

City of Redmond 12/28/2009
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and approval.

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LIMITED PHASE I ENVIRONMENTAL SITE
ASSESSMENT
OVERLAKE STORMWATER/PARK FACILITIES
PLAN
NORTH STORMWATER SITE

2801 - 152ND AVENUE NE
REDMOND, WASHINGTON

(12/28/09 DRAFT)

FOR
CITY OF REDMOND

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Limited Phase I Environmental Site Assessment
Overlake Stormwater/Park Facilities Plan
North Stormwater Site
2801 - 152nd Avenue NE
Redmond, Washington
File No. 0500-161-01
July 24, 2009

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Prepared for:

City of Redmond
15670 NE 85th Street, M/S 1NPW
Redmond, Washington 98073-9710
Attention: Steve Hitch

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Otak
10230 NE Points Drive, Suite 400
Kirkland, Washington 98033
Attention: Russ Gaston

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Prepared by:

GeoEngineers, Inc.
8410 154th Avenue NE
Redmond, Washington 98052
(425) 861-6000

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DECLARATIONS

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

**A person who does not qualify as an Environmental Professional may assist in the conduct of all appropriate inquiries in accordance with ASTM E 1527-05, if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional when conducting such activities.*

Jessica A. Robertson, LG
Environmental Geologist

Dana L. Carlisle, PE
Principal

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File No. 0500-161-01

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EXECUTIVE SUMMARY

The City of Redmond Overlake Neighborhood Plan identified two conceptual locations for large regional stormwater facilities. Those conceptual site locations were selected based on topographic information and proximity to the existing stormwater infrastructure. Otak, Inc., has been contracted by the City to develop a process for selection of sites and determine the size, conceptual design, and cost of those proposed facilities. As part of a fatal flaw analysis in support of those efforts, GeoEngineers has been contracted to perform a limited environmental assessment of two large sites in the proximity of the conceptual locations identified in the Overlake Neighborhood Plan. These sites are owned by PS Business Parks to the north and by Sears to the south. This work is being performed as an additional screening element for the site selection process. Once the City has determined where the proposed facilities will be located, a complete Phase I ESA should be performed that is specific to the selected sites.

GeoEngineers has performed a limited Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527 of the Property located at 2801 152nd Avenue NE in Redmond, Washington. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report. This assessment has not revealed any recognized environmental conditions (RECs) in connection with the subject property at this time with the exception of the following:

- Subject property buildings have been occupied by a variety of tenants that may have used or stored hazardous materials. Tenants have included printing companies, cleaning companies and analytical laboratories. Limited information is available regarding the type and/or quantities of hazardous materials used at the property by these businesses, or details regarding hazardous materials use, storage and waste handling practices at these companies. Additionally, we were not authorized by the City of Redmond to enter these tenant spaces or to conduct interviews with key site managers, the property owner or the tenants. This lack of information presents a potentially significant data gap. Hazardous materials use and storage therefore represents a REC for the subject property.

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We recommend that additional research be completed to more adequately assess the potential for subsurface contamination from historical and current tenants of the subject property. This additional research should include visual observation of tenant spaces where hazardous materials are or were used and stored, and interviews with individuals familiar with business operations on the property. Based on the outcome of additional property research, the City of Redmond may want to consider subsurface soil and/or groundwater sampling to help evaluate the presence/absence of contamination in the subject property subsurface. The City of Redmond may also want to consider a contingency in the project development budget and schedule in the event that impacted soil requiring special handling, management and disposal is encountered during redevelopment of the subject property.

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This Executive Summary should be used only in the context of the full report for which it is intended.

LIMITED PHASE I ENVIRONMENTAL SITE ASSESSMENT
OVERLAKE STORMWATER/PARK FACILITIES PLAN
NORTH STORMWATER SITE
2801 - 152ND AVENUE NE
REDMOND, WASHINGTON
FOR
CITY OF REDMOND

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1.0 INTRODUCTION

The City of Redmond Overlake Neighborhood Plan identified two conceptual locations for large regional stormwater facilities. Those conceptual site locations were selected based on topographic information and proximity to the existing stormwater infrastructure. Otak, Inc., has been contracted by the City to develop a process for selection of sites and determine the size, conceptual design, and cost of those proposed facilities. As part of a fatal flaw analysis in support of those efforts, GeoEngineers has been contracted to perform a limited environmental assessment of two large sites in the proximity of the conceptual locations identified in the Overlake Neighborhood Plan. These sites are owned by PS Business Parks to the north, and by Sears to the south. This work is being performed as an additional screening element for the site selection process. Once the City has determined where the proposed facilities will be located, a complete Phase I ESA should be performed that is specific to the selected sites.

This report summarizes the results of our limited Phase I Environmental Site Assessment (ESA) of the Property located at 2801 152nd Avenue NE in Redmond, Washington. The subject property (King County Parcel No. 2063500100) is owned by PS Business Parks LP and is developed with five office/warehouse buildings known collectively as the Overlake Business Center North. The subject property is shown relative to surrounding physical features on the Vicinity Map, Figure 1. The layout of the subject property and surrounding properties are shown on the Site Plan, Figure 2. Photographs of the subject property are presented in Figures 3 and 4. GeoEngineers is also currently completing a geotechnical study of the subject property, to be submitted under separate cover.

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Our study was completed at the request of Steve Hitch of the City of Redmond (City) and Russ Gaston of Otak. We understand that this Phase I ESA will be used as a part of the City's evaluation of potential environmental liabilities that might be associated with property ownership at the site. This should not imply that the City is proceeding with purchase of the property at this time. This report has been prepared for the exclusive use of the City. Because this environmental report is not intended for use by others, no one except the City of Redmond and Otak should rely on this report without first conferring with GeoEngineers.

1.1 PHASE I ESA SCOPE OF SERVICES

The purpose of this Phase I ESA is to identify recognized environmental conditions¹ (RECs) in connection with the subject property. Our scope of services is in general accordance with American Society for Testing and Materials (ASTM) Standard E 1527-05 for Phase I ESAs and the U.S.

¹ Recognized environmental conditions are defined in ASTM E 1527-05 as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

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Environmental Protection Agency's (EPA's) Federal Standard 40 CFR Part 312 "Standards and Practices for All Appropriate Inquiries (AAI)," which are intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner or bona fide prospective purchaser limitations on liability under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The standard outlines the practice that constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined by 42 U.S.C. §9601. Our services, described below, were completed in general accordance with our scope of services document dated April 16, 2009. These services were completed by, or under the direction of, an environmental professional as described in 40 CFR Part 312; our qualifications are provided in Section 1.3 below.

Our specific scope of services for the limited Phase I ESA is as follows:

1. Review readily available geotechnical reports, environmental reports and/or other relevant documents pertaining to environmental conditions at the subject property.
2. Review the results of a federal, state, local and tribal environmental database search provided by an outside environmental data service for listings of properties with known or suspected environmental conditions on or near the subject property within the search distances specified by ASTM. We also reviewed the EPA and Washington State Department of Ecology (Ecology) websites for readily available information (publications and reports) concerning areawide soil and groundwater contamination on or adjacent to the subject property.
3. Review regulatory agency files regarding listed properties of potential environmental concern relative to the subject property.
4. Interview a representative of the local fire department, health department and/or Ecology as necessary to gather information or fill data gaps regarding the history of the subject property and surrounding properties relative to the likely presence of hazardous substances.
5. Review historical aerial photographs, fire insurance maps, city directories, and land use and tax assessor records, as available and appropriate, to identify past development history on and adjacent to the subject property relative to the possible use, generation, storage, release or disposal of hazardous substances. Attempt to identify uses of the subject property from the present back to the time that records show no apparent structures on the subject property, back to the time that the property was first used for residential, agricultural, commercial, industrial or governmental purposes, or back to 1940, whichever is earliest.
6. Review current United States Geological Survey (USGS) topographic maps to identify the physiographic setting of the subject property and provide a statement on the local geologic, soil and groundwater conditions based on our general experience and sources such as geologic maps and soil surveys.
7. Conduct a visual reconnaissance of the subject property and adjacent properties from adjacent public right-of-ways to identify visible evidence of RECs.
8. Identify the source(s) of potable water for the subject property and current heating and sewage disposal system(s) used at the subject property, if any, and their age if readily ascertainable.
9. Identify data gaps relative to the Phase I ESA study findings.
10. Provide a written summary of the Phase I ESA results and identified RECs along with our opinion and recommendations regarding the potential for contamination by hazardous substances at the subject property and the significance of any data gaps identified.

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Deleted: <#>he or she is not available during the site reconnaissance. Identify and interview others familiar with the use and history of the subject property, as available and appropriate.¶ <#>Interview current owners or occupants of neighboring properties as necessary to gather information or fill property use data gaps regarding the subject property. ¶ <#>Interview past owners and occupants of the subject property only as necessary to gather information or fill property use data gaps regarding property use history.¶

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1.2 SPECIAL CONSIDERATIONS

Our scope of services did not include an environmental compliance audit or an evaluation for the presence of lead-based paint, toxic mold, polychlorinated biphenyls (PCBs) in light ballasts, radon, lead in drinking water, asbestos-containing building materials, urea-formaldehyde insulation in on-site structures or other potentially hazardous building materials. A survey of hazardous building materials is planned for the future. Soil and groundwater sampling is not included in this Phase I ESA scope of services. Our scope of services does not include an assessment of vapor intrusion into structures on the property per ASTM Standard E 2600-08.

At the request of the City of Redmond we did not enter the subject property buildings during the site reconnaissance. This data gap is considered potentially significant if building tenants have used or stored significant quantities of hazardous materials. At the City’s request, a key person interview of property owners or tenants was not performed. The lack of a key person interview presents a potentially significant data gap because property owners and/or tenants could possibly provide information that could confirm or deny potential RECs.

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1.3 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Dana Carlisle is a registered Professional Engineer (PE) in Washington (#29634) and has at least 15 years of full-time experience doing Phase I ESAs. Dana is an Environmental Professional per 40 CFR Part 312. Jessica Robertson is a licensed geologist (LG) in Washington (#2570) and has at least 5 years of full-time experience doing Phase I ESAs. Jessica is an Environmental Professional per 40 CFR Part 312.

2.0 PROPERTY DESCRIPTION

2.1 INVOLVED PARTIES

The subject property is currently owned by PS Business Parks LP. The City may be interested in purchasing property in this general vicinity. Otak is the City’s consultant for the stormwater design project. Current building tenants include several consulting and engineering firms, “Advanced Analytical” laboratory, small manufacturing company sales and engineering offices, and certified public accountants (CPAs). Several tenant spaces are currently vacant.

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2.2 LOCATION, LEGAL DESCRIPTION AND SETTING

General information, property use(s) and environmental setting of the subject property area are summarized in Table 1 below. The location is shown relative to surrounding physical features in Figure 1. The layout of the subject property and surrounding property uses are shown in Figure 2. Representative photographs of the subject property are shown in Figures 3 and 4.

Table 1. Subject Property Information

Topographic Map	USGS, 7.5 minute Kirkland, Washington, topographic quadrangle map dated 1973.
Quarter/Quarter, Section, Township and Range	NE quarter of SW quarter of Section 23, Township 25 North, Range 5 East, Willamette Meridian
Address	2801 152 nd Avenue NE, Redmond, Washington
General Location	Commercial neighborhood in Redmond, Washington. The triangular subject property is bounded by 152 nd Avenue NE to the east, commercial property to the south, and the State Route (SR) 520 right-of-way to the northwest.
Legal Description	Don Koll Business Park (per King County iMAP)
Tax Parcel Number	2063500100
Approximate Area	5.15 acres
Existing Use(s)	Business park with five office/warehouse buildings, surrounded by paved parking and landscaping.
Geologic Setting	Puget Lowland
Nearest Surface Water Bodies	Sears Creek, a small tributary of Valley Creek, is located approximately one-half mile southeast of the subject property. The junction of Sears Creek and Valley Creek is located approximately three-quarters mile to the east of the subject property.
Approximate Surface Elevation	Approximately 340 feet above mean sea level (MSL) (per King County iMAP)
Soil and Geologic Conditions	Dense sand and silt glacial till overlain by thin layer of weathered till and sod or duff, according to exploration logs for nearby property.
Depth to Groundwater	Based on well logs for nearby properties on file with Ecology, perched or regional groundwater is generally encountered between approximately 15 and 70 feet below ground surface in the vicinity of the subject property.
Inferred Direction of Shallow Groundwater Flow	To the northwest, based on local topography.

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Our knowledge of the general physiographic setting, geology and groundwater occurrence in the vicinity of the subject property is based on our review of the maps listed above, our general experience in the area and our previous work at nearby properties.

2.3 SITE RECONNAISSANCE

2.3.1 Summary of Observations

A representative of GeoEngineers performed a visual reconnaissance of exterior portions of the subject property on July 9, 2009. At the City’s request, we did not enter the interior of the buildings or interview building tenants.

The subject property was accessed from 152nd Avenue NE for the site reconnaissance. The subject property is currently developed with five commercial office buildings.

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Table 2 below summarizes conditions observed during our site reconnaissance. The approximate locations of the observed features discussed in this section are shown in Figure 2. Photographs of the subject property were taken to document observations made during our reconnaissance and are presented in Figures 3 and 4.

Table 2. Summary of Site Reconnaissance Observations

Feature	Observed		Comment
	Yes	No	
Structures (existing)	X		Five wood-frame commercial office/warehouse buildings are located on-site. All are single-story, with the exception of building 12, which has a partial second story. The buildings are arranged in a roughly triangular fashion such that loading docks are clustered near the center of the property with building fronts and main entrances along the perimeter. Current building tenants include several consulting and engineering firms, "Advanced Analytical" laboratory, small manufacturing company sales and engineering offices, and CPAs. Several tenant spaces are currently vacant. No heavy manufacturing currently appears to be conducted at the property. The buildings are surrounded by paved parking and landscaping.
Structures (evidence of former)		X	
Heating/Cooling System	X		The buildings are heated with natural gas systems.
Floor Drains, Sumps or Drywells		X	
Aboveground Storage Tanks (ASTs)		X	
Underground Storage Tanks (USTs) or Evidence of USTs		X	
Drums or Other Containers		X	
Chemicals or Hazardous Materials (other than <i>de minimis</i> quantities of cleaning products)		X	
Evidence of Leaks, Spills or Releases Surrounding ASTs, USTs and/or Chemical Storage Areas		X	
Stained or Corroded Floors, Walls or Drains (other than apparent water stains or minor oil stains on pavement from parked vehicles)		X	
Pipes of Unknown Origin or Use		X	
On-site Septic System		X	
Sewage Disposal System	X		The buildings are connected to the municipal sewer system (City of Redmond).
Potable Water Supply	X		The buildings are connected to the municipal water system (City of Redmond).
Solid Waste Refuse Dumpsters	X		Standard refuse dumpsters are located near building loading docks. Housekeeping practices in these areas appeared <u>to be</u> good.
Hydraulic Hoists		X	
Oil/Water Separators		X	
Discolored or Stained Soil or Vegetation Potentially from Hazardous Substances		X	
Hazardous Waste Disposal Areas		X	
Uncontained Debris, Refuse or Unidentified Waste Materials		X	

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Table 2. Summary of Site Reconnaissance Observations (Continued)

Feature	Observed		Comment
	Yes	No	
Standing Water or Other Liquids		X	
Catch Basins and Stormwater Drainage	X		Standard municipal stormwater catch basins (City of Redmond) are located in asphalt parking areas. Visual observations did not indicate whether any of the catch basins contain oil/water separators.
Pits/Ponds/Lagoons		X	
Waste or Wastewater Discharges		X	
Unusual Odors		X	
Stressed Vegetation		X	
Fill Material		X	
Water Wells (agricultural, domestic, monitoring)		X	
Pad-Mounted Transformers	X		One PSE-owned pad-mounted transformer was observed on-site, near the southernmost corner of Building 13. No staining was observed on or around the device. No blue "non-PCB" sticker was observed on the device.
Pole-Mounted Transformers		X	
Other Conditions of Environmental Concern		X	

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2.3.2 Findings

Potential RECs were not identified by this portion of the study. The presence of a PSE-owned electrical transformer on-site is not currently considered a potential REC based on the observed good condition of the device and the fact that the device is owned by the local utility.

2.3.3 Data Gaps

One data gap was identified by this portion of the study: at the City’s request, we did not enter the subject property buildings. Our reconnaissance was limited to exterior areas of the property that could be viewed from public rights-of-way and retail parking lots. This data gap is considered potentially significant if building tenants have used or stored significant quantities of hazardous materials in subject property buildings.

2.4 ADJACENT PROPERTY AND VICINITY OBSERVATIONS

2.4.1 Summary of Observations

We viewed properties located adjacent to and surrounding the subject property on July 9, 2009, from accessible public rights-of-way and the subject property. We did not enter adjacent properties or buildings. The subject property generally is situated in an area that is developed with commercial uses. Table 3 below outlines adjacent land uses and pertinent observations with respect to conditions that could pose a REC on the subject property. Figure 2 shows adjacent property uses and locations in relation to the subject property.

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Table 3. Adjoining Streets and Adjacent Properties Observations

Direction	Adjoining Street	Position Relative to Subject Property ¹	Adjacent Property and Use	Comments
North and West	SR 520	Downgradient/ Crossgradient	Office building complex across SR 520	
South	None	Downgradient/ Crossgradient	PS Business Park additional buildings	
East	152 nd Avenue NE	Upgradient	Retirement Home and vacated Group Health Hospital complex	

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Note:

¹ The inferred shallow groundwater flow direction in the vicinity of the subject property is likely toward the northwest as described in Section 2.2.

2.4.2 Findings

Potential RECs were not identified by this portion of the study.

2.4.3 Data Gaps

Data gaps were not identified by this portion of the study.

2.5 PREVIOUS REPORTS

Previous environmental or geotechnical reports pertaining to the subject property were not identified. A geotechnical engineering study is in progress at the time of publishing this Phase I ESA.

2.5.1 Findings

Potential RECs were not identified by this portion of the study.

2.5.2 Data Gaps

Data gaps were not identified by this portion of the study.

3.0 ENVIRONMENTAL RECORDS REVIEW

3.1 DATABASE SEARCH

GeoEngineers reviewed the results of a search of pertinent environmental regulatory lists and databases for current or previous facilities listed at addresses located within ASTM-specified distances from the subject property. The search was performed on June 9, 2009; the database search information reviewed was provided by a subcontracted regulatory list search service, Parcel Insight, Inc. (PI). The PI report is presented in Appendix B. The report includes details regarding the listed facilities identified and maps showing the approximate locations of the listed facilities relative to the subject property.

GeoEngineers reviewed the search results for listings pertaining to the subject property. GeoEngineers also reviewed PI's listing of database entries that could not be mapped by PI because of insufficient addresses (orphans). Off-site facilities found within the specified distances from the subject property were evaluated for potential impact to the subject property.

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The subject property was not listed. Table 4 below summarizes the listed facilities that in our opinion could pose a REC to the subject property and warrant further discussion. Other listed facilities identified in Appendix B either are located a significant distance from the subject property, or are located in an inferred down- or crossgradient position relative to the subject property and are unlikely to pose a REC to the subject property, in our opinion.

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Table 4. Summary of Regulatory Database Search Listings of Potential Environmental Concern

Location	Listed Business	Listed Address	Regulatory Database	Description
Adjacent southeast	Group Health Eastside Hospital (this facility has been relocated and the building unoccupied since 2008)	2700 152 nd Ave NE	Underground Storage Tank (UST), Leaking UST (LUST)	According to the PI report, this property reportedly had a release from one or more USTs, now removed and replaced. The released was reportedly cleaned up. We reviewed Ecology files for this site as discussed in Section 3.2.

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3.2 REVIEW OF REGULATORY FILES

GeoEngineers reviewed the Ecology file for the site listed in Table 4 at Ecology’s Northwest Regional Office on June 25, 2009. The information presented in the file is summarized below.

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Group Health Eastside Hospital, 2700 152nd Avenue NE

The former Group Health Eastside Hospital is located east and south of the subject property across 152nd Avenue NE. The hospital facility was relocated in 2008, and the building and facility complex are now vacant. In 1991, one 300-gallon heating oil UST was removed and one 7,500-gallon diesel UST was closed-in-place. The UST area of the Group Health Eastside Hospital site is located between the hospital’s service and main hospital buildings, more than 700 feet east of the subject property. Approximately five cubic yards of petroleum-impacted soil was excavated from the vicinity of the heating oil UST. Confirmation soil samples from the limits of the excavation either did not contain detectable concentrations of petroleum hydrocarbons or did not contain concentrations of petroleum hydrocarbons greater than applicable Model Toxics Control Act (MTCA) cleanup levels.

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One 10,000-gallon diesel UST remained in use at the site in 1991, and this UST was removed in 1998. Approximately 11.7 tons of petroleum-contaminated soil were excavated from the vicinity of the diesel UST and piping and disposed of off-site. Groundwater was not encountered in the excavation, which was completed to a maximum depth of 12 feet below ground surface. None of the confirmation soil samples from the limits of the excavation contained concentrations of petroleum hydrocarbons greater than MTCA Method A cleanup levels. After completion of the UST removal, a new diesel UST was placed in the excavation pit and backfilled with clean soil.

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Based on information included in the Ecology file and the distance between this listing and the subject property, the USTs associated with the Group Health Eastside Hospital do not represent a REC to the subject property.

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3.3 REVIEW OF AREAWIDE CONTAMINATION REPORTS

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We conducted a search of readily available Ecology and EPA reports and other documents that may pertain to the subject property. Areawide contamination reports pertaining to the subject property vicinity were not identified.

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3.4 FINDINGS

Potential RECs were not identified by this portion of the study.

3.5 DATA GAPS

Data gaps were not identified by this portion of the study.

4.0 PROPERTY HISTORY

4.1 HISTORICAL RESOURCES

Our understanding of the history of the subject property is based on a review of the information from the historical resources listed in Table 5 and interviews with the individuals listed. Selected historical research documents are included in Appendix C.

Table 5. Historical Resources Reviewed

Description	Provider or Interviewee	Dates of Coverage or Dates of Knowledge of the Property	Date Reviewed or Contacted	Comment (See Section 4.2 for findings)
Historical Aerial Photographs ¹	PI	1936, 1944, 1960, 1970, 1985, 1994, 1998 and 2001	06/17/2009	
Historical Aerial Photographs ¹	King County iMAP	1936, 1998, 2000, 2002, 2005 and 2007	06/17/2009	
Historical Fire Insurance Maps	PI search of Sanborn maps	Not available	06/17/2009	Sanborn maps do not exist for the subject property.
Historical Tax Assessors Records	Puget Sound Regional Archives	1938 to 1997	06/17/2009	
Historical City Directories	PI search at public libraries	1960, 1966, 1971, 1976, 1981, 1987, 1991, 1996, 2001 and 2006	06/25/2009	Subject property addresses are not listed in reviewed city directories 1960 through 1976.
Historical Topographic Maps	PI search of USGS maps	1950, 1968 and 1973	06/17/2009	
Commitment of Title Report	Pacific Northwest Title Company	August 5, 2009	08/17/2009	

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Table 5. Historical Resources Reviewed (Continued)

Description	Provider or Interviewee	Dates of Coverage or Dates of Knowledge of the Property	Date Reviewed or Contacted	Comment (See Section 4.2 for findings)
Interview	Carol, Redmond Fire Department	Recent	07/14/2009	The Redmond Fire Department does not have any records pertaining to USTs at the subject property. Hard copy hazardous materials permit records were reviewed at the Fire Department on July 16, 2009.
Interview	Sandra Hill, City of Redmond Planning Department	Recent	07/13/2009	City of Redmond Planning Department does not have any building plans on file for the subject property.
Interview	King County Health Department	Recent	07/13/2009	The King County Health Department does not have any records regarding the subject property.

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Note:

¹ The scale of the photographs reviewed allowed for an interpretation of general property development/configuration, such as identifying most structures, roadways and clearings. However, the scale of the photographs did not allow for identification of specific property features, such as fuel pumps, wells or chemical storage areas on the subject property, if any.

4.2 HISTORICAL PROPERTY OWNERSHIP AND USE SUMMARY

The historical property use and ownership information has been compiled based on the review of the historical sources listed in Table 5. According to available information, the subject property was owned by "Bertha E. Smith" in 1941 and by "Edward A. Black" in 1956. A series of commercial owners subsequently owned the subject property, starting with Overland Park, Inc. in approximately 1957, Koll Business Park in approximately 1977, and Yett Family Partnership in 1994. The current owner, PS Business Parks LP, purchased the subject property in 2007. Koll Business Park developed the property as described below; based on the aerial photographs, the prior commercial owners did not develop the property.

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The first available historical reference for the subject property is the 1936 aerial photograph, in which the subject property appears undeveloped and forested. The subject property appears undeveloped in all available aerial photographs through 1970. The five existing office/warehouse buildings on the subject property were constructed in 1977, according to tax archive documents, and were originally identified as buildings 9 through 13 of the Koll Business Park. Tax archive documents record that "portions" of the one- and two-story buildings were heated by forced hot air and air conditioning units with natural gas used as the heat source. The buildings are visible and appear generally unchanged on all aerial photographs from 1985 through 2007.

Based on our review of city directory listings, current businesses operating on the subject property are representative of those that have been located in the buildings since construction and have included printing and sign shops, analytical laboratories, engineering consultants, cleaning companies, equipment and/or tool manufacturers, and offices. None of the current subject property businesses were included on the current regulatory database search as a generator of hazardous wastes. Manufacturing companies located on the subject property appear to primarily have operated shipping/receiving and office functions in the subject property buildings; however, the possibility that some limited manufacturing or repair

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activities were also conducted by these businesses at the property cannot be excluded at this time. Specific businesses that have occupied the five subject property buildings and that may have used or stored hazardous materials have included:

- Eagle Print II/Nova Typesetting, 2813 152nd Avenue NE (included in 1981, 1987, 1991, and 2001 city directories).
- Morup Signs Inc, 2853 152nd Avenue NE (1981, 1987, 1991, and 2001 city directories).
- Microstart Labs, 2879 152nd Avenue NE (1987).
- Sundown Glass Tinting, 2825 152nd Avenue NE (1991).
- ServiceMaster Total Cleaning, 2859 152nd Avenue NE (1991).
- Bio Research Laboratory and/or Evergreen Analytical Services, 2897 152nd Avenue NE (1996, 2001, and 2006).
- Cooper Industries and/or Cooper Power Tools, 2865 152nd Avenue NE (2001 and 2006).
- Olympic Reprographics, 2789 152nd Avenue NE (2001).
- Advanced Analytical Laboratory, 2821 152nd Avenue NE (2006).
- Dependable Building Maintenance Company, 2869 152nd Avenue NE (2006).
- Ondine Research Laboratories, 2891 152nd Avenue NE (2006).

The above list of businesses is not a comprehensive list of past subject property businesses. No details regarding operations of the above-listed businesses or other past or present subject property businesses are available with the exception of limited records from the Fire Department. We were unable to identify from available records whether these or other businesses used or stored hazardous materials on-site other than as indicated in the list below. The Fire Department does not have any records of USTs on the property. Information presented in archived hazardous materials permits on file with the Redmond Fire Department includes the following regarding storage of hazardous materials on the property:

- Morup Signs (permit date 1978): 10 gallons maximum silk screening ink, 5 gallons mineral spirits, 5 gallons "xylol", and 1 gallon each laquer thinner and kerosene.
- Overlake Business Center Building 9 (undated): Material Safety Data Sheets (MSDS) sheets on file for cleaning products that include trichloroethylene (TCE), petroleum distillates, perchloroethylene, mineral spirits, xylene, toluene, methyl ethyl ketone, methylene chloride of unspecified quantities.
- Procyte Corporation (1988 and 1989): wide variety of materials including chemicals, metals, gases, and liquids. A cover letter in the permit states that ProCyte was a "privately held Research and Development company involved in the synthesis and biological testing of compounds which accelerate wound healing." Procyte's on-site tenant space consisted of approximately 8,500 square feet, of which approximately 2,000 square feet was laboratory space. The majority of the chemicals used on-site were stored in quantities of less than 100 grams. The chemicals used in the largest quantities (including acids, esters, acetone, and benzene) were in smaller than 5-gallon containers.
- Evergreen Analytical Services (undated): File records do not contain a cover letter describing site operations, but a hazardous materials inventory spreadsheet was included in the file. The

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spreadsheet identifies a wide variety of chemicals in quantities less than a few gallons, similar to those listed for Procyte Corporation.

- Sears Repair Shop (2007 or 2008): Permit on file for flammable liquid storage. No details regarding specific liquid or quantities are included on the permit.

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4.3 ADJACENT PROPERTIES

The development history of adjacent properties is similar to that of the subject property, with the majority of adjacent properties also developed with commercial buildings in the 1970s.

North and West. The adjacent SR 520 roadway was constructed in the 1970s and helped to spur development in the area. Warehouse buildings to the north and west beyond SR 520 were constructed in 1978, according to King County iMAP.

South. The existing buildings on the adjacent portions of the PS Business Park to the south of the subject property were constructed in 1975. Small farms are visible on the south-adjacent property in aerial photographs from the 1930s through 1970.

East. East-adjacent properties appear undeveloped and forested in all available aerial photographs through 1970. The existing Group Health Eastside Hospital facility to the southeast was constructed in 1974. The existing office and retirement buildings to the east of the subject property were constructed in the 1980s.

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No industrial or commercial property uses that likely used or stored significant quantities of hazardous materials have been identified on adjacent and nearby properties.

4.4 ENVIRONMENTAL LIENS OR PROPERTY USE RESTRICTIONS

During the course of our research, we found no evidence that environmental liens had been filed against the subject property.

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4.5 INFORMATION PROVIDED BY USER/USER OBLIGATIONS

We received any responses to a user questionnaire, a copy of which is provided in Appendix A. According to the responses from the user-provided information (for example, title records, environmental liens, specialized knowledge of the subject property, etc.) the user did not provide any specific findings that would suggest a REC or potential REC relative to the subject property.

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4.6 FINDINGS

No potential RECs not previously discussed were identified by this portion of the study, with the exception of the following:

- Subject property buildings have been occupied by a variety of tenants that may have used or stored hazardous materials. Tenants have included printing companies, cleaning companies and

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analytical laboratories. Limited information is available regarding the type and/or quantities of hazardous materials used at the property by these businesses, or details regarding hazardous materials use, storage and waste handling practices at these companies. This lack of information presents a potentially significant data gap. Hazardous materials use and storage therefore represents a REC for the subject property.

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4.7 DATA GAPS

Three data gaps are associated with this portion of the study:

- Only limited information regarding hazardous materials use and storage at existing and historical business tenants at the subject property was available. This data gap is considered significant because additional information would help to identify, confirm or deny potential RECs. Therefore, we have considered hazardous materials storage a generalized REC for the subject property.
- At the City’s request, we did not contact the property owner for a “key person interview” or building tenants to verify tenant history and property uses. This data gap is considered significant, because additional information from property owners and/or building tenants could confirm the absence or presence of RECs associated with the subject property.

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5.0 CONCLUSIONS AND RECOMMENDATIONS

GeoEngineers has performed a limited Phase I ESA, in conformance with the scope and limitations of ASTM Practice E 1527, of the Property located at 2801 152nd Avenue NE in Redmond, Washington. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report. This assessment has not revealed any RECs in connection with the subject property at this time with the exception of the following:

Deleted: <#>We did not receive any responses to a user questionnaire, a copy of which is provided in Appendix A. The questionnaire can be used to obtain user-provided information (for example, title records, environmental liens, specialized knowledge of the subject property, etc.) that may specify findings/conditions that may pose potential environmental concerns or RECs relative to the subject property. The absence of this information is a data gap that may pose an environmental concern to the subject property if the property has been subject to environmental liens, restrictive covenants, etc.¶

- Subject property buildings have been occupied by a variety of tenants that may have used or stored hazardous materials. Tenants have included printing companies, cleaning companies, and analytical laboratories. Limited information is available regarding the type and/or quantities of hazardous materials used at the property by these businesses, or details regarding hazardous materials use, storage and waste handling practices at these companies. Additionally, we were not authorized by the City to enter these tenant spaces or to conduct interviews with key site managers, the property owner and the tenants. This lack of information presents a potentially significant data gap. Hazardous materials use and storage therefore represents a REC for the subject property.

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We recommend that additional research be completed to more adequately assess the potential for subsurface contamination from historical and current tenants at the subject property. This additional research should include visual observation of tenant spaces where hazardous materials are or were used and stored, and interviews with individuals familiar with business operations on the property. Based on the outcome of additional property research, the City of Redmond may want to consider subsurface soil and/or groundwater sampling to help evaluate the presence/absence of contamination in the subject property subsurface. The City of Redmond may also want to consider a contingency in the project development budget and schedule in the event that impacted soil requiring special handling, management and disposal is encountered during redevelopment of the site.

6.0 LIMITATIONS

This limited Phase I ESA has been prepared for use by City of Redmond and Otak. GeoEngineers has performed this limited Phase I ESA of the Property located at 2801 152nd Avenue NE in Redmond, Washington, in general accordance with the scope and limitations of our scope of services document dated April 16, 2009, and ASTM E 1527-05, Standard Practice for Phase I ESAs and EPA’s Federal Standard 40 CFR Part 312 “Standards and Practices for All Appropriate Inquiries (AAI).”

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Within the limitations of scope, schedule and budget, our services have been executed in accordance with the generally accepted environmental science practices for Phase I ESAs in this area at the time this report was prepared. No warranty or other conditions, express or implied, should be understood.

Please refer to Appendix D titled “Report Limitations and Guidelines for Use” for additional information pertaining to use of this report.

7.0 REFERENCES

King County iMAP aerial photographs dated 1936, 1998, 2000, 2002, 2005 and 2007.

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King County Tax Assessor records provided by Puget Sound Regional Archives dated 1938-1997.

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Parcel Insight, Inc (PI). PI Radius Map report dated June 9, 2009 (comprehensive environmental database report, including Ecology and EPA databases).

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PI aerial photographs dated 1936, 1944, 1960, 1970, 1985, 1994, 1998, and 2001.

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Polk and Cole City Directory listings provided by PI, dated 1960, 1966, 1971, 1976, 1981, 1987, 1991, 1996, 2001, and 2006.

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United States Geological Survey (USGS). Topographic maps for Kirkland, Washington quadrangle provided by PI, dated 1950, 1968, and 1973.

Washington State Department of Natural Resources. Geologic Map of Washington – Northwest Quadrant. 2002.

APPENDIX A
USER QUESTIONNAIRE

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APPENDIX B
PARCEL INSIGHT, INC. (PI) REPORT

APPENDIX C
SELECTED HISTORICAL RESEARCH DOCUMENTS

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APPENDIX D
REPORT LIMITATIONS AND GUIDELINES FOR USE

APPENDIX D REPORT LIMITATIONS AND GUIDELINES FOR USE¹

This appendix provides information to help you manage your risks with respect to the use of this report.

READ THESE PROVISIONS CLOSELY

Some clients, design professionals and contractors may not recognize that the geoscience practices (geotechnical engineering, geology and environmental science) are far less exact than other engineering and natural science disciplines. This lack of understanding can create unrealistic expectations that could lead to disappointments, claims and disputes. GeoEngineers includes these explanatory “limitations” provisions in our reports to help reduce such risks. Please confer with GeoEngineers if you are unclear how these “Report Limitations and Guidelines for Use” apply to your project or site.

ENVIRONMENTAL SERVICES ARE PERFORMED FOR SPECIFIC PURPOSES, PERSONS AND PROJECTS

GeoEngineers has performed this limited ESA of the property consisting of the PS Business Park Property located at 2801 152nd Avenue NE in Redmond, Washington, in general accordance with the scope and limitations of our scope of services document dated April 16, 2009, ASTM E 1527-05, Standard Practice for Phase I ESAs, and EPA’s Federal Standard 40 CFR Part 312 “Standards and Practices for All Appropriate Inquiries (AAI).” This report has been prepared for the exclusive use of City of Redmond and Otak. This report is not intended for use by others, and the information contained herein is not applicable to other properties.

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GeoEngineers structures our services to meet the specific needs of our clients. For example, an environmental site assessment study conducted for a property owner may not fulfill the needs of a prospective purchaser of the same property. Because each environmental study is unique, each environmental report is unique, prepared solely for the specific client and project property. No one except the City of Redmond and Otak should rely on this environmental report without first conferring with GeoEngineers. This report should not be applied for any purpose or project except the one originally contemplated.

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THIS ENVIRONMENTAL REPORT IS BASED ON A UNIQUE SET OF PROJECT-SPECIFIC FACTORS

This report has been prepared for the PS Business Park Property located at 2801 152nd Avenue NE in Redmond, Washington. GeoEngineers considered a number of unique, project-specific factors when establishing the scope of services for this project and report. Unless GeoEngineers specifically indicates otherwise, do not rely on this report if it was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific property explored, or
- completed before important project changes were made.

If important changes are made to the project or subject property after the date of this report, GeoEngineers

¹ Developed based on material provided by ASFE, Professional Firms Practicing in the Geosciences; www.asfe.org.

should be retained to review our interpretations and recommendations and to provide written modifications or confirmation, as appropriate.

RELIANCE CONDITIONS FOR THIRD PARTIES

Our report was prepared for the exclusive use of our Client. No other party may rely on the product of our services unless we agree in advance to such reliance in writing. This is to provide our firm with reasonable protection against open-ended liability claims by third parties with whom there would otherwise be no contractual limits to their actions. Within the limitations of scope, schedule and budget, our services have been executed in accordance with our Agreement with the Client and generally accepted environmental practices in this area at the time this report was prepared.

HISTORICAL INFORMATION PROVIDED BY OTHERS

GeoEngineers makes no warranties or guarantees regarding the accuracy or completeness of information provided or compiled by others. The information presented in this report is based on the above-described research and a single recent site visit. GeoEngineers has relied upon information provided by others in our description of historical conditions and in our review of regulatory databases and files. The available data do not provide definitive information with regard to all past uses, operations or incidents at the subject property or adjacent properties.

UNCERTAINTY REMAINS EVEN AFTER THIS ESA STUDY IS COMPLETED

No ESA can wholly eliminate uncertainty regarding the potential for recognized environmental conditions (RECs) in connection with a property. Performance of an ESA study is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property. There is always a potential that areas with contamination that were not identified during this Phase I ESA exist at the subject property or in the study area. Further evaluation of such potential would require additional research, subsurface exploration, sampling and/or testing.

ENVIRONMENTAL REGULATIONS ARE ALWAYS EVOLVING

Some substances may be present in the vicinity of the subject property in quantities or under conditions that may have led, or may lead, to contamination of the subject property, but are not included in current local, state or federal regulatory definitions of hazardous substances or do not otherwise present current potential liability. GeoEngineers cannot be responsible if the standards for appropriate inquiry, or regulatory definitions of hazardous substance, change or if more stringent environmental standards are developed in the future.

PROPERTY CONDITIONS CAN CHANGE

This environmental report is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time (for example, a Phase I ESA report is typically applicable for 180 days), by events such as a change in property use or occupancy, or by natural events, such as floods, earthquakes, slope instability or groundwater fluctuations. Always contact GeoEngineers before applying this report so that GeoEngineers may evaluate reliability of the report to changed conditions.

BIOLOGICAL POLLUTANTS

GeoEngineers' Scope of Work specifically excludes the investigation, detection, prevention or assessment of the presence of Biological Pollutants. Accordingly, this report does not include any interpretations, recommendations, findings, or conclusions regarding the detecting, assessing, preventing or abating of Biological Pollutants and no conclusions or inferences should be drawn regarding Biological Pollutants, as they may relate to this project. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and/or any of their byproducts.

If Client desires these specialized services, they should be obtained from a consultant who offers services in this specialized field.

MOST ENVIRONMENTAL FINDINGS ARE PROFESSIONAL OPINIONS

Our interpretations of subsurface conditions are based on field observations and chemical analytical data from widely spaced sampling locations at the Site. Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. GeoEngineers reviewed field and laboratory data and then applied our professional judgment to render an opinion about subsurface conditions throughout the Site. Actual subsurface conditions may differ – sometimes significantly – from those indicated in this report. Our report, conclusions and interpretations should not be construed as a warranty of the subsurface conditions.

GEOTECHNICAL, GEOLOGIC AND ENVIRONMENTAL REPORTS SHOULD NOT BE INTERCHANGED

The equipment, techniques and personnel used to perform an environmental study differ significantly from those used to perform a geotechnical or geologic study and vice versa. For that reason, a geotechnical engineering or geologic report does not usually relate any environmental findings, conclusions or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. Similarly, environmental reports are not used to address geotechnical or geologic concerns regarding a specific project.