

Phase I Environmental Site Assessment

Fed Ex Distribution Center

11784 Bay Ridge Drive

Burlington, Skagit County, Washington

August 13, 2015

Terracon Project No. 81157785



Prepared for:

Pertect Inc.

Everett, Washington

Prepared by:

Terracon Consultants, Inc.

Mountlake Terrace, Washington

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

August 13, 2015



Perteet Inc.
2707 Colby Avenue, Suite 900
Everett, WA 98201

Attn: Mr. Darrell Smith
P: (425) 252-7700
E: darrells@perteet.com

Re: Phase I Environmental Site Assessment
Fed Ex Distribution Center
11784 Bay Ridge Drive
Burlington, Skagit County, Washington 98233
Terracon Project No. 81157785

Dear Mr. Smith:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with Terracon Proposal No. P81150210 dated July 10, 2015 and Skagit Transit On-Call Engineering Services Task Order No. 20110075.015 dated July 13, 2015.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at www.terracon.com. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
Terracon Consultants, Inc.

A blue ink signature of Travis Hauk, consisting of a stylized 'T' followed by a horizontal line.

Travis Hauk
Project Manager

A blue ink signature of Lannie Smith, consisting of a stylized 'L' followed by a horizontal line and a small flourish.

Lannie Smith, C.H.M.M.
Senior Project Manager

Attachments

In each case, the leakages were contained and the packages were repacked and returned to the shipper. The ERTS listing was associated with an unsubstantiated, anonymous complaint for which, upon follow up by the County health department, no further action was recommended. Based on the nature of the listings and visual observations during Terracon's site reconnaissance (discussed further below), the inclusion of the current on-site tenant on the FINDS, ALLSITES, HMIRS, and ERTS databases does not represent a REC.

Based on distance, environmental setting and/or facility characteristics, the identified facilities and inquiry results from the local agencies do not constitute RECs in connection with the site.

Site Reconnaissance

During Terracon's site reconnaissance the features observed included: electric and natural gas forced air heating systems, storm drains, an oil/water separator (OWS) with associated trench drains, a pad-mounted transformer, areas of *de minimis* staining in parking and loading dock areas, and a solid waste disposal dumpster. Based on observations made during the site reconnaissance, indications of RECs were not identified.

Adjoining Properties

The site is adjoined to the north by vacant, undeveloped land, to the east by Bay Ridge Road followed by vacant, undeveloped land and Sakata Seed America, Inc. (11857 Bay Ridge Drive), to the south by a vacant, undeveloped lot followed by outbuildings associated with Sakata Seed America, Inc. (11898 Bay Ridge Drive), and to the west by wooded land and Volant Aerospace to the northwest (11817 Westar Lane). Indications of RECs were not observed with the adjoining properties.

Opinions and Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527-13 at 11784 Bay Ridge Drive, Burlington, Skagit County, Washington, the site. RECs or Controlled RECs (CRECs) were not identified in connection with the site.

Significant Data Gaps

Significant data gaps were not identified during this assessment.

Recommendations

Based on the scope of services, limitations, and conclusions of this assessment, Terracon did not identify RECs or CRECs. As such, no additional investigation is warranted at this time.