9.1 ENVIRONMENTAL PROFESSIONAL STATEMENT

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 all appropriate inquires in conformance with the standards and practices set forth in 40 CFR 312 and ASTM E 1527-05.

Qualifications of the environmental professionals responsible for the site reconnaissance and generation of this report are provided in Appendix E.

This document has been prepared under the supervision and direction of the following key staff.

LANDAU ASSOCIATES, INC.

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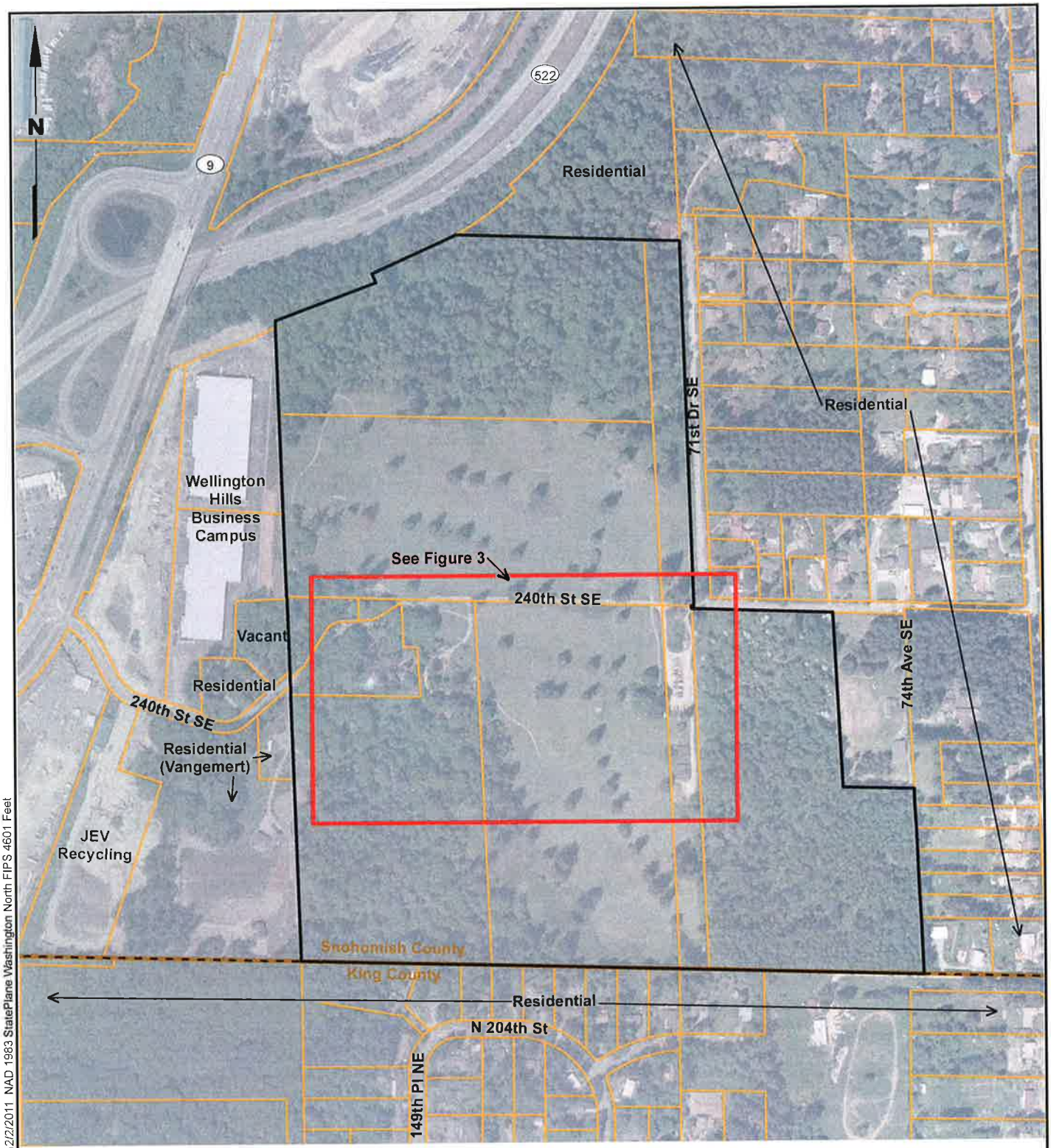

Y:\Projects\222036\MapDocs\Fig2.mxd 12/2/2011 NAD 1983 StatePlane Washington North FIPS 4601 Feet

Legend

- Subject Property Boundary
- Tax Parcels
- County Boundary

YEAR?

Note

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

0 500 1,000

Scale in Feet

Data Source: Snohomish County GIS; ESRI World Imagery

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Wellington Hills Property Woodinville, Washington	**Subject and Adjacent Properties**	Figure 2

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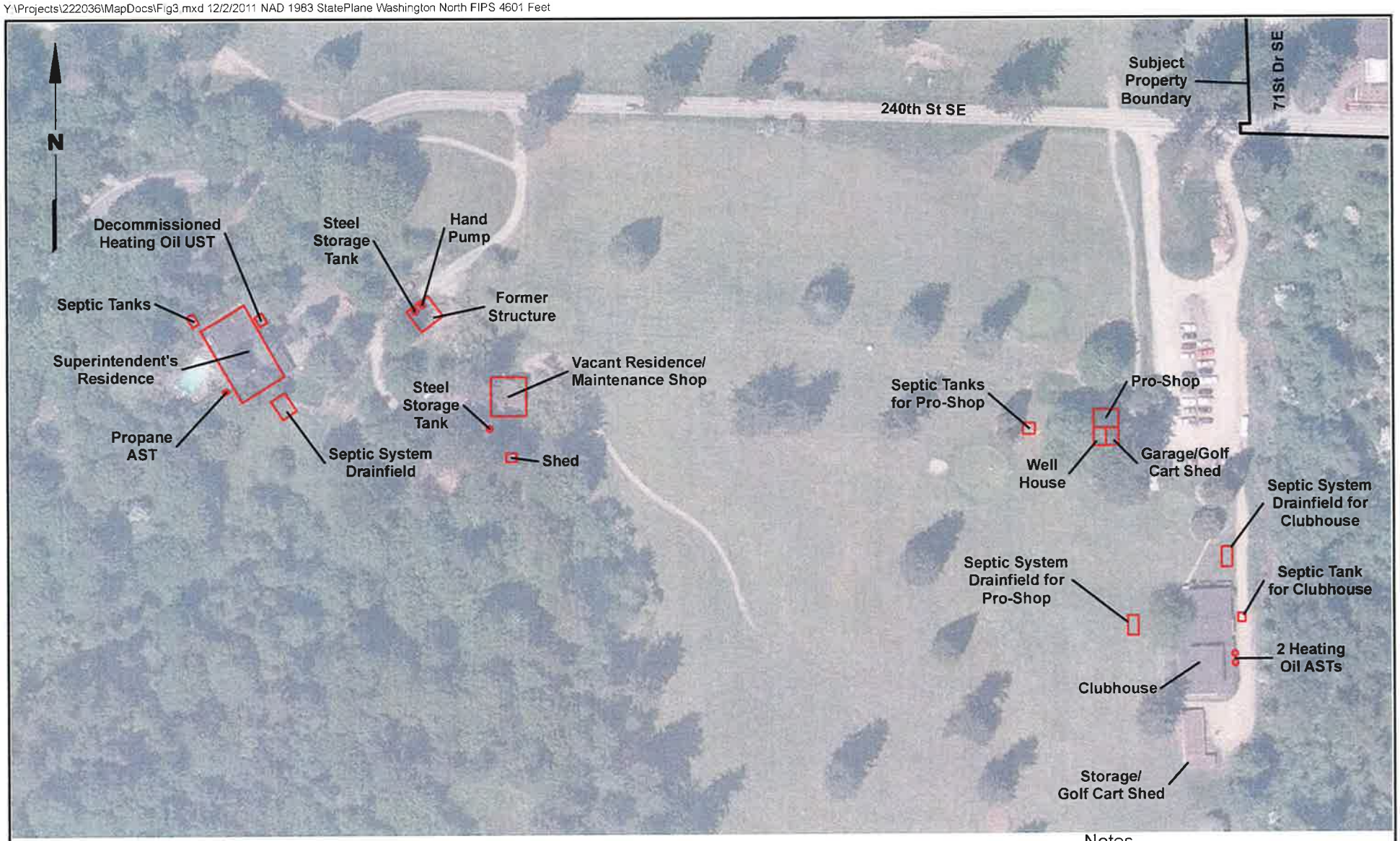

Legend

Subject Property Boundary

Site Features (Approximate Locations)

0 150 300

Scale in Feet

Notes

1. All site feature locations are approximate.
2. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

Data Source: ESRI World Imagery

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Wellington Hills Property
Woodinville, Washington

Subject Property Detail

Figure 3

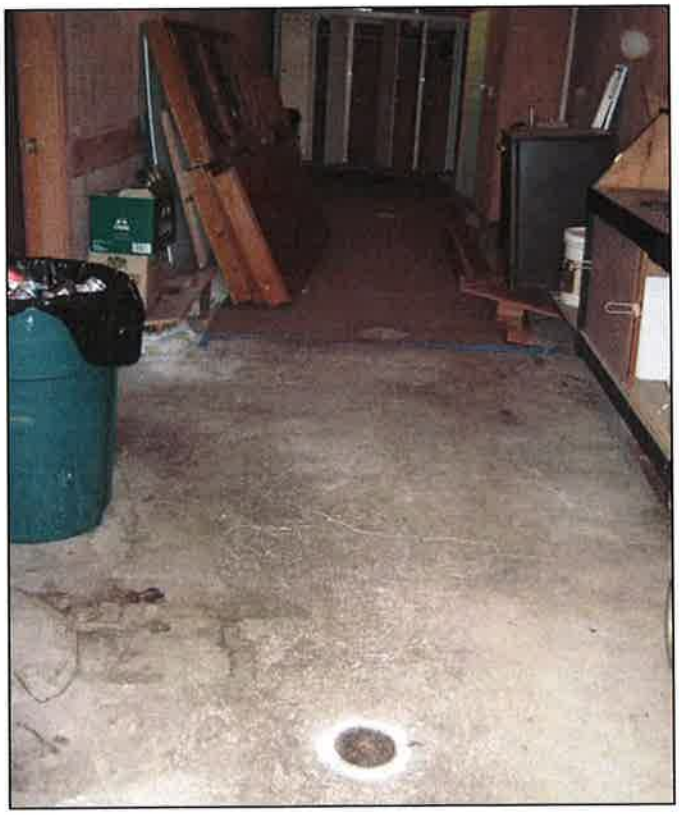
TABLE 1
SUMMARY OF ENVIRONMENTAL SITE ASSESSMENT ELEMENTS
WELLINGTON HILLS PROPERTY – WOODINVILLE, WASHINGTON

Phase I ESA Element per ASTM E 1527-05 (Including Elements of All Appropriate Inquiry Rule)	Report Section in Phase I ESA Where Element is Addressed	Comment
Inquiry Performed by Environmental Professional	Section 9.0	
Visual Inspection by Environmental Professional		
Interior of subject property	Section 7.1	
Exterior of subject property	Section 7.1	
Adjacent properties	Section 7.2	Visual inspection conducted from public rights-of-way.
Interviews		
Current owner	Section 6.0	Representative of current owner completed interview form.
Past owners	Not conducted	Contacts not provided by client.
Key site manager	Section 6.0	Golf course superintendent and president of country club were interviewed.
Current occupants/operators	Section 6.0	Golf course superintendent and president of country club were interviewed.
Past occupants/operators	Not conducted	Contacts not provided by client.
Neighboring property owners (in the case of abandoned properties)	Not conducted	Not applicable.
Local fire department	Section 5.3	Snohomish County Department of Emergency Management
Local health department	Section 5.2	Snohomish Health District
State or local agency with jurisdiction over environmental matters	Not conducted	No interviews conducted. Adequate file information.
Local agency responsible for building permits and groundwater use permits	Section 5.4	Snohomish County Planning and Development Services
Historical Source Review (first developed use or 1940, 5-year intervals)		
Aerial photographs	Section 3.2	
Fire insurance maps	Not conducted	No map coverage available.
Property tax files	Section 1.0	Snohomish County Assessor
Land title records	Not conducted	Land Title records not provided by client.
U.S. Geological Survey topographic maps	Section 3.3	
Local street directories	Not conducted	Local street directories not reviewed. Adequate file information.
Building department records	Section 5.4	Snohomish County Planning and Development Services
Zoning/land use records	Not conducted	
Other historical sources	Not conducted	

TABLE 1
SUMMARY OF ENVIRONMENTAL SITE ASSESSMENT ELEMENTS
WELLINGTON HILLS PROPERTY – WOODINVILLE, WASHINGTON

Phase I ESA Element per ASTM E 1527-05 (Including Elements of All Appropriate Inquiry Rule)	Report Section in Phase I ESA Where Element is Addressed	Comment
Government Record Review		
Federal sites, including institutional controls and engineering controls registries	Section 5.1	
State sites, including institutional controls and engineering controls registries	Section 5.1	
Tribal sites, including institutional controls and engineering controls registries	Section 5.1	
Local sites	Section 5.1	
Report Preparation		
Scope of services	Section 1.1	
Documentation of findings	Sections 2, 3, 4, 5, 6, 7, 8	
Opinion regarding recognized environmental conditions at the subject property	Section 8.0	
Opinion regarding requirement for additional investigation at the subject property	Section 8.2	
Data gaps assessment/attempts to fill them	Section 8.1	
Conclusions	Section 8.0	
Detail of deviations from the ASTM standard	Table 1	
References	Section 10.0	
Signature	Section 9.1	
Environmental professional statement	Section 9.1	
Appendices including supporting documentation and qualifications of environmental professional	A through E	
Review of User-Provided Information Conducted by Environmental Professional		
Environmental cleanup lien search	Not conducted	
Specialized and actual knowledge	Not conducted	Not provided by client.
Consider purchase price to fair market value	Not conducted	Not provided by client.
Consider commonly known information	Not conducted	Not provided by client.
Consider degree of obviousness of contamination	Sections 3, 4, 5, 6, 7	

1. Looking southeast at the Clubhouse.



2. Floor drain observed in the Clubhouse.

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Wellington Hills Property Woodinville, Washington	**Selected Site Photographs**	Figure A-1

3. Looking at two heating oil aboveground storage tanks located in the shed adjacent to the Clubhouse.

4. Looking west at the Pro-shop.

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Wellington Hills Property Woodinville, Washington	**Selected Site Photographs**	Figure A-2

5. Looking west at vacant residence and garage.

6. Interior of garage of vacant residence used as a maintenance shop for landscaping equipment.

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Wellington Hills Property Woodinville, Washington	**Selected Site Photographs**	Figure A-3

7. Looking southwest at the steel tank located south of the vacant residence.

8. Looking east at the superintendent's residence and pool.

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Wellington Hills Property Woodinville, Washington	**Selected Site Photographs**	Figure A-4

9. Looking west at the propane aboveground storage tank located at the superintendent's residence.

10. Looking south at the location of the decommissioned heating oil underground storage tank adjacent to the superintendent's residence.

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Wellington Hills Property Woodinville, Washington	**Selected Site Photographs**	Figure A-5

11. Looking west at the steel tank located near debris of former structure.

12. Hand pump located in debris of former structure.

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Wellington Hills Property
Woodinville, Washington

Selected Site Photographs

Figure
A-6

APPENDIX B
DATABASE ASSESSMENT CRITERIA

The purpose of the regulatory agency environmental database review was to identify reported environmental issues for the subject property and other properties in the vicinity. The database search criteria included the approximate minimum search distances specified in ASTM International (ASTM) E 1527 and the Scope of Work for this Phase I Environmental Site Assessment. The descriptions of the databases searched and the associated search distances from the subject property are identified in the regulatory agency database search report.

The database search report lists a number of sites identified as "unmappable" (also known as orphan sites). The database search firm was unable to confirm the physical locations of these sites relative to the subject property or to assess whether they were located within the designated search radii. Landau Associates independently reviewed the locations of these "unmappable" sites, to the extent possible, using various maps and our knowledge of the subject property area. Any of the "unmappable" sites determined to be within the designated search radii were included in our evaluation of the various listed sites' potential to result in a *recognized environmental condition* relative to the subject property.

Landau Associates evaluated each reported site identified in the regulatory agency database search report with respect to the nature and extent of the release, the distance of the site from the subject property, local hydrogeologic conditions (such as stratigraphy of soils and expected soil permeability), and the topographic position of a reported release site with respect to known or expected local and/or regional groundwater flow direction. Due to the nature of contaminant migration in groundwater, only sites located hydraulically upgradient of the subject property (with no hydraulic barriers, such as surface water bodies) are assumed to have the potential to environmentally impact the subject property. Properties that are crossgradient, but nearby, or downgradient, but adjacent to the subject property may also be considered to have the potential to impact soil and groundwater at the subject property due to their proximity. Based on these criteria, reported release sites located within ¼ mile upgradient, ⅛ mile crossgradient, or adjacent downgradient are considered to have a potential to have impacted the subject property, unless specific hydrogeologic conditions were identified that would warrant modification of this assessment criteria. As allowed by the budget and time constraints of this project, sites identified as having the potential to impact the subject property were further assessed by reviewing the appropriate agency records and/or interviewing agency personnel.

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Wellington Hills Property Woodinville, Washington	**1936 Aerial Photograph**	Figure C-1

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Wellington Hills Property
Woodinville, Washington

1947 Aerial Photograph

Figure
C-2

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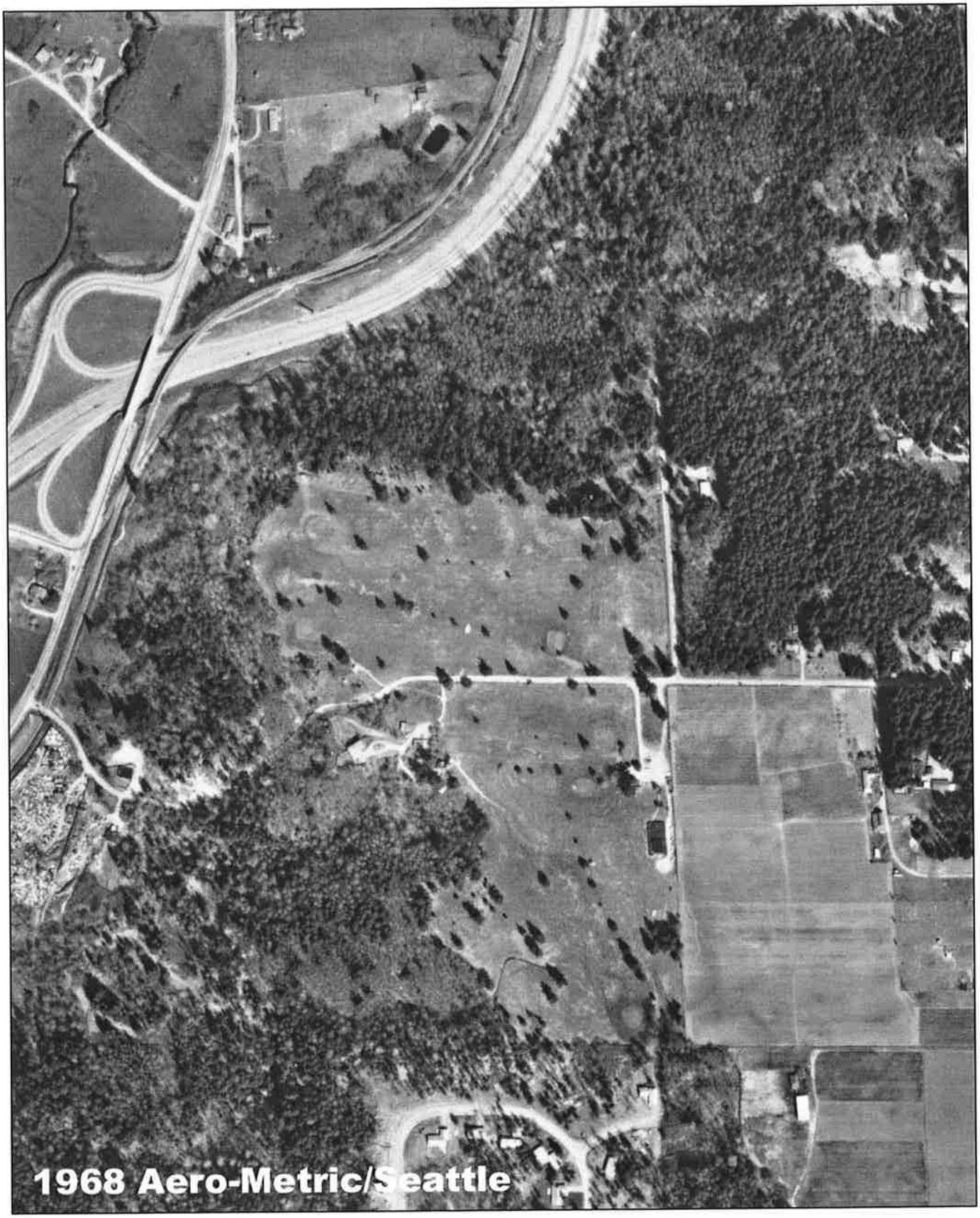
Wellington Hills Property Woodinville, Washington	**1956 Aerial Photograph**	Figure C-3



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Wellington Hills Property Woodinville, Washington	**1968 Aerial Photograph**	Figure C-4

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Wellington Hills Property
Woodinville, Washington

1974 Aerial Photograph

Figure
C-5

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Wellington Hills Property
Woodinville, Washington

1985 Aerial Photograph

Figure
C-6