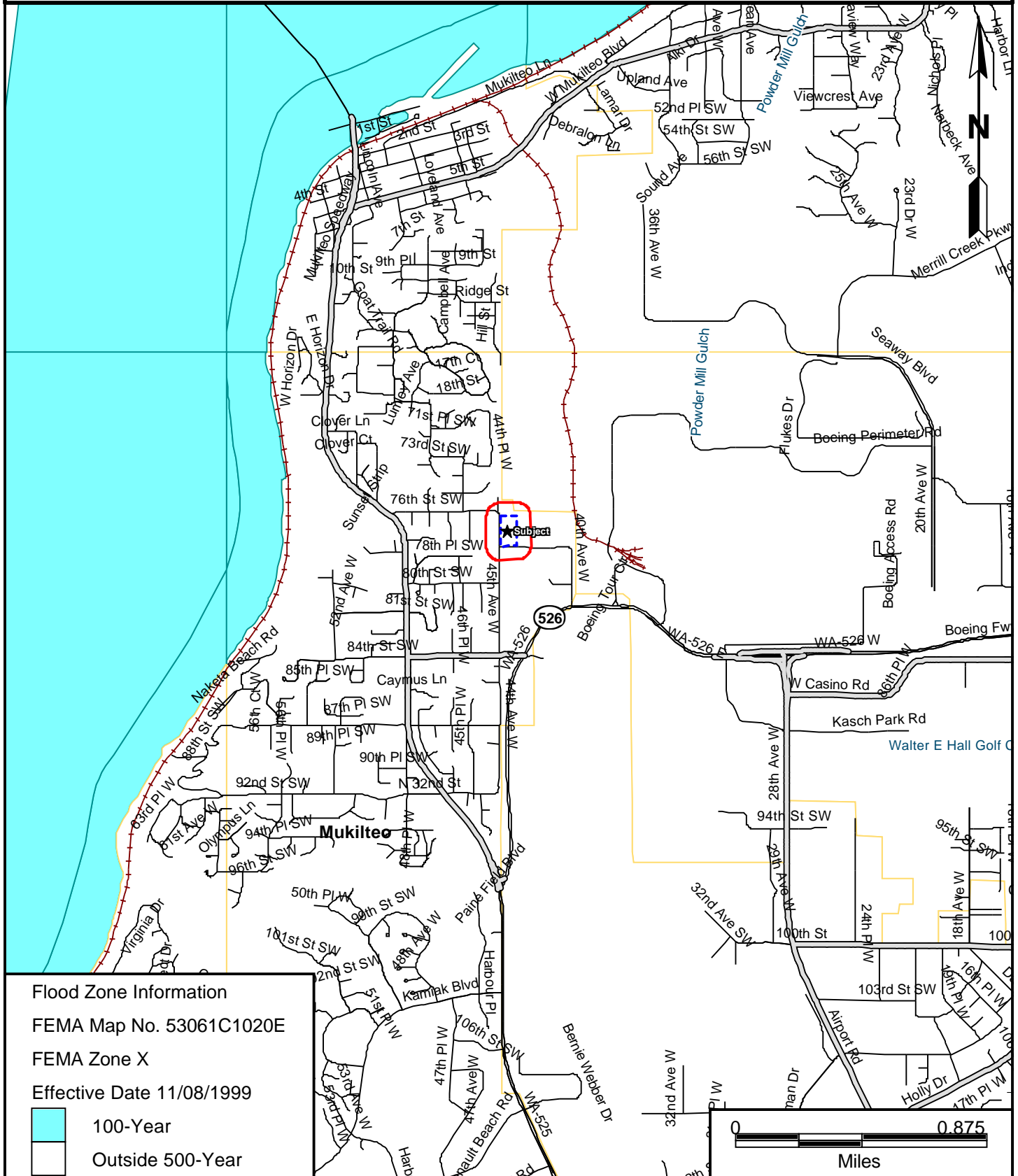
Area of Detail shown on Location Map

FLOOD MAP

Project #: 38171

Site Name: Four Vacant Parcels

Property Location: 4301 78th Street SW, Mukilteo, WA 98275, Snohomish County

**CAUTION:**

The location of flood hazard areas shown on this map are approximate only. Flood hazard boundaries may change from time to time. A property in the general vicinity of a flood hazard area should be evaluated by a civil engineer or other appropriate specialist prior to purchase or investment.

USGS TOPOGRAPHIC MAP

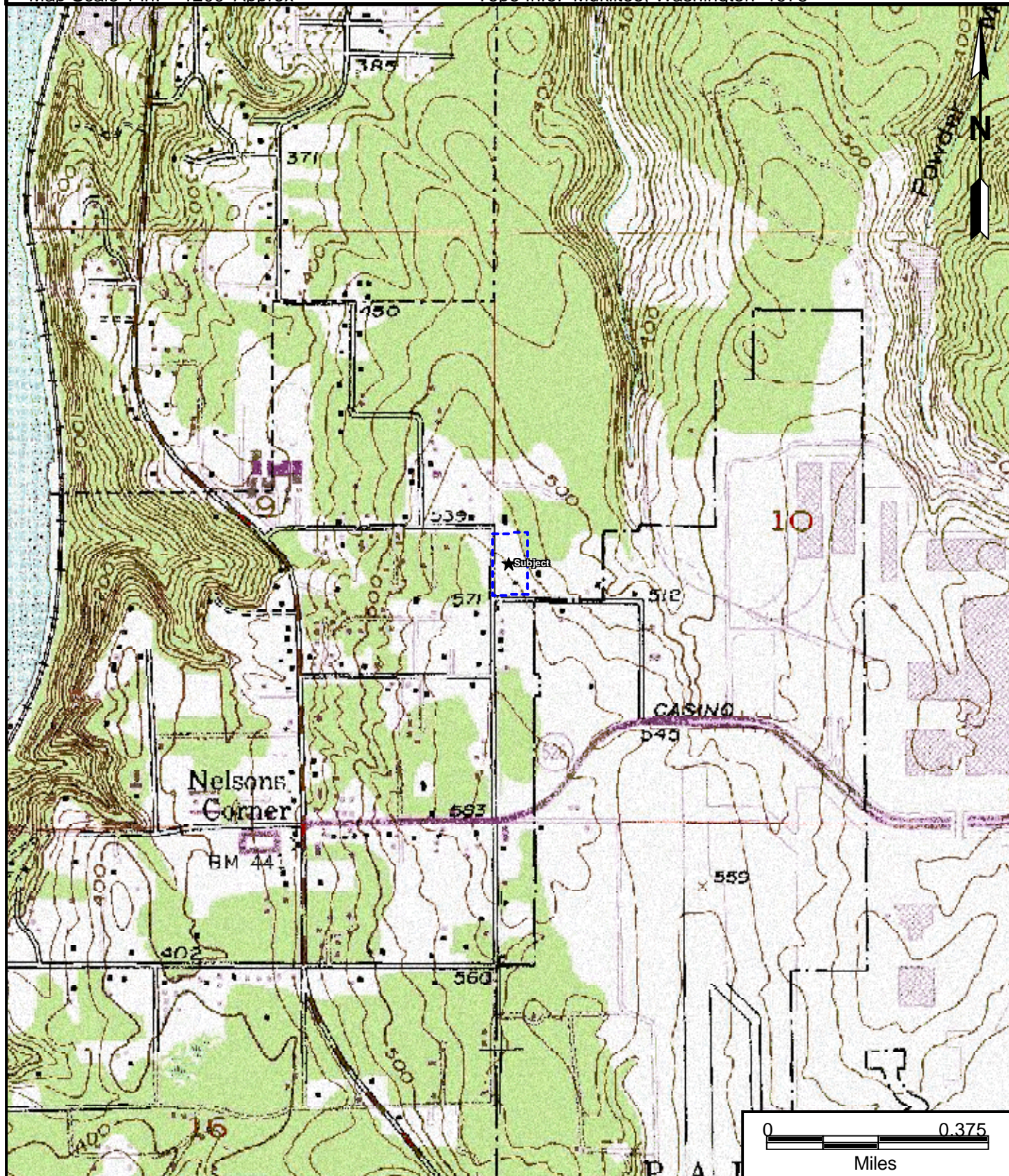
Project #: 38171

Site Name: Four Vacant Parcels

Property Location: 4301 78th Street SW, Mukilteo, WA 98275, Snohomish County

Map Scale 1 in. = 1200' Approx

Topo Info: Mukilteo, Washington 1978

**CAUTION:**

The location of property arrows shown on this map are approximate only. Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro Environmental Data so that appropriate corrections can be made.

NWI WETLAND MAP

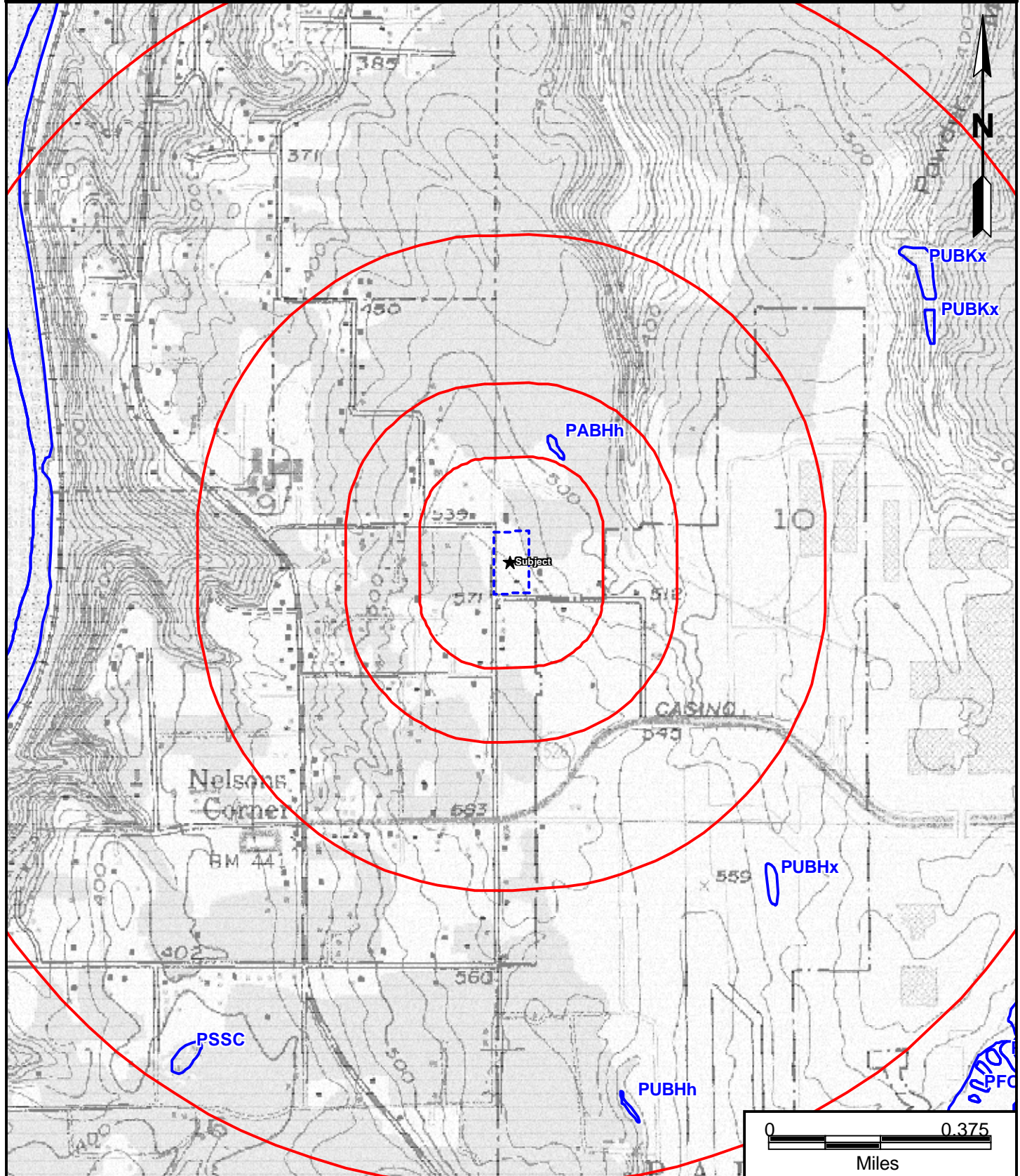
Project #: 38171

Site Name: Four Vacant Parcels

Property Location: 4301 78th Street SW, Mukilteo, WA 98275, Snohomish County

Map Scale 1 in. = 1200' Approx

Wetland Info: Mukilteo, Washington 1978

**CAUTION:**

The location of property arrows shown on this map are approximate only. Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro Environmental Data so that appropriate corrections can be made.

WETLAND MAP LEGEND

There are 9 distinct National Wetlands Inventory types within the mapped area.

More information about Wetlands can be found at: <http://www.fws.gov/wetlands/data/wetland-codes.html>

| | |
|-----------------------------|------------------------------------|
| Map Symbol: PUBHh | COUNT: 1 |
| Description: | Freshw ater Pond |
| Map Symbol: PUBH | COUNT: 1 |
| Description: | Freshw ater Pond |
| Map Symbol: PABHh | COUNT: 1 |
| Description: | Freshw ater Pond |
| Map Symbol: E2AB/USN | COUNT: 1 |
| Description: | Estuarine and Marine Wetland |
| Map Symbol: E1UBL | COUNT: 1 |
| Description: | Estuarine and Marine Deepw ater |
| Map Symbol: PUBHx | COUNT: 1 |
| Description: | Freshw ater Pond |
| Map Symbol: PSSC | COUNT: 2 |
| Description: | Freshw ater Forested/Shrub Wetland |
| Map Symbol: PUBKx | COUNT: 2 |
| Description: | Freshw ater Pond |
| Map Symbol: PFOC | COUNT: 6 |
| Description: | Freshw ater Forested/Shrub Wetland |

USDA/NRCS SOIL MAP

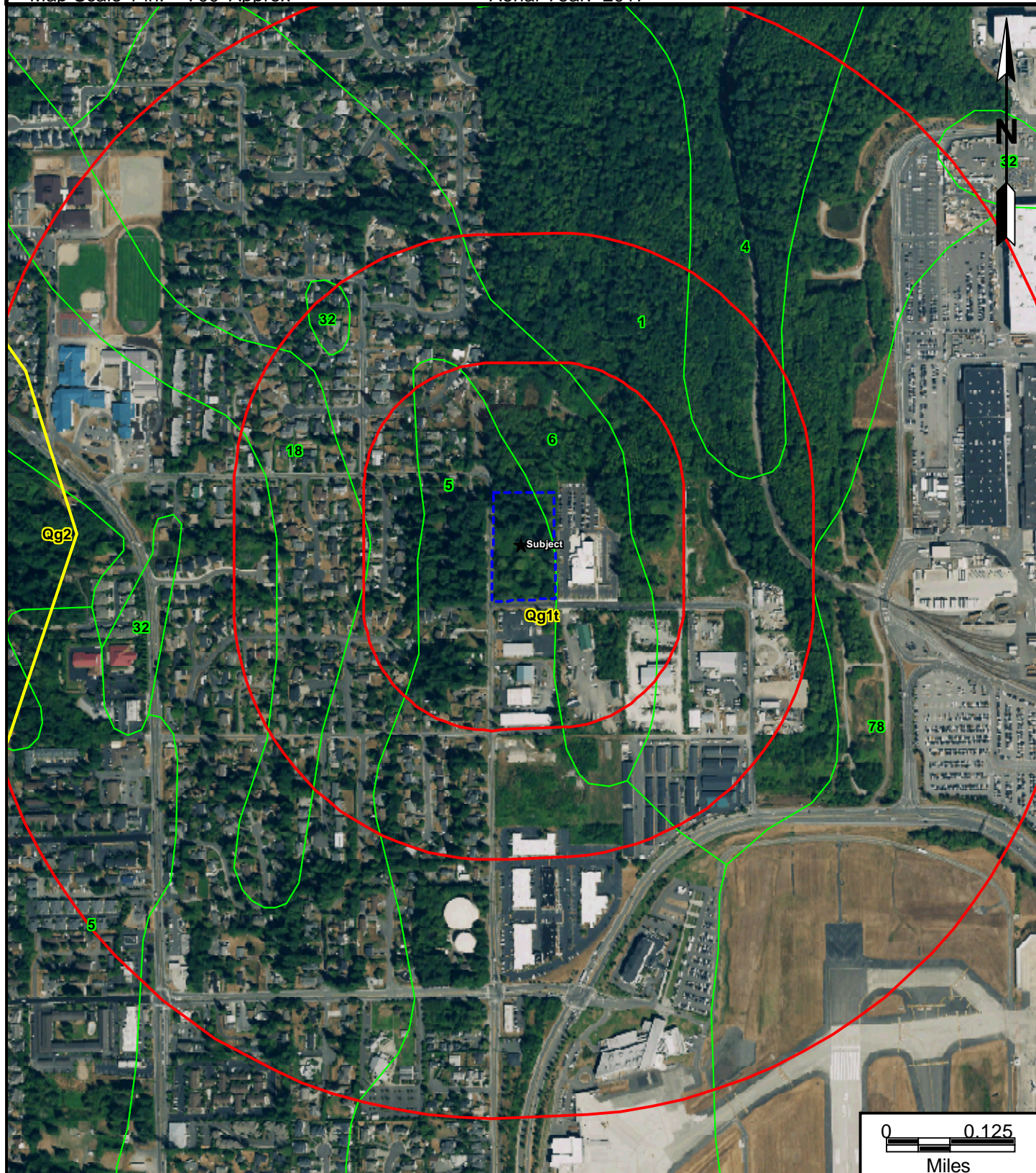
Project #: 38171

Site Name: Four Vacant Parcels

Property Location: 4301 78th Street SW, Mukilteo, WA 98275, Snohomish County

Map Scale 1 in. = 700' Approx

Aerial Year: 2017

**Soil Boundaries****Geology Types****CAUTION:**

The location of property arrows shown on this map are approximate only. Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro Environmental Data so that appropriate corrections can be made.

USDA SOIL AND GEOLOGY MAP LEGEND

There are 2 distinct geologic types and 8 distinct soil types within the mapped area.

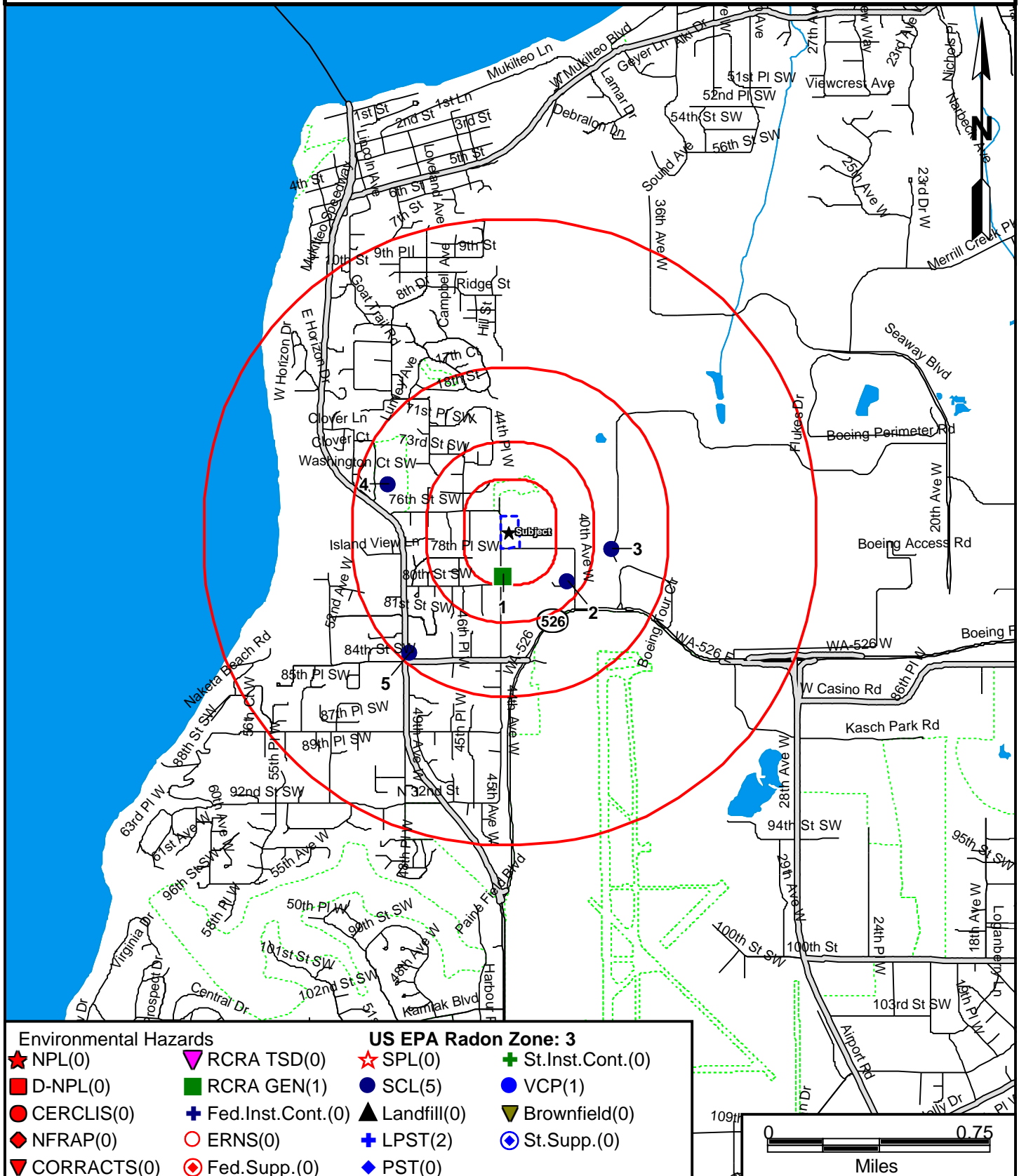
| | |
|---------------------------------|---|
| Geology Map Symbol: Qg2 | COUNT: 1 |
| Geology Description: | Unit Age: Pleistocene Rock Type: till, outw ash |
| Geology Map Symbol: Qg1t | COUNT: 1 |
| Geology Description: | Unit Age: Pleistocene Rock Type: moraine |
| Soil Map Symbol: 6 | COUNT: 1 |
| Soil Description: | Alderwood-Urban land complex, 8 to 15 percent slopes |
| Soil Map Symbol: 4 | COUNT: 1 |
| Soil Description: | Alderwood-Everett gravelly sandy loams, 25 to 70 percent slopes |
| Soil Map Symbol: 34 | COUNT: 1 |
| Soil Description: | Mukilteo muck |
| Soil Map Symbol: 18 | COUNT: 1 |
| Soil Description: | Everett gravelly sandy loam, 8 to 15 percent slopes |
| Soil Map Symbol: 1 | COUNT: 1 |
| Soil Description: | Alderwood gravelly sandy loam, 2 to 8 percent slopes |
| Soil Map Symbol: 78 | COUNT: 1 |
| Soil Description: | Urban land |
| Soil Map Symbol: 5 | COUNT: 2 |
| Soil Description: | Alderwood-Urban land complex, 2 to 8 percent slopes |
| Soil Map Symbol: 32 | COUNT: 4 |
| Soil Description: | McKenna gravelly silt loam, 0 to 8 percent slopes |

HAZARDS MAP

Project #: 38171

Site Name: Four Vacant Parcels

Property Location: 4301 78th Street SW, Mukilteo, WA 98275, Snohomish County

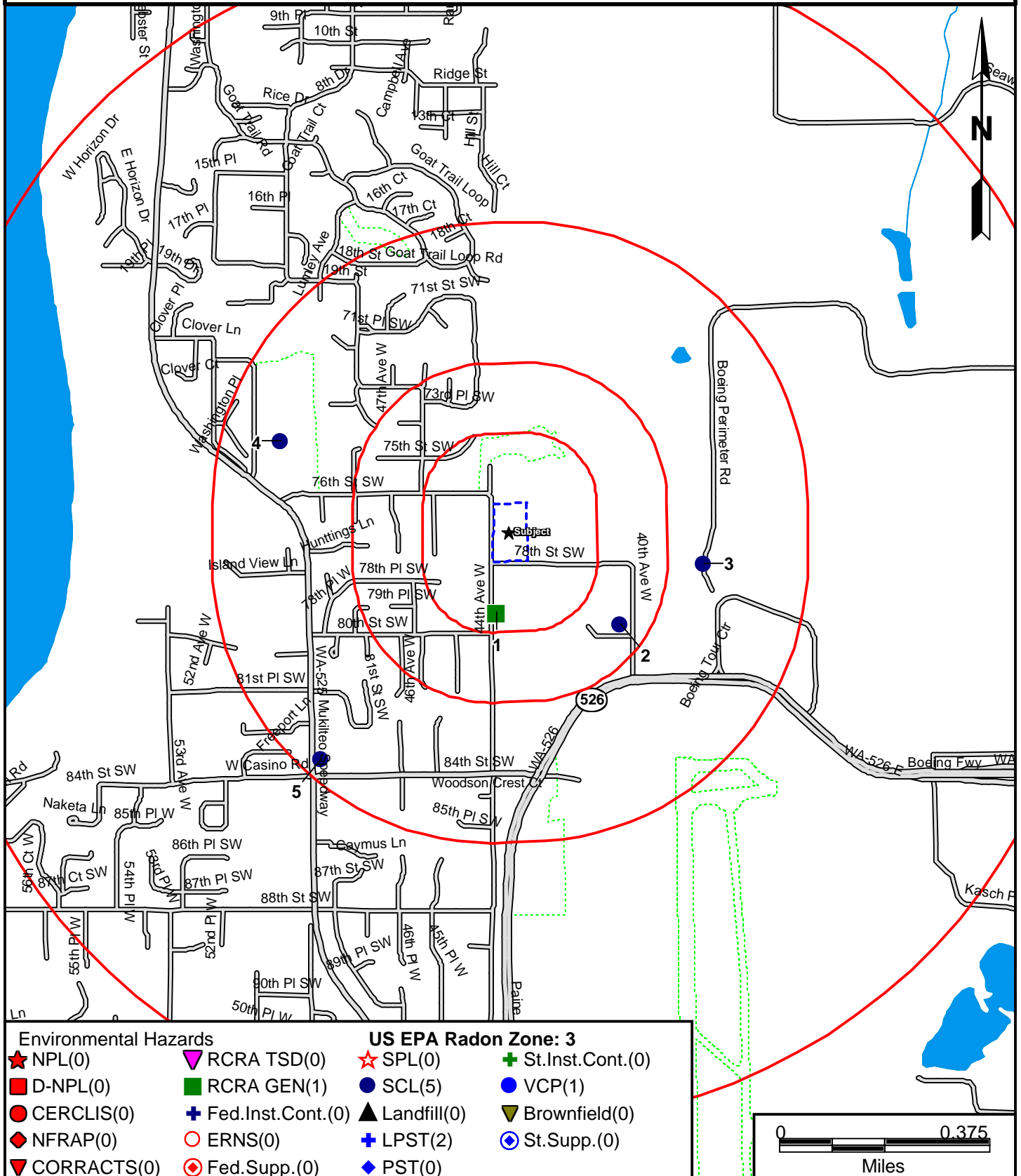


HAZARDS MAP

Project #: 38171

Site Name: Four Vacant Parcels

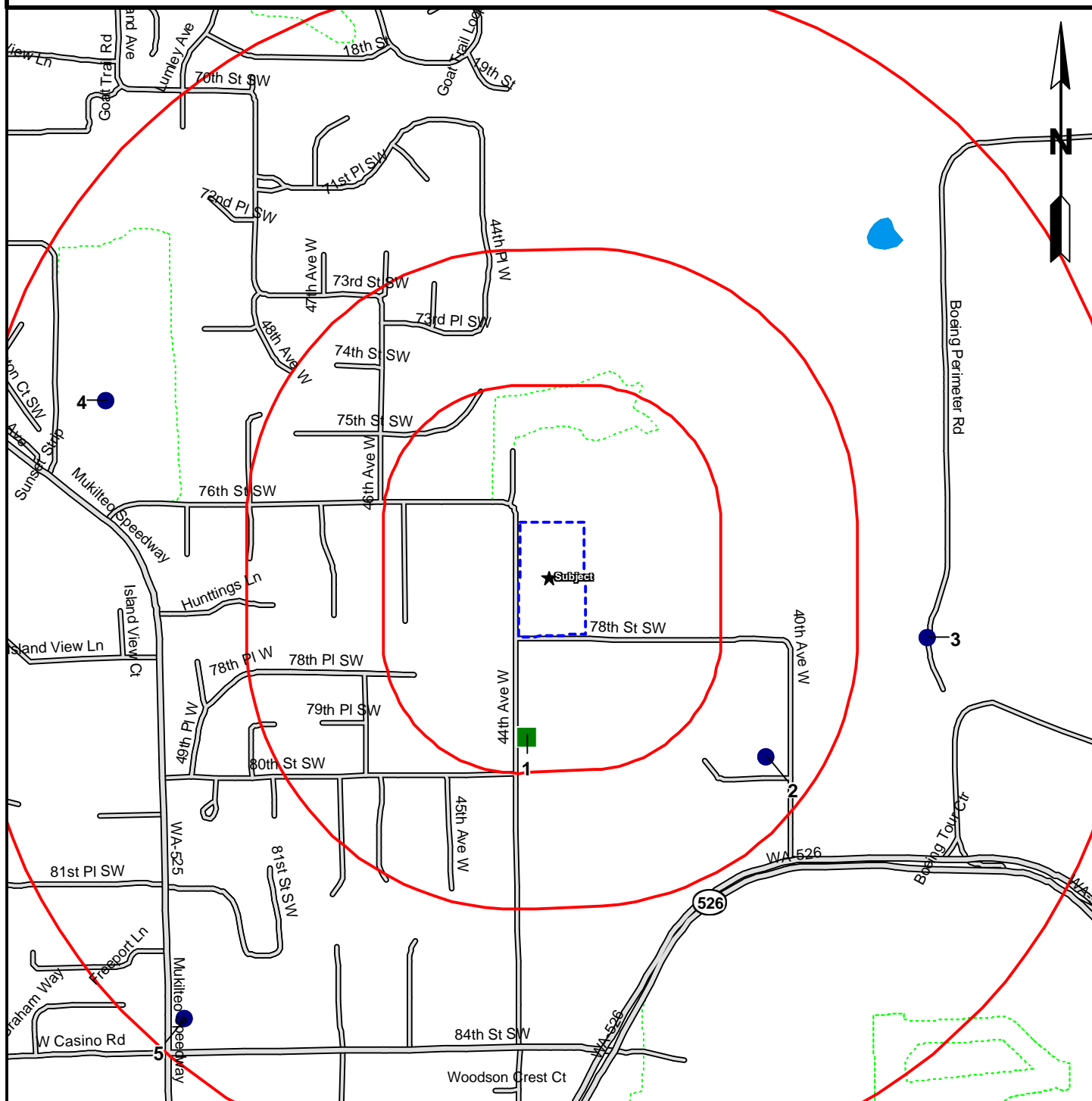
Property Location: 4301 78th Street SW, Mukilteo, WA 98275, Snohomish County

**CAUTION:**

The location of hazards shown on this map are approximate only. Other hazards may exist that are not shown on this map. Property in the general vicinity of hazards should be evaluated by an environmental engineer or other appropriate specialist prior to purchase or investment.

Project #: 38171

Property Location: 4301 78th Street SW, Mukilteo, WA 98275, Snohomish County



US EPA Radon Zone: 3

- | | | | |
|---------------|---------------------|---------------|--------------------|
| ★ NPL(0) | ▼ RCRA TSD(0) | ★ SPL(0) | + St.Inst.Cont.(0) |
| ■ D-NPL(0) | ■ RCRA GEN(1) | ● SCL(5) | ● VCP(1) |
| ● CERCLIS(0) | + Fed.Inst.Cont.(0) | ▲ Landfill(0) | ▼ Brownfield(0) |
| ◆ NFRAP(0) | ○ ERNS(0) | + LPST(2) | ⊙ St.Supp.(0) |
| ▼ CORRACTS(0) | ⊙ Fed.Supp.(0) | ◆ PST(0) | |

The location of hazards shown on this map are approximate only. Other hazards may exist that are not shown on this map. Property in the general vicinity of hazards should be evaluated by an environmental engineer or other appropriate specialist prior to purchase or investment.



HAZARD MAP WITH AERIAL PHOTOGRAPH

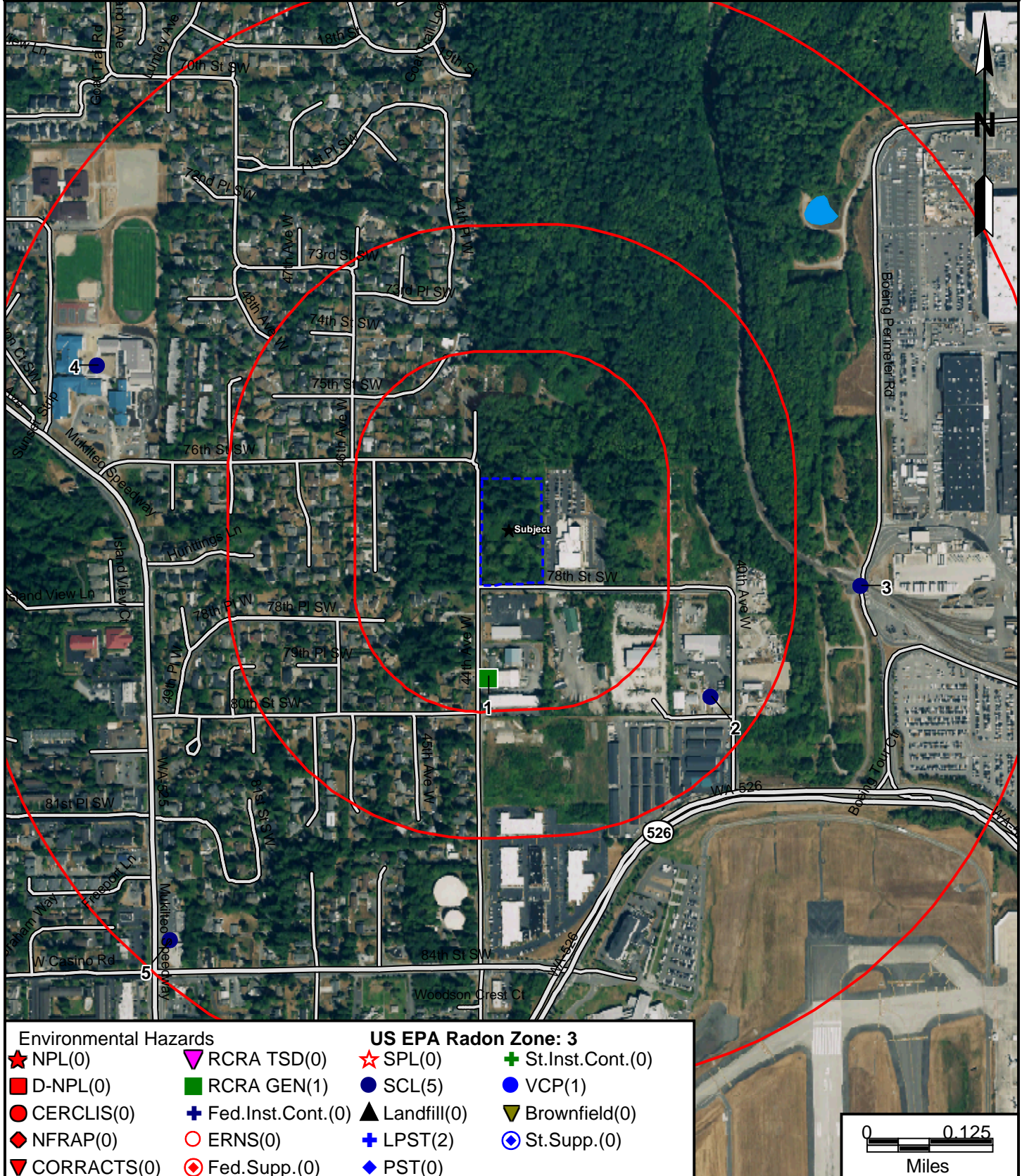
Project #: 38171

Site Name: Four Vacant Parcels

Property Location: 4301 78th Street SW, Mukilteo, WA 98275, Snohomish County

Map Scale 1 in. = 700' Approx

Aerial Year: 2017



CAUTION:

The location of hazards shown on this map are approximate only. Other hazards may exist that are not shown on this map. Property in the general vicinity of hazards should be evaluated by an environmental engineer or other appropriate specialist prior to purchase or investment.

SITE INVENTORY

| Property And Surrounding Areas (all sites within 1/8 mi) | MapID Distance Direction | NPL/D-NPL | CERCLIS | NFRAP/CERC-AR | CORRACTS | RCRA TSD | RCRA GEN/NON | ERNS | Inst. Controls | SPL | SCL | LANDFILL | LPST | PST | VCPs | BROWNFIELD | Fed.&St-Suppl. |
|--|--------------------------------|-----------|---------|---------------|----------|----------|--------------|------|----------------|-----|-----|----------|------|-----|------|------------|----------------|
| NEW TECH INDUSTRIES INC 7911 44TH AVE W Mukilteo, WA 98275 | 1 0.09 S | | | | | | ◆ | | | | | | | | | | |
| Surrounding Sites (between 1/8 mi and 1/4 mi) | MapID Distance Direction | NPL/D-NPL | CERCLIS | NFRAP/CERC-AR | CORRACTS | RCRA TSD | RCRA GEN/NON | ERNS | Inst. Controls | SPL | SCL | LANDFILL | LPST | PST | VCPs | BROWNFIELD | Fed.&St-Suppl. |
| WESTERN HYDROBLASTER 7924 40TH AVE W Mukilteo, WA 98275 | 2 0.201 SE | | | | | | | | | | ◆ | | | | | | |
| Surrounding Sites (between 1/4 mi and 1/2 mi) | MapID Distance Direction | NPL/D-NPL | CERCLIS | NFRAP/CERC-AR | CORRACTS | RCRA TSD | RCRA GEN/NON | ERNS | Inst. Controls | SPL | SCL | LANDFILL | LPST | PST | VCPs | BROWNFIELD | Fed.&St-Suppl. |
| Keenan Jet Fuel Spill Boeing Perimeter Rd - 3003 W Casino Rd Everett, WA 98204 | 3 0.316 E | | | | | | | | | | ◆ | | | | | | |
| Olympic View Middle School 2602 MUKILTEO SPEEDWAY Mukilteo, WA 98275 | 4 0.394 W | | | | | | | | | | ◆ | | ◆ | | | | |
| Exxon 76375 8325 MUKILTEO SPEEDWAY Mukilteo, WA 98275 | 5 0.466 SW | | | | | | | | | | ◆ | | ◆ | | ◆ | | |
| Surrounding Sites (between 1/2 mi and 1 mi) | MapID Distance Direction | NPL/D-NPL | CERCLIS | NFRAP/CERC-AR | CORRACTS | RCRA TSD | RCRA GEN/NON | ERNS | Inst. Controls | SPL | SCL | LANDFILL | LPST | PST | VCPs | BROWNFIELD | Fed.&St-Suppl. |
| No Sites in this Radius | | | | | | | | | | | | | | | | | |
| ◆ Data Type Mapped at this Site ID | | | | | | | | | | | | | | | | | |

Property Location: 4301 78th Street SW
Mukilteo, WA 98275

DATABASE FINDINGS**Property Location:** 4301 78th Street SW

Mukilteo, WA 98275, Snohomish County

Site Radius: Polygon Boundary**FEDERAL DATABASES**

| Database | Date Updated | Search Radius | On-Site | 1/8 | 1/4 | 1/2 | 1.0 | Total |
|------------|--------------|---------------|---------|-----|-----|-----|-----|-------|
| NPL | 08/2018 | 1.000 | 0 | 0 | 0 | 0 | 0 | 0 |
| P-NPL | 08/2018 | 1.000 | 0 | 0 | 0 | 0 | 0 | 0 |
| D-NPL | 08/2018 | 0.500 | 0 | 0 | 0 | 0 | - | 0 |
| CORRACTS | 09/2018 | 1.000 | 0 | 0 | 0 | 0 | 0 | 0 |
| SEMS-Smelt | 08/2018 | 0.500 | 0 | 0 | 0 | 0 | - | 0 |
| SEMS | 08/2018 | 0.500 | 0 | 0 | 0 | 0 | - | 0 |
| CERCLIS | 10/2013 | 0.500 | 0 | 0 | 0 | 0 | - | 0 |
| NFRAP | 08/2018 | 0.500 | 0 | 0 | 0 | 0 | - | 0 |
| SEMS-AR | 08/2018 | 0.500 | 0 | 0 | 0 | 0 | - | 0 |
| CERC-AR | 10/2013 | 0.500 | 0 | 0 | 0 | 0 | - | 0 |
| RCRA TSD | 09/2018 | 0.500 | 0 | 0 | 0 | 0 | - | 0 |
| FED-BROWNS | 10/2018 | 0.500 | 0 | 0 | 0 | 0 | - | 0 |
| RCRA GEN | 09/2018 | 0.250 | 0 | 1 | 0 | - | - | 1 |
| RCRA NON | 09/2018 | 0.250 | 0 | 0 | 0 | - | - | 0 |
| DEA LABS | 06/2018 | 0.500 | 0 | 0 | 0 | 0 | - | 0 |
| ERNS | 10/2018 | 0.000 | 0 | - | - | - | - | 0 |
| FRS | 10/2018 | 0.000 | 0 | - | - | - | - | 0 |
| FED ICEC | 08/2018 | 0.250 | 0 | 0 | 0 | - | - | 0 |
| RODS | 08/2018 | 0.250 | 0 | 0 | 0 | - | - | 0 |

TRIBAL DATABASES

| Database | Date Updated | Search Radius | On-Site | 1/8 | 1/4 | 1/2 | 1.0 | Total |
|-------------|--------------|---------------|---------|-----|-----|-----|-----|-------|
| TRIBAL LPST | 04/2018 | 0.500 | 0 | 0 | 0 | 0 | - | 0 |
| TRIBAL UST | 04/2018 | 0.250 | 0 | 0 | 0 | - | - | 0 |

STATE DATABASES

| Database | Date Updated | Search Radius | On-Site | 1/8 | 1/4 | 1/2 | 1.0 | Total |
|------------------|--------------|---------------|---------|-----|-----|-----|-----|-------|
| WA SCL | 08/2018 | 0.500 | 0 | 0 | 1 | 3 | - | 4 |
| WA NFA | 08/2018 | 0.500 | 0 | 0 | 0 | 1 | - | 1 |
| WA SWLF | 08/2018 | 0.500 | 0 | 0 | 0 | 0 | - | 0 |
| WA LPST | 08/2018 | 0.500 | 0 | 0 | 0 | 2 | - | 2 |
| WA PST | 08/2018 | 0.250 | 0 | 0 | 0 | - | - | 0 |
| WA COV | 08/2018 | 0.250 | 0 | 0 | 0 | - | - | 0 |
| WA VCP | 08/2018 | 0.500 | 0 | 0 | 0 | 1 | - | 1 |
| WA Brownfields | 08/2018 | 0.500 | 0 | 0 | 0 | 0 | - | 0 |

SITE SUMMARY

| MapID | Type | Fac.ID | Facility Name | Address | Distance(mi) |
|-------|----------|--------------|----------------------------|---|--------------|
| 1 | RCRA GEN | WAH000011882 | NEW TECH INDUSTRIES INC | 7911 44th Ave W, Mukilteo, WA 98275 | 0.090 S |
| 4 | NFA | 23791 | Olympic View Middle School | 2602 Mukilteo Speedw ay, Mukilteo, WA 98275 | 0.394 W |
| 2 | SCL | 2775 | WESTERN HYDROBLASTER | 7924 40th Ave W, Mukilteo, WA 98275 | 0.201 SE |
| 3 | SCL | 4234 | Keenan Jet Fuel Spill | Boeing Perimeter Rd - 3003 W Casino Rd, Everett, WA 98204 | 0.316 E |
| 4 | SCL | 23791 | Olympic View Middle School | 2602 Mukilteo Speedw ay, Mukilteo, WA 98275 | 0.394 W |
| 5 | SCL | 97775881 | Exxon 76375 | 8325 Mukilteo Speedw ay, Mukilteo, WA 98275 | 0.466 SW |
| 4 | LPST | 23791 | Olympic View Middle School | 2602 Mukilteo Speedw ay, Mukilteo, WA 98275 | 0.394 W |
| 5 | LPST | 97775881 | BP Service Station 03152 | 8325 Mukilteo Speedw ay, Mukilteo, WA 98275 | 0.466 SW |
| 5 | VCP | 97775881 | BP Service Station 03152 | 8325 Mukilteo Speedw ay, Mukilteo, WA 98275 | 0.466 SW |

Property Location:

4301 78th Street SW
Mukilteo, WA 98275

RCRA GENERATOR

| | | |
|--------------------------------------|--|------------------|
| HAZARD SITE: NEW TECH INDUSTRIES INC | | MAP ID: 1 |
| ADDRESS : 7911 44th Ave W | | |
| Mukilteo, WA 98275 | | |
| GOVT ID: WAH000011882 | APPROX. ELEVATION:577 FT (APPROX 12 FT ABOVE SUBJECT CENTROID) | |
| DATA UPDATED: 09/2018 | DIST/DIR: 0.090 S | |

| | | | |
|---------------------------------------|---------------------------------------|------------------------------------|---------------------|
| EPA HANDLER ID#: | WAH000011882 | UNIVERSE TYPE: | Small Quantity Gen. |
| LAND TYPE: | Private | DATE RECEIVED: | 12/20/2016 |
| USED OIL FACILITY: | NO | NON NOTIFIER: | Data Unavailable |
| WASTE RECYCLER: | NO | UNDERGROUND | NO |
| GROUNDWATER CONTROLS IN PLACE: | NO | INJECTION ACTIVITY: | |
| CONTACT NAME: | GINA MORKEN | INSTITUTIONAL/ENVIRONMENTAL | None Listed |
| CONTACT ADDRESS: | 7911 44TH AVE W MUKILTEO, WA 98275 | CONTROL INDICATOR: | |
| CONTACT PHONE: | 425-778-1200 | | |

| OWNER INFORMATION | | | |
|-------------------|-------------------------|---|--------------|
| DATE CURRENT | OWNER NAME | OWNER ADDRESS | OWNER PHONE |
| Unlisted | NEW TECH INDUSTRIES INC | 7911 44TH AVE W MUKILTEO, WA 98275 | 425-778-1200 |
| 6/8/2000 | NEW TECH INDUST N | 7911 44TH AVE W MUKILTEO, WA 98275 | 425-778-1200 |
| 5/1/2012 | BIGELOW PROPERTIES LLC | 6529 77TH AVE SE SNOHOMISH, WA 98290 | 425-610-4001 |
| 6/8/2000 | NEW TECH INDUSTRIES INC | 7911 44TH AVE W MUKILTEO, WA 98275 | |
| 6/8/2000 | CLIFF G | 7911 44TH AVE W MUKILTEO, WA 98275 | 425-778-1200 |
| 1/1/1986 | JOANNE BIGELOW | 6529 77TH AVE SE SNOHOMISH, WA 98290 | 425-610-4001 |

| NAICS CODES |
|---|
| 332999 - ALL OTHER MISCELLANEOUS FABRICATED METAL PRODUCT MANUFACTURING |

| |
|---------------------------------------|
| -NO EVALUATION INFORMATION AVAILABLE- |
|---------------------------------------|

| |
|--|
| -NO ENFORCEMENT INFORMATION AVAILABLE- |
|--|

| |
|-----------------------|
| -NO VIOLATIONS FOUND- |
|-----------------------|

| |
|-------------------------------|
| -NO CORRECTIVE ACTIONS FOUND- |
|-------------------------------|

Property Location: 4301 78th Street SW
Mukilteo, WA 98275

STATE CLEANUP LIST

| | | |
|-----------------------------------|--|------------------|
| HAZARD SITE: WESTERN HYDROBLASTER | | MAP ID: 2 |
| ADDRESS : 7924 40th Ave W | | |
| Mukilteo, WA 98275 | | |
| GOVT ID: 2775 | APPROX. ELEVATION:548 FT (APPROX 17 FT BELOW SUBJECT CENTROID) | |
| DATA UPDATED: 08/2018 | DIST/DIR: 0.201 SE | |

CLEANUP DETAILS:

Responsible Unit: Northw est **Region:** Northw est
Site Status: Awaiting Cleanup **Cleanup Site ID:** 4776
Cleanup URL: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=4776>
Brownfield: Data Not Available **PSI Site:** Data Not Available

Affected Media & Contaminants:

| Contaminant | Ground Water | Surface Water | Soil | Sediment | Air | Bedrock |
|--------------------------------|--------------|---------------|------|----------|-----|---------|
| Metals Priority Pollutants | S | C | C | | S | |
| Petroleum Products-Unspecified | S | S | C | | | |

Legend:

B - Below Cleanup Level R-Remediated
 C-Confirmed Above Cleanup Level RA-Remediated-Above
 S-Suspected RB-Remediated-Below

STATE CLEANUP LIST

| | | |
|--|--|-------------------------|
| HAZARD SITE: Keenan Jet Fuel Spill | | MAP ID: 3 |
| ADDRESS : Boeing Perimeter Rd - 3003 W Casino Rd | | |
| Everett, WA 98204 | | |
| GOVT ID: 4234 | APPROX. ELEVATION:523 FT (APPROX 42 FT BELOW SUBJECT CENTROID) | |
| DATA UPDATED: 08/2018 | DIST/DIR: 0.316 E | |

CLEANUP DETAILS:

Responsible Unit: Northw est **Region:** Data Not Available
Site Status: No Further Action **Cleanup Site ID:** 12349
Cleanup URL: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=12349>
Brownfield: Data Not Available **PSI Site:** Data Not Available

Affected Media & Contaminants:

| Contaminant | Ground Water | Surface Water | Soil | Sediment | Air | Bedrock |
|------------------|--------------|---------------|------|----------|-----|---------|
| Petroleum-Diesel | | | RB | | | |

Legend:

B - Below Cleanup Level R-Remediated
 C-Confirmed Above Cleanup Level RA-Remediated-Above
 S-Suspected RB-Remediated-Below

NFA DETAILS:

No Further Action Date: 4/15/2014 **Cleanup ID:** 12349
Cleanup URL: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=12349>
Rank: Data Not Available **VCP:** Data Not Available

Property Location: 4301 78th Street SW
 Mukilteo, WA 98275

LEAKING PETROLEUM STORAGE/MULTIPLE CLEANUP SITE FINDINGS

| | | |
|--|---|--------------------------------|
| HAZARD SITE: Olympic View Middle School | | MAP ID: 4 |
| ADDRESS : 2602 Mukilteo Speedw ay | | |
| Mukilteo, WA 98275 | | |
| GOVT ID: 23791 | APPROX. ELEVATION: 412 FT (APPROX 153 FT BELOW SUBJECT CENTROID) | |
| DATA UPDATED: 08/2018 | DIST/DIR: 0.394 W | |

The site with a facility ID 23791 was identified within the following databases:

LEAKING PETROLEUM STORAGE TANK (Cleanup Started)

STATE CLEANUP LIST/NO FURTHER ACTION

STATE CLEANUP LIST (No Further Action)

INDEPENDENT CLEANUP LIST

Facility URL:

<https://fortress.wa.gov/ecy/facilitysite/Report/Report.aspx?FacilitySiteId=23791>

LPST DETAILS:

Cleanup Unit: Olympic View Junior High

Status Date: 3/24/2014

Release Status: Cleanup Started

Process Type: No Process

CLEANUP DETAILS:

Responsible Unit: Northwest

Region: Data Not Available

Site Status: Cleanup Started

Cleanup Site ID: 12331

Cleanup URL: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=12331>

Brownfield: Data Not Available

PSI Site: Yes

Affected Media & Contaminants:

| Contaminant | Ground Water | Surface Water | Soil | Sediment | Air | Bedrock |
|-----------------|--------------|---------------|------|----------|-----|---------|
| Petroleum-Other | | | C | | | |

Legend:

B - Below Cleanup Level

R-Remediated

C-Confirmed Above Cleanup Level

RA-Remediated-Above

S-Suspected

RB-Remediated-Below

NFA DETAILS:

No Further Action Date: 3/19/2018

Cleanup ID: 12331

Cleanup URL: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=12331>

Rank: Data Not Available

VCP: Data Not Available

Property Location:

4301 78th Street SW
Mukilteo, WA 98275

LEAKING PETROLEUM STORAGE/MULTIPLE CLEANUP SITE FINDINGS

| | | |
|-----------------------------------|---|-------------------------|
| HAZARD SITE: Exxon 76375 | | MAP ID: 5 |
| ADDRESS : 8325 Mukilteo Speedw ay | | |
| Mukilteo, WA 98275 | | |
| GOVT ID: 97775881 | APPROX. ELEVATION:446 FT (APPROX 119 FT BELOW SUBJECT CENTROID) | |
| DATA UPDATED: 08/2018 | DIST/DIR: 0.466 SW | |

The site with a facility ID 97775881 was identified within the following databases:

REGISTERED UNDERGROUND STORAGE TANK (Operational)
LEAKING PETROLEUM STORAGE TANK
STATE CLEANUP LIST (Cleanup Started)
VOLUNTARY CLEANUP PROGRAM SITE

Facility URL:

<https://fortress.wa.gov/ecy/facilitysite/Report/Report.aspx?FacilitySiteId=97775881>

PST DETAILS:

| | | | |
|--------------------------|--------------------------|------------------------|------------|
| UST ID: | 9572 | Tank ID: | 1 |
| Tank Status: | Operational | Install Date: | 00/01/1983 |
| Capacity Range: | 10,000 to 19,999 Gallons | Compartment ID: | 9572 |
| Substance Stored: | Unleaded Gasoline | | |

| | | | |
|--------------------------|--------------------------|------------------------|------------|
| UST ID: | 9572 | Tank ID: | 2 |
| Tank Status: | Operational | Install Date: | 00/01/1983 |
| Capacity Range: | 10,000 to 19,999 Gallons | Compartment ID: | 9572 |
| Substance Stored: | Unleaded Gasoline | | |

| | | | |
|--------------------------|--------------------------|------------------------|------------|
| UST ID: | 9572 | Tank ID: | 3 |
| Tank Status: | Operational | Install Date: | 00/01/1983 |
| Capacity Range: | 10,000 to 19,999 Gallons | Compartment ID: | 9572 |
| Substance Stored: | Unleaded Gasoline | | |

| | | | |
|--------------------------|--------------------|------------------------|------------|
| UST ID: | 9572 | Tank ID: | 4 |
| Tank Status: | Operational | Install Date: | 00/01/1983 |
| Capacity Range: | Data Not Available | Compartment ID: | 9572 |
| Substance Stored: | Unleaded Gasoline | | |

| | | | |
|--------------------------|----------------------|------------------------|------------|
| UST ID: | 9572 | Tank ID: | 5 |
| Tank Status: | Removed | Install Date: | 00/01/1983 |
| Capacity Range: | 111 TO 1,100 Gallons | Compartment ID: | 9572 |
| Substance Stored: | Unleaded Gasoline | | |

LPST DETAILS:

| | | | |
|----------------------|---------------------------|------------------------|-----------------|
| Cleanup Unit: | EXXON 76375 | Release Status: | Cleanup Started |
| Status Date: | 2/20/2013 | | |
| Process Type: | Voluntary Cleanup Program | | |

CLEANUP DETAILS BEGIN ON NEXT PAGE

Property Location: 4301 78th Street SW
Mukilteo, WA 98275

LEAKING PETROLEUM STORAGE/MULTIPLE CLEANUP SITE FINDINGS

| | | |
|-----------------------------------|---|------------------|
| HAZARD SITE: Exxon 76375 | | MAP ID: 5 |
| ADDRESS : 8325 Mukilteo Speedw ay | | |
| Mukilteo, WA 98275 | | |
| GOVT ID: 97775881 | APPROX. ELEVATION:446 FT (APPROX 119 FT BELOW SUBJECT CENTROID) | |
| DATA UPDATED: 08/2018 | DIST/DIR: 0.466 SW | |

CLEANUP DETAILS:

Responsible Unit: Northw est **Region:** Northw est
Site Status: Cleanup Started **Cleanup Site ID:** 11289
Cleanup URL: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=11289>
Brownfield: Data Not Available **PSI Site:** Data Not Available

Affected Media & Contaminants:

| Contaminant | Ground Water | Surface Water | Soil | Sediment | Air | Bedrock |
|--------------------------------|--------------|---------------|------|----------|-----|---------|
| Petroleum-Other | C | | C | | | |
| Petroleum-Gasoline | C | | C | | | |
| Petroleum-Diesel | C | | C | | | |
| Other Non-Halogenated Organics | C | | C | | | |
| Benzene | C | | C | | | |

Legend:

B - Below Cleanup Level R-Remediated
 C-Confirmed Above Cleanup Level RA-Remediated-Above
 S-Suspected RB-Remediated-Below

Property Location: 4301 78th Street SW
 Mukilteo, WA 98275

Ungeocodeable Entries

The sites contained below were unable to be accurately geocoded due to map and/or database limitations. These sites are listed because based on the data available they could potentially be relevant to this site search. However, due to inaccuracies in the databases, no guarantee can be made that these sites are relevant, nor can it be guaranteed that the listed sites are the only relevant sites that could not be accurately mapped.

-No Ungeocodeables Found-

FEDERAL DATABASE DEFINITIONS

FEDERAL DATABASES SEARCHED:**NPL (National Priorities List), P-NPL (Proposed Sites to the National Priorities List) and D-NPL (Delisted Sites from the NPL)**

List compiled by the EPA pursuant to CERCLA 42 USC Subsection 9605(a) (8) (B) of properties with the highest priority for cleanup pursuant to EPA's hazard ranking system. See 40 CFR Part 300.

Source: United States Environmental Protection Agency

SEMS (Superfund Enterprise Management System) and CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)

ASTM E-1527-13 3.2.14 defines CERCLIS as the list of sites compiled by EPA that EPA has investigated or is currently investigating for potential hazardous substance contamination for possible inclusion on the National Priorities List. In late 2013, the EPA deployed the SEMS system to track these sites and retired the CERCLIS database. Both databases are included in this report, however because ASTM E1527-13 uses the CERCLIS nomenclature, map legends and other references to the report will continue to use the CERCLIS label.

Source: United States Environmental Protection Agency

SEMS-AR (Superfund Enterprise Management System Archived Sites) and CERC-AR (Sites in the Archived CERCLIS Database)

The Archive designation indicates the site has no further interest under the Federal Superfund Program based on available information. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. The Archive designation is removed and the site is returned to the SEMS or CERCLIS inventory if more substantive assessment and/or any cleanup work is necessary under the Federal Superfund program.

Source: United States Environmental Protection Agency

NFRAP (No Further Remedial Action Planned)

Former SEMS and CERCLIS sites where no further remedial action is planned under the CERCLA/Superfund programs.

Source: United States Environmental Protection Agency

SEMS Potential Smelters (SEMS-SMELT)

This is a subset of sites in the SEMS database of sites that have indicators of smelting-related or potentially smelting-related activities. The report includes information on the site location as well as contaminants of concern. Sites are mapped using the CERCLIS identifier.

Source: United States Environmental Protection Agency

CORRACTS (RCRA Corrective Action Sites)

List of hazardous waste treatment storage or disposal facilities and other RCRIS facilities (due to past interim status or storage of hazardous waste beyond 90 days) who have been notified by the US Environmental Protection Agency to undertake corrective action under RCRA.

Source: United States Environmental Protection Agency

RCRA TSD

List maintained by the EPA of those facilities on which treatment, storage, and/or disposal of hazardous wastes takes place, as defined and regulated by RCRA.

Source: United States Environmental Protection Agency

RCRA GEN/RCRA NON (RCRA Generators/RCRA Non-Generators)

List maintained by EPA of those persons or entities that report under the RCRA program.

Source: United States Environmental Protection Agency

ERNS (Emergency Response Notification System)

EPA's Emergency Response Notification System list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. Notification requirements for such releases or spills are codified in 40 CFR Parts 302 and 355.

Source: National Response Center

FED-BROWNS (Federal Brownfields Sites)

Brownfield sites receiving federal grants.

Source: United States Environmental Protection Agency

Federal Institutional Controls/Engineering Controls (FED ICEC and RODS)

Institutional controls compiled from various EPA maintained databases and SEMS/CERCLIS Record of Decisions.

Source: United States Environmental Protection Agency

DEA-LABS (US Drug Enforcement Administration (DEA) National Clandestine Laboratory Register)

The U.S. Department of Justice provides listing of 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. Sites are mapped as Federal Supplemental database sites.

Source: US Department of Justice, Drug Enforcement Agency

FRS (Facility Registry System)

The FRS is a centrally managed database developed by EPA's Office of Information Collection in the Office of Environmental Information (OEI). The FRS has over 2.5 million unique facility records linking over 3.5 million program interests, including data from over 30 national environmental data systems and over 45 state systems.

Source: United States Environmental Protection Agency

USDA/NRCS Soil Maps

Soil Maps are a product provided by the Natural Resources Conservation Service (NRCS) division of the US Department of Agriculture and are formatted as Soil Survey database (SSURGO) files. A legend page is provided that provides the map symbol and a limited amount of descriptive information for each soil type. For more information, contact the NRCS at <http://soils.usda.gov/>.

Radon Zone Information

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. EPA's Map of Radon Zones assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential.

Zone 1: Highest Potential - counties have a predicted average indoor radon screening level greater than 4 pCi/L (picocuries per liter)

Zone 2: Moderate Potential - counties have a predicted average indoor radon screening level between 2 and 4 pCi/L (picocuries per liter)

Zone 3: Low Potential - counties have a predicted average indoor radon screening level less than 2 pCi/L (picocuries per liter)

Source: United States Environmental Protection Agency

STATE DATABASE DEFINITIONS**EPA REGION 10 DATABASES:****Tribal Underground Storage Tanks (Tribal USTs) and Leaking Storage Tanks (Tribal LPSTs)**

Sites compiled by EPA Region 10 with underground storage tanks and leaking underground storage tanks on tribal lands.

Source: EPA Region 10

STATE ASTM STANDARD DATABASES SEARCHED:**State Confirmed and Suspected Cleanup Sites (SCL)**

A site is being cleaned up under state regulations. Regulations include Model Toxics Control Act or its predecessors. This list includes the Department of Ecology's Hazardous Sites List receiving rankings under the Washington Ranking Method (WARM) as required by WAC 173-340-330, as well as the Confirmed & Suspected Contaminated Sites (CSCS) Report, which includes the Hazardous Sites List.

Source: Washington Department of Ecology

State Confirmed and Suspected Cleanup Sites/No Further Action Required (SCL/NFA)

A site is being cleaned up under state regulations. Regulations include Model Toxics Control Act or its predecessors.

Site has No Further Action Required.

Information available varies by state.

Source: Washington Department of Ecology

Solid Waste Landfills (SWLF)

Includes state landfill and/or solid waste disposal sites in a database maintained by state agencies. Information available varies by state.

Source: Washington Department of Ecology

Brownfields Site Assessments (BF)

State maintained list of completed and ongoing Brownfield Site Assessments. Available information varies by state.

Source: Washington Department of Ecology

Environmental Covenants Registry (COV)

State maintained list of sites with environmental covenants/institutional controls under the Uniform Environmental Covenants Act (UECA).

Source: Washington Department of Ecology

Voluntary Cleanup Program Sites (VCP)

State maintained list of sites undergoing independent cleanup and submitted for review.

Institutional controls are included for some sites. Available information varies by state.

Source: Washington Department of Ecology

Leaking Petroleum Storage Tanks (LPSTs)

State lists of leaking aboveground and underground storage tank sites. Section 9003(h) of Subtitle I of RCRA gives EPA and states, under cooperative agreements with EPA, authority to clean up releases from UST systems or require owners and operators to do so.

Available information varies by state.

Source: Washington Department of Ecology

Underground Storage Tanks (USTs)

State lists of underground storage tanks required to be registered under Subtitle I, Section 9002 of RCRA. Available information varies by state.

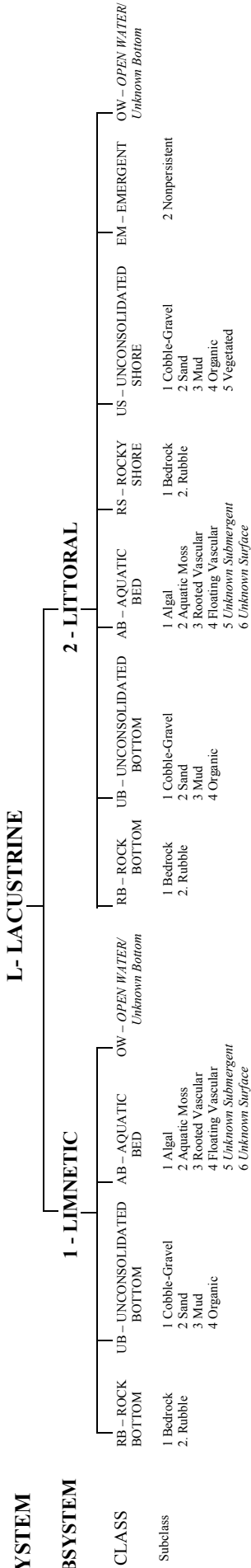
Source: Washington Department of Ecology

Cowardin ET AL. 1979 as modified for National Wetland Inventory Mapping Convention

WETLANDS AND DEEPWATER HABITATS CLASSIFICATION

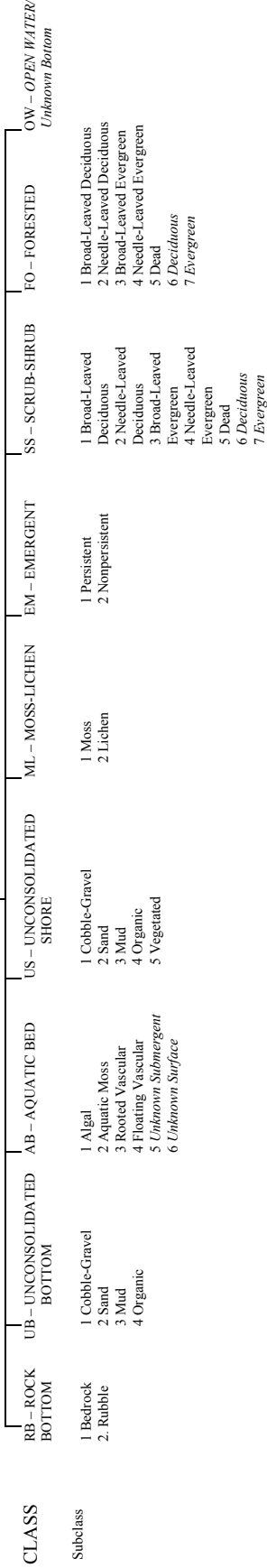
SYSTEM

SUBSYSTEM



SYSTEM

P - PALUSTRINE

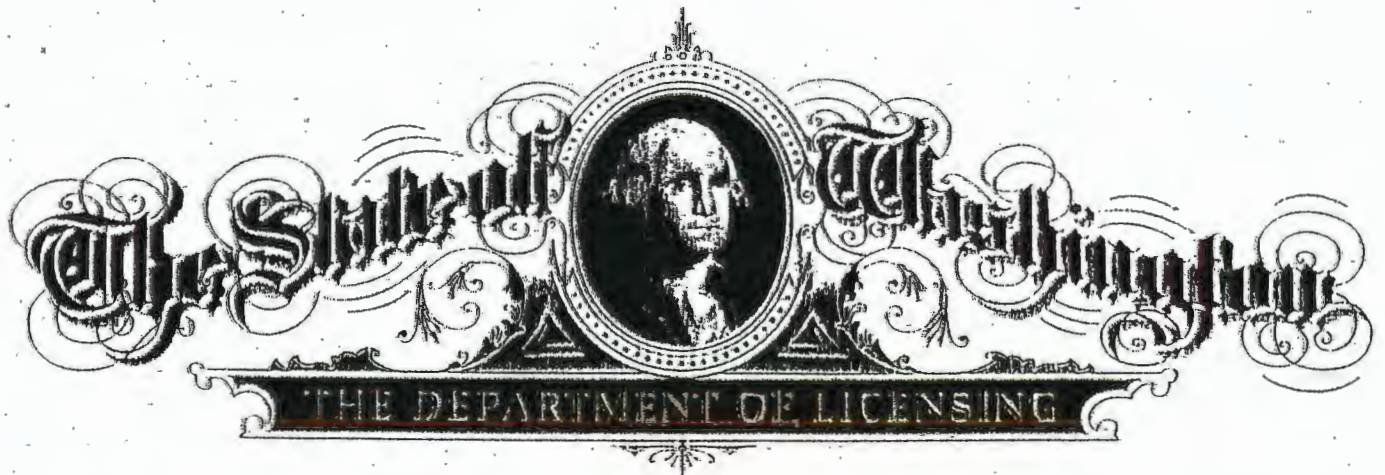


| MODIFIERS | | | |
|---|---|----------------------------------|-----------------|
| In order to more adequately describe the wetland and deepwater habitats one or more of the water regime, water chemistry, soil, or special modifiers may be applied at the class or lower level in the hierarchy. The farmed modifier may also be applied to the ecological system. | | | |
| WATER REGIME | | WATER CHEMISTRY | |
| Non-Tidal | | Coastal Halinity | Inland Salinity |
| A Temporarily Flooded | H Permanently Flooded | 1 Hyperhaline | 7 Hypersaline |
| B Saturated | J Intermittently Flooded | 2 Euthaline | 8 Eusaline |
| C Seasonally Flooded | K Artificially Flooded | 3 Mixohaline | 9 Mixosaline |
| D Seasonally Flooded/ Well Drained | L Subtidal | 4 Polyhaline | 0 Fresh |
| E Seasonally Flooded/ Saturated | M Irregularly Exposed | 5 Mesohaline | |
| F Semipermanently Flooded | N Regularly Exposed | 6 Oligohaline | |
| G Intermittently Exposed | P Irregularly Flooded | 0 Fresh | |
| | Y Saturated/Semipermanent/ Seasonal | | |
| | Z Intermittently Exposed/Permanent | | |
| | U <i>Unknown</i> | | |
| | *These water regimes are only used in tidally influenced, freshwater systems. | | |
| Tidal | | pH Modifiers for all Fresh Water | |
| | K Artificially Flooded | a Acid | |
| | L Subtidal | t Circumneutral | |
| | M Irregularly Exposed | i Alkaline | |
| | N Regularly Exposed | | |
| | P Irregularly Flooded | | |
| | U <i>Unknown</i> | | |
| | *S Temporary-Tidal | | |
| | *R Seasonal-Tidal | | |
| | *T Semipermanent-Tidal | | |
| | *V Permanent-Tidal | | |
| | U <i>Unknown</i> | | |
| SPECIAL MODIFIERS | | SOIL | |
| | | g Organic | |
| | | n Mineral | |
| | | b Beaver | |
| | | d Partially Drained/Ditched | |
| | | f Farmed | |
| | | h Diked/Impounded | |
| | | r Artificial Substrate | |
| | | s Spoil | |
| | | x Excavated | |

NOTE: Italicized terms were added for mapping by the National Wetlands Inventory program.

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

Geologist Licensing Board
Alfred H. Russell
CHAIR

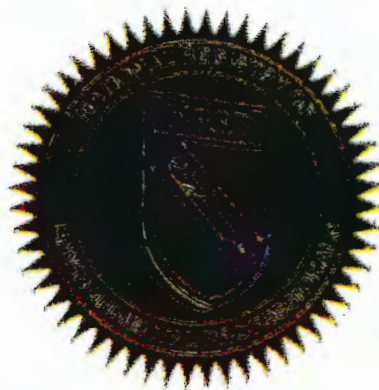
National Registry of Environmental Professionals

Be it known to all persons that the following individual pursuant to the requirements for education, experience and examination established by the National Registry of Environmental Professionals is entitled to all of the rights and privileges by the body and to be duly registered by it.

This is to certify that
Don W Spencer

is a
Registered Environmental Property Assessor

This certificate will remain valid only if it bears the seal of the current year, unless revoked, suspended or invalidated by order of the Board of Directors of the National Registry of Environmental Professionals.



Witness our hand

09/17/2013

This Day _____

REPA 418290

Richard D. Jones, Ph.D.
Executive Director

Registration Number: _____

This certificate is the property of the National Registry of Environmental Professionals and must upon demand be returned.

Certificate of Completion

This is to certify that
Donald W. Spencer
has satisfactorily completed
4 hours of refresher training as an
AHERA Building Inspector

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

165114
Certificate Number



Jan 17, 2018

Expires in 1 year.

Date(s) of Training

Exam Score:
If appropriate:

A handwritten signature in black ink, appearing to read "D. W. Spencer", written over a horizontal line.

Instructor

ARGUS PACIFIC, INC / 1900 WEST NICKERSON ST, SUITE 315 / SEATTLE, WASHINGTON 98119 / 206.285.3373 / ARGUSPACIFIC.COM

Certificate of Completion

This is to certify that
Donald W. Spencer
has satisfactorily completed
4 hours of refresher training as an
AHERA Management Planner

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

165140
Certificate Number



Instructor

Jan 17, 2018

Date(s) of Training

Expires in 1 year.

Exam Score:
If appropriate:

Certificate of Completion

This is to certify that
Don W. Spencer
has satisfactorily completed
8 hours of refresher training in
Hazardous Waste Operation and Emergency Response
to comply with the training requirements of
OSHA 29 CFR 1910.120 & WAC 296-843

167354
Certificate Number



A handwritten signature in black ink, appearing to read "Don W. Spencer", is written over a horizontal line.

Instructor

May 10, 2018

Expires in 1 year.

Date(s) of Training

Exam Score: N/A
If appropriate:

ARGUS PACIFIC, INC / 1900 WEST NICKERSON ST, SUITE 315 / SEATTLE, WASHINGTON 98119 / 206.285.3373 / ARGUSPACIFIC.COM

APPENDIX C
Research Materials

ASTM 1527-13: "All Appropriate Inquiries" (AAI) Questionnaire

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 "*Brownfield 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.

We ask that you answer the questions below to the best of your knowledge. We understand that, in some circumstances, you may have little or no information. Still, we encourage you to complete and return the questionnaire as soon as possible. This will allow us to reflect the fact that the Questionnaire was completed when we issue our report as is required. Completion of the assessment to the new standard, when conducted in connection with the asset purchase of a real property, may entitle the user to certain federal liability protections that result from conducting "All Appropriate Inquiries" into the previous ownership and uses of a property.

On the second page of this form is a list of documentation. The E1527-13 Standard requires that the User will ensure that the consultant is made aware that any of these materials exist for a site, and if so, that these documents be provided for the consultant's review. Please indicate whether any of these documents are available, and ensure that Environmental Associates, Inc. will either receive copies or be provided an opportunity to review the relevant materials.

We appreciate your assistance. If you have any questions, feel free to contact us.

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

☐ Yes (explain briefly):
☐ No

Seller is guardian of the property and has no knowledge of the property and no documents

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

☐ Yes (explain briefly):
☐ No

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

☐ Yes (explain briefly):
☐ No

- 4) Are there any past environmental reports pertaining to the subject property?

☐ Yes (if so, please list and provide copies if available):
☐ No

Seller is guardian of the property and has no knowledge of the property and no documents

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

☐ Yes (if so, where?):

☐ No

6) Are there any operational or abandoned water wells on the property?

☐ Yes (if so, where?):

☐ No

7) Has the property ever been used for industrial or auto repair purposes?

☐ Yes (if so, what types and how long?):

☐ No

8) Has any adjoining property ever been used for industrial or auto repair purposes?

☐ Yes (if so, what types and how long?):

☐ No

9) 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? (e.g. do you know the past uses of the property or do you know of spills or other chemical releases that have taken place at the property?)

☐ Yes (please explain):

☐ No

10) 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?

☐ Yes (please explain):

☐ No

11) Are there or has there ever been any chemicals located on the property or at the facility?

☐ Yes (please list chemicals and uses):

☐ No

Seller is guardian of the property and has no knowledge of the property and no documents

12) Are there or has there ever been fill dirt brought onto the property that originated from a contaminated site or unknown origin?

☐ Yes (explain briefly, including location):

☐ No

13) Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?

☐ Yes (if so, where?):

☐ No

14) Does the property discharge waste-water (not including sanitary waste or stormwater) onto or adjacent to the property and/or into a storm water or sanitary sewer system?

☐ Yes (if so, where?):

☐ No

15) Are there any transformers, capacitors, or any hydraulic equipment located on the property?

☐ Yes (if so, where?):

☐ No

Completed by: Larry Peterson, Guardian of the Estate of Wallace Harvey Peterson

Signature:

Authentisign
Larry Peterson, Guardian of the Estate of Wallace Harvey Peterson
11/28/2018 6:58:02 AM PST

Title:

Company:

Date:

11/28/2018

(Please Check One)

☐ Property Owner ☐ Ownership Managing Member/Partner ☒ Owner's Appointed agent

MapPro Environmental Data

AERIAL PHOTO SEARCH

MapPro ID: 1186.1962

Project Information:

(1186.1962)
Four Vacant Parcels
4301 78th Street SW
Mukilteo, WA 98275
Snohomish County

Completion Date: 11/5/2018

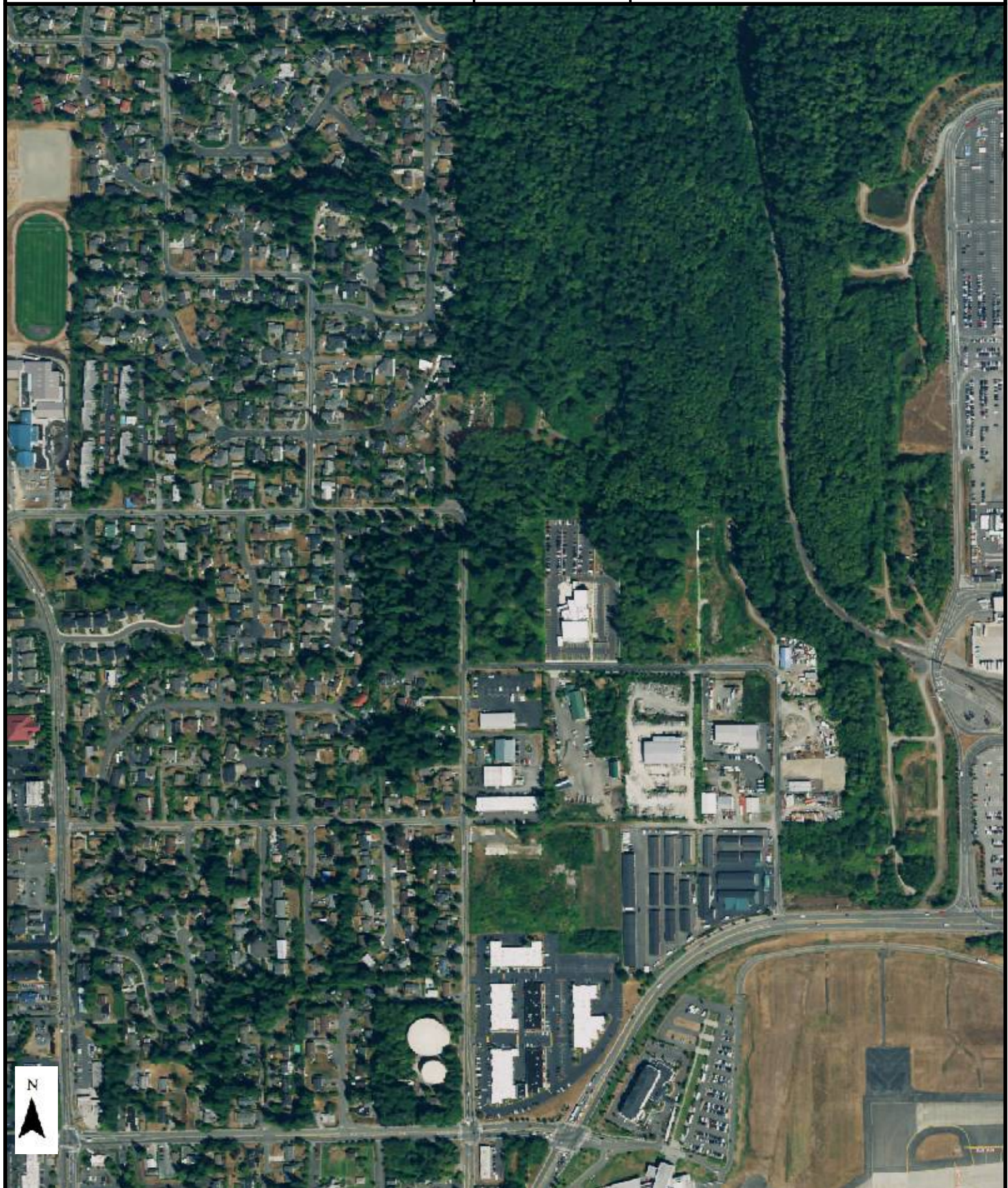
Search Results Summary

| Date | Source | Scale | Comment |
|------|---|-----------------|---------|
| 2017 | National Agriculture Information Program (NAIP) | 1 in. = 500 ft. | |
| 2015 | National Agriculture Information Program (NAIP) | 1 in. = 500 ft. | |
| 2013 | National Agriculture Information Program (NAIP) | 1 in. = 500 ft. | |
| 2011 | National Agriculture Information Program (NAIP) | 1 in. = 500 ft. | |
| 2009 | National Agriculture Information Program (NAIP) | 1 in. = 500 ft. | |
| 2006 | National Agriculture Information Program (NAIP) | 1 in. = 500 ft. | |
| 2005 | National Agriculture Information Program (NAIP) | 1 in. = 500 ft. | |
| 2004 | National Agriculture Information Program (NAIP) | 1 in. = 500 ft. | |
| 1990 | US Geological Survey (USGS) | 1 in. = 500 ft. | |
| 1980 | National High Altitude Photography (NHAP) | 1 in. = 500 ft. | |
| 1974 | US Geological Survey (USGS) | 1 in. = 500 ft. | |
| 1968 | U.S. Geological Survey(USGS) | 1 in. = 500 ft. | |
| 1952 | U.S. Geological Survey(USGS) | 1 in. = 500 ft. | |
| 1941 | US Geological Survey (USGS) | 1 in. = 500 ft. | |

| | | | | |
|---|---------|---------|------------------|------------|
| Date: | Scale: | Source: | Completion Date: | MapPro ID: |
| 2017 | 1"=500' | NAIP | 11/5/2018 | 1186.1962 |
| Site Location: | | | | Comment: |
| 4301 78TH STREET SW, MUKILTEO, WA 98275, SNOHOMISH COUNTY | | | | |

MapPro Environmental Data

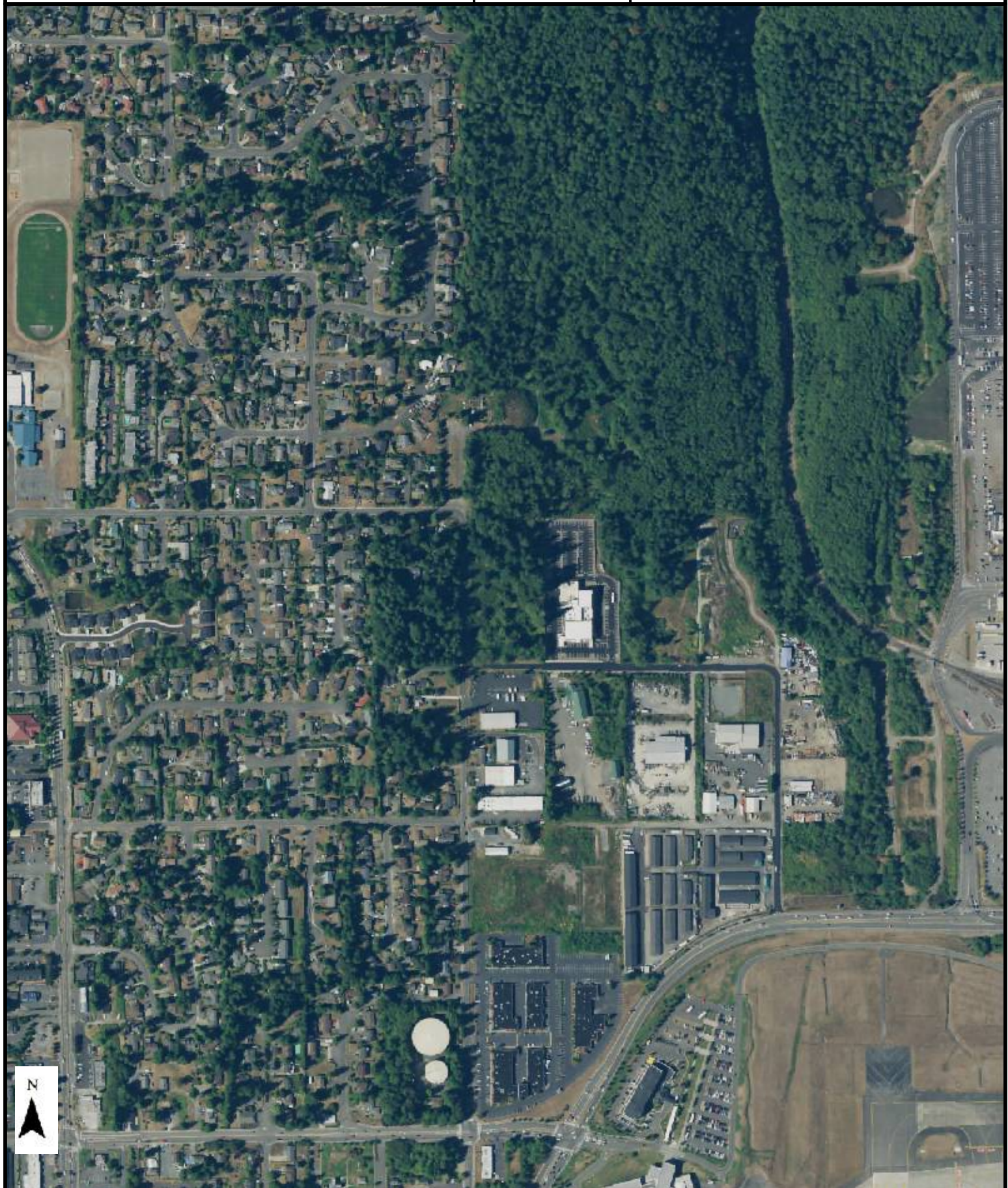
www.mapproenv.com



| | | | | |
|---|---------|---------|------------------|------------|
| Date: | Scale: | Source: | Completion Date: | MapPro ID: |
| 2015 | 1"=500' | NAIP | 11/5/2018 | 1186.1962 |
| Site Location: | | | | Comment: |
| 4301 78TH STREET SW, MUKILTEO, WA 98275, SNOHOMISH COUNTY | | | | |

MapPro Environmental Data

www.mapproenv.com



| | | | | |
|---|---------|---------|------------------|------------|
| Date: | Scale: | Source: | Completion Date: | MapPro ID: |
| 2013 | 1"=500' | NAIP | 11/5/2018 | 1186.1962 |
| Site Location: | | | | Comment: |
| 4301 78TH STREET SW, MUKILTEO, WA 98275, SNOHOMISH COUNTY | | | | |

MapPro Environmental Data

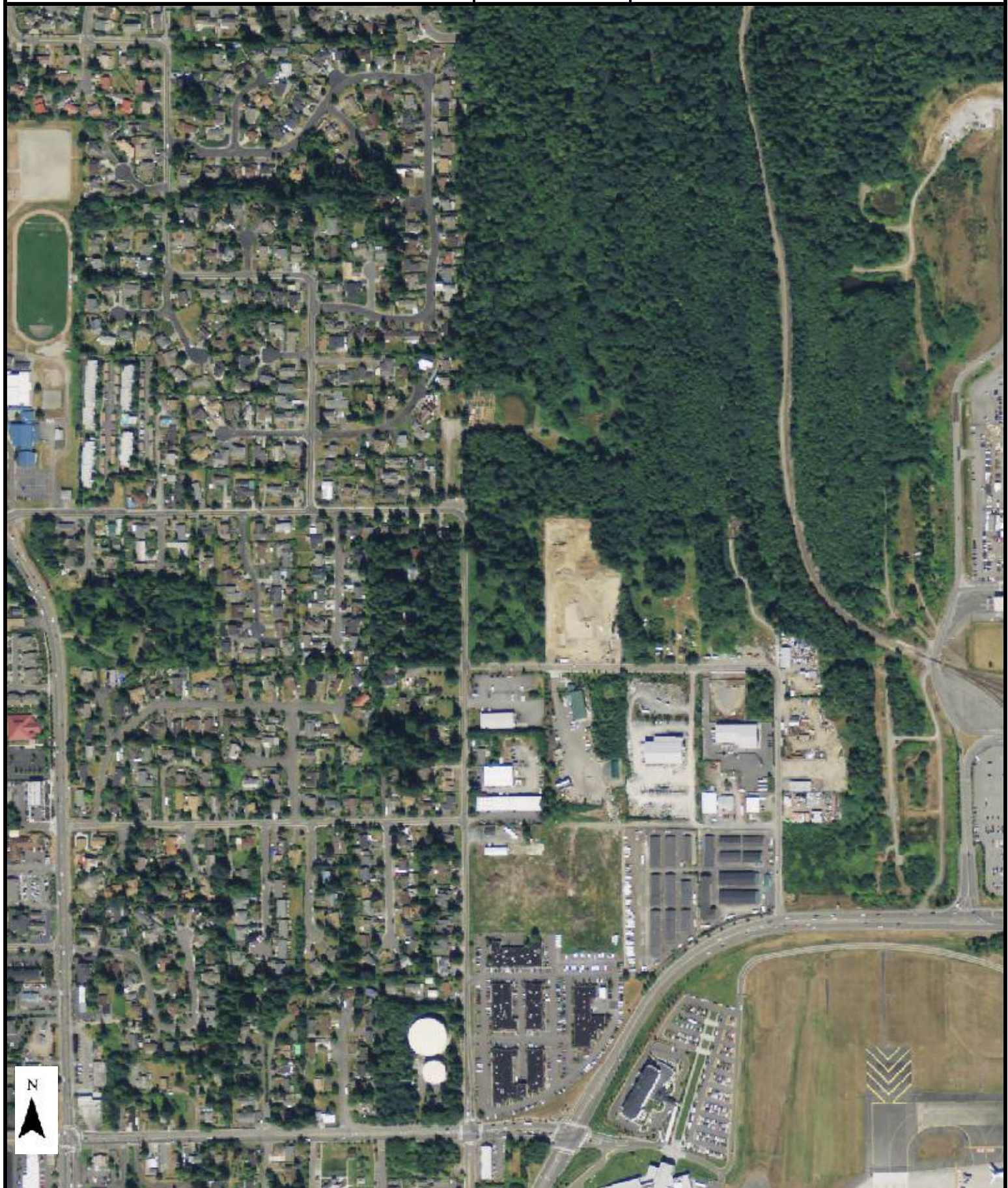
www.mapproenv.com



| | | | | |
|---|---------|---------|------------------|------------|
| Date: | Scale: | Source: | Completion Date: | MapPro ID: |
| 2011 | 1"=500' | NAIP | 11/5/2018 | 1186.1962 |
| Site Location: | | | | Comment: |
| 4301 78TH STREET SW, MUKILTEO, WA 98275, SNOHOMISH COUNTY | | | | |

MapPro Environmental Data

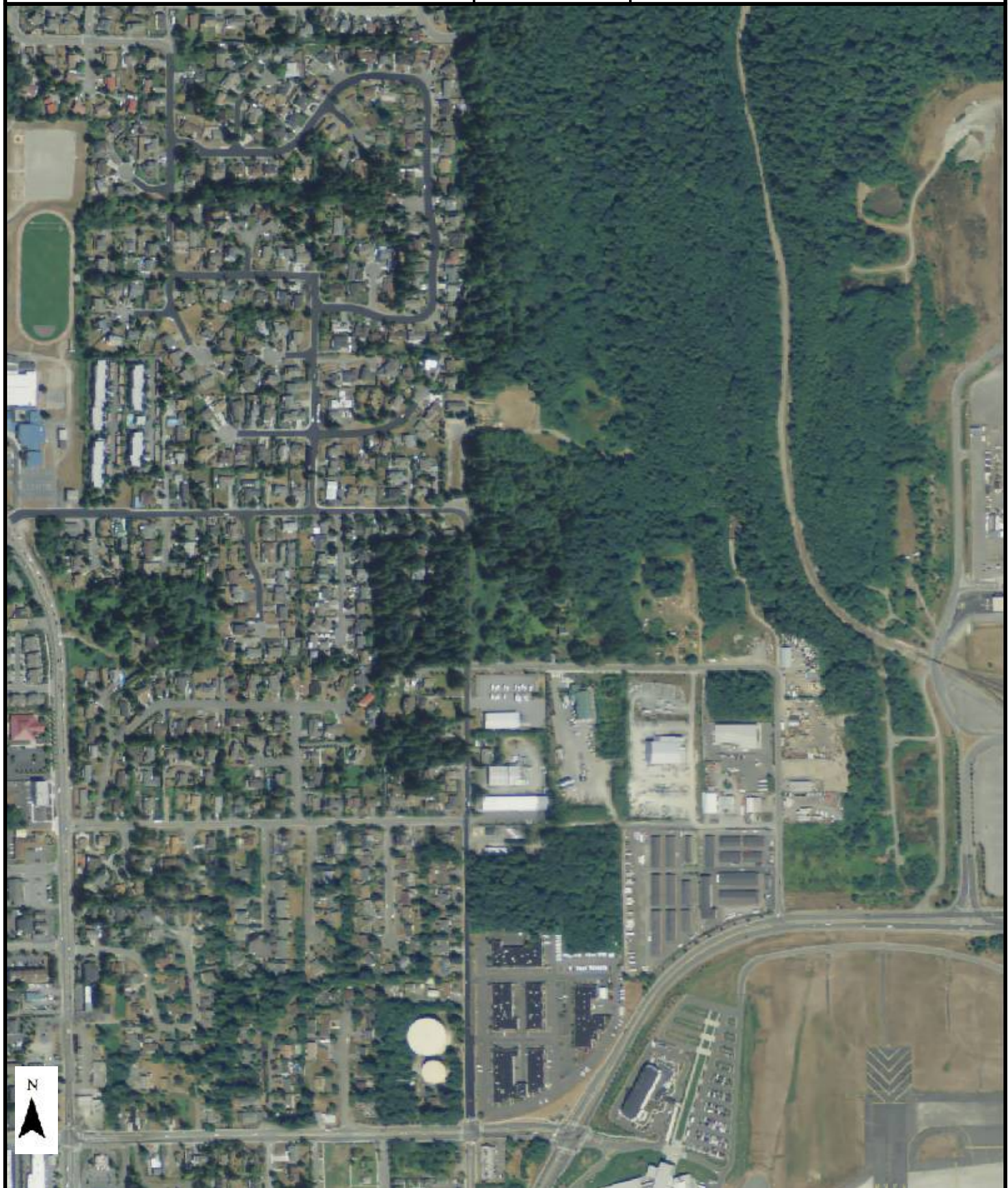
www.mapproenv.com



| | | | | |
|---|---------|---------|------------------|------------|
| Date: | Scale: | Source: | Completion Date: | MapPro ID: |
| 2009 | 1"=500' | NAIP | 11/5/2018 | 1186.1962 |
| Site Location: | | | | Comment: |
| 4301 78TH STREET SW, MUKILTEO, WA 98275, SNOHOMISH COUNTY | | | | |

MapPro Environmental Data

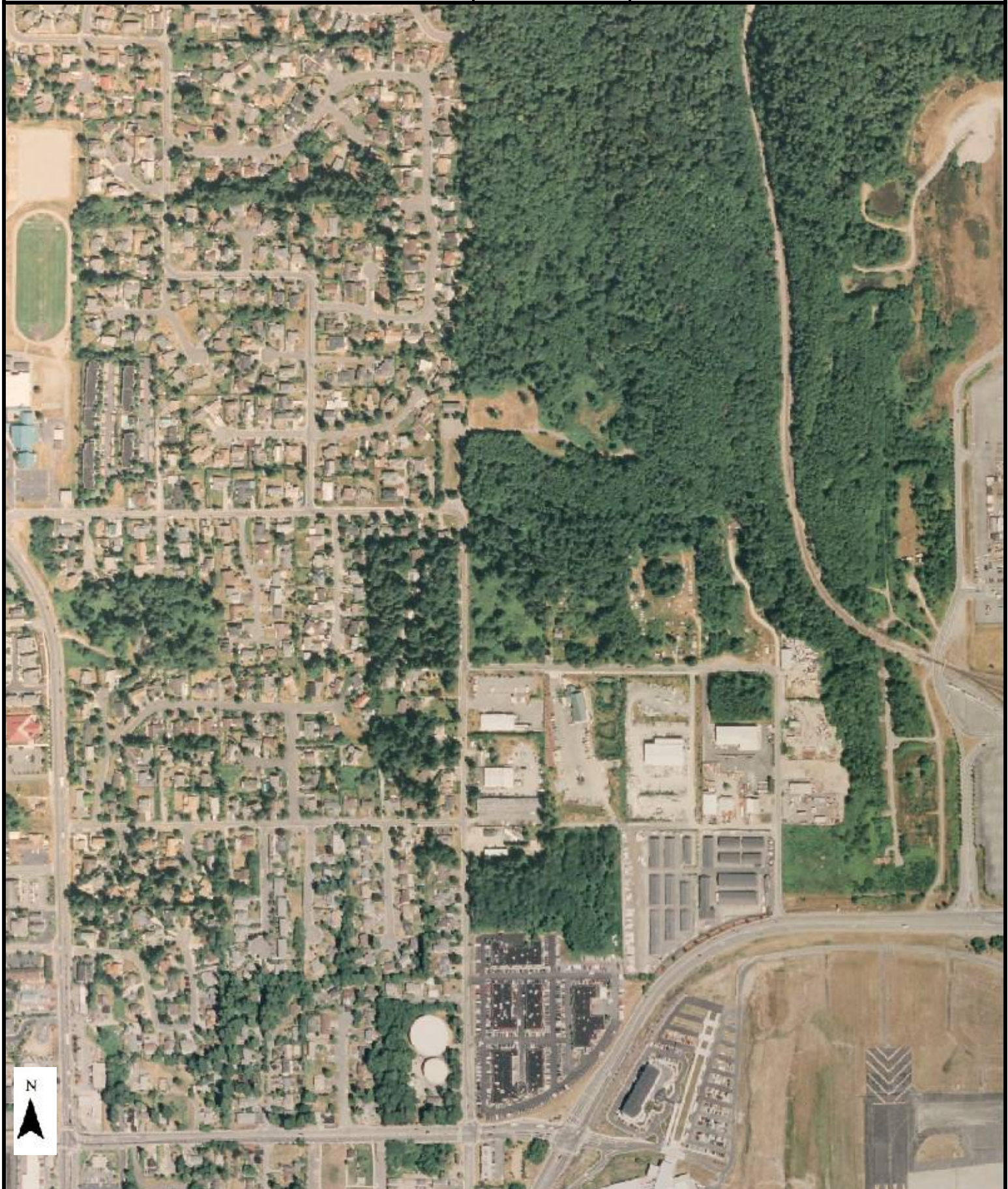
www.mapproenv.com



| | | | | |
|---|---------|---------|------------------|------------|
| Date: | Scale: | Source: | Completion Date: | MapPro ID: |
| 2006 | 1"=500' | NAIP | 11/5/2018 | 1186.1962 |
| Site Location: | | | | Comment: |
| 4301 78TH STREET SW, MUKILTEO, WA 98275, SNOHOMISH COUNTY | | | | |

MapPro Environmental Data

www.mapproenv.com



| | | | | |
|---|---------|---------|------------------|------------|
| Date: | Scale: | Source: | Completion Date: | MapPro ID: |
| 2005 | 1"=500' | NAIP | 11/5/2018 | 1186.1962 |
| Site Location: | | | | Comment: |
| 4301 78TH STREET SW, MUKILTEO, WA 98275, SNOHOMISH COUNTY | | | | |

MapPro Environmental Data

www.mapproenv.com



| | | | | |
|---|---------|---------|------------------|------------|
| Date: | Scale: | Source: | Completion Date: | MapPro ID: |
| 2004 | 1"=500' | NAIP | 11/5/2018 | 1186.1962 |
| Site Location: | | | | Comment: |
| 4301 78TH STREET SW, MUKILTEO, WA 98275, SNOHOMISH COUNTY | | | | |

MapPro Environmental Data

www.mapproenv.com



| Date: | Scale: | Source: | Completion Date: | MapPro ID: |
|---|---------|---------|------------------|------------|
| 1990 | 1"=500' | USGS | 11/5/2018 | 1186.1962 |
| Site Location: | | | | Comment: |
| 4301 78TH STREET SW, MUKILTEO, WA 98275, SNOHOMISH COUNTY | | | | |

MapPro Environmental Data

www.mapproenv.com



| | | | | |
|---|---------|---------|------------------|------------|
| Date: | Scale: | Source: | Completion Date: | MapPro ID: |
| 1980 | 1"=500' | NHAP | 11/5/2018 | 1186.1962 |
| Site Location: | | | | Comment: |
| 4301 78TH STREET SW, MUKILTEO, WA 98275, SNOHOMISH COUNTY | | | | |

MapPro Environmental Data

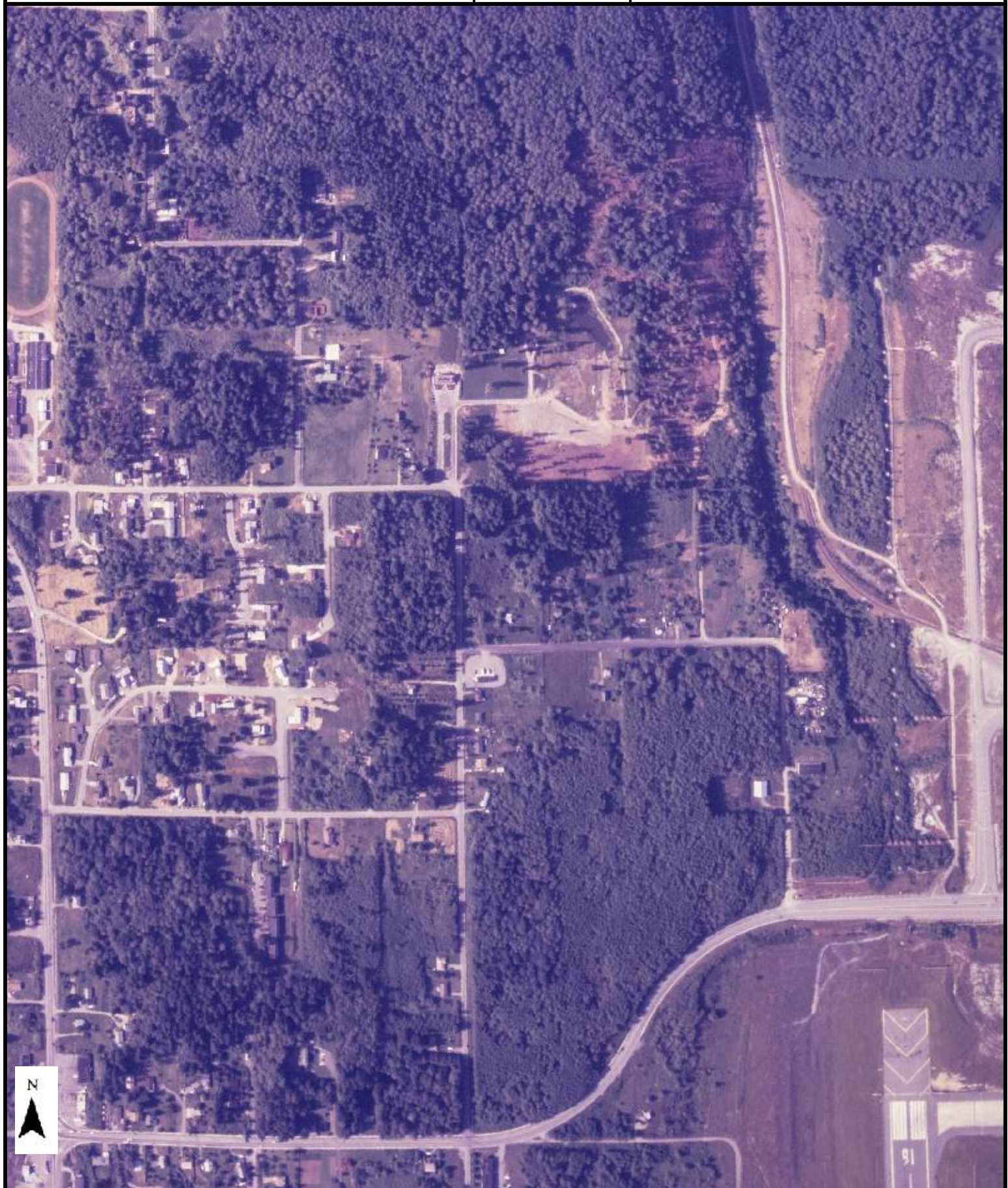
www.mapproenv.com



| Date: | Scale: | Source: | Completion Date: | MapPro ID: |
|---|---------|---------|------------------|------------|
| 1974 | 1"=500' | USGS | 11/5/2018 | 1186.1962 |
| Site Location: | | | | Comment: |
| 4301 78TH STREET SW, MUKILTEO, WA 98275, SNOHOMISH COUNTY | | | | |

MapPro Environmental Data

www.mapproenv.com



| | | | | |
|---|---------|---------|------------------|------------|
| Date: | Scale: | Source: | Completion Date: | MapPro ID: |
| 1968 | 1"=500' | USGS | 11/5/2018 | 1186.1962 |
| Site Location: | | | | Comment: |
| 4301 78TH STREET SW, MUKILTEO, WA 98275, SNOHOMISH COUNTY | | | | |

MapPro Environmental Data

www.mapproenv.com



| Date: | Scale: | Source: | Completion Date: | MapPro ID: |
|---|---------|---------|------------------|------------|
| 1952 | 1"=500' | USGS | 11/5/2018 | 1186.1962 |
| Site Location: | | | | Comment: |
| 4301 78TH STREET SW, MUKILTEO, WA 98275, SNOHOMISH COUNTY | | | | |

MapPro Environmental Data

www.mapproenv.com



| Date: | Scale: | Source: | Completion Date: | MapPro ID: |
|---|---------|---------|------------------|------------|
| 1941 | 1"=500' | USGS | 11/5/2018 | 1186.1962 |
| Site Location: | | | | Comment: |
| 4301 78TH STREET SW, MUKILTEO, WA 98275, SNOHOMISH COUNTY | | | | |

MapPro Environmental Data

www.mapproenv.com



TAPE PICTURE HERE

000000

~~PHIPPS JOHN L~~
Wallace H Petchon
7609-44TH AVE W
EVERETT, WA

L/C 2216 SCHOOL DISTRICT 6
0667
SEC 10 TWP 28 RGE 04
RT-10C1 W 208.71 FT OF W1/2 NW1/4 NW1/4
SW1/4 LESS CO RD & LESS N 100 FT & LFSS
E 182 FT OF S 231 FT OF W1/2 NW1/4 NW1/4
SW1/4

L/C 2216 SCHOOL DISTRICT 6
0667
SEC 10 TWP 28 RGE 04
RT-10C1 W 208.71 FT OF W1/2 NW1/4 NW1/4
SW1/4 LESS CO RD & LESS N 100 FT & LFSS
E 182 FT OF S 231 FT OF W1/2 NW1/4 NW1/4
SW1/4

1912 Ref. 3-001
 Tgw 3-001-0005; 3-004-0002; 3-005-0001
 Jw 3-001 3-004 3-005 — ~~marked~~
 413

[illegible][illegible]

APPRAISAL DATA

DEPT. DATE TIME REMARKS

SKL 4 19 78 *Recess*
 ⑤ 4 8 21 *W.L.*
 ④ 4 3 21 *After*
 JH 4 20 21 *W.L.*
 ⑤ 5 2 21 *W.L.*
 LL 7 1 21 *W.L.*

TAPE PICTURE HERE

95827/71

000000

| BUILDING PERMITS | | |
|------------------|--------|--------|
| DATE | NUMBER | AMOUNT |
| | | |
| | | |
| | | |
| | | |

~~PHIPS, JOHN L.~~

如圖 4-4 所示。Fig. 4-4 shows

~~RHIPPES JOHN L~~

~~Walter H. Bates~~

7609 - 44TH AVE W

EVERETT, WA

99 201

| CONSTRUCTION DATA | | | |
|------------------------|--|--|--|
| DATE FINISHED | | | |
| DATE | | | |
| PER CENT UNFINISHED | | | |
| DATE REMODELED | | | |
| DATE MOVED | | | |

L/C 2245-018 SCHOOL DISTRICT 6

SEC 10 TWP 28 RGE 04

RT-101 W1/2 NW1/4 NW1/4 SW1/4 LESS W 100
FT & LESS S 231 FT & LESS W 208.71 FT

[illegible]

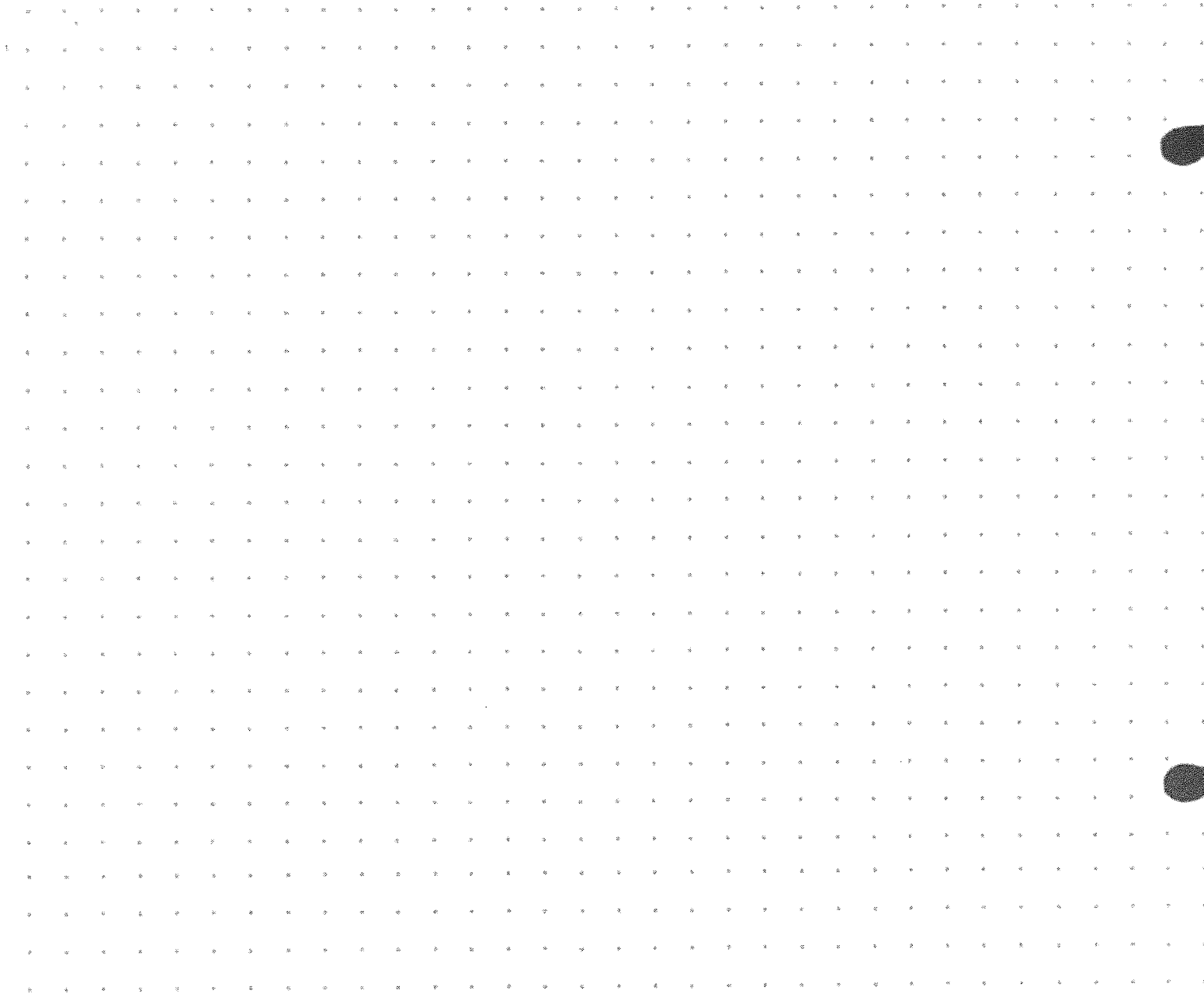
| SALES DATA | | | |
|------------|----------|------------|-------------------|
| SALE | DATE | INSTRUMENT | RECEIPT NUMBER |
| — | 3 4/73 | 2 X | 2199 |
| 60,000. | 12-30-77 | Rec. | 21066 |
| 5,500 | 2-10-78 | R | 2120 |

1954-55

| | | | | |
|---------|----------|------|-------|---------------------------------------|
| 60,000. | 12-30-77 | Rec. | 21066 | tgw 3-004-0002; 3-005-0001; 3-006-000 |
| 5,500 | 2-10-78 | R | 2120 | tgw 3-004 3-005 3-006 413 |

413

[illegible][illegible][illegible]



APPRAISAL DATA

| DEPUTY | NAME | AGE | SEX | REMARKS |
|--------|------|-----|-----|------------------------------|
| | | | | <i>For personal contact.</i> |
| SKL | 4 | 21 | 78 | Revol |
| | | | | Auto |
| | 4 | 3 | 21 | APPR. |
| | 4 | 21 | 78 | Revol |
| | 4 | 3 | 21 | APPR. |

TAPE PICTURE HERE

102304-3-005-0001

08/20/73

L732042

| BUILDING PERMITS | | |
|------------------|--------|--------|
| DATE | NUMBER | AMOUNT |
| | | |
| | | |
| | | |

PHIPPS JOHN L
Wallace H. Peterson
7609 44TH AVE WEST
EVERETT WA 98203

| CONSTRUCTION DATA | |
|---------------------|--|
| DATE FINISHED | |
| DATE | |
| PER CENT UNFINISHED | |
| DATE REMODELED | |
| DATE MOVED | |

L/C 2216 ⁰⁰⁶⁷ SCHOOL DISTRICT 6

SEC 10 TWP 28 RGE 04
RT-108-11 W 58.31FT OF E 182FT OF
S 231FT OF W1/4 NW1/4 SW1/4 LESS
S 20FT FOR RD TO SNO CO PER QCD 708/540

| VALUATION | | | | |
|---------------------|------|------|---------|------|
| ACRES OR LOT NUMBER | LAND | BLDG | INITIAL | DATE |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

| SALES DATA | | | |
|------------|----------|------------|----------------|
| SALE | DATE | INSTRUMENT | RECEIPT NUMBER |
| - 0 - | 3/14/73 | 265 | 2199 |
| - 0 - | 7/7/73 | 265 | 708/540 |
| 60,000. | 12-30-77 | REC | 21066 |
| 5,500 | 2-10-78 | R | 2170 |

tgw Refer 3-001

tgw 3-001-0005; 3-004-0002; 3-006-000
tgw 3-001 3-004 3-006 ← DAVIS to
TO CORRECT LEGAL ON CONTRACT, of 6/3/63
REC # 57549 413

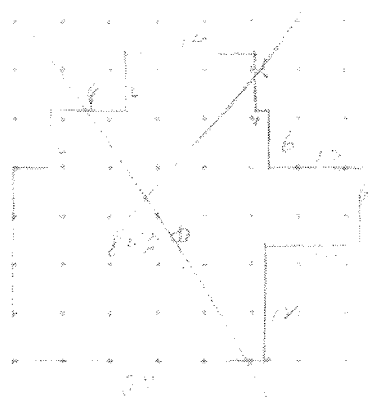
| DWELLING | | | |
|----------|-----------|---------------|-----------------------|
| DATE | CONDITION | EFFECTIVE AGE | PER CENT DEPRECIATION |
| | | | |
| | | | |
| | | | |

| HIGHEST AND BEST USE VALUE | | | | | |
|----------------------------|-------|------------|-------|--------|-------|
| IMPROVED | | UNIMPROVED | | TIMBER | |
| ACRES | VALUE | ACRES | VALUE | ACRES | VALUE |
| | | | | | |
| | | | | | |
| | | | | | |

| OTHER CONSTRUCTION | | | | | | | | | |
|--------------------|------------|--------|-------|------|-----------|-----------|-----------|--------|-------|
| TYPE | DATE BUILT | CONST. | FLOOR | ROOF | DIMENSION | S.F. AREA | CONDITION | FACTOR | VALUE |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

Highway (Paved) 7P 16x18 288

High paved gravel drive, glass & steel, etc.



REF ID: A61041A



TAPE PICTURE HERE

L732043

[illegible]

64 *Journal of Management Inquiry* 17(1)

EVERETT WA

98203

| CONSTRUCTION DATA | |
|------------------------|--|
| DATE FINISHED | |
| DATE | |
| PER CENT UNFINISHED | |
| DATE REMODELED | |
| DATE MOVED | |

LESS \$ 20FT FOR RD TO SNO CD PER OCD
708/540

[illegible]

| SALES DATA | | | |
|------------|----------|-------------|----------------|
| SALE | DATE | INSTRUMENT | RECEIPT NUMBER |
| - 0 - | 3/14/73 | 2CB | 2199 |
| - 0 - | 7/2/73 | 2CD 708/540 | |
| 60,000. | 12-30-77 | Res. | 21066 |
| 5,500 | 2-10-78 | R | 2170 |
| 1,225,500 | 6-1-82 | REC | 5237 |

L 225,500 6-11-22 REC 5237

3-001 3-005 3-006 ← INVALID

413

[illegible][illegible][illegible]

TAPE PICTURE HERE

05127171

000000

[illegible]

Metropolitan Mfg & Securities
M.A.P. Associates
~~PHILIP JOHN L~~ McKay, Angus Penney Jr.
7609 - 46TH AVE W
EVERETT, WA 98201

| CONSTRUCTION DATA | |
|------------------------|--|
| DATE FINISHED | |
| DATE | |
| PER CENT UNFINISHED | |
| DATE REMODELED | |
| DATE MOVED | |

L/C 2210 *0667* SCHOOL DISTRICT 6
SEC 10 TWP 28 RGE 04
PT-10A-1) W 208.71 FT OF N 100 FT OF
W1/2 NW1/4 NW1/4 SW1/4

[illegible]

| SALES DATA | | | |
|------------|---------|------------|-------------------|
| SALE | DATE | INSTRUMENT | RECEIPT NUMBER |
| — | 7/14/73 | 2.25 | 21997 |
| 104,950. | 7-31-81 | 60 | 5402 |
| 1,225,500 | 6-11-82 | REC | 5237 |
| 2,140,480 | 10-4-88 | 508 | 16524 |

T6W
2-009
3-004

Ref. 3001

79-3-003

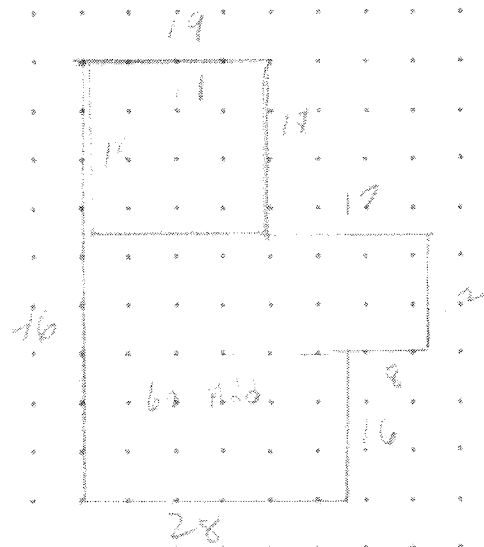
7609 44TH AVE. W

Tgw 2-009 + 3-002

Avk 28235.

A 13

[illegible][illegible][illegible]



APPRAISAL DATA

DEPT. NO. DATE YEAR REMARKS

QW 3 6 73 Paved C. and J. and J. Paved. New post
2000 paved and inside. P.R.

SHL 4 19 78 Rear - men housing

GP 1 2 81 900

GP 4 3 84 dock comb vand seats.

SHL 4 20 81 900 10/0

GP 1 2 82 1000 10/0

SHL 1 2 82 1000 10/0





Mukilteo Fire Department

Basic Report Information for Incident Numer: AB10001433

| | | | | |
|---------------------------------------|----------------------------|--------------------------------|-----------------------------|-----------------------------|
| Call Address: 4206 78 ST SW | Date: 11/02/2010 | Dispatched: 10:44 AM | Arrived: 10:51 AM | Cleared: 11:45 AM |
| Map Grid: MK1011 | Station: 24 | Shift: B | Mutual Aid: None | CAD Type: HZ |

National Fire Incident Reporting Information

Property Use: 984 - Industrial plant yard - area

Situation(s) Found:

400 - Hazardous condition, other

Action(s) Taken:

40 - Hazardous condition,
other

Narrative:

E24 responded to 4206 78th ST SW, Mukilteo Public works. 55 gallon drum at Mukilteo Public works has several holes in the drum containing A boiler water treatment formula. public works employees removed the drum from Rose Hill Community Center. Fire Department was called to provide containment of the 55 gallon drum.

Written By: Ward, Mike

Record Source: WebFirs

Officer In Charge: Ward, Mike