

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
REPORT**

for

**829 West Broadway Avenue
Spokane, WA**

Prepared For

YWCA of Spokane

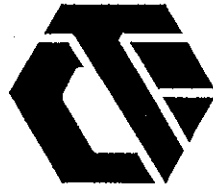
February 3, 2010

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Section 1.0

SUMMARY

TechCon, Inc. (TechCon) has completed a Phase I Environmental Site Assessment (Phase I) for the subject property, the Young Women's Christian Association (YWCA) facility, located at a current street address of 829 West Broadway Avenue, Spokane, Washington. This site also has reported historical addresses of 803 through 829 West Broadway Avenue and 718 through 728 North Lincoln Street. TechCon previously completed a Phase I of the subject site on November 25, 2005. This report presents the results of a current review as outlined in the Scope of Work in *Appendix C* and it incorporates much of the information gathered during the research for the previous report. Below is a summary of the items reviewed for this Phase I.

1.1 Certified Environmental Professionals: The individual who conducted this investigation is Daniel Autrey, a Certified Environmental Inspector and Registered Environmental Assessor. Mr. Autrey and the technical professionals who assisted him, have years of experience in the environmental and engineering fields. In addition, they have been actively performing or managing Phase I, II and III Environmental Site Assessments, hazardous waste projects, soil remediation, and radon, asbestos, lead and microbial projects since 1992. We declare that to the best of our professional knowledge and belief, we meet the definition of *Environmental Professionals* as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

1.2 Scope of Work: A summary of the project Scope of Work is included in the Appendix Section. The Scope of Work provided below briefly explains some of the activities that may be performed in the evaluation of the environmental conditions at the property.



1.2.1 Historical Review - This review identifies (1) property use from the present back to 1940, using standard historical sources and (2) uses prior to 1940, until a time when the property was not yet developed (development including the placement of fill upon the property). The review uses at least one of the following standard historical sources: aerial photographs, fire insurance maps, property tax files, recorded land title records, USGS 7.5 minute topographic maps, local street directories, building department records, zoning/land use records or other credible historical sources.

1.2.2 Regulatory Agency Review - The agency review includes a survey of federal, state, and county regulatory files for evidence of enforcement actions, permits, registrations, or notification of site contamination. The review includes a search of the following federal and state governmental sources and the minimum search distance, as required by American Society of Testing and Material (ASTM) standards:

Regulatory Review List

Abbreviation	Name	Radius(Mi)
NPL	National Priorities List	1
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System	.5
MTCA	Model Toxics Control Act Hazardous Waste Sites	1
ERNS	Emergency Response Notification System	Property
UST	Underground Storage Tanks	Property/Adjoining
LUST	Leaking Underground Storage Tanks	.5
MWF	Municipal Waste Facilities	.5
RCRA	Resource Conservation & Recovery Act	Property/Adjoining
RCRA-TSD	RCRA TSD Facilities not subject to corrective action	1
CORRACT	RCRA Facilities subject to corrective action	1

1.2.3 Site Investigation - The site will be reviewed by a certified Environmental Professional. The Environmental Professional will observe and assess characteristics



of the property which pose or have potential to pose environmental problems. The review may, depending on the Scope of Work, include a survey of the following:

- ▲ *Underground Storage Tanks (USTs)* - USTs are acknowledged as a potentially significant source of environmental contamination. Contamination of soils can occur as a result of spills, overfills, or releases from these tanks. Groundwater contamination is typically caused by more aggressive release conditions such as leaking tanks, pipes, and delivery systems.

USTs can contain a variety of regulated or unregulated substances. A UST system includes the tank, underground piping, and underground ancillary equipment such as pumps, secondary containment systems, or monitoring equipment, if present.

- ▲ *Aboveground Storage Systems* - The hazards posed by aboveground storage systems are similar to those of USTs. These aboveground storage systems include aboveground storage tanks (ASTs), 55-gallon drums, and metal cans or plastic containers that serve as storage devices. ASTs can hold a variety of suspect products, and are found on construction sites, commercial property, industrial plants, oil refineries, and in and around residential houses. Any leaking aboveground storage system used to store petroleum products or other hazardous substances presents a risk of contaminating surface soils and groundwater. An aboveground storage system may also pose a fire/explosion hazard if it contains flammable, combustible, or reactive materials. An aboveground storage system can contain many different products including, but not limited to: cleaning solvents, waste oils, kerosene, engine oil, heating fuel, gasoline and diesel fuel, acids, pesticides, and liquid fertilizers.



Included in the investigation of an aboveground storage system are the devices that support such a system. For example, AST support systems may include the fill tubes, air vents, above or below delivery lines, transfer pumps, alarms, and leak detection or monitoring systems.

- ▲ *Sensitive Receptors* - A sensitive receptor is identified as a potential pathway for contamination to migrate down from the soil surface and impact the subsurface and groundwater environments. A few of the easily identifiable sensitive receptors include:
 - ▲ Drinking and groundwater monitoring wells
 - ▲ Drywells, catch basins, and sumps
 - ▲ Septic systems
 - ▲ Electrical utility conduits
 - ▲ City water and sewer lines
 - ▲ Trenches, culverts, and septic system lines
- ▲ *Surface Contamination* - Potential sources for surface contamination are significant because they can represent a continuing or sporadic source of contaminants. Drainage ditches, alleyways, storage areas, out-falls, air emission sources, and railroad tracks are among the things that serve as potential sources and/or conduits for contamination. Existing practices regarding waste products are reviewed, including storage and disposal. Stained soil or pavement is noted, as well as signs of distressed vegetation, odors, pools of liquids, and petroleum products.
- ▲ *Polychlorinated Biphenyl (PCB) Equipment* - PCBs are toxic molecules that, when ingested, attach themselves to human fat tissues and act as possible



carcinogens. In the past, PCBs were used in equipment such as transformers, capacitors, fluorescent ballasts, circuit breakers, and switch-gear systems. PCBs are found in equipment hydraulic fluids. Problems develop when these oils and/or fluids leak out of the equipment and contaminate the soil and groundwater. The Environmental Protection Agency (EPA) regulates PCB levels over 50 parts per million (ppm) in a transformer.

- ▲ *Pesticides and Herbicides* - Pesticides are chemical products developed to eradicate a target species. Pesticides include insecticides, herbicides, rodenticide, fungicides, and disinfectants. While these products significantly reduce agricultural crop losses and public health concerns (diseases), they pose a toxic health hazard if misused, not properly stored, or improperly disposed.

- ▲ *Lead-Based Paint* - In 1978, the United States banned the use of lead pigments in paints used on interior and exterior residential surfaces. However, lead-containing products are still available and legal for use on commercial and industrial projects. Field screening tests can determine the presence of lead products, but validation of the amount of lead content requires laboratory analysis of the paint chips or testing the surfaces by X-ray fluorescence. Screening for lead-based paint is not part of this Phase I Environmental Site Assessment.

Lead paint is currently regulated by the Occupational Safety and Health Administration (OSHA) and Washington Industrial Safety and Health Administration (WISHA). Current regulations in Washington require contractors to adhere to Washington Administrative Code (WAC) Chapter 296-155-176, Lead, prior to demolition.



- ▲ *Hazardous Waste* - The term "hazardous waste" refers to a large variety of chemical, biological, and radioactive substances. These substances pose health and safety risks to humans, vegetation, wildlife, and to the environment. Hazardous materials have the potential to cause contamination to a property or its surroundings should they be released to the environment through spills, fire, or intentional disposal. Improper disposal of hazardous substances can also result in contamination of soil, groundwater, or surface water.

Hazardous substances include chemicals used in industrial processes or liquids found in equipment such as X-ray machines, batteries, and electrical transformers. Some household products, such as soaps, detergents, and cleaners are classified as hazardous substances. Other products include solvents, paints, petroleum products, agricultural chemicals, and biological products.

The Hazard Communication Standard (HCS) is the name for the WAC Chapter 296-62-part C, which implements the Worker and Community Right to Know Act related to the workplace. The code sets requirements for information and training on hazardous chemicals used in the workplace when businesses have more than one worker. Federal law requires compliance with hazard communication regulations by requiring manufacturers, distributors, and users to label containers, provide Material Safety Data Sheets (MSDSs) and provide information and training to their employees regarding hazardous materials. The Environmental Professional will review the chemicals and MSDSs used at the project site for compliance with HCS.



- ▲ *Asbestos-Containing Material (ACM)* - Asbestos is a naturally occurring mineral fiber found in rocks. These fibers are fire resistant and have good bonding capabilities. These two properties made asbestos an ideal substance for building and machinery parts, and it has been incorporated into many products since the early 1900's. Many of these products are still functional and present in existing buildings. However, in the 1970's, asbestos use in the United States became restricted and was gradually phased out. It has been estimated that between 1900 and 1980, more than 30 million tons of asbestos were used in the United States. Some of the easily recognizable products that have been found to contain asbestos fibers include:
 - ▲ Hot water pipe covering, duct and boiler insulation
 - ▲ Sprayed-on wall and ceiling acoustical finishes
 - ▲ Acoustical ceiling tiles
 - ▲ Heat reflectors on wood stoves
 - ▲ Roofing shingles and felts
 - ▲ Siding on commercial and residential buildings
 - ▲ Window putty, spackling compounds, and vinyl adhesives
 - ▲ Floor tile

- ▲ *Urea Formaldehyde Foam Insulation (UFFI)* - UFFI is a thermal insulation material pumped into the spaces between the walls of a building, where it hardens to form a solid layer of insulation. The ability to inject this foam-based material has enabled UFFI to be used freely in hard-to-reach places, and it is estimated to have been installed in half a million buildings in the United States. As the foam matures, it gives off formaldehyde vapors which can cause discomfort to building occupants. It is also known that a small percentage of the population can have a strong reaction to very low



concentrations of formaldehyde. Therefore, it has been banned from further use.

- ▲ *Radon* - Today the EPA considers exposure to indoor radon gas to be a serious environmental health concern. Radon is a naturally occurring gas that is radioactive, colorless, and odorless. It moves through soil, rock, and water, around pipes, through floor traps, vents, and cracks in the concrete floors, then collects in the lower areas of a building.

Radon gas is produced when natural radioactive minerals break down and decay. These natural minerals are always present in the environment in slight amounts and are found in increased quantities in granitic or basaltic deposits. Radon gas further decays into smaller particles known as radon daughters or progeny, which attach to soil or dust particles in the air. As these particles are inhaled, the daughter products can be deposited on the lining of the lung and subsequently decay or emit radioactive particles. This radioactive decay damages lung tissue and causes cellular changes which can transform normal cells into cancer cells.

The EPA has established an action level of 4 pCi/L. for residential applications. That action level is an annual average for residential settings based on an exposure to that average level for 75% of the hours in a 70-year lifespan.

- 1.2.4 Review of Adjacent Properties - The Environmental Professional will survey adjacent properties for recognized environmental conditions that may have an impact on the subject site. The survey will include, but is not limited to a review of nearby



service stations, print shops, industrial facilities, listed federal and state hazardous waste sites, waste generators, and municipal waste sites.



Section 2.0

INTRODUCTION

- 2.1 Purpose:** The purpose of this Phase I is to conduct an *environmental site assessment* of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products; and to perform a visual, non-invasive review of the property and to identify recognized environmental conditions. The term *recognized environmental conditions* means the presence or likely presence of 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 hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. This Phase I assessment includes but is not limited to: determination of the presence of underground storage tanks (USTs), aboveground storage tanks (ASTs), polychlorinated biphenyl (PCB) equipment, urea formaldehyde insulation (UFFI), and hazardous wastes stored on-site, generated, or disposed of on the property. This review also focuses on site conditions, and/or building construction that could impact the site. Also addressed are activities at adjoining properties and area businesses which could have potential to create recognized environmental conditions on the subject site.

The site review assesses past use of the property through a historical review of publicly available information. This review evaluates the likelihood that the site could contain recognized environmental conditions resulting from past operational activities. In addition, a regulatory review is conducted of operating permits, documentation of violations or judgement orders, and identification of past and/or present environmental conditions at the site.



- 2.2 Special Terms and Conditions:** There are no special terms or conditions associated with the scope of work for this investigation. The scope did not include any requirements for sampling of media for laboratory analyses or field screening to identify the possible presence of specific contaminants.
- 2.3 Limitations and Exceptions of Assessment:** There were no observed limitations that required limitations or exceptions to be identified. All areas of the subject site were accessible and the weather conditions were favorable at the time of the site reconnaissance.
- 2.4 Limiting Conditions and Methodology Used:** TechCon has completed this Phase I in substantial compliance with the scope and limitations of ASTM Practice E 1527-05, as well as 40 CFR 312, and industry standards. However, it is acknowledged that hazardous materials and/or substances may be concealed in construction, masked by other materials or coverings, buried in the ground, submerged, or for some reason undetectable to the Environmental Professional, even through the exercise of due diligence. In addition, although this report may address structural aspects of the property/facility, the Environmental Professional specifically did not review designs, make calculations, perform tests, or in any way assume responsibility for the actual structural condition of the property/facility. This completed Phase 1 also refers to information regarding soil, geology and groundwater. However, the information provided is obtained from sources thought to be reliable and the recitation of such information does not in any manner whatsoever infer that the Environmental Professional is performing any geologic investigation, analysis or interpretation that should be performed by a certified geologist or hydrogeologist.
- 2.5 Assumptions:** TechCon assumes that all information obtained from Client pertaining to the subject property is correct and complete. TechCon also assumes that Client has provided TechCon with all reasonably ascertainable prior environmental reports concerning the subject property. TechCon also assumes that this report will be used as a complete document and



that no individual portions of the report will be evaluated without the totality of the information contained in the report being used for background and reference. Current observations, conditions, or regulatory positions may not represent conditions at some future time. This report represents TechCon's judgement and opinion based on information obtained.



Section 3.0

SITE DESCRIPTION

- 3.1 Location:** The subject property has a current street address of 829 West Broadway Avenue. It is located on the north edge of the Central Business District, within the city limits of Spokane, Washington. The property is located at the southeast corner of the intersection of Broadway Avenue and Lincoln Street (see photograph 1). Broadway Avenue, the north boundary of the site (see photographs 2 and 4), is a multi-lane arterial through the commercial and government use areas along the north bank of the Spokane River. Lincoln Street, the west boundary (see photograph 7) is a north/south arterial roadway lined with neighborhood business and community services development. As of January 16, 2010, the site zoning is reported by the Spokane City Planning Department to be DTG (Downtown General).. "The downtown general zoning category is a mixed-use category applied within a large area of the downtown. This is a high-density, mixed-use area in which community-serving retail uses are encouraged, especially at street level; and residential and office uses are encouraged, especially as part of a mixed-use building. A very wide range of uses are allowed. New auto-oriented or intensive industrial uses are discouraged or not allowed." (City of Spokane Zoning Code)

An area map in *Appendix A* at the end of this report shows the property's location.

Legal Description: The legal description provided for the subject site is as follows:

18-25-43 PT OF NE1/4 OF SW1/4; BEG AT NW COR BLK 13 RES & EXT OF POSTS ADD TH S377.57FT TH N89DEG 57MIN 30SDS E181FT TH NELY TO PT 202FT E OF E LN OF LINCOLN ST TH N41DEG 27MIN E57.3 7FT TH N56DEG 28 1/2MIN E71.94FT TH N0DEG 2 1/2MIN W159.78FT TO NE COR LT 1 BLK 13 RES & EXT OF POSTS ADD TH W300FT TO PO B INC W1/2 VAC POST ST E OF & ADJ. The Assessor's Tax parcel number for this property is: 35183.0021.



3.2 Site and Vicinity Characteristics: The subject site is located in an older commercial/multi-family residential area near the main campus for Spokane County government offices. The site is in the north riverbank area, north of the central business district of Spokane, Washington. The street frontage along both Broadway Avenue and Lincoln Street in the nearby areas has historically been lined with a mixture of warehouses, shops, commercial businesses, and mature multi-family residential units. Much of this area has undergone significant redevelopment in the past 35 years. Professional offices and retail businesses have replaced much of the industrial and residential use along the corridor between Lincoln and Monroe Streets. Additionally, northeast of the subject site is the Spokane Arena, which recently replaced the old Spokane Coliseum. The center of the Spokane County government campus is located approximately one block to the west. Reconnaissance did not uncover indications that the properties currently surrounding the subject site or area businesses have current environmental problems that impact the subject property.

3.3 Site Description: The irregular-shaped subject site has a reported surface area of approximately 98,000 square feet. There is a series of connected buildings on the north portion of the site (see photographs 1, 3 and 6). The south portion of the site is mostly dedicated to asphalt-paved parking (see photograph 9). Except for a picnic area (see photograph 12) and a playground area (see photograph 10), both located in the northeast portion of the site, there is minimal landscaping.

Two of the buildings in the northeast area of the site were original portions of the previous brewery that existed on the site. A 2,260-square foot portion was reportedly built in 1910, and the 7,040-square foot, three-story building with an elevator (see photographs 4 and 6) was added in 1932. These sections were reportedly remodeled in 1947. In 1964, an 18,144-square foot athletic facility addition (see photograph 1) and an 8,068-square foot addition connecting the other two buildings with it, as well as a swimming pool were added to the facility. The buildings are constructed of masonry brick and concrete. Heating is



accomplished primarily with a hot water boiler system (see photograph 24), some gas-fired units, and a few electric heaters.

The athletic facility contains a pool (see photograph 17) and a gymnasium (see photograph 18) on the main level and an exercise/weight training room (see photograph 19) on the upper level. There are also associated locker rooms (see photograph 26), offices, and restrooms. The basement level houses the boiler system (see photograph 24) and pool maintenance systems (see photograph 23), along with a water well (see photograph 25).

The interiors of the other buildings have housed a variety of office and meeting room uses, a kitchen (see photograph 27), a dining area (see photograph 32), classrooms, childcare, a health clinic and community support activities as well as general storage.

3.3.1 Water, Wastewater, and Sewer Service: According to the City of Spokane Engineering Department, the subject site is currently connected to City of Spokane municipal water and sewer systems.

A Plat Map, a Tax Parcel Map and a 2008 aerial photograph showing the site configuration are located in *Appendix A*. Photographs of the site and property conditions are shown in *Appendix B*.

3.4 Prior Knowledge: The investigator was not given any information by the user of this report, YWCA of Spokane, the owner of the site, regarding environmental liens or specialized knowledge or experience related to environmental issues affecting this subject site. Trish McFarland, the YWCA executive director, completed a Pre-Assessment Questionnaire for review by the Site Assessor. None of the responses to questions in that document indicated



a recognized environmental condition at the subject site. A copy of the completed questionnaire is located in *Appendix A*.

3.5 Current Uses: The building on the subject site is currently not in use for other than general storage of items belonging to the owner. It was last utilized as a YWCA facility, which operated on the site from the mid-1960s, through 2009.

3.6 Past Uses: A review of historical Sanborn Maps and City of Spokane Building Department records indicated the previous use of the subject site was as a brewery, beginning in approximately 1910, and continuing into the early 1960s. From the mid-1960s to mid-2009, the YWCA operated the facility.

3.7 Current and Past Uses of Adjoining Properties: The adjoining properties are described below:

3.7.1 South Adjoining Property - The south boundary of the subject site is adjacent to the location of *Anthony's* restaurant. This site is currently on the Model Toxics Control Act list (see Section 4.1.1). The site has been evaluated by the Washington State Department of Ecology and has an ongoing investigation in progress. A current visual survey of this area did not reveal conditions of environmental concern to the subject site.

3.7.2 East Adjoining Property - The east boundary of the subject site, on the north end is at the south extension of Post Street, an asphalt-paved City of Spokane street with a dedicated width of approximately 75-feet (see photograph 5). Immediately east of this area of the subject site is the entry to a footbridge across the Spokane River and connecting to Riverfront Park. Northeast of the bridge entry is a site where an asphalt-



paved parking area was recently removed and a new residential condominium tower was constructed. The remainder of the east boundary is adjacent to the riverbank of the Spokane River (see photograph 11). A current visual survey of this area did not reveal conditions of environmental concern to the subject site.

3.7.3 West Adjoining Property - The west boundary of the subject site is paralleled by Lincoln Street (see photograph 7), an asphalt-paved City of Spokane arterial with a dedicated width of approximately 75 feet. West of Lincoln Street, at the southwest corner of the intersection with Broadway Avenue, is a multi-story brick-constructed office building currently occupied by a film company, *North by Northwest*. South of that building is a single-story office building. A current visual survey of this area did not reveal current conditions of environmental concern to the subject site.

3.7.4 North Adjoining Property - The north boundary of the subject site is paralleled by Broadway Avenue, an asphalt-paved City of Spokane street with a dedicated width of approximately 75-feet (see photographs 2 and 4). Across Broadway Avenue, spanning the block between Lincoln and Post Streets is the previous location of a commercial bakery facility for *Interstate Brands and Continental Baking Company (Wonder and Hostess)*. This site is currently on the Model Toxics Control Act list (see Section 4.1.1). The site has been evaluated by the Washington State Department of Ecology and has an ongoing investigation in progress. Underground storage tanks were previously removed from the site. The site is currently not occupied and a visual survey of this area did not reveal conditions of current environmental concern to the subject site.



Section 4.0

RECORDS REVIEW

4.1 Regulatory Agency Review: TechCon reviewed federal and state environmental data bases. The data collected are those sites which are registered with governmental agencies and which fall within the ASTM radius search guideline of the project site. Table 4.1 summarizes the information found. A copy of the Regulatory Map, which shows the locations with reference to the property, is included in *Appendix A*.

TABLE 4.1. STATISTICAL SITE INFORMATION

Database	Radius(Mi)	Property	Property-1/4	1/4-1/2	½-1	Total
NPL	1	No	0	0	0	0
CERCLIS	.5	No	0	0	0	0
MTCA	1	No	3	3	8	14
ERNS	Property	No	0			0
LUST	.5	No	0	8	0	8
UST	P/A	No	1			1
MWF	.5	No	0	0	0	0
RCRA	P/A	No	5	2	0	7
RCRA Non-CORRACTS TSD	.5	No	0	0	0	0
RCRA CORRACTS	1	No	0	0	0	0
TOTAL			9	13	8	30
▲ NPL (National Priorities List)			▲ MWF(Municipal Waste Facility)			
▲ CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)			▲ RCRA (Resource Conservation and Recovery Act)			
▲ ERNS (Emergency Response Notification System)			▲ LUST (Leaking Underground Storage Tank)			
▲ UST (Underground Storage Tank)			▲ P/A (Property and Adjoining Property)			
▲ MTCA (Model Toxics Control Act Site)			▲ CORRACT-(RCRA sites subject to corrective action)			



Within the ASTM search parameters, the following sites were found during the database search:

4.1.1 MTCA Sites - 14. *Definition:* MTCA is an acronym for Model Toxics Control Act. Sites on the MTCA list are undergoing, have undergone, or are scheduled for investigation by the Washington State Department of Ecology for possible hazardous substance contamination. Once remedial action has been completed, the Toxic's Cleanup Program's management determines the removal of the site from the MTCA list. The Hazardous Sites List is a subset of the Confirmed and Contaminated Sites List. It contains those contaminated sites that have been ranked using the Washington Ranking Method.

Findings: Within a one mile radius of the property, the following sites are registered with the State of Washington Department of Ecology (Ecology), and published on a list reviewed December 11, 2009:

- ▲ *Sprague Pest Control* - 35 West Pacific Avenue, Spokane, WA - Ecology reports confirmed soil and suspected groundwater and drinking water contamination with pesticides. This site is on the Department of Ecology's Hazardous Sites List, a subset of the Confirmed and Suspected Contaminated Sites Report. This ranked site is awaiting Remedial Action. See Map Code 1.

- ▲ *Spokane Transit Authority Bus Barn* - 1230 West Boone Avenue, Spokane, WA - Ecology reports confirmed soil and groundwater contamination with petroleum products and non-halogenated solvents. This site is on the Department of Ecology's Hazardous Sites List, a subset of the Confirmed and Suspected Contaminated Sites Report. This property is also on the



Department of Ecology's LUST list (section 4.1.2). This ranked site is awaiting Remedial Action. See Map Code 2.

- ▲ *Continental Baking Company* - 803 North Post Street, Spokane, WA - Ecology reports remediated soil contamination with petroleum products and confirmed groundwater contamination with non-priority pollutant metals and arsenic. A Remedial Action is in progress on this site under the Voluntary Cleanup Program (VCP). This property is also on the UST list (see section 4.1.8). This is the north adjacent site. See Map Code 3.
- ▲ *Salty's at the Falls (former)* - 510 North Lincoln Street, Spokane, WA - This site is now occupied by *Anthony's*. Ecology reports confirmed soil and groundwater contamination with petroleum products, as well as priority pollutants - metals and cyanide. This site is on the Department of Ecology's Hazardous Sites List, a subset of the Confirmed and Suspected Contaminated Sites Report. This ranked site is awaiting Remedial Action. This is the south adjacent property. See Map Code 4.
- ▲ *Washington Water Power Steam Plant* - 100 block of south Lincoln Street, Spokane, WA - Ecology reports confirmed soil and groundwater contamination with petroleum products. Cleanup Construction is complete on this site and Cleanup Operation and Maintenance is underway. See Map Code 5.
- ▲ *City Ramp Garage UST 5015* - 430 W. First Avenue, Spokane, WA - Ecology reports confirmed soil contamination with petroleum products. A Remedial Action is in progress on this site under the Voluntary Cleanup Program (VCP). See Map Code 6.



- ▲ *SIRTI* - 606 N. Riverpoint Drive, Spokane, WA - Ecology reports confirmed soil and groundwater contamination with priority pollutants - cyanide and metals. This site is on the Department of Ecology's Hazardous Sites List, a subset of the Confirmed and Suspected Contaminated Sites Report. This ranked site is awaiting Remedial Action. See Map Code 7.

- ▲ *Spokane River Metals* - Spokane River - Ecology reports confirmed sediment contamination with priority pollutants - cyanide and metals. Most of the recent investigation of the river has occurred in areas between the Upriver Dam and the Idaho State line. However, it would be a logical assumption that metals contamination could have a widespread influence on the river. A Remedial Action is in progress on the Spokane River. See Map Code 8.

- ▲ *Spokane City Central Park Maintenance Property* - 809 North Washington Street, Spokane, WA - Ecology reports confirmed soil contamination with polynuclear aromatic hydrocarbons (PAHs) as well as priority pollutants - cyanide and metals. A Remedial Action is in progress on this site under the Voluntary Cleanup Program (VCP). This property is also listed as a RCRA generator (section 4.1.5.3). See Map Code 9.

- ▲ *Divine Corp. 3rd 23* - 203 West 3rd Avenue, Spokane, WA - Ecology reports confirmed soil and groundwater contamination with petroleum products. This site is also on the Washington State Department of Ecology's LUST list, but is outside the one-half mile ASTM reporting radius. A Remedial Action is in progress on this site under the Voluntary Cleanup Program (VCP). See Map Code 10.



- ▲ *Zip Trip Store 35* - 909 North Division Street, Spokane, WA - Ecology reports confirmed groundwater contamination with petroleum products and non-priority pollutant metals. Also reported is confirmed soil contamination with petroleum products that is **below** the MTCA cleanup standard. This site is also on the Department of Ecology's LUST list, but is outside the ASTM one-half mile reporting radius. A Remedial Action is in progress on this site under the Voluntary Cleanup Program (VCP). See Map Code 11.

- ▲ *Northwest Vermiculite* - 1318 North Maple Street, Spokane, WA - Ecology reports confirmed soil contamination with asbestos. A Remedial Action is in process on this site under the Voluntary Cleanup Program. Map Code 12.

- ▲ *Carnation Dairies Spokane* - 411 West Cataldo, Spokane, WA - Ecology reports confirmed soil contamination with petroleum products as well as priority pollutants - cyanide and metals. This site is also on the Department of Ecology's LUST list (section 4.1.2). A Remedial Action is in progress on this site under the Voluntary Cleanup Program (VCP). See Map Code 13.

- ▲ *Divine 11 Midcity* - 822 West 2nd Avenue, Spokane, WA - Ecology reports confirmed soil contamination with non-priority pollutant metals and petroleum products. This site is awaiting a Site Hazard Assessment. See Map Code 14.

4.1.2 LUST Sites - 8. *Definition:* LUST is an acronym for leaking underground storage tank. A list of LUST sites is maintained by the Washington State Department of Ecology.



Findings: Agency records reviewed December 11, 2009, showed the following reported leaking underground storage tank sites in the vicinity of the subject site:

- ▲ *Hospital Corporation of America* - 915 West Sharp Avenue, Spokane, WA - The affected medium is soil. A final independent cleanup action report concerning this site was received by the Department of Ecology on October 1, 1990. See Map Code A.
- ▲ *Chevron 91484* - 1202 North Monroe Street, Spokane, WA - The affected medium is soil. A final independent cleanup action report concerning this site was received by the Department of Ecology on October 1, 1992. See Map Code B.
- ▲ *Chemmark Chemical* - 1306 North Howard, Spokane, WA - The affected medium is soil. A final independent cleanup action report concerning this site was received by the Department of Ecology on May 26, 1993. See Map Code C.
- ▲ *Spokane Television (KXLY Radio and TV)* - 500 West Boone, Spokane, WA - The affected medium is soil. A final independent cleanup action report concerning this site was received by the Department of Ecology on May 25, 1993. See Map Code D.
- ▲ *Spokane Wilbert Vault* - 1303 North Cedar Street, Spokane, WA - The affected medium is soil. A final independent cleanup action report concerning this site was received by the Department of Ecology on May 17, 2002. See Map Code E.



- ▲ *Carnation Company (Broadview Dairy)* - 411 West Cataldo, Spokane, WA
The affected medium is soil. A final independent cleanup action report concerning this site was received by the Department of Ecology on June 25, 1990. This site is also listed under MTCA (see Section 4.1.1) and RCRA (see Section 4.1.6.3). See Map Code 13.

- ▲ *Spokane Transit Authority (STA Bus Maintenance Facility)* - 1230 West Boone Avenue, Spokane, WA
The affected medium is soil. A final independent cleanup action report concerning this site was received by the Department of Ecology on July 6, 1992. This site is also listed under MTCA (see Section 4.1.1). See Map Code 2.

- ▲ *Central Shop* - 1404 West Boone Avenue, Spokane, WA. The affected medium is soil. An investigation or cleanup is in process on this site. See Map Code F.

Due to distance and/or local topographical features, none of these sites appear to present an immediate environmental concern for the subject property.

4.1.3 CERCLIS Sites - 0. *Definition:* CERCLIS is an acronym for Comprehensive Environmental Response, Compensation, and Liability Information System. Sites in the CERCLIS area are expected to be investigated by the Federal EPA for hazardous substance contamination and for possible inclusion on the NPL.

Findings: Federal databases reviewed December 11, 2009, revealed no CERCLIS sites within one-half mile of the subject site.



- 4.1.4 CERCLIS NPL Sites - 0. *Definition:*** NPL is an acronym for National Priorities List. It is compiled by the EPA and includes the highest priority sites undergoing or scheduled for cleanup under the federal Superfund program.

Findings: According to federal records reviewed December 11, 2009, there are no NPL sites in the vicinity of the subject property.

- 4.1.5 RCRA Sites - *Definition:*** RCRA is an acronym for Resource Conservation and Recovery Act. The RCRA list tracks the status of registrations, permits, reports, inspections, enforcement activities, and financial data of those sites which use, store, generate or transport hazardous materials.

- 4.1.5.1 CORRACT Sites - 0. *Definition:*** CORRACT sites are those RCRA sites that have required corrective action.

Findings: EPA records reviewed December 11, 2009, confirmed there are no RCRA CORRACT sites within one mile of this site.

- 4.1.5.2 RCRA TSD Sites - 0. *Definition:*** RCRA TSD is an acronym for those RCRA sites which treat, store or dispose hazardous waste as defined in the Resource Conservation and Recovery Act. Such facilities are listed with the EPA.

Findings: EPA records reviewed December 11, 2009, confirmed there are no RCRA TSD sites within one-half mile of this site.



4.1.5.3 RCRA Generators - 7. Definition: RCRA generators are those sites which generate hazardous waste as defined in the Resource Conservation and Recovery Act. Such sites are listed with the EPA.

Findings: Several sites in the vicinity of the subject site are currently on the RCRA generator list reviewed December 11, 2009:

- ▲ *Spokane Lithographing Co.* - 901 West Broadway Avenue, Spokane, WA - The EPA describes this site as a conditionally exempt small quantity generator of hazardous waste. This business is no longer operating at this location. See Map Code G

“A generator is a conditionally exempt small quantity generator in a calendar month if he generates no more than 100 kilograms of hazardous waste in that month. A conditionally exempt small quantity generator may either treat or dispose of his acute hazardous waste in an on-site facility or ensure delivery to an off-site treatment, storage or disposal facility.” (US Environmental Protection Agency)

- ▲ *Spokane Coliseum* - 1011 North Howard Street, Spokane, WA - The EPA describes this site as a conditionally exempt small quantity generator of hazardous waste. See Map Code H.
- ▲ *Sherwin Williams* - 420 West Boone Avenue, Spokane, WA - The EPA describes this site as a small quantity generator of hazardous waste. See Map Code J.



“Small Quantity Generators” are defined as: “handlers which generate 100 - 1000 kg of hazardous waste during any calendar month; generate less than 1 kg of acutely hazardous waste; generate less than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill into or on any land or water, of acutely hazardous waste; or accumulate 100-1000 kg of hazardous waste or less than 1 kg of acutely hazardous waste.” (US Environmental Protection Agency)

- ▲ *J Grays Paint & Design Co., Inc. N. Monroe* - 1102 North Monroe Street, Spokane, WA - The EPA describes this site as a conditionally exempt small quantity generator of hazardous waste. See Map Code K.
- ▲ *S & S Engine Remanufacturing* - 1023 North Monroe Street, Spokane, WA - The EPA describes this site as a conditionally exempt small quantity generator of hazardous waste. See Map Code L.
- ▲ *Graybar Electric Co., Inc.* - 1033 West Gardner Avenue, Spokane, WA - The EPA describes this site as a conditionally exempt small quantity generator of hazardous waste. See Map Code M.
- ▲ *Spokane City Central Park Maintenance Property* - 809 N. Washington Street, Spokane, WA - The EPA describes this site as a small quantity generator of hazardous waste. This property is also on the MTCA list (see section 4.1.1) See Map Code 9.



- 4.1.6** MWF - 0. *Definition:* MWF is an acronym for municipal waste facility. The Washington State Department of Ecology maintains a list of solid waste landfills in the state.

Findings: Database review showed no municipal waste facilities within the vicinity of the subject site.

- 4.1.7** ERNS Sites - 0. *Definition:* ERNS is an acronym for Emergency Response Notification System. The ERNS list provides the locations of hazardous spills reported to the federal emergency response system.

Findings: No sites on the subject property were on the ERNS list.

- 4.1.8** UST Sites - 1 *Definition:* UST Sites are those sites registered with the State of Washington as currently or formerly having underground storage tanks on-site.

Findings: The north adjacent site is currently listed in the State of Washington UST database reviewed December 11, 2009:

- ▲ *Interstate Brands Corporation (Continental Baking Company)* - 803 N. Post Street, Spokane, WA - The Department of Ecology files show four tanks have been removed from this site. One was described as unleaded gasoline, one was diesel fuel, and two were unidentified as to content. Department of Ecology information concerning these tanks is included in *Appendix A*. This property is also on the MTCA list (see section 4.1.1). See Map Code 3.



4.2 Region Physiographic Conditions: The surface features of the Spokane area are the result of several geological events which include basalt flows, glaciation and regional flooding.

4.2.1 Basalt Flows - Bedrock in this area consists of late Miocene age (from 5 to 24 million years ago) basalt flows of the Columbia River Group. The Spokane area is near the eastern fringe of these flows. In general, the local basalt is several hundred feet thick and interbedded with light-colored sandy, clayey sediments of the Latach formation. Basalt outcrops can be seen in numerous locations in the Spokane area.

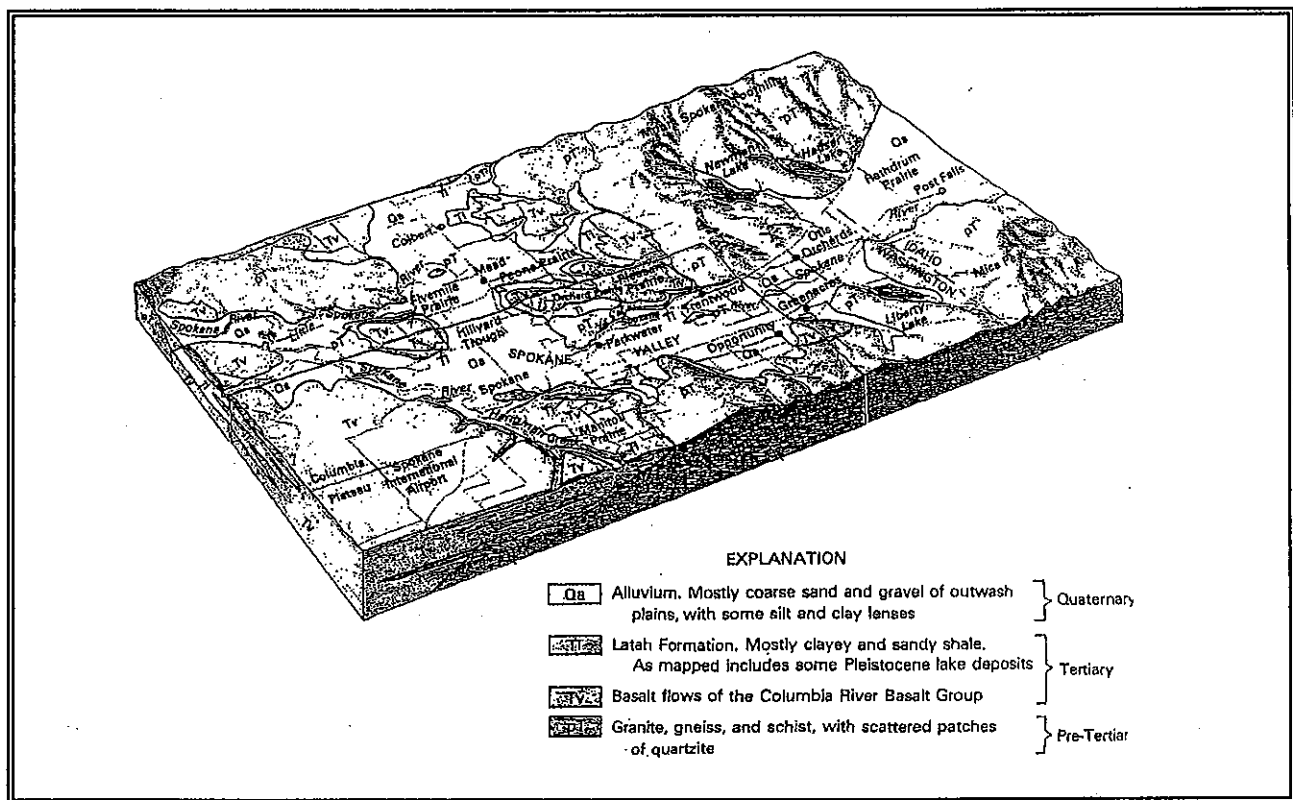
Following the deposit of the basalt, the ancestral Spokane River cut its course in what is essentially its present valley between the Idaho border and the City of Spokane. The deep valley thus formed was the trough into which were subsequently deposited glacial outwash sand and gravel, then the coarser sand and gravel of the Spokane Floods that today form the Spokane aquifer.

4.2.2 Glaciation - Between 10,000 and 2 million years ago during the Pleistocene Epoch (Ice Age), the Earth's climate underwent periods of alternate cooling and warming. This resulted in at least four to six major glaciations which affected this area. The Spokane area was covered partially by ice lobes. Melt-water streams draining these lobes carried large quantities of sand, gravel, silt, and clay and deposited these in and along the Spokane Valley. Eventually, the last ice lobe retreated into the valley of the north-flowing Clark Fork River, northeast of the Spokane Valley and formed a massive ice dam across the valley. As melt waters from other ice lobes far up the Clark Fork River drainage became ponded behind the ice dam, Glacial Lake Missoula was formed.

4.2.3 Flooding - Eventually the ice dam was breached and the dam gave way completely. The resulting rapid draining of 500-cubic-mile Glacial Lake Missoula resulted in a



maximum discharge across the Columbia Plateau of 750 million cubic feet per second (cf/s) -- 20 times the combined flow of all the rivers of the world today. When the flood waters passed through the Rathdrum Prairie-Spokane Valley area, the flood waters carried large volumes of rock debris and sediment of all sizes from clay particles to large cobbles and boulders. These flood deposits form the present highly permeable aquifer beneath the Spokane Valley.



4.2.4 Topographical Conditions: The US Geological Survey (USGS) Topographic Map, Spokane NW, WA Quadrangle shows the elevation on the property to be approximately 1880 feet above sea level in the northwest quadrant. The generalized surface gradient in the area of the subject site is down to the south, toward the Spokane River (see photograph 11). At the boundaries, the subject site is at the same



elevation as adjacent Broadway Avenue and Lincoln Street. The south portion of the site is terraced into three distinct parking areas (see photograph 9).

4.2.5 Soil Conditions: Soils are classified by the U.S. Department of Agriculture (USDA) and the American Society for Testing and Materials (ASTM).

The subject site is in an area where the USDA classifies the soil as a transition area between HoB, Hessiltine Silt Loam, moderately deep, 0 to 8 percent slopes on the northern portions of the site, and HvC, Hessiltine very rocky complex, 0 to 30 percent slopes along the south portion. Observations of visible soils in the area tend to verify this classification. Additionally, data from Water Well Reports for resource protection wells located in the general vicinity tend to confirm this designation. A copy of the 2009 USDA Web Soil Survey is included in *Appendix A*.

4.2.6 Groundwater Conditions: The depth to groundwater at the subject site is estimated to be approximately 100 feet. Groundwater flow could be expected to generally flow west. However, the presence of large amounts of fractured basalt rock in the subsurface in the general vicinity of the site can produce wide variations in actual depth and direction of groundwater. There is reportedly an artesian well located beneath the pool building on the subject site (see photograph 25). The subject site lies within the boundaries of the Spokane Valley/Rathdrum Prairie Aquifer which stretches from northern Idaho to Spokane and lies within the Spokane Valley physiographic feature of the State of Washington.

4.2.7 Flood Plain Conditions: Based on publicly available information, the property is not shown to be within a 100-year flood plain area.



4.2.8 Wetland Conditions: Based on publicly available records at the Washington State Department of Ecology and the Spokane County Planning Department Critical Areas Division, the subject site does not contain any wetland areas. The federal, state and local jurisdiction wetland maps that were available for review identified the possibility of wetlands adjacent to the subject site, along the Spokane River. No obvious wetland conditions were observed on or adjacent to the subject site.

4.3 Historical Review: The following local agency files or historical records were reviewed in the preparation of this report:

4.3.1 Original Construction/Development - Metsker Maps, Sanborn Maps, historical atlases, aerial photos, Polk Directories, Title Company files, Fire Department records and Spokane City and County records were among those documents reviewed to obtain historical information about the property.

- ▲ *Polk Directories and historic phone records* - Polk City Directories were checked at five year intervals beginning in 1929, the first available directory. The following uses were identified on the property at the address of 829 West Broadway Avenue:

YEAR	OCCUPANT
1929	N/E
1934	N/E
1939	N/E
1945	Sick's Spokane Brewery, Inc.
1950	Sick's Spokane Brewery, Inc.



1955	Sick's Spokane Brewery, Inc.
1960	Sick's Spokane Brewery, Inc.
1965 - Present	Young Women's Christian Association

N/E = No Entry

- ▲ *Sanborn Maps* - Historical Maps from 1910, 1936, and 1952, along with their various updates, were reviewed. The maps indicated only brewery use of the subject site through the 1952 map. The 1910 map indicated the south area of the subject site (probably the south two terraces of parking) was a steep slope down to an eddy of the Spokane River that extended west across Lincoln Street. The 1910 and 1952 maps both indicated that water was primarily from a well with city water as a reserve system. They also indicated that the boiler on the site was fueled by wood and coal. Nothing identified on these maps indicates a continuing recognized environmental condition. Copies of the 1910 and 1952 maps are included in *Appendix A*.
- ▲ *Fire Department Records* - Records concerning underground storage tanks and environmental responses to the subject site were requested from the Spokane Fire Department. No records were found. Copies of the Fire Department responses are included in *Appendix A*.
- ▲ *Metsker Maps* - The historical maps show the north portion of the property as platted but do not indicate specific development. Locations of historical railroad lines, major roadways, Gonzaga University and the Spokane River were identified with relationship to the subject site. However, nothing identified on these maps indicated an environmental concern for the subject site.



- ▲ *Aerial Photographs* - The 1950, 1962, 1979, 1992, 2003, 2006 and 2008 aerial photographs of the property show development that is consistent with City Building Department records, Sanborn Maps and Spokane County Assessor field records. The 1962 photograph shows the brewery configuration as it existed just prior to demolition of major portions of the buildings in 1963. The site has been essentially in the current configuration since the 1979 photograph. Nothing was identified in the photographs that presented a recognized environmental condition at the subject site. Copies of the 1962, 1979 and 2008 photographs are included in *Appendix A*.

- ▲ *Spokane City Records* - Numerous records at City offices showed building permits for the subject property beginning with the original permits for the brewery buildings and most of the building additions and remodels. The permits for demolition of portions of the brewery were issued in 1963, and the permit for construction of the existing west building (pool and athletic facility) was issued in 1964. The City Utilities Department permits confirmed water and sewer services have been connected to the site since the first buildings were constructed. They also identified that the drywells on the site are connected to a storm sewer system. The permits indicated natural gas was connected in 1964. All Building Department records reviewed supported visual observations on the subject site and were consistent with reported past ownerships and uses identified by other information sources. Copies of selected documents are included in *Appendix A*.

- ▲ *Spokane County Assessor's Records* - Assessor field records indicated the construction materials used, the configuration of specific features in the buildings and references to past occupancies. Nothing in these records indicated a historical recognized environmental condition for the subject site



not already disclosed in other documents regarding the previous brewery operations.

- ▲ *Title Company* - The property file review back to 1910 was conducted at the offices of First American Title Insurance Company. This file review did not discover any environmental liens or restrictions of record; and no problematic leases or owners of record were identified. A plat map that included the subject site was provided and a review of that map revealed the original location of the Spokane River bank. A copy of that plat map showing the south end of the subject site was originally part of the Spokane River is included in *Appendix A*.

4.4 Previous Environmental Investigations and Additional Sources: TechCon completed a Phase I of the subject site in November of 2005. At that time the YWCA was still operating the facility, and no recognized environmental conditions were identified. After review of publicly available information, no other publically available environmental reports concerning the subject property were discovered for review. Information obtained from the Spokane History section of the Spokane Public Library identified that the location where Anthony's Restaurant is now located, to the south of the subject site, was an eddy of the Spokane River prior to 1940. The eddy was filled in about 1940. This historical data was consistent with the observed findings on the early Sanborn Maps and the historical plat map.



Section 5.0

INVESTIGATION RESULTS

5.0 Site Observations: Site reconnaissance was performed to determine if *recognized environmental conditions* were present at the property or adjoining properties. At the time of site reconnaissance, during multiple site visits between January 14 and February 1, 2010, the existing site conditions were favorable. The sky was mostly sunny, the ambient air temperature ranged between approximately 25 and 35 degrees F., and the wind was light and variable. Steve McIntosh, the real estate agent for the owner, provided access to all areas of the site and answered questions regarding observed conditions. The findings are discussed below.

5.1 Hazardous Substances - Historical evidence and site observations suggested no evidence of improper use of hazardous substances in connection with the identified uses of the subject property. The site was used for many years for brewery activities and was identified as having a large boiler system. The area where the historical boiler was located is now a parking lot and the historical fuel source was identified as coal and wood. There were no observed indications that hazardous substances were/are improperly stored, handled or disposed on this site. Maintenance supplies, paint storage and waste products are segregated and currently adequately maintained (see photograph 22) in the basement area and in various maintenance closets (see photograph 28). All chemicals observed were used for pool maintenance.

5.2 Hazardous Substance Containers and Unidentified Substance Containers - No hazardous substance containers or unidentified substance containers were observed. No evidence indicated these types of containers had been historically improperly used, stored or disposed of on this site.



5.3 Storage Tanks:

5.3.1 Underground Storage Tanks (USTs) -There were no observable vent or fill pipes for underground storage tanks attached to the buildings. Vent pipes observed at the northwest corner of the athletic facilities building are connected to the natural gas-fired boiler system. Historical data did not indicate the past use of USTs on the subject site.

5.3.2 Above-Ground Storage Tank Systems (ASTs) - Several abandoned above-ground storage tanks were observed in the basement of the athletic facilities building (see photograph 23). The observed tanks were previously used as part of the pool water treatment system. There were also several large tanks associated with the boiler system (see photograph 24). One large storage tank was observed in a separate room adjacent to the north side of the main entry. That tank appeared to be associated with a previous solar heating system. None of these tanks are recognized environmental conditions.

5.4 Polychlorinated Biphenyl (PCB) Equipment: There was no visual evidence of PCB equipment on the site. Four pole-mounted electrical transformers were observed along the west boundary of the subject site (see photographs 1 and 3). These transformers appeared to be in good condition, with no signs of heat stress or leakage. They were marked NON PCB. These transformers are the responsibility of the utility provider and are mentioned here only as a matter of record. This is not a recognized environmental condition.

5.5 Solid Waste Disposal: When occupied, the subject site building was served by regularly scheduled City of Spokane refuse pickups which disposed of non-hazardous



solid wastes. It is known that the south parking lot areas were backfilled to reclaim area from the Spokane River in approximately 1940. There was no discovered evidence that hazardous solid waste materials have been improperly disposed on the site.

5.6 Physical Setting Analysis: There were no physical setting issues identified. All identified possibly problematic industrial and commercial uses in the immediate vicinity appear to be sufficiently separated for both surface and groundwater migration considerations.

5.7 Sensitive Receptors: No evidence was observed of the following sensitive receptors:

- Major electrical conduits, etc.
- Monitoring wells
- Pits, lagoons, ponds

Three stormwater collection basins were observed on the subject site. One was located in the asphalt-paved access drive on the north side of the buildings (see photograph 13). The second was observed in the upper terrace of the asphalt-paved parking area on the south side of the building (see photograph 14). The third was located in the southeast corner of the south parking lot (see photograph 15). All three of the basins are reported by the City of Spokane to be connected to the city stormwater sewer system. Several access cleanouts for the storm sewer were observed on the site. There was no observed evidence of staining observed inside or adjacent to these basins or cleanouts.



A water well is located in the basement of the athletic facilities building (see photograph 25). This well is reported to be an artesian well that was most recently used to supply water to the pool and the boiler system. It is reported to be of poor quality and not used for human consumption as drinking water. The wellhead appeared to be adequately protected.

One exterior drain was observed in a concrete pad area at the east end of the northeast building on the site (see photograph 16). This drain is in a washdown area adjacent to the dumpster. There was no visual evidence of environmental compromise, (surface staining, odors or water sheen). This drain is reported by the utilities department to be connected to the sewer system.

5.8 Drums: There was no visible evidence of present or past improper use of drums on the subject site. No unidentified drums were observed.

5.9 Surface Soil Conditions: During reconnaissance, no indications of the following conditions were observed on the surfaces of the subject site:

- ▲ Pits, ponds, or lagoons
- ▲ Stained and/or discolored soil
- ▲ Unidentified substance containers
- ▲ Waste water with identified uses

Several small areas of discoloration were observed on the asphalt-paved parking areas on the subject site. All observed staining appeared to be surficial and associated with minor leaking from parking and storage of vehicles. These conditions are being evaluated as de minimus.



- 5.10 Pesticides and Herbicides:** There was no evidence of pesticide or herbicide usage (stressed vegetation, odors) encountered during the site reconnaissance.
- 5.11 Lead-Based Paint:** Since the buildings on the subject property were constructed prior to 1979, it is possible that lead-based paint was used on some surfaces in those structures. Testing for lead content in paint was outside the scope of work for this assessment.
- 5.12 Asbestos-Containing Material (ACM):** In 1988, the EPA banned the use of ACM in many construction materials. Historical records indicate that the structures on the subject property were built prior to 1988. As a result, it is possible that certain materials used in construction may have asbestos fibers in them. Testing for asbestos content in building materials was outside the scope of work for this assessment. It was reported to the Site Assessor in 2005, that an asbestos investigation was being completed on the subject site. However, as of the date of this current investigation, a completed report has not been located. Testing for asbestos content in building materials was not within the scope of this investigation.
- 5.13 Urea Formaldehyde Foam Insulation (UFFI):** No visible or historical evidence was found that UFFI was used on the property.
- 5.14 Radon:** Spokane County is reported by the State of Washington to pose a moderate-to-high risk for radon impact. The existing buildings are commercial in use and do not have occupied basement areas. Radon gas is not considered an environmental problem for the site in its current configuration. Testing for actual radon levels at the subject site was outside the scope of work for this investigation.



5.15 Odors: Strong, pungent or noxious odors were not encountered during the site reconnaissance.



Section 6.0

FINDINGS AND CONCLUSIONS

- 6.1 Findings and Conclusions:** TechCon has performed a Phase I Environmental Site Assessment in substantial conformance with the scope and limitations of ASTM Practice E 1527-05 and 40 CFR Part 312 of the property as described in the legal description of Section 3.0 of this document. Any exceptions to, or deletions from this practice are described in Section 2.3 of this report. **This assessment did not discover any *current or continuing recognized environmental conditions* on the subject site. The risk of contamination is so minimal that no further investigation is recommended.**

Note: Though not classified as recognized environmental conditions under the scope of work for this investigation, there is the potential for radon, lead-based paint and asbestos to be present on the subject site. General comments concerning these issues are included within the body of this report.

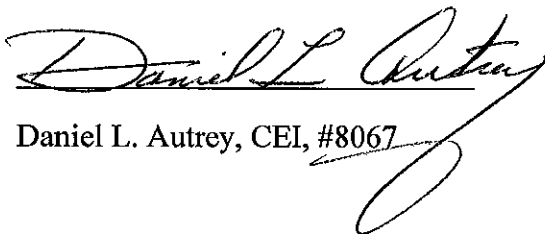


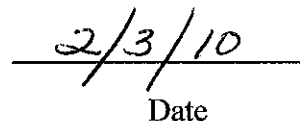
Section 7.0

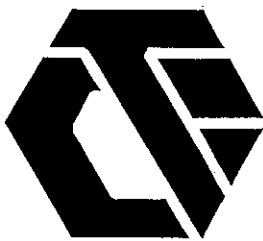
CERTIFICATIONS

7.0 Certification Statement: I certify that to the best of my knowledge and belief the facts and data used in this survey are true and accurate, based on currently accepted and available information as of the survey date; that I personally surveyed the subject property; and I have no undisclosed interest, present or future in this property.

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; and 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.


Daniel L. Autrey, CEI, #8067


Date

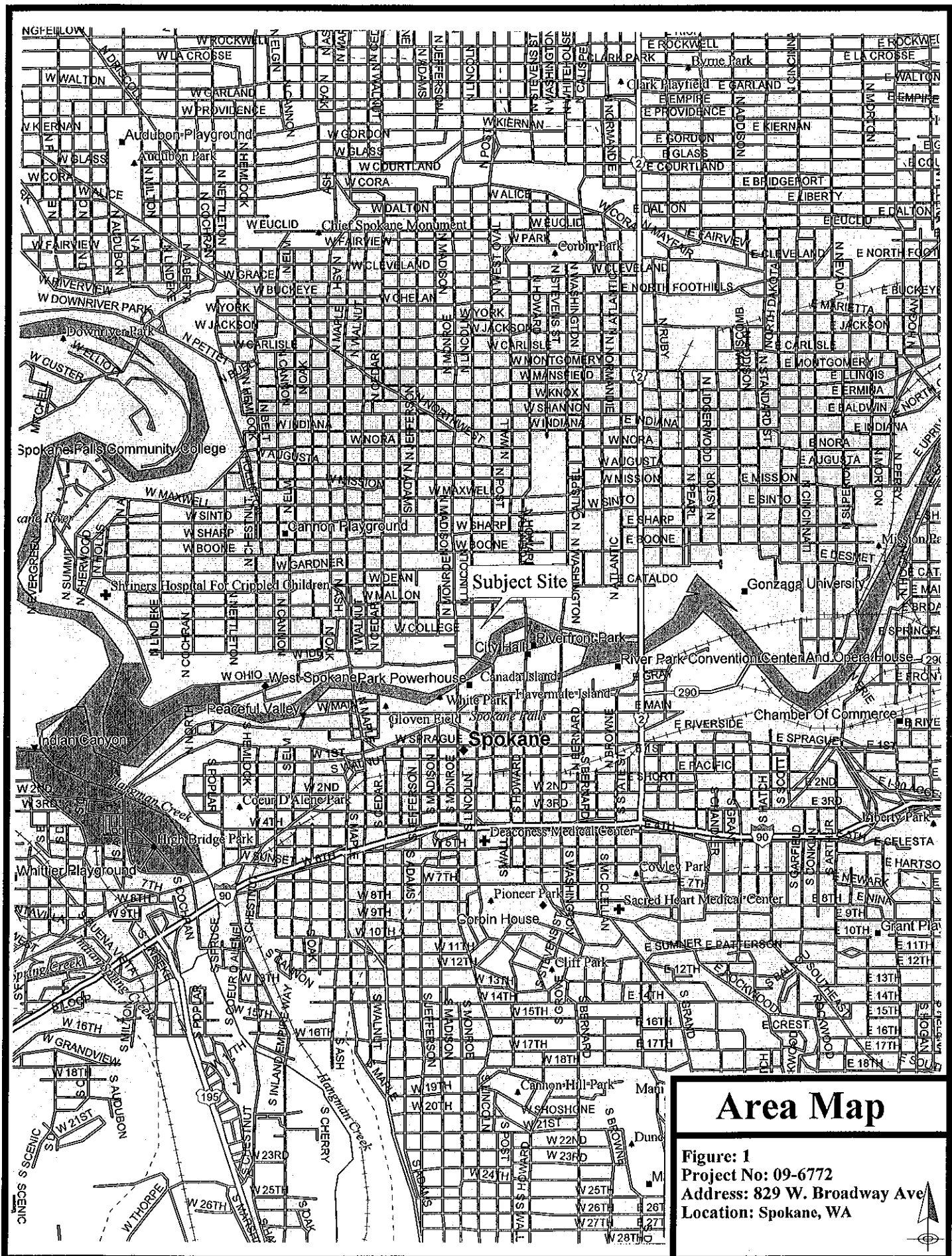


APPENDIX A

MAPS AND DOCUMENTS

TECHCON, INC.

Consultants • Certified Environmental Specialists • Project Managers



Area Map

Figure: 1
 Project No: 09-6772
 Address: 829 W. Broadway Ave
 Location: Spokane, WA



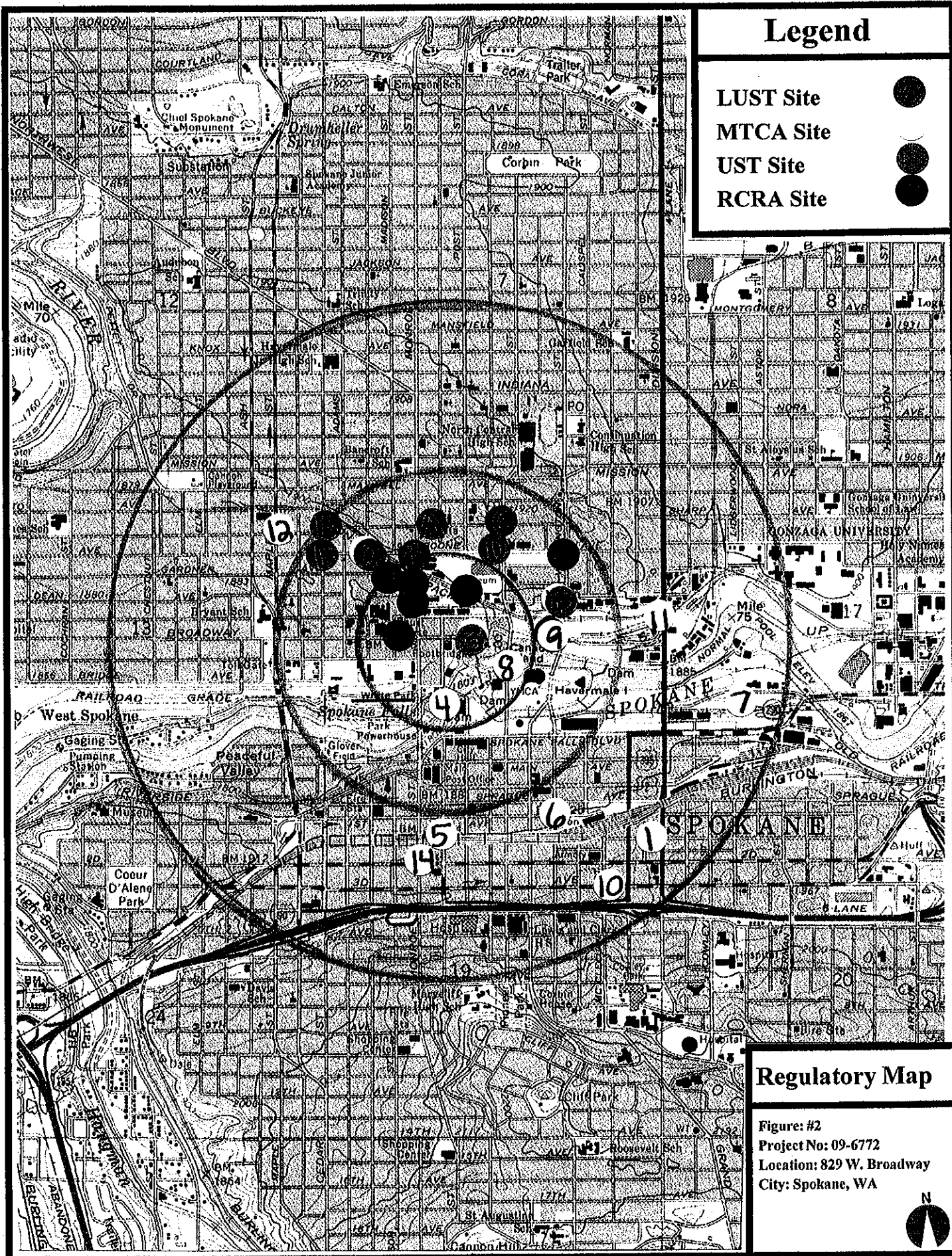


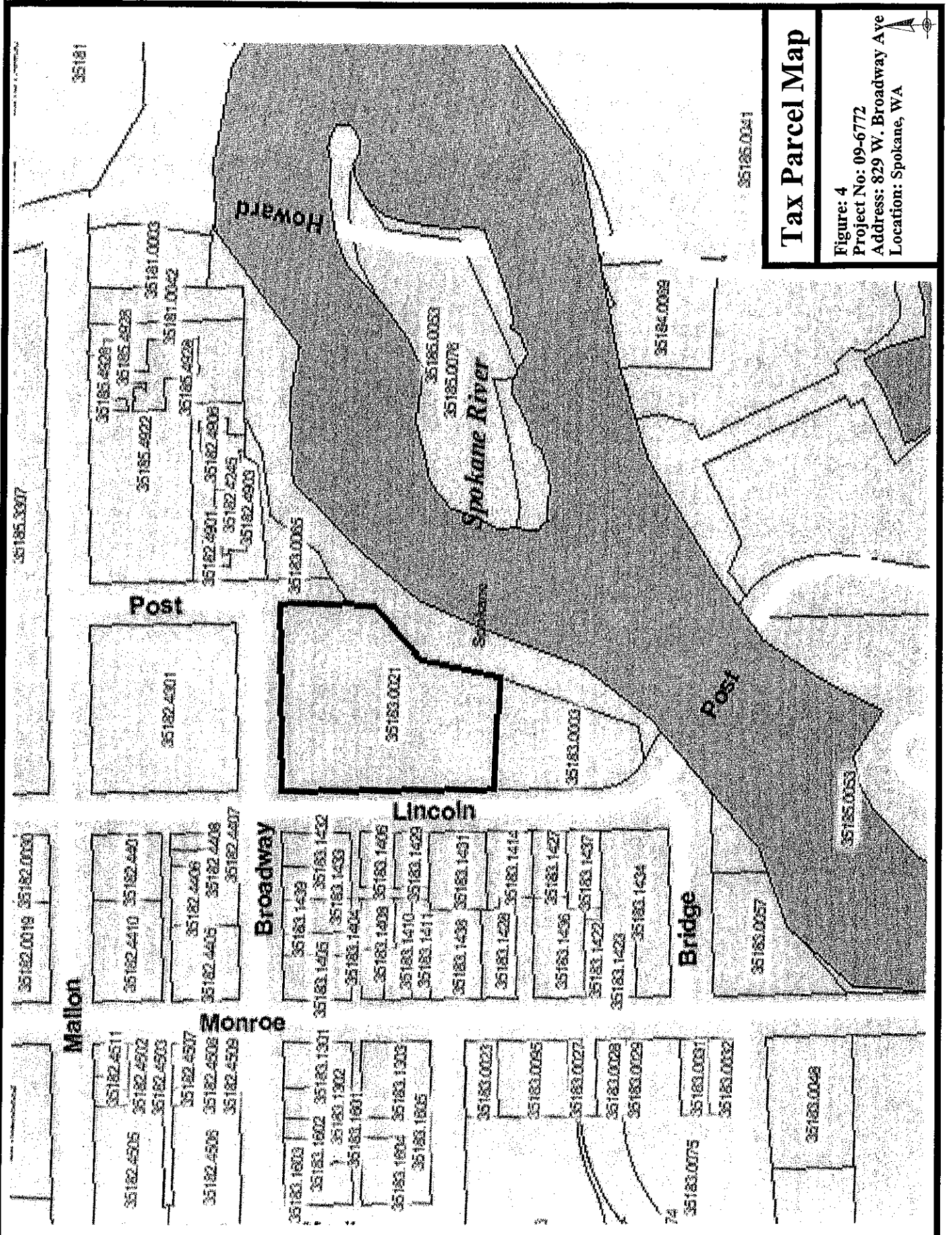


Figure: 3

Project No: 09-6772

Address: 829 W. Broadway Ave

Location: Spokane, WA



Tax Parcel Map

Figure: 4
Project No: 09-6772
Address: 829 W. Broadway Ave
Location: Spokane, WA

Mallory

Monroe

Broadway

Lincoln

Bridge

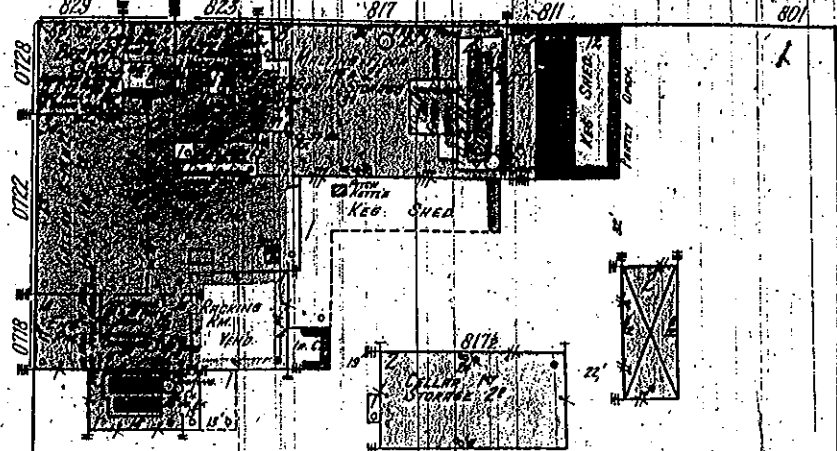
Post

Spokane River

Howard

BROADWAY

SPOKANE BREWING & MALTING CO'S BREWERY, No. 2



1013

STEEP SLOPE

LAND FURNISHING-MORSE
DUPLEX STEAM PUMP
LAND FURNISHING-MORSE
DUPLEX STEAM PUMP
CONCRETE
DRAINAGE

SPOKANE BREWING &
BREWERY

CAPCY. 100 BLS. EX. BREW.
POWER: STEAM & ELEC. FUL
LIGHTS: ELEC. WATER: FRO.
14' 42" 10' 4" 14' 42" 10' 4"
DUPLEX STEAM PUMP

LINCOLN

DUMP

DAM

KASS ISLAND

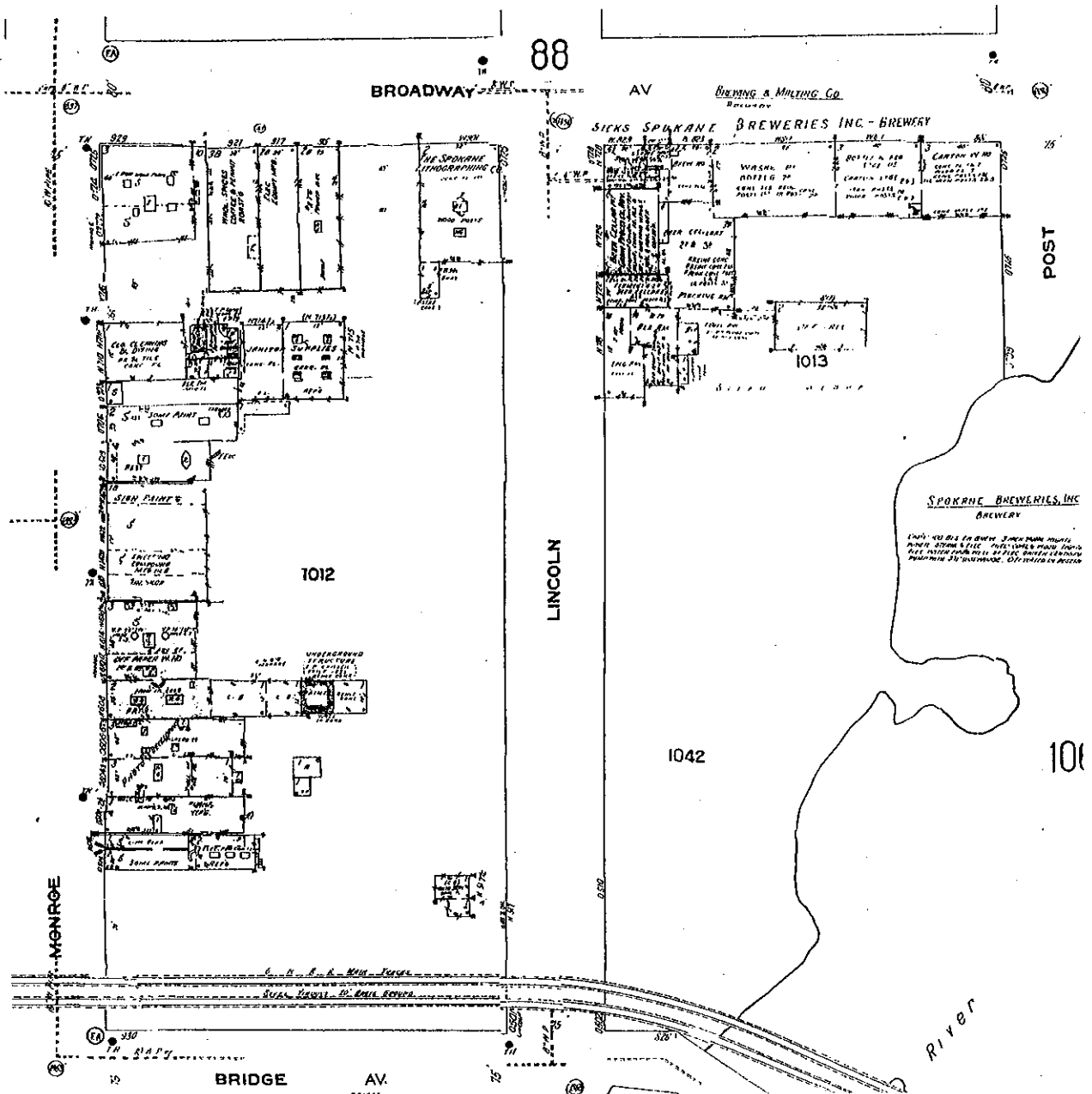
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PLATFORM 'A'

1910 Sanborn Map

Figure: 5
Project No: 09-6772
Address: 829 W. Broadway Ave
Location: Spokane, WA

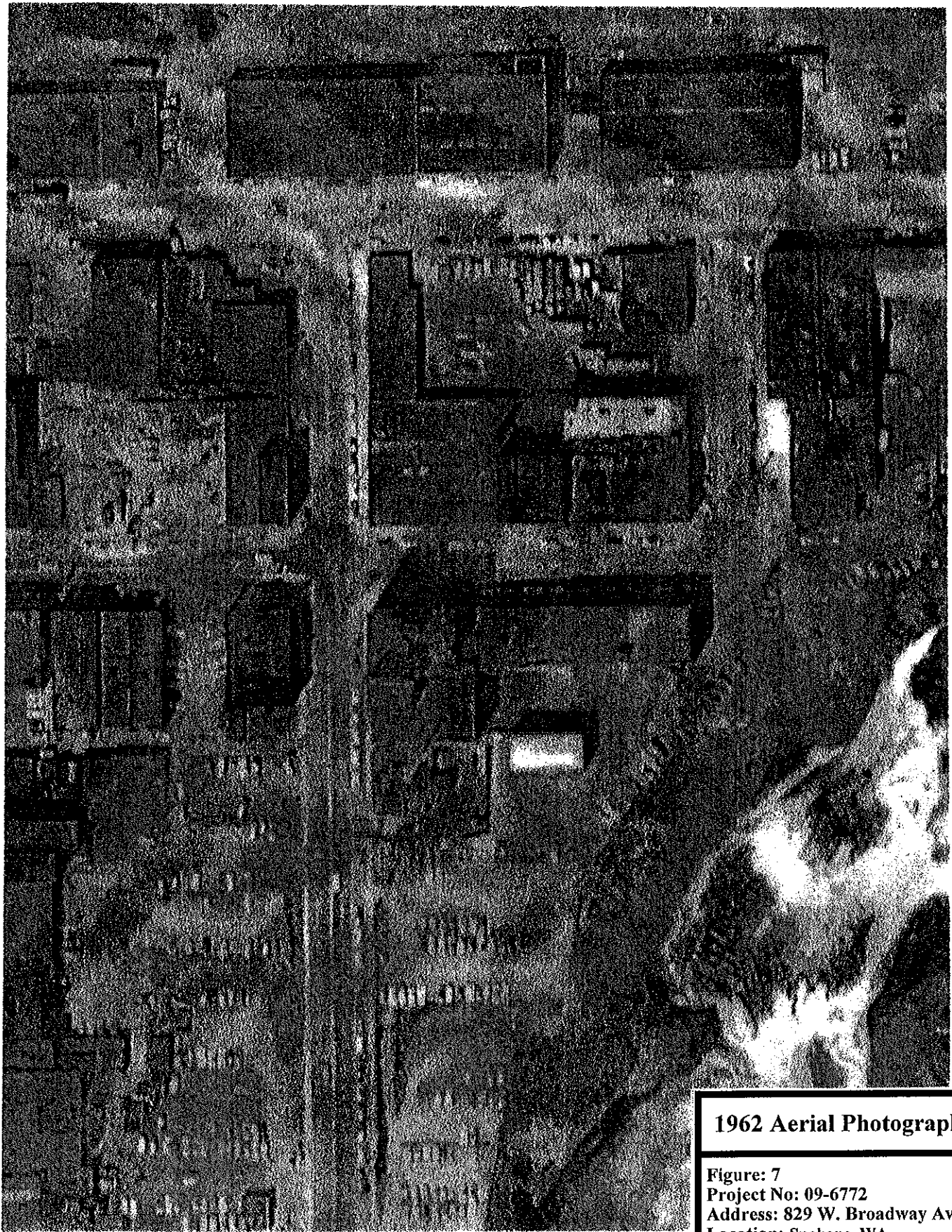




1952 Sanborn Map

Figure: 6
 Project No: 09-6772
 Address: 829 W. Broadway Ave
 Location: Spokane, WA

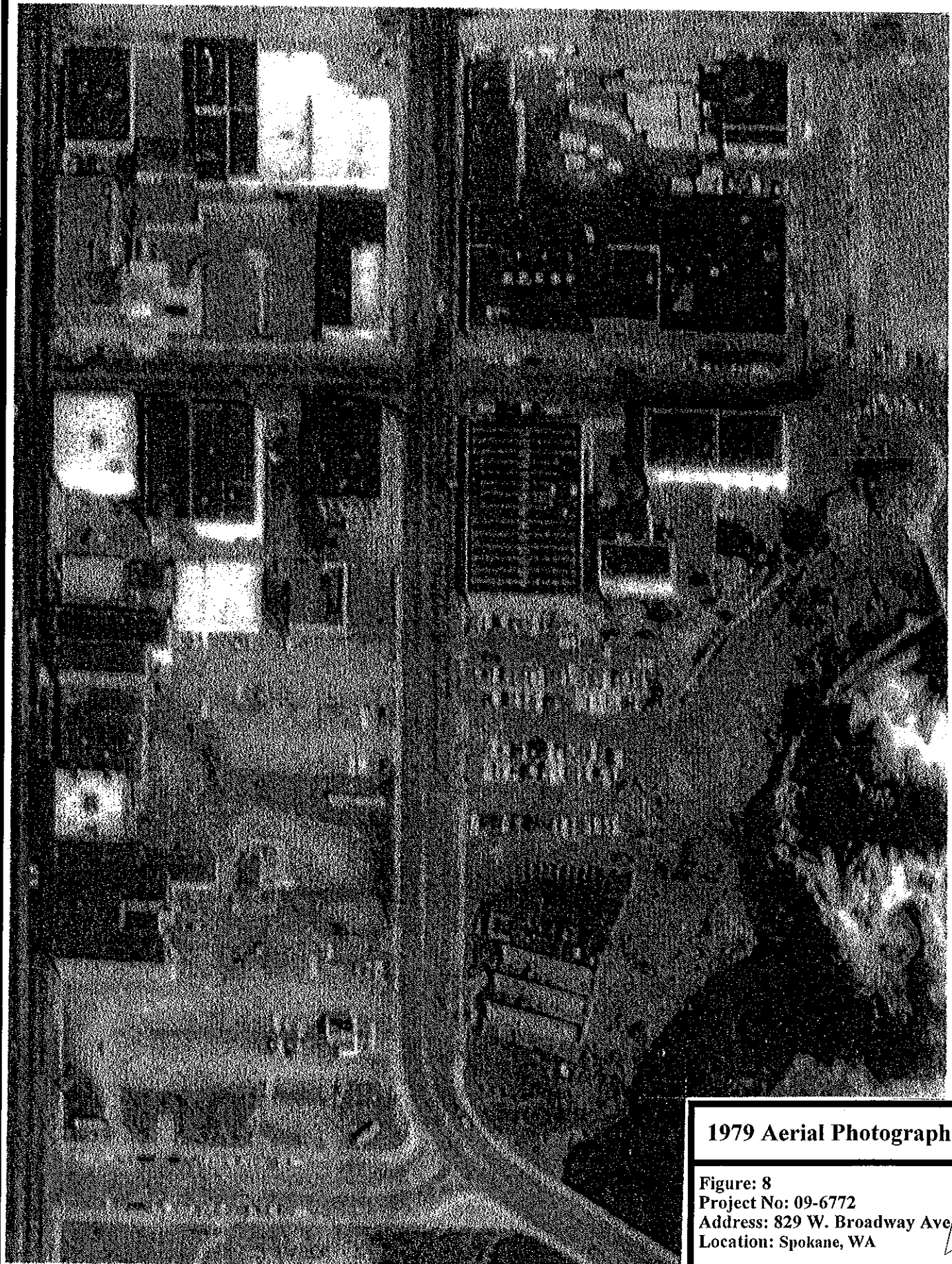




1962 Aerial Photograph

Figure: 7
Project No: 09-6772
Address: 829 W. Broadway Ave
Location: Spokane, WA





1979 Aerial Photograph

Figure: 8
Project No: 09-6772
Address: 829 W. Broadway Ave
Location: Spokane, WA





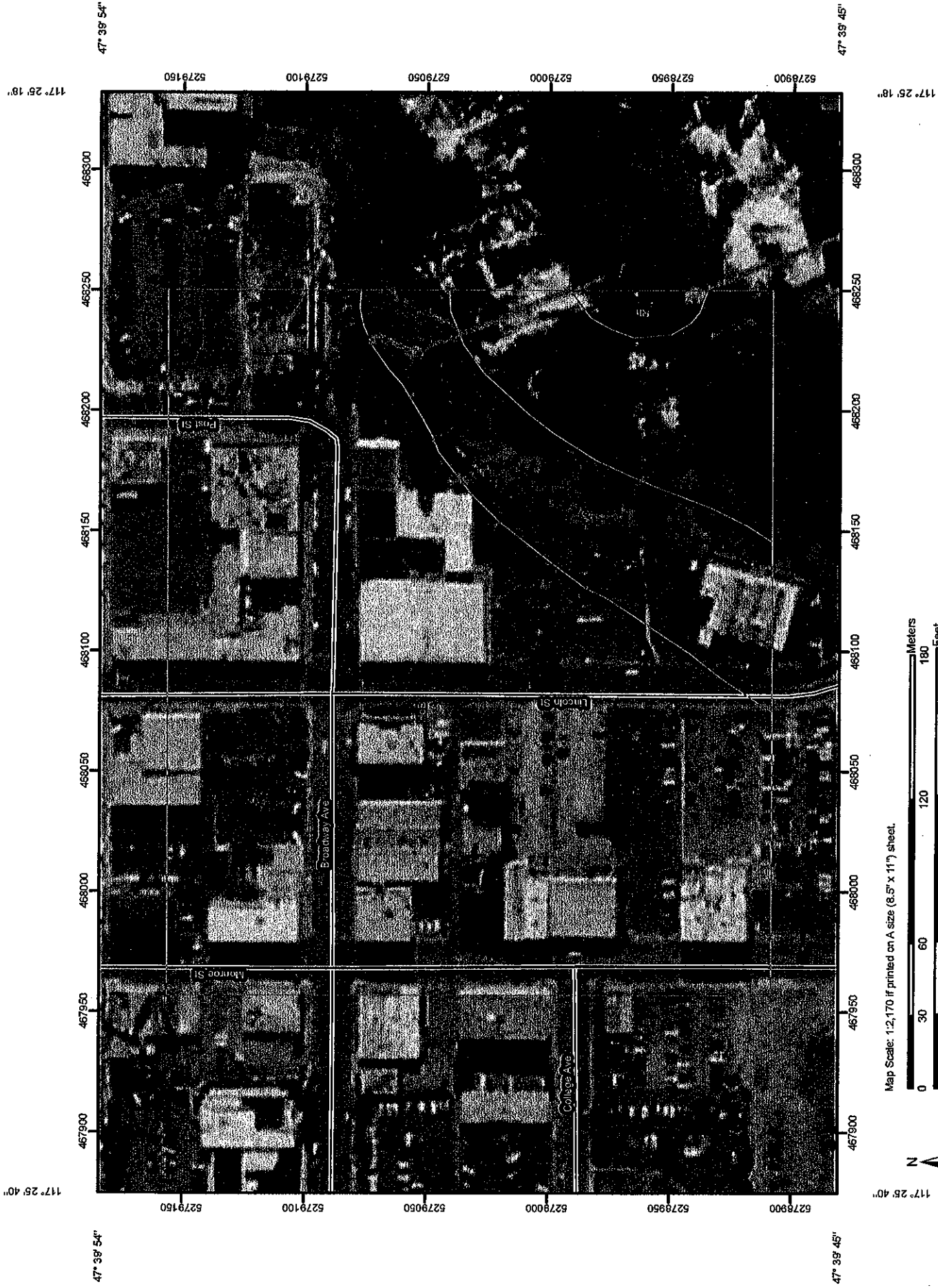
2008 Aerial Photograph

Figure: 9
Project No: 09-6772
Address: 829 W. Broadway Ave
Location: Spokane, WA














































Lincoln

Rempeck



MAP LEGEND

	Area of Interest (AOI)		Very Stony Spot
	Soils		Wet Spot
	Soil Map Units		Other
	Special Point Features		Special Line Features
	Blowout		Gully
	Borrow Pit		Short Steep Slope
	Clay Spot		Other
	Closed Depression		Political Features
	Gravel Pit		Cities
	Gravelly Spot		Water Features
	Landfill		Oceans
	Lava Flow		Streams and Canals
	Marsh or swamp		Transportation
	Mine or Quarry		Rails
	Miscellaneous Water		Interstate Highways
	Perennial Water		US Routes
	Rock Outcrop		Major Roads
	Saline Spot		Local Roads
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		
	Spoil Area		
	Stony Spot		

MAP INFORMATION

Map Scale: 1:2,170 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 11N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Spokane County, Washington
 Survey Area Data: Version 2, Jun 9, 2009

Date(s) aerial images were photographed: 6/27/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Spokane County, Washington (WA063)			
Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
HoB	Hesseltine silt loam, moderately deep, 0 to 8 percent slopes	13.4	74.4%
HvC	Hesseltine very rocky complex, 0 to 30 percent slopes	2.4	13.1%
Rh	Riverwash	0.2	1.1%
W	Water	2.0	11.4%
Totals for Area of Interest		18.0	100.0%

SPOKANE FIRE DEPARTMENT

Fire Prevention Bureau

44 W. Riverside Ave., Spokane, WA 99201-0189

Telephone (509) 625-7000

Fax (509) 625-7006

Request for Inspection/Copying of Reports

Name TECHCON, INC. (DAN ALTREY) Date of request 12-14-09
 Address 915 W. 2ND AVE., SPOKANE 99201 Phone 536-0406
 Building/premises location 811-829 W. BROADWAY FAX 536-0565
718-728 N. LINCOLN

Information or documents requested ANY INFORMATION OR RECORDS REGARDING
UNDERGROUND STORAGE TANKS OR EMERGENCY RESPONSES.
FOR PURPOSES OF AN ENVIRONMENTAL DUE DILIGENCE INVESTIGATION.

If the information or document/s sought is in the form of a list or named individuals, I certify that such list shall not be used for commercial purposes.

I understand that neither the City of Spokane nor its employees individually make any warranty, either actual or implied, as to the accuracy of the documents or information released pursuant to this request.

FOR FIRE DEPARTMENT USE ONLY

Request received by C. Johnson Date 12-14-09
 Request: ☒ granted ☐ partially denied ☐ wholly denied
 by Michael Miller Date 12/16/09
 Denied wholly or partially, reasons are as follows:

Copy fee: No. of copies _____ @ 15 cents per copy = \$ _____
 postage _____
 TOTAL _____ Receipt # _____

No records were found that matched your request.

RECEIVED
 DEC 14 2009
 SPOKANE FIRE DEPARTMENT

Johnson, Cathleen

From: Kestell, Tom
Sent: Tuesday, December 15, 2009 4:42 PM
To: Johnson, Cathleen
Subject: RE: Records Request

Cathy,
No Hazmat incidents found for any address in the two ranges supplied below.

Thanks,
Tom Kestell
Spokane Fire Department, IMS Group
509.625.7072
509.435.7072 (cell)
tkestell@spokanecity.org

NOTICE: This communication may contain privileged or other confidential information. If you are not the intended recipient, or believe that you have received this communication in error, please do not print, copy, retransmit, disseminate, or otherwise use the information. Also, please indicate to the sender that you have received this email in error, and delete the copy you received. Thank you.

From: Johnson, Cathleen
Sent: Tuesday, December 15, 2009 16:14
To: Kestell, Tom
Cc: Doran, Nancy; Thurston, Laura
Subject: Records Request

Hi Tom,

I have a records request for the following: Any information or records regarding emergency responses for 811-829 W Broadway & 718-728 N Lincoln.

Thank you.

Cathy Johnson

Spokane Fire Department

44 W Riverside

Spokane, WA 99201

Phone: 509-625-7154

Fax: 509-625-7006

12/16/2009

SPOKANE FIRE DEPARTMENT

Fire Prevention Bureau

44 W. Riverside Ave., Spokane, WA 99201-0189

Telephone (509) 625-7000

Fax (509) 625-7006

Request for Inspection/Copying of Reports

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 Building/premises location 811-829 W. BROADWAY FAX 536-0565
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 postage _____
 TOTAL _____ Receipt # _____

w/records 4/17/00

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 that matched your
 request,

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Cathy Johnson

Spokane Fire Department

44 W Riverside

Spokane, WA 99201

Phone: 509-625-7154

Fax: 509-625-7006

12/16/2009

Spokane COUNTY

Storage Tank: 2

Tank ID: 14019

SITE INFORMATION

Site ID: 4639 Site Tag #: none
INTERSTATE BRANDS CORPORATION
803 N POST
SPOKANE, WA 99210
Phone #: (816) 561-6600 UBI: 601-047-351 001 0029

FACILITY SITE INFORMATION

Facility Site ID: 730
CONTINENTAL BAKING CO SPOKANE
803 N POST ST
SPOKANE, WA 99210
Lat/Long 47° 39' 53.4" / -117° 25' 27.6"

TANK INFORMATION

TANK NAME: 2

Status : Removed

Upgrade DT:

Install Date
October 27, 1980

Status Date
August 6, 1996

Permit Expiration Date
July 31, 1997

Permanently Closed Date
No Closed Date Recorded

CAPACITY RANGE : 10,000 to 19,999 Gallons

PUMP SYSTEM :

SPILL PREVENTION : None

OVERFILL PREVENTION : None

COMPARTMENT DETAILS

TANK

PIPING

MATERIAL :

CONSTRUCTION :

PRIMARY REL DETECT :

SECONDARY REL DETECT :

TIGHTNESS TEST :

CORROSION PROTECTION :

Single Wall Tank

Weekly Manual Gauging

Annual

None

Single Wall Pipe

Suction

No

None

Compartment #

1

SUBSTANCE STORED

Diesel

SUBSTANCE USED

Motor Fuel for Vehicles

ACTUAL CAPACITY

12000

Storage Tank: 4

Tank ID: 14055

SITE INFORMATION

Site ID: 4639 Site Tag #: none
INTERSTATE BRANDS CORPORATION
803 N POST
SPOKANE, WA 99210
Phone #: (816) 561-6600 UBI: 601-047-351 001 0029

FACILITY SITE INFORMATION

Facility Site ID: 730
CONTINENTAL BAKING CO SPOKANE
803 N POST ST
SPOKANE, WA 99210
Lat/Long 47° 39' 53.4" / -117° 25' 27.6"

TANK INFORMATION

TANK NAME: 4

Status : Removed

Upgrade DT:

Install Date
December 31, 1964

Status Date
August 6, 1996

Permit Expiration Date

Permanently Closed Date
No Closed Date Recorded

CAPACITY RANGE :

PUMP SYSTEM :

SPILL PREVENTION :

OVERFILL PREVENTION :

TANK

PIPING

MATERIAL :

CONSTRUCTION :

PRIMARY REL DETECT :

SECONDARY REL DETECT :

TIGHTNESS TEST :

CORROSION PROTECTION :

Steel

Steel

Compartment #

1

SUBSTANCE STORED

SUBSTANCE USED

ACTUAL CAPACITY

Spokane COUNTY

Storage Tank: 1

Tank ID: 13829

SITE INFORMATION

Site ID: 4639 **Site Tag #: none**
INTERSTATE BRANDS CORPORATION
 803 N POST
 SPOKANE, WA 99210
Phone #: (816) 561-6600 **UBI: 601-047-351 001 0029**

FACILITY SITE INFORMATION

Facility Site ID: 730
CONTINENTAL BAKING CO SPOKANE
 803 N POST ST
 SPOKANE, WA 99210
Lat/Long 47° 39' 53.4" / -117° 25' 27.6"

TANK INFORMATION

TANK NAME: 1

Status : Removed

Upgrade DT:

Install Date
 December 31, 1964

Status Date
 August 6, 1996

Permit Expiration Date

Permanently Closed Date
 No Closed Date Recorded

CAPACITY RANGE :

PUMP SYSTEM :

SPILL PREVENTION :

OVERFILL PREVENTION :

COMPARTMENT DETAILS

TANK

PIPING

MATERIAL :

Steel

Steel

CONSTRUCTION :

PRIMARY REL DETECT :

SECONDARY REL DETECT :

TIGHTNESS TEST :

CORROSION PROTECTION :

Compartment #

1

SUBSTANCE STORED

Unleaded Gasoline

SUBSTANCE USED

ACTUAL CAPACITY

Storage Tank: 3

Tank ID: 13869

SITE INFORMATION

Site ID: 4639 **Site Tag #: none**
INTERSTATE BRANDS CORPORATION
 803 N POST
 SPOKANE, WA 99210
Phone #: (816) 561-6600 **UBI: 601-047-351 001 0029**

FACILITY SITE INFORMATION

Facility Site ID: 730
CONTINENTAL BAKING CO SPOKANE
 803 N POST ST
 SPOKANE, WA 99210
Lat/Long 47° 39' 53.4" / -117° 25' 27.6"

TANK INFORMATION

TANK NAME: 3

Status : Removed

Upgrade DT:

Install Date
 December 31, 1964

Status Date
 August 6, 1996

Permit Expiration Date

Permanently Closed Date
 No Closed Date Recorded

CAPACITY RANGE :

PUMP SYSTEM :

SPILL PREVENTION :

OVERFILL PREVENTION :

COMPARTMENT DETAILS

TANK

PIPING

MATERIAL :

Fiberglass Reinforced Plastic

Steel

CONSTRUCTION :

PRIMARY REL DETECT :

SECONDARY REL DETECT :

TIGHTNESS TEST :

CORROSION PROTECTION :

Compartment #

1

SUBSTANCE STORED

SUBSTANCE USED

ACTUAL CAPACITY

FORM 412

BUILDING DIVISION

Number E. 829 Street Broadway Avenue
Zone _____ Date 12/11/68 In _____ Permit No. RE7157
Owner Y.W.I.A. Address E. 821 Main
telephone heavy hauling
Builder E. Crane Service Address E. 3327 Olive
Architect _____ Address _____
Group E-2 Type III Class of Work Demolish Value \$13,850.00
Reinforced Concrete 2 bldgs. connected,
1 story to 6 stories,
Use crushers portion to be used
in future WOC bldg.
Final OR 12-12-68
Inspector [Signature]

0072-1372

Form No. 22-11 West 629 Broadway Avenue

Address

Phone No.

Nº 764 11

CITY OF SPOKANE

Commercial Side Sewer Permit

Y. N. C. P.

Owner Frank Gale

Issued by J. H.

Contractor

Lot 1-5

Block 13

Additional Survey & Extension of Post's

No. West 629 Broadway Avenue

Within Street

Ordinance

Location of

Interconnecting Sewer

Relay

Location of Property Line

Full Connection

Sanitary Facility

Location

Depth at Property Line

At Boundaries

Size of Sewer

in On Property

in Material

Class of Building

24,000

Date of Permit

October 25

100th Year of

Oct. 64

Remarks: See plan in profile 55442

Work by Frank & Gale

I hereby certify that I have inspected this connection and
and further certify that the installation was in
accordance with the City of Spokane

I hereby certify that I have inspected this connection and
and further certify that the installation was in
accordance with the City of Spokane

Chief of Bureau

Inspector

0000000000

BUILDING DIVISION

Number W. 829 Street Broadway
Zone B3 Date 9-17-64 Permit No B59106
Owner Young Women's Christian Association Address W. 829 Broadway
Builder Adsko Construction Co. Address P.O. #3006, Term. Annex
Architect James & Hicks Address ONB Building
Lots 1 thru 5, Block 13, Res. & Ext. of Posts Add'n.
Group F-2 Type II Class of Work Alt & Add Value \$736,000.00
Erick Alter brewery warehouse
& addition for YWCA
Use Brewery Warehouse
to YWCA

Final OK

7-1-65

Inspector

0022 1387

Form No. 23-11
Address: 829 Broadway Avenue

No 765

City of Spokane
511-23

CITY OF SPOKANE

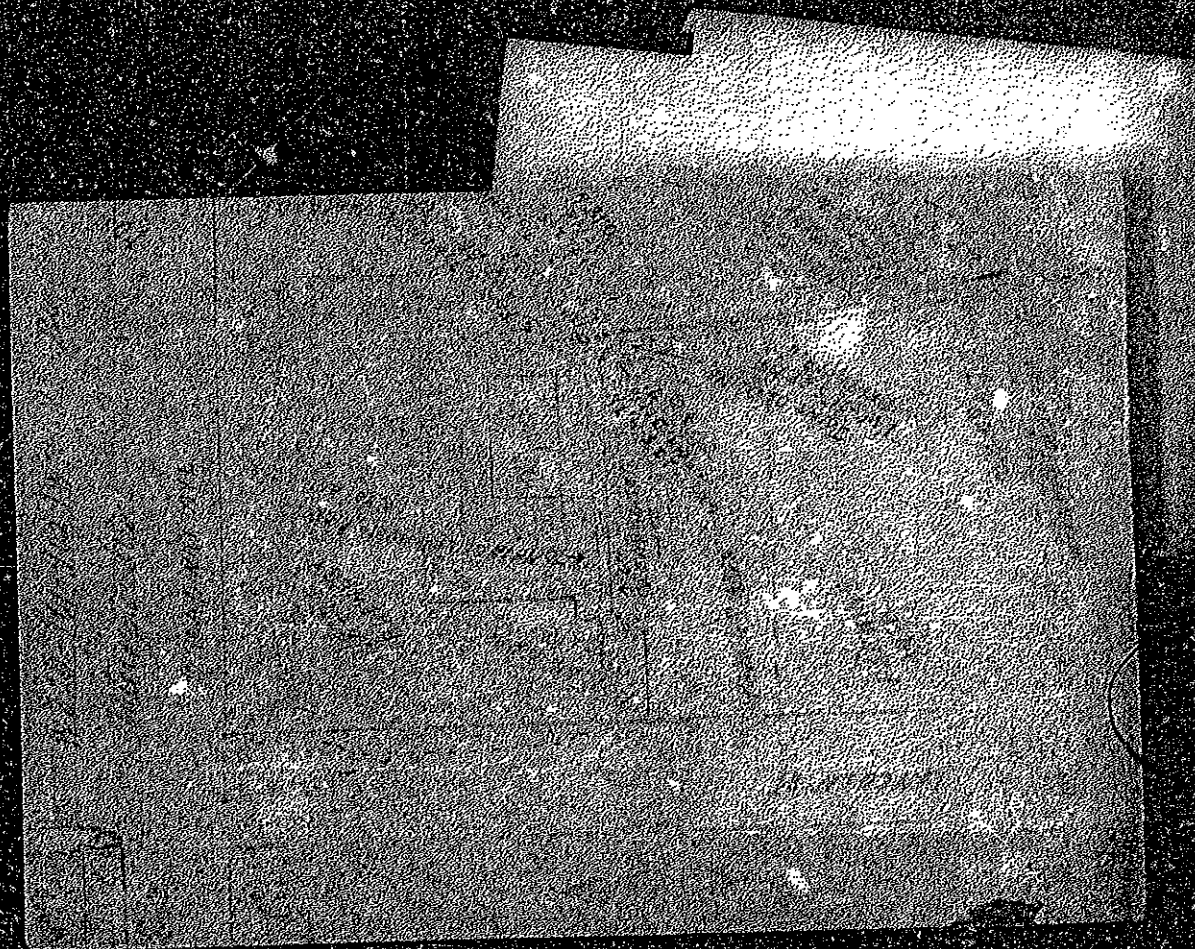
Commercial Side Sewer Permit

Issued by: JAC

For: 1-5
No. 829 Broadway Avenue
Location of: 13
Intercepting Chamber
Location of Property Line
Owner: Pack & Co.
Additional: Repairing & Extension of Land's
Warrant: 1-5
Shore Power

Sampling Facility
Location: 13
Date of Permit: October 20, 1961
Remarks: See also in profile 76112

Work by Pack & Co.
James H. W. W.



TECHCON, INC.

TECHNICAL CONSULTANTS



PRE-ASSESSMENT QUESTIONNAIRE

Your response to this questionnaire assists in obtaining preliminary information from the owners/operators of the property. Answers provide valuable direction for the Phase I Environmental Site Assessment investigation. If an answer to a particular question is not applicable or is unknown, please answer accordingly.

Background Data on Past and Present Uses:

1. Facility Name: YWCA of Spokane
2. Facility Address: 829 W. Broadway, Spokane, WA
803 W. Broadway
Additional Historical Site Addresses: _____
3. Contact Person: Penette Hill Tel: (509) 326-7190, City Spokane
4. Zoning & Tax Parcel Numbers: Parcel # 35183.0021 ; CBD-6
5. Property Owner(s): YWCA of Spokane
6. Present Tenants: Vacant
7. Property Size (Acres or Square Feet): Building = 60,000 sq ft
Land = 98,000 sq ft 2.25 Acres
8. Structures on Property:

<u>Gym / Pool</u>	<u>Not used</u>	<u>West side of property</u>
Name	Use	Location
<u>Offices</u>	<u>Vacant</u>	<u>Remainder of building</u>
Name	Use	Location
<u>Conference rooms</u>	<u>Vacant</u>	<u>↓</u>
Name	Use	Location

9. Utilities (sewer, water, electric, gas, etc.) Providers: Avista, City of Spokane
10. Sewage Disposal (septic, cesspool, sewer, etc.): _____
11. Description of Operations Conducted On-Site: Building for sale therefore vacant
12. Previous Uses of Site (including former owners & tenants): NOT for profit, social services
13. Equipment on the Property:
- | Above-Ground Tanks | No | Size | Contents | Age | Type |
|--------------------|----|------|----------|-----|------|
| Underground Tanks | No | Size | Contents | Age | Type |
- Sumps: _____
- Drywells: _____
- Clarifiers: _____
- Compressors: _____
- Boilers: _____
- Generators: _____
- Other: _____
14. Previous Equipment/Structures/Tanks on the property (identify individual or company responsible for removal): _____
15. Hazardous Materials and Waste Management Practices on the Property: N/A
- Hazardous Materials Storage: _____
- Hazardous Waste Storage: _____
- Hazardous Waste Treatment: _____
- Hazardous Waste Disposal: _____
- Hazardous Waste Recycling: _____
- Industrial Waste Water Handling: _____

16. Is electrical equipment containing PCBs present on the property? If so, identify: _____
17. Identify any wells on the property: _____
18. Identify Types and Locations of Adjacent Businesses: East - Condo's
South - Anthony's Restaurant; North - old (vacant) ind. bakery
West - North x Northwest Productions
19. List types and quantities of chemicals and wastes stored on-site (acids, alcohol, degreasers, etc.): N/A
- Are MSDS Sheets available? _____
20. List permits held by property owners and/or tenants, as well as Agency issuing permits: _____
21. Has an emergency spill plan been prepared and submitted to the local fire department? NO
22. Does the facility have an EPA Hazardous Waste Generator's ID Number? NO
If so, please provide number: _____
23. Does the facility have Hazardous Waste Manifests on file? NO
24. Has the property been identified as a "Superfund" site by the EPA or a "State Cleanup Site" under MTCA? NO
25. Has a cleanup ever occurred or is the property undergoing an investigation that could result in a cleanup? If so, please describe: NO

26. List any spills or other releases of chemicals that are known or suspected to have occurred on the property: NONE aware of
27. Have any Notices of Violation or other complaints regarding noncompliance with environmental regulations been issued for activities performed on the property? If so, describe: NO
28. Are you aware of any environmental cleanup liens against the property that are filed under federal, tribal, state, or local law? Not aware of any.
29. Are you aware of any land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded? Shoreline restrictions
30. As the user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? (For example: Do you have specialized knowledge or experience with the chemicals or processes used by your business or any adjoining business?) NO
31. Does the purchase price being paid reasonably reflect the fair market value of this property? If you conclude there is a difference, is the lower purchase price because contamination is known or believed to be present at the property? _____
32. Based on your knowledge or experience, are there any obvious indicators that point to the presence or likely presence of contamination at the property? NO
28. Are any improvements planned for the site? Development by potential buyer
If so, please describe: _____
33. Is asbestos known to be present on the property? Not aware of existence of asbestos.
34. When was the property paved? ? Has any of the pavement (asphalt or concrete) been patched or replaced? _____
35. Is a site layout available? Yes

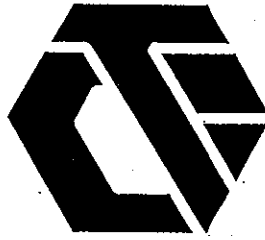
36. Are engineering plans and specifications available? Yes
37. Are any previous environmental reports available? None available
38. Are any aerial photographs available? yes (1)
39. The purpose this Phase I is being required (i.e. financing, real estate sale, etc.) Real estate sale

To the best of my knowledge, the above information is accurate and complete.

Name: TRISH McFarland

Signature: Trish McFarland

Title: Spec. Lic. Date: Nov. 25, 2009



APPENDIX B

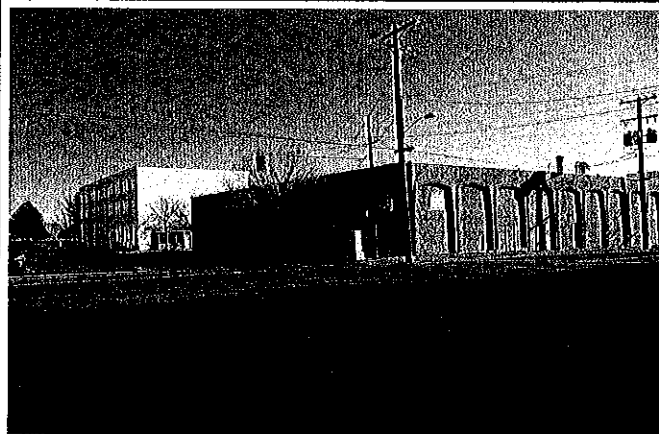
SITE PHOTOGRAPHS

TECHCON, INC.

Consultants • Certified Environmental Specialists • Project Managers

Photograph Summary

829 W. Broadway Ave.



1

Subject site viewed looking southeast across the intersection of Broadway Avenue and Lincoln Street.



2

View looking east along Broadway Avenue at the north boundary of the subject site.



3

Subject site viewed looking northeast from a position across Lincoln Street.

TechCon, Inc.

Consultants • Certified Environmental Specialists • Project Managers

Photograph Summary

829 W. Broadway Ave.



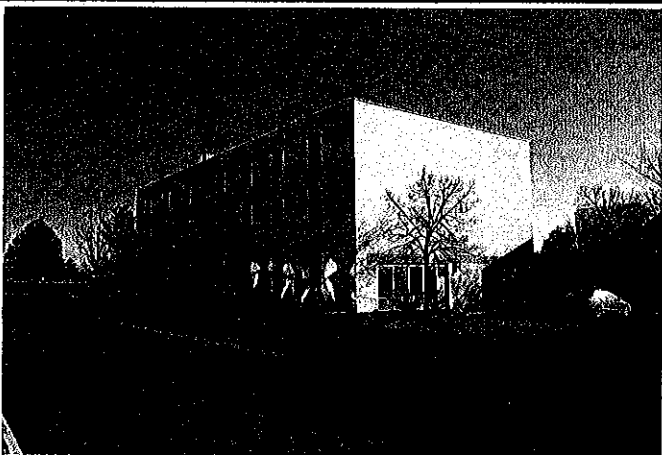
4

View looking west along Broadway Avenue at the north boundary of the subject site.



5

View looking south along the east boundary of the subject site.



6

View looking southeast at the building in the northeast corner of the subject site.

TechCon, Inc.

Consultants • Certified Environmental Specialists • Project Managers

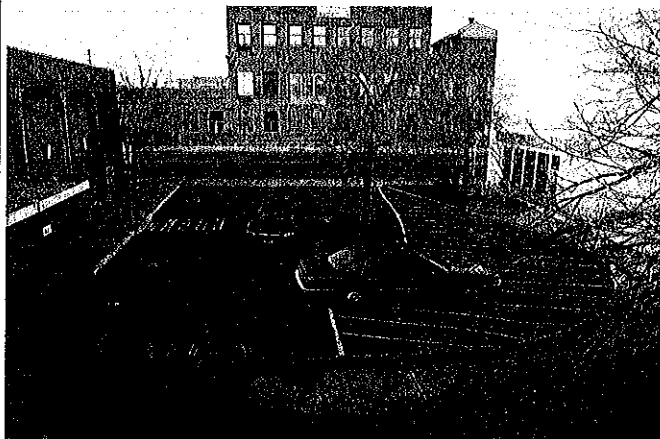
Photograph Summary

829 W. Broadway Ave.



7

View looking south along
Lincoln Street at the west
boundary of the subject site.



8

View looking north across
the main entry driveway.



9

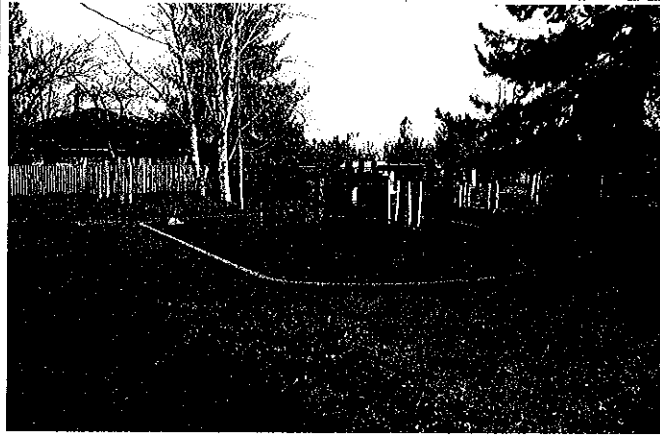
View looking southeast
across the parking areas
on the south end of the
subject site.

TechCon, Inc.

Consultants • Certified Environmental Specialists • Project Managers

Photograph Summary

829 W. Broadway Ave.



10

Playground area in the northeast quadrant of the site.



11

View looking southwest along the east boundary of the subject site.



12

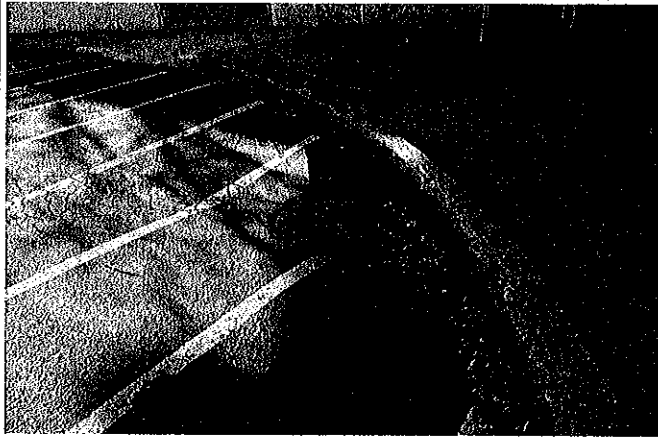
View looking north at the picnic area in the northeast quadrant of the subject site.

TechCon, Inc.

Consultants • Certified Environmental Specialists • Project Managers

Photograph Summary

829 W. Broadway Ave.



13

Stormwater collection basin in the main entry driveway on the north side of the building.



14

Stormwater collection basin in the upper parking lot on the south side of the building.



15

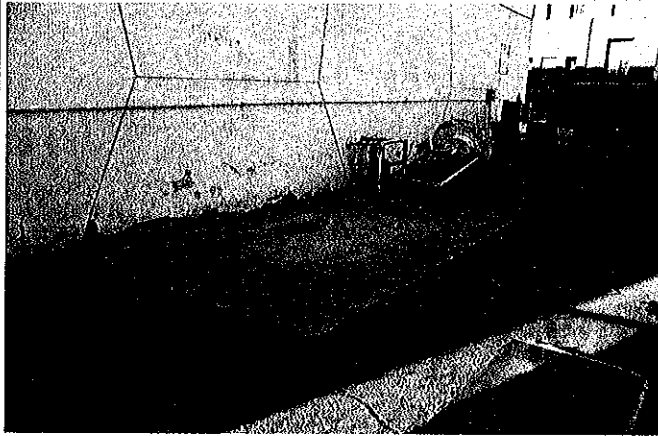
Stormwater collection basin in the lower parking lot on the south side of the building.

TechCon, Inc.

Consultants • Certified Environmental Specialists • Project Managers

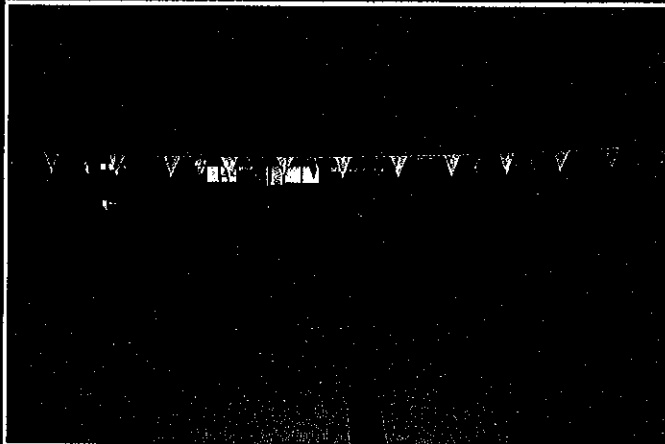
Photograph Summary

829 W. Broadway Ave.



16

Drain located in a concrete pad adjacent to the east end of the northeast building.



17

Interior view of the swimming pool area.



18

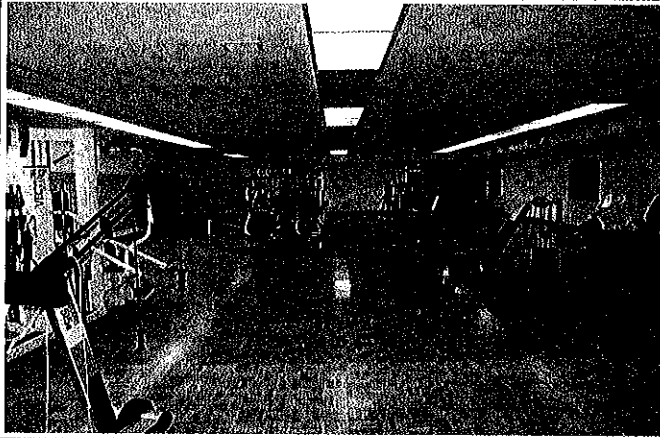
Interior view of the gymnasium area.

TechCon, Inc.

Consultants • Certified Environmental Specialists • Project Managers

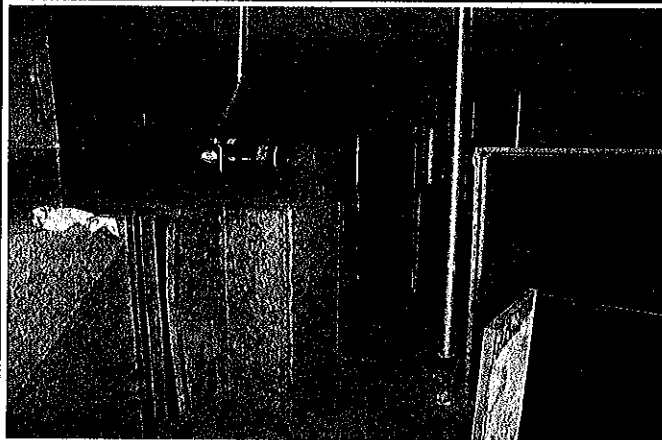
Photograph Summary

829 W. Broadway Ave.



19

Interior view of the second floor weight training room.



20

Interior view of the air-handling equipment room adjacent to the gymnasium.



21

View showing the main entry area.

TechCon, Inc.

Consultants • Certified Environmental Specialists • Project Managers

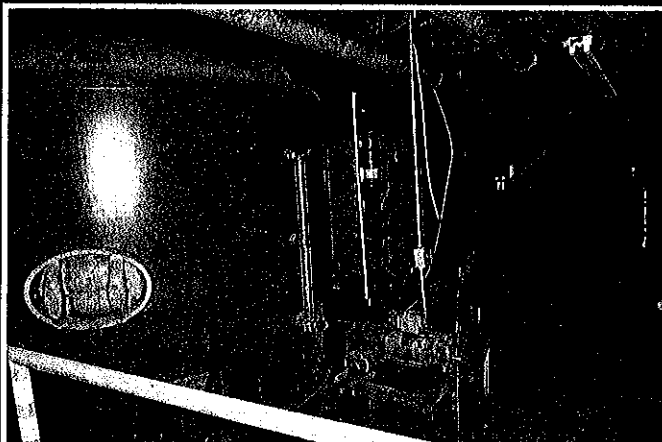
Photograph Summary

829 W. Broadway Ave.



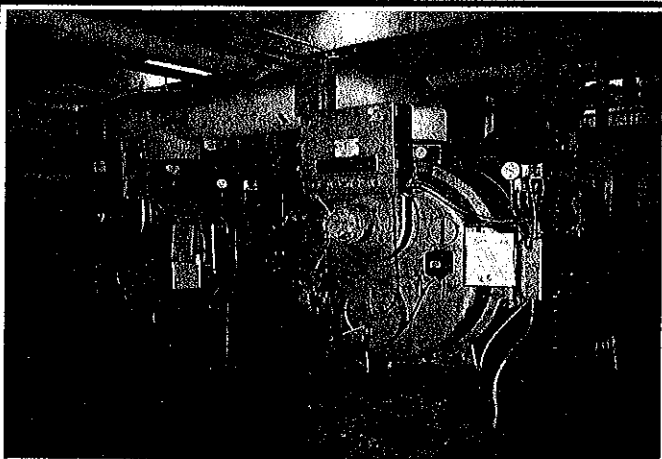
22

**Maintenance supply
storage in the basement.**



23

**Abandoned storage tanks
in the basement that
supported the swimming
pool operations.**



24

**Natural gas-fired boilers
located in the basement
area.**

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Photograph Summary

829 W. Broadway Ave.



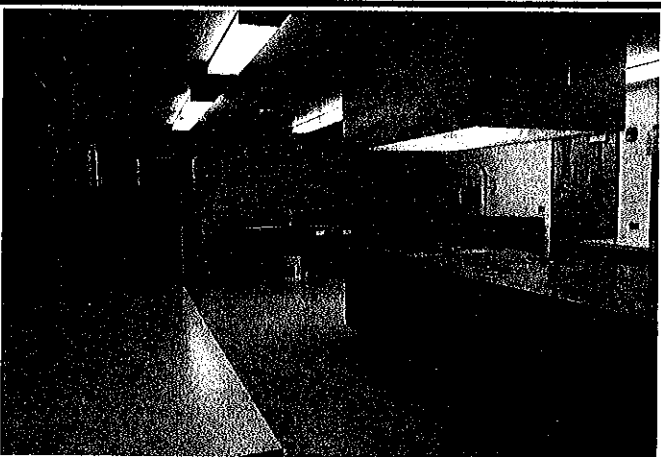
25

**Location of the water well
and holding tanks in the
basement.**



26

**Interior view of a typical
shower and locker room.**



27

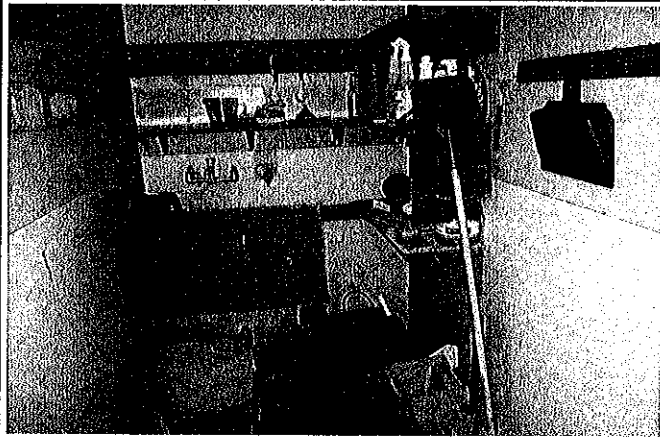
**Interior view of the kitchen
area.**

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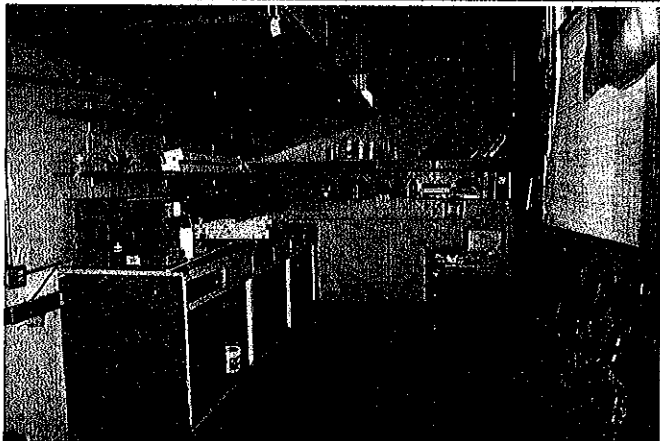
Photograph Summary

829 W. Broadway Ave.



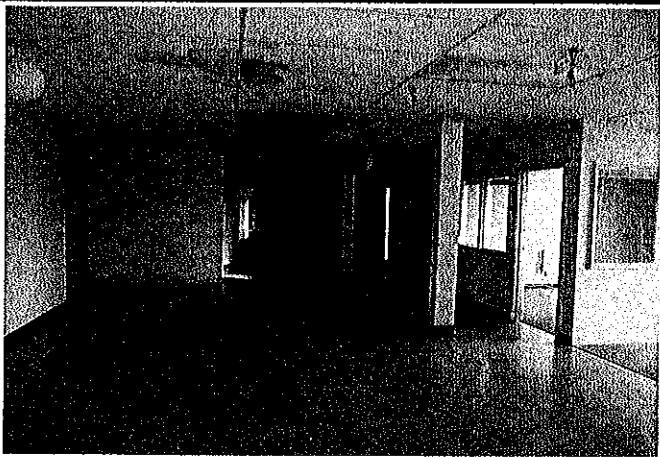
28

Interior view of a typical maintenance closet.



29

Interior view of the maintenance office.



30

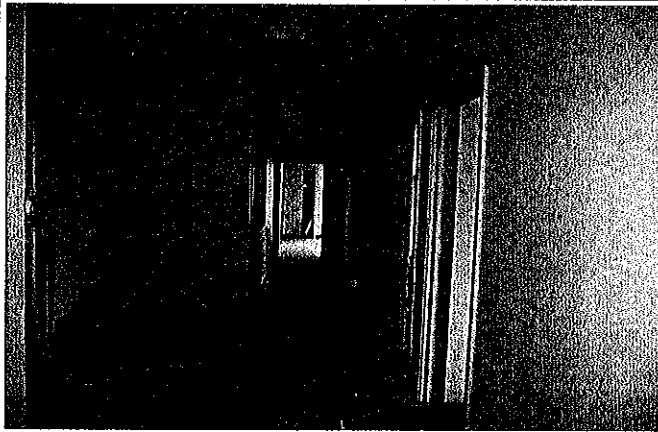
Typical interior finishes on the upper level of the northeast building.

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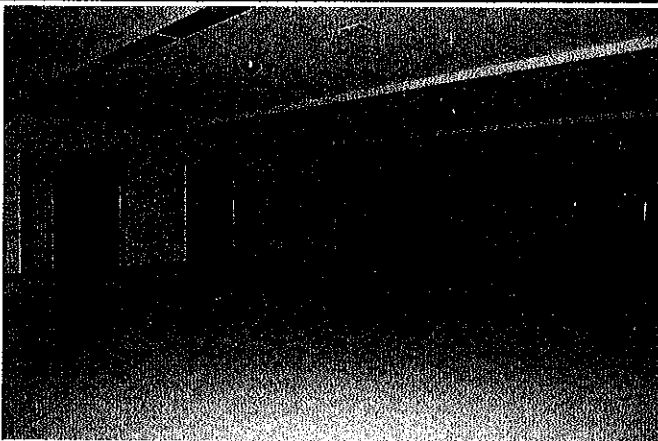
Photograph Summary

829 W. Broadway Ave.



31

Typical interior finishes on the upper level of the center building.



32

Interior finishes in the main dining area.

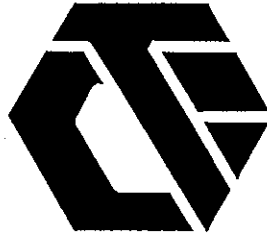


33

Typical lower level hallway finishes in the northeast building.

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APPENDIX C

SCOPE OF WORK



SCOPE OF WORK

PHASE I ENVIRONMENTAL SITE ASSESSMENT

The purpose of the Phase I Environmental Site Assessment (ESA), conducted in substantial conformance with ASTM Standard 1527-05, is to identify and assess characteristics of the subject property that would be of environmental concern or, conversely, to reasonably illustrate the site characteristics of environmental concern. Environmental concerns include aspects that would lead to liability issues in the event of ownership, that have a potential for impact on property value, and that would impact the present or future use of the property. Main topics are:

- ▲ **Site Reconnaissance** - The reconnaissance shall be performed by a qualified Environmental Site Assessor who shall observe and assess the site characteristics of potential environmental concern (i.e., on-site USTs, wastewater treatment systems, hazardous materials/waste storage, etc.). Aspects of potential regulatory concern shall be researched at the appropriate regulatory agency
- ▲ **Observe Adjacent and Vicinity Properties** - This phase of work shall be performed by a qualified Environmental Site Assessor who shall identify and assess site characteristics of potential environmental concern (i.e., nearby service stations, industrial facilities, etc.). Aspects of potential regulatory concern shall be researched at the appropriate regulatory agency.
- ▲ **Regulatory Agency Review** - This review shall be performed to identify and assess any listings of regulatory permits, registrations, enforcement actions, and contaminated sites at the subject site or close enough to affect the subject property. Commercially available lists may be used. If used, these lists shall be as current as the regulatory agencies' lists. For those sites that are not covered by commercially available lists, the assessor shall review the lists at the appropriate regulatory agency.
- ▲ **Historical Review** - This review shall be implemented to identify any historical uses that may have contributed to the presence of environmental concerns at the site.



- ▲ **Report Development** - The report shall include a discussion of the findings of the tasks discussed in the scope of work. At a minimum, the report shall include each of the main topics of this scope of work and shall include specific identification of the following:
 - ▲ Polychlorinated Biphenyls (PCBs)
 - ▲ Above ground storage tanks (ASTs)
 - ▲ Underground storage tanks (USTs)
 - ▲ Hazardous Substances/Petroleum Products
 - ▲ Odors
 - ▲ Pesticides/Herbicides
 - ▲ Water supplies, Waste Generation, Storage, Disposal

Report Format - The report format to consist of the following:

- ▲ **Table of Contents**
- ▲ **Section 1 - Summary**
 - Certified Environmental Professionals
 - Abbreviated Scope of Work
 - Non-Scope Considerations
- ▲ **Section 2 - Introduction**
 - Purpose
 - Terms and Conditions
 - Limitations and Exceptions
- ▲ **Section 3 - Site Description**
 - Location
 - Site Legal Description
 - Site Description
 - Water, Wastewater, and Sewer Service
 - Current Uses
 - Tenant Interviews (If Applicable)
 - Adjacent/Adjoining Properties
- ▲ **Section 4 - Records Review**
 - Regulatory Agency Review
 - Regional Physiographic Conditions



- Topographical Conditions
- Soil Conditions
- Groundwater Conditions
- Historical Review
- Previous Environmental Investigations

▲ **Section 5 - Investigative Results**

- Site Observation

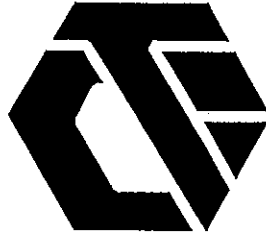
▲ **Section 6 - Findings and Conclusions**

- Findings
- Recognized Environmental Conditions (if applicable)
- Conclusions

▲ **Section 7 - Certification and Signatures of Environmental Professionals**

▲ **Appendices**

- Maps and Site Plans
- Site Photographs
- Project Scope of Work
- Certifications



APPENDIX D

ENVIRONMENTAL CERTIFICATIONS

TECHCON, INC.

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State of California
California Environmental Protection Agency
Office of Environmental Health Hazard Assessment

Daniel L. Autrey

has fulfilled the requirements for registration as a
Registered Environmental Assessor I (REA I).

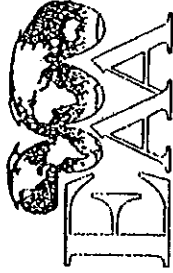
Date Registered: October 1998

Joan E. Denton, Ph.D.
Director
Office of Environmental Health Hazard Assessment

REA - Class I Number: REA-07248

Peter M. Rooney
Peter M. Rooney
Secretary for Environmental Protection
California Environmental Protection Agency

Environmental Assessment Association



hereby certifies that

Daniel L. Aubrey

has been qualified for membership in the

Environmental Assessment Association

and has been admitted by its Board of Directors and declared to be a

CEI

Certified Environmental Inspector

*and is hereby granted this certificate
under the conditions presented in its by-laws.*

Signed and sealed this 16th day of January, 1922

Joseph M. Lacy
Managing Director

AdvanceOnline Solutions Online Institute

Certificate of Completion

Daniel L. Autrey

has met the online course completion requirements for

HAZWOPER 8-Hour Refresher

The HAZWOPER annual refresher training has an 8-hour minimum time requirement. This student spent fewer than 8 hours in the online course materials, and therefore must have supplemental training. Please refer to the Time Online posted below to determine how much additional time is needed. Once the supplemental training is complete, the employee's supervisor should sign and date this certificate.

Supervisor's Signature:

Chris E. Eakin

Date: 02/01/10

Certificate ID: 373740-307

Continuing Education Units: 0.8

Date: 2/1/2010 3:58:27 PM

Time Online: 06:56:21

AdvanceOnline Solutions, Inc.

5858 Westheimer Road, Suite 405

Houston, Texas 77057

www.advanceonline.com

Phone: (713) 621-1100

AdvanceOnline
S O L U T I O N S

AdvanceOnline Solutions, Inc. has been approved as an Authorized Provider by the International Association for Continuing Education and Training (IACET), 8405 Greensboro Drive, Suite 800, McLean, VA 22102.



Technical &
Professional
Training



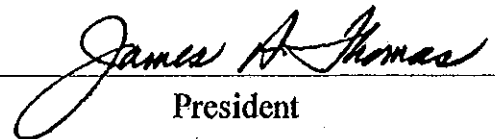
Daniel Autrey

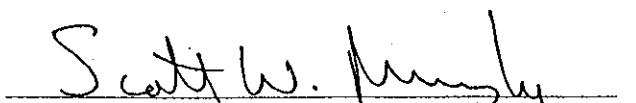
Is Awarded 1.4 CEUs

*for successful completion of
the course on*

**Environmental Site Assessment
for Commercial Real Estate**

**April 7-8, 1998
Seattle, WA**


President


Manager, Technical & Professional Training



Environmental Data Resources, Inc.
Continuing Education Program



This is to certify that

Mr. Dan Autrey

has successfully completed the training course

***Conducting Historical Research
According to ASTM Standard E 1527-94***

***in Seattle, Washington
on November 9, 1995***

and in recognition thereof is presented with this Certificate

Certification No. 151

Charles J. Purvis
Program Director

CERTIFICATE OF COMPLETION

"Performing Phase I Environmental Inspections"

This certifies that

Daniel L. Autrey

*has attended this
intensive educational course
in Seattle, Washington on July 29, 1994.*

*"Consisted of seven and a half (7.5) hours of intensive education and is approved for Real Estate
Appraiser Continuing Education by the State of Washington."*

ENVIRONMENTAL ASSESSMENT ASSOCIATION

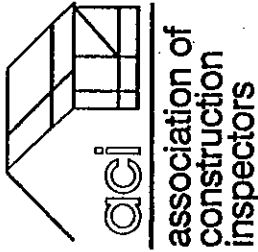
July 29, 1994

Date

Troy E. Johnson

Troy Johnson
Executive Director

Association of Construction Inspectors



hereby certifies that

Daniel M. Autrey

has been qualified for membership in the

Association of Construction Inspectors

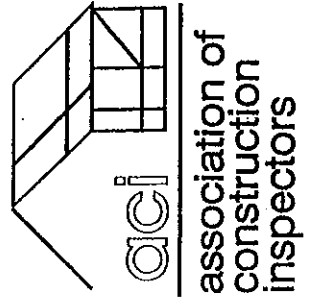
and has been admitted by its Board of Directors and declared to be a

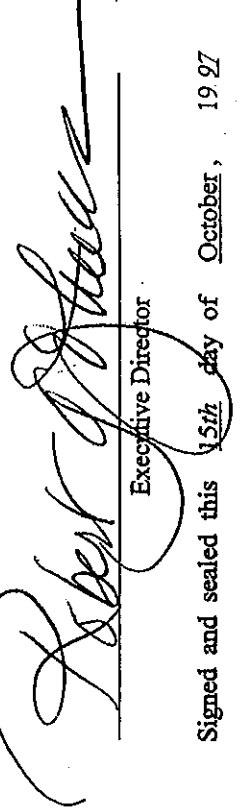
CCPM

Certified Construction Project Manager

and is hereby granted this certificate

under the conditions presented in its by-laws.




Executive Director

Signed and sealed this 15th day of October, 19 97

Technical &
Professional
Training



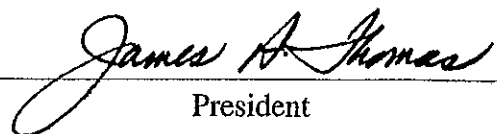
Daniel L. Autrey

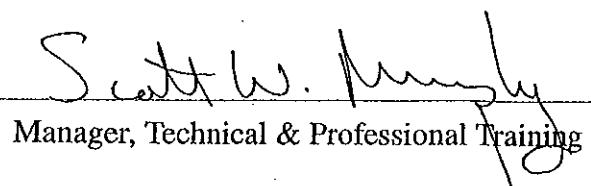
Is Awarded 1.4 CEUs

*for successful completion of
the course on*

**Phase II Environmental
Site Assessment Process**

**March 23-24, 1999
Clearwater Beach, FL**


President


Manager, Technical & Professional Training