

PHASE I & II ENVIRONMENTAL SITE ASSESSMENTS

1. INTRODUCTION

Who We Are and What We Do

Maul Foster & Alongi, Inc. (MFA), is a Pacific Northwest-based, fully integrated environmental science, engineering, and planning firm whose core business expertise is environmental assessment, investigation, cleanup, and redevelopment of contaminated properties. MFA has offices in Portland, Bend, Lake Oswego, and The Dalles, Oregon; Vancouver, Seattle, Bellingham, and Spokane, Washington; and Coeur d'Alene, and Kellogg, Idaho. We maintain a focus on each client's end goals throughout the due diligence process and value the importance of delivering our projects on time and on budget.

MFA is an employee-owned company established in 1996 that has grown to nearly 150 employees. We are small enough to provide our clients with personal service, yet large enough to offer a wide range of professional services. Our staff has conducted hundreds of Phase I and Phase II environmental site assessments (ESAs) at a wide range of properties, including large tracts of forest and agricultural land, multi-unit residential properties, commercial properties, and complex industrial sites. All of MFA's ESAs are conducted consistent with the requirements of the current ASTM International Standard Practice and the "All Appropriate Inquiries" process. If the Phase I ESA recommends further investigation MFA can complete a variety of follow-up assessments to ensure that conditions are well defined prior to purchase (e.g., Phase II ESA investigation).

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Why Choose MFA?



Industry leader in environmental due diligence including Phase I and II ESAs



Technical expertise and local knowledge to prepare thorough environmental reports with the planned property use in mind



Experience managing relationships with funding entities throughout every phase of assessment and development



Demonstrated ability to accurately prepare cleanup costs through to a No Further Action determination



Environmental Assessments and Beyond

We have built our company to provide all the key services needed for assessment, cleanup, and redevelopment of properties. Our staff include geologists, hydrogeologists, scientists, and chemists who specialize in assessment of impacts in soil, groundwater, soil vapor, and sediment. They work collaboratively with engineers who evaluate the feasibility of different cleanup options and design remediation projects. Our planning and communications staff help guide the cleanup process to maintain a focus on future land use and ensure that the community is informed and engaged throughout the project.

2. APPROACH TO ENVIRONMENTAL DUE DILIGENCE

Our Services

MFA provides a tailored approach to meet specific needs and risk tolerances:

- + Records Search with Risk Assessment
- + Environmental Screening
- + Phase I ESA
- + Phase II ESA (Site Characterization/Investigation)
- + Remedial Action Design, Cost Estimating, Cleanup & Construction Oversight

MFA has experience successfully completing Phase I and Phase II ESAs that clarify risks to lenders and purchasers to ensure that the right level of information is obtained to make business decisions. Our experience encompasses numerous successful projects, ranging from small gas stations, large lumber processing facilities, to complex industrial facilities and local neighborhoods. Our programmatic experience and approach includes three main elements:



Regulatory Compliance: We are comfortable with the complexities of state and federal regulations and oversight and provide our clients with the confidence that their projects comply with applicable requirements and regulations while focusing on achieving the project goals.



Technical Analysis: MFA has conducted hundreds of Phase I and II ESAs for public and private-sector clients at a wide range of sites. We understand that assessment work for any project will require a holistic understanding of the unique property's history and data.



Project Solutions: We conduct thorough research with the intent of satisfying data gaps to reduce uncertainty. We also recognize when additional evidence or data is necessary to make informed decisions. Our project approach highlights scientific principal, the strategy to reach an assessment endpoint, and innovative sampling approaches to reduce overall costs while providing the data needed to meet objectives.

Scope of Services

From an initial records review with a quick phone call to full remedial design, we will customize our approach to meet your needs. An **environmental screening** is a good initial step for someone who may be making the initial go-no-go decision. A **Records Search with Risk Assessment** often includes a site visit and historical and regulatory records reviews with a brief summary in the format of the client's choosing. MFA also provides **transaction screen assessments** for lending institutions per the ASTM Standard Practice.

Information gained during the environmental screening can be wrapped into a **Phase I**. A Phase I ESA as per ASTM E1527-21 is required to achieve limited landowner liability protection, and it is recommended that one be conducted before any real estate transaction, including lease, transfer, purchase, and granting of right-of-way. A Phase I ESA is also often a requirement of bank lending or grant programs. Phase I ESAs provide information on the past uses of a property and help to evaluate the possibility of the presence of contamination.

If contamination is present or suspected, a **Phase II ESA** or investigation may follow to sample soil and groundwater or to look for buried tanks (for example). Finding out that a property is impacted does not always mean a no-go decision. **MFA has been successful in working with sellers and prospective purchasers to clean up properties before sale and to provide information for the purchaser to leverage the property conditions to reduce the sale price.** We assist clients with transforming properties from substantial environmental liabilities into assets.

Phase I ESAs for Forestland and Rural Properties

No property is too large for MFA's assessment services. Our assessment experience for forestland and rural properties spans across multiple states in the PNW, California, and Alaska,

and can cover hundreds of thousands of acres of land. MFA efficiently evaluates recognized environmental conditions at properties using our in-house geographic information system (GIS) experts who innovatively identify areas of concern by georeferencing current and historical aerial photographs. This enables field staff to complete targeted, efficient site walks by having a solid understanding of environmental features of interest prior to arriving on-site.

MFA will prepare a Phase I ESA report consistent with ASTM Standard Practice E2247-23 for forestland or rural properties. MFA will review regulatory and historical records to identify areas of environmental interest, conduct a targeted site walk to assess environmental conditions, then complete interviews with regulatory personnel to obtain information on potential environmental concerns in the broader area. MFA will compile a Phase I ESA report summarizing findings and recommending next steps if a Phase II ESA is needed.

Phase II ESAs

MFA has experience successfully completing Phase II ESAs to provide the information needed to clarify conditions prior to obtaining the property. MFA's technical environmental expertise is complemented by our strategic land use planning capabilities. MFA has conducted assessment and cleanup projects using EPA funds and is familiar with the eligibility requirements for petroleum and hazardous materials sites.

MFA will prepare a Phase II ESA work plan based on the findings of the Phase I ESA. The work plan will outline the investigation approach and strategy. It will include tables summarizing the analytical scope of work, figures depicting proposed sample locations, a health and safety plan compliant with the Occupational Health and Safety Administration requirements, and a quality assurance project plan consistent with EPA,

Oregon DEQ, and/or Washington Ecology data quality assurance requirements.

MFA'S PHASE II ESA FIELDWORK CAPABILITIES CAN INCLUDE:

- + Ground-penetrating radar survey to identify location of abandoned underground storage tanks (USTs) or other subsurface features of concern.
- + Surface soil sampling via incremental soil sampling methodology (ISM) to evaluate the average concentration of potential impacts to shallow soils.
- + Subsurface soil and reconnaissance groundwater sampling via direct-push drilling to assess contamination associated with abandoned USTs and other historical operations.
- + Manual shallow soil sampling using a hand auger to understand concentrated impacts from historic operations, if observed.

PHASE II ESA REPORTING

MFA will prepare a Phase II ESA report, including documentation of the fieldwork, data validation and quality assurance/quality control, and evaluation of the analytical results. If requested, we will include recommendations for further action, if warranted. MFA will use the results of the assessment to evaluate potential impacts, and provide a cost estimate for remedial action options for the property, if warranted.

If desired, MFA can perform additional tasks, including but not limited to UST decommissioning services, feasibility studies, remedial design and cleanup action plan development, and remedy implementation coordination and oversight.





3. EXPERIENCE AND REFERENCES

MFA's Bank Clients

- + Umpqua Bank
- + KeyBank
- + U.S. Bank
- + Community 1st Bank
- + Celtic Bank

MFA is an industry leader in environmental due diligence.

Whether you are a current owner, purchaser, lessee, or lessor, or are interested in property redevelopment, MFA offers due diligence services to meet your needs. We have investigated hundreds of commercial, industrial, and other types of properties to help current or

potential owners understand liabilities. Each level of inquiry can be scaled up and can include additional investigation if requested.

The following list of recent Phase I and II ESA projects demonstrates our breadth of experience conducting site assessments across property types and geographies in the Pacific Northwest and beyond:

- + Dry cleaner in Tigard, Oregon
- + Former bulk fuel facility in The Dalles, Oregon
- + Two commercial properties in Milwaukie, Oregon
- + Auto dealership and maintenance property in Hillsboro, Oregon
- + Former fuel facilities in Silverton, Oregon, and Woodinville, Washington
- + Former pottery manufacturing facility in Portland, Oregon
- + Former power plant facility on the Deschutes River, near Redmond, Oregon
- + Railroad right-of-way in Beaverton, Oregon
- + Railroad right-of-way in Rainier, Oregon
- + Former industrial facility in Oregon City, Oregon
- + Active fuel facility in Gladstone, Oregon
- + Railroad right-of-way in Mosier, Oregon
- + Active fuel facility in Happy Valley, Oregon
- + Former auto wrecking facility in Hillsboro, Oregon
- + Dry cleaner facility in Battle Ground, Washington
- + Three former rock processing and maintenance facilities in Washougal, Washington
- + Multiple industrial properties in Vancouver, Washington
- + Industrial facility with railcar operations in Seattle, Washington
- + Washington Army National Guard Armory property in Seattle, Washington
- + Former farm property in Ridgefield, Washington
- + Vacant industrial property in Woodland, Washington
- + A retail facility in Vancouver, Washington
- + Active asphalt manufacturing company in Chowchilla, California