

Preliminary Environmental Site Assessment

At

The Longfellow Building & Annex
3715 Oakes Avenue & 1906 37th Street
Everett, WA 98201

August 25, 2016



For:

Darcy Walker
Director, Facilities & Planning
Everett Public Schools
3900 Broadway Avenue
Everett, WA 98201

By

Brian Hunt MA
Sr. Environmental Consultant
Alternative Environmental Technologies
5129 Evergreen Way D9
Everett, WA 98203, 425.232.9860

Dave Leonard, MSPH CIH
Technical Review

Alternative Technologies LLC

Environmental Solutions For Real Estate

www.alternative-technologies.com

Darcy Walker
Director, Facilities & Planning
Everett Public Schools - CRC
3900 Broadway Avenue
Everett, WA 98201

Re. **Executive Summary – Preliminary Environmental Site Assessment Update: - AET No. 3140.4 – August 25, 2016**
Longfellow Building – 3715 Oakes Avenue, Everett, WA 98201
Longfellow Annex - 3220 Broadway Avenue, Everett WA 98201

Dear Mr. Walker,

Executive Summary: Alternative Environmental Technologies (AET) conducted this preliminary Environmental Site Assessment (ESA) for the subject site using visual inspections, an Asbestos Good Faith Inspection, verbal interviews with District personnel with knowledge of the subject site, review of District Environmental Documents and a review of local records and a commercial database ordered from Environmental Data Resources (EDR). The purpose of this preliminary assessment was to use these resources to identify any recognized environmental conditions (REC) that may be reported, observed or included in the public records. This 500 foot view was obtained by expanding the EDR search to the entire 28-acres owned by the District, which would allow the reviewer to identify any REC listed for other buildings on the parcel as well as any REC identified for adjacent sites. Finally, this preliminary high level assessment would provide the District representatives an opportunity to move into the Design Phase for demolition of the structures on the subject site as well as evaluate whether a more detailed Phase I and/or Phase II Environmental Site Assessment is warranted prior to starting work.

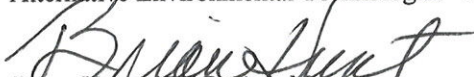
Property Information:

Parcel Number	Size (Ac)	Current Address (Snohomish County)	Owner
29052900300100	28.73	3800 Rockefeller Avenue, Everett, WA 98201	Everett School District #2

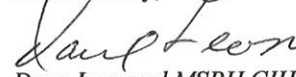
Site & Vicinity Characteristics: The Longfellow Building and Annex were observed as two buildings on the subject site located on the north end of the 28.73-acre parcel bounded by 40th Street to the south, residential housing and Oakes Avenue to west, 37th Street to the north and Broadway Avenue to the east. Other major structures on the parcel included: the adjacent Athletic Building to the south, then the track (Memorial Stadium), a baseball field (The Aquasox Stadium), a Community Resource Center for Everett Public Schools, and the associated streets used for access to the facilities, School Bus Parking east of the Longfellow Building and general parking for public events located to the east and south. The three-story Longfellow Building and adjacent one story Annex building were observed unoccupied with limited use and support staff and was mainly used for school district furniture and equipment storage, telephone operations and information systems equipment.

Findings, Opinions & Conclusions: The Preliminary Environmental Site Assessment for the subject site has been performed by AET to update the reviewed Environmental Site History Study & Database Search provided by Associated Earth Sciences, Inc., to the District in 2008 with the Phase II Cost Estimate for the proposed Community Resource Center, located on the SE corner of the parcel. According to local, state and federal records, site inspections and specialized knowledge of the user and key individuals with knowledge of the subject site and vicinity, the target property was identified as currently having one recognized environmental condition. The Longfellow Building was reported to have an underground heating oil tank installed in the early 1960s and the fill pipe was observed located approximately 20 feet from the boiler room located under the parking lot east of the building. It was reported to have 2,000 gallons of No. 2 Diesel oil fuel delivered in 2013. The building is vacant and the oil not currently being used. Due to the incomplete documentation obtained during this preliminary investigation either a more detailed search of local records via a Phase I ESA and/or a Phase II Environmental Site Assessment is recommended to identify the size and location of the tank, the presence of leaks as well as any subsequent soil and groundwater contamination requiring remediation. A licensed professional that specializes in tank decommissioning is recommended. No Controlled or Historic Recognized Environmental Conditions, Environmental Liens or Activity & Land Use Restrictions were reported for the subject site. The Asbestos Good Faith Inspection, under separate cover, reported asbestos containing materials, lead paint, mercury and suspected PCB in fluorescent light fixtures. Other chemicals on site were considered de minimis. In conclusion, it was determined that because of the reported age of the heating oil tank, there is potential for a leak and Vapor Encroachment Condition (VEC) under the parking lot at the subject site. It appears unlikely that there is a VEC from adjacent sites. For more detail, see the EDR database report for additional information related to data described in the attached Summary Report.

Alternative Environmental Technologies - AET


Brian Hunt, AET Project Manager
Environmental Professional

Reviewed By,


Dave Leonard MSPH CIH
Technical Resource Expert



I. Introduction

In this preliminary environmental site assessment, the *environmental professional* conducted the interview(s) and site reconnaissance, and reviewed *reasonably ascertainable* records to identify, to the extent feasible *recognized environmental conditions* in connection with the property. Recorded information considered to be *reasonably ascertainable* was defined as (1) information that is *publicly available*, (2) obtainable within *reasonable time and cost*, and (3) information that is *practically reviewable* (yielding relevant information without extraordinary analysis of irrelevant data).

Recognized Environmental Conditions (REC) means the presence or likely presence of any hazardous substances or petroleum products in, on, or at the 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 future release to the environment. *De minimis* conditions do not present a threat to human health or the environment and are not *REC*.

Two subsets of the *REC* are *CREC* & *HREC*:

Controlled Recognized Environmental Condition (CREC): A *CREC* is an *REC* resulting from a past release of hazardous substances and petroleum products that has been addressed to the satisfaction of the applicable regulatory authority and is allowed to remain in place subject to the implementation of required controls.

Historic Recognized Environmental Conditions (HREC): The *HREC* is a past release of hazardous substances or petroleum products addressed to the satisfaction of the applicable regulatory authority without subjecting the property to any required controls. *HREC* is not a *REC*. *HREC* applies only to properties where remediation has taken place and post remediation the site satisfies unrestricted land use (*De minimis*).

Activity & Use Limitations, AUL: An *AUL* includes both legal (institutional) and physical (engineering) controls in its scope. An institutional control is a form of *AUL*. The *User* must comply with *AULs* to maintain the *Limited Liability Protection (LLP)*. *AULs* are an explicit recognition by a federal, tribal, state or local regulatory agency that residual levels of hazardous substances or petroleum products may be present on the property, and that unrestricted use of the property may not be acceptable. *AULs* and *CREC* shall be listed in the Findings and Conclusion of the Phase 1 Site Assessment Report.

Other Considerations: The *user* did request the following surveys that are not typically considered Recognized Environmental Conditions. They are included herein by reference and the surveys were delivered to the District on 08/23/16 under separate cover. The other considerations included: *Vapor Encroachment Screen (EDR application)*, *Asbestos Good Faith Inspection (required prior to demolition)*, *Lead paint sampling and analysis*, *a light fixture component inventory and search for a reported Underground Storage Tank (Heating Oil for the boiler in the Longfellow Building.)*

Limitations & Expectations: No warranty, express or implied, is made regarding risk tolerance of the client, fiduciary responsibility, the applicable law, the accuracy of comments made in key person interviews, or inconsistencies between official records and/or database information. The requested high level environmental assessment presented herein was subjective, qualitative and based solely on the professional judgment, experience and observations of the personnel conducting the assessment. This assessment was not a Phase 1 Environmental Site Assessment. No environmental site assessment can wholly eliminate uncertainty and the level of inquiry for each site is variable. The environmental professional should be notified for additional consultation if the client would like to reduce uncertainties beyond the level associated with the scope identified in this assessment.

Limiting Conditions & Typical Methodology Used: The typical methodology used for site investigations is described in full in the *American Society for Testing & Materials (ASTM) Designation E 1527-13: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and the Environmental Protection Agency (EPA), under 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries, Final Rule, 2013. This practice addresses the requirements of *appropriate inquiry* under CERCLA and includes petroleum products within the scope of the practice, not because of CERCLA applicability, but rather due to current custom and usage when doing an ESA.

Scope of Work: The lieu of a Phase 1 ESA, the District requested AET conduct a high level preliminary assessment of the subject site and parcel to update the 2008 records search provided by Associated Earth Sciences and use the data from the requested environmental surveys, site inspections and EDR database search to identify any Recognized Environmental Conditions (REC) that might impact the subject site.

II. Site Description

Parcel, Size, Address & Owner: *The Preliminary Environmental Site Assessment for the subject site and target property (TP), was identified primarily by the City of Everett & Snohomish County Assessor Records, listing the current address back to the original lead pipe water main tap for the Longfellow Building in 1901. The adjacent site search distances were determined from the perimeter of the parcel and in this report the term “target property” is the 28 acre parcel and the subject site on that parcel is the Longfellow Building, Annex Building and the associated parking lot on the east side of the buildings at the north end of the parcel.*

Parcel Number	Size (Ac)	Current Address of Subject Site	Owner
29052900300100	28.73	Longfellow Bldg: 3715 Oakes Avenue, Everett, WA 98201 Annex Building: 1906 37 th street, Everett, WA 98201	Everett School District #2

Site & Vicinity Characteristics: *The Longfellow Building and Annex were observed as two buildings on the subject site located on the north end of the 28.73-acre parcel bounded by 40th Street to the south, residential housing and Oakes Avenue to west, 37th Street to the north and Broadway Avenue to the east. Other major structures on the parcel included: the adjacent Athletic Building to the south, then the track (Memorial Stadium), a baseball field (The Aquasox Stadium), a Community Resource Center for Everett Public Schools, and the associated streets used for access to the facilities, School Bus Parking east of the Longfellow Building and general parking for public events located to the east and south of the subject site. The three-story Longfellow Building and adjacent one story Annex building were observed unoccupied with limited use and support staff and was mainly used for school district furniture and equipment storage, telephone operations and information systems equipment.*

Descriptions of Improvements and Structures: *The 1911, 3-story, 32,200 SF Longfellow Building was historically an elementary school and administration building, which has been remodeled many times up until 2013 when it was vacated, used for storage and maintained by minimal support staff. The 5,200 SF Annex Building was built in 1956 and the single story building was originally a gymnasium and kitchen and support for the Longfellow school and later remodeled for administrative support with web development, a conference room, computer lab, print shop and multi-media center. The Annex also underwent several remodels and was also vacant with minimal usage and maintenance support staff.*

Current Uses of the Property: *The Longfellow Building and Annex are currently vacant with minimal use except for storage and both are scheduled for demolition. The other buildings on the parcel were reported as operational and included the Community Resource Center, The Aquasox baseball field, Memorial Stadium and practice field and the Athletic Building and associated smaller buildings and parking.*

Past Uses of the Property: *A comprehensive review of the historic sites on the 28 acre parcel and adjacent sites listed in the environmental database was evaluated in the Environmental Site History Summary Report provided to the District by Associated Earth Sciences, Inc. 05/12/2008, pp 3-9. In summary, historic soil farming and gas and service stations in the south and east corner were removed and contaminated soils remediation was completed and a No Further Action (regarding soil remediation) was issued by the Department of Ecology in 2010.*

Current & Past Uses of Adjoining Properties: *These sites were also discussed in detail in the AESI Report, 05/12/08, and along with the EDR Report updated by AET, 08/10/16, the current status of the listed sites and because of distance and gradient conditions it was determined that it would be unlikely that any of the listed sites west of the subject site would impact the Longfellow Building, Annex Building or parking area. The hydrologic characteristics of the physical setting suggest that vapors would not migrate from the sources listed in the EDR Database up gradient and west of the subject site.*

III. Records Review: Standard Federal, State & Local Environmental Record Sources.

Database Search: The database search for the subject site was used as a screening tool. The information was provided by Environmental Data Resources, Inc (EDR) and reviewed by the Alternative Environmental Technologies (AET) Environmental Professional. EDR also provided the Vapor Encroachment Screening software used by the environmental professional to evaluate potential subsurface migration of pollutants. The closest sites are discussed in detail in the attached Vapor Encroachment Screen report.

Subject & Surrounding Sites: There was one record listed for the subject site for the Print Shop in the Annex Building. The site visit summary stated that the District was not a hazardous waste generator and there were no violations for this activity in the Annex Building. The subject site (Longfellow Building, Annex & parking lot) had no observed or reported batteries, drums, lagoons, odors, pits, pools of hazardous liquid, ponds, septic system, solid waste, stains, (above ground) storage tanks with hazardous materials, stressed vegetation, waste water, wells or wetlands. The site was reported to have an underground heating oil tank (c 1961) with No.2 Diesel fuel used to run the boiler in the Longfellow basement. No other recognized environmental conditions were reported for the subject site from the EDR Data Base Search, key person interviews or the site inspection.

- Adjacent Sites: The Environmental Professional, using the vapor encroachment software provided by EDR, evaluated 3900 Broadway Avenue and the other listed sites in the SE corner of the parcel. The Department of Ecology issued a No Further Action letter regarding soil remediation in 2010 and it was determined that a Vapor Encroachment condition from this site was unlikely to exist. The environmental professional also determined that a Vapor Encroachment Condition from the listed sites up gradient to the subject site was unlikely.
- Recognized Environmental Conditions (REC): There were no Recognized Environmental Conditions reported for the subject site.
- Controlled Recognized Environmental Conditions (CREC): No CREC as reported by Gayle Garbush of the DOE NWRO Toxics Cleanup Program were reported for the subject site. There was no record of the UST at the subject site.
- Historic Recognized Environmental Conditions (HREC): No past release was remediated with unrestricted land use reported for the subject site.
- Activity & Use Limitations (AUL): No reported environmental activity and use limitations were found or reported for the subject site.

Physical Setting Sources: A US Geological Survey and topographical information was provided by EDR, Environmental Data Resource (See EDR Report Radius Report)

The EDR - Geocheck reported the following physical setting source information:

Latitude: 47° 58' 5.02" Longitude 122° 12' 12.8"

Elevation: 110 ft. above sea level

General Topographic Gradient: East

Groundwater Flow Direction: SE

Aquiflow: SE

The soil composition and related information was described as follows:

Soil Component Name: Alderwood

Soil Surface Texture: Gravelly Sandy Loam

Hydrologic Group: Class C, Slow Infiltration Rates

Soil Drainage Class: Moderately Well Drained

Hydric Status: Not hydric.

Corrosion Potential-Uncoated Steel: Moderate

Depth to bedrock: > 0 inches

Depth to Water Table: > 69". State Well Information System: 1/8 – 1/4 Mile NNE. 16.8 to 34.4 Feet

Area radon sources: Zone 3, indoor average level: < 2 pCi/L. The EPA threshold for radon is 4 pCi/L (i.e. 4 picocuries per liter of air).

Historical Use Information: The Client, Everett School District is the User of this report and their representatives requested and provided the following environmental documents:

Asbestos Good Faith Inspection, Longfellow Building & Annex, AET 08/22/16,

EDR Lightbox Premium Package, EDR 08/10/16

2015 AHERA Inspection, Longfellow Building & Annex, EPS Maintenance Department

*Facility Hazardous Material Assessment(s): Longfellow Building & Longfellow Annex, AET 10/07/14
Environmental Site History Study summary & Phase II Cost Estimate, ESD #2, AESI, 05/12/08
Phase II Environmental Site Assessment, ESD #2, AESI, 02/09/09
Independent Remedial Action Report, ESD #2, AESI, 10/27/09*

Environmental Data Resources (EDR) reported High Risk Historical Records (HRHR) collected from business directories as Historic Gas Stations and/or auto facilities in the past that may not show up on environmental databases. These past sites and operations due to cleanup status, distance and gradient were considered unlikely to be of concern regarding their impact to the subject site. All surrounding adjacent sites were District facilities on the target parcel, and adjacent residential and commercial properties at the perimeter of the parcel. EDR, local regulatory agencies and people familiar with the site provided the other historical information. The Everett Fire Department reported no records of spills or environmental activity for the subject site. No other potential recognized environmental conditions related to hazardous materials or petroleum products in, on, or at the subject site were reported.

Additional Record Sources: *The relevant information from site inspections and documents reviewed has been referenced under the appropriate sections of this report.*

Local Government Records: *City of Everett and Snohomish County public records and interactive maps provided information on parcel numbers, address, owners, aerial photographs, contour maps, Section, Township and Range grids, recent sales history and other useful property information. The purpose of this assessment was to collect the necessary and required information and reports to move forward on construction design and demolition of the structures on the subject site.*

EDR Records Reviewed: *The following digital documents provided by Environmental Data Resources have been placed on a flash drive with this summary report so that client can upload them to their server for internal use and access them as needed for review on their computers. The size of these documents prohibited sending them by e-mail and the use of the digital file transfer by flash drive allowed us to save the cost of copying over a 1,000 pages. The aerial photographs and selected maps have been included in the hard copy of this written summary report.*

- *Aerial Photographs (Decade Package)*
- *Building Permit Report*
- *City Directory Report*
- *Environmental Lien & Activity and Use Limitations Search*
- *Property Tax Map Report*
- *Radius Map Report with Geocheck*
- *Certified Sanborn Map Report*
- *Topographic Map Report*
- *Vapor Encroachment Screen Report*

Environmental liens, Specialized Knowledge, or Experience: *According to key personnel with knowledge of the subject site and historic documents (Environmental Data Resources, EDR), no Environmental Liens or Activity and Use Limitations (AUL) were reported for the subject site.*

IV. Information From Site Reconnaissance and Interviews:

Interviewed: *Chuck Booth (Facilities & Planning), Dennis Mallory (EPS Maintenance – AHERA Management Planner), Jude Boothe – Snohomish County Assessor; Eric Hicks - Everett Fire Department, Steve Zhang, Seattle Asbestos Test, Gayle Garbush – Department of Ecology.*

Date of Interview(s): 07/25/16 – 08/25/16

Date of Site Reconnaissance: 07/25/16 – 08/25/16

Methodology: *Brian Hunt, the AET Project Manager, and Dave Leonard CIH conducted the site inspections and asbestos survey for the subject site. The adjacent sites were evaluated by driving around the perimeter of the subject and adjacent sites. Representative photographs can be found in the Asbestos Good Faith Inspection and the EDR Aerial Photograph decade package is attached to this summary report. The interviews were completed by telephone, in person and the summary relevant information has been referenced in the text of this report.*

Results of Interviews: *There was one recognized environmental condition (underground heating oil tank) reported for the subject site. Gayle Garbush (DOE) reported that there were no records of REC for the subject site in the DOE database.*

Hazardous Substances and Petroleum Products in Connection with Identified Uses:

Hazardous, Petroleum and/or Unidentified Substance Containers: *There were no large containers of unidentified substances, hazardous substances or petroleum products observed above ground level at the subject site.*

Storage Tanks: One underground storage tank (UST) and associated piping, estimated size - 2500-gallon, was reported to contain No. 2 diesel heating oil residue under the parking lot east of the Longfellow Building boiler room at the subject site.

Indications of PCBs: *One pad mounted transformer located outside, NW of the entrance to the Longfellow Building, was labeled it contained less than 1 part per million (PPM), polychlorinated biphenyls (PCB). Transformers with ages 1980 and later were purchased after the EPA banned PCB usage in 1979 and they were reported to contain mineral oil with < 1 part per million (PPM) polychlorinated biphenyls (PCB). Mineral oil transformers purchased before 1/1/1980 are assumed to contain PCB unless tested and reported otherwise. No PCB were reported to impact the subject site from transformers. There were florescent light fixtures at the subject. Typically, fluorescent tubes contain mercury and ballasts may contain PCB. These items can be handled, recycled or properly disposed of at Total Reclaim in Seattle, or the equivalent.*

Indications of Solid Waste Disposal: *There was no indication or report of solid waste at the subject site.*

Physical Settings Analyses: *There was no report of contaminated fill brought to the subject site.*

Critical Areas: *City of Everett reported there were no critical areas for the subject site.*

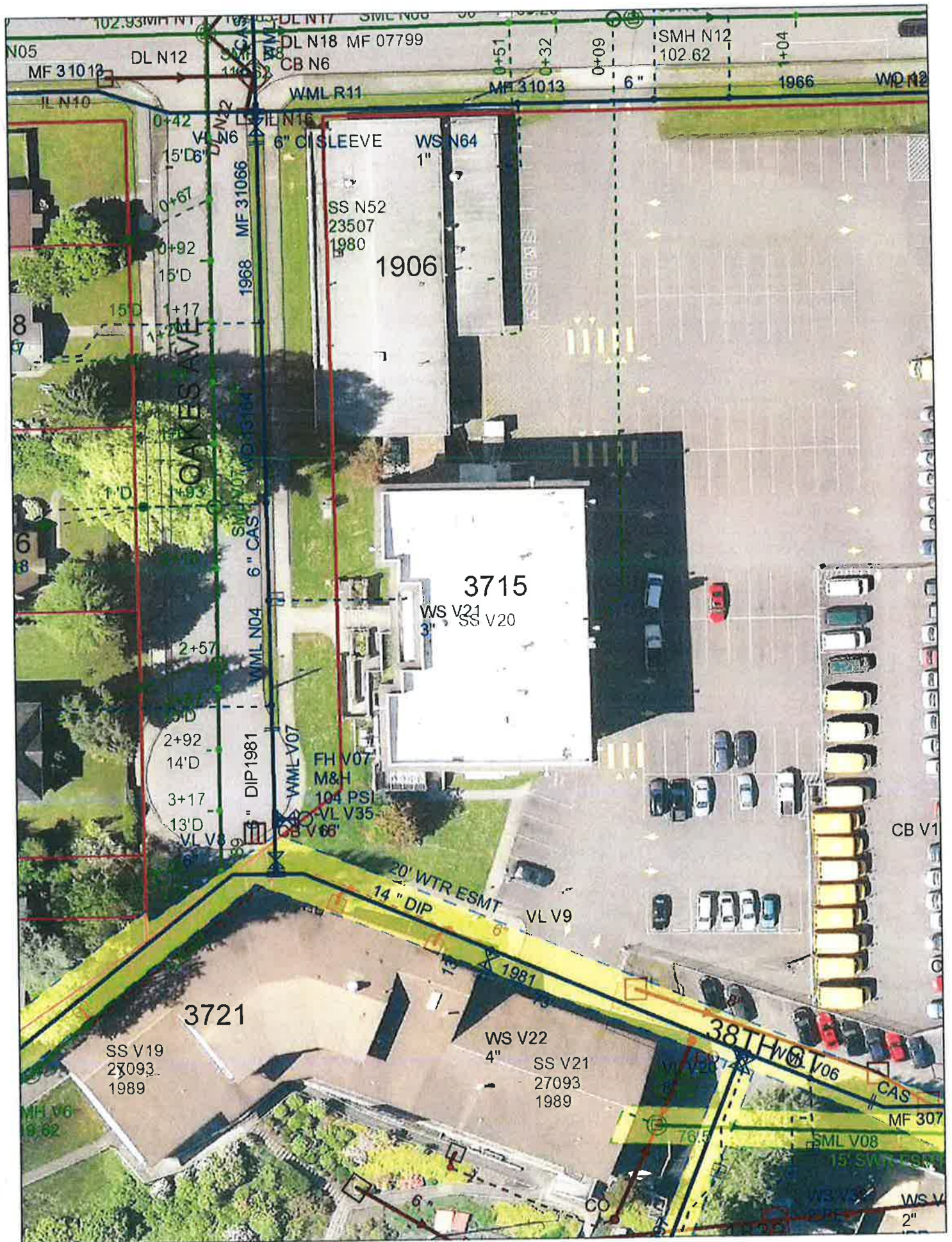
Non-Scope Considerations:

Vapor Encroachment Screen: *Based on distance, gradient and hydrologic characteristic of the physical settings from listed sites to the west; it was considered unlikely that a vapor encroachment condition existed from these sources.*

Asbestos Good Faith Inspection: *The Asbestos Good Faith Inspection (AET 08/22/16, under separate cover) reported that the buildings at the subject site contained asbestos, lead paint, mercury and potentially PCB in fluorescent light fixtures.*

V. Findings, Opinions & Conclusions:

The Preliminary Environmental Site Assessment for the subject site has been performed by AET to update the reviewed Environmental Site History Study & Database Search provided by Associated Earth Sciences, Inc., to the District in 2008 with the Phase II Cost Estimate for the proposed Community Resource Center, located on the SE corner of the parcel. According to local, state and federal records, site inspections and specialized knowledge of the user and key individuals with knowledge of the subject site and vicinity, the target property was identified as currently having one recognized environmental condition. The Longfellow Building was reported to have an underground heating oil tank installed in the early 1960s and the fill pipe was observed located approximately 20 feet from the boiler room located under the parking lot east of the building. It was reported to some residue from approximately 2,000 gallons of No. 2 Diesel oil fuel delivered in 2013. The building is vacant and the oil not currently being used. Due to the incomplete documentation obtained during this preliminary investigation either a more detailed search of local records via a Phase I ESA and/or a Phase II Environmental Site Assessment is recommended to identify the size and location of the tank, the presence of leaks as well as any subsequent soil and groundwater contamination requiring remediation. A licensed professional that specializes in tank decommissioning is recommended. No Controlled or Historic Recognized Environmental Conditions, Environmental Liens or Activity & Land Use Restrictions were reported for the subject site. The Asbestos Good Faith Inspection, under separate cover, reported asbestos containing materials, lead paint, mercury and suspected PCB in fluorescent light fixtures. Other chemicals on site were considered de minimis. In conclusion, it was determined that because of the reported age of the heating oil tank, there was potential for a leak and Vapor Encroachment Condition (VEC) from this source, under the parking lot at the subject site.







INQUIRY #: 4697325.12

YEAR: 2011

— = 500'



DETAIL MAP - 4697325.2S



Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Manufactured Gas Plants

■ Sensitive Receptors

■ National Priority List Sites

■ Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

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

SITE NAME: Longfellow
ADDRESS: 3715 Oakes Avenue
Everett WA 98201
LAT/LONG: 47.968061 / 122.203555

CLIENT: Alternative Environmental Tech
CONTACT: Brian Hunt
INQUIRY #: 4697325.2s
DATE: August 10, 2016 8:58 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

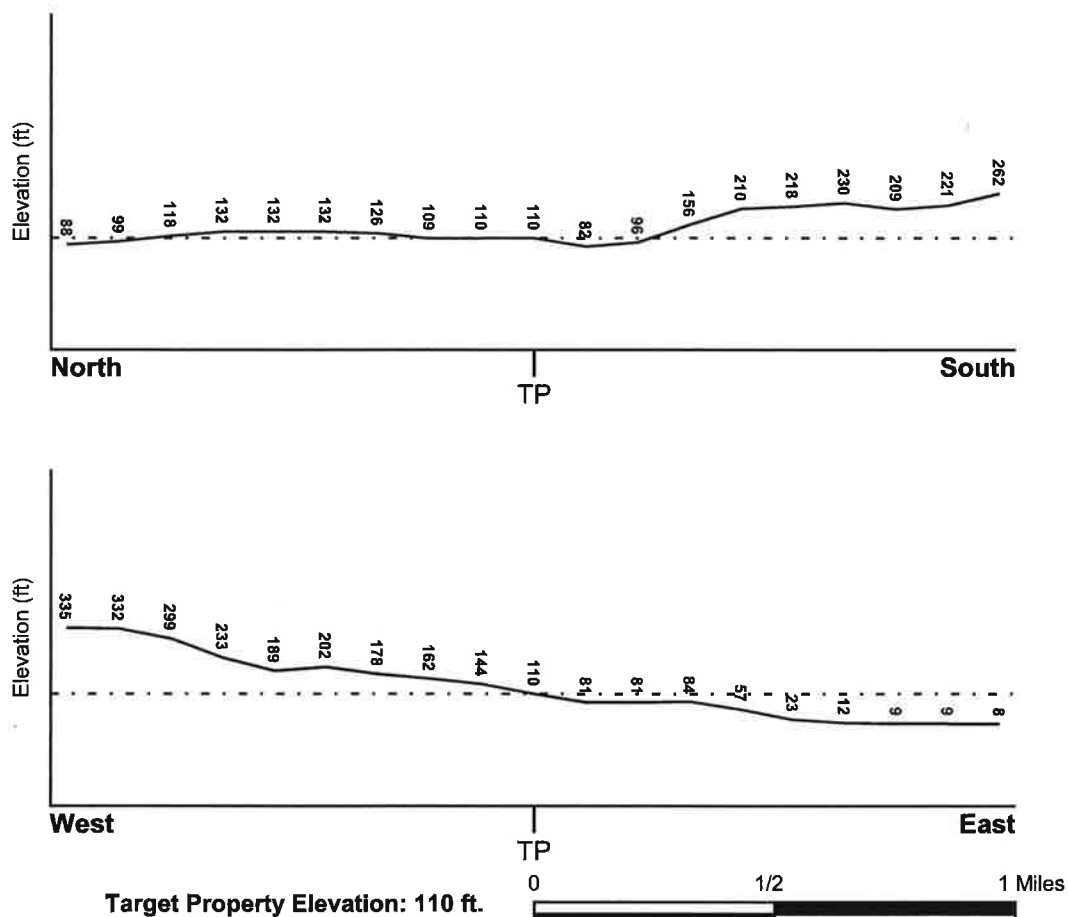
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General East

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

VAPOR ENCROACHMENT SCREEN

Prepared by: Alternative Environmental Tech

8/26/2016

TABLE OF CONTENTS

Executive Summary

Primary Map

Aerial Photography:

Map Findings

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The EDR Vapor Encroachment Worksheet enables EDR's customers to make certain online modifications that effects maps, text and calculations contained in this Report. As a result, maps, text and calculations contained in this Report may have been so modified. EDR has not taken any action to verify any such modifications, and this report and the findings set forth herein must be read in light of this fact. Environmental Data Resources shall not be responsible for any customer's decision to include or not include in any final report any records determined to be within the relevant minimum search distances.

This report contains information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.**

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EXECUTIVE SUMMARY

**3715 OAKES ST
3715 OAKES ST, EVERETT, WA, 98201-5093**

1000356793

**EVERETT SCHOOL DIST 2 PRINT SHOP
3715 OAKES ST, EVERETT, WA, 98201-5093**

S109554396

**COMMUNITY RESOURCE CENTER
2021 40TH STREET, EVERETT, WA, 98201**

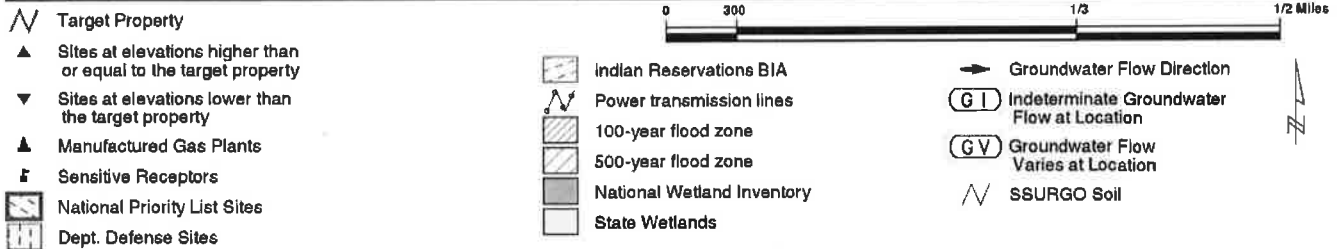
S111769791

**SE CORNER OF EVERETT MEMORIAL STADIUM
3920 BROADWAY, EVERETT, WA, 98201**

S109552715

Impact on Target Property: VEC does not exist

PRIMARY MAP - 4697325.9S



SITE NAME: Longfellow
 ADDRESS: 3715 Oakes Avenue
 Everett WA 98201
 LAT/LONG: 47.968061 / 122.203555

CLIENT: Alternative Environmental Tech
 CONTACT: Brian Hunt
 INQUIRY #: 4697325.9s
 DATE: August 11, 2016 12:41 pm

AERIAL PHOTOGRAPHY - 4697325.9s



SITE NAME: Longfellow
ADDRESS: 3715 Oakes Avenue
Everett WA 98201
LAT/LONG: 47.968061 / 122.203555

CLIENT: Alternative Environmental Tech
CONTACT: Brian Hunt
INQUIRY #: 4697325.9s
DATE: August 11, 2016 12:43 pm

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MAP FINDINGS

**3715 OAKES ST
3715 OAKES ST, EVERETT, WA, 98201-5093**

1000356793

Map ID: A1	Distance: Target Property	Elevation: 110 ft. Above Sea Level	Other Standard Environmental Records
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Worksheet:

Comments: Chemicals of concern are not likely to be present at this source.

Non Generator

No Violations Found

Groundwater Flow Gradient:

Upgradient or Indeterminate: YES

Database Details:

ECHO: Other Standard Environmental Records

Envid: 1000356793

Registry ID: 110005345545

DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110005345545

RCRA NonGen / NLR: Other Standard Environmental Records

Date form received by agency: 06/08/1988

Facility name: Not Reported

Facility address: 3715 OAKES ST

EVERETT, WA 98201-5093

EPA ID: WAD982652802

Mailing address: 3715 OAKES AVE

EVERETT, WA 98201-5044

Contact: EVERETT SCHOOL EVERETT SCHOOL

Contact address: 3715 OAKES AVE

EVERETT, WA 98201-5044

Contact country: US

Contact telephone: (000)000-0000

Contact email: Not Reported

EPA Region: Not Reported

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: EVERETT SCHOOL E

Owner/operator address: 3715 OAKES AVE

MAP FINDINGS

3715 OAKES ST, 3715 OAKES ST, EVERETT, WA, 98201-5093 (Continued)

EVERETT, WA 98201

Owner/operator country: US
Owner/operator telephone: (000)000-0000
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 05/02/1996
Owner/Op end date: Not Reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 06/08/1988
Site name: EVERETT SCHOOL DIST 2 PRINT SHOP
Classification: Not a generator, verified

Violation Status: No violations found

FINDS: Other Standard Environmental Records

Registry ID: 110005345545

Environmental Interest/Information System:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

MAP FINDINGS

3715 OAKES ST, 3715 OAKES ST, EVERETT, WA, 98201-5093 (Continued)

MAP FINDINGS

EVERETT SCHOOL DIST 2 PRINT SHOP
3715 OAKES ST, EVERETT, WA, 98201-5093

S109554396

Map ID: A2	Distance: Target Property	Elevation: 110 ft. Above Sea Level	Other Standard Environmental Records
-------------------	------------------------------	---------------------------------------	---

Worksheet:

Comments: Chemicals of concern are not likely to be present at this source.

Groundwater Flow Gradient:

Upgradient or Indeterminate: YES

Database Details:

ALLSITES: Other Standard Environmental Records

Facility Name: EVERETT SCHOOL DIST 2 PRINT SHOP
Facility Id: 44114892

Interaction: I
Interaction 1: HWG
Interaction 2: Hazardous Waste Generator
Ecology Program: HAZWASTE
Program Data: TURBOWASTE
Facility Alt.: Not Reported
Program ID: WAD982652802
Date Interaction: 1988-06-08 00:00:00
Date Interaction 3: 1992-03-01 00:00:00
Latitude: 47.967894348999998
Longitude: -122.205545039

MAP FINDINGS

**COMMUNITY RESOURCE CENTER
2021 40TH STREET, EVERETT, WA, 98201**

S111769791

Map ID: C3	Distance: SSE <1/10 (159 ft. / 0.03 mi.)	Elevation: 16 ft. Higher Elevation 126 ft. Above Sea Level	Other Standard Environmental Records
-------------------	--	--	---

Worksheet:

Comments: The hydrologic characteristics of the physical setting suggests that vapors would not migrate from the source to the target property.

Soil Remediation at the site from historic gas and service stations and following soil remediation site received a No Further Action from the Department of Ecology in 2010.

Groundwater Flow Gradient:
Downgradient: YES

Database Details:

ALLSITES: Other Standard Environmental Records

Facility Name: COMMUNITY RESOURCE CENTER
Facility Id: 19398

Interaction: I
Interaction 1: CONSTSWGP
Interaction 2: Construction SW GP
Ecology Program: WATQUAL
Program Data: PARIS
Facility Alt.: Community Resource Center
Program ID: WAR125847
Date Interaction: 2012-04-20 00:00:00
Date Interaction 3: 2014-01-16 00:00:00
Latitude: 47.964566912000002
Longitude: -122.201787137

MAP FINDINGS

SE CORNER OF EVERETT MEMORIAL STADIUM 3920 BROADWAY, EVERETT, WA, 98201			S109552715
Map ID: C4	Distance: SSE <1/10 (179 ft. / 0.034 mi.)	Elevation: 9 ft. Higher Elevation 119 ft. Above Sea Level	State and tribal - equivalent CERCLIS State and tribal voluntary cleanup sites Other Standard Environmental Records

Worksheet:

Impact on Target Property: VEC does not exist

Comments: Chemicals of concern are not likely to be present at this source.

Soil Remediation NFA 2010

Un restricted land use. Current Building on site Community Resource Center

Groundwater Flow Gradient:

Downgradient: YES

Database Details:

CSCSL NFA: State and tribal - equivalent CERCLIS

Facility/Site Id: 13993
 CS Id: 1570
 NFA Date: 09/10/2010
 Rank: Not Reported
 VCP: Yes
 Latitude: 47.966012
 Longitude: -122.201007

ALLSITES: Other Standard Environmental Records

Facility Name: SE CORNER OF EVERETT MEMORIAL STADIUM
 Facility Id: 13993

Interaction: A
 Interaction 1: VOLCLNST
 Interaction 2: Voluntary Cleanup Sites
 Ecology Program: TOXICS
 Program Data: ISIS
 Facility Alt.: SE Corner of Everett Memorial Stadium
 Program ID: nw2153
 Date Interaction: 2009-05-22 00:00:00
 Date Interaction 3: Not Reported
 Latitude: 47.966006348999997

MAP FINDINGS

SE CORNER OF EVERETT MEMORIAL STADIUM, 3920 BROADWAY, EVERETT, WA, 98201 (Continued)

Longitude: -122.20099204

VCP: State and tribal voluntary cleanup sites

edr_fstat:	WA
edr_fzip:	98201
edr_fcnty:	SNOHOMISH
edr_zip:	Not Reported
Facility ID:	13993
VCP Status:	Not Reported
VCP:	Yes
Ecology Status:	Not Reported
NFA Type:	Not Reported
Date NFA:	9/10/2010
Rank:	Not Reported
Cleanup Siteid:	1570

**Longfellow
3715 OAKES AVENUE
EVERETT, WA 98201**

**Inquiry Number: 4697325.7S
8/18/2016**

The EDR Environmental LienSearch™ Report



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

EDR Environmental Lien and AUL Search

The EDR Environment Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- Search for parcel information and/or legal description;
- Search for ownership information;
- Research official land title documents recorded at jurisdiction agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- Access to copy of deed;
- Search for environmental encumbering instrument(s) associated with the deed;
- Provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- Provide a copy of the deed or cite documents reviewed.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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Shelton, CT 06484
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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

Longfellow
3715 OAKES AVENUE
EVERETT, WA 98201

RESEARCH SOURCE

Source 1: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Source 2: WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
Source 3: SNOHOMISH COUNTY RECORDER

PROPERTY INFORMATION

Deed 1

Type of Deed:	WARRANTY DEED
Title is vested in:	EVERETT SCHOOL DISTRICT NO. 2
Title received from:	FRIEND DISTRIBUTING COMPANY, INC
Date Executed:	12/29/1986
Date Recorded:	12/30/1986
Book:	NA
Page:	168
Volume:	2021
Instrument#:	8612300333
Docket:	NA
Land Record Comments:	NA

Legal Description: AS RECORDED IN THE DEED ABOVE

Current Owner: EVERETT SCHOOL DISTRICT NO. 2

Property Identifiers: 29052900300100

Comments: NA



EDR Environmental Lien and AUL Search

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found X
If Found:
1st Party:
2nd Party:
Dated:
Recorded:
Book:
Page:
Docket:
Volume:
Instrument #:
Comments:

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AUL: Found Not Found X
If Found, Describe:
1st Party:
2nd Party:
Dated:
Recorded:
Book:
Page:
Docket:
Volume:
Instrument #:
Comments:



8 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0090
www.edrnet.com

RAFFCO

1,201.20

NAME Tradecon, Inc.
ADDRESS P.O. Box 503
CITY AND STATE Everett, Wa. 98206

8612300939

119443.3

STATUTORY
WARRANTY DEED

THE GRANTOR FRIEND DISTRIBUTING COMPANY, INC., a Washington Corporation

for and in consideration of TEN AND NO/100THS DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to EVERETT SCHOOL DISTRICT NO. 2, a Municipal Corporation

the following described real estate, situated in the County of Snohomish, State of Washington:

PARCELS A, B, C & D being portion of Southwest quarter of the Southwest quarter of Section 29, Township 29 North, Range 5 East, W.M., as more particularly described in Exhibit "A" attached hereto and made a part hereof as though fully set out herein.

This Deed is given subject to Local Improvement Assessments, if any, levied by the City of Everett.

This Deed is given subject to Exceptions and Reservations contained in Deed dated September 19, 1956 and recorded July 22, 1957 under Recording No. 1245562. (affects Parcel A)

This Deed is given subject to Exceptions and Reservations contained in Deed dated September 15, 1970 and recorded September 28, 1970 under Recording No. 2166027. (affects Parcel B)

This Deed is given subject to easement in favor of P.O.D. No. 1 of Snohomish County under Recording No. 1708346. (affects Parcel A)

This Deed is given subject to right of the State of Washington in and to all existing, future or potential easements of access, light, view and air and all rights of ingress and egress to, from and between Primary State Highway and the herein described property.

Dated December 29, 1986

APPROVED AND ACCEPTED

Everett School District No. 2

BT:

NO EXCISE TAX

REQUIRED
20391
DEC 30 1986

STATE OF WASHINGTON
COUNTY OF

On this day personally appeared _____

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that

signed the same as _____ free and voluntary act and deed, for the uses and purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 1986.

Notary Public in and for the State of Washington, residing at _____

8612300888

SAFECO Stock No. WATL-6003 (Rev. 3-84)

FRIEND DISTRIBUTING COMPANY, INC., Wash. Corp.

By Bernice V. Friend President
By Gary Friend Vice President

STATE OF WASHINGTON
COUNTY OF Snohomish

On this 29th day of December, 1986, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Bernice V. Friend

and Gary Friend to me known to be the _____ President and Vice President, respectively, of Friend Distributing Company, Inc.

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that

they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at Kirkland
Commission expires 2/8/90

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EXHIBIT "A"

Attached to and made a part of that certain Statutory Warranty Deed dated December 26, 1946 by and between FRIEND DISTRIBUTING COMPANY, INC., a Washington Corporation, Grantor and EVERETT SCHOOL DISTRICT NO. 2, a Municipal Corporation, as Grantee.

PARCEL A:

All that portion of the Southwest quarter of the Southwest quarter of Section 29, Township 29 North, Range 5 East, W.M., described as follows: Beginning at a point on Westerly line of Broadway which is 605.36 feet Northerly from South line of Section 29, measured on said Westerly line of Broadway, the True Point of Beginning; thence Southerly along Westerly line of Broadway 217.5 feet to the Northeast corner of tract deeded by Everett Improvement Company to Esther A. Sullivan, widow of James J. Sullivan, by deed dated August 30, 1928, and recorded September 17, 1928 in Volume 245 of Deeds on page 94, records of Snohomish County, Washington; thence angle right 90° along North line of said Sullivan tract 293.49 feet to East line of tract deeded by Everett Improvement Company to H. Shaffer by deed dated January 15, 1926 and recorded December 6, 1926, in Volume 224 of Deeds on page 168, records of Snohomish County, Washington; thence angle right 90° along said East line of Shaffer tract 217.5 feet; thence angle right 90° 293.49 feet to True Point of Beginning.
EXCEPT that portion condemned by the State of Washington under Snohomish County Superior Court Cause No. 75366.

PARCEL B:

All that portion of the Southwest quarter of the Southwest quarter of Section 29, Township 29 North, Range 5 East, W.M., described as follows: Commencing at the monument of 39th Street and Broadway, which is the center of 39th Street and 21.97 feet East of the center line of Broadway; thence South along the monument line for 40 feet; thence angle to the right 90° for 71.92 feet to the West line of Broadway; thence angle to left 90° for 140 feet to the True Point of Beginning; thence continuing on the same course for 53.14 feet to a point on the Westerly line of Broadway which is 605.36 feet Northerly from the South line of Section 29, Township 29 North, Range 5 East, W.M., measured on said Westerly line of Broadway; thence angle to the right 90° for 120 feet; thence angle to the right 90° for 53.14 feet; thence angle to the right 90° for 120 feet to the True Point of Beginning.

PARCEL C:

All that portion of the Southwest quarter of the Southwest quarter of Section 29, Township 29 North, Range 5 East, W.M., described as follows: Beginning at the monument of 39th Street and Broadway which is in the center of 39th Street and 21.97 feet East of center of Broadway; thence South along monument line of Broadway 40 feet; thence angle 90° to right for 71.92 feet to West line of Broadway; thence angle 90° to the left for 40 feet to the True Point of Beginning; thence continuing on same course 50 feet; thence angle to right 90° for 120 feet; thence angle to right for 90° for 50 feet; thence angle to right 90° for 120 feet to the True Point of Beginning.

PARCEL D:

All that portion of the Southwest quarter of the Southwest quarter of Section 29, Township 29 North, Range 5 East, W.M., described as follows: Commencing at the monument of 39th Street and Broadway which is the center of 39th Street and 21.97 feet East of the center of Broadway; thence South along the monument line of Broadway for 40 feet; thence angle to the right 90° for 71.92 feet to the West line of Broadway; thence angle 90° to the left for 90 feet to the True Point of Beginning; thence continuing on the same course for 50 feet; thence angle 90° to the right 120 feet; thence angle 90° to the right for 50 feet; thence angle to the right for 120 feet to the True Point of Beginning.

8612300333

VOL. 2021 PAGE 0168



Longfellow
3715 Oakes Avenue
Everett, WA 98201

Inquiry Number: 4697325.12
August 11, 2016

The EDR Aerial Photo Decade Package



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

EDR Aerial Photo Decade Package

08/11/16

Site Name:

Longfellow
3715 Oakes Avenue
Everett, WA 98201
EDR Inquiry # 4697325.12

Client Name:

Alternative Environmental Tech
5129 Evergreen Way
Everett, WA 98203
Contact: Brian Hunt



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

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2011	1"=500'	Flight Year: 2011	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1990	1"=500'	Acquisition Date: July 10, 1990	USGS/DOQQ
1981	1"=500'	Flight Date: July 26, 1981	USGS
1979	1"=500'	Flight Date: July 20, 1979	USDA
1973	1"=500'	Flight Date: July 09, 1973	NOAA
1968	1"=500'	Flight Date: September 02, 1968	USGS
1954	1"=500'	Flight Date: July 01, 1954	USGS
1941	1"=500'	Flight Date: June 11, 1941	USDA

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INQUIRY #: 4697325.12

YEAR: 2011

= 500'





INQUIRY #: 4697325.12

YEAR: 2009

— = 500'





INQUIRY #: 4697325.12

YEAR: 2006

— = 500'





INQUIRY #: 4697325.12

YEAR: 2005

— = 500'





INQUIRY #: 4697325.12

YEAR: 1990

— = 500'





INQUIRY #: 4697325.12

YEAR: 1981

 = 500'





INQUIRY #: 4697325.12

YEAR: 1979

= 500'





INQUIRY #: 4697325.12

YEAR: 1973

— = 500'





INQUIRY #: 4697325.12

YEAR: 1968

— = 500'





INQUIRY #: 4697325.12

YEAR: 1954

 = 500'





INQUIRY #: 4697325.12

YEAR: 1941

 = 500'



Property Account Summary

Parcel Number	29052900300100	Property Address	3800 ROCKEFELLER AVE , EVERETT, WA 98201
---------------	----------------	------------------	--

Parties - For changes use 'Other Property Data' menu

Role	Percent	Name	Mailing Address
Taxpayer	100	EVERETT SCHOOL DIST 2	4730 COLBY AVE, EVERETT, WA 98203 United States
Owner	100	EVERETT SCHOOL DIST 2	4730 COLBY AVE, EVERETT, WA 98203 United States

General Information

Property Description	Section 29 Township 29 Range 05 Quarter SW - PTN OF SW1/4 SW1/4 SD SEC 29 LY W OF BROADWAY AVE & N OF SSH1-I (SR 526 AS SHOWN ON STATE HWY MAPEVRT JCT F.A. 1.5 WLY) EXC PTN THOF DAF BEG AT SW CORSD SW1/4 SW1/4 TH N02*43 44E ALG W LN THOF 270FT TH N90*00 00E 91.57FT TH S00*19 36E 80.72FT TH S44*41 27E 65.26FT TH S65*13 37E 90.36FT TH S01*30 07W TAP ON CRV OF N LN S/HWY R/W AS CONVDYD PER AF NO. 1561869 AT WH PT TANG TO SD CRV BEARS S75*21 29W TH IN ELY DIR ALG SD CRV TO L HAVG RAD OF 955.92FT TAP ON INT WITH W LN SD SSH 1-A TH SELY ALG SD W LN TO S LN OF SD SW1/4 SW1/4 TH W ALG S LN THOF TO POB & ALSO EXC BEG AT MON 39TH ST & BROADWAY AVE TH S ALG MON LN OF BROADWAY40FT TH ANG R 90* 71.92FT TO W LN BROADWAY TH ANG R ALG SD W LN 220FT TO TPB TH N TO N LN SW1/4 SW1/4 TH W ALG SD N LN120FT TH S TAP W OF POB TH E 120FT TO TPB & TGV ALL BLK 924 PLUS VAC ALLEY IN PLAT OF EVERETT DIV M TGV THAT PTN VAC OAKES AVE PER ORD NO. 640-79 DAF BEG SE COR BLK 923 TH N00*00 32W ALGE LN SD BLK65FT TO S LN OF N 10FT OF LOT 19 IN SD BLK 923 TH N55*37 32E 48.41FT TO C/L SD OAKES AVE TH CONT N55*37 32E 48.40FT TO W LN SD BLK 924 TH S ALG W LN THOF TO N LN VAC 38TH ST TH W TO W LN OF VAC OAKESAVE TH N TO TPB & TGV PTN BLK 923 PLAT OF EVERETT DIV M DAF BEG 10FT S OF NE COR LOT 19 THS TO SE COR LOT 17 TH W 95FT TH NELY TO POB ALSO TGV VAC 38TH ST PER ORD 640-79 LY BTW WLY R/W MGN LOMBARD AVE & ELY MGN OF ALLEY ROCKEFELLER AVE LESS FDT PTNS OF NW1/4 SW1/4 & OF SW1/4 SW1/4 DAF A TR OF LD FOR ST PURPOSES DAF BEG AT SW COR LOT 16 BLK 923 PLAT OF EV DIV M REC VOL 5 PLATS PG 8 TH N89*59 46W AT R/A TO W LN SD LOT 16 BLK 923 DIST 39.955FT TAP ON CTR LN OF ROCKEFELLER AVE AS SHOWN ON SD PLAT TH S00*00 14W ALG SD C/L DIST 9.98FT TH N89*59 46W DIST 39.955FT TO SE COR LOT 17 BLK 922 SD PLAT THN89*58 49W ALG S LN SD LOT 17 DIST 123.93FT TO SW COR SD LOT 17 TH S00*01 14W ALG SLY PROJ OF W LN SD LOT 17 DIST 0.15FT TAP ON N LN SD SW1/4 SW1/4 SEC 29 TH N88*53 22W ALG N LN SD SW1/4 SW1/4 DIST3.75FT TO NW COR SD SW1/4 SW1/4 TH S02*46 58W ALG W LN SD SW1/4 SW1/4 DIST 59.99FT TAP ON ELY PROJ OF N LN LOT 1 BLK 1 PLAT CLIMAX LD CO'S 1ST ADD VOL 4 OF PLATS PG 21 & WH PT BEARS S89*58 49E ALG ELY PROJ OF N LN SD LOT 1 DIST 9.34FT M/L FR NE COR SD LOT 1 TH S89*58 49E ALG ELY PROJ OF N LN SD LOT 1 DIST 108.76FT TH ON A CRV TO L TANG TO PREVIOUS CRSE HAVG A RAD OF 96FT & HAVG A C/A OF 39*58 26AN ARC DIST OF 66.92FT TH N50*04 45E DIST 52.29FT TAP ON SLY PROJ OF W LN SD BLK 923 TH N00*0014E ALG SLY PROJ OF W LN SD BLK 923 DIST 14.03FT TO POB & LESS STRIP OF LD FOR ALLEY PURPOSES 16FT INWIDTH LY E OF & ADJ TO W LN OF SW1/4 SW1/4 SEC 29 & LY S OF ELY PROJ OF N LN SD LOT 1 BLK 1 PLAT CLIMAX LD CO'S 1ST ADD & LY N OF ELY PROJ OF S LN OF N1/2 LOT 14 IN SD BLK 1 ALSO LESS ADD'L R/W TOCITY OF EVE PER SWD REC AF 9707230180 EXC BLDG [ESPRESSO STAND] - REFER TO 29052900300101 FOR BLDG [TAXABLE]
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	00010

Property Characteristics

Use Code	729 Other Public Assembly, NEC
Unit of Measure	Acre(s)
Size (gross)	28.73

Related Properties

No Values Found

Active Exemptions

Government Property

No Available Tax Charges Information for this Property at the Moment.

Distribution of Current Taxes

District	Rate	Amount
TOTALS		

Pending Real Property Values

Pending Tax Year	Market Land Value	Market Improvement Value	Market Total Value	Current Use Land Value	Current Use Improvement	Current Use Total Value
2017	5,631,700	23,040,300	28,672,000	0	0	0

Property Values

Value Type	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012
Taxable Value Regular	0	0	0	0	0
Exemption Amount Regular	27,049,000	25,761,000	24,348,800	14,410,600	15,036,400
Market Total	27,049,000	25,761,000	24,348,800	14,410,600	15,036,400
Assessed Value	27,049,000	25,761,000	24,348,800	14,410,600	15,036,400
Market Land	5,318,800	5,005,900	5,005,900	5,005,900	5,631,700
Market Improvement	21,730,200	20,755,100	19,342,900	9,404,700	9,404,700
Personal Property					

Levy Rate History	
Tax Year	Total Levy Rate
2015	12.339244
2014	13.221319
2013	13.982736

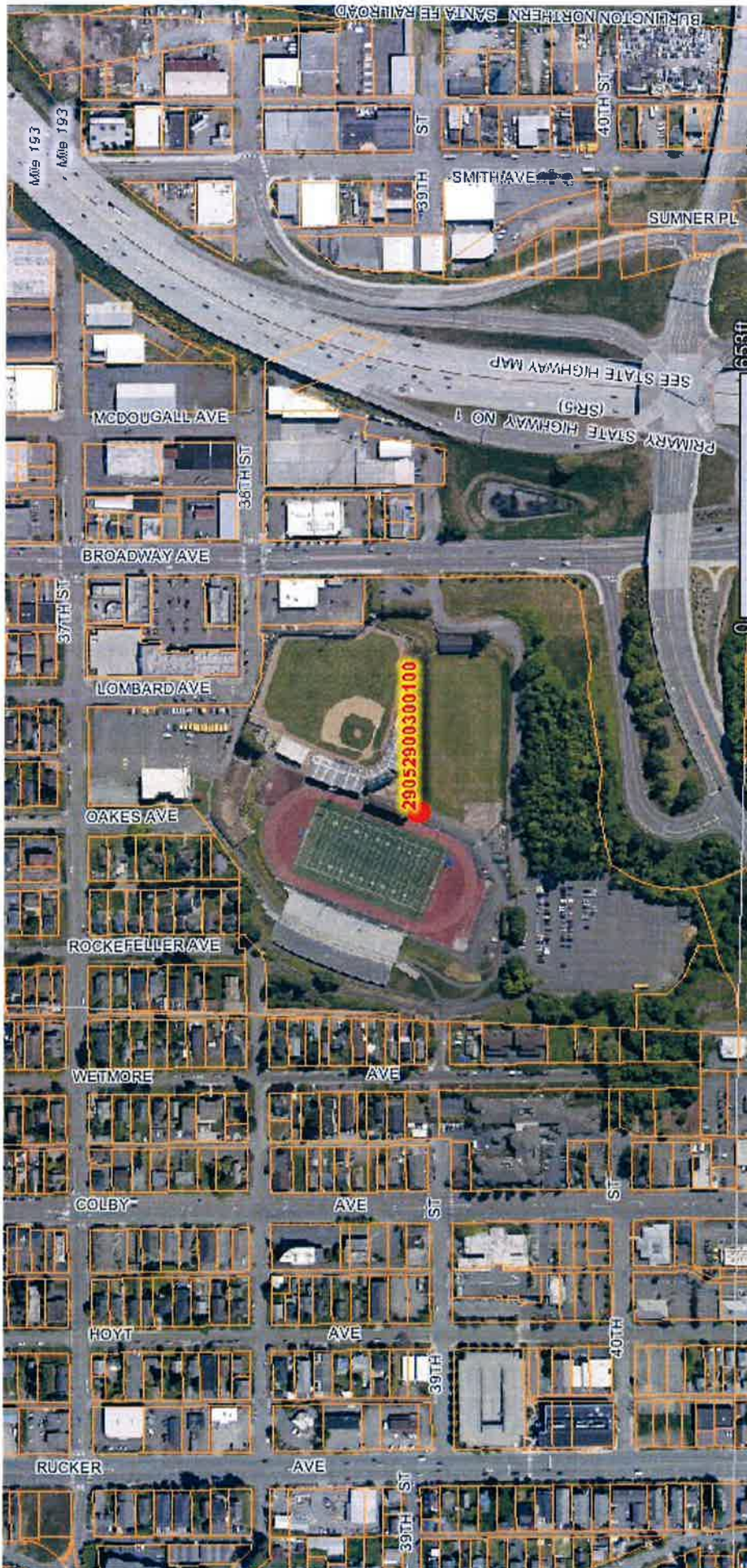
Real Property Structures			
Description	Type	Year Built	More Information
EVERETT SCHOOL DISTRICT ADMIN	Commercial	2013	View Detailed Structure Information

Property Sales (since 7/31/1999)							
Transfer Date	Receipt Date	Sales Price	Excise Number	Deed Type	Grantor (Seller)	Grantee (Buyer)	Other Parcels

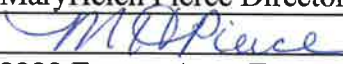

Property Maps					
Neighborhood Code	Township	Range	Section	Quarter	Parcel Map
5307000	29	05	29	SW	View parcel maps for this Township/Range/Section

Receipts		
Date	Receipt No.	Amount Applied
No Events Found		

Events			
Effective Date	Entry Date-Time	Type	Remarks
09/29/2006	09/29/2006 11:08:00	Seg/Merge Completed	Parent in Seg/Merge S060757, Effective: 01/01/2006 by sascaf
09/29/2006	09/29/2006 11:08:00	Value Modification	Value Change Due to Segregation/Merger: S060757 by sascaf
06/23/2005	06/23/2005 08:14:00	Taxpayer Changed	Party/Property Relationship by strsas



**LOCAL EDUCATION AGENCY DATA SHEET
AND SIGNATURE PAGE
EVERETT PUBLIC SCHOOLS**

School:	
Original Inspection: 03/08 - 04-28/1988	Re-inspection:
Original Management Plan: 10/07/1988	Updated Plan: Oct. 1997
Original Approval: 12/16/1988	EPA Inspection/Approval: 6/23/1999
Local Education Agency (LEA)	
Type of LEA (public or private)	Public School District
County	Snohomish
District Name and Number	Everett School District No. 2
Address	3900 Broadway Everett, Washington 98201
Telephone Number	(425) 385-4016
Superintendent of LEA	
Name and Title	Gary Cohn
Address	3900 Broadway Everett, Washington 9820
Telephone Number	(425) 385-4016
LEA Designated Person	
Name and Title	MaryHelen Pierce Director of Maintenance
Signature:	
Address	2222 Everett Ave., Everett, Washington 98201
Telephone Number	(425) 385-5200
Management Planner	
Name and Title	MaryHelen Pierce Director of Maintenance
Signature:	
Address	2222 Everett Ave., Everett, Washington 98201
Telephone Number	(425) 385-5200
AHERA Inspector	
Name and Title	Dennis Mallory
Signature:	
Business/Affiliation	Everett School District No. 2
Address	2222 Everett Ave., Everett, Washington 98201
Telephone Number	(425) 385-5200
Accreditation	
AHERA Inspector	
Name and Title	NA
Signature:	
Business/Affiliation	
Address	
Telephone Number	
Accreditation	

LOCAL EDUCATION AGENCY (LEA) GENERAL RESPONSIBILITIES UNDER AHERA

Pursuant to 40 CFR § 763.84 and § 763.93 of the EPA Asbestos in Schools Regulation (40 CFR pt. 763), each management plan must contain a true and correct statement, signed by the LEA designated person, that certifies that the general LEA responsibilities have been met. This form is provided to assist you in complying with this portion of AHERA.

LEA Name Everett Public Schools

Designated Person/Title MaryHelen Pierce / Maintenance Director

Designated Person Address 2222 Everett Avenue, Everett, WA 98201

Phone Number (425) 385-5200

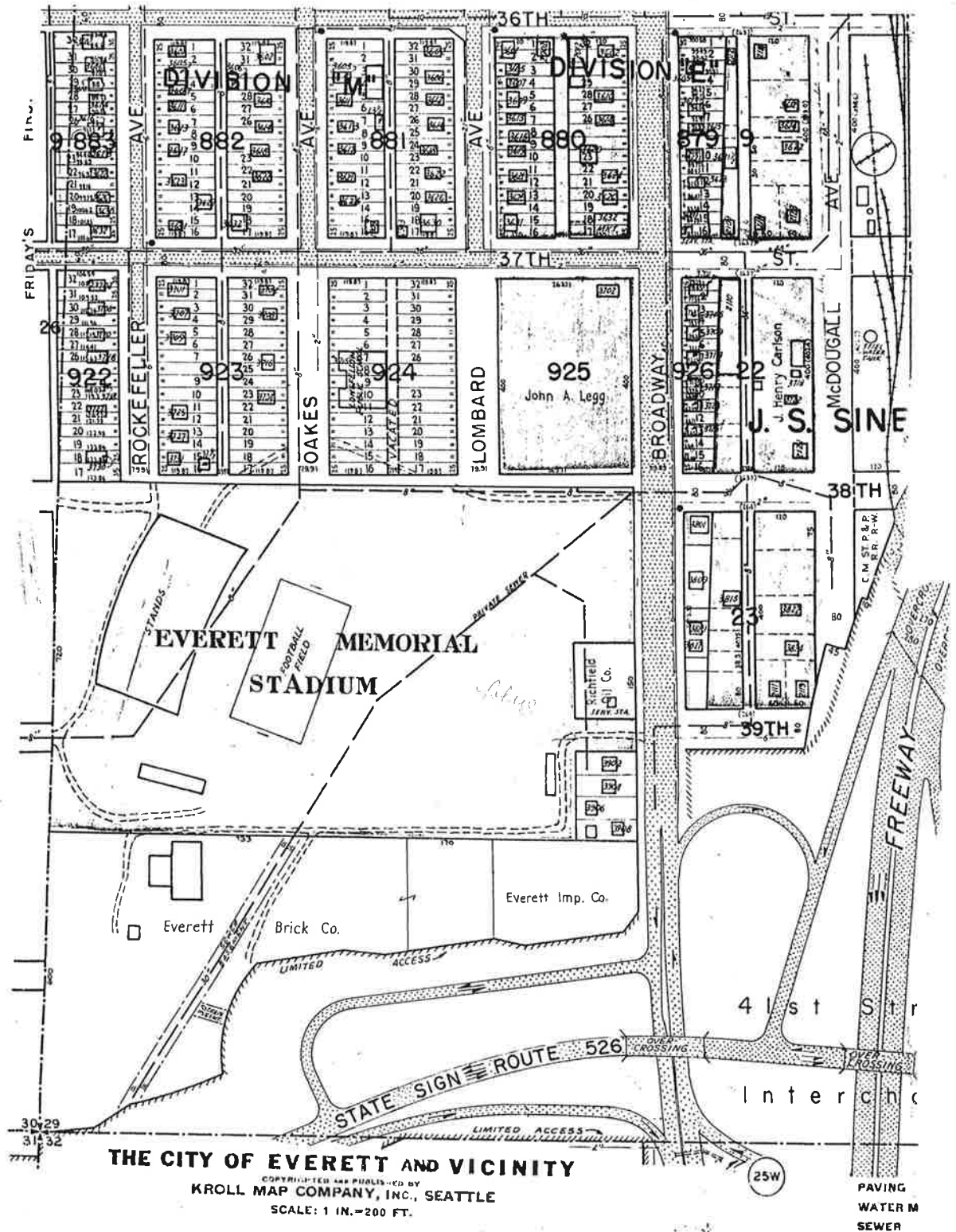
ASSURANCES

1. This AHERA management plan was developed and has been submitted pursuant to the Asbestos Hazard Emergency Response Act of 1986, Public Law 99-519; and the United States Environmental Protection Agency Rule: Asbestos-Containing Materials in Schools, 40 CFR pt. 763; and the undersigned does hereby certify that the LEA has and will ensure the following:
2. The activities of any persons who perform inspections, reinspections, and periodic surveillance, develop and update management plans, and develop and implement response actions, including operations and maintenance, are carried out in accordance with 40 CFR pt. 763.
3. All custodial and maintenance employees are properly trained as required in 40 CFR pt. 763 and all other applicable federal and/or state regulations (e.g., the Occupational Safety and Health Administration Asbestos Standard for Construction, the EPA Worker Protection Rule, or applicable state regulations).
4. All workers and building occupants, or their legal guardians, are informed at least once each school year about inspections, response actions, post-response action activities, including periodic reinspection and surveillance activities, that are planned or in progress.
5. All short-term workers (e.g., telephone repair workers, utility workers, or exterminators) who may come in contact with asbestos in a school are provided information regarding the locations of ACBM and suspected ACBM assumed to be ACM.
6. All warning labels are posted in accordance with 40 CFR § 763.95.
7. All management plans are available for inspection and notification of such availability has been provided as specified in the management plan under 40 CFR § 763.93(g).
8. The undersigned person designated by the LEA pursuant to 40 CFR § 763.84(g)(1) has received adequate training as stipulated in 40 CFR § 763.84(g)(2).
9. The LEA has and will consider whether any conflict of interest may arise from the interrelationship among accredited personnel and whether that should influence the selection of accredited personnel to perform activities under 40 CFR pt. 763.

Signed MHPierce

Date _____

LEA Designated Person, pursuant to 40 CFR § 763.93(i) and § 763.84





PO Box 2098, Everett, WA 98213
www.everettsd.org

Date: October 15, 2013
To: CRC staff and Strategic Partners
From: Mike Gunn, Executive Director Facilities & Operations

Situation: **The district's** new Community Resource Center is scheduled to be ready for occupancy and service to the public in mid-November, 2013, and the moves into the CRC have been rescheduled to occur as indicated below:

Phase 1 Moves – November 9, 10, 11 (Saturday, Sunday, Monday – Veterans Day)

- Move includes all staff at the Educational Service Center; Facilities & Planning and Payroll departments; front desk substitute receptionist (HR), two staff from benefits (HR), receiving staff (IT), and facility manager (M&O)
- Departments moved in phase 1 are closed to the public on November 12 for unpacking, set-up, training, etc., however the board meeting scheduled for the evening of November 12 will take place in the ESC board room and C-3 as planned.
- Main district phone number (425-385-4000) will ring forward to the CRC reception desk on November 12
- Departments moved in phase 1 open for business in CRC on November 13

Phase 2 Moves – November 16, 17 (Saturday, Sunday)

- Move includes all remaining departments at Longfellow Building and Annex, and all staff in the Jackson ES portables
- Departments moved in phase 2 are closed to the public on November 18 for unpacking, set-up, training, etc.
- Phase 2 departments open for business in CRC on November 19

Phase 3 Moves – November 22 or 25 (Friday or Monday)

- STEM staff at Hawthorne ES
- EPS Foundation (strategic partner)
- Everett Public Schools PTSA (strategic partner)

Phase 4 Moves – Early January, 2014

- Opportunity Council (strategic partner)

Additional Information

- Educational Service Center shut down dates
 - Closed permanently to the public at the end of business on November 8, except for the board meeting on November 12.
 - Closed permanently to all staff on November 22
- Longfellow Building and Annex shut down dates
 - Closed permanently to the public at the end of business on November 15
 - Closed permanently to all staff on November 27
 - The central server room may be in use by the IT department through February 15, 2014

From: Garbush, Gayle (ECY) (ECY) <GGAR461@ECY.WA.GOV>
To: ActOnIt <ActOnIt@aol.com>
Subject: NFA Letter you requested from Ecology today
Date: Fri, Aug 12, 2016 11:43 am

Hello Brian,

Here is the link to our Generated Sites Page for "SE Corner of Everett Memorial Stadium" Cleanup Site ID (CSID) 1570 <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=1570>

In the right-hand column click on the link for [View Electronic Documents](#)

The only electronic document for this site is the NFA letter.

Thank you for contacting Ecology!!!

Gayle Garbush | gayle.garbush@ecy.wa.gov
WA State Dept of Ecology | NWRO Toxics Cleanup Program
3190 160th Ave SE | Bellevue, WA 98007-5452
P 425.649.4426 | Fax 425.649.7161
<http://www.ecy.wa.gov/programs/tcp/ust-lust/tanks.html>



Please consider the environment before printing this e-mail.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

September 10, 2010

Michael T. Gunn
Director of Facilities & Planning
Everett School District No. 2
3715 Oakes Avenue
Everett, WA 98201

Re: No Further Action at the following Site:

- **Site Name:** SE Corner of Everett Memorial Stadium
- **Site Address:** 3920 Broadway Avenue, Everett, WA 98201
- **Facility/Site No.:** 13993
- **VCP Project No.:** NW2153

updated
15K 9/24

Dear Mr. Gunn:

The Washington State Department of Ecology (Ecology) received your request for an opinion on your independent cleanup of the SE Corner of Everett Memorial Stadium facility (Site). This letter provides our opinion. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

Issue Presented and Opinion

Is further remedial action necessary to clean up contamination at the Site?

NO. Ecology has determined that no further remedial action is necessary to clean up contamination at the Site.

This opinion is based on an analysis of whether the remedial action meets the substantive requirements of MTCA, Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC (collectively "substantive requirements of MTCA"). The analysis is provided below.

Description of the Site

This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following releases:

- Gasoline-, diesel-range petroleum hydrocarbons, benzene, toluene, ethylbenzene and total xylenes into the soil;
- Gasoline, diesel-, motor oil-range petroleum hydrocarbons and lead into the groundwater.



September 10, 2010

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Enclosure A includes a detailed description and diagram of the Site, as currently known to Ecology.

Please note a parcel of real property can be affected by multiple sites. At this time, we have no information that the parcel(s) associated with this Site are affected by other sites.

Basis for the Opinion

This opinion is based on the information contained in the following documents:

1. Post Remedial Action Groundwater Monitoring, VCP No. 13993, Everett Memorial Soil Remediation, 3920 Broadway Avenue, Everett, Washington. Prepared by Associated Earth Sciences, Inc., dated April 23, 2010.
2. Letter from EPA Region 10 to Bob Warren, TCP, Washington Department of Ecology dated April 23, 2010.
3. Independent Remedial Action Report, Everett Memorial Soil Remediation, 3920 Broadway Avenue, Everett, Washington. Prepared by Associated Earth Sciences, Inc., dated October 27, 2009.
4. Cleanup Action Plan, 3920 Broadway Avenue, Everett, Washington. Prepared by Associated Earth Sciences, Inc., dated May 7, 2009.
5. The Tulalip Tribes Use & Occupancy Permit, Permit No. U&O 2009-023 issued on April 10, 2009.
6. Phase II Environmental Site Assessment – Additional Soil and Ground Water Sampling Results, Proposed Memorial Stadium Central Administration Facility, 3920 Broadway Avenue, Everett, Washington. Prepared by Associated Earth Sciences, Inc., dated February 9, 2009.
7. Subsurface Exploration, Geologic Hazards, and Preliminary Geotechnical engineering Report, Proposed Memorial Stadium Central Administration Facility, Everett, Washington. Prepared by Associated Earth Sciences, Inc., dated January 30, 2009.
8. Phase II Environmental Site Assessment, Proposed Memorial Stadium Central Administration Facility, Everett, Washington. Prepared by Associated Earth Sciences, Inc., dated September 5, 2008.
9. Environmental Site History Study Summary and Phase II Cost Estimate, Proposed Memorial Stadium Central Administration Facility, Everett, Washington. Prepared by Associated Earth Sciences, Inc., dated May 12, 2008.

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10. GeoTechnical Site Feasibility Analysis and Environmental Observations, Proposed Memorial Stadium Central Administration Facility, 3900 Broadway, Everett, Washington. Prepared by Associated Earth Sciences, Inc., dated February 28, 2008.

Those documents are kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. You can make an appointment by calling the NWRO resource contact at (425) 649-7190.

This opinion is void if any of the information contained in those documents is materially false or misleading.

Analysis of the Cleanup

Ecology has concluded that **no further remedial action** is necessary to clean up contamination at the Site. That conclusion is based on the following analysis:

1. **Characterization of the Site.**

Ecology has determined your characterization of the Site is sufficient to establish cleanup standards and select a cleanup action. The Site is described above and in **Enclosure A**.

2. **Establishment of cleanup standards.**

Ecology has determined the cleanup levels and points of compliance you established for the Site meet the substantive requirements of MTCA.

- a. **Cleanup levels.**

Soil:

The MTCA Method A cleanup levels have been applied to all the identified contaminants. Note that the Method A cleanup levels were established based on protection of groundwater and direct contact.

Groundwater:

The MTCA Method A cleanup levels have been applied to all the identified contaminants.

b. Points of compliance.

Soil:

Soil cleanup levels were set based on protection of groundwater and direct contact. The point of compliance is therefore in soil throughout the Site.

Groundwater:

The standard point of compliance for groundwater is throughout the Site from the uppermost level of the saturated zone extending vertically to the lowest most depth which could potentially be affected by the Site.

3. Selection of cleanup action.

Ecology has determined the cleanup action you selected for the Site meets the substantive requirements of MTCA.

4. Cleanup.

Ecology has determined the cleanup you performed meets the cleanup standards established for the Site. Cleanup actions conducted at the Site are described in Enclosure A.

Ecology understands that waste from this Site was transported to the GreenCo Environmental, Inc. facility (GreenCo facility). As the facility is located on the Tulalip Reservation, it is subject to federal Resource Conservation and Recovery Act (RCRA) requirements as overseen by the Environmental Protection Agency (EPA). In addition, the GreenCo facility is operating under a Use and Occupancy Permit from the Tulalip Tribe which permits the facility to only accept and treat RCRA Subtitle D soils or "Special Waste" as defined by WAC 173-303-040.

MTCA requires that "any waste contaminated by a hazardous substance generated during cleanup activities and requiring off-site treatment, storage or disposal, shall be transported to a facility permitted or approved to handle these wastes." WAC 173-340-400(9). Ecology recognizes that the GreenCo facility is overseen and permitted by EPA and the Tulalip Tribe to accept and treat RCRA Subtitle D soils or "Special Waste" as defined by WAC 173-303-040. EPA and the Tulalip Tribe have indicated the GreenCo facility is in compliance.

Listing of the Site

Based on this opinion, Ecology will remove the Site from our Confirmed and Suspected Contaminated Sites List.

Limitations of the Opinion

1. Opinion does not settle liability with the state.

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion **does not**:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70.105D.040(4).

2. Opinion does not constitute a determination of substantial equivalence.

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you performed is substantially equivalent. Courts make that determination. *See* RCW 70.105D.080 and WAC 173-340-545.

3. State is immune from liability.

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. *See* RCW 70.105D.030(1)(i).

Termination of Agreement

Thank you for cleaning up the Site under the Voluntary Cleanup Program (VCP). This opinion terminates the VCP Agreement governing this project (#NW2153).

For more information about the VCP and the cleanup process, please visit our web site: www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm. If you have any questions about this opinion or the termination of the Agreement, please contact me at (425) 649-4310.

September 10, 2010

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Sincerely,

A handwritten signature in black ink, appearing to be 'Jing Liu', with a stylized, flowing script.

Jing Liu

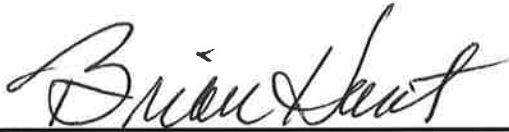
NWRO Toxics Cleanup Program

Enclosure: A – Description and Diagrams of the Site

cc: Jon Sondergaard, Associated Earth Sciences, Inc.
Dolores D Mitchell, Ecology VCP Financial Manager
Kathy Pierson, Snohomish Health District

Environmental Professional Qualifications

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



8/25/16

Brian Hunt MA, Project Manager
Sr. Environmental Consultant
Environmental Professional

See Attached Résumé's

BRIAN HUNT

PRESENT: Alternative Environmental Technologies (AET), Alternative Technologies, Sole Proprietorship, Alternative Technologies LLC, Managing Member

EDUCATION: M.A. Physiology & Behavioral Biology, San Francisco S. U. 1982
B.A. Psychology & Biology, San Francisco State University, 1974

LICENSURE: Brian Hunt Construction # BrianHC044NF (Inactive)
Contractors State License # 679269 (Inactive)
(1) A: General Engineering Contractor-Hazardous Substances
(2) B: General Building Contractor
(3) Asb: Asbestos

AFFILIATIONS: PNS-AIHA - Pacific Northwest Section - AIHA 1998
ASTM Committee E-50 - Environmental Assessment
American Indoor Air Quality Council - 2004

CERTIFICATIONS & EXTENDED EDUCATION:

Health Effects Attributed to Mold, EMLab, 2016
Allergens & Allergic Diseases, EMLab, 2014
Bacteria: Evaluating Exposure & Health Risk, EMLab, 2014
Fungal Data Interpretation, EMLab, 2014
Strategies for Mold Investigations & Sampling, EMLab, 2014
EPA Lead Renovator, RGA Environmental, Inc. 2009
Lead RRP Training Provider Training, Oregon & Washington Lead-Based Paint Programs, Alliance for Healthy Homes, 2009
Vapor Intrusion, Due Diligence Workshop, EDR, 2008
Bacteria & IAQ- Indoor Air Quality Council – 2006
IICRC S520 Mold Remediation Standard Seminar-AIAQC - 2004
Indoor Allergens-MoldU-Environmental Microbiology Laboratory, Inc.2004
American Lung Association, Mold & Moisture Intrusion 2004
Financial Management for the Closely Held Business, *SEAFIRST Bank*1997
Certified Asbestos Consultant, DOHS, 92-0001 - 1998
Registered Environmental Assessor, #04306, CAL-EPA -1997
Environmental Site Assessments for Commercial Real Estate, ASTM - 1997
Lead Abatement Training for Supervisors & Contractors, OSU, 1994
Principles of Radiation Protection, U. of W., 1994
Hazardous Materials Manager Review Course - 1992
Managing Indoor Air Quality Episodes, UC Irvine - 1991
ASHERA Building Inspector and Management Planner #151 - 1988
Rocky Mountain Comprehensive Review of Industrial Hygiene - 1988
Asbestos in Buildings: Designing Abatement Project (#1089) - 1988
Protecting Workers from Chemical Hazards - 1988
Redesign of Existing Ventilation Systems - 1988
Asbestos Abatement Certification #0107 - Washington - 1988
Asbestos Abatement Certification #1809 - Alaska - 1987
NIOSH 582 Course, Sampling & Evaluating Airborne Asbestos Dust - 1987
Hazardous Waste Operations Training (40 hour), 1987
Community College Instructor Credential:
(1) Health and Physical Care Services and Related Technologies
(2) Biology

EMPLOYMENT: 1993-Present. Owner: Alternative Technologies,
Alternative Environmental Technologies.
Managing Member, Alternative Technologies, LLC
1990-1993. Chief Operating Officer, Executive Vice President,
Ecologics, Anaheim, California.
1986-1990. Vice President, Regional Manager, Med-Tox Associates, Inc.,
Seattle, Washington.
1985-1986. Manager, Air Department, TMA-Norcal, Emeryville, California.
1983-1985. Field Supervisor/Chemist, Air Department, ERG/Ultrachem,
Walnut Creek, California.
1982-1986. Instructor - Anatomy and Physiology, Contra Costa College,
San Pablo, California.
1976-1982. Instructor, Anatomy/Physiology/Human Sexuality/ Advanced
Cardiac Life Support/Basic and Advanced CPR, Contra Costa College and
several universities in San Francisco, California.

PROFESSIONAL Mr. Hunt founded The Alternative Technologies business lines the mid 1990's to provide clients with professional services and consultation that would promote better environmental health and risk management in building management and construction. The goal has been to leverage client needs with industry and local community resources. The services provided include construction, environmental business management, and environmental assessments and design so that our clients can better manage their properties and maintain a healthy living and work environment.

Mr. Hunt has provided business development services for four companies in the greater Seattle area since 1986. Typical business management for environmental companies in the state of Washington included: Business Line Development, *NVL Laboratories, Inc.*, Branch Turn Around & branch startup for *Seattle Asbestos Test*, *EHS International Inc.*, *Med-Tox Associates*, *Brian Hunt Construction*, *Alternative Technologies* and *Alternative Environmental Technologies*.

For clients needing claims assistance for business losses, Mr. Hunt has provided accident investigations, estimates, environmental review and presentations for insurers and insured for property damage and business interruption in excess of \$400 million dollars.

Starting in 1991, Mr. Hunt was the managing member of Ecologics and held state licenses for the 42 million dollar California Corporation in General Construction, Asbestos and was the General Engineering Contractor for the company for Hazardous substances. In 1993, Mr. Hunt returned to the Pacific Northwest and opened his own construction business in conjunction with his environmental operations and continued to provide services in the public and private sector including demolition of facilities with hazardous materials and follow-up construction management for projects requiring certified restorations. Mr. Hunt has provided permitting under NEPA, Environmental Checklists, Site Assessments for Property Transfer, Conditional Use Permits and support for Public Hearings.

David J. Leonard MSPH CIH

Mr. Leonard has over 20 years experience as an environmental scientist, identifying potential health hazards, applying appropriate technologies, interpreting analytical data, providing practical solutions for risk management and addressing the concerns of people regarding conditions that may be harmful to human health and the environment.

Experience

Environmental Scientist

1985 - present

Provide environmental science consulting through a multidisciplinary approach to reduce risk posed by suspected or confirmed contamination. Work well with people as a valuable and honest resource for clients needing a leader to constructively solve health and safety matters.

- Experience developing and managing comprehensive programs, including Occupational Health and Safety, Indoor Air Quality, Toxin Monitoring, Asbestos Management & Respiratory Protection.
- Experience assessing multiple hazards including indoor air quality, mold, asbestos, lead, hazardous waste, ergonomics, fall protection, noise, and many toxic gases including carbon monoxide, formaldehyde and benzene.
- Experience working with large and small businesses, including Oil Companies, Medical Centers, Universities, Facility Owners and Construction Firms.
- Demonstrated excellent communication skills.
- Effective and skilled health and safety teacher.
- Experience and ability to provide effective risk communication to potentially exposed populations addressing both the hazards of the situation and the outrage people experience.
- Experience supervising staff and managing office activities.

Education

Master of Science in Public Health, University of Washington, 1986

School of Public Health and Community Medicine

Department of Environmental Health, Industrial Hygiene and Safety

Bachelor of Science, Microbiology, University of Washington, 1982

Bachelor of Science, Biology, University of Washington, 1982

Certifications

Certified Industrial Hygienist,

Comprehensive Practice, 1988, American Board of Industrial Hygiene

Supervisor Skills Certificate, 1999, University of Washington

EPA Asbestos Hazard Building Inspector and Project Designer

EPA Lead Hazard Inspector and Project Designer

Professional Membership

Member, Pacific Northwest Section

1982 to present

American Industrial Hygiene Association (AIHA)

Note: Comprehensive resume available upon request.