

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Two (2) Parking Lot Properties
SEC of Everett Avenue and Rockefeller Avenue
Everett, Washington

YMCA OF SNOHOMISH COUNTY

ENVIRONMENTAL ASSOCIATES, INC.

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May 18, 2006

JN 26154

Ted Wenta
YMCA of Snohomish County
2720 Rockefeller Avenue
Everett, Washington 98201

Subject: **PHASE I ENVIRONMENTAL ASSESSMENT**
 Two (2) Parking Lot Properties
 SEC of Everett Avenue and Rockefeller Avenue
 Everett, Washington

Dear Mr. Wenta,

Environmental Associates, Inc., has completed a Phase I Environmental Site Assessment of the subject property located in Everett, Washington. This report, prepared in accordance with the terms of our proposal dated May 3, 2006, and in a manner consistent with the intent and methodologies of ASTM E 1527-00, "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. Four (4) copies of this report are being distributed to you. No other distribution or discussion of this report will take place without your prior approval in writing. Additional copies are available for a small fee.

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



YMCA of Snohomish County
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JN 26154
Page - 2

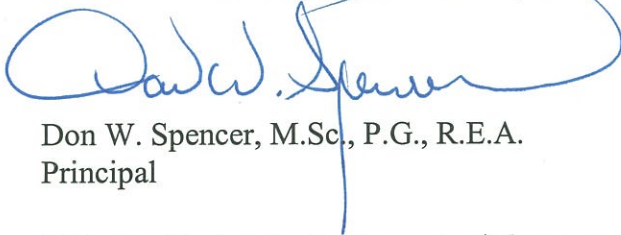
Non-CERCLA conditions of potential environmental significance identified at the subject site included:

- Potential PCB-containing fluorescent light ballasts within the subject building.
- Presence of "suspect" asbestos-containing building materials in the form of sheet vinyl flooring, a "popcorn"-textured ceiling material, and gypsum wallboard system.

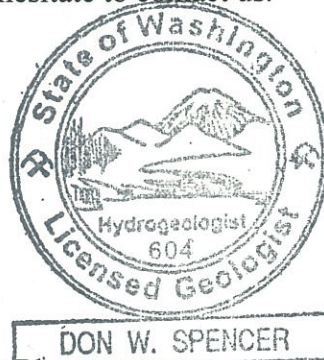
Additional discussions along with common-sense approaches to future management and/or additional evaluation concerning the above-noted non-CERCLA conditions are provided for your consideration in the Conclusions/Recommendations section of the attached report.

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

Respectfully submitted,
ENVIRONMENTAL ASSOCIATES, INC.



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



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

EPA/HUD Certified Lead Inspector (Licensed)

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

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

ENVIRONMENTAL ASSOCIATES, INC.


PHASE "1" ENVIRONMENTAL SITE ASSESSMENT

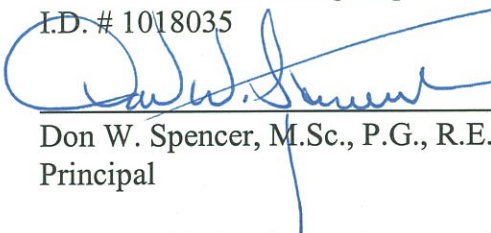
Two (2) Parking Lot Properties
SEC of Everett Avenue and Rockefeller Avenue
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Prepared for:

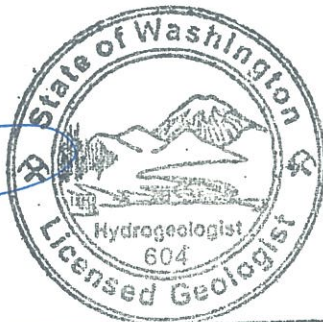
YMCA of Snohomish County
2720 Rockefeller Avenue
Everett, Washington 98201

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


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Reference Job Number: JN 26154

May 18, 2006

ENVIRONMENTAL ASSOCIATES, INC.

TABLE OF CONTENTS

METHODOLOGY/SCOPE OF WORK	5
FINDINGS	6
General Description	6
Geologic Setting	7
Development History and Land Use	8
Property Conveyance/Ownership Data	9
Site Reconnaissance	10
Check For PCB-Containing Materials	11
Check For Asbestos-Containing Materials	11
Review For Lead-Based Paint	12
Radon Evaluation	13
Water Supply, Waste Water and Solid Waste Management	13
Review: Washington DOE Listing Of Underground Storage Tanks	14
Review: EPA & State Records Of Potentially Hazardous Sites	14
Superfund and NPL	14
CORRACTS	15
MTCA/ CSCSL	15
RCRA/FINDS/TSDs	15
ERNS	16
Review: Landfill Documents	16
CONCLUSIONS/RECOMMENDATIONS	16
LIMITATIONS	18
REFERENCES (General and Database)	19
PLATES	
Plate 1 - Vicinity Map	
Plate 2 - Topographic Map	
Plate 3 - Site Plan	
Plate 4 - Site Photographs	
APPENDICES	
Appendix A - Environmental Database Report	
Appendix B - AHERA Certification Documents	
Appendix C - EPA PCB Guidance Documents	
Appendix D - Sanborn Fire Insurance Maps	

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" by the "innocent purchaser" in the context of the Superfund Amendment and Reauthorization Act of 1986 (SARA), and nearly identical requirements set forth in the Model Toxics Control Act (MTCA), Chapter 70.105 D (Section 040) RCW pertaining to standards of liability. The objective of a Phase I audit is to reduce potential risk for exposure to future liability for environmental problems by demonstrating that at the time of acquisition or refinancing, the owner, buyer, or lender had no knowledge or reason to know that any hazardous substance had been released or disposed of on, in, or at the property. Moreover, in defining the purpose of the Phase I environmental site assessment process, section 1.1.1 of ASTM E-1527 advises that the goal of a Phase 1 is to identify "recognized environmental conditions," and defines a recognized environmental condition as "the presence or likely presence of any hazardous substances. . . on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances. . . into structures on the property or into the ground, groundwater, or surface water of the property."

In an effort to evaluate condition and previous uses of the property in a manner consistent with good commercial and customary practice and in accordance with methods outlined under ASTM E 1527-00, "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, 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 Everett/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 System (ERNS) lists of sites which are potentially contaminated or which produce hazardous substances as a normal part of their commercial operation in the vicinity of the site.

- Review of the current Washington Department of Ecology (WDOE) listing of underground storage tanks (USTs) along with the WDOE's Leaking Underground Storage Tank (LUST) listing for WDOE-documented leaking USTs in the vicinity of the subject property.
- Review of the current WDOE Confirmed and Suspected Contaminated Sites (CSCS) list of potentially contaminated sites which have been the subject of hazardous waste investigation and/or cleanup activity in conjunction with the Washington Model Toxics Control Act (MTCA) Chapter 173-340 WAC.
- Review published documents from the Bonneville Power Administration (BPA) to evaluate the risk for naturally occurring radon.
- A reconnaissance of the subject property (including building) and neighboring areas to look for evidence of potential contamination 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 current owner, prospective purchaser, and other knowledgeable parties.
- Preparation of a summary report which documents the audit process and findings.

FINDINGS

GENERAL DESCRIPTION

The subject property consists of five-adjacent parcels of land which together comprise a rectangular-shaped area covering a total of approximately 0.56 acres of land. Improvements to the property include a single-story, 1969-vintage, masonry block building with a full basement. This building reportedly encloses 640-square feet of space. The remainder of the property is developed and used as an asphalt-paved parking area. The approximate location of the site is shown on the Vicinity Map, Plate 1, appended herewith.

The property is located in a commercial area within downtown Everett, Washington. Photographs reflecting the character of the subject property are provided with this report as Plate 4.

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

- North:** Everett Avenue is located adjacent to the northern edge of the site. Avenue Espresso occupies the area of land north of the roadway. Ed's Transmission Shop is located to the northeast of the site.
- South:** A brick building currently occupied by the Yukon Trading Company is located adjacent to the southern edge of the site, with a National Guard Armory beyond.
- East:** First Heritage Bank occupies the area of land adjacent to the eastern edge of the site. Oakes Avenue is located on the east side of the bank property. Wren Construction is located southeast of the site.
- West:** Rockefeller Avenue runs along the western edge of the site, beyond which is the Central Lutheran Church. The Snohomish County YMCA occupies the parcel of land to the southwest of the site.

According to the City of Everett Zoning Department, the vicinity of the subject property is zoned B-3, a commercial office designation.

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 site vicinity (Smith, 1976) suggest that much of the material underlying the subject site is glacial till, a dense heterogenous mixture of silt, sand, and gravel. 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 a gentle eastward facing slope approximately 118 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 flow in an easterly direction.

Although no site specific information has been developed by our firm with respect to depth to groundwater at this site, work by other consultants in the area suggests that groundwater in the vicinity the site may lie at a depth of 50 feet or more beneath the ground surface. Shallower occurrences in lenses may also exist.

With respect to surface water resources, the Snohomish River is located approximately one (1) mile east of the site. This surface water course flows in a northwesterly direction and eventually discharges into Possession Sound.

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, and aerial photographs of the subject property and surrounding area from several time periods.

Aerial photographs of the area were reviewed for the years 1944, 1961, 1965, 1969, 1979, 1988, 1995, and 2001. 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.

- 1944** The subject site and adjacent property to the east are developed with multiple residences, as is the majority of the area to the north, across Everett Avenue. To the south, the Armory and adjacent office buildings have both been constructed. The currently present Lutheran church has also been constructed west of the site.
- 1961** At least six (6) buildings are present on the property, the majority of which appear to be residences and associated garage-type outbuildings. A long and narrow building is visible on the northern portion of the property. Sanborn Maps indicate this building to have been previously occupied by a church. A used car dealership now occupies the property adjacent to the eastern side of the site. Based on the large number of vehicles parked in the lot, what appears to be an auto repair facility is visible due north of the site. Residences remain beyond this facility to the north, as well as to the east and southeast of the site.
- 1965** The adjacent used car lot east of the site has expanded in a southerly direction and now occupies the entirety of the property currently developed by First Heritage Bank. To the northeast, the building currently occupied by Ed's Transmission repair has been built at the northwest corner of Everett Avenue and Oakes Avenue. To the west, the YMCA building has been expanded, with a peripheral parking lot noted on the northern edge of that site.
- 1969** Three of the structures formerly located on the northern part of the site have been demolished and replaced with what appears to be an RV sales lot.

- 1979 The majority of the cars previously located at the eastern adjacent car lot have been removed, while east/southeast of the site, one of the previously noted residences have been demolished and a parking area added.
- 1988 & 1995 The YMCA building to the west has again been renovated and expanded. To the east/southeast, all of the previously noted residences have been demolished and replaced with a single building. No structures are visible on the property directly north of the site.
- 2001 The houses previously located on the southern edge of the site have been demolished, with the currently present centrally located CMU (block) shed/building the only structure remaining on the site. The remaining area of the site is now entirely paved, as is the property directly north of the site currently occupied by the espresso stand. To the east, the First Heritage Bank building has been constructed on the adjacent property.

PROPERTY CONVEYANCE/OWNERSHIP DATA

From the file resources of the Snohomish County Assessor's Office and resources of the Everett Public Library, the following limited history of ownership has been established:

SOURCE	OWNER	DATE OF PURCHASE
tax parcel #'s 00439162700100, 00439162700300, 0043916270500, 00439162700600, & 00439162700700		
Snohomish County Assessor's Office	Cheryl and John Tonnes	1/5/1994
Snohomish County Assessor's Office	The Barry Family	Not Listed

According to resources available at the Everett Public Library and the Snohomish County Assessor's Office, along with review of aerial photographs and historic Sanborn Fire Insurance maps, the subject site was developed as early as 1900 with several residences and a church. Construction dates of these buildings appear to vary from 1900- for the three residences formerly located on the southern margin of the site, to at least 1902 for the church and several of the residences formerly located on the northern margin of the site. As no file information was available from the Assessor's office concerning these northern structures, the 1902 construction date is based on the presence of these structures within Sanborn Fire Insurance map of that year. Based on aerial photo review, the northern structures appear to have remained on the site until between 1965 and 1969 when the currently present CMU constructed building was built on the site and the lot paved. Based on notes contained within Assessor files, the southern houses on the property appear to have been demolished in 2000. According to Mr. John Tonnes, current owner of the site, at the time these residences were demolished, heat was provided by natural gas with no storage tanks noted. Borrowing from the jargon of ASTM, no "reasonably ascertainable" or "likely to be useful" information prior to 1900 was available.

Reverse (Cole's and or Polk's) street directories reviewed for the years 1950 through 2004 documented occupancy of the southern portion of the site by residential tenants through at least 1999. These directories also revealed the northern portion of the site to have been occupied by a church or residential tenants through 1973. From the time forward, tenants on the northern portion of the site included Everett Travel Trailer (1973); Diamond Parking (1979); and GTE Parking (1986). No occupants were listed for the northern portion of the site within these directory resources for 1991, 1999, and 2004. Finally, although reverse directories and historic map information did indicate the property located north of the site beyond Everett Avenue to have been occupied by a service station, no indication is contained within the public record to indicate that site to be contaminated by past operations.

In summary for this section, based upon our research, it appears that the site does not have a documented history of industry, chemical/petroleum distillation, manufacturing, waste disposal, or other use which might otherwise have exposed the property to a risk of contamination by toxic, hazardous, or dangerous substances.

SITE RECONNAISSANCE

An Environmental Scientist/EPA-certified Asbestos Building Inspector from our firm visited the property on May 15, 2006 to review on-site conditions and land use practices in the surrounding area. Mr. Ted Wenta, representative of the prospective purchaser, provided access to the building and grounds. The representative areas reviewed during our site visit included the building interior, exterior grounds, and adjacent property usages.

As mentioned earlier, existing improvements to the subject property principally consist of a 1969-vintage, single-story building of masonry block (CMU) construction. The roof is flat and built-up in design. Asphalt-paved parking areas are located on the majority of the remaining area of the property. Currently the majority of the property is used as leased parking by the neighboring YMCA, with the centrally located building leased to Everett Computer Services, a computer repair business. Typical building materials and/or conditions observed during our site reconnaissance included:

- Floors are wood or concrete covered with carpet or sheet vinyl.
- Interior walls throughout the building are painted sheetrock, or concrete.
- Ceilings are painted drywall, or "popcorn" textured materials.
- Incandescent and fluorescent light fixtures were noted throughout the building.
- Electric baseboard units provide heating within the second floor of the building. The bottom floor of the structure is not heated.

- The bottom floor of this building is an asphalt paved area used predominantly for storage of either "garage sale" items or computer monitors and other similar parts awaiting disposal. Some staining was noted on the asphalt surface.

According to Mr. Tonnes, site owner, no hazardous waste is generated on the property in the course of business. In addition, he stated that there are no above- or below-ground fuel storage tanks on the property. No obvious, visually discernable evidence to suggest the presence of underground fuel storage tanks (i.e., vent lines, filler caps, etc.) was noted on the property. Similarly, no water wells or groundwater monitoring wells were noted on the property. At the time of our visit, no stains, odors, or unusual vegetation conditions that might otherwise indicate the potential presence of hazardous materials were observed on the subject property.

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	Based upon the age of the building (1969-vintage), it is conceivable that some transformer ballasts containing PCB's may exist within these buildings. In the event that ballasts are later discovered which do not possess clear labeling stating "No PCB's", we have attached an EPA information pamphlet as Appendix C for information regarding the handling and disposal of such ballasts.
Main Service Electrical Transformers	Three pole-mounted main service electrical transformers were noted east of the site, on the opposite side of the adjacent alleyway. A "Non-PCB" label was noted on one of these three transformers. Careful examination of the transformers revealed no cracks, staining, or other evidence of potential leakage. Liability for this equipment ultimately lies with the utility company in any event.

CHECK FOR ASBESTOS-CONTAINING MATERIALS

During our site review, three (3) types of materials suspected to possibly contain asbestos were observed within the subject building. These materials included a gypsum wallboard system, sheet vinyl flooring, and popcorn textured ceiling materials. At the time of this writing we were not authorized by the client to sample or test the suspect materials to confirm or deny this presumption. A summary of the suspect materials is provided in the table below:

MATERIAL	LOCATION	CONDITION ¹
Gypsum Wallboard System	Throughout building interior	Good
Sheet Vinyl Flooring	Bathroom within 2 nd floor of building	Good
Popcorn Textured Ceiling Finish	Ceiling within 2 nd floor of building	Good
Note: 1 - Material condition was evaluated borrowing criteria adopted under the Asbestos Hazard Emergency Response Act (AHERA), 40 CFR, part 763.		

Our effort regarding identification of asbestos-containing materials within the subject building was a preliminary review and not an asbestos survey. Since no destructive sampling was authorized for this audit, materials not readily accessible such as roofing materials and/or materials obscured behind, beneath, or within walls or existing flooring materials were not reviewed.

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 %.

A review of interior (and exterior) painted surfaces on the subject property was conducted to assess the potential for lead-content in surface layers of paint. Representative painted surfaces (listed in the table below) were analyzed using "Lead-Check" sodium rhodizonate color reagent paint tests. These tests provide a qualitative indication as to whether lead is present in paint samples with reproducible results to a lower detection limit of 0.5 percent, a level corresponding to a threshold of concern established by HUD.

PAINTED SURFACE	RESULT
Yellow painted CMU on exterior of building	Non-Detect
Brown painted wood railing on porch of 2 nd floor of building	Non-Detect
White painted gypsum wallboard within 2 nd floor of building	Non-Detect

As noted in the table above, none of the surfaces tested using the "Lead Check" screening method showed a reddish hue response characteristic of the sodium rhodizonate method as an indication of the likely presence of lead in the painted surfaces. On that basis, we conclude that lead was not present in the surfaces tested.

RADON EVALUATION

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

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

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

Risk of Potential Exposure in the Everett Area The Bonneville Power Administration (BPA) recently published the results of measurements for radon made in residences throughout the region they serve which includes Washington, Oregon and Idaho. For the Everett area in the immediate vicinity of the subject property 713 tests have been performed. The results of their work (BPA, 1993) suggest that radon levels over 4 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 0.28 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 exceeding the EPA "action level" at the subject site is very low.

WATER SUPPLY, WASTE WATER AND SOLID WASTE MANAGEMENT

Information supplied by the Public Works Department of the City of Everett revealed that water and sewer services are provided by the City of Everett in the vicinity of the site.

No solid waste dumpsters were noted on the property at the time of this investigation. That said, the subject property is located within an area serviced by regular trash pickup.

REVIEW OF WASHINGTON DOE LISTING OF UNDERGROUND STORAGE TANKS

Review of the current Washington Department of Ecology listing of underground storage tanks (USTs) suggests that twenty one (21) facilities with registered USTs are located within a one-quarter mile radius of the subject property. The nearest listed UST site to the subject property is the YMCA of Snohomish County facility, located at 2720 Rockefeller Avenue. This site is approximately fifty (5) feet west of the subject property in an inferred cross- to up-gradient hydrologic direction. Information regarding these USTs and their status is provided in Appendix A.

According to the most recent WDOE Leaking Underground Storage Tank (LUST) listing, thirty (30) of the listed tank facilities located within an approximately one-half mile radius of the subject property have reported accidental releases or leakage to the WDOE in the past. The nearest LUST site to the subject property is also the YMCA of Snohomish County facility, located at 2720 Rockefeller Avenue. This site is approximately fifty (50) feet west of the subject property in an inferred cross- to up-gradient hydrologic direction. Information about the LUST sites is given in Appendix A.

- YMCA of Snohomish County located at 2720 Rockefeller Avenue, is a site of soil contamination by petroleum products. WDOE lists the cleanup status of this facility as "reported cleaned up." In 1995, Quest removed approximately seven (7) tons of soil from the YMCA facility which had been impacted by oil from past tank filling operations. No groundwater was reportedly encountered during Quests closure and/or remedial efforts. The 1,650 gallon capacity heating oil tank was reportedly closed in place by filling with sand. In previous reviews of that YMCA property by EAI, Mr. Ted Wentz with the YMCA provided documentation concerning the closure of this UST. No additional information was obtained during review of the WDOE file associated with the YMCA facility.

Considering the substantial separation distances, reported results of investigations, and/or the hydrologic positions of the listed UST/LUST sites in relation to the subject property as positive risk-mitigating factors, it is our opinion that the potential for environmental impairment of the subject property from these off-site facilities is very low. The approximate locations of the WDOE-documented leaking underground storage tanks within a one-half mile radius of the subject property, and the WDOE-documented underground storage tanks within a one-quarter mile radius of the subject property are indicated on the Overview and Detail Maps included in the Environmental Database Report attached, to this report as Appendix A.

EPA & STATE RECORDS OF POTENTIALLY HAZARDOUS SITES

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

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

MTCA/CSCSL 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. Of the more than 1,730 sites currently on the WDOE Confirmed and Suspected Contaminated Sites (CSCS) list, forty-nine (49) are located within a one mile radius of the subject property. The nearest MTCA/CSCSL site to the subject property is the Everett School District facility, located at 2715 McDougal Street. This site is located approximately one-quarter of a mile northeast of the subject property, in an inferred down-gradient hydrologic position. See Appendix A for WDOE Database information about these sites.

Acknowledging the substantial separation distances and/or hydrologic positions of the listed MTCA/VCP/WA ICR sites in relation to the subject property as positive risk-mitigating factors, it is our opinion that the potential for environmental impairment of the subject property from these off-site localities is very low. The approximate location of the WDOE-documented MTCA sites within a one mile radius of the subject property are indicated on the Overview and Detail Maps included in the Environmental Database Report attached, to this report as Appendix A.

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

Additionally, review of the Resource Conservation and Recovery Act (RCRA) listings, also revealed six RCRA Generator within a one-quarter mile radius of the subject property, and four RCRA Non-Regulated generators within a one-eighth mile radius of the subject property.

Businesses named in the RCRA Generators 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 above-mentioned 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 property from these facilities is very low.

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

LANDFILLS

A review of WDOE and Snohomish County Health Department documents regarding current and abandoned landfills revealed that there are ten (10) documented landfills located within a mile radius of the subject property.

- Ten (10) separate solid waste management facilities are addressed within the Environmental Database report at 2930 Wetmore Avenue. These listings include "drop boxes," transfer stations, and a landfill. Based upon this address information which would locate all of these separately named facilities within an office building in the downtown business district of Everett, it would appear that this address information reflects an office location, and not the location of those facilities. Based upon the "site name" associated with these individual facilities, none of these facilities are interpreted to pose a threat to the environmental integrity of the subject property.

CONCLUSIONS/RECOMMENDATIONS

Consistent with the report language requirements defined under ASTM E-1527-00 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", and more specifically section 11.7 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 of the Two (2) Parking Lot Properties, located at the Southeast corner of the Intersection of Everett Avenue and Rockefeller Avenue, Everett, Snohomish County, Washington. No exceptions to, or deletions from this practice were made. This Phase I assessment has revealed no evidence of "recognized environmental conditions" as defined by ASTM in connection with the property

As discussed briefly in the executive summary of the cover letter to this report, at the time of this study no evidence was found in the public record or observed at the subject site to suggest that the subject property has been contaminated by dangerous, hazardous, or toxic substances as defined under ASTM, CERCLA, or applicable state and federal laws and regulations. In light of these findings, no additional study or environmental due diligence review of this nature appears warranted at this time.

Non-CERCLA conditions of potential environmental significance identified at the subject site include:

- Potential PCB-containing fluorescent light ballasts within the subject building.
- Presence of "suspect" asbestos-containing building materials in the form of sheet vinyl flooring, a "popcorn"-textured ceiling material, and gypsum wallboard system.

Guidance with respect to future management of the above-noted non-CERCLA conditions is provided in the following paragraphs.

PCBS

Based upon the information developed during the course of our site review, it appears that some or all of the transformer ballasts in the fluorescent lights in the subject building may contain polychlorinated biphenyls (PCBs).

In our opinion, there is no immediate cause for concern regarding the potential for PCB-containing light ballasts. The only likely potential for exposure to PCBs would come in the event that one of the sealed ballasts were ruptured through abusive handling or as a result of a defect in a ballast.

It may be prudent to implement a management policy providing the inspection of ballasts by maintenance personnel during routine bulb changing activities. Ballasts may be periodically checked or replaced depending upon long-term management desires. Please refer to the attached EPA pamphlet, Appendix C, regarding appropriate handling and disposal practices for such ballasts.

ASBESTOS

Borrowing evaluation criteria adopted under the Asbestos Health Emergency Response Act (AHERA, 40 CFR Part 763), the suspected asbestos containing materials listed previously within this report are in "good" condition. In the current use and condition, the materials pose minimal threat to public health or to the environment.

To reduce exposure to potential future liability, and in an effort to comply with regulations regarding the presence of asbestos in commercial and apartment buildings under Chapter 296-62-07753 WAC, it may be prudent to consider implementation of a management policy (Operations and Maintenance Program/O&M) whereby all maintenance, repair, or service personnel who may be engaged to work on the property are formally advised (i.e., signed acknowledgment) as to the "suspected" presence of asbestos-containing materials (ACM) prior to commencement of any work associated with the ACM.

Should the owner intend to renovate, demolish, remodel, or repair any or all portions of the structure containing asbestos, please note that applicable sections of WAC 296-65 require that all projects relating to construction, demolition, repair, or maintenance where release or likely release of asbestos fibers into the air could occur must be performed by "certified asbestos workers". Additional information may be obtained through the offices of Environmental Associates, Inc., or directly from the Washington State Department of Labor and Industries, P.O. Box 207, Olympia, Washington 98504. Finally, if future representative sampling and laboratory testing of these suspect materials were to confirm that they do not contain asbestos, these recommendations may logically be disregarded.

LIMITATIONS

This report has been prepared for the exclusive use of YMCA of Snohomish County, along with 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 May 3, 2006. The environmental condition of subsurface soil, groundwater, and/or subsurface appurtenances cannot typically be determined by visual examination of surficial conditions such as afforded by the scope of a Phase I audit such as performed here. Acknowledging that limitation, no warranty in that regard is made. No other warranty, expressed or implied, is made. If new information is developed in future site work which may include excavations, borings, studies, etc., Environmental Associates, Inc., must be retained to reevaluate the conclusions of this report and to provide amendments as required.

The level of effort regarding identification of potential ACM should be considered a reconnaissance, should not be confused with an asbestos survey, and should not be used as a sole informational resource for removal, construction, or abatement bidding purposes.

REFERENCES

GENERAL

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

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

Jones, M.A., 1999, Geological Framework for The Puget Sound Aquifer System, Washington and British Columbia, USGS, Professional Paper 1424-C, plate 11.

Quality Environmental Services Team, July 28, 1994, Limited Site Assessment, YMCA of Snohomish County, 2720 Rockefeller Avenue, Everett, WA.

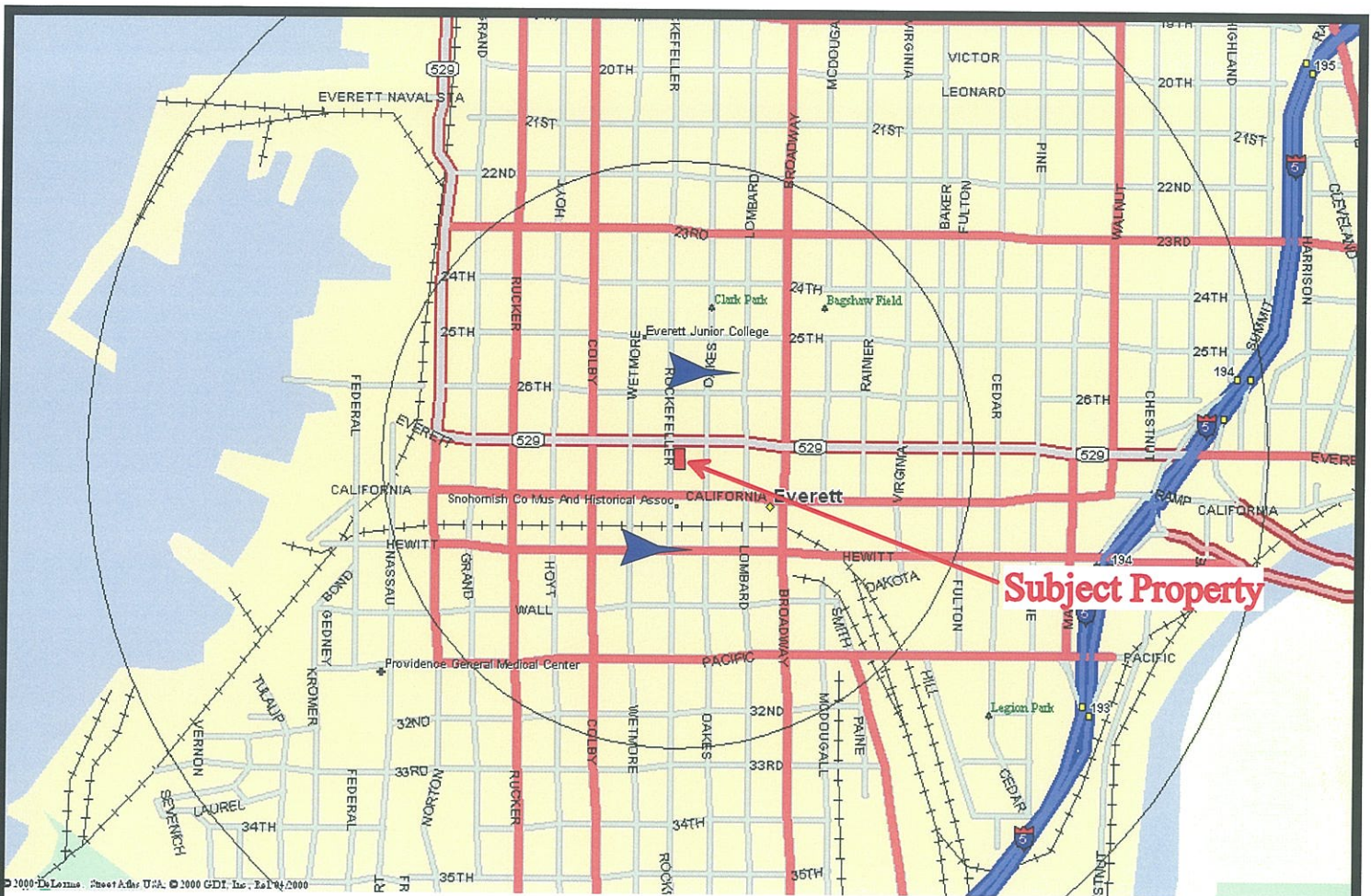
Quality Environmental Services Team, November 25, 1995, Soil Excavation Report, YMCA of Snohomish County, 2720 Rockefeller Avenue, Everett, WA.

Smith, Mackey, 1976, Preliminary Surficial Geologic Map of the Everett Quadrangle, Snohomish County, Washington, 1 sheet.

Thomas Brothers Map Co., 1995, The Thomas Guide: King/Pierce/Snohomish Counties.

U.S. EPA, April 1994. Reducing Lead Hazards When Remodeling Your Home. EPA 747-R-94-002. 20 pps.

U.S. Geological Survey, 1953, Everett, Washington, 1:24,000 Quadrangle. Photorevised 1973, 1 sheet.



(Source: Delorme Street Atlas, version 8.0, 2000)



Approximate Subject Parcel Boundary

Inferred Direction of Groundwater Flow



ENVIRONMENTAL ASSOCIATES, INC.

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

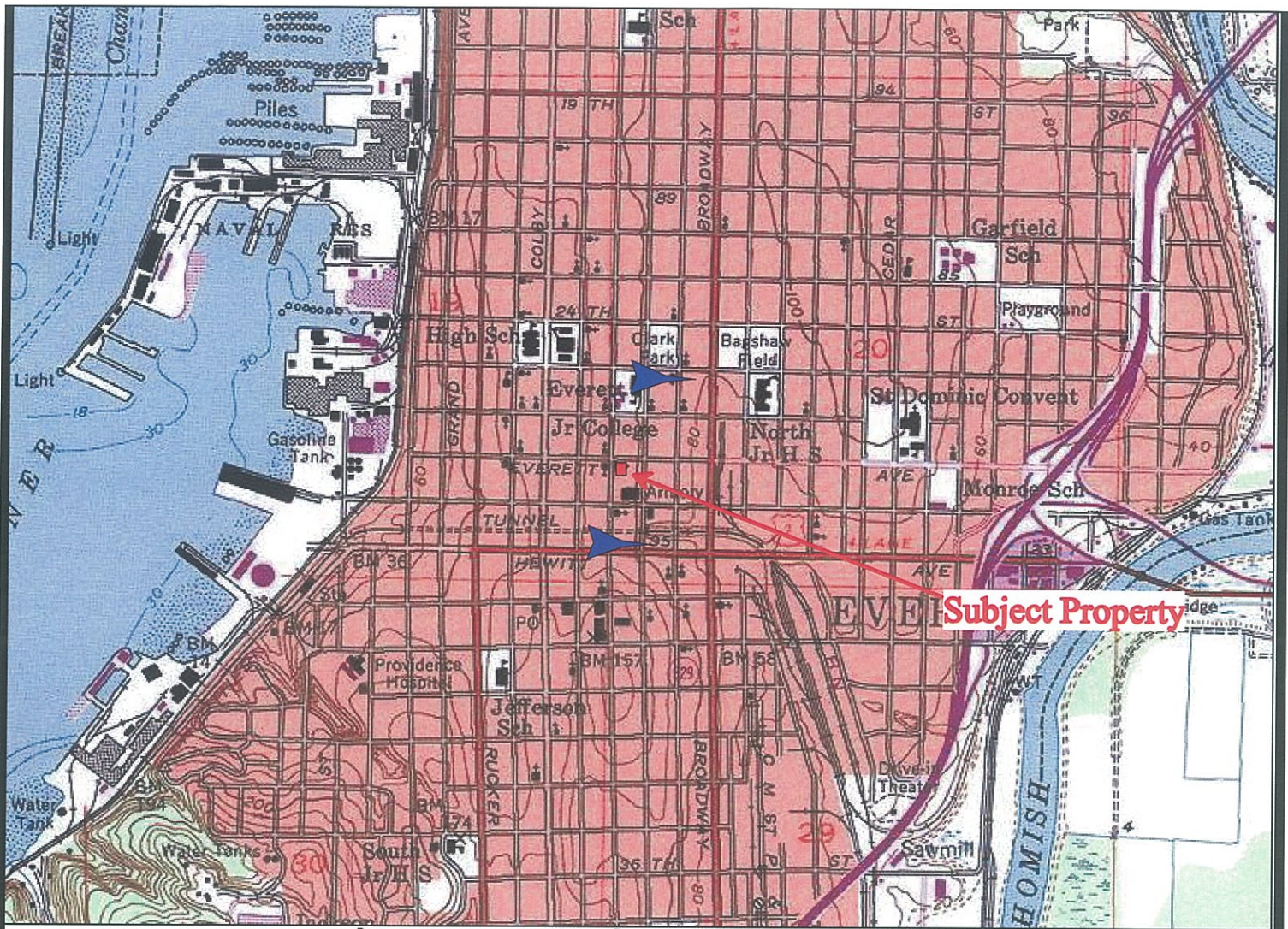
VICINITY MAP

**Two (2) Parking Lot Properties
SEC of Everett Avenue and
Rockefeller Avenue
Everett, Washington**

Job Number:
JN 26154

Date:
May 2006

Plate:
1



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

 **Approximate Subject Parcel Boundary**



Inferred Direction of Groundwater Flow



ENVIRONMENTAL ASSOCIATES, INC.

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

TOPOGRAPHIC MAP
Two (2) Parking Lot Properties
SEC of Everett Avenue and
Rockefeller Avenue
Everett, Washington

Job Number:
JN 26154

Date:
May 2006

Plate:
2



**Approximate Subject
Parcel Boundary**



**Inferred Direction of
Groundwater Flow**



**ENVIRONMENTAL
ASSOCIATES, INC.**

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

SITE PLAN
Two (2) Parking Lot Properties
SEC of Everett Avenue and
Rockefeller Avenue
Everett, Washington

Job Number:
JN 26154

Date:
May 2006

Plate:
3



Photo 1: Subject property as viewed from the northeast corner of site, near adjacent bank property. YMCA and Lutheran Church are visible in background of photo.



Photo 2: Interior of computer repair business on property.



Photo 3: Example of items stored within "basement" of building.



**ENVIRONMENTAL
ASSOCIATES, INC.**

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

SITE PHOTOGRAPHS
Two (2) Parking Lot Properties
SEC of Everett Avenue and
Rockefeller Avenue
Everett, Washington

Job Number:

JN 26154

Date:

May 2006

Plate:

4

APPENDIX A
Environmental Database Report

TARGET PROPERTY:

2701 ROCKEFELLER AVE

EVERETT WA 98201

Job Number: 26154

Environmental Associates
1380 112th Avenue NE, Suite 300
Bellevue, Wa, 98004

05-10-06

Search Summary Report

Target Site: 2701 ROCKEFELLER AVE
EVERETT WA 98201

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	04-10-06	1.00	0	0	0	0	0	0	0
CERCLIS	Y	03-08-06	0.50	0	0	0	0	-	0	0
NFRAP	Y	03-08-06	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	02-16-06	0.50	0	0	0	0	-	0	0
RCRA COR	Y	02-16-06	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	02-16-06	0.25	0	2	4	-	-	0	6
RCRA NLR	Y	02-16-06	0.12	0	4	-	-	-	0	4
ERNS	Y	12-31-05	0.12	0	0	-	-	-	0	0
State Sites	Y	04-13-06	1.00	0	0	0	18	31	0	49
Spills-1990	Y	04-11-05	0.12	0	0	-	-	-	0	0
SWL	Y	04-07-05	0.50	10	0	0	0	-	0	10
Other	Y	09-30-03	0.50	0	0	0	0	-	0	0
REG UST/AST	Y	04-13-06	0.25	0	10	11	-	-	2	23
Leaking UST	Y	04-13-06	0.50	0	5	5	20	-	0	30
- TOTALS -				10	21	20	38	31	2	122

Site Information Report

Request Date: 05-10-06
Requestor Name: Derek Pulvino
Standard: ASTM

Search Type: COORD
Job Number: 26154

TARGET ADDRESS: 2701 ROCKEFELLER AVE
EVERETT WA 98201

Demographics

Sites: 122	Non-Geocoded: 2	Population: NA
Radon: -0.3 - 1.4 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-122.205582	-122:12:20	Easting:	559282.75
Latitude:	47.9816	47:58:54	Northing:	5314341.61
			Zone:	10

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)					Services:	
ZIP Code	City Name	ST	Dist/Dir	Sel	Requested?	Date
98205	EVERETT	WA	0.93 SE	Y	Sanborns	No
					Aerial Photographs	No
					Historical Topos	No
					City Directories	No
					Title Search	No
					Municipal Reports	No
					Online Topos	No

**Environmental FirstSearch
Sites Summary Report**

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

TOTAL: 122 **GEOCODED:** 120 **NON GEOCODED:** 2 **SELECTED:** 1

Page No.	ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	62	SWL	GRANITE FALLS DROP BOX NSG2	2930 WETMORE AVENUE EVERETT WA 98201	0.00 --	1
1	61	SWL	GOLD BAR DROP BOX NSG1	2930 WETMORE AVENUE EVERETT WA 98201	0.00 --	2
2	63	SWL	LAKE ROESIGER DROP BOX NSL1	2930 WETMORE AVENUE EVERETT WA 98201	0.00 --	3
2	64	SWL	MONROE DROP BOX NSM1	2930 WETMORE AVENUE EVERETT WA 98201	0.00 --	4
3	65	SWL	NORTH COUNTY TRANSFER STATION NSN1	2930 WETMORE AVENUE EVERETT WA 98201	0.00 --	5
3	66	SWL	OSO DROP BOX NSO1	2930 WETMORE AVENUE EVERETT WA 98201	0.00 --	6
4	67	SWL	<i>SNOHOMISH REGIONAL LANDFILL (NOT O</i> <i>NSS3</i>	<i>2930 WETMORE AVENUE</i> <i>EVERETT WA 98201</i>	<i>0.00 --</i>	7
4	68	SWL	SOUTHWEST TRANSFER STATION NSS5	2930 WETMORE AVENUE EVERETT WA 98201	0.00 --	8
5	69	SWL	SULTAN DROP BOX NSS2	2930 WETMORE AVENUE EVERETT WA 98201	0.00 --	9
5	60	SWL	EVERETT TRANSFER STATION NSE	2930 WETMORE AVENUE EVERETT WA 98201	0.00 --	10
6	120	LUST	YMCA OF SNOHOMISH COUNTY (EXEMPT) 200114/REPORTED CLEANED UP	2720 ROCKEFELLER AVE EVERETT WA	0.01 SW	11
7	90	UST	YMCA OF SNOHOMISH COUNTY (EXEMPT) 200114/EXEMPT	2720 ROCKEFELLER AVE EVERETT WA 98201	0.01 SW	11
8	1	RCRAGN	EVERETT AVE AUTO INC WA0000062729/VGN	1811 EVERETT AVE EVERETT WA 98201	0.02 NE	12
9	9	RCRANLR	PATHOLOGY ASSOCIATES OF EVERETT WAD061681839/NLR	1912 EVERETT AVE EVERETT WA 98201	0.06 NE	13
10	77	UST	CRESCENT SERVICE TIRE COMPANY 10824/TEMPORARILY CLOSED	1919 EVERETT AVE EVERETT WA 98201	0.07 NE	14
11	101	LUST	EVERETT CONSTRUCTION (2080-B01) 12286/REPORTED CLEANED UP	2701 WETMORE EVERETT WA 98201	0.08 NW	15
12	79	UST	EVERETT CONSTRUCTION (2080-B01) 12286/REMOVED	2701 WETMORE EVERETT WA 98201	0.08 NW	15
13	103	LUST	EVERETT FINE ARTS THEATRE 101830/REPORTED CLEANED UP	2700 WESTMORE AVE EVERETT WA 98201	0.09 NW	16
14	78	UST	EVERETT CENTRAL OFFICE (2081-B01) 12287/EXEMPT	2604 ROCKEFELLER EVERETT WA 98201	0.09 NW	17
15	83	UST	EVERETT WA LINE SEG 50 PRINTS 460- 9415/REMOVED	MP.37 2ND SUB PACIFIC DIV EVERETT WA	0.09 NW	16
16	80	UST	EVERETT FINE ARTS THEATRE 101830/CLOSURE IN PROCESS	2700 WESTMORE AVE EVERETT WA 98201	0.09 NW	16

Environmental FirstSearch Sites Summary Report

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

TOTAL: 122 **GEOCODED:** 120 **NON GEOCODED:** 2 **SELECTED:** 1

Page No.	ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
17	8	RCRANLR	GOODYEAR AUTO SVC CTR 8852 EVE WAD135558906/NLR	2802 ROCKEFELLER EVERETT WA 98201	0.09 SW	18
18	73	UST	CHRIS LOKEN & CO INC 7522/REMOVED	2807 ROCKEFELLER EVERETT WA 98201	0.09 SW	19
19	97	LUST	CITY OF EVERETT FIRE STATION #2 (O 5727/REPORTED CLEANED UP	2801 OAKES AVE EVERETT WA 98201	0.10 SE	20
20	74	UST	CITY OF EVERETT FIRE STATION #2 (O 5727/EXEMPT	2801 OAKES AVE EVERETT WA 98201	0.10 SE	20
21	98	LUST	CITY OF EVERETT FIRE STATION HQ 459340/REPORTED CLEANED UP	2811 OAKES AVE EVERETT WA	0.11 SE	21
22	2	RCRAGN	EVERETT FIRE DEPT WAD988508339/VGN	2811 OAKES AVE EVERETT WA 98201	0.11 SE	21
23	7	RCRANLR	EVERETT FIRE DEPT WAD988508339/NLR	2811 OAKES AVE EVERETT WA 98201	0.11 SE	21
24	75	UST	CITY OF EVERETT FIRE STATION HQ 459340/REMOVED	2811 OAKES AVE EVERETT WA	0.11 SE	21
24	87	UST	SITE SE02 EVERETT 100623/REMOVED	2614 WETMORE AVENUE EVERETT WA 98201	0.12 NW	22
25	10	RCRANLR	PORT GARDNER PARTNERS JDH GROUP EV WA0000248328/NLR	2802 WETMORE AVE EVERETT WA 98201	0.12 SW	23
26	81	UST	EVERETT TOLL 07113 9969/CLOSED IN PLACE	2619 LOMBARD EVERETT WA 98201	0.14 NE	24
27	113	LUST	O L WOOD MOTOR COMPANY INC 100545/REPORTED CLEANED UP	2629 LOMBARD STREET EVERETT WA 98201	0.15 NE	25
28	86	UST	O L WOOD MOTOR COMPANY INC 100545/REMOVED	2629 LOMBARD STREET EVERETT WA 98201	0.15 NE	25
28	82	UST	EVERETT TRADES BUILDING ASSOCIATIO 1737/EXEMPT	2812 LOMBARD AVE EVERETT WA 98201	0.15 SE	26
29	76	UST	CITY OF EVERETT ROW 583931/REMOVED	2625 COLBY AVE EVERETT WA 98201	0.16 NW	27
30	5	RCRAGN	S & M AUTO SUPPLY WAD057306185/VGN	2718 BROADWAY EVERETT WA 98201	0.18 SE	28
31	119	LUST	WOODS MOTORS SITE (EXEMPT) 200371/REPORTED CLEANED UP	2600 BLOCK BROADWAY EVERETT WA 98203	0.19 NE	29
32	89	UST	WOODS MOTORS SITE (EXEMPT) 200371/EXEMPT	2600 BLOCK BROADWAY EVERETT WA 98201	0.19 NE	29
33	95	LUST	CHEVRON 90963 5068/CLEANUP STARTED	2620 BROADWAY EVERETT WA 98201	0.20 NE	30
34	72	UST	CHEVRON 90963 5068/REMOVED	2620 BROADWAY EVERETT WA 98201	0.20 NE	30

Environmental FirstSearch
Sites Summary Report

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

TOTAL: 122 **GEOCODED:** 120 **NON GEOCODED:** 2 **SELECTED:** 1

Page No.	ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
35	3	RCRAGN	OLD FIRESTONE BLDG WAD988479473/VGN	2701 HOYT AVE EVERETT WA 98201	0.21 NW	31
36	88	UST	STEVE SAUNDERS 102175/REMOVED	2701 HOYT AVENUE EVERETT WA 98201	0.21 NW	31
37	92	LUST	ANDERSON PROPERTY (OLD BULK) 200389/REPORTED CLEANED UP	2805 BROADWAY EVERETT WA	0.21 SE	32
38	71	UST	ANDERSON PROPERTY (OLD BULK) 200389/REMOVED	2805 BROADWAY EVERETT WA 98201	0.21 SE	32
39	4	RCRAGN	RUBATINO REFUSE REMOVAL INC WAD043453257/TR	2812 HOYT AVE EVERETT WA 98201	0.22 SW	33
40	85	UST	MARYATT INDUSTRIES 11290/REMOVED	2939 LOMBARD STREET EVERETT WA 982013	0.23 SE	34
41	6	RCRAGN	TECH SVCS INC DBA EVERETT TIRE & A WAD135561124/VGN	2828 HOYT AVE EVERETT WA 98201	0.24 SW	35
42	84	UST	FORMERLY GOODYEAR DEALER 9302/CLOSURE IN PROCESS	2828 HOYT AVE EVERETT WA 98201	0.24 SW	35
42	91	LUST	ANABEL FRAMING 102153/REPORTED CLEANED UP	2531 BROADWAY SNOHOMISH WA 98201	0.25 NE	36
43	70	UST	ANABEL FRAMING 102153/REMOVED	2531 BROADWAY SNOHOMISH WA 98201	0.25 NE	36
44	28	STATE	EVERETT SCHOOL DIST 2 MAIN NFA:12945256	2715 MCDOUGAL ST EVERETT WA 98201	0.26 NE	37
44	93	LUST	APOKA PLAZA INC (CURRENT OWNER) 9228/REPORTED CLEANED UP	2915 BROADWAY EVERETT WA 98201	0.26 SE	38
45	118	LUST	UNOCAL 1806 8414/REPORTED CLEANED UP	2102 HEWITT AVE EVERETT WA 98201	0.26 SE	39
46	56	STATE	UNOCAL SS 1806 CSCR:85146174	2102 HEWITT AVE EVERETT WA 98201	0.26 SE	39
47	57	STATE	UNOCAL SS 1806 NFA:85146174	2102 HEWITT AVE EVERETT WA 98201	0.26 SE	39
47	116	LUST	SNOHOMISH COUNTY COURTHOUSE 97678/REPORTED CLEANED UP	1810 WALL ST EVERETT WA 98201	0.27 SE	40
48	115	LUST	SNOHOMISH COUNTY 753/REPORTED CLEANED UP	3000 OAKES EVERETT WA 98201	0.27 SE	41
49	52	STATE	SNOHOMISH COUNTY CAMPUS CSCR:5777211	3000 ROCKEFELLER EVERETT WA 98201	0.27 SW	42
50	99	LUST	EVERETT CITY LIBRARY 200855/REPORTED CLEANED UP	2701 RUCKER AVE EVERETT WA	0.28 NW	43
51	96	LUST	CITY OF EVERETT 11928/REPORTED CLEANED UP	2702 RUCKER AVE. EVERETT WA 98201	0.28 NW	44

Environmental FirstSearch Sites Summary Report

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

TOTAL: 122 **GEOCODED:** 120 **NON GEOCODED:** 2 **SELECTED:** 1

Page No.	ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
52	102	LUST	EVERETT FEDERAL BUILDING (FORMER) 519298/REPORTED CLEANED UP	3002 COLBY ST EVERETT WA 98201	0.31 SW	45
53	94	LUST	C&E TRUCKS/PARTS 97415/REPORTED CLEANED UP	2130 WALL EVERETT WA 98201	0.33 SE	46
54	108	LUST	HOTEL MONTE CRISTO (EXEMPT) 200750/AWAITING CLEANUP	1507 WALL ST EVERETT WA	0.33 SW	47
55	32	STATE	FISHER TRUST PROPERTY CSCR:263046	2931 RUCKER AVE EVERETT WA 98201	0.33 SW	48
56	114	LUST	P U D #1 OF SNOHOMISH COUNTY 8875/REPORTED CLEANED UP	2320 CALIFORNIA ST EVERETT WA 98201	0.34 SE	49
57	12	STATE	BP SERVICE STATION 03165 NFA:2847	3027 BROADWAY AVE EVERETT WA 98201	0.34 SE	50
57	14	STATE	CHILDRENS MUSEUM NFA:8913245	1502 WALL ST EVERETT WA 98201	0.34 SW	51
58	15	STATE	CHILDRENS MUSEUM CSCR:8913245	1502 WALL ST EVERETT WA 98201	0.34 SW	51
59	104	LUST	EVERETT SCHOOL DIST N MIDDLE 200643/REPORTED CLEANED UP	2514 RAINIER AVE EVERETT WA	0.36 NE	52
60	111	LUST	NORTH CASCADES BUILDING MAT LS 200359/REPORTED CLEANED UP	2202 WALL ST EVERETT WA	0.36 SE	53
61	51	STATE	SNOHOMISH CNTY UNDERGROUND GARAGE CSCR:7061078	OAKES AVE & PACIFIC AVE EVERETT WA 98201	0.37 SE	54
62	117	LUST	THE SOUTHLAND CORP. 2331-25054 8635/REPORTED CLEANED UP	1611 PACIFIC AVE EVERETT WA 98201	0.38 SW	55
63	109	LUST	KIDD PROPERTY 200623/CLEANUP STARTED	2815 VIRGINIA AVE EVERETT WA	0.39 SE	56
63	13	STATE	BROADWAY & PACIFIC CHEVRON NFA:2842	3105 BROADWAY AVE EVERETT WA 98201	0.40 SE	57
64	110	LUST	MOTOR TRUCKS INC 6027/CLEANUP STARTED	2920 GRAND AVE EVERETT WA 98201	0.40 SW	58
64	107	LUST	HOGLAND TRANSFER TRUCK SHOP 1197/REPORTED CLEANED UP	31 PAINE STREET EVERETT WA 98201	0.41 SE	59
65	105	LUST	FANCY STAMPS (EXEMPT) 368811/AWAITING CLEANUP	2421 HEWITT EVERETT WA	0.43 SE	60
66	25	STATE	EVERETT PLATING CORDZ AUTO CSCR:2799	2411 HEWITT AVE EVERETT WA 98201	0.43 SE	61
67	26	STATE	EVERETT PLATING CORDZ AUTO NFA:2799	2411 HEWITT AVE EVERETT WA 98201	0.43 SE	61
68	27	STATE	EVERETT PLATING INC CSCR:2798	2413 HEWITT AVE EVERETT WA 98201	0.43 SE	62

Environmental FirstSearch Sites Summary Report

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

TOTAL: 122 **GEOCODED:** 120 **NON GEOCODED:** 2 **SELECTED:** 1

Page No.	ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
69	42	STATE	PACIFIC PLATING AERO FANCY STAMPS CSCR:20511	2421 HEWITT AV EVERETT WA 98201	0.43 SE	60
70	100	LUST	EVERETT CITY STREET DEPT SHOP SITE 319059/CLEANUP STARTED	3120 MCDOUGALL AVE EVERETT WA 98201	0.44 SE	63
71	21	STATE	EVERETT CITY STREET DEPT SHOP SITE NFA:55292299	3120 MCDOUGALL AVE EVERETT WA 98201	0.44 SE	63
71	106	LUST	GRAND BUILDING VALETOR CLEANERS 618998/REPORTED CLEANED UP	3011 GRAND AVE EVERETT WA 98201	0.45 SW	64
72	33	STATE	GRAND BUILDING VALETOR CLEANERS CSCR:88593256	3011 GRAND AVE EVERETT WA 98201	0.45 SW	64
73	50	STATE	SEG 23RD LLC CSCR:5914159	2201 BROADWAY EVERETT WA 98201	0.48 NE	65
74	112	LUST	O DAY PETROLEUM CO 80/CLEANUP STARTED	3211 SMITH AVE (FORMER SITE) EVERETT WA 98208	0.50 SE	66
75	40	STATE	ODAY PETROLEUM CO EVERETT WA CSCR:93274628	3211 SMITH AVE EVERETT WA 98201	0.50 SE	66
76	41	STATE	OLYMPIC FOREIGN AUTO WRECKING CSCR:2727	2947 FULTON ST EVERETT WA 98201	0.53 SE	67
77	43	STATE	PENSKE TRUCK LEASING CO LP EVERETT CSCR:29548842	3225 MCDOUGALL AVE EVERETT WA 98201	0.53 SE	68
78	34	STATE	HOGLAND TRANSFER CO INC CSCR:8811371	3221 PAINE AVE EVERETT WA 98201	0.53 SE	69
79	37	STATE	MILLER AMERICAN DISTR MOBIL CSCR:2848	2717 FEDERAL AV EVERETT WA 98201	0.54 SW	70
80	31	STATE	EXXONMOBIL BULK PLANT CSCR:2728	2731 FEDERAL AV EVERETT WA 98201	0.54 SW	71
81	35	STATE	KIMBERLY CLARK WORLD WIDE NFA:9	2600 FEDERAL AVE EVERETT WA 98201	0.55 NW	72
82	16	STATE	DUR NEL PROPERTY CSCR:32799931	SW INTERSECT OF HILL AVE & EVERETT WA 98206	0.55 SE	73
83	38	STATE	NELSON DISTRIBUTING 2 CSCR:2808	3102 HILL AVE EVERETT WA 98201	0.56 SE	74
84	30	STATE	EVERETT STEEL COMPANIES CSCR:2805	3126 HILL ST EVERETT WA 98206	0.57 SE	75
85	45	STATE	PRIME METALS PORT OF EVERETT NFA:2788	2930 TERMINAL AVE EVERETT WA 98201	0.61 SW	76
86	44	STATE	PRIME METALS PORT OF EVERETT CSCR:2788	2930 TERMINAL AVE EVERETT WA 98201	0.61 SW	76
87	48	STATE	SATHER MFG CO INC CSCR:75732461	3330 MCDOUGALL AVE EVERETT WA 98201	0.62 SE	77

*Environmental FirstSearch
Sites Summary Report*

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

TOTAL: 122 **GEOCODED:** 120 **NON GEOCODED:** 2 **SELECTED:** 1

Page No.	ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
88	54	STATE	TAT USA CORP CSCR:2739	718 HEWITT AV EVERETT WA 98201	0.62 SW	78
89	55	STATE	TAT USA CORP NFA:2739	718 HEWITT AV EVERETT WA 98201	0.62 SW	78
89	17	STATE	DURHAM TRANSPORT FACILITY NFA:47421439	2911 CALIFORNIA AVE EVERETT WA 98201	0.63 SE	79
90	49	STATE	SEA DOG CORPORATION CSCR:35112631	SMITH AVE & 33RD ST EVERETT WA 98201	0.64 SE	80
91	11	STATE	ALL NIGHT AIR SWEEP CSCR:67541366	3326 SMITH AVE EVERETT WA 98201	0.66 SE	81
92	19	STATE	EVERETT CITY BOND STREET CSCR:96863992	BOND ST & KROMER AVE EVERETT WA 98201	0.67 SW	82
93	20	STATE	EVERETT CITY MORGAN BROS CSCR:2807	3225 CEDAR ST EVERETT WA 98201	0.71 SE	83
94	18	STATE	EAST WATERWAY CSCR:2733	HEWIT AVE EVERETT WA 98201	0.72 SW	84
95	36	STATE	LARRYS ARCO NFA:2743	1904 WETMORE EVERETT WA 98201	0.73 NW	85
96	29	STATE	EVERETT STEEL CO QUANTUM WOOD CSCR:2806	2720 34TH ST EVERETT WA 98201	0.80 SE	86
97	46	STATE	QUAKER STATE MINIT LUBE 1504 CSCR:68725182	3601 BROADWAY EVERETT WA 98201	0.83 SE	87
98	53	STATE	T CLYDE PITCHER JR CSCR:14757989	2202 36TH ST EVERETT WA 98201	0.85 SE	88
99	58	STATE	US NAVY STATION EVERETT CSCR:2776	2000 W MARINE VIEW DR EVERETT WA 98201	0.87 NW	89
100	59	STATE	WA DOT PARCEL 1-911 EBEBY SLOUGH CSCR:8626812	IMMEDIATELY S OF 2814 HIGHL EVERETT WA 98201	0.88 SE	90
101	24	STATE	EVERETT PETROLEUM NFA:14626311	3702 BROADWAY AV EVERETT WA 98201	0.92 SE	91
102	47	STATE	RENTAL SERVICE CORPORATION 562 CSCR:11536592	2810 HIGHLAND AVE EVERETT WA 98201	0.94 SE	92
103	39	STATE	NELSON DISTRIBUTING EVERETT CSCR:2782	2815 HIGHLAND AVE EVERETT WA 98201	0.95 SE	93
104	22	STATE	EVERETT IRON & M CSCR:2697	2732 36TH ST EVERETT WA 98201	0.96 SE	94
105	23	STATE	EVERETT IRON & METALS NFA:2697	2732 36TH ST EVERETT WA 98201	0.96 SE	94

*Environmental FirstSearch
Sites Summary Report*

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

TOTAL: 122 **GEOCODED:** 120 **NON GEOCODED:** 2 **SELECTED:** 1

<u>Page No.</u>	<u>ID</u>	<u>DB Type</u>	<u>Site Name/ID/Status</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>
106	121	UST	EVERETT COMMUNITY COLLEGE 3265/EXEMPT	13TH ROCKEFELLER EVERETT WA 98201	NON GC	
107	122	UST	HUNTER LEASING HEWITT AVE 200239/REMOVED	HEWITT AVE & BOND EVERETT WA	NON GC	

Environmental FirstSearch
Site Detail Report

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

SOLID WASTE LANDFILL SITE			
SEARCH ID: 62	DIST/DIR: 0.00 --	MAP ID: 1	
NAME: GRANITE FALLS DROP BOX	REV: 09/01/99	ID1: NSG2	
ADDRESS: 2930 WETMORE AVENUE EVERETT WA 98201	ID2:	STATUS:	
CONTACT: JEFF KELLEY-CLARKE	PHONE: (206) 388-3425		
Company:	<i>Snohomish County Public Works</i>		
Classification:	<i>Intermediate</i>		
Type:	<i>Drop Box Facility</i>		
Class or Type Change:	<i>No</i>		
Ownership:	<i>Public</i>		
Name Change:	<i>No</i>		
Facility Contact Title:	<i>Executive Director</i>		
Facility Fax:			
Region:	<i>NWRO</i>		
FSA CI Comments:			

SOLID WASTE LANDFILL SITE			
SEARCH ID: 61	DIST/DIR: 0.00 --	MAP ID: 2	
NAME: GOLD BAR DROP BOX	REV: 09/01/99	ID1: NSG1	
ADDRESS: 2930 WETMORE AVENUE EVERETT WA 98201	ID2:	STATUS:	
CONTACT: JEFF KELLEY-CLARKE	PHONE: (206) 388-3425		
Company:	<i>Snohomish County Public Works</i>		
Classification:	<i>Intermediate</i>		
Type:	<i>Drop Box Facility</i>		
Class or Type Change:	<i>No</i>		
Ownership:	<i>Public</i>		
Name Change:	<i>No</i>		
Facility Contact Title:	<i>Executive Director</i>		
Facility Fax:			
Region:	<i>NWRO</i>		
FSA CI Comments:			

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

SOLID WASTE LANDFILL SITE			
SEARCH ID: 63	DIST/DIR: 0.00 --	MAP ID: 3	
NAME: LAKE ROESIGER DROP BOX	REV: 09/01/99		
ADDRESS: 2930 WETMORE AVENUE EVERETT WA 98201	ID1: NSL1		
	ID2:		
	STATUS:		
CONTACT: JEFF KELLEY-CLARKE	PHONE: (206) 388-3425		
Company:	<i>Snohomish County Public Works</i>		
Classification:	<i>Intermediate</i>		
Type:	<i>Drop Box Facility</i>		
Class or Type Change:	<i>No</i>		
Ownership:	<i>Public</i>		
Name Change:	<i>No</i>		
Facility Contact Title:	<i>Executive Director</i>		
Facility Fax:			
Region:	<i>NWRO</i>		
FSA CI Comments:			

SOLID WASTE LANDFILL SITE			
SEARCH ID: 64	DIST/DIR: 0.00 --	MAP ID: 4	
NAME: MONROE DROP BOX	REV: 09/01/99		
ADDRESS: 2930 WETMORE AVENUE EVERETT WA 98201	ID1: NSM1		
	ID2:		
	STATUS:		
CONTACT: JEFF KELLEY-CLARKE	PHONE: (206) 388-3425		
Company:	<i>Snohomish County Public Works</i>		
Classification:	<i>Intermediate</i>		
Type:	<i>Drop Box Facility</i>		
Class or Type Change:	<i>No</i>		
Ownership:	<i>Public</i>		
Name Change:	<i>No</i>		
Facility Contact Title:	<i>Executive Director</i>		
Facility Fax:			
Region:	<i>NWRO</i>		
FSA CI Comments:			

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

SOLID WASTE LANDFILL SITE			
SEARCH ID: 65	DIST/DIR: 0.00 --	MAP ID: 5	
NAME: NORTH COUNTY TRANSFER STATION	REV: 09/01/99		
ADDRESS: 2930 WETMORE AVENUE EVERETT WA 98201	ID1: NSN1		
	ID2:		
CONTACT: JEFF KELLEY-CLARKE	STATUS:		
	PHONE: (206) 388-3425		
Company:	<i>Snohomish County Public Works</i>		
Classification:	<i>Intermediate</i>		
Type:	<i>Transfer Station</i>		
Class or Type Change:	<i>No</i>		
Ownership:	<i>Public</i>		
Name Change:	<i>No</i>		
Facility Contact Title:	<i>Executive Director</i>		
Facility Fax:			
Region:	<i>NWRO</i>		
FSA CI Comments:			

SOLID WASTE LANDFILL SITE			
SEARCH ID: 66	DIST/DIR: 0.00 --	MAP ID: 6	
NAME: OSO DROP BOX	REV: 09/01/99		
ADDRESS: 2930 WETMORE AVENUE EVERETT WA 98201	ID1: NSO1		
	ID2:		
CONTACT: JEFF KELLEY-CLARKE	STATUS:		
	PHONE: (206) 388-3425		
Company:	<i>Snohomish County Public Works</i>		
Classification:	<i>Intermediate</i>		
Type:	<i>Drop Box Facility</i>		
Class or Type Change:	<i>No</i>		
Ownership:	<i>Public</i>		
Name Change:	<i>No</i>		
Facility Contact Title:	<i>Executive Director</i>		
Facility Fax:			
Region:	<i>NWRO</i>		
FSA CI Comments:			

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

SOLID WASTE LANDFILL SITE

SEARCH ID: 69 **DIST/DIR:** 0.00 -- **MAP ID:** 9

NAME: SULTAN DROP BOX
ADDRESS: 2930 WETMORE AVENUE
EVERETT WA 98201

REV: 09/01/99
ID1: NSS2
ID2:
STATUS:
PHONE: (206) 388-3425

CONTACT: JEFF KELLEY-CLARKE

Company:	<i>Snohomish County Public Works</i>
Classification:	<i>Intermediate</i>
Type:	<i>Drop Box Facility</i>
Class or Type Change:	<i>No</i>
Ownership:	<i>Public</i>
Name Change:	<i>No</i>
Facility Contact Title:	<i>Executive Director</i>
Facility Fax:	
Region:	<i>NWRO</i>
FSA CI Comments:	

SOLID WASTE LANDFILL SITE

SEARCH ID: 60 **DIST/DIR:** 0.00 -- **MAP ID:** 10

NAME: EVERETT TRANSFER STATION
ADDRESS: 2930 WETMORE AVENUE
EVERETT WA 98201

REV: 09/01/99
ID1: NSE
ID2:
STATUS:
PHONE: (206) 388-3425

CONTACT: JEFF KELLEY-CLARKE

Company:	<i>Snohomish County Public Works</i>
Classification:	<i>Intermediate</i>
Type:	<i>Transfer Station</i>
Class or Type Change:	<i>No</i>
Ownership:	<i>Public</i>
Name Change:	<i>No</i>
Facility Contact Title:	<i>Executive Director</i>
Facility Fax:	
Region:	<i>NWRO</i>
FSA CI Comments:	

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 78

DIST/DIR: 0.09 NW

MAP ID: 17

NAME: EVERETT CENTRAL OFFICE (2081-B01)
ADDRESS: 2604 ROCKEFELLER
EVERETT WA 98201
SNOHOMISH

REV: 04/13/06
ID1: 12287
ID2:
STATUS: EXEMPT
PHONE:

CONTACT:

Tank # or Reference Name: 2081-B01-2
Status: Removed
Installation Date: 8/12/1982
Capacity: 2,001 to 4,999 Gallons
Number of Compartments: 1
Substance Stored: Diesel
Ecology Region: NW

Tank # or Reference Name: 2081-B01-1
Status: Exempt
Installation Date: 12/31/1964
Capacity:
Number of Compartments: 1
Substance Stored:
Ecology Region: NW

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 83

DIST/DIR: 0.09 NW

MAP ID: 16

NAME: EVERETT WA LINE SEG 50 PRINTS 460-461
ADDRESS: MP.37 2ND SUB PACIFIC DIV
EVERETT WA 98201
SNOHOMISH

REV: 04/13/06
ID1: 9415
ID2:
STATUS: REMOVED
PHONE:

CONTACT:

Tank # or Reference Name: EVE-5
Status: Removed
Installation Date: 12/31/1964
Capacity:
Number of Compartments: 1
Substance Stored: Heating Fuel
Ecology Region: NW

Tank # or Reference Name: EVE-6
Status: Removed
Installation Date: 12/31/1964
Capacity:
Number of Compartments: 1
Substance Stored:
Ecology Region: NW

Tank # or Reference Name: 3
Status: Removed
Installation Date: 12/31/1964
Capacity:
Number of Compartments: 1
Substance Stored: Leaded Gasoline
Ecology Region: NW

Tank # or Reference Name: 1
Status: Removed
Installation Date: 12/31/1964
Capacity:
Number of Compartments: 1
Substance Stored:
Ecology Region: NW

Tank # or Reference Name: 2
Status: Removed
Installation Date: 12/31/1964
Capacity:
Number of Compartments: 1
Substance Stored:
Ecology Region: NW

Tank # or Reference Name: 4
Status: Removed
Installation Date: 12/31/1964
Capacity:
Number of Compartments: 1
Substance Stored:
Ecology Region: NW

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 80

DIST/DIR: 0.09 NW

MAP ID: 16

NAME: EVERETT FINE ARTS THEATRE
ADDRESS: 2700 WESTMORE AVE
EVERETT WA 98201
SNOHOMISH

REV: 04/13/06
ID1: 101830
ID2:
STATUS: CLOSURE IN PROCESS
PHONE:

CONTACT:

Tank # or Reference Name:	1
Status:	Removed
Installation Date:	1/1/1925
Capacity:	
Number of Compartments:	1
Substance Stored:	Used Oil/Waste Oil
Ecology Region:	NW
Tank # or Reference Name:	2
Status:	Closure in Process
Installation Date:	1/1/1925
Capacity:	
Number of Compartments:	1
Substance Stored:	Leaded Gasoline
Ecology Region:	NW
Tank # or Reference Name:	3
Status:	Closure in Process
Installation Date:	1/1/1925
Capacity:	1,101 to 2,000 Gallons
Number of Compartments:	1
Substance Stored:	Leaded Gasoline
Ecology Region:	NW

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

RCRA NLR SITE

SEARCH ID: 8

DIST/DIR: 0.09 SW

MAP ID: 18

NAME: GOODYEAR AUTO SVC CTR 8852 EVE
ADDRESS: 2802 ROCKEFELLER
EVERETT WA 98201

REV: 4/16/06
ID1: WAD135558906
ID2:
STATUS: NLR
PHONE:

CONTACT: T G NELSON

SITE INFORMATION

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ----

PREM WRKLD: ----
CLOSURE WRKLD: ----
P C WRKLD: ----
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: N

NAIC INFORMATION

44132 - TIRE DEALERS

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 73

DIST/DIR: 0.09 SW

MAP ID: 19

NAME: CHRIS LOKEN & CO INC
ADDRESS: 2807 ROCKEFELLER
EVERETT WA 98201
SNOHOMISH

REV: 04/13/06
ID1: 7522
ID2:
STATUS: REMOVED
PHONE:

CONTACT:

Tank # or Reference Name: 2
Status: *Removed*
Installation Date: 12/31/1964
Capacity: 111 TO 1,100 Gallons
Number of Compartments: 1
Substance Stored: Unleaded Gasoline
Ecology Region: NW

Tank # or Reference Name: 6
Status: *Removed*
Installation Date: 12/31/1964
Capacity: 111 TO 1,100 Gallons
Number of Compartments: 1
Substance Stored:
Ecology Region: NW

Tank # or Reference Name: 1
Status: *Removed*
Installation Date: 12/31/1964
Capacity: 111 TO 1,100 Gallons
Number of Compartments: 1
Substance Stored: Heating Fuel
Ecology Region: NW

Tank # or Reference Name: 5
Status: *Removed*
Installation Date: 12/31/1964
Capacity: 111 TO 1,100 Gallons
Number of Compartments: 1
Substance Stored:
Ecology Region: NW

Tank # or Reference Name: 4
Status: *Removed*
Installation Date: 12/31/1964
Capacity: 111 TO 1,100 Gallons
Number of Compartments: 1
Substance Stored:
Ecology Region: NW

Tank # or Reference Name: 3
Status: *Removed*
Installation Date: 12/31/1964
Capacity: 111 TO 1,100 Gallons
Number of Compartments: 1
Substance Stored:
Ecology Region: NW

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 97

DIST/DIR: 0.10 SE

MAP ID: 20

NAME: CITY OF EVERETT FIRE STATION #2 (OLD)
ADDRESS: 2801 OAKES AVE
EVERETT WA 98201

REV: 04/13/06
ID1: 5727
ID2: 5288
STATUS: REPORTED CLEANED UP
PHONE:

CONTACT:

Alternate Name: *EVERETT FIRE STATION # 2 (OLD)*
Release Status: *Cleanup Started*

Release ID: 5288
Release Notification Date: 5/27/1994
Status Date: 6/11/1995
Media: Soil
Ecology Region: NWRO

Alternate Name: *EVERETT FIRE STATION # 2 (OLD)*
Release Status: *Reported Cleaned Up*

Release ID: 5288
Release Notification Date: 5/27/1994
Status Date: 9/24/2001
Media: Soil
Ecology Region: NWRO

Environmental FirstSearch
Site Detail Report

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

RCRA GENERATOR SITE

SEARCH ID: 2

DIST/DIR: 0.11 SE

MAP ID: 21

NAME: EVERETT FIRE DEPT
ADDRESS: 2811 OAKES AVE
EVERETT WA 98201
SNOHOMISH
CONTACT: DAVID DEHAAN

REV: 2/14/05
ID1: WAD988508339
ID2:
STATUS: VGN
PHONE: (360)257-8109

SITE INFORMATION

UNIVERSE TYPE:

CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

9224 - PUBLIC ADMIN. - FIRE PROTECTION
7538 - SERVICES - GENERAL AUTOMOTIVE REPAIR SHOPS

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

RCRA NLR SITE

SEARCH ID: 7

DIST/DIR: 0.11 SE

MAP ID: 21

NAME: EVERETT FIRE DEPT
ADDRESS: 2811 OAKES AVE
EVERETT WA 98201
SNOHOMISH
CONTACT: JOHN GAGE

REV: 4/16/06
ID1: WAD988508339
ID2:
STATUS: NLR
PHONE: 360 257811

SITE INFORMATION

CONTACT INFORMATION: DAVID DEHAAN
2811 OAKES AVE
EVERETT WA 98201-3629

PHONE: (360)257-8109

CONTACT INFORMATION: FRANK MARSHALL
2811 OAKES AVE
EVERETT WA 98201-3629

PHONE: (425) 259-8727

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ----

PREM WRKLD: ----
CLOSURE WRKLD: ----
P C WRKLD: ----
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: N

NAIC INFORMATION

92216 - FIRE PROTECTION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

RCRA NLR SITE

SEARCH ID: 10

DIST/DIR: 0.12 SW

MAP ID: 23

NAME: PORT GARDNER PARTNERS JDH GROUP EVERETT
ADDRESS: 2802 WETMORE AVE
EVERETT WA 98201

REV: 4/16/06
ID1: WA0000248328
ID2:
STATUS: NLR
PHONE: (425)739-0911 2

CONTACT: PATRICK HILL

SITE INFORMATION

CONTACT INFORMATION: PATRICK HILL
3000 NORTHUP WAY STE 100
BELLEVUE WA 98004

PHONE: (425)739-0911 2

UNIVERSE INFORMATION:

SNC: N - NO
BOYSNC: N - NO
GPRA PERMIT: N - NO
GPRA POSTCLOSURE: N - NO
GPRA CA: N - NO
GPRA CME: N - NO
PERM PROG: ----

PREM WRKLD: ----
CLOSURE WRKLD: ----
P C WRKLD: ----
SUBJCA: N - NO
SUBJCA TSD 3004: N - NO

SUBJCA NON TSD: N - NO
CA WRKLD: N - NO
GEN STATUS: N

NAIC INFORMATION

23622 - COMMERCIAL AND INSTITUTIONAL BUILDING CONSTRUCTION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 81

DIST/DIR: 0.14 NE

MAP ID: 24

NAME: EVERETT TOLL 07113
ADDRESS: 2619 LOMBARD
EVERETT WA 98201
SNOHOMISH

REV: 04/13/06
ID1: 9969
ID2:
STATUS: CLOSED IN PLACE
PHONE:

CONTACT:

Tank # or Reference Name: 1 *STANDBY*
Status: *Closed in Place*
Installation Date: *12/31/1964*
Capacity: *111 TO 1,100 Gallons*
Number of Compartments: *1*
Substance Stored: *Kerosene*
Ecology Region: *NW*

Tank # or Reference Name: 2 *HEATING*
Status: *Closed in Place*
Installation Date: *12/31/1964*
Capacity:
Number of Compartments: *1*
Substance Stored:
Ecology Region: *NW*

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 2701 ROCKEFELLER AVE
EVERETT WA 98201

JOB: 26154

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 113

DIST/DIR: 0.15 NE

MAP ID: 25

NAME: O L WOOD MOTOR COMPANY INC
ADDRESS: 2629 LOMBARD STREET
EVERETT WA 98201

REV: 04/13/06
ID1: 100545
ID2: 2397
STATUS: REPORTED CLEANED UP
PHONE:

CONTACT:

Alternate Name: WOOD MOTOR COMPANY PROPERTY
Release Status: Cleanup Started

Release ID: 2397
Release Notification Date: 6/20/1990
Status Date: 6/20/1990
Media: Soil
Ecology Region: NWRO

Alternate Name: WOOD MOTOR COMPANY PROPERTY
Release Status: Reported Cleaned Up

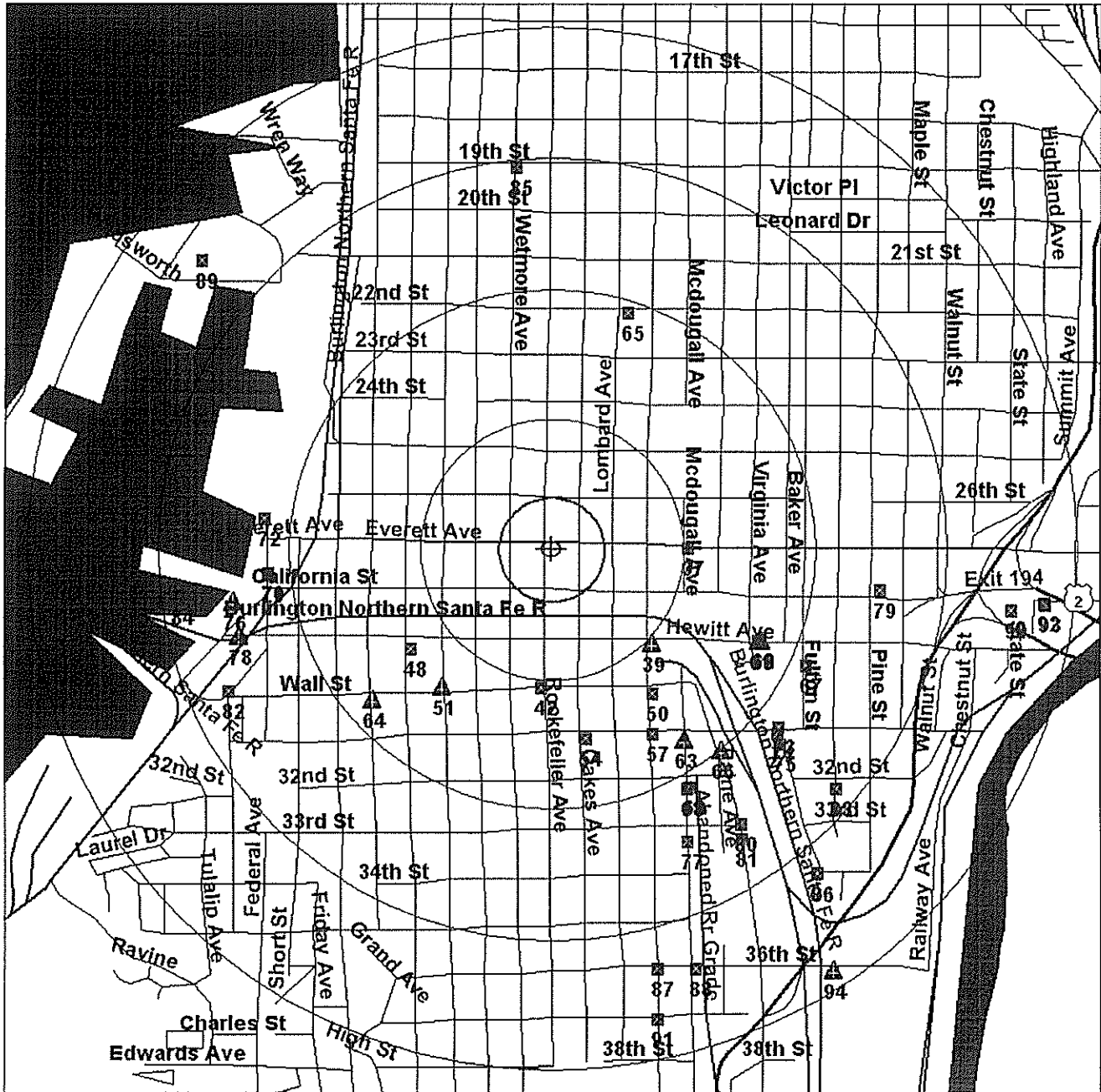
Release ID: 2397
Release Notification Date: 6/20/1990
Status Date: 6/1/1995
Media: Soil
Ecology Region: NWRO



Environmental FirstSearch
 1 Mile Radius
 ASTM Map: NPL, RCRACOR, STATE Sites



2701 ROCKEFELLER AVE, EVERETT WA 98201



Source: U.S. Census TIGER Files

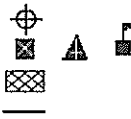
Target Site (Latitude: 47.9816 Longitude: -122.205582)

Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





Environmental FirstSearch

.5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL



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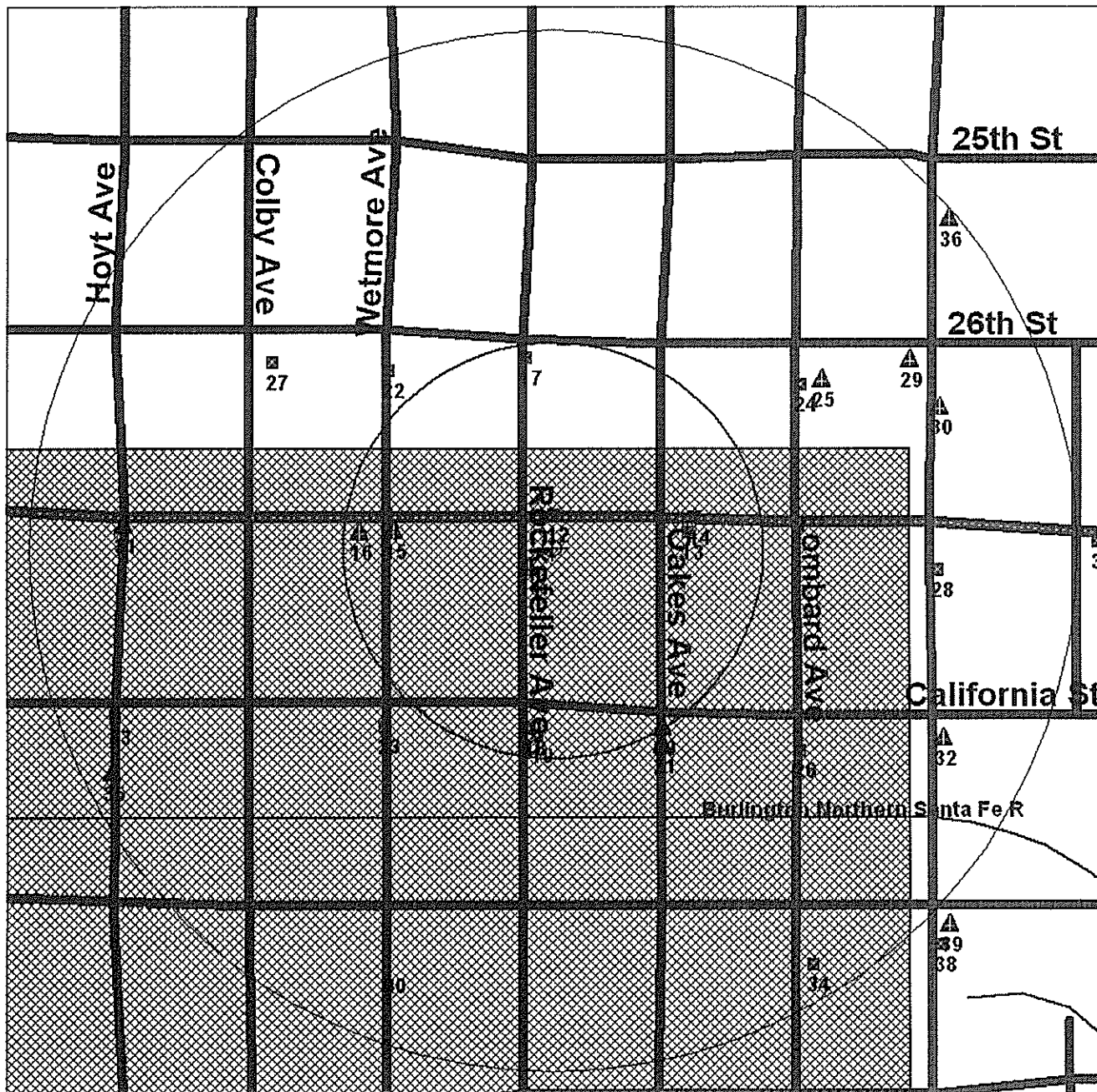


Environmental FirstSearch

.25 Mile Radius
Single Map:



2701 ROCKEFELLER AVE, EVERETT WA 98201



Source: U.S. Census TIGER Files

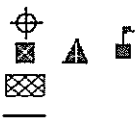
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NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

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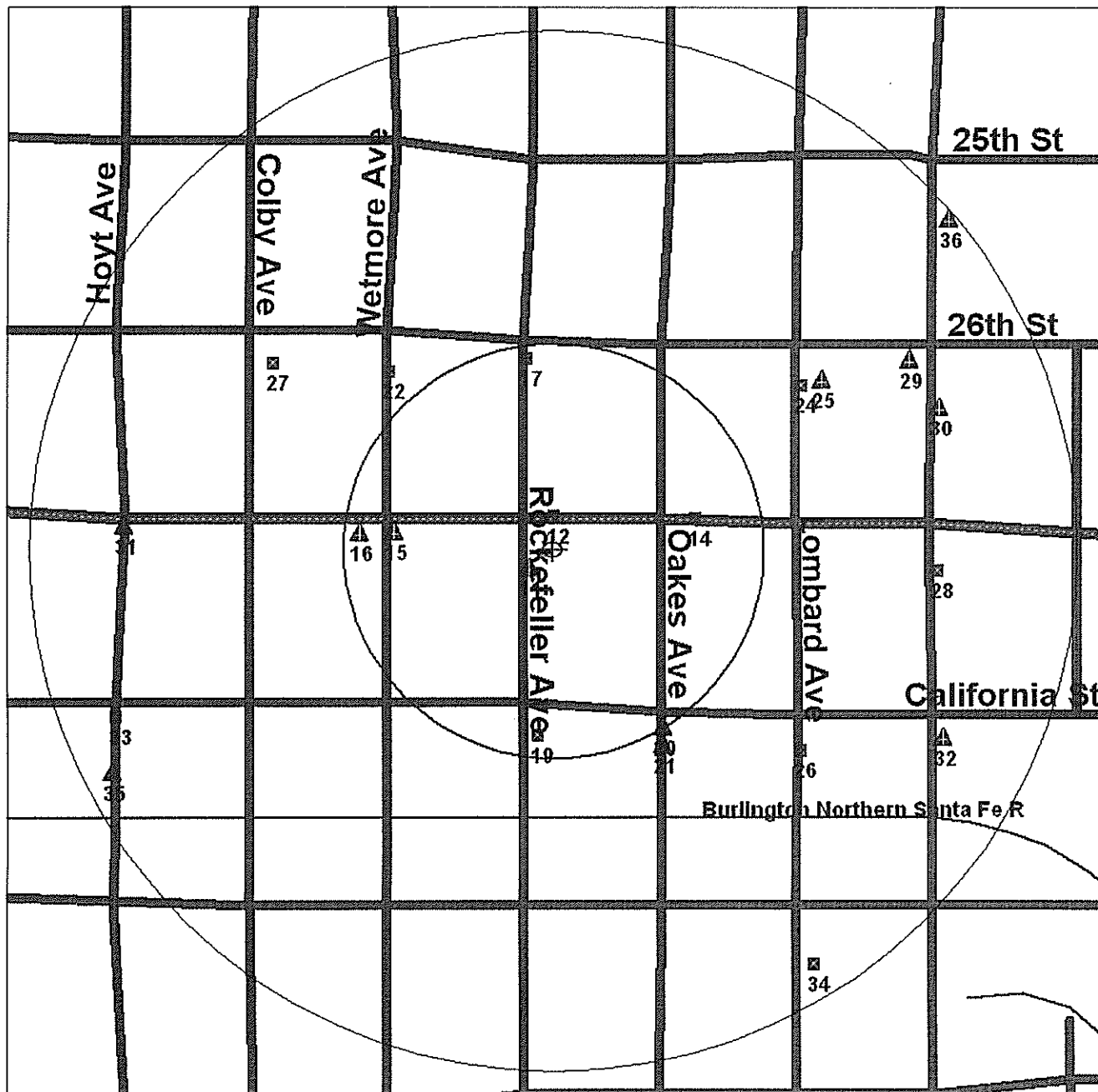
Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRA GEN, ERNS, UST



2701 ROCKEFELLER AVE, EVERETT WA 98201



Source: U.S. Census TIGER Files

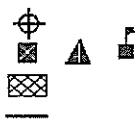
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Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



APPENDIX B
AHERA Certification Documents

Certificate of Completion

This is to certify that
Don W Spencer

has satisfactorily completed
4 hours of refresher training as a
Management Planner

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

Certificate Number: 1018156



Instructor

EPA Provider Cert. Number: 1085

ARGUS PACIFIC
SAFETY • TRAINING • INDUSTRIAL HYGIENE

Oct 12, 2005

Date(s) of Training

Exam Score: NA

Expiration Date: Oct 12, 2006

Argus Pacific, Inc. • 1900 W. Nickerson, Suite 315 • Seattle, Washington • 98119 • (206) 285.3373 • fax (206) 285.3927

Certificate of Completion

This is to certify that
Don W. Spencer

has satisfactorily completed
4 hours of refresher training as an
Asbestos Building Inspector

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

Certificate Number: 1018039


Instructor

EPA Provider Cert. Number: 1085



Sep 28, 2005
Date(s) of Training

Exam Score: NA

Expiration Date: Sep 28, 2006

Certificate of Completion

This is to certify that

Derek B. Pulvino

has satisfactorily completed
4 hours of refresher training as an

Asbestos Building Inspector

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

Certificate Number: 1018035

JR Planke
Instructor

EPA Provider Cert. Number: 1085



Sep 28, 2005

Date(s) of Training

Exam Score: NA

Expiration Date: Sep 28, 2006

APPENDIX C

EPA PCB Guidance Document

The purpose of this fact sheet is to provide some basic information on polychlorinated biphenyls (PCBs) and guidelines for handling PCBs in fluorescent light fixtures. Though the precautionary actions described in this fact sheet may seem extreme, or suggest to some that cleanup of a small PCB spill is personally hazardous, this is not generally so. For example, if you should get a small amount of PCB on your skin during cleanup, it is highly unlikely that you would be harmed. However, given the nature of PCBs and the fact that much is still unknown about the effects of minor exposure, no absolute guarantees or reassurances can be given. For that reason, EPA has chosen to describe a conservative approach which minimizes personal hazard. It is EPA's hope that this information will inform you rather than alarm you.

What are PCBs

PCBs belong to a broad family organic chemicals known as chlorinated hydrocarbons. These are produced by the combination of one or more chlorine atoms and a biphenyl molecule. PCBs range in consistency from heavy oil liquids to waxy solids. Prior to 1979, PCBs were widely used in electrical equipment such as transformers, capacitors, switches and voltage regulators for their "cooling" properties because they do not readily burn or conduct electricity, and only boil at high temperatures. Also, PCBs do not readily react with other chemicals. They were also used in mining equipment, heat transfer and hydraulic systems, carbonless copy paper, pigments and microscopy mounting media.

How Does EPA Regulate PCBs?

EPA regulates PCBs through rules issued pursuant to the Toxic Substances Control Act of 1976. These regulations generally control the use, making, storage, records and disposal of PCBs. There are millions of pieces of equipment in operation in the U.S. which were manufactured prior to these regulations and which contain PCBs.

Small Capacitors in Fluorescent Light Ballast's and Cause for Failure

Light ballast's are the primary electric components of fluorescent light fixtures and are generally located within the fixture under a metal cover plate. The ballast units are generally composed of a transformer to reduce the incoming voltage, a small capacitor (which may contain PCBs) and possibly a thermal cut-off switch and/or safety fuse. These components are surrounded by a tarlike substance that is designed to muffle the noise that is inherent in the operation of the ballast. This substance covers the small capacitor. When a ballast unit fails, excessive heat can be generated which will melt or burn the tar material, creating a characteristic foul odor.

Small Capacitors in Fluorescent Light Ballast's and Cause for Failure (continued)

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In considering causes of ballast failure, some privately conducted tests have indicated that operation of power saving lamps with a standard ballast or standard lamps with a power-saving ballast tends to significantly increase the ballast operating temperature and decrease its normal life span. It appears that ballast's will fail less frequently if standard lamps are used only with standard bulbs and power-saving lamps with power-saving ballast's. Fluorescent lamps should be changed in pairs: new lamps should not be used with old lamps.

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Does Your Fluorescent Light Ballast Contain PCBs

Before EPA banned the manufacturing of PCBs in 1978, PCBs were used in the manufacturing of fluorescent light ballast's. The use of PCBs in ballast's manufactured prior to 1978 is not regulated by EPA. All light ballast's manufactured since 1978 which do not contain PCBs should be marked by the manufacturer with the statement "No PCBs." **For those ballast's manufactures prior to 1978, or for those ballast's which contain no statement regarding PCB content, you should assume that they do contain PCBs.**

If the ballast does contain PCBs, they are located inside the small capacitor. These would be approximately 1 to 1 1/2 ounces of PCB fluid in the capacitor itself. If the ballast fails, the capacitor may break open, allowing the PCB oil to drip out of the fixture. The capacitor does not always leak when the ballast fails, but when it does happen, measures should be taken to limit or avoid personal exposure.

What Should I Do if My Light Ballast Leaks

EPA has these recommendations for anyone with fluorescent light ballast leaking PCBs:

1. Vacate the room or area immediately and open any windows to ventilate the room to the outside. If the incident occurred in a room which cannot be vented, the person replacing the failed ballast and cleaning up can reduce exposure by wearing a chemical cartridge respirator equipped with an organic vapor cartridge.
2. Turn off the light fixture at the switch and disconnect electricity at the fuse or breaker box. Let the ballast cool for 20-30 minutes before proceeding.

If the room is fully ventilated, the amount of PCB contaminated particulate matter in the air should decrease significantly enough to make negligible and risk from breathing.

3. Wear rubber gloves that will not absorb PCBs (e.g. neoprene, butyl, or nitrile). Further, if you will be working directly under the fixture, consider using additional protective gear such as goggles (or a face shield) and rubber apron to help guard against possible exposure from further leaking or cleanup activities. Exercise caution to avoid personal contamination's (e.g. from touching your face with a contaminated glove).

During the cleanup or removal period, smoking should be prohibited in the area because smoking increases the inhalation rate of contaminated air. In addition, you may be using a flammable solvent in the cleanup.

4. Remove the fluorescent lamp.

5. Recheck that the power is off at the fuse or breaker box. Remove the metal cover over the wiring and ballast unit, loosen the ballast unit by taking out the metal screws which hold it to the end of the fixture; cut the electrical wires going to the ballast and remove the ballast. Note: Wire connectors can be used when installing new ballast.

6. Proceed to clean up leaks using the following guidelines:

PCBs that leak onto nonabsorbent surfaces such as table tops and uncarpeted floors should first be cleaned up by wiping with a rag or paper towel or by scraping with a putty knife if hardened. Avoid smearing the PCB around. This would only contaminate a larger area. Surfaces should then be thoroughly cleaned twice using an appropriate solvent or detergent. Only certain solvents are effective in cleaning up spilled PCBs. These include mineral spirits, deodorized kerosene, turpentine and rubbing alcohol. Certain detergents containing trisodium phosphate (such as "Soilex" or "Spic 'n Span") may be used. However, they should be used only at full strength and applied with a damp rag rather than diluted in a bucket. That solution would become contaminated and cannot be legally disposed of in the sewer system. Some of the other effective detergent products (which are commercially available) include "Triton X-100" (Rohm-Hass), "Sterox" (Monsanto), and "Power Cleaner 155" (Penetone Corp.). EPA does not endorse these particular products. Other effective products may also be available.

For leaks onto absorbent material such as drapes and carpets, there is no reliable way to clean and decontaminate the material. In the case of rugs and fabrics, the material should be cut away in a six-inch radius around the contaminated point(s). In areas where foot traffic has spread contamination the entire carpet should be disposed of. Proper disposal procedures for all such materials are described in the following section. Associated surfaces, such as flooring under contaminated carpeting, should be thoroughly cleaned with a solvent or detergent as previously described.

7. Contaminated materials (ballast's, rags, contaminated clothing, gloves, drapes, carpets, etc) should be packed into crumpled newspapers or other sorbent materials (sawdust, kitty litter, vermiculite, soil, etc.) and placed in a double thickness plastic bag. After containing the PCBs, a disposal facility should be contacted for pickup, manifesting and shipment. The PCB materials will be packed in a drum approved for PCBs by the Department of Transportation and finally disposed of at an EPA approved site.

(One might consider discarding the entire light fixture instead of decontaminating the unit. This would eliminate the chance of skin coming into direct contact with the PCBs while cleaning inside the light fixture.)

When you are completely through with the cleanup process, and contaminated materials and protective clothing have been packed for disposal, you should wash your hands thoroughly with detergent. Continue to ventilate the room for 24 hours before reuse.

How to Get Rid of Your PCBs

Arrangements must be made with a facility for the pick-up, manifesting and shipment of ballast's, PCB-soiled items or fluorescent fixtures containing PCBs, to an EPA approved chemical waste processing site. These firms will also perform minor PCB spill cleanups and arrange for the removal of PCB capacitors. If you don't find a nearby facility, please check the telephone yellow pages under waste disposal. If you have further questions, please call EPA's regional office in Chicago at 312/886-6832, Toxic Program Section.

Non-leaking small PCB capacitors (lighting ballast's) are not required to be incinerated. They should be placed in a U.S. DOT approved drum with adequate absorbent, and disposal of in an approved landfill unless regulated under N.R.E.P.A. 451 PA 1994: Part 111 (hazardous waste regulations). NOTE: PCB's are not regulated as hazardous waste, however there may be other components in the ballast which would cause it to test out as a hazardous waste.

* this fact sheet has been duplicated and updated from a prior EPA publication

(doc/y/PCBs.doc/1/20/97/EAB)

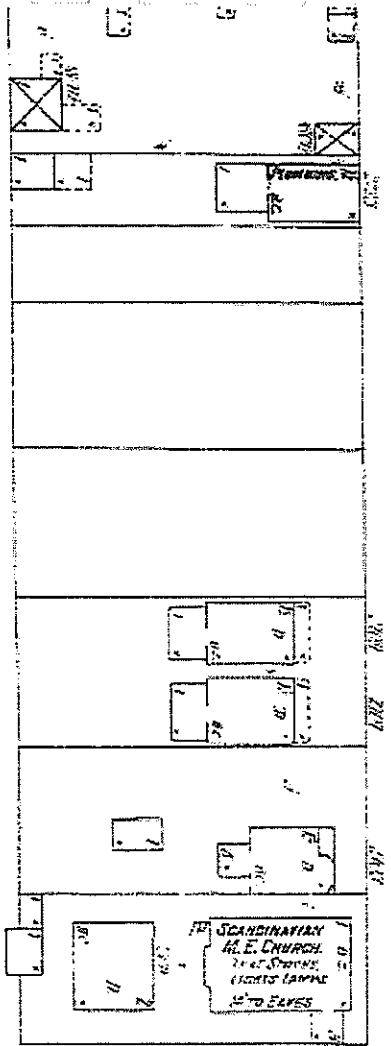
APPENDIX D

Sanborn Fire Insurance Maps

19

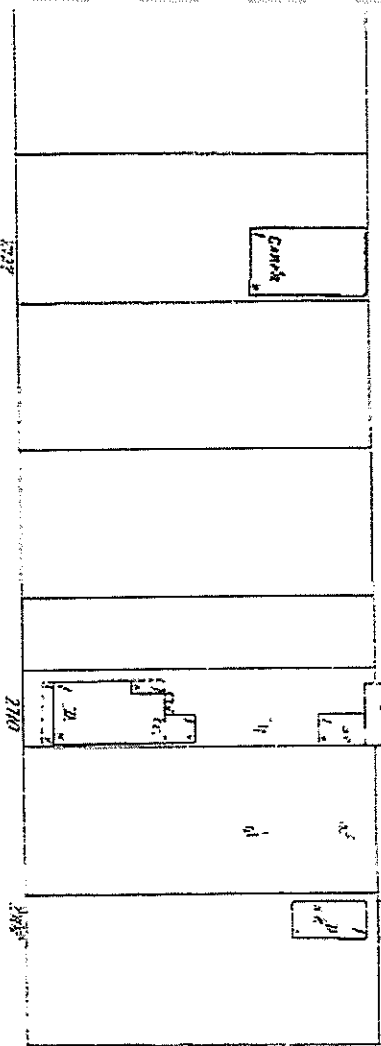
ROCKEFELLER

(1911) North
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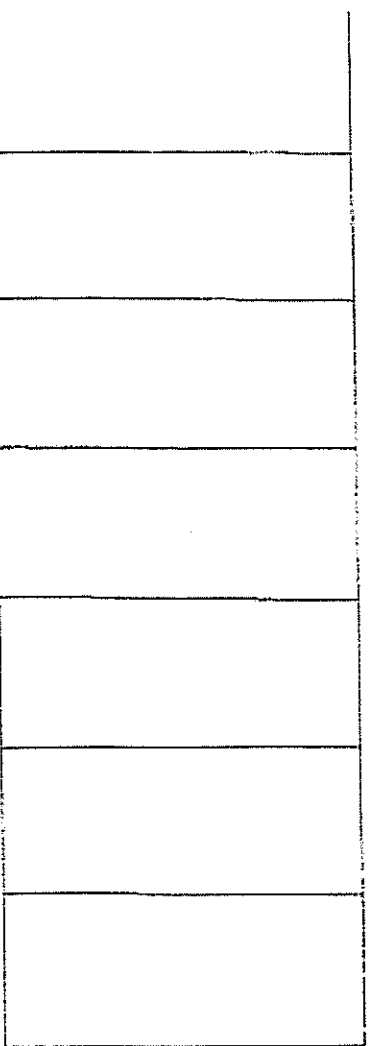
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Everett Ave



DAKES

(1911)



628

AV.

1902

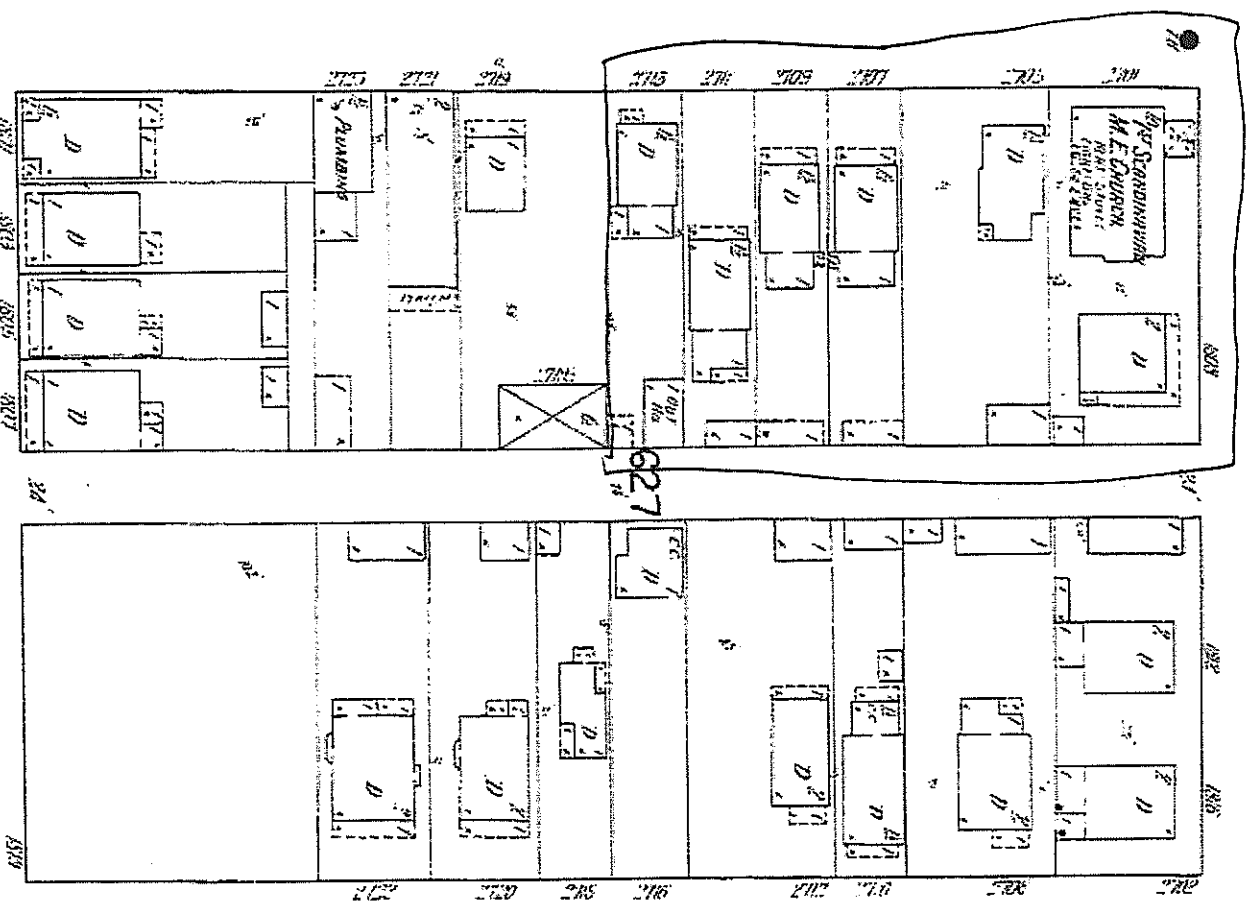
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EVERETT AV.

ROCKEFELLER AV.

OAKES AV.



45

CALIFORNIA

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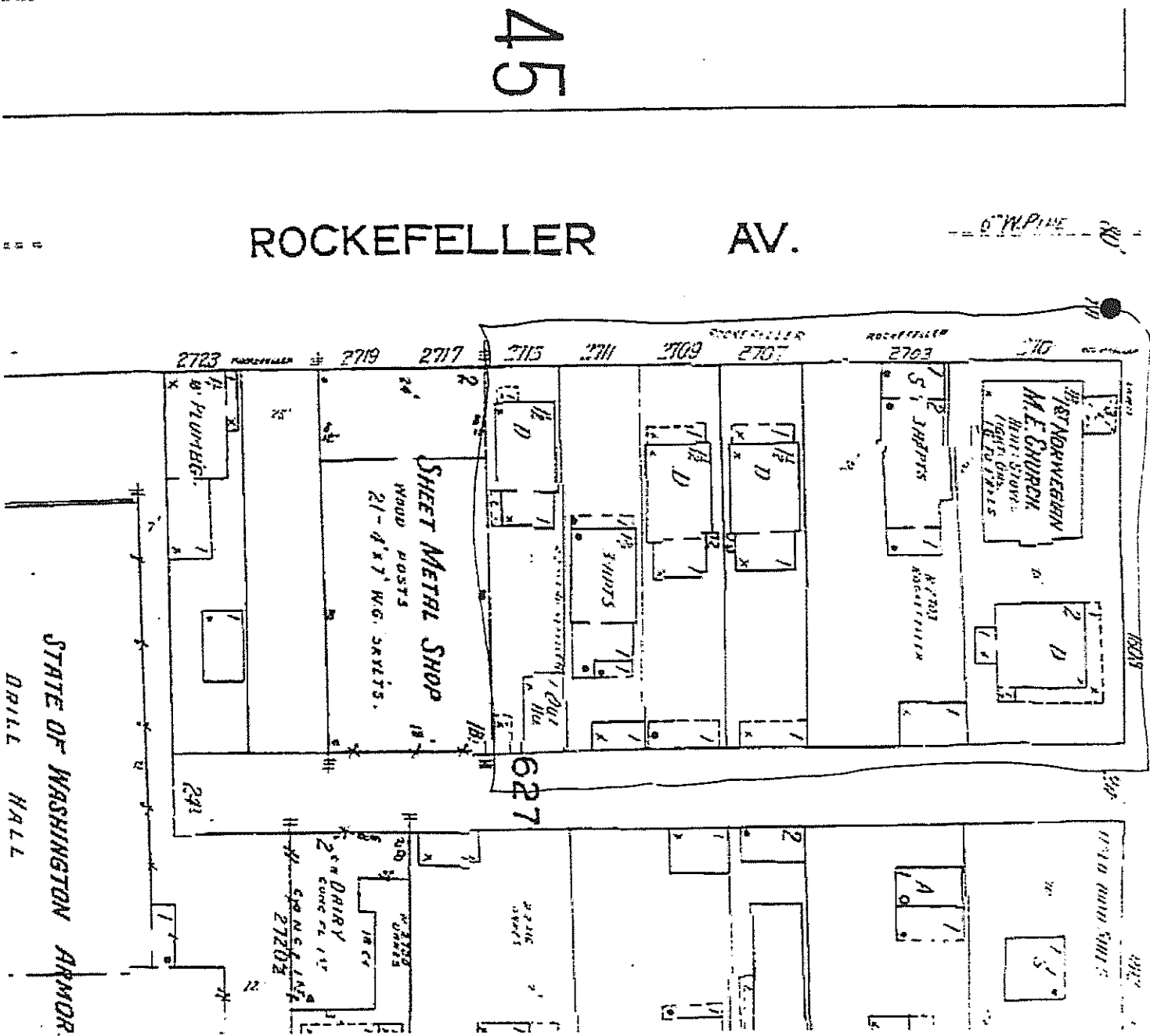
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44

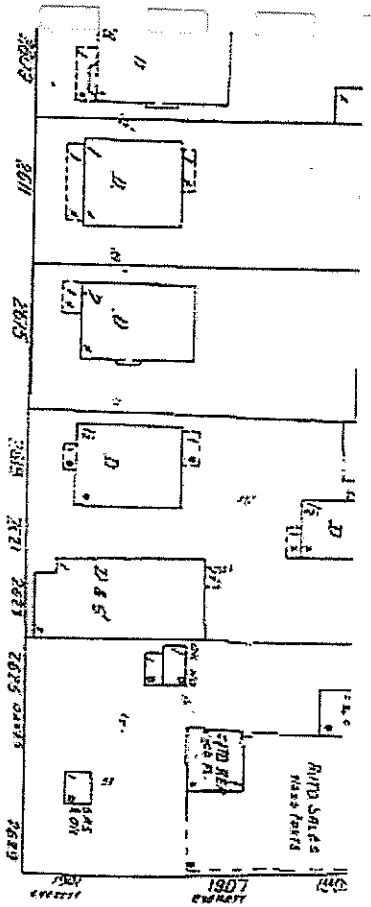
EVERETT AV

1950



45

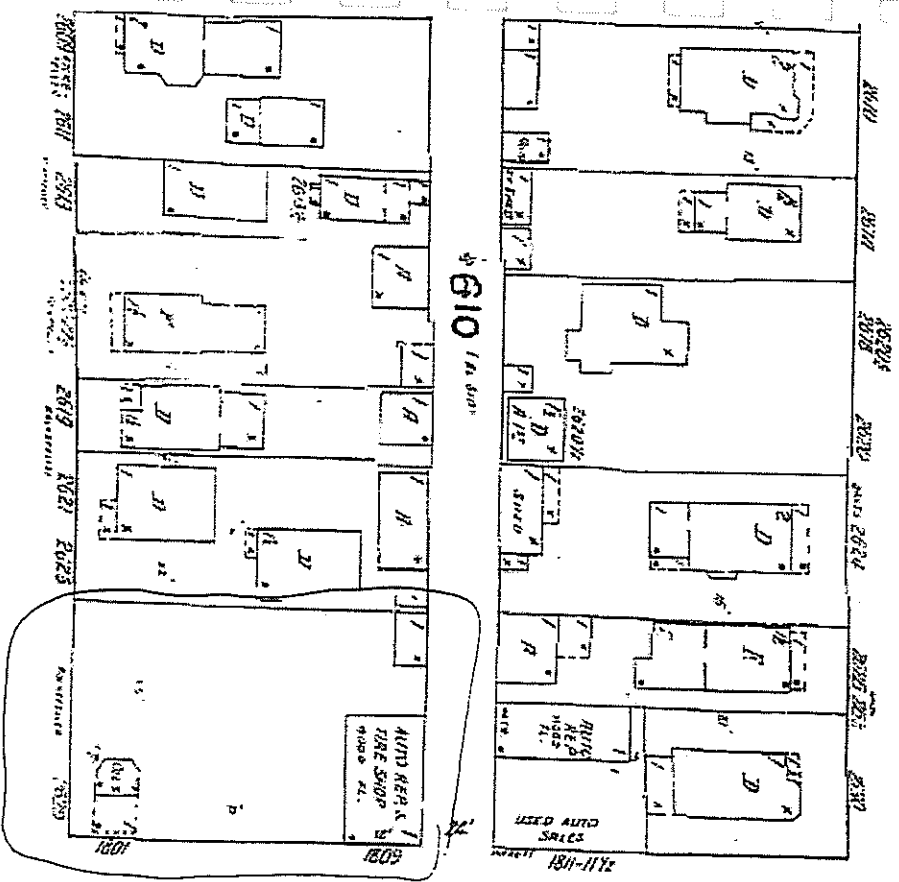
ROCKEFELLER AV.



EVERETT

G W PIPE

629



Everett Ave

45

Rockefeller

G W PIPE

629



G W PIPE

629

North

Scale of Feet.

50

100

150