

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Wenco LLC
Lot 1 of Chelan County Tax Parcel 232017430055
Wenatchee, Washington

April 10, 2008

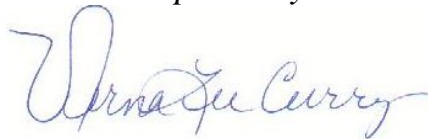
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1.0 EXECUTIVE SUMMARY

V Environmental LLC (V Environmental) has performed a Phase I Environmental Site Assessment (ESA) under All Appropriate Inquiry (AAI) Standard Practices in general accordance with the scope of work and limitations set forth by Wenco LLC for the Wenco LLC Project identified as Lot 1 of Chelan County Tax Parcel 232017430055, Wenatchee, Washington (the “Property”).

The ESA is designed to provide Wenco LLC with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the property. This assessment was conducted utilizing generally accepted ESA industry standards in accordance with ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The Property is currently undeveloped, unimproved land that was previously occupied with commercial orchards. No records were located that suggested that Property has been improved with structures. In 2007, boundary adjustments were recorded with Chelan County to create two lots (Lot 1 and Lot 2) that resulted in Lot 1 comprising 37.44 acres and the Lot 2 comprising 2.84 acres. Lot 2 includes Lots 1 and 38 through 41 of Wenco LLC’s proposed residential development and consists of that area that was impacted with petroleum hydrocarbons from a leaking underground storage tank (LUST) associated with the commercial orchard operations. Lot 1 (the Property) was formerly in commercial orchard use and appears to have not been improved with structures. Lot 2 is not included in this ESA.

The Property is located north of the City of Wenatchee in the Sunny Slope area, a developing single-family residential area. Residential development has spread north from Easy Street, which is the main arterial that connects this part of Chelan County with the City of Wenatchee. Prior to the recent development in the area, this part of Wenatchee has historically been occupied by commercial orchards with isolated single-family housing. Beginning in the late 1990s and early 2000s, some orchard lands have been subdivided and replaced with single-family residences on larger parcels. Surrounding properties are mixed use residential and commercial orchards. Chelan County is included in the Washington State Department of Ecology’s (Ecology) Area-Wide Contamination Zone. The contaminants of concern include arsenic and lead, which were used as pesticides and in pesticide application. Ecology identifies apple and pear orchards as the primary recipients of lead-arsenate pesticide contamination.

V Environmental obtained and reviewed a database report from Environmental Data Resources (EDR) for the Property and the surrounding area. Based on the database report, no upgradient sites were identified as potential concerns to the Property. The database lists the former orchard on the State Hazardous Waste Site (SHWS), LUST, and ICR databases but a review of files at the Washington State Department of Ecology (Ecology) indicates that the environmental investigative work is focused on the southwest corner of the larger former orchard, which is now identified as Lot 2 and not the Property. Lot 2 is considered topographically downgradient of the Property and therefore is not considered to be a Recognized Environmental Condition (REC).

Conclusions

V Environmental has performed an ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of Lot 1 of Chelan County Tax Parcel 232017430055, Wenatchee, Washington (the Property). Any exceptions to or deletions from this practice are described in Section 2.4 of this report. This assessment has revealed no evidence of RECs in connection with the Property. The historic use as commercial orchard land since at least 1950s is considered an HREC because of the potential presence of lead and arsenic in shallow soils as a result of the use of lead-arsenate pesticides.

Recommendations

Based on the information available at the time of this assessment, V Environmental does not recommend further investigation of the Property at this time but does recommend the following:

- In the event of redevelopment, V Environmental recommends shallow, composite soil sampling in an effort to determine the magnitude/concentration of potential lead-arsenic pesticide accumulations.
- A construction contingency plan (CCP) should be drafted prior to redevelopment, in the event that subsurface features such as additional USTs, vaults, wells, septic systems, etc. are encountered.

The following table summarizes the findings of the significant elements of this investigation.

Assessment Component	Acceptable	Routine Solution	Phase Two	Estimated Cost	Reference Section
Historical Review	X				5.4
On-site Operations	X				6.3 / 6.4
Hazardous Materials	X				6.5.1
Waste Generation	X				6.5.2
PCBs	X				6.5.3
Asbestos	X				6.5.10
Lead in Drinking Water	X				6.5.8
Storage Tanks	X				6.5.6
Surface Areas	X				5.3.2
Regulatory Database Review	X				5.1
Adjoining Properties	X				3.5, 5.5
Other					

2.0 INTRODUCTION

V Environmental was retained by Wenco LLC to conduct an ESA of the Wenco LLC Project identified as Lot 1 of Chelan County Tax Parcel 232017430055, Wenatchee, Washington (the Property). The protocol used for this assessment is in general conformance with ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

On March 17, 2008, Verna Lee Curry conducted a site reconnaissance to assess the possible presence of petroleum products and hazardous materials at the Property. V Environmental's investigation included a review of aerial photographs, a reconnaissance of adjacent properties, interviews with persons knowledgeable about the Property, historical research, and a review of available local, state, and federal regulatory records regarding the presence of petroleum products and/or hazardous materials at the Property.

V Environmental contracted Environmental Data Resource (EDR) of Milford, Connecticut, to perform a computer database search for local, state, and Federal regulatory records pertaining to environmental concerns for the Property and properties in the vicinity of the Property (see Section 5.0).

2.1 PURPOSE

The purpose of this ESA was to identify existing or potential RECs and/or historical RECs (HRECs), as defined by ASTM Standard E-1527-05, in connection with the Property. V Environmental understands that the findings of this study will be used by Wenco LLC to evaluate a pending financial transaction in connection with the Property.

2.2 DETAILED SCOPE OF SERVICES

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-05. V Environmental warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying RECs and/or HRECs.

No other warranties are implied or expressed.

2.3 SIGNIFICANT ASSUMPTIONS

In preparing this report, V Environmental has relied on certain information provided by federal, and state government databases and other parties referenced therein, and on information contained in the files of governmental agencies, that were readily available to V Environmental at the time of this assessment and did not attempt to independently verify the accuracy or completeness of the information obtained or reviewed during this investigation. There is a possibility that even with the proper application of these methodologies conditions may exist on the Property that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. ESAs are less than exact than other environmental disciplines because they are based extensively on judgment and opinion, and actual subsurface conditions may have only been investigated minimally if at all. This ESA was based on conditions that existed at the time of the evaluation. Because so much of a historical review relies on third party information, it is impossible to know with absolute certainty that a condition may or may not exist. Contaminants may be present in areas that were not surveyed or

sampled, or migrate to areas that showed no signs of contamination at the time they were studied. V Environmental cannot and does not guarantee that the Property is free of hazardous or potentially hazardous materials or conditions, or that latent or undiscovered conditions will not become evident in the future. Where access to portions of the property or to structures on the property was unavailable or limited as a result and where direct observation of the ground surface is obstructed by objects or materials including snow covering on or over these surfaces, V Environmental renders no opinion as to the presence of direct or indirect evidence relating to petroleum substances, hazardous substances, or both, in that portion of the property and structure. Since Property activities beyond V Environmental's control could change at any time after the completion of this ESA, the observations, findings and opinions can only be considered valid as of the date hereof.

The independent conclusions represent V Environmental's best professional judgment based on the conditions that existed and the information and data available to us during the course of the assignment. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide Wenco LLC with information relating to the Property.

2.4 LIMITATIONS AND EXCEPTIONS

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM 1527-05. Specific limitations and exceptions to this ESA are more specifically set forth below:

- Historical city directories and Sanborn Maps were not available for the area.
- V Environmental was not able to document the historical use of the property prior to 1966, since aerial photographs were not reasonably ascertainable from local agencies and other historical sources were not available. In V Environmental's professional opinion, data failure, as defined in the ASTM guidelines, has occurred in attempting to document the history of the subject Property back to the earliest of 1940 or the first developed usage of the Property. Since the Property was vacant land in 1966 and, according to interviews has historically been occupied by commercial fruit orchards, this data failure is not critical and does not alter the conclusions or recommendations of this assessment

2.5 SPECIAL TERMS AND CONDITIONS

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

2.6 USE RELIANCE

All reports, both verbal and written, are for the benefit of Wenco LLC. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of V Environmental.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The Property is identified as Lot 1 of Chelan County Tax Parcel 232017430055, Wenatchee, Washington. The Property is located in the Sunny Slope area of Chelan County approximately 3½ miles north of downtown Wenatchee, Washington, as shown on the Site Location Map, Figure 1. Figure 2, Site Plan, depicts a plan of the Property. Property photographs are presented in Appendix A. According to the Chelan County Assessor, the tax parcel of the Property is 232017430055. An abbreviated legal description is reproduced below:

Wenco LLC Record of Survey Lots 1-2 AFN: 2218264

According to the Chelan County Tax Assessor's office, the Property is currently owned by Wenco LLC who has owned the Property since 2000. The previous property owner was Dole Fruit Company.

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

This part of the Chelan County has only recently been developed. Prior to 2000, the area was primarily large commercial orchards with isolated single-family homes. Currently, homes near the Property are either under construction or have been just been constructed, inferred from the lack of or apparent newness of landscaping and exterior finishes that are typical of new homes. The roads are secondary and two-lane. Much of the land near the Property was originally included in the Wells & Wade Orchard or Dole Fruit Orchards but has since been sold and subdivided for single-family residential use. The Property, which comprises a 37.14 acre irregular-shaped parcel, is zoned RV - single-family residential use. No structures or significant surface features were noted on the Property at the time of the reconnaissance.

3.3 CURRENT USE OF THE PROPERTY

At the present time, the Property is undeveloped, unimproved land. There are no roads other than narrow track dirt roads or other infrastructure present on the Property. Some evidence of remnant irrigation piping was visible on the Property and can be seen in the site photographs, which are presented in Appendix A.

No hazardous materials storage or evidence of underground storage tanks (USTs) or above-ground storage tanks (ASTs) were observed at the facility at the time of the site reconnaissance.

3.4 CURRENT USE OF ADJOINING PROPERTIES

During the vicinity reconnaissance, V Environmental observed the following land use on properties in the immediate vicinity of the Property.

North: Areas immediately adjacent to the north of the Property include the following: single-family homes on acreage.

South: Areas immediately adjacent to the south of the Property include the following: American Fruit Road beyond which is undeveloped land and for those lots adjacent to Lots 1 and 38 through 41, the adjacent property comprises the house and outbuildings associated with the larger commercial orchard that operated from this location.

East: Areas immediately adjacent to the east of the Property include the following: single-family homes on acreage and vacant undeveloped land.

West: Areas immediately adjacent to the west of the Property include the following: Crestview Street beyond which are single family homes.

4.0 USER PROVIDED INFORMATION

Pursuant to ASTM E 1527-05, V Environmental requested the following site information from Wenco LLC (User of this report). Mr. Al Lorenz, representing Wenco LLC, completed the AAI-compliant questionnaire. No Key Site Manager was needed or assigned by Wenco LLC.

4.1 TITLE RECORDS

V Environmental requested chain of title records from the User; however, title records were not available and were not provided to V Environmental for review.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATION

V Environmental requested information from the User regarding knowledge of environmental liens, activity and use limitations for the Property. Mr. Lorenz was not aware of any environmental liens associated with the Property. In addition, he had no knowledge of any use or activity limitations (AUL). No liens or AULs were identified in the documents reviewed at the Chelan County Recorder's Office.

4.3 SPECIALIZED KNOWLEDGE

V Environmental inquired with the User regarding any specialized knowledge of environmental conditions associated with the Property. Mr. Lorenz was not aware of any environmental conditions associated with the Property.

4.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

V Environmental inquired with the User regarding any commonly known or *reasonably ascertainable* information within the local community about the Property that is material to RECs and/or HRECs in connection with the Property. To Mr. Lorenz' knowledge, the Property was part of a larger commercial orchard. To his knowledge, based on past and ongoing environmental investigations, the operations area of the orchard took place on that portion of the tax parcel currently identified as Lot 2.

4.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

V Environmental inquired with the User regarding any knowledge of reductions in property value due to environmental issues. Mr. Lorenz was not aware of any valuation reductions associated with the Property.

4.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The following information regarding the Owner, Property Manager and Occupants was provided by the User and Key Site Manager.

Property Owner: Wenco LLC

Property Manager: None

Occupants: None

4.7 REASON FOR PERFORMING PHASE I ESA

The purpose of this ESA was to identify existing or potential RECs and/or HRECs (as defined by ASTM Standard E-1527-05) in connection with the Property. This ESA was also performed to permit the *User* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the “*landowner liability protections*,” or “*LLPs*”). ASTM Standard E-1527-05 constitutes “*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).

V Environmental understands that the findings of this study will be used by Wenco LLC to evaluate a pending financial transaction in connection with the Property.

5.0 RECORDS REVIEW

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

A review of regulatory agency records was conducted for the Property and nearby properties to identify known or potential sources of contamination that could adversely impact the Property. Information from standard Federal and state environmental record sources was provided through EDR. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to identify facility locations. These facilities are listed under the unmappables (orphan sites) section within the EDR report. A review of the unmappable facilities indicated that none of these facilities are within the ASTM minimum search distance from the Property. Please refer to Appendix C for a complete listing.

Federal NPL

The National Priorities List (NPL) is the United States Environmental Protection Agency (USEPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

The Property is not listed as a NPL facility. No NPL sites are located within one mile of the Property.

Federal Delisted NPL Sites

The NPL Delisted Sites are sites previously on the NPL list which have been remediated and have been removed from the EPA's priority list.

The Property is not listed as a Delisted NPL facility. No Delisted NPL sites are located within one half mile of the Property.

Federal CERCLIS List

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the USEPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

The Property is not listed as a CERCLIS facility. No CERCLIS sites are listed within one-half mile of the Property.

Federal CERCLIS NFRAP Sites List

The CERCLIS No Further Remedial Action Planned (NFRAP) List is a compilation of sites that the USEPA has investigated, and has determined that the facility does not pose a threat to human health or the environment, under the CERCLA framework.

The Property is not listed as a CERCLIS-NFRAP facility. No CERCLIS-NFRAP sites are listed within one half mile of the Property.

Federal Resource Conservation and Recovery Act (RCRA) CORRACTS Facilities List

The USEPA Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Treatment, Storage and Disposal (TSD) database is a compilation by the USEPA of reporting facilities that treat, store or dispose of hazardous waste. The CORRACTS database is the USEPA's list of treatment storage or disposal facilities subject to corrective action under RCRA.

The Property is not listed as a RCRA CORRACTS TSD facility. No RCRA CORRACTS TSD facilities are listed within one mile of the Property.

Federal Resource Conservation and Recovery Act (RCRA) Non-CORRACTS TSD Facilities List

The RCRA TSD database is a compilation by the USEPA of reporting facilities that treat, store or dispose of hazardous waste.

The Property is not listed as a RCRA-TSD facility. No RCRA TSD sites are listed within one-half mile of the Property.

Federal RCRA Generator List

The RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the USEPA of reporting facilities that generate hazardous waste.

The Property is not listed as a RCRA facility. No RCRA Generator facilities are listed on the Property or on the adjacent properties.

Federal Institutional Control/Engineering Control Registries

The Federal Institutional Control/Engineering Control Registries is a database used to record institutional controls, land use restrictions and engineering control requirements on contaminated properties.

No Federal Institutional Control or Engineering Controls were listed for the Property.

Federal Emergency Response Notification System (ERNS)

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported release of oil or hazardous substances.

No ERNS sites were listed on the Property or on the adjacent properties.

State and Tribal CERCLIS-Equivalent List

The Washington State Department of Ecology (Ecology) maintains a State Hazardous Waste Sites (SHWS) record list that is the state's equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from Ecology's Confirmed and Suspected Contaminated Sites Lists.

The Property is not listed as a SHWS site. One SHWS site is listed within one mile of the Property. This site is identified as 3717 Crestview, which is the physical address of the former residence associated with the former commercial orchard. The investigation of subsurface conditions at this location has occurred on what is currently Lot 2 of Chelan Tax Parcel 232017430055, which is not considered the Property for this ESA. The most recent groundwater investigation (ERM 08/07) indicated that groundwater containing gasoline, benzene, toluene, ethylbenzene, xylenes and diesel was restricted to Lot 2. Lot 2 is topographically downgradient of much of the Property and cross-gradient to the adjoining lots to the east. This site is not considered to pose an environmental threat to the Property.

Ecology maintains a Confirmed and Suspected Contaminated Sites List (CSCSL), which is the state CERCLIS-equivalent list of sites under investigation that could be actually or potentially contaminated and presenting a possible threat to human health and the environment.

The Property is not listed as a State CERCLIS facility. No CSCSL sites are listed within one-half mile of the Property.

Ecology maintains a CSCSL-No Further Action (NFA) database of those sites that have been remediated to the point where Ecology does not consider that they present a possible threat to human health and/or the environment.

The site is not listed as a CSCSL-NFA site and none are listed within one-half mile of the Property.

State and Tribal Solid Waste/Landfill Facilities (SWLF)

A database of SWLF is prepared by Ecology.

The Property is not listed as a SWLF facility. No SWLF facilities are listed within one-half mile of the Property.

State and Tribal Leaking Underground Storage Tank List (LUST)

Ecology compiles lists of all leaks of hazardous substances from underground storage tanks.

The Property is not listed as a LUST facility. One LUST sites are listed within one-half mile of the Property. This site is identified as 3717 Crestview, which is the physical address of the former residence associated with the former commercial orchard. The investigation of subsurface conditions at this location has occurred on what is currently Lot 2 of Chelan Tax Parcel 232017430055, which is not considered the Property for this ESA. The most recent groundwater investigation (ERM 08/07) indicated that groundwater containing gasoline, benzene, toluene, ethylbenzene, xylenes and diesel was restricted to Lot 2. Lot 2 is topographically downgradient of much of the Property and cross-gradient to the adjoining lots to the east. This site is not considered to pose an environmental threat to the Property.

State and Tribal Underground Storage Tank List (UST)

Ecology compiles a list of UST locations.

The Property is not listed as an UST facility. No registered UST facilities are listed adjacent to the Property.

State and Tribal Institutional Control/Engineering Control Registries

Ecology maintains a list of sites with Institutional Control and Engineering Controls.

The Property is not listed as having an Institutional Control or Engineering Control.

State and Tribal Voluntary Cleanup Sites and ICR Sites

Ecology maintains a list of Voluntary Cleanup Sites.

The Property is not listed as a Voluntary Cleanup Site. No Voluntary Cleanup Sites are listed within one-half mile of the Property.

Ecology maintains a list of sites that have undergone an Independent Cleanup (ICR) and the report filed with Ecology. The Property is not listed as a LUST facility. One LUST site is listed within one-half mile of the Property. This site is identified as 3717 Crestview, which is the physical address of the former residence associated with the former commercial orchard. The investigation of subsurface conditions at this location has occurred on what is currently Lot 2 of Chelan Tax Parcel 232017430055, which is not considered the Property for this ESA. The most recent groundwater investigation (ERM 08/07) indicated that groundwater containing gasoline, benzene, toluene, ethylbenzene, xylenes and diesel was restricted to Lot 2. Lot 2 is topographically cross-gradient of the Property and is not considered to pose an environmental concern to the Property.

State and Tribal Brownfield Sites

Ecology maintains a list of Brownfield Sites.

The Property is not listed as a Brownfield site. No Brownfield sites are listed within a half mile of the Property.

5.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

5.2.1 County Recorder/ Assessor

According the Chelan County Recorder's Office, no environmentally-related liens or deed restrictions have been recorded against the Property.

5.2.2 Fire/Police Officials

Records from Chelan County Community Development, County Fire and Police Department were reviewed for evidence indicating the presence of USTs, ASTs, and for the use of hazardous materials. No record was found for the subject site address.

5.2.3 Building Department

Records from Chelan County Community Development were reviewed for evidence indicating the developmental history of the Property, and for the presence of documentation relative to underground storage tanks. No records were located for the Property (Lot 1) but county personnel recollect that the area has historically been orchard and some investigation has taken place at that location. No records of demolition were

indicated in the files and no records indicative of the current or past presence of USTs were noted.

5.2.4 Other Agencies

A file review was conducted at Ecology. The records maintained in their database are associated with the subsurface soil and groundwater investigation near the former orchard sheds and garages (Lot 2) and with the UST decommissioning activities. No records indicated current or past usage of hazardous materials, USTs or ASTs at Lot 1 (the Property).

5.3 PHYSICAL SETTING SOURCES

5.3.1 Topography

The United States Geological Survey (USGS), Wenatchee, WA Quadrangle 7.5 minute series topographic map was reviewed for this ESA. This map was published by the USGS in 1983 and was photorevised in 1987. According to the contour lines on the topographic map, the Property is located at approximately 1,093 feet above mean sea level (MSL). The contour lines in the area of the Property indicate the area is sloping moderately to the south. The USGS topographical map is included in Figures behind the report.

5.3.2 Soils/Geology

The subject property extends from the lower foothills of the Wenatchee Mountains, which are part of the larger Cascade Mountain Range, toward the banks of the Wenatchee River. This region is underlain by the Miocene Columbia River Basalt Group, which issued from vents and fissures in southeastern Washington about 15 million years ago and has a maximum thickness of 16,000 feet. Massive floods greatly modified the surface of Eastern Washington with channels that cut through the loess into the basalt and left a topography that includes coulees, buttes, mesas, dry waterfalls, hanging valleys, and giant ripples. The area is comprised of Cretaceous igneous and metamorphic rocks. Due to the known influence of the Lake Missoula Floods, it is likely this area contains flood deposits as well.

The Natural Resources Conservation Service (NRCS 1975) has classified the site soils as Burch Series. Burch Series soils comprise a well-drained, medium-textured and moderately coarse textured soil that formed in valley fill. The soils are found on terraces and are typically associated with Wenatchee, Cowiche, Cle Elum and Beverly soil series. The surface layer of Burch Series soils is approximately eight inches in depth and is typically a dark grayish-brown loam. The surface layer is underlain by 18 inches of subsoil, which is a brown loam, underlain by a substratum that is at least 60 inches in depth and is a yellowish-brown very fine sandy loam

5.3.3 Hydrology

The Property, at elevation 1,093 feet above sea level, is located on a moderately sloping, south-facing terrace situated above the Wenatchee River. The Property is located within the Wenatchee River Watershed. According to *Groundwater Data Summary for the Wenatchee River Watershed Total Maximum Daily Load Study*, there are two major aquifers in this watershed: a lower bedrock aquifer and an overlying unconsolidated alluvial and outwash aquifer. The alluvial and glaciofluvial outwash aquifer is the main source of groundwater in

the area, which is in direct hydraulic connection to the Wenatchee River and tributaries. The shallow valley that includes the Property and adjacent and nearby properties was cut into the hillside by water. Based solely upon topography and local drainage patterns, it appears that shallow groundwater on and near the Property may flow in a general southeasterly direction. Potential off-site sources of chemical contamination that might adversely affect the Property would, therefore, be located to the north and west in an upgradient position. According to nearby well logs, groundwater is at least 40 feet below ground surface.

No surface water bodies were identified near the Property. Topographical maps indicate the presence of a small stream west of the Property. V Environmental personnel have knowledge of the area from previous visits to other properties but have not seen water in this small drainage at any time. Additionally, a discussion with Chelan County personnel indicated that the stream is considered an intermittent stream with notes that it is mostly dry.

5.3.4 Flood Zone Information

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Number 5300150625D, dated September 30, 2004, the Property is located in Flood Zone X. Flood Zone X regions consist of those areas of 500-year floods; areas of 100-year floods with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 100-year floods.

5.3.5 Oil and Gas Exploration

There were no or gas wells observed at the Property and wells were not depicted on the USGS Topographic Map.

5.4 HISTORICAL USE INFORMATION ON THE PROPERTY

V Environmental was not able to document the historical use of the property between 1940 and 1966, since historical topographic maps were unavailable and aerial photographs earlier than 1975 were not reasonably ascertainable from local agencies and other historical sources were not available. In V Environmental's professional opinion, data failure, as defined in the ASTM guidelines, has occurred in attempting to document the history of the subject Property back to the earliest of 1940 or the first developed usage of the Property. Since the Property is reported to have been occupied by commercial orchards since at least 1966, this data failure is not critical and does not alter the conclusions or recommendations of this assessment.

The Property has historically been part of a larger commercial fruit orchard since at least the mid 1960s, based on historical topographical maps.

5.4.1 Aerial Photographs

Available aerial photographs dated 1975, 1996, 2000 and 2005, from the NRCS and from Google Earth were reviewed for this ESA. Copies of selected photographs are included in Appendix B-2 of this report. The photographs are discussed below:

Date: 1975
Scale: Unknown
Photo I.D. No.: NRCS
Description: The 1975 photo shows the Property as commercial orchard land. The adjacent properties to the north, east, and south across American Fruit Road and west across Crestview Street are also commercial orchard land. The residence, equipment storage sheds and garages that served the larger orchard are visible on the southwest corner of the Property.

Date: 1996
Scale: Unknown
Photo ID: NRCS
Description: No changes from the 1975 photo were noted in this photo.

Date: 2000
Scale: Unknown
Photo ID: Google Earth
Description: In the 2000 photo, the fruit trees have been removed from the Property and from the properties to the north and south. There is limited commercial orchard land adjacent to the east. The west adjacent properties have been cleared in preparation for residential development.

Date: 2005
Scale: Unknown
Photo ID: NRCS
Description: In the 2005 photo, no changes were noted on the Property or on the north, south and east adjacent properties. The west adjacent property has been developed with single-family homes. The orchard garages, residence and equipment sheds continue to be visible on the southwest.

5.4.2 Fire Insurance Maps

V Environmental requested historical Sanborn Fire Insurance maps for the Property from EDR, and was subsequently informed that no such maps for the Property or immediate vicinity are maintained in EDR's collection, which ranges from 1887-1994. A copy of the "no coverage" notification is included in Appendix A, herein.

5.4.3 City Directories

Historical City directories, published by RL Polk, were reviewed at the Wenatchee Public Library for past names and businesses that were listed for the subject property and adjoining properties. No listings were identified for American Fruit Road or Crestview Street until 1972 and were identified by box number rather than street address. Birchmount Orchards was identified at 3717 Crestview Street from 1977 until 1996. In 2001 Birchmount Orchards was identified at 828 American Fruit Road. The listings for the adjacent and nearby properties were identified as private parties and not company names.

5.4.4 Historical Topographic Maps

V Environmental obtained historical topographic maps from EDR. Copies of the historical topographic maps are included in Appendix B-4.

Date: 1913
Description: In the 1913 topographical map, the Property is shown as undeveloped land. No structures were noted on the Property. The adjacent properties were also undeveloped land.

Date: 1966
Description: The Property is shown as orchard land in the 1966 topographical map. No structures were noted on the Property. The adjacent properties were also developed with orchards.

Date: 1978
Description: The Property is shown as orchard land in the 1978 topographical map. No structures were noted on the Property. The adjacent properties were also developed with orchards.

Date: 1987
Description: The Property is shown as orchard land in the 1987 topographical map. No structures were noted on the Property. The adjacent properties were also developed with orchards.

5.4.5 Additional Historical Record Sources

No additional historical record sources were identified for this ESA.

5.4.6 Prior Assessment Reports

Although requested, no prior assessment or environmental investigation reports for the Property were provided for review for this ESA. V Environmental was provided with a *Supplemental Site Investigation Report* (ERM September 2007) for Lot 2, which is the adjoining property on the southwest corner. Lot 2 is the location of the Birchmount Orchard operations and included the fueling station for the machines, pesticide mixing areas, maintenance areas and residence of orchard owners and workers. Several environmental investigations have been conducted on groundwater and subsurface soils at this location. In June 2007, a Supplemental Site Investigation was conducted to evaluate the nature and extent of the contamination in soil and groundwater identified during previous investigations, and to evaluate site hydrogeologic conditions affecting contaminated fate and transport. To accomplish these objectives, ERM advanced four soil borings (B-6, B-7, B-8 and B-9) and installed four monitoring wells (MW-7, MW-8, MW-9 and MW-10), developed the wells, and collected groundwater samples from the new wells and existing wells MW-1, MW-2, MW-3 and RW-1 for analysis for gasoline- and diesel-range petroleum hydrocarbons. Laboratory analytical results of groundwater in the wells closest to the Property (MW-10, MW-9 could not be sampled) indicate that the concentrations of gasoline-range petroleum hydrocarbons, diesel-range petroleum hydrocarbons, heavy oil-range hydrocarbons, benzene, toluene, ethylbenzene and total xylenes are below the project screening levels (MTCA Method A Cleanup Levels for Groundwater Table 720-1). Additionally, sampling results indicate that groundwater containing the above-mentioned

contaminants of concern have not migrated offsite. According to this report, groundwater flow direction is to the south and is, therefore, cross-gradient and downgradient of the Property. Based on groundwater flow direction and laboratory analytical results of the wells closest to the Property, this site is not considered to pose an environmental concern to the Property.

Additionally, V Environmental spoke with Mr. Mike Arnold, ERM Project Manager, regarding the Property. According to Mr. Arnold, no portions of the Property have been used for staging excavated soils and no portions of the Property have been filled. Other reports associated with this site indicate that three biopads were established for bioremediation of petroleum-contaminated soils. Biopad #1 was established on a parcel of land at the north end of Crestview Street, Biopad #2 was established on the west side of Crestview Street, and Biopad #3 was established on land that is incorporated in Lot 2. Remediated soils from these biopads were used for backfill on land that is situated on the southwest corner of the intersection of American Fruit Road and Crestview Street.

5.5 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

By review of the standard historical sources referenced above, the historical uses of the adjoining properties are summarized below:

- North:** The property to the north has historically been developed with commercial orchards. The trees were cleared from the site around 2000 and the property has been developed with a single-family residence with acreage. The land apart from the house is currently vacant land. Prior to being developed with commercial orchards, the north adjoining property appears to have been vacant land.
- South:** The property to the south has historically been developed with commercial orchards. The trees were recently cleared from the site and it is being developed for residential housing. Prior to being developed with commercial orchards, the south adjoining property appears to have been vacant land.
- East:** The property to the east has historically been developed with commercial orchards. There continue to be some fruit trees on the east adjoining property but for only a portion of the eastern Property boundary. The remaining lands abutting the Property are vacant and undeveloped. Prior to being developed with commercial orchards, the east adjoining property appears to have been vacant land.
- West:** The property to the west has historically been developed with commercial orchards. The trees were cleared from the site around 2000 and the property has been developed with a single-family residence with acreage. Prior to being developed with commercial orchards, the west adjoining property appears to have been vacant land.

6.0 SITE RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

The Property was inspected by Verna Lee Curry on March 17, 2008. The weather at the time of the site visit was sunny and 65 degrees. No escort was provided for the site reconnaissance. The land was accessible albeit a small portion was covered with wood debris piles. Observations regarding the wood debris piles indicated that there was no debris other than wood staged at this location. V Environmental did not observe trash debris on the Property and no evidence of illegal dumping was noted.

6.2 GENERAL SITE SETTING

The Property is vacant land in a newly developing residential area of Chelan County. The area has recently been re-zoned and is considered as part of the Growth Management Plan area for the City of Wenatchee. Much of the land was in commercial orchards but most of the commercial orchards have been removed and the land is idle or in some stage of residential development. On the day of the site reconnaissance, the Property was vacant and unimproved land. There were no structures on the Property although some remnants of the former simple irrigation system were observed during the site reconnaissance. No wells were noted on the Property.

6.2.1 Solid Waste Disposal

No solid waste is generated at the Property and no evidence of dumping was noted on the day of the site reconnaissance.

6.2.2 Surface Water Drainage

The ground is not covered with impervious surfacing and surface water is expected to percolate into site soils.

6.2.3 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.2.4 Wastewater

No indications of industrial wastewater disposal or treatment facilities were observed during the onsite reconnaissance.

6.2.5 Additional Site Observations

No additional relevant general Site characteristics were observed.

6.3 POTENTIAL ENVIRONMENTAL CONDITIONS

6.3.1 Hazardous Materials and Petroleum Products Used or Stored at the Site

No evidence of the use of hazardous materials or wastes was observed on the Property. No unlabeled containers or drums or other obvious indications of hazardous waste generation, storage or disposal were observed on the Property or were indicated during interviews

6.3.2 Evidence of Releases

No obvious indications of hazardous material or petroleum product releases, such as stained areas or stressed vegetation, were observed during the site reconnaissance or reported during interviews.

6.5.3 Polychlorinated Biphenyls (PCBs)

PCBs are regulated by the USEPA under 40 CFR, Part 761. They are often found in older electrical equipment, elevators, hydraulic lifts and older electrical transformers. Under the regulations, there are three categories into which electrical equipment can be classified:

- Less than 50 parts per million (PPM) of PCBs – *“Non-PCB” transformer*
- 50 ppm-500 ppm – *“PCB-Contaminated” electrical equipment*
- Greater than 500 ppm – *“PCB” transformer*

No transformers were noted on the Property.

6.5.4 Landfills

No evidence of on-site landfilling was observed during the site reconnaissance or reported during the interviews.

6.5.5 Pits, Ponds, Lagoons, Sumps, and Catch Basins

No evidence of on-site pits, ponds, lagoons was observed during the site reconnaissance or reported during the interviews. No evidence of sumps or catch basins, other than used for stormwater removal, was observed or reported during the site reconnaissance.

6.5.6 On-Site ASTs and USTs

No evidence of ASTs or USTs was observed during the Site reconnaissance or reported during interviews.

6.5.7 Radiological Hazards

No radiological substances or equipment was observed or reported stored on the subject site.

6.5.8 Additional Hazard Observations

No additional hazards were observed on the site.

6.5.9 Radon

The USEPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones – Zone 1, 2 and 3 – with Zone 1 including those areas that have an average predicted indoor radon concentration in residential dwellings exceeding the USEPA Action limit of 4.0 picoCuries per Liter (pCi/L). Although it is

possible for radon to present in elevated concentrations in all three zones, the USEPA map provides guidance for the propensity for radon accumulation in structures. According to the USEPA Map of Radon Zones, the Property is located in Zone 3, where average predicted radon levels are less than 2.0 pCi/L.

7.0 INTERVIEWS

7.1 INTERVIEW WITH OWNER

V Environmental spoke with Mr. Al Lorenz, current owner, regarding the Property. According to Mr. Lorenz, the Property has historically been commercial orchard. To his knowledge the Property has not been improved with structures. He knows of no hazardous material use on site or either above-ground or underground storage tanks.

7.2 INTERVIEW WITH SITE MANAGER

There is no site manager for the Property.

7.3 INTERVIEW WITH OCCUPANTS

There are no occupants on the Property.

7.4 INTERVIEW WITH LOCAL GOVERNMENT OFFICIALS

V Environmental spoke with County officials in the building and planning Department, fire and police department, and submitted a request for information from the Chelan Douglas Health Department (CDHD). No files were located for the Property in the building, planning, fire or police department. CDHD did not respond to the record review prior to the submission of this ESA.

7.5 INTERVIEW WITH OTHERS

V Environmental spoke with occupants of one of the residents of a house west of the Property. The occupant, who was reluctant to give a name, had no knowledge of the history of the Property. The occupant had not observed illegal dumping on the Property.

8.0 FINDINGS AND CONCLUSIONS

8.1 FINDINGS

8.1.1 On-Site Environmental Conditions

No on-site environmental conditions were identified during the course of this assessment except for the following:

- The Property is located within an Area-Wide Contamination Zone for arsenic and lead as defined by Ecology. The contaminants of concern include arsenic and lead, which were used as pesticides and in pesticide application. Ecology identifies apple and pear orchards as the primary recipients of lead-arsenate pesticide contamination. Because the Property was part of a commercial orchard by at least the 1970s to the mid-2000s, there is a potential for the presence of arsenic and lead in the Property soils.

8.1.2 Off-Site Environmental Conditions

No off-site environmental conditions were identified that were considered likely to impact the Property.

8.1.3 Previously Resolved Environmental Conditions

No HRECs were identified in connection with the Property during the course of this assessment.

8.1.4 De Minimis Environmental Conditions

No *de minimis* environmental conditions were identified in connection with the Property during the course of this assessment.

8.2 OPINION

No historical land use was identified that suggested the Property has been used for anything other than commercial orchards. Because the Property was part of a commercial orchard, there is a potential for the presence of arsenic and lead in the Property soils.

8.3 CONCLUSIONS

V Environmental has performed an ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of Lot 1 of Chelan County Tax Parcel 232017430055, Wenatchee, Washington (the Property). Any exceptions to or deletions from this practice are described in Section 2.4 of this report. This assessment has revealed no evidence of RECs in connection with the Property. The historic use as commercial orchard land since at least 1960s is considered an HREC because of the potential presence of lead and arsenic in shallow soils as a result of the use of lead-arsenate pesticides.

8.4 RECOMMENDATIONS

Based on the information available at the time of this assessment, V Environmental does not recommend further investigation of the Property at this time but does recommend the following:

- In the event of redevelopment, V Environmental recommends shallow, composite soil sampling in an effort to determine the magnitude/concentration of potential lead-arsenic pesticide accumulations.
- A construction contingency plan (CCP) should be drafted prior to redevelopment, in the event that subsurface features such as additional USTs, vaults, wells, septic systems, etc., are encountered.

8.5 DEVIATIONS

This Phase I ESA substantially complies with the scope of services and ASTM 1527-05, as amended, except for exceptions and/or limiting conditions as discussed in Section 2.4.

9.0 REFERENCES

American Society for Testing and Materials (ASTM), 1997, *ASTM E 1527 – 00: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

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

Chelan County Assessor's Office, <http://www.landlight.com/>,
http://www.co.chelan.wa.us/as/as_mapoptix_tips.htm

Environmental Data Resources, Inc., March 13, 2008, EDR Report.

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, *Community Panel Number 5300150625D*, dated September 30, 2004.

National Wetlands Inventory, <http://wetlandsfws.er.usgs.gov/wtlnds/>

Natural Resources Conservation Service, September 1975, *Soil Survey of Chelan County*.

US Department of Agricultural, aerial photographs.

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

USGS, 7.5 Minute Topographic Quadrangle of Wenatchee, WA, Washington, 1987.

USGS Miscellaneous Investigations Series Map I-1661, *Geologic Map of the Chelan 30-Minute By 60-Minute Quadrangle*, Washington, by R. W. Tabor and others, 1987.

Agencies Contacted

Chelan County Assessor's Office

Chelan County Building Department

Chelan County Fire Department

Chelan County Police Department

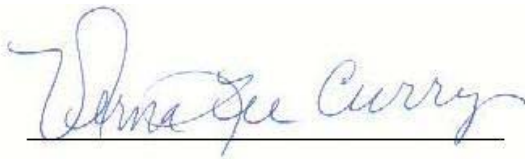
Washington State Department of Ecology

Chelan County Public Utility District

Chelan Douglas County Health Department

10.0 Signatures of Environmental Professionals

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental professional* as defined in §312.10 of 40 CFR 312” and 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 the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

A handwritten signature in blue ink that reads "Verna Lee Curry". The signature is written in a cursive style and is positioned above a horizontal line.

Verna Lee Curry, REA 08154

Environmental Scientist

11.0 Qualifications of Environmental Professionals

11.1 DEFINITION OF AN ENVIRONMENTAL PROFESSIONAL

An Environmental Professional means: (1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f). (2) Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience. (3) An environmental professional should remain current in his or her field through participation in continuing education or other activities. (4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b). (5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

11.2 RELEVANT EXPERIENCE

Relevant experience, as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see §312.1(c)) to the subject property.

Resumes for the Environmental Professionals involved in this project are included in Appendix F.