

EXCERPT FROM PHASE 1 ESA OF PRITCHARD BUILDING -
APPENDIX DOCUMENTS NOT INCLUDED

Phase I Environmental Site Assessment

State of Washington Pritchard Building
415 15th Avenue Southwest
Olympia, Washington 98501



Prepared for:

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PBS Project 40535.464



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Abbreviations

The following are commonly used abbreviations in PBS Phase I Environmental Site Assessment reports. Abbreviations are defined upon first use within the text.

AAI	all appropriate inquiry
ACBM	asbestos-containing building material
ACM	asbestos-containing material
AST	aboveground storage tank
ASTM	ASTM International (formerly American Society for Testing and Materials)
AUL	activity and use limitation
bgs	below ground surface (depth below the ground surface)
CEG	conditionally exempt generator (of hazardous waste)
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act (EPA)
CREC	controlled recognized environmental condition
Ecology	Washington State Department of Ecology
EDR	Environmental Data Resources (a regulatory database report provider)
EPA	Environmental Protection Agency
ESA	environmental site assessment
HOT	heating oil tank
HREC	historical recognized environmental condition
LCP	lead-containing paint
LQG	large-quantity generator (of hazardous waste)
LUST	leaking underground storage tank
mg/kg	milligrams per kilogram (equivalent to ppm)
MTCA	Model Toxics Control Act (Washington State)
NFA	No Further Action determination (Ecology)
NLR	no longer reporting
NonGen	non-generator of hazardous waste
PBS	PBS Engineering and Environmental Inc.
PCB	polychlorinated biphenyls
ppm	parts per million (equivalent to mg/kg)
RCRA	Resource Conservation and Recovery Act (EPA)
REC	recognized environmental condition
SQG	small-quantity generator (of hazardous waste)
USGS	United States Geological Survey
UST	underground storage tank

Executive Summary

A Phase I Environmental Site Assessment was conducted by PBS Engineering and Environmental Inc. (PBS) for the property (Site or subject property) located at 415 15th Avenue Southwest in Olympia, Washington. The assessment was conducted for The Washington State Department of Enterprise Services (Client). This assessment was performed in general compliance with the ASTM International E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, approved by the Environmental Protection Agency (EPA) in November 2013, for conducting all appropriate inquiries (AAI).

This report should be read in its entirety (text and attachments) before decisions are made based on the findings provided in the Executive Summary. PBS is not responsible for utilization of less than the complete report.

Site Description and History

The Site is a 32,500-square-foot property spanning several assessor's parcels occupied by a four-story office building and library constructed in 1958. Current tenants are Washington State Government employees. No manufacturing occurs on the subject property. The building is heated by steam from a central boiler plant on the Washington State Capitol Campus. Exterior areas include landscaping and paved parking.

Regulatory Review

EPA and state environmental databases were reviewed to identify sites that pose a potential environmental concern to the subject property. The subject property appears on the Washington State Department of Labor and Industries ASBESTOS database due to abatement of asbestos containing materials. Based on a review of the listed sites, none appear to pose a significant environmental concern to the subject property.

Findings and Opinion

This Phase I ESA identified the following:

1. A 125-gallon above ground storage tank (AST) storing diesel fuel for a generator is present at the subject property. No evidence of leaks or spills from the AST was observed. PBS considers the AST to be of low environmental concern to the subject property.
2. Two USTs are reported to be present on the north adjacent property at the O'Brien and Cherberg Buildings. The client indicated that both USTs are regulated by the Washington State Department of Ecology (Ecology), although records were only available for the UST at the O'Brien Building on Ecology's online UST database.¹ Given the proximity of the USTs and their cross to upgradient location, PBS considers this to be of moderate environmental concern to the subject property.
3. The Washington Governor's Mansion was found to have a confirmed release of petroleum products from a UST. Given the NFA status issued to the site and its cross-gradient location 460 to the northwest, PBS does not consider this to present an environmental concern to the subject property.
4. The site at 317 17th Avenue SW was found to have a confirmed release of petroleum products from a UST. Given its distance from the subject property and its cross- to downgradient location, PBS does not consider this to present an environmental concern to the subject property.
5. Other sites discussed in section 3.2 of this report are greater than 500 feet away from the subject property. PBS does not consider these sites to present an environmental concern to the subject property.

¹ <https://apps.ecology.wa.gov/tcpwebreporting/reports/ust>

Recognized Environmental Conditions (RECs), Including Controlled RECs (CRECs)

PBS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13 of in , the subject property. Any exemptions to, or deletions from, this practice are described in section 1 of this report. This assessment has revealed no evidence of RECs in connection with the property. This assessment has revealed no evidence of RECs in connection with the property.

Data Gaps

No data gaps were identified during this study.

Additional Investigation

Additional investigation prior to property redevelopment is not warranted. Monitoring for contaminants should be conducted during intrusive earthwork along the northern property boundary to assess the potential for migration of petroleum contaminants from USTs on the north adjacent property.

1 PROJECT AND REPORT INFORMATION

1.1 PBS Client Information

PBS Engineering and Environmental Inc. (PBS) conducted this assessment for (Client). The Client is considered the User, as defined by ASTM International Standard E1527-13.

This Phase I Environmental Site Assessment has been requested by prior to redevelopment of the subject property. This assessment was performed in general compliance with ASTM International's E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, approved by the Environmental Protection Agency (EPA) in November 2013, for conducting all appropriate inquiries (AAI).

1.2 Report Purpose

A Phase I Environmental Site Assessment (ESA) was conducted by PBS for the property located at 415 15th Avenue Southwest in Olympia, Washington (Site or subject property). The purpose of the Phase I ESA was to identify recognized environmental conditions associated with the subject property, and to assess the likelihood that contamination from hazardous substances or petroleum products may exist on the Site either from past or present use of the subject property or nearby properties. This study is intended to reduce, not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the subject property, within reasonable limits of time and cost.

The purpose of this study is to conduct an all appropriate inquiry into the current and previous ownership and uses of the subject property consistent with good commercial or customary practice. In so doing, the Client may qualify for one of three Landowner Liability Protections (LLP) that limit Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability. The Client must fulfill associated continuing obligations in order to maintain LLP status.

1.3 Scope of Work

The assessment was performed in general compliance with the ASTM International (ASTM) E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, approved by the EPA in November 2013. Unless noted in section 1.6 Special Terms and Conditions, the scope of work for the project included the following:

1. Identifying and visually surveying the subject property for the presence of hazardous substances and petroleum products.
2. Obtaining information from the Client through a completed disclosure questionnaire and a review of a title report, if provided by the Client.
3. Reviewing federal, state, tribal, and local agency listings using a commercial database search provider, including activity and use limitations.
4. Reviewing historical maps, historical occupant records, and the nature of past property usage.
5. Reviewing readily available soils, geology, or environmental reports for the subject property or subject property vicinity.
6. Interviewing persons knowledgeable about the subject property, including current and previous owners.
7. Preparing the report summarizing any observations, sources used, findings, conclusions, and opinions relating to the presence or likely presence of hazardous substances or petroleum products on the subject property, including the potential for contaminants migrating to the subject property from an off-site location.

This assessment considers business environmental risks (see section 11.2 Glossary) that are not recognized environmental conditions unless the Client specifically requests otherwise. Please refer to the PBS Proposal to Provide a Phase I Environmental Site Assessment/Contract, Appendix A, for a detailed description of our scope of work.

PBS has prepared this report using information that is reasonably ascertainable; that is, information that is practically reviewable, publicly available, and obtainable from its source within reasonable time and cost constraints.

1.4 Conformance with ASTM E1527-13

This report has been formatted to maximize reader usability and comprehension. This report conforms to the requirements of ASTM E1527-13, and items indicated in Appendix X4 of the standard are included. Section 11 provides a cross-reference table that allows the reader to confirm conformance.

1.5 Non-ASTM Method Scope of Work

Non-ASTM method issues such as asbestos, lead-containing paint, wetlands, indoor air quality were not addressed during this study.

1.6 Special Terms and Conditions

The standard PBS Terms and Conditions are included in the PBS Proposal to Provide a Phase I Environmental Site Assessment/Contract in Appendix A; there are no special terms and conditions.

1.7 Client-Imposed Limitations

The Client did not impose limitations on PBS while completing this report.

2 PROPERTY INFORMATION AND PHYSICAL SETTING

2.1 Site Description

Site Address:	415 15 th Avenue Southwest, Olympia, Washington 98501
Tax Lot:	Thurston County Assessor IDs 09850005000, 38600600100, & 45100000100
Township, Range, Section:	Township 18N Range 2W, SE ¼ of SW ¼ of Section 47, Willamette Base and Meridian
Size:	Approximately 1.8 acres or 79,000 square feet
Current Use:	State Government Office

Tax lot information was obtained from the Thurston County online maps resource² on August 4, 2020.

A Site Vicinity Map and Site Plan are included with this report under Figures. The Property spans several Thurston County Assessor's parcels and easements. A copy of the county assessor's tax map is included in Appendix B.

2.2 Owner and Occupant(s)

Current Owner:	Washington Department of Enterprise Services
Previous Owner:	Unknown
Property Manager:	Washington Department of Enterprise Services
Current Occupant(s):	Washington State Government Offices

2.3 Topography and Surface Features

The US Geological Survey 7.5-minute topographic map (Tumwater Quadrangle, 2014; see Figure 1) for the Site indicates that the property lies on relatively flat land with a steep slope immediately to the southwest, sloping west southwest toward Capitol Lake. The subject property elevation is approximately 120 feet above mean sea level.

The topographic map indicated that the nearest surface water Capitol Lake is located approximately 500 feet west from the subject property.

2.4 Groundwater Well/Borehole Records

The Washington State Department of Ecology's (Ecology) well log database³ provides logs for water wells, monitoring wells, and geotechnical borings along with decommissioned well reports and other records. This database was reviewed by PBS on August 5, 2020. The following representative nearby well logs were identified: BBR529 through BBR 531, BBK588 through BBK589, B-1 through B-8, BAM-129 through BAM-132, and wells number 1 through 6. Well and soil boring logs indicate that borings were advanced in silt with beds of silty sand, gravel and clay. Records for the nearby wells indicate that groundwater was not encountered at depths up to 100 feet below ground surface (bgs). Copies of the reviewed logs are included in Appendix B.

Based on topography, the direction of shallow unconfined groundwater flow is expected to be toward the west southwest; therefore, properties to the east and northeast are considered upgradient to the subject property.

² <http://www.kingcounty.gov/operations/GIS/Maps/iMAP.aspx>

³ <https://apps.wa.ecology.wa.gov/wellconstruction/map/WCLSWebMap/default.aspx>

3 GOVERNMENTAL AND REGULATORY RECORDS REVIEW

3.1 Government Record Sources

Washington State Department of Ecology (Ecology) Online Facility Profiler

Ecology maintains an online database⁴ of state cleanup and federal Superfund sites, hazardous waste generators, underground storage tanks (USTs), solid waste facilities, and other environmental concerns. This website was reviewed by PBS on August 4, 2020. The subject property was not listed. No adjoining or nearby properties were listed other than those identified by the environmental database search (see section 3.2).

Local Fire Department

The City of Seattle Fire Department keeps records of permits for USTs from 1996 through the present, as well as spills or hazardous materials incidents. Information was requested regarding past activity at the subject property.

PBS submitted a public records request with the City of Olympia's Records Request Center⁵ on August 4, 2020. PBS did not receive a response by the issuance date of this report.

Underground Injection Controls (UICs)

Ecology maintains an online database for registered underground injection controls (UICs).⁶ This database was reviewed by PBS on August 4, 2020. No records of UICs were on file for the subject property or adjacent properties.

Other Government Records

No other local government records were reviewed for this assessment.

3.2 Standard Environmental Record Sources

A search of EPA, state, and tribal environmental database listings was performed by a commercial database search provider (a copy of the database search report is included in Appendix C). The purpose of this search was to identify potential, suspected, or known sources of contamination on or in the area of the subject property. Various agency listings were searched for different approximate minimum search distances from the subject property as established in the ASTM method. Listings included publicly available databases of environmental liens, activity and use limitations, and easements and equitable servitudes, if recorded or filed.

If the Site and/or adjacent properties are identified in the regulatory database report, the information is summarized below. Regulatory data for surrounding properties that may pose a potential risk to the subject property are also included. Other properties listed in the database report are not considered to be of environmental concern to the Site based on presumed groundwater flow direction, distance from the subject property, regulatory status (for example, the agency file is closed), or other physical factors.

The commercial database report may also include proprietary data derived from historical city directories. These can include historical dry cleaners/laundries and automobile stations (gas stations, automobile repair shops, auto body shops). These are non-regulatory listings and are included as historical information.

⁴ <https://apps.ecology.wa.gov/neighborhood/>

⁵ <https://public-olympiawa.mycusthelp.com/WEBAPP/>

⁶ <https://apps.ecology.wa.gov/uicsearch/>

Subject Property

Address:	415 15 th Avenue SW	Program #:	N/A
<p>The subject property is listed on the Washington Department of Labor and Industries Asbestos Notification Listing Asbestos sites (ASBESTOS) database.</p> <p>The listing is due to the abatement of asbestos containing window putty on the roof in 2014 and pipe lagging in the basement hallway outside the mechanical room in 2017.</p> <p>It is presumed that demolition activities associated with redevelopment of the property having potential to disturb hazardous building materials will be performed in accordance with state and federal laws.</p>			

Adjoining Properties

Address:	504 15 th Avenue SW	Program #:	UST ID: 620046
<p>Located northwest (cross gradient) of subject property</p> <p>The Washington Department of Enterprise Services O'Brien Building is listed on EPA's Facility Index System/Facility Registry System (FINDS) and Ecology's Underground Storage Tank (UST) and Facility/Site Identification System Listing (ALLSITES) databases. The listing is due to the presence of a UST on the property. A copy of the UST System Summary from Ecology's UST database is included in Appendix C.</p> <p>The property is also listed on the ASBESTOS database due to the presence of asbestos containing ducting and pipe insulation in the building.</p> <p>Given the proximity of the property to the subject property, the UST presents a moderate environmental concern to the subject property.</p>			

Address:	304 15 th Avenue SW	Program #:	USTID: 619350
<p>Located northeast (upgradient) of subject property</p> <p>The Washington Department of Enterprise Services Cherberg Building is listed on Ecology's UST and ALLSITES databases due to the presence of a registered UST on the property. A copy of the UST System Summary was not available on Ecology's UST database.</p> <p>Given the proximity of the property to the subject property, the UST presents a moderate environmental concern to the subject property.</p>			

Surrounding Properties

Address:	316 17 th Avenue SW	Program #:	N/A
<p>Located 346 feet south southeast (cross to downgradient) of subject property</p> <p>The residential property is listed on Ecology's Independent Cleanup Reports (ICR) database due to reported cleanup of petroleum products in soil related to a heating oil tank. This listing does not present an environmental risk to the subject property due to its distance and cross gradient location relative to the subject property.</p>			

Address:	103 Sid Snyder Avenue SW	Program #:	N/A
Located 424 feet northeast (upgradient) of subject property			
The property is listed on Ecology's ALLSITES database due to the presence of underground utility drainage. No further information is available in the EDR report. This listing does not present an environmental risk to the subject property.			

Address:	501 13 th Avenue SW	Program #:	N/A
Located 460 feet northwest (cross gradient) of subject property			
The Washington State Governor Mansion is listed on Ecology's ALLSITES and UST databases as well as state and tribal Leaking Underground Storage Tank (LUST) and Confirmed and Suspected Contaminated Sites List No Further Action (CSCSL NFA) databases.			
Listings of the property are due to a confirmed release of diesel and gasoline petroleum products to soil from an UST in 1992. Initial investigation conducted in 2012 indicated that concentrations of contaminants were below state cleanup levels. A No Further Action determination was granted to the property by Ecology based on the results of the initial investigation.			
This listing does not present an environmental risk to the subject property based on its cross-gradient location and No Further Action status.			

Address:	WA GA Central Steam Plant	Program #:	N/A
Located 632 feet northwest (cross to downgradient) of subject property			
The Washington GA Central Steam Plan, also known as the WA GA Powerhouse CB&G or Capitol Powerhouse is listed on Ecology's ALLSITES database. The address for the property is not provided in the EDR report but its location is inferred as the south end of Powerhouse Road SW from Google Maps.			
The listing is due to the discovery of subsurface petroleum contamination in 1992. During excavation of petroleum contaminated soil, two USTs were discovered, containing diesel and Bunker C fuel, respectively. The excavation was advanced below the water table, and a sheen was observed on groundwater encountered in the excavation. An estimated 215 cubic yards of petroleum contaminated soil were removed from the site. A 350,000 gallon above ground storage tank (AST) is also present at the property.			
Ecology completed a Site Hazard Assessment (SHA) for the property in 2011 and gave it a hazard ranking of 5, the maximum allowable hazard ranking. The SHA notes that Thurston County believes that existing documentation does not sufficiently characterize the extent of contamination in accordance with Ecology's Model Toxics Control Act (MTCA).			
Because the topographic elevation of the property is approximately 100 feet lower than that of the subject property, it is considered downgradient from the subject property with respect to groundwater flow. As such, this listing does not present an environmental risk to the subject property.			

Address:	WA State Senate Print	Program #:	N/A
Located 645 feet west (downgradient) of subject property			
<p>The Washington State Senate Print is listed on Ecology's ALLSITES database. The address for the property is not provided in the EDR report, but is listed at B7 of the John A Cherberg Building, which is located to the northeast of the subject property, although the EDR lists the WA State Senate Print site as west of the subject property. No additional information is provided in the EDR report.</p>			
This listing does not present an environmental risk to the subject property.			

Address:	210 11 th Avenue SW #403	Program #:	N/A
Located 800 feet northeast (upgradient) of subject property			
<p>The Washington State Department of Agriculture Federal Lab is listed on Ecology's ALLSITES database as well as EPA's Facility Index System/Facility Registry System (FINDS), Resource and Conservation Recovery Act Non Generators / No Longer Regulated (RCRA NonGen / NLR) and Enforcement & Compliance History Information (ECHO) databases. The site address is listed as 403 General Admin BLDG in the EDR report. The address provided above is inferred from the location of the General Administration building at 210 11th Avenue SW. The listings are due to the property being a non-generator of hazardous waste.</p>			
This listing does not present an environmental risk to the subject property.			

Address:	210 11 th Avenue SW	Program #:	WA UST# 3135
Located 1,034 feet northeast (upgradient) of subject property			
<p>The WA GA UST 3135 Site is listed on Ecology's ALLSITES and UST and EPA's FINDS databases. The listings are due to a former UST used to store unleaded gasoline, which was removed from the property in 1996. There is no information regarding the performance of a site assessment during tank removal in the EDR report, or in Ecology's UST database records. PBS performed a Phase I ESA on the property in May 2020. The Phase I reported that an additional UST was installed in 1995 at the property. Both USTs were corrosion resistant and had several spill prevention controls indicating a release to the subsurface was unlikely.</p>			
This listing presents a low environmental risk to the subject property.			

Address:	200 14 th Avenue SE	Program #:	N/A
Located 885 feet east northeast (upgradient) of subject property			
<p>The East Campus Plaza IV Construction Site is listed on Ecology's ALLSITES and EPA's Facility FINDS databases. No additional information about the property is provided in the EDR report.</p>			
This listing does not present an environmental risk to the subject property.			

Address:	1115 Washington Street SE	Program #:	WA UST #9485
Located 1,171 feet east northeast (upgradient) of subject property			
<p>The Washington Department of Enterprise Services East Plaza Garage Phase 5B / CB&G Office Building 2 site is listed on Ecology's ALLSITES, Financial Assurance Information Listing (Financial Assurance 1) and UST databases. The listings are due to a former UST used to store diesel fuel, which was removed from the property in 1996. There is no information regarding the performance of a site assessment during tank removal in the EDR report, or in Ecology's UST database records.</p>			
This listing presents a low environmental risk to the subject property.			

Address:	12 th and Franklin Streets	Program #:	N/A
Located 1,261 feet northeast (upgradient) of subject property			
The Washington Department of Enterprise Services Division of Capitol Facilities 2 site is listed on Ecology's ALLSITES and Hazardous Waste Manifest Data (MANIFEST) databases as well as EPA's RCRA Very Small Quantity Generator (RCRA VSQG) database. The listings are due to the property being registered as a conditionally exempt small quantity generator of hazardous waste.			
This listing presents a low environmental risk to the subject property.			

Unmappable Sites

The unmappable/orphan sites were reviewed on August 6, 2020. Based on the presumed location or reported regulatory status, unmappable sites listed on the EDR database report are considered to pose *de minimis* concern.⁷

⁷ Unmappable sites are identified as "Non-Geocoded" or "Orphan" in the regulatory database report. They are categorized this way because inaccurate or incomplete site addresses prevented mapping by the database provider. PBS has reviewed and, in some cases, located these unmappable sites. Environmental risk associated with remaining unmappable sites could not be determined.

4 HISTORICAL RECORDS REVIEW

4.1 Standard Historical Sources

ASTM E1527-13 indicates that review of standard historical sources at less than approximately five-year intervals is not required by this practice. If the specific use of the property appears unchanged over a period longer than five years, then it is not required by this practice to research the use during that period.

The following standard sources were reviewed:

- Aerial photographs were obtained from EDR aerial photograph collection and Google Earth.
- Sanborn fire insurance maps were obtained from EDR's Sanborn Collection.
- Topographic maps were obtained from EDR Topographic Maps.

No other historical records were reviewed for this assessment.

The table below summarizes the information gathered from the sources listed above. Data obtained from other sources reviewed for this Phase I ESA may also be included in the following tables in order to identify potential historical data failures.

Copies of the reviewed records are included in Appendix D.

Year	Source	Description
1908	Sanborn map	<u>Subject Property:</u> The subject property is shown as Capitol Park <u>Adjoining Properties:</u> The south and east adjacent properties are shown as sparsely developed with single-family residential structures.
1924	Sanborn map	<u>Subject Property:</u> The subject property is shown as developed with four single-family residential structures. <u>Adjoining Properties:</u> The northwest and northeast adjacent properties are shown as undeveloped. Single family residences are shown on the east and south adjacent properties.
1937	Topographic map	<u>Subject Property:</u> No significant changes to the subject property are apparent. <u>Adjoining Properties:</u> The slope to Capitol Lake is shown to the west of the subject property.
1941	Aerial photograph	<u>Subject Property:</u> The single-family residential structures shown in the 1937 topographic map have been demolished and replaced with two structures on the eastern portion of the subject property. <u>Adjoining Properties:</u> The O'Brien and Cherberg Buildings are shown on the northwest and northeast adjacent properties, respectively. Single family residences are shown on the east and south adjacent properties. The forested slope to Capitol Lake is shown to the west of the subject property.

Year	Source	Description
1946 & 1947	Sanborn map	<u>Subject Property:</u> The two structures on the eastern portion of the subject property visible in the 1941 aerial photograph are not depicted in the 1946 and 1947 Sanborn maps. <u>Adjoining Properties:</u> No significant changes to the adjacent properties are apparent.
1949	Topographic map	<u>Subject Property:</u> The two structures on the eastern portion of the subject property are no longer shown, and the subject property has been developed as a parking lot. <u>Adjoining Properties:</u> No significant changes to the adjacent properties are apparent.
1953	Aerial photograph	<u>Subject Property:</u> No significant changes to the subject property are apparent. <u>Adjoining Properties:</u> No significant changes to the adjacent properties are apparent.
1957	Aerial photograph	<u>Subject Property:</u> No significant changes to the subject property are apparent. <u>Adjoining Properties:</u> No significant changes to the adjacent properties are apparent.
1959	Topographic map	<u>Subject Property:</u> The Pritchard Building is shown on the subject property. <u>Adjoining Properties:</u> No significant changes to the adjacent properties are apparent.
1968	Aerial photograph, topographic map & Sanborn map	<u>Subject Property:</u> The Pritchard Building and parking lot to the east are shown on the subject property. <u>Adjoining Properties:</u> No significant changes to the adjacent properties are apparent.
1973	Aerial photograph & topographic map	<u>Subject Property:</u> The subject property is not visible in the 1973 aerial photograph due to obstructions from the scanning of the photograph. <u>Adjoining Properties:</u> Adjacent properties are not visible in the 1973 aerial photograph due to obstructions from the scanning of the photograph.
1974	Topographic map	<u>Subject Property:</u> No significant changes to the subject property are apparent. <u>Adjoining Properties:</u> No significant changes to the adjacent properties are apparent.
1976	Aerial photograph	<u>Subject Property:</u> No significant changes to the subject property are apparent. <u>Adjoining Properties:</u> No significant changes to the adjacent properties are apparent.
1980	Aerial photograph	<u>Subject Property:</u> No significant changes to the subject property are apparent. <u>Adjoining Properties:</u> No significant changes to the adjacent properties are apparent.

Year	Source	Description
1981	Topographic map	<u>Subject Property</u> : No significant changes to the subject property are apparent. <u>Adjoining Properties</u> : No significant changes to the adjacent properties are apparent.
1990	Aerial photograph	<u>Subject Property</u> : No significant changes to the subject property are apparent. <u>Adjoining Properties</u> : No significant changes to the adjacent properties are apparent.
1991	Aerial photograph	<u>Subject Property</u> : No significant changes to the subject property are apparent. <u>Adjoining Properties</u> : No significant changes to the adjacent properties are apparent.
1994	Topographic map	<u>Subject Property</u> : No significant changes to the subject property are apparent. <u>Adjoining Properties</u> : No significant changes to the adjacent properties are apparent.
1997	Topographic map	<u>Subject Property</u> : No significant changes to the subject property are apparent. <u>Adjoining Properties</u> : No significant changes to the adjacent properties are apparent.
2003	Aerial Photograph (Google Earth)	<u>Subject Property</u> : Two buildings have been constructed on the eastern portion of the subject property as shown in the 2006 aerial photograph. <u>Adjoining Properties</u> : No significant changes to the adjacent properties are apparent.
2006	Aerial photograph	<u>Subject Property</u> : No significant changes to the subject property are apparent. <u>Adjoining Properties</u> : No significant changes to the adjacent properties are apparent.
2009	Aerial photograph	<u>Subject Property</u> : The two buildings on the eastern portion of the subject property visible in the 2006 aerial photograph have been removed, and a parking lot is shown in their place in the 2009 aerial photograph. <u>Adjoining Properties</u> : No significant changes to the adjacent properties are apparent.
2013	Aerial photograph	<u>Subject Property</u> : No significant changes to the subject property are apparent. <u>Adjoining Properties</u> : No significant changes to the adjacent properties are apparent.
2014	Topographic map	<u>Subject Property</u> : No significant changes to the subject property are apparent. <u>Adjoining Properties</u> : No significant changes to the adjacent properties are apparent.
2017	Aerial photograph	<u>Subject Property</u> : No significant changes to the subject property are apparent. <u>Adjoining Properties</u> : No significant changes to the adjacent properties are apparent.

Summary of Property Use from Historical Sources

The subject property was occupied by Capitol Park by 1908. Four single-family residential structures had been constructed on the subject property by 1924. By 1941, the single-family structures on the subject property had been demolished giving way to two larger buildings on the eastern portion of the property. By 1946 the two structures on the eastern portion of the property had been demolished, and the subject property was used as a parking lot. By 1959 the Pritchard Building was constructed on the subject property, operating as a State Library. By 2003 two structures had been constructed in the place of the former parking lot on the eastern portion of the subject property. These two structures were demolished and replaced with another parking lot by 2009. The subject property has remained in its current form from 2009 to present.

By 1908 the adjoining properties to the south and east had been developed with single-family residences. The northwest and northeast adjacent properties remained undeveloped until 1941, at which time the O'Brien and Cherberg Buildings had been constructed. Adjoining properties remained developed with their 1941 structures from 1941 to present.

4.2 City Directories

City directories were searched using EDR. A listing of the directory listings is included in Appendix D. A summary of the findings is presented below.

The historical directories did not identify listings of potential concern at adjacent properties with the exception of Affordable Pest Management listed in the 2000 to 2017 city directories at the property adjacent and northwest of the subject property. This adjacent property is located hydraulically cross gradient of the subject property. The business does not appear in any of the government databases reviewed for this assessment relating to environmental or hazardous materials concerns. As such, this city directory listing does not present a concern to the subject property.

4.3 Previous Environmental Assessments

No previous environmental assessments were identified by PBS for the subject property.

4.4 Activity and Use Limitations

PBS did not identify environmental liens, activity and use limitations (AULs), or easements and equitable servitudes on the subject property during this study.

4.5 Data Failure

Data failure was encountered while conducting the historical research for this Phase I ESA report. Data failure occurs when the standard historical sources reasonably ascertainable and likely to be useful have been reviewed, but the objectives in ASTM E1527-13 Sections 8.3.1 through 8.3.2.2 have not been met. If the data failure represents a significant data gap, the impact of this data gap shall be discussed in section 8.1 of this Phase I ESA report.

The following data failure occurred:

- Several time periods exist for which data could not be gathered every five years (see source tables above). Section 8.3.2.1 of ASTM E1527-13 indicates that if the specific use of the property appears unchanged over a period longer than five years, then research of its use during that period is not required. PBS does not view this data failure as a significant data gap and the data failure does not change the conclusions or opinion of PBS as stated in this Phase I ESA.

5 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The site reconnaissance was conducted by James Welles, Project Geologist, PBS environmental professional (EP), on August 3, 2020 to observe and document site conditions and visible indications of existing environmental conditions. The reconnaissance was performed accompanied by Majid Jamali, Project Manager with the Washington State Department of Enterprise Services.

The entirety of the basement, first, third and fourth floors and roof of the subject property were accessed. Approximately 10% of individual offices on the 2nd floor were accessed. Not all offices were accessed to avoid disturbing occupants.

Photographs of the Site are included in Appendix E.

5.2 Site and Vicinity General Characteristics

The subject property is 1.8 acres spanning several assessor's parcels and easements. The subject property is located on the Washington State Capitol Campus in southwest Olympia just east of Capitol Lake. The subject property is relatively flat with a steep slope immediately to the west descending to Capitol Lake. The western portion of the property is occupied by the Pritchard Building, with parking lots to the east and southeast.

Site Operations/Processes

The Site was originally used as the Washington State Library. The 3rd and 4th floors formerly storing books and public records are now vacant. The 1st and 2nd floors are now occupied by office space, and a kitchen and campus cafeteria. A photography studio is present in the basement.

Exterior Improvements

The primary entrance to the building is on the north end through the lobby. Parking is located to the east and southeast of the Pritchard Building.

Utilities

- Water Supply: State of Washington owned West Campus water system (obtains potable water from City of Olympia)
- Sewage System: State of Washington owned sanitary sewer system (discharges to City of Olympia sanitary sewer system)
- Stormwater: State of Washington owned stormwater system (operates as secondary permittee to City of Olympia)
- Heating Source: Steam from Washington State Capitol Campus central boiler plant (off property)

5.3 Site Conditions and Observations

Aboveground and Underground Storage Tanks

A 125-gallon AST was observed on a concrete pad within a concrete enclosure on the west side of the property. The AST stores diesel fuel for an on-site generator. No USTs were observed on the subject property during site reconnaissance.

Drywells, Injection Wells, Septic Systems

None of these features were observed and/or known to be present on the subject property.

Floor Drains, Catch Basins, Sumps, Oil/Water Separators

Floor drains were observed in all restrooms within the Pritchard Building, as well as in the fire alarm room in the basement, and kitchen on the first floor adjacent to the cafeteria. No staining or evidence of spills was observed in or near the floor drains. Storm water catch basins were observed outside along the eastern and northern perimeter of the building, as well as in the parking lot on the eastern portion of the property.

Hazardous Substances, Petroleum Products, Unidentified Containers

None of these features were observed and/or known to be present on the subject property, with the exception of the AST prior noted in this section.

Improper Dumping/Solid Waste Disposal

No indications of improper solid waste disposal were observed during the site reconnaissance.

Pits, Ponds, Lagoons, Surface Impoundments

None of these features were observed on the subject property.

Polychlorinated Biphenyls (PCBs)

PCBs were once used in the manufacture of electrical equipment (transformers) and hydraulic fluids. Now considered hazardous substances under CERCLA rules, the manufacture of PCBs was banned in 1979. Examination or sampling of individual building components or fixtures for PCBs is not within the scope of the Phase I ESA.

Stains, Sheens, Odors

None of these conditions were observed on the subject property.

Wells

Water supply wells and monitoring wells were not observed on the subject property.

Other Conditions of Concern

No other conditions of concern were observed on the subject property during the site reconnaissance.

5.4 Observed Current Use of Adjoining Properties

- North: O'Brien and Cherberg Buildings, State Government Offices
- South: Single-family residential
- East: Multi-family residential
- West: Undeveloped land adjacent to Capitol Lake

These properties were viewed from the subject property or the nearest public right-of-way. A potential UST was observed to the northeast of the subject property, in the parking lot immediately south of the Cherberg Building.

6 INTERVIEWS

The section below summarizes information obtained from interviews and questionnaires completed by the Client/User, property owner, and/or other key personnel.

6.1 Interview with Client/User

The Client did not complete PBS' standard Client/User Questionnaire. This does not, however, change the opinion of PBS because the client is also the owner and did complete the Property Owner/Representative Questionnaire.

6.2 Interview with Owner

The PBS standard Property Owner/Representative Questionnaire was completed by Ms. Carrie R Martin, Environmental Planner with the Department of Enterprise Services, and is included in Appendix F. Mr. Majid Jamali with the Department of Enterprise Services was also interviewed in person on August 3, 2020. The interview and questionnaire are summarized as follows:

- Ms. Martin indicated that the subject property has an AST.
- Ms. Martin indicated that the Department of Enterprise Services owns most of vacated 16th Avenue to the south of the subject property. However, the property line is very close to a privately owned garage at 1601 Sylvester Street SW. A quiet claim deed, easement and license are on record for this portion of the property.
- The hillside west of the subject property was part of a geotechnical evaluation and risk assessment and was found to have a medium to high risk of failure.
- Ms. Martin indicated that an indoor air quality analysis was performed on ducts at the subject property in 2013.
- Ms. Martin indicated that a good faith inspection for asbestos containing materials relating to duct cleaning at the building was performed in 2014.
- No knowledge of environmental liens against the subject property, or limitations of use related to environmental conditions were indicated in the Property Owner/Representative Questionnaire.
- Mr. Jamali indicated that the northwest and northeast adjacent properties, the O'Brien and Cherberg Buildings, respectively, both had USTs.

6.3 Interview with Previous Owner(s)

An interview with the previous owner was not completed. Based on available historical and regulatory information for the subject property, this does not impact the ability of PBS to identify recognized environmental conditions (RECs).

6.4 Interviews with Others

No other interviews were conducted for this report.

7 NON-SCOPE CONSIDERATIONS

Non-scope considerations are issues or conditions at the subject property that could pose a business risk to an owner or prospective purchaser but are not included in a standard Phase I ESA. PBS assesses non-scope considerations only when requested to do so by the Client.

There were no non-scope considerations requested by the Client.

8 EVALUATION

The sections below present the findings, opinion, and conclusions of this Phase I ESA.

8.1 Findings and Opinion

This Phase I ESA identified the following:

1. A 125-gallon AST storing diesel fuel for a generator is present at the subject property. No evidence of leaks or spills from the AST was observed. PBS considers the AST to be of low environmental concern to the subject property.
2. Two USTs are reported to be present on the north adjacent property at the O'Brien and Cherberg Buildings. The client indicated that both USTs are regulated by the Washington State Department of Ecology (Ecology), although records were only available for the UST at the O'Brien Building on Ecology's online UST database.⁸ Given the proximity of the USTs and their cross to upgradient location, PBS considers this to be of moderate environmental concern to the subject property.
3. The Washington Governor's Mansion was found to have a confirmed release of petroleum products from a UST. Given the NFA status issued to the site and its cross-gradient location 460 to the northwest, PBS does not consider this to present an environmental concern to the subject property.
4. The site at 317 17th Avenue SW was found to have a confirmed release of petroleum products from a UST. Given its distance from the subject property and its cross- to downgradient location, PBS does not consider this to present an environmental concern to the subject property.
5. Other sites discussed in section 3.2 of this report are greater than 500 feet away from the subject property. PBS does not consider these sites to present an environmental concern to the subject property.

8.2 Conclusions

PBS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13 of in , the subject property. Any exemptions to, or deletions from, this practice are described in section 1 of this report. This assessment has revealed no evidence of RECs in connection with the property. This assessment has revealed no evidence of RECs in connection with the property.

Data Gaps

No data gaps were identified during this study.

Additional Investigation

Additional investigation prior to property redevelopment is not warranted. Monitoring for contaminants should be conducted during intrusive earthwork along the northern property boundary to assess the potential for migration of petroleum contaminants from USTs on the north adjacent property.

⁸ <https://apps.ecology.wa.gov/tcpwebreporting/reports/ust>

9 SIGNATURES

PBS respectfully submits the results of our Phase I Environmental Site Assessment. We appreciate the opportunity to provide our recommendations for your project. If you have additional concerns, please do not hesitate to contact us at (206) 233-9639.

Sincerely,
PBS Engineering and Environmental Inc.

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 a 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.

James Welles
PBS Project Geologist

Date

Megan Nogeire
PBS Senior Project Manager

Date

10 ASSUMPTIONS AND LIMITATIONS

10.1 Significant Assumptions

Client's Responsibilities

It is assumed that the User has provided PBS with title and lien records, actual knowledge of environmental liens or activity and use limitations encumbering the property, any specialized knowledge or experience material to recognized environmental conditions in connection with the property, any commonly known or reasonably ascertainable information material to recognized environmental conditions on the property, and the reason why the property may have a significantly lower purchase price than comparable properties, if applicable (User Responsibilities, ASTM E1527-13, Section 6.0).

It is further assumed that the Client will read this report in its entirety (text and attachments) before making decisions based on the findings of the report.

Groundwater Flow

Groundwater flow direction has been determined based on topography in the area of the subject property; the assumption is that shallow groundwater flow will follow topography. No site-specific field measurements of groundwater flow direction (such as installation of groundwater monitoring wells) have been performed.

Based on this interpretation, PBS has reviewed regulatory agency information for sites located in a presumed upgradient direction that, based on proximity and knowledge of potential contaminant fate and transport, may potentially impact the subject property.

Accuracy and Completeness

The public records search is performed by PBS with the understanding that such records may be inaccurate or incomplete, and that the ability of public agencies to retrieve records may be variable or inconsistent over time. Similarly, PBS interviews of knowledgeable persons are performed in good faith that information provided is reasonably accurate and truthful. It may not always be feasible or appropriate for PBS to determine the accuracy of conflicting information, and this determination is pursued at the environmental professional's discretion.

10.2 Limitations and Exceptions

Unless noted elsewhere in this proposal, the scope of work for the project does not address a number of potentially significant environmental issues including, but not limited to, hazardous materials audit, environmental compliance, vapor encroachment assessment per ASTM standard E2600-10, formaldehyde, radon, asbestos-containing building materials, PCBs, lead-containing paint, mold, wetlands and other land use issues, drinking water quality, geotechnical or geologic hazards, nor does it include subsurface exploration or chemical screening of soil and groundwater beneath the subject property.

Recognized environmental conditions are defined in paragraph 3.2.78 of ASTM E1527-13 and the complete text is included in the glossary of this document. The vague and ambiguous nature of recognized environmental conditions as defined by the ASTM standard may result in reasonable minds differing as to whether any observed condition at a site is a recognized environmental condition. There may be other conditions noted in this report that could be considered recognized environmental conditions by other persons. Accordingly, the Client is advised that no warranty is given that other experts may agree that site conditions noted herein are recognized environmental conditions. Users of this report are encouraged to review the report in its entirety and specifically to consider all site conditions described and not merely those classified herein as recognized environmental conditions.

When an assessment is completed without surface exploration or chemical screening of soil and groundwater beneath the subject property, as in this study, no statement of scientific certainty can be made regarding latent subsurface conditions that may be the result of on-site or off-site sources. PBS is not able to represent that the Site or adjoining land contains no hazardous substances including petroleum, or other latent conditions beyond that identified by PBS during the study. The possibility always exists for contaminants to migrate undetected through surface water, air, soil, soil gas, or groundwater. The ability to accurately address the environmental risk associated with transport in these media is beyond the scope of this study.

The findings and conclusions of this report are not scientific certainties, but are based on professional judgment concerning the significance of the data gathered during the course of the Phase I ESA. The conclusions in this report are not to be considered a legal opinion or advice as to the Client's duty concerning due diligence and all appropriate inquiry relating to potential liabilities in leasing, owning, or purchasing real estate.

The ASTM method does not require a search interval of fewer than five years; this search interval is not guaranteed to identify all prior tenants or occupants of the subject property (please refer to the table in section 4.1 Standard Historical Resources for search intervals achieved for this report.) The PBS investigator reviewed sources that are publicly available, available within a reasonable time and cost, and reasonably ascertainable and considered practically reviewable, as defined under the ASTM standard. In addition, these criteria are applied keeping in mind sources that are likely to provide information concerning possible recognized environmental conditions at the subject property. PBS has reviewed sources of information that we consider meeting these criteria. In cases where the history of the subject property is not traced prior to its first-developed use, this condition is considered a data failure and not an exception to the required scope of work. If the data failure represents a significant data gap, this will be discussed in the report.

10.3 Data Gaps

A data gap results from a lack of, or inability to, obtain information required by the ASTM method, despite good faith efforts to gather such information. Our report identifies and comments on significant data gaps that have affected our ability to identify recognized environmental conditions.

10.4 Client Reliance

PBS acknowledges that only the Client (User of the report) may rely upon the information, findings, opinions, and conclusions set forth in this report, subject to the conditions and limitations contained in this report, and as set forth in our contract. This report is for the exclusive use of the User and is not to be relied upon by other parties unless specifically indicated. Reliance on this report by other parties will require a fee from those parties, and a written agreement from PBS, and will be subject to the same conditions and limitations contained in the contract between PBS and the User. Any other use of, or reliance on, this report by any third party is at that party's sole risk.

This report was prepared with the standard of care and skill ordinarily recognized under similar circumstances by members of its profession in the state and region at the time the services are performed. No warranties, expressed or implied, are made.

This report provides information on the subject property only as specified in the scope of work based on conditions at the time of the study. Additional information may become available that differs significantly from our understanding of conditions presented in this report. If this occurs, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

11 RESOURCES

11.1 References

Many references, primarily internet-based and governmental resources, are cited within the text of this report and are not repeated on this page.

11.2 Glossary

Note: Definitions without a specific citation are derived from PBS project and industry experience.

Abandoned Property. A property that can be presumed to be deserted, or an intent to relinquish possession or control can be inferred from the general disrepair or lack of activity thereon such that a reasonable person could believe that there was an intent on the part of the current owner to surrender rights to the property. (ASTM E1527-13, Section 3.2.1)

Activity and Use Limitations (AULs). Legal (institutional) or physical (engineering) restrictions or limitations on the use of, or access to, a site or facility, to reduce or eliminate potential exposure to hazardous substances or petroleum products in soil or groundwater, or to prevent activities that could interfere with the effectiveness of a response action in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or ground water on the property. (ASTM E1527-13, Section 3.2.2)

Adjoining Properties. Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with the property but for a street, road, or other public thoroughfare separating them. (ASTM E1527-13, Section 3.2.4)

All Appropriate Inquiry (AAI). That inquiry constituting "All Appropriate Inquiry" into the previous ownership and uses of the property consistent with good commercial or customary practice, as defined in CERCLA, 42 U.S.C. §9601(35)(B), that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the LLPs to the CERCLA liability (42 U.S.C. §9601(35)(A)&(B), §9607 (b)(3), §9607(q); and §9607(r)), assuming compliance with other elements of the defense. (ASTM E1527-13, Section 3.2.6)

Approximate Minimum Search Distance. The area for which records must be obtained and reviewed pursuant to Section 8 of ASTM Standard Practice E1527-13 subject to the limitations provided in that section. This may include areas outside the property and shall be measured from the nearest property boundary. This term is used in lieu of radius to include irregularly shaped properties. (ASTM E1527-13, Section 3.2.7)

Business Environmental Risk. A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations some of which are identified in the report (ASTM E1527-13, Section 3.2.11)

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended by the Superfund Amendments and Reauthorization Act (SARA), 42 USC 9601 et seq. (ASTM E1527-13, Section 3.3.2)

Contaminated Aquifer Policy: Oregon and Washington environmental agencies will not hold a property owner liable for groundwater contamination that has migrated from an upgradient property. This indemnity is granted under the assumption that the property owner is not responsible for the release of the contamination, is not financially associated with the property from which the contamination originated, and did nothing to exacerbate the problem. Certain restrictions might be placed on the use of groundwater on the site (such as an irrigation or drinking water well could not be installed on the property). The property owner should ensure that the contamination does not present a health risk to on-site occupants. (5/20/04 DEQ Contaminated Aquifer policy, Washington RCW 70.105D.020(17)(iii)F(iv))

Continuing Obligations. After completion of an AAI-compliant Phase I ESA, there are continuing obligations of the User required under 2002 Brownfields Amendment to maintain landowner liability protections. These include:

1. Complying with land use restrictions and not impeding the effectiveness or integrity of institutional controls.
2. Taking "reasonable steps" with respect to hazardous substances affecting a landowner's property to stop continuing releases, prevent threatened future releases, and prevent exposure to earlier releases.
3. Providing cooperation, assistance, and access to the EPA, a state, or other party conducting response actions or natural resource restoration at the property.
4. Complying with CERCLA information requests and administrative subpoenas.
5. Providing legally required notices relating to the discovery or release of hazardous substances on the property (40 CFR Par 312, Section II – Background, Item D).

Controlled Recognized Environmental Condition (CREC). A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). (See ASTM Note 2.) A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report. (See ASTM Note 3.) (ASTM E1527-13, Section 3.2.18)

ASTM Note 2: For example, if a leaking underground storage tank has been cleaned up to a commercial use standard, but does not meet unrestricted residential cleanup criteria, this would be considered a controlled recognized environmental condition. The "control" is represented by the restriction that the property use remains commercial.

ASTM Note 3: A condition identified as a controlled recognized environmental condition does not imply that the environmental professional has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be, implemented.

Data Failure. A failure to achieve the historical research objectives in Section 8.3.1 through 8.3.2.2 of ASTM E1527-13 even after reviewing standard historical sources in 8.3.4.1 through 8.3.4.8 of ASTM E1527-13 that are reasonably ascertainable and likely to be useful. Data failure is a type of data gap. (ASTM E1527-13, Section 3.2.20)

Data Gap. A lack of, or inability to obtain required information by ASTM E1527-13 despite good faith efforts to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc). The report

will identify and comment on significant data gaps that affect the ability of the EP to identify recognized environmental conditions. (ASTM E1527-13, Section 3.2.21)

De minimis Condition. Condition that generally does not present a material risk of harm to public health or the environment or that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

Environmental Professional. A person meeting the education, training, and experience requirements set forth in 40 CFR §312.10(b). That person may be an independent contractor or an employee of the User. (ASTM E1527-13, Section 3.2.32)

Hazardous Substance. A substance defined as a hazardous substance pursuant to CERCLA 42 USC §9601 (14), as interpreted by EPA regulations and the courts: "(A) any substance designated pursuant to Section 1321 (b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to Section 9602 of this title, (C) any hazardous waste having the characteristics identified under or pursuant to Section 3001 of the Solid Waste Disposal Act (42 USC 6921) (but not including any waste the regulation of which under the Solid Waste Disposal Act (42 USC §9601 et seq.) has been suspended by act of Congress), (D) any toxic pollutant listed under Section 1317(a) of Title 33, (E) any hazardous air pollutant listed under Section 112 of the Clean Air Act (42 USC 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the administrator (of EPA) has taken action pursuant to Section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)." (ASTM E1527-13, Section 3.2.39)

PBS Note: The term hazardous substances, as it is used in this report, describes both hazardous substances and petroleum products. It does not include hazardous building materials.

Historical Recognized Environmental Condition (HREC). A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition. (ASTM E1527-13, Section 3.2.42)

Landowner Liability Protections (LLPs). Landowner liability protections provided under CERCLA; these protections include the bona fide prospective purchaser liability protection, contiguous property owner liability protection, and innocent landowner defense from CERCLA liability. See 42 U.S.C. §§ 9601(35)(A), 9601(40), 9607(b), 9607(q), 9607(r). (ASTM E1527-13, Section 3.2.49)

Other Issues of Concern. Issues that could potentially result in adverse environmental impacts to the subject property. They are not included as recognized environmental conditions because insufficient evidence was collected during the course of this study to come to the conclusion that the condition(s) has resulted in the "presence or likely presence" of contamination to soil and/or groundwater on the subject property.

Petroleum Products. Those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. §9601(14), as interpreted by the courts and EPA; that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). (The word fraction refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil, pursuant to Standard Definitions of Petroleum Statistics.) (ASTM E1527-13, Section 3.2.65)

Practically Reviewable. Information that is practically reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the User can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the property or a geographic area in which the property is located are not generally practically reviewable. Most databases of public records are practically reviewable if they can be obtained from the source agency by the county, city, zip code, or other geographic area of the facilities listed in the record system. Records that are sorted, filed, organized, or maintained by the source agency only chronologically are not generally practically reviewable. Listings in publicly available records which do not have adequate address information to be located geographically are not generally considered practically reviewable. For large databases with numerous records (such as RCRA hazardous waste generators and registered underground storage tanks), the records are not practically reviewable unless they can be obtained from the source agency in the smaller geographic area of zip codes. Even when information is provided by zip code for some large databases, it is common for an unmanageable number of sites to be identified within a given zip code. In these cases, it is not necessary to review the impact of all of the sites that are likely to be listed in any given zip code because that information would not be practically reviewable. In other words, when so much data is generated that it cannot be feasibly reviewed for its impact on the property, it is not practically reviewable. (ASTM E1527-13, Section 3.2.69)

Publicly Available. Information that is publicly available means that the source of the information allows access to the information by anyone upon request. (ASTM E1527-13, Section 3.2.72)

Reasonably Ascertainable. Information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable. (ASTM E1527-13, Section 3.2.77)

Recognized Environmental Condition (REC). The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions. (ASTM E1527-13, Section 3.2.78)

Subject Property (ASTM standard uses the term Property). The real property that is the subject of this Environmental Site Assessment. Real property includes buildings and other fixtures and improvements located on the property and affixed to the land. (ASTM E1527-13, Section 3.2.70)

User. The party seeking to use ASTM Practice E1527 to complete an Environmental Site Assessment of the property. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The User has specific obligations for completing a successful application of this practice as outlined in Section 6 of Practice E1527. (ASTM E1527-13, Section 3.2.98)

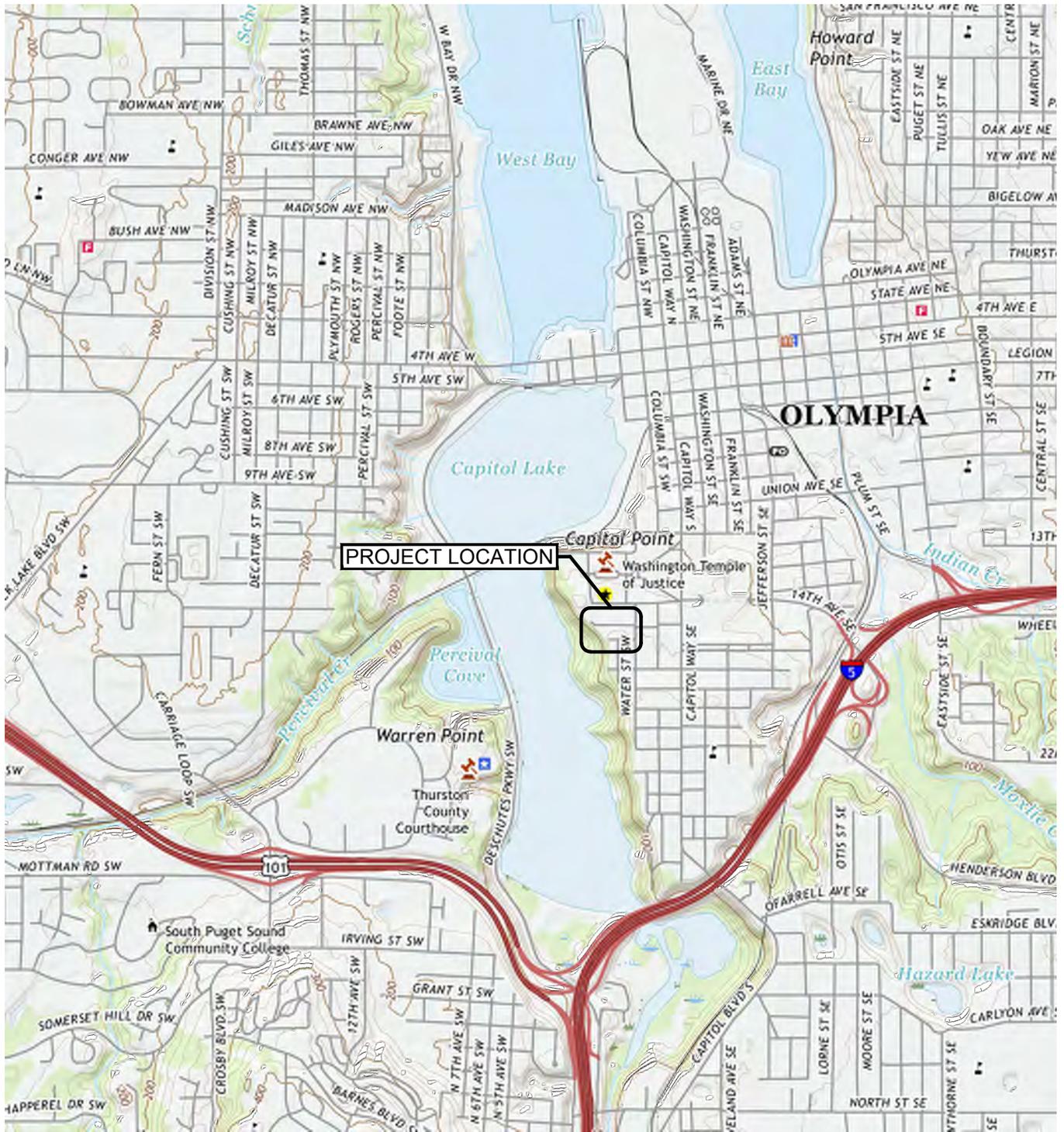
Cross Reference for ASTM E1527-13 Requirements

This table provides an easy cross reference for ensuring that the PBS Phase I ESA report complies with ASTM E1527-13. The ASTM recommended format is found in Appendix X4 of the standard.

ASTM Recommended Format	Provided in PBS Report Page/Section Number
X4.1 Summary	Executive Summary
X4.2 Introduction	Sections 1 and 2
X4.3 User Provided Information	Sections 1, 4 and 6, Appendix F
X4.4 Records Review	Sections 3 and 4, Appendices B, C, and D
X4.5 Site Reconnaissance	Section 5, Appendix E
X4.6 Interviews	Section 6
X4.7 Evaluation	Section 8
X4.8 Non-Scope Services	7
X4.9 Appendices	Appendices A, B, C, D, E, and F

Figures

Figure 1. Site Vicinity Map
Figure 2. Site Plan



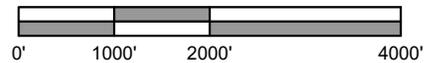
SOURCE: USGS TUMWATER, WA QUADRANGLE 2020.



WASHINGTON



Scale 1" = 2000'



PREPARED FOR: DES



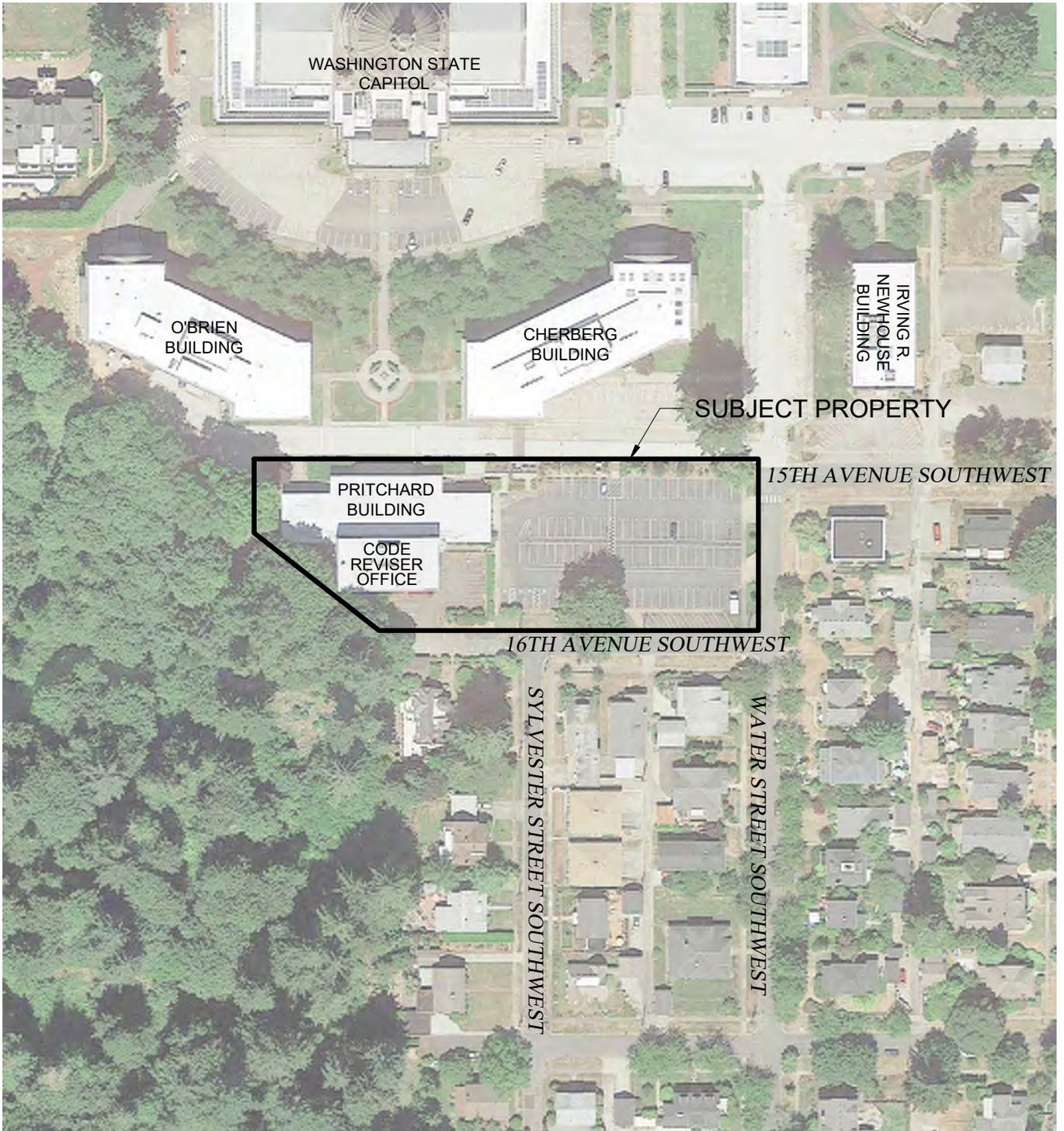
VICINITY MAP

415 15TH AVENUE SOUTHWEST
OLYMPIA, WASHINGTON

AUG 2020
40535.464

FIGURE

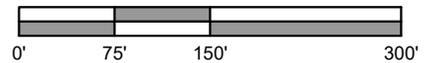
1



SOURCE: © 2019 GOOGLE EARTH PRO



Scale 1" = 150'



PREPARED FOR: DES



SITE PLAN
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FIGURE

2