

**Phase I Environmental Assessment
(All Appropriate Inquiry)**

**DaVinci Academy of Science and the Arts
2033 Grant Avenue
Ogden, UT 84401**

Prepared for:
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DaVinci Academy
and
Utah Charter School Finance Authority
and
U.S. Bank National Association, as trustee
and
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1 Summary

DaVinci Academy of Science and the Arts is located at 2033 Grant Avenue, Ogden, UT and is assessed for loan refinance. The property consists of 3 parcels. The Subject Property was used by American Can Co. to manufacture steel and aluminum cans. Upgradient properties have contaminated the Subject Property to a minor degree. The contamination has been investigated by the State, with no use limitations for the Subject Property. This property is currently in use as a Charter secondary school.

No further assessment is recommended.

2 Introduction

Ellis Environmental was hired to conduct an environmental assessment for DaVinci Academy of Science and the Arts, located at 2033 Grant Avenue, Ogden, UT 84401. The Subject Property is currently used as a charter secondary school. Past uses include a cannery and a laundry. The past and current uses of this property are considered an environmentally sensitive industry as defined¹ by the SBA for steel can manufacturing.

To make better use of this report, Appendix A contains the site maps that identify this property within the State and locality. Other maps and aerial photographs are used to better describe this site as currently configured and in historical context. Appendix B includes photographs of the site, taken during the site inspection on April 14, 2017. Appendix C includes supporting documentation of the site conditions. Appendix D contains the federal, State and County records. Appendix E is the Statement of Qualifications of the Environmental Professional and others who assisted in the Inquiry and an Insurance Certificate.

2.1 Purpose

The purpose of this practice is to define good commercial and customary practice in the United States of America for conducting 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) (42U.S.C. §9601) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or “LLPs”): that is, the practice that constitutes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in 42 U.S.C. §9601(35)(B).

¹ SOP 50 10 5(H), Lender and Development Company Loan Programs, U.S. Small Business Administration, Effective Date 5/1/2015; Appendix 4.

This environmental assessment complies with the federal rule² on All Appropriate Inquiry. In addition, this assessment complies with the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process ASTM E1527-13. Mark T. Ellis meets the qualifications³ as a competent environmental professional, see Appendix E, Statement of Qualifications.

2.2 Detailed Scope of Services

This environmental assessment will examine the finding of any recognized environmental condition and/or environmental liability based upon the conditions observed on the property, the use of the property, past owners of the property who may have engaged in environmentally risky business and any clues from researched documents that indicate a history of environmental risk. Finding environmental risk does not equate directly to environmental liability, only that the past owners, current practices or other historical evidence shows there is the potential for environmental liability. The assessment is made from on-site inspection and researched documents. In the event that a recognized environmental condition is found, assessment will be made for the client to evaluate and manage the risk posed by the recognized environmental condition. This assessment is termed “All Appropriate Inquiry” (AAI or Inquiry) and follows the Federal rule that regulates AAI. AAI does not include soil, groundwater, surface water or air sampling.

The Users of this Inquiry are DaVinci Academy, Utah Charter School Finance Authority, U.S. Bank National Association, as trustee and D.A. Davidson & Co. This Inquiry is to establish a base of condition as of the date of the inspection and the date of this report.

2.3 Definitions

activity and use limitations— legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to *hazardous substances* or *petroleum products* in the soil, soil vapor, groundwater, and/or surface water on the *property*, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or *engineering controls*, are intended to prevent adverse impacts to individuals or populations that may be exposed to *hazardous substances* and *petroleum products* in the soil, soil vapor, groundwater, and/or surface water on the property.

all appropriate inquiries— that inquiry constituting *all appropriate inquiries* into the previous ownership and uses of the *property* consistent with good commercial and customary practice as defined in CERCLA, 42 U.S.C §9601(35)(B), that will qualify a party to a *commercial real estate*

² 40 CFR 312

³ 40 CFR 312.10(b).

transaction for one of the threshold criteria for satisfying the *LLPs* to CERCLA liability (42 U.S.C §9601(35)(A) & (B), §9607(b)(3), §9607(q); and §9607®), assuming compliance with other elements of the defense.

Approval Order—Permit issued by the Utah Division of Air Quality to operate equipment that causes air pollution within the limits established by the Approval Order. The Approval Order is preceded by a Notice of Intent to Emit Air Pollutants. The proposed operations are to include an engineering analysis of the operations. The Notice of Intent is reviewed and if found to be consistent with State procedures, the Approval Order is issued.

commercial real estate—any real property except a dwelling or property with no more than four dwelling units exclusively for residential use (except that a dwelling or property with no more than four dwelling units exclusively for residential use is included in this term when it has a commercial function, as in the building of such dwellings for profit). This term includes but is not limited to undeveloped real property and real property used for industrial, retail, office, agricultural, other commercial, medical, or educational purposes; property used for residential purposes that has more than four residential dwelling units; and property with no more than four dwelling units for residential use when it has a commercial function, as in the building of such dwellings for profit.

controlled recognized environmental condition - a recognized environmental condition that has been issued a closure of action by the State, for which there is residual contamination. The Environmental Professional concurs that the residual contamination poses minimal risk to human health and the environment. Engineering controls or deed restrictions may apply to this CREC.

Environmental professional—a person meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b). The person may be an independent contractor or an employee of the User.

EPA ID number—A unique number assigned to a generator of hazardous waste for EPA. The number is issued by the Utah Division of Waste Management & Radiation Control.

historical recognized environmental condition - a past release of regulated material has occurred on the property and has been addressed to the satisfaction of the applicable regulatory authority. There are no controls required for the contamination that may remain on the property and there is no AUL.

Landowner Liability Protections (LLPs)—*landowner liability protections* under CERCLA; these protections include the *bona fide prospective purchaser liability protection*, *contiguous property owner liability protection*, and *innocent landowner defense* from CERCLA liability. See 42 U.S.C. §§9601(35)(A), 9601(40), 9607(b), 9607(q), 9607®.

material threat—a physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in

impact to public health or the environment. An example might include an aboveground storage tank system that contains a hazardous substance and which shows evidence of damage. The damage would represent a material threat if it is deemed serious enough that it may cause or contribute to tank integrity failure with a release of contents to the environment. As used in this report, a material threat is a more severe condition than a recognized environmental condition, although the material threat is considered a subset of the recognized environmental condition.

petroleum products—those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. §9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). (The word fraction refers to certain distillates of crude oil, including gasoline, kerosine, diesel oil, jet fuels, and fuel oil, pursuant to Standard Definitions of Petroleum Statistics.)

reasonably ascertainable—information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.

recognized environmental conditions—the presence or likely presence of any 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 any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. As used in this report, a recognized environmental condition is not as severe as a material threat.

recorded land title records—records of historical fee ownership, which may include leases, land contracts, and AULs on or of the *property* recorded in the place where land title records are, by law or custom, recorded for the local jurisdiction in which the *property* is located. (Often such records are kept by a municipal or county recorder or clerk.) Such records may be obtained from title companies or directly from the local government agency. Information about the title to the *property* that is recorded in a U.S. district court or any place other than where land title records are, by law or custom, recorded for the local jurisdiction in which the *property* is located, are not considered part of recorded land title records.

Subject Property— the Subject Property is studied by the environmental professional for this Inquiry. The definition of the Subject Property is found in the property description in section 4.1 of this report.

underground storage tank (UST)—any tank, including underground piping connected to the tank, that is or has been used to contain *hazardous substances* or *petroleum products* and the volume of which is 10 % or more beneath the surface of the ground.

User— the party seeking to use Practice E1527 to complete an *environmental site assessment* of the *property*. A *user* may include, without limitation, a potential purchaser of *property*, a potential tenant of *property*, an *owner* of *property*, a lender, or a *property* manager. The *user* has specific obligations for completing a successful application of this practice.

Acronyms

AAI—All Appropriate Inquiry

ACM—Asbestos containing materials

AST—Aboveground Storage Tank storing petroleum or regulated chemicals

AULs—Activity and Use Limitations

CAA—Clean Air Act

CESQG or CEG—Conditionally Exempt Small Quantity Generator of hazardous waste

CERCLA—Comprehensive Environmental Response, Compensation and Liability Act of 1980 (as amended, 42 U.S.C. §§9601 *et seq.*); also known as Superfund

CERCLIS—List of CERCLA properties, generally maintained and managed by DEQ

CFR—Code of Federal Regulations

CORRACTS—Hazardous waste clean up facilities

CREC—Controlled Recognized Environmental Condition

DAQ— Division of Air Quality, a division of DEQ, Utah

DEQ— Department of Environmental Quality, Utah

DERR— Division of Environmental Response and Remediation

DWMRC— Division of Waste Management & Radiation Control, a division of DEQ, Utah

EPA—United States Environmental Protection Agency

EWA—Enforceable Written Assurances

FDF— Former Defense Facilities

GIS— Geographic Information Systems

HREC— Historical Recognized Environmental Condition

LQG—Large Quantity Generator of hazardous Waste

LLP—Landowner Liability Protections under the Brownfields Amendments

LUST—Leaking Underground Storage Tank

MM— Military Munitions

MSL— Mean Sea Level in feet

NAICS—North American Industry Classification System of business and industries

NFA— No Further Action letter

NPDES— National Pollution Discharge Elimination System for controlling water pollution

NPL—National Priority List under CERCLA

PCB—Polychlorinated Biphenyl, a stabilizer for transformers and fluorescent lighting fixtures

POTW—Publicly owned treatment works to treat sewage water

RCRA—Resource Conservation and Recovery Act (as amended, 42 U.S.C. §§6901 *et seq.*)

REC—Recognized environmental condition

SBA— Small Business Administration

SMP— Site Management Plan

SWMU— Solid Waste Management Unit

TRI—Toxic Release Inventory

TSA—Transaction Screen Assessment

TSDf—Treatment, Storage and Disposal Facility

UIC— Underground Injection Control of water pollutants

UO—Used Oil facilities

UST—Underground Storage Tank.

VCP—Voluntary Clean up Program

VOC—Volatile Organic Compounds

3 Environmental Professional Objectives

By federal rule (40 CFR 312), the environmental professional seeks information through the Inquiry that develops into this report. The objectives for developing the All Appropriate Inquiry have certain limitations and procedures required under the rule. At the conclusion of the Inquiry, the environmental profession will form conclusions and opinions regarding the property and any recognized environmental conditions or material threats found and opine the relative level of environmental liability or risk posed by or to the Subject Property.

3.1 Significant Assumptions

The Environmental Professional must assume that criteria established by regulatory agencies will be accepted by other regulatory agencies. For example, compliance documents issued by DEQ should be acceptable to Weber County Health Department. The Environmental Professional must also assume that records collected for this Inquiry are accurate.

3.2 Limitations and Exceptions

There were no limitations to either the federal rule (40 CFR 312) or the ASTM protocol (ASTM E1527-13) that prevented the Environmental Professional from rendering an opinion.

3.3 User Reliance

The Users of this Inquiry are DaVinci Academy, Utah Charter School Finance Authority, U.S. Bank National Association, as trustee and D.A. Davidson & Co. The report of this Inquiry will be provided to no other parties without prior, written permission from the Users.

4 Site Description

The Subject Property owner is identified by Weber County Recorder as DaVinci Academy of Science and the Arts. The Legal descriptions are found on the Property Information and Appraisal pages from the Weber County Recorder, Appendix D. Also refer to the site maps in Appendix A and the site photographs in Appendix B. Three parcels comprise the Subject Property; refer to the parcel

identification in table 1, below. This property may be referred to as DaVinci Academy of Science and the Arts, DaVinci Charter secondary school, by its addresses, by the parcel numbers or as the Subject Property.

4.1 Location and Legal Description

Subject Property is accessed west off Grant Avenue or south off 20th Street. Location data are recorded in table 1. The Subject Property is composed of 3 parcels.

| Table 1 Location information for DaVinci Academy of Science and the Arts. | | | | |
|--|---|------|----------------------------|---|
| Serial Number | Addresses | Acre | Cartesian Coordinates | Cadastral Coordinates, Public Land Survey |
| 03-040-0004 | 2033 Grant Avenue, Ogden, UT 84401 | 1.05 | 41°13'49.2" x 111°58'23.8" | NE ¼, Sec 29, Township 6N, Range 1W |
| 03-043-0003 | 277 East 20 th St, Ogden, UT 84401 | 1.15 | 41°13'51.6" x 111°58'26.7" | NE ¼, Sec 29, Township 6N, Range 1W |
| 03-043-0004 | 2021 Grant Avenue, Ogden, UT 84401 | 0.01 | 41°13'50.6" x 111°58'23.8" | NE ¼, Sec 29, Township 6N, Range 1W |

4.2 Site and Vicinity General Characteristics

The Subject Property is located in City of Ogden, Weber County, Utah. The property elevation lies at approximately 4,301 feet MSL. The topography⁴ of the area around the Subject Property slopes to the west at about 0.01 ft/ft. The Subject Property is reported at 2.21 acres in size.

The Subject Property is located near the center of Weber County, just east of the Great Salt Lake and west of the Wasatch Mountains. Ogden has a 2010 census⁵ population of 82,825; Weber County has a 2010 census population of 231,236.

4.3 Current Use of the Property

The Subject Property is currently used as a Charter School.

The zoning⁶ for the Subject Property is described as CBD - Commercial Business District.

4.4 Descriptions of Structures, Roads, Other Improvements on the Site

The Subject Property has 3 buildings. The buildings consume all of the property layout. There is

⁴ Google™ Earth

⁵ <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>

⁶ http://www.ogdencity.com/en/development/zoning_land_use.aspx

open space between the north and center building, but that is owned in common by all the development owners and is not part of this Inquiry.

The access roads are 20th Street on the north and Grant Avenue on the east side of the property.

Utilities are available to the Subject Property including Municipal water, sewer, electricity, natural gas, telephone and sewer.

4.5 Current Uses of the Adjoining Properties

The properties to the east and south are vacant. Property to the west is in commercial use. Property to the north is a large apartment complex.

5 Inquiry

5.1 User Provided Information

As part of the property transfer, the Subject Property is being evaluated by All Appropriate Inquiry for LLP. Mr. Fred Donaldson of DaVinci Academy is a User who provided a User Questionnaire in Appendix C. Mr. Donaldson indicated that there are no environmental liens against the property. User is aware of no AUL on the property. The User has no specialized knowledge about the Subject Property or neighboring properties and that the User is not engaged in the same work as that done by the Subject Property. The User states that the transaction reflects fair market value. The User has no information of threatened or actual releases of regulated materials on the Subject Property. The User is not aware of other chemical spills or releases on the property. User does not know of environmental cleanup that has taken place at this property. The User does not know of obvious indicators of contamination on the property. The User is not knowledgeable about the environmental conditions on the Subject Property or adjoining properties.

5.2 Historical Records

Aerial photographs from GoogleEarth™ and Weber County Wiki (Appendix A) were reviewed to see if there were obvious uses or structures on the property that could generate a REC.

Aerial photos from 2016, 2010, 2005, 1997, 1993, 1985 & 1975 show the Subject Property as it is currently configured. There are no dead zones and no indications of regulated facilities on the property.

Aerial photos from 1970, 1962, 1946 & 1937 show the Subject Property with the current buildings and with a rail spur between the north and second building.

Land title records (Chain of Title Summary, Appendix D) show the Subject Property was researched back to 1919, at which time the property was owned by American Can Co., which owned the property until 1940, when the property transferred to Francis Fowles. Peerless, a laundry company had the property from 1953 to 1954. The American Can Co Foundation owned the property from 1980 to 1992. This company is associated with American Can Co. and had the property for clean

up of oil sludge removal at the old can company sludge pit. The DaVinci Academy of Science and the Arts took the property in 2009.

American Can Co. is expected to have REC, based upon its manufacture of steel cans. The facility was built⁷ in 1914 and built steel cans (called erroneously “tin” cans) for the vegetable and later beer canning industries until 1979, when aluminum cans replaced steel cans for beer.

Historical Sanborn® maps are available for Ogden. The 1950 map shows the warehouse on the north, the can factory in the center and the machine shop on the south of the 3 buildings. Note the boiler and oil storage facility adjoining the Subject Property on the southwest. The 1906 map shows part of one of the buildings, presumed to be the center building. The block was configured differently and the rail lines were prolific through this area in that era. To the northeast are coal bunkers.

5.3 Environmental Liens or Activity and Use Limitations

There are no environmental liens or AUL at this property.

5.4 Commonly Known or Reasonably Ascertainable Information

City, County, State and federal government records are deemed reasonably ascertainable information and are suitable for determining use of the Subject Property. It is acknowledged that government records can be in error, but that is the responsibility of the agency, not the Environmental Professional.

5.5 Valuation Reduction for Environmental Issues

A valuation reduction is interpreted as the cost to remediate any REC or material threat. A valuation reduction would include the cost to come into compliance with environmental violations that could incur penalties or fines if discovered and prosecuted by government regulators.

There is no valuation reduction for the Subject Property.

5.6 Owner, Property Manager and Occupant Information

The owner of the Subject Property is listed by the Weber County Recorder as DaVinci Academy of Science and the Arts. Refer to the Property records from Weber County in Appendix D.

5.7 Reason for Performing Phase I

The Inquiry is required by the User for a loan refinance. This property is an environmentally sensitive industry list as defined by SBA. Former use of the property as a manufacturing facility is an environmentally sensitive industry; the former use and the value of the property begs the protection of the All Appropriate Inquiry.

⁷ https://en.wikipedia.org/wiki/American_Can_Company_of_Utah_Building_Complex

6 Records Review

6.1 Environmental Record Sources

Numerous sources are used to generate the list of environmental records. The first set of data originate from information on regulated facilities extracted from the DEQ⁸ website, the master hazardous waste generator list⁹ and the landfill database¹⁰ from the Solid Waste Section, DWMRC. The DEQ website gives information on regulated facilities, their compliance status and other specific information. EPA maintains¹¹ a current list of compliance status for regulated programs. EPA also maintains a list¹² on CORRACTS activities. The DEQ databases used for this Inquiry include hazardous waste generators, Brownfields, CERCLA-NPL, CERCLIS, Former Defense Facilities, Leaking Underground Storage Tanks, Military Munitions, Tier 2, Toxic Release Inventories, Underground Storage Tanks, Voluntary Cleanup participants, Air Quality Permits and monitoring stations, Water Quality permits and monitoring stations, solid waste, hazardous waste generators and used oil generators. Refer to Appendix D for each of the maps and lists of regulated facilities discussed below. Other regulated programs are included in Appendix C, since they are generically regulated, not by a specific operating rule, such as asbestos, lead paint, radon gas, wetlands and PCB in electrical transformer oil.

1. Hazardous waste generators as defined by 40 CFR 261.3. Three categories of hazardous waste generators are identified by EPA, including CEG, or Conditionally Exempt Small Quantity Generator of hazardous waste less than 100 kg/month; SQG, or Small Quantity Generator of hazardous waste between 100 and 1,000 kg/month; LQG, or Large Quantity Generator of hazardous waste greater than 1,000 kg/month.

There are 6 hazardous waste generators within the ASTM search radius of 0.5 mile. None of these generators are in violation. These generators have no REC that affects the Subject Property.

2. Brownfields: Real property where the expansion, redevelopment, or reuse may be complicated by the presence or potential presence of contamination. This can impede economic development. The Department of Environmental Quality, Division of Environmental Response and Remediation (DERR) conducts Brownfields activities under authorities of the Voluntary Release

⁸ www.enviro.deq.utah.gov

⁹ <http://www.hazardouswaste.utah.gov/docs/2014/08Aug/RCRAInfoMasterlist.pdf>

¹⁰ <http://www.deq.utah.gov/ProgramsServices/programs/waste/solidwaste/disposalfacilities.htm>

¹¹ <http://echo.epa.gov/?redirect=echo>

¹² <https://www3.epa.gov/enviro/>

Cleanup Act, Hazardous Substances Mitigation Act and the Small Business Liability Relief Brownfields Revitalization Act. These statutes provide mechanisms by which the DERR oversees the assessment and cleanup of Brownfields, as well as provides redevelopment planning assistance to communities struggling with Brownfields issues throughout Utah. (Utah CERCLA)

There is 1 Targeted Brownfields found within the 0.5 mile ASTM search radius of the Subject Property. The Ogden Central Business District Brownfields Pilot Project takes in the area of the Subject Property. This area has a diluted plume of chlorinated solvents. The development has not completed, but is not affecting use of the Subject Property. This Brownfields designation does not environmentally affect the Subject Property or the use of the property.

3. CERCLA - NPL: Hazardous waste release or potential release sites that are under the jurisdiction of EPA for further investigation, risk assessment and remediation as warranted. (EPA)

There is no CERCLA - NPL found within the 0.5 mile ASTM search radius of the Subject Property.

4. CERCLIS: The CERCLA Branch of Division of Environmental Response & Remediation (DERR) performs site investigations of potentially contaminated sites within the State of Utah to determine whether or not they pose a threat to human health and the environment. Recommendations may be made from CERCLIS for a contaminated property to be included on the Federal Superfund National Priorities List (NPL). (Utah DERR)

There are 5 CERCLIS found within the 0.5 mile ASTM search radius of the Subject Property.

- Ogden Gas Company is located west and down gradient of the Subject Property. This site has a mixed plume of fuel, chlorinated solvents and heavy metals. The plume is considered minor, but is migrating west, away from the Subject Property. This CERCLIS does not affect the Subject Property.

- Ogden Iron Work has been archived by the State and has no REC that affects the Subject Property.

- The Grant Avenue Plume is located southeast and up gradient of the Subject Property. Monitor wells adjoining the Subject Property recorded small concentrations of chlorinated solvent and degrading daughter products. The concentrations measured over 12 years ago were minor and are generally considered to be slowly attenuating. This plume does not affect the Subject Property.

- 22nd Street and Pinegree Ave VOC plume is located down gradient and 2 blocks southwest of the Subject Property. This is an active site due to location and has no REC that affects the Subject Property.

- Ogden Auto Body Plume is located down gradient and 2 block west of the Subject Property. This site has been archived or closed by the State and has no REC that affects the Subject Property.

5. Formerly Used Defense: A program focused on compliance and cleaning up properties that were contaminated by federal defense programs. (DoD)

There is no Formerly Used Defense found within the 0.5 mile ASTM search radius of the Subject Property.

6. Leaking Underground Storage Tanks are regulated by State and federal rule. CERCLA exempts fuel from regulation, hence the tanks and not the fuel are regulated. Tanks that release petroleum to the environment are required to report, investigate and remediate if necessary. (DERR)

There are 23 Leaking Underground Storage Tank facilities found within the 0.5 mile ASTM search radius of the Subject Property. Five of these release sites remain open. The balance have been closed by the State and have no REC that affects the Subject Property.

- Chevron #71887 is located 3 blocks south-southeast of the Subject Property and cross gradient of it. By location, this site has no REC that affects the Subject Property.

- Petro Mart is located 2 blocks southeast and cross gradient to the Subject Property. By location, this site has no REC that affects the Subject Property.

- Kellerstrauss is located southwest and down gradient of the Subject Property. By location, this site has no REC that affects the Subject Property.

- Tune Up Masters is located 1 block southeast of the Subject Property. This release site is part of the Grant Avenue CERCLIS plume and is known not to affect the Subject Property.

- RDA Lot 6 is located 3 blocks south of the Subject Property. By location, this site has no REC that affects the Subject Property.

7. Military Munitions Response Program: Multi-agency, multi-government efforts to control property where the US government conducted any type of manufacturing, use, storage of munitions that may or may not have been cleaned of the munitions. (DoD)

There is no Military Munitions Response Program found within the 0.5 mile ASTM search radius of the Subject Property.

8. Tier 2: Database maintained for hazardous chemicals, maintained by State Emergency Response Commission (SERC) or the Local Emergency Planning Committee (LEPC). This program is tied to the TRI. (Utah CERCLA)

There is no Tier 2 found within the 0.5 mile ASTM search radius of the Subject Property.

9. Toxic Release Inventory: The Toxics Release Inventory (TRI) is a dataset compiled by the U.S. Environmental Protection Agency (EPA). It contains information on toxic chemicals handled by many facilities across the United States, including details on quantities of chemicals managed through disposal or other release, recycling, energy recovery or treatment. (EPA)

There is no TRI found within the 0.5 mile ASTM search radius of the Subject Property.

10. UST: For regulated Underground Storage Tanks, the primary goal is to protect human health and the environment from leaking underground storage tanks (USTs). (DERR)

There are 10 Underground Storage Tank facilities found within the 0.25 mile ASTM search radius of the Subject Property. There are 2 petroleum release sites discussed above in item 6. There is no further liability to the Subject Property by these UST.

11. VCP: The Utah Voluntary Cleanup Program (VCP) was created to promote the voluntary cleanup of contaminated sites. The VCP is intended to encourage redevelopment of Brownfields and other impacted sites by providing a streamlined cleanup program. (Utah CERCLA)

There are 2 VCP found within the 0.5 mile ASTM search radius of the Subject Property.

- Ogden Block 37 Plat A plume is located 3 blocks down gradient of the Subject Property. By location, this site has no REC that affects the Subject Property.

- Ogden Gas Company Site is located 1 block west and down gradient of the Subject Property. This release site is being remediated and is site under control, thus it does not have a REC that affects the Subject Property.

12. The Utah Pollution Discharge Elimination System is part of the nation (NPDES) database for reducing or eliminating pollution from being discharged to waters of the state and nation. Permits may be granted to allow water discharge, but with stringent controls on the pollutants and the concentration of the pollutants. Underground Injection Control (UIC) permits are issued for disposing of contaminated water with strict limits on the amount of contamination into the ground. There are water monitoring sites to verify the quality of the surface water throughout the State.

- There is 1 water quality monitoring site on the Ogden River, north of the Subject Property. There is no permit required for monitoring.

- There is 1 Water Quality NPDES permit within 0.5 mile of the Subject property, see Appendix D. Save-More Products is located northwest and down gradient of the Subject Property. The discharge permit expires in 2020. There is no violation attached to this permit, so there is no REC that affects the Subject Property.

- The Chevron Station has a UIC permit. There is no violation attached to this Chevron, so it has no REC that affects the Subject Property.

13. Air Quality permits or Approval Orders are issued to reduce or eliminate air pollution. The permits follow a complex air modeling and permitting procedure to compare the proposed pollution source to the current amount of permitted air pollution and also evaluated with the national standards. Small sources of air pollutants are considered *de minimus* and not regulated under the permitting structure. There are air monitoring stations throughout the State.

There is no air quality permit recently issued within the 0.5 mile ASTM search radius of the Subject Property.

14. Records are kept of facilities that collect solid wastes for disposal or recycling. These sites may or may not be a risk of environmental contamination, depending upon how they are operated. Used oil generators may also present a risk of environmental contamination. Both of these records are kept by DWMRC.

There is 1 solid waste facility within the 0.5 mile search radius of the Subject Property. Ogden City Compost is located 2 blocks north of the Subject Property. There is no violation attached to the composting facility so it has no REC that affects the Subject Property.

There is no Hazardous waste and/or used oil generator listed within 0.5 mile of the Subject Property.

15. Landfills include garbage dumps, operating and closed landfills. Some of the landfills are regulated for non hazardous solid waste, but others may contain hazardous wastes.

There is 1 landfill within 0.5 mile of the Subject Property. Pappas Brick landfill is located 2 blocks north of the Subject Property. There is no violation attached to this landfill, so it has no REC that affects the Subject Property.

16. Dry Cleaners frequently use chlorinated solvents such as tetrachloroethylene (PCE) as a cleaning medium for non aqueous cleaning of clothing. The PCE is regulated by several programs under DEQ, so the dry cleaners are closely monitored for the amount of waste generated, the prevention of unnecessary air emissions and PCE leakage to the subsurface environment. Some dry cleaners notify as CEG hazardous waste generators and some do not, as allowed by the notification rule.

There is 1 dry cleaner within the 0.5 search radius of the Subject Property. Hoffman Cleaners is on the north side of the Ogden River, 0.35 mile north of the Subject Property and cannot affect it.

17. Corrective action sites for hazardous waste treatment (CORRACTS) are required to coordinate with state or federal agencies to assure that the treatment is appropriate and not

exacerbated by the clean up efforts.

There is no CORRACTS within the 0.5 mile search radius of the Subject Property.

18. Asbestos and ACM can be found in building materials of homes, offices, commercial and industrial buildings. ACM may be found in floor tiles, ceiling tiles, asphalt shingles, piping insulation and may other uses. Generally, removing asbestos requires a certified asbestos contractor. Asbestos is not mandated for removal on buildings in use, but the ACM must be prevented from generating fibers through limitation of contact or by sealing the ACM to prevent generation of fibers. Demolition of buildings requires that an asbestos survey be completed to assure that demolition debris does not contain ACM.

The owner claims asbestos inspection in the buildings. See the Owner Checklist in Appendix C.

19. Lead based paint was discontinued in 1978 when affects of consuming lead paint chips was noticed and addressed by EPA. Buildings constructed after 1978 are generally believed to be free of lead based paint, but there is residual paint that could have been used on buildings after the lead based paint ban.

There is no lead paint on the buildings according to the owner's checklist, Appendix C.

20. Radon is a radioactive gas with a half life of about 1 day. The gas moves through soil from radioactive formations, groundwater and rocks that contain radioactive elements. Radon is strongly suspected to cause lung cancer. The radon moving vertically upward through the soil may become trapped in low spots in building (basements) and can accumulate to dangerous levels. Many soils in Utah contain some radon. Radon samples have been collected in Ogden, generating a map of relative exposure risk, see Appendix C.

A radon risk potential map for indoor radon exposure shows the Subject Property to be in the high indoor radon potential area. Radon is not generally considered a factor in slab-on-grade buildings like that at the Subject Property. If radon risk is of concern, the Environmental Professional recommends collecting a radon sample from the building after completion of construction.

21. Wetlands are protected under the Clean Water Act. Wetlands are used by a myriad of biological communities for plant and animal growth. A map is available from the US Fish & Wildlife Service that shows wetlands areas, see Appendix C.

There is no wetlands on or adjoining the Subject Property.

22. Polychlorinated biphenyls (PCB) were widely used in the cooling oil for electrical transformers and other power equipment that requires coolants. The PCB is thought to cause cancer and other ills, so it has been outlawed for use after July 1979.

There are no electrical transformers on the Subject Property. Rocky Mountain Power transformers contain no PCB.

There are no other regulated facilities within any of the ASTM search radii of the Subject Property, see Appendix D.

6.2 Physical Setting Source(s)

The state and city maps were derived from Microsoft Streets and Trips®, showing the location of the Subject Property in relation to City of Ogden and within the State of Utah. Aerial photos from GoogleEarth™ include the dates 2016, 2010, 2005, 1997 & 1993. Aerial photos were also available from Weber County Wiki for 1985, 1975, 1970, 1962, 1946 & 1937. Copies of aerial photos are found in Appendix A.

6.3 Historical Use Information on the Property

The Subject Property was formerly in the manufacturing and shipping area of Ogden. Rail lines ran through all of this area, transporting from east to west to the main rail lines. A rail spur remained at the old American Can Co. property between the north and central building for a long period of time. The rail spur has been removed at the redevelopment of the former American Can Co. buildings. American Can Co. manufactured steel and later, aluminum cans.

6.4 Historical Use Information on Adjoining Properties

Adjoining properties were manufacturing and rail transportation related.

6.5 Site Reconnaissance

The Subject Property was inspected on April 14, 2017 by Joseph Ellis of Ellis Environmental. Photographs were collected of the property, see Appendix B.

6.6 Methodology and Limiting Conditions

The methodologies of both the federal rule, 40 CFR 312 and ASTM method E1527-13 were followed to complete this assessment. There were no conditions that limited the Environmental Professional from arriving at an opinion regarding the Subject Property.

6.7 General Site Setting

Ogden lies in the center of Weber County. Relative to the Subject Property, nearest point along the Ogden River lies 0.2 mile north. Nearest point along the Weber River lies 0.8 mile west-southwest. The 21st Street Pond lies 0.8 mile north-northwest. Wasatch Mountain foothills lie 2.3 miles east.

The Subject Property has a freeze free season¹³, ranging from 160 to 180 days. Climate Data for the

¹³ Ashcroft, Gaylen L. and E. Arlo Richardson, *Freeze Free Season, State of Utah*, Map produced jointly by Utah Agricultural Experiment Station, Utah State University, Logan, Utah

closest station, Ogden Sugar Factory, Utah (Appendix C) shows the average maximum temperature at 63.8°F and the average minimum temperature is 38.2°F. The average annual precipitation is 17.05 inches and average total snowfall is 26.5 inches.

Geology of this site is described¹⁴ as **Qa11: Qa11** Moderately sorted, unconsolidated sand, silt, clay, and gravel; locally includes muddy, organic overbank and oxbow lake deposits.

The soil type for the Subject Property is described¹⁵ as **27 - Typic Calcixerolls-Calcic Argixerolls Association** These soils are deep and are moderately well to somewhat excessively drained. Permeability is moderately slow to rapid. Runoff is slow to rapid. Sediment production is low to moderate. Soil alkalinity may range from neutral to strongly alkaline. These soils are suited for agriculture.

The elevation of the Subject Property lies at approximately 4,301 feet MSL. The topography¹⁶ of the area around the Subject Property slopes to the west at about 0.01 ft/ft.

There are 5 registered water rights¹⁷ within 1,000 feet of the Subject Property (see Appendix C).

6.8 Exterior Observations

The Subject Property includes 3 buildings. These are all brick buildings that were part of the original American Can Co. that built the property up in 1914. The buildings appear to be in good condition.

Pits, ponds or lagoons for waste treatment were not found on the Subject Property.

No building permit was sought for the Subject Property. The utilities are clearly present and can be accounted by both the owner and the Inspector. PCB containing transformers are not found in the Rocky Mountain Power system.

6.9 Interior Observations

The interior of the buildings was inspected. All 3 buildings are part of the Academy. This complex is used as a charter secondary school, so it has an office and lobby, hallways, classrooms, a science laboratory, kitchen and cafeteria and maintenance rooms. The maintenance rooms and the kitchen

84321 and Department of Commerce, ESSA, Environmental Data Services.

¹⁴ <http://geology.utah.gov/apps/intgeomap/index.html>

¹⁵ *Soils of Utah*, Bulletin 492, Utah State University, Logan, Utah, March 1975, pp29-30.

¹⁶ Google™ Earth

¹⁷ www.utstnwr6.waterrights.utah.gov/cgi-bin/wrplat.exe?/Startup

have cleaning chemicals, all in small quantities.

The building is heated with natural gas.

Water supply is from Ogden City.

Sewage Disposal system is through Ogden City.

Odors from chemical or pollutants were not observed by the Inspector inside the buildings.

6.10 Vapor Intrusion

Fuel is not stored or used on the Subject Property. The chlorinated solvent plume that was measured in 2004 was very dilute and insufficient to generate problems for the slab on grade buildings of this property. A Johnson Ettiger Model (Appendix C) for cis 1,2-dichloroethylene (cis-DCE) was run for the Charter secondary school. The results indicate that up to 3,478 µg/L cis-DCE would be protective against vapor intrusion into the school. The 2002 results show 35 µg/L in the monitor well southeast of the school; see the DERR correspondence in Appendix C. Other parameters of lesser concentration were discovered, but no model was run for those parameters. The results show that there is insufficient concentration by an order of 2, of the contaminant to affect the overlying building. There is no vapor intrusion expected inside this building from an external source.

7 Interviews

7.1 Interview with Owner

The owner, Mr. Fred Donaldson completed the Owner Checklist (Appendix C). The property configuration is current as of 2007. The building was constructed in 1920. Mr. Donaldson states that an inspection for asbestos in the building has been conducted. There is no lead paint or fuel storage in the building. Mr. Donaldson states that there are no waste oils/lubricants used on or disposed from the property. There are no chlorinated solvents used. There are no paints, thinners or non-chlorinated solvents on the Subject Property. There are no strong acids/bases or lead-acid batteries on the property. There are no waste tires on the Subject Property. There is no waste stream analysis for chemicals used on site. There is no hazardous waste identification number, approval order, environmental citation/violation or environmental lien on the Subject Property. Mr. Donaldson indicated that the utilities on the Subject Property include municipal water, sewer, electricity, natural gas, telephone and storm sewer.

7.2 Interviews with Others

Following are summaries of interviews held with others who could have knowledge of the Subject Property. The transcribed notes of these interviews are attached in Appendix C.

Shane Bryson is a facilities manager for The Front Climbing Club, located west of the Subject Property. Shane has worked at that location for 7 years. Shane does not know the Subject Property or its history. He has no environmental problems or complaints about the Subject Property.

Janeil Heywood is the office manager for Chic Armature, located west of the Subject Property. Janeil has worked at that location since 1996. She knows that the Subject Property was formerly the American Can Co. She says the property was vacant for about 40 years and that the city owned the property for a while. She is not aware of the current property owner. Janeil has no environmental complaints or problems with the Subject Property.

8 Findings

The Subject Property is currently in use as DaVinci Academy of Science and the Arts, a charter secondary school.

The ground of the building show no dead zones, indicating improper chemical dumping on the property.

There are no neighbor interviews that are negative about the Subject Property.

The Grant Avenue Plume of chlorinated solvents touches the Subject Property, but is sufficiently dilute that the State is not restricting the use of the Subject Property. A vapor intrusion model shows that the 2002 samples are 100 times below the concentration estimated to exceed the most protective concentration for causing vapor intrusion to the building.

There are no other regulated facilities that are expected to affect the Subject Property.

9 Opinion

The Subject Property was formerly used to manufacture steel and aluminum cans. The company operated the property from 1914 to 1979. The company went out of business and was involved with environmental contaminant clean up to the southwest and west of the current Subject Property. There is clean up to the west for more of the former American Can Co. property.

There are significant environmental issues upgradient of the Subject Property, causing the abandonment of the land to the south and southeast of the Subject Property. The up gradient plume from Grant Ave Plume touches the Subject Property but is not sufficiently concentrated that the property is required to engage any type of AUL.

The Subject Property does not have a basement, so subsurface contamination issues are not at issue. The footprint of the school is limited to the 3 buildings, so the attendant issues with the adjoining properties are not the problem of the Subject Property.

The Subject Property appears to be safe and healthy to use.

10 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 for 2033 Grant Avenue, Ogden, UT 84401, this property. Any

exceptions to, or deletions from, this practice are described in Section 11 of this report. This assessment has revealed evidence of recognized environmental conditions in connection with the property. The REC are insufficient to require further assessment.

11 Deviations

The ASTM method and 40 CFR 312 that regulate All Appropriate Inquiry were both observed to make this Inquiry compliant. The certification paragraphs required by the rule are included at the end of the report. There is no deviation from the standards used for this Inquiry and there is no exception claimed from the method of Inquiry to derive an opinion from the Environmental Professional.

The following data gaps were discovered:

- no permit and construction information from the City,
- no Sanborn® maps for this area.

These data gaps did not prevent a reasonable and defensible opinion by the Environmental Professional.

12 Environmental Professional Statement

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. I have met 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.

13 Disclaimer

Ellis Environmental has been involved in the environmental industry for many years. Training and experience gained over the years have built competence into our work. No implication of flawless work is given or implied. Employees used for this project have supplied a statement of qualifications in Appendix E. Mark T. Ellis, owner of Ellis Environmental has qualified in court as an expert witness (UT, AZ), holds various professional certifications (UT, NV, AZ, SC) for environmental work and is a qualified environmental professional as defined in 40 CFR 312. Unless indicated otherwise, this project addresses only the submitted scope of work. Any opinion made by Ellis Environmental is based upon its experience and is not warranted in any other way. We cannot control how others may perceive this report or how the government may react to any given environmental condition. However, we have tried diligently to obtain the most recent information possible. Information provided by the client or others to Ellis Environmental is considered reliable and truthful on face value. Untrue statements given to Ellis Environmental by others that have been relied upon for the opinion of this report are not the responsibility of Ellis Environmental.

This report is a confidential document. The report is produced for the named client and is for the use of that client and Ellis Environmental alone. Neither this report nor any of the data contained therein

may be used other than as the client or Ellis Environmental directs without expressed, written consent from either the client or Ellis Environmental.

14 Certification

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10.

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.

Mark T. Ellis
Mark T. Ellis
Environmental Professional

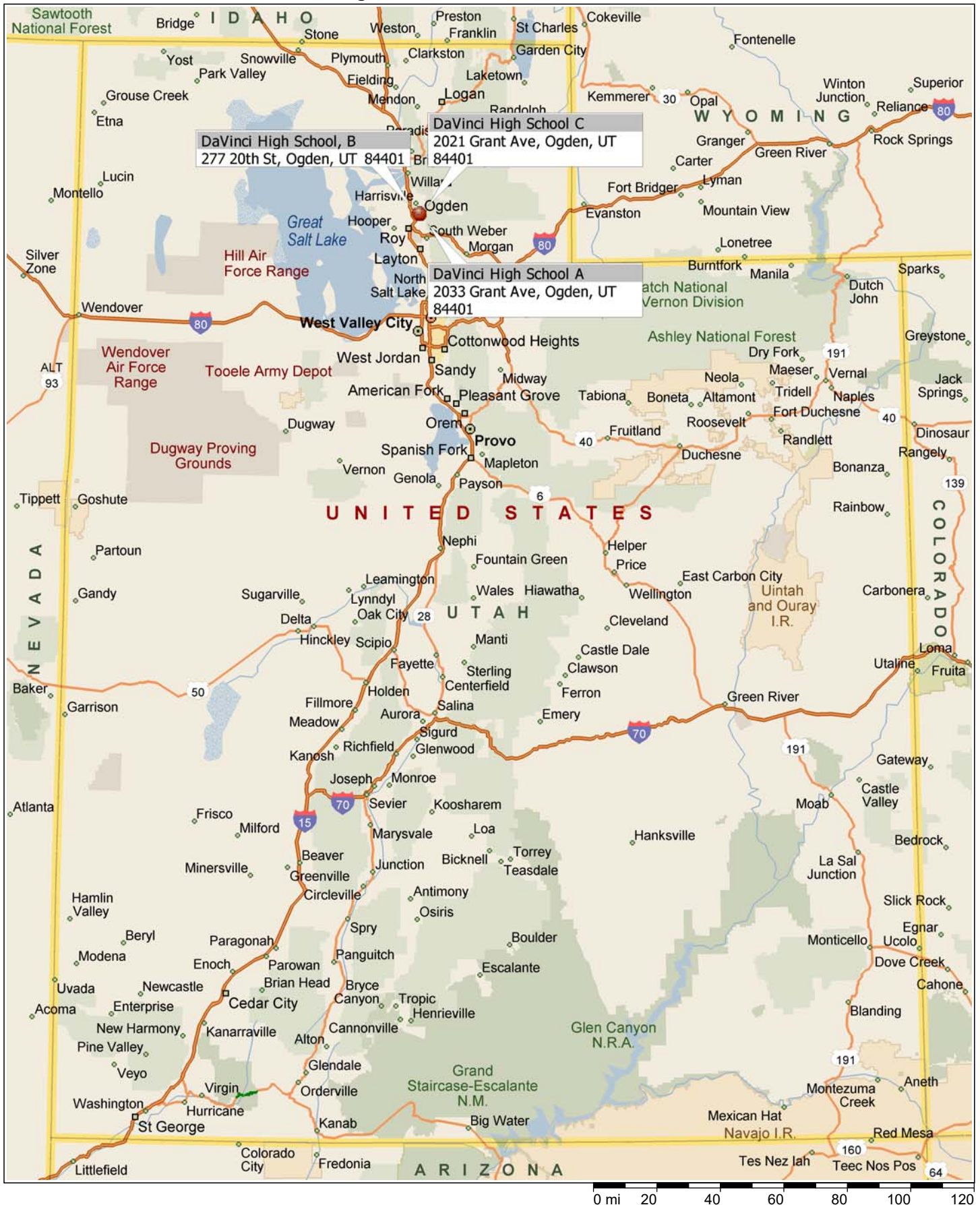
April 26, 2017
Date of Report

\\EESISERVER\EESI Server\EESI\Audit\UtahCharterSchoolFinanceAuthority\2000.Davinci.AAI\Narrative.HighSchool.wpd

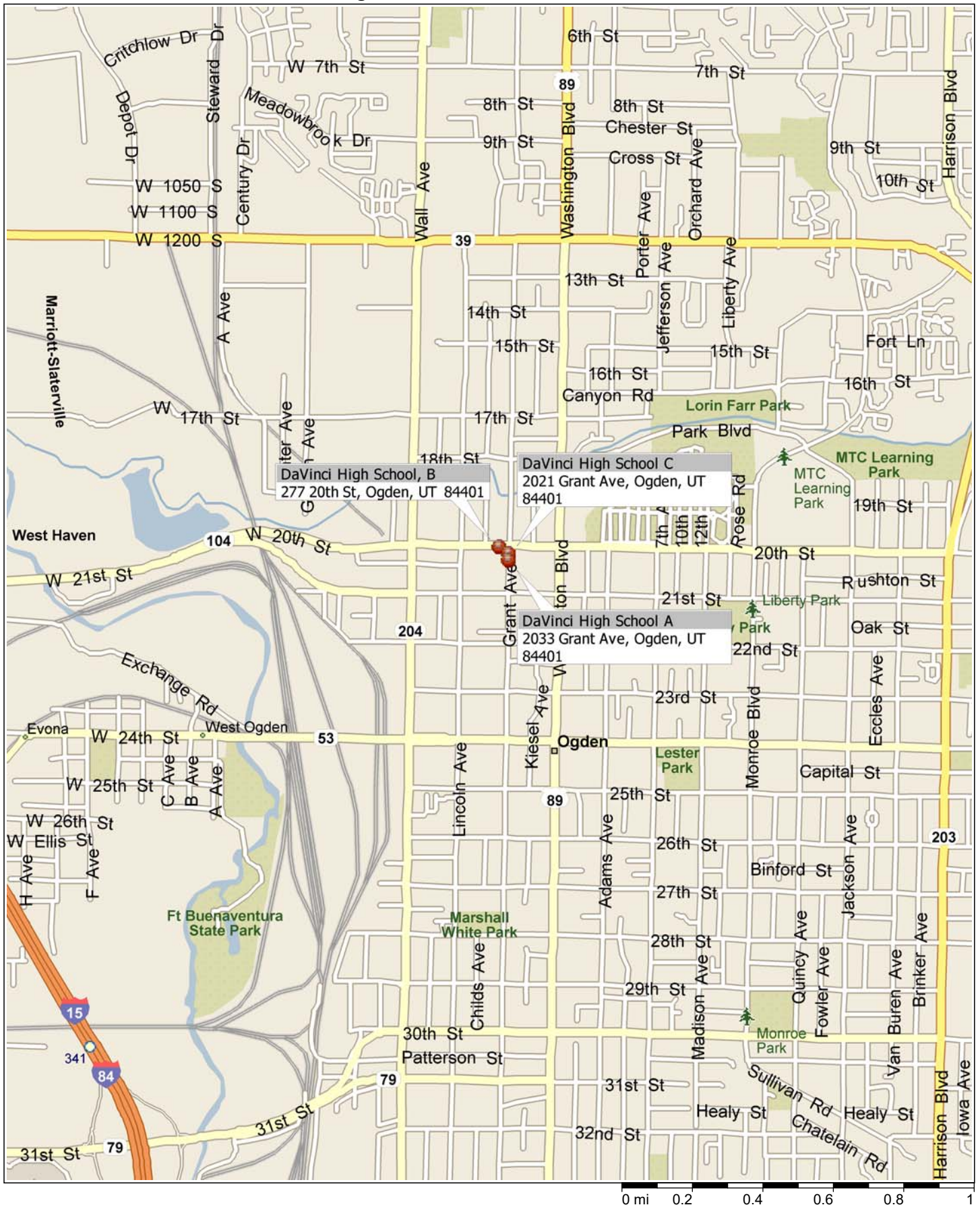
Appendix A

Maps

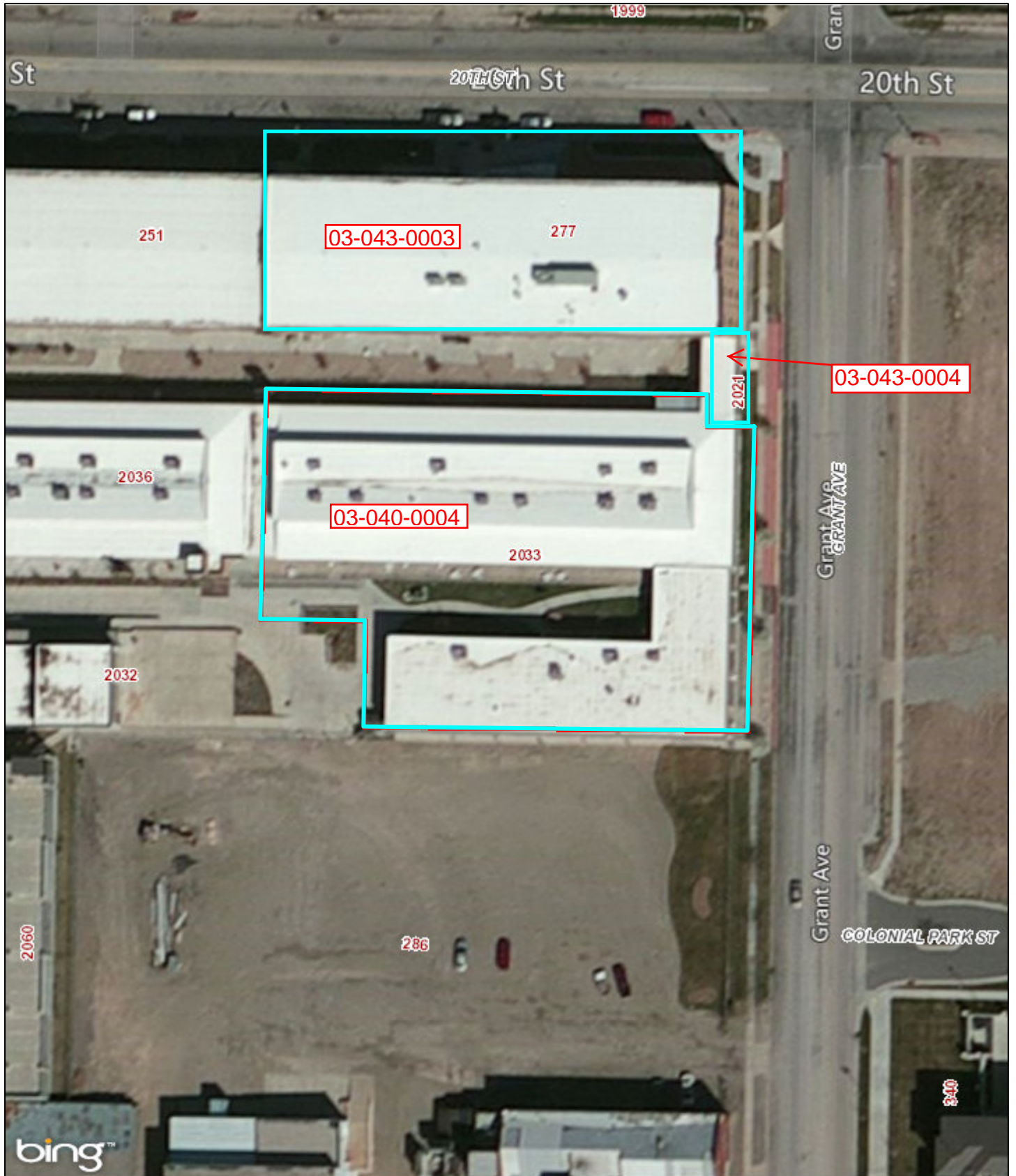
Ogden, Utah, United States



Ogden, Utah, United States



DaVinci High School

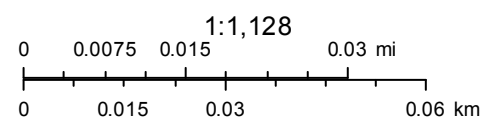


April 20, 2017

Weber County Aerial photo

Street Labels

Parcel Address



© 2017 Microsoft Corporation © 2010 NAVTEQ © AND



Google Earth

feet 300
meters 100

Aerial photo dated 4/17/2005





Google Earth

feet 300
meters 100

Aerial photo dated 6/17/2010





Google Earth

feet
meters

300
100

Aerial photo dated 7/8/2016



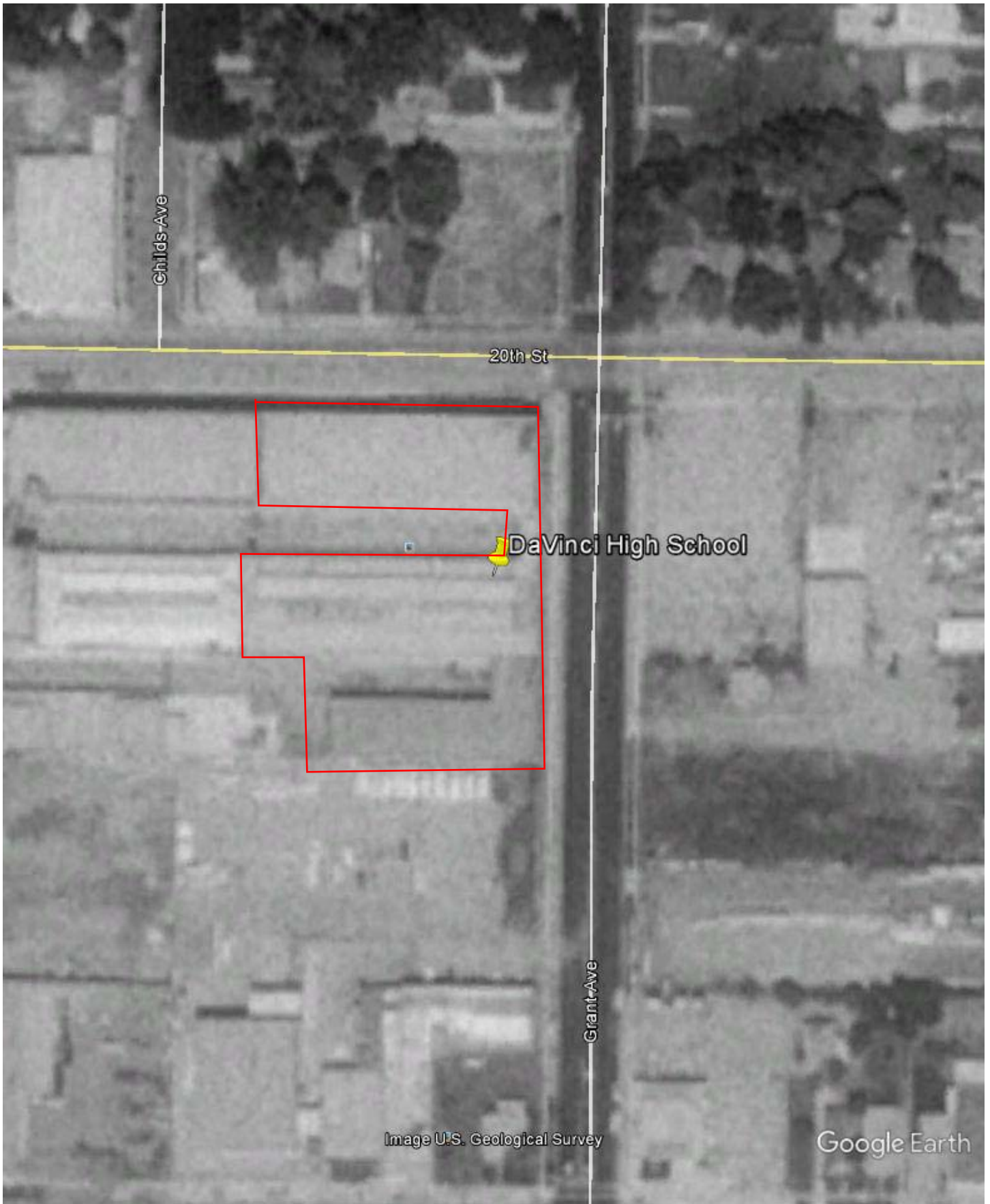


Google Earth

feet |—————| 400
meters |—————| 100

Aerial photo dated 10/3/1997





Google Earth

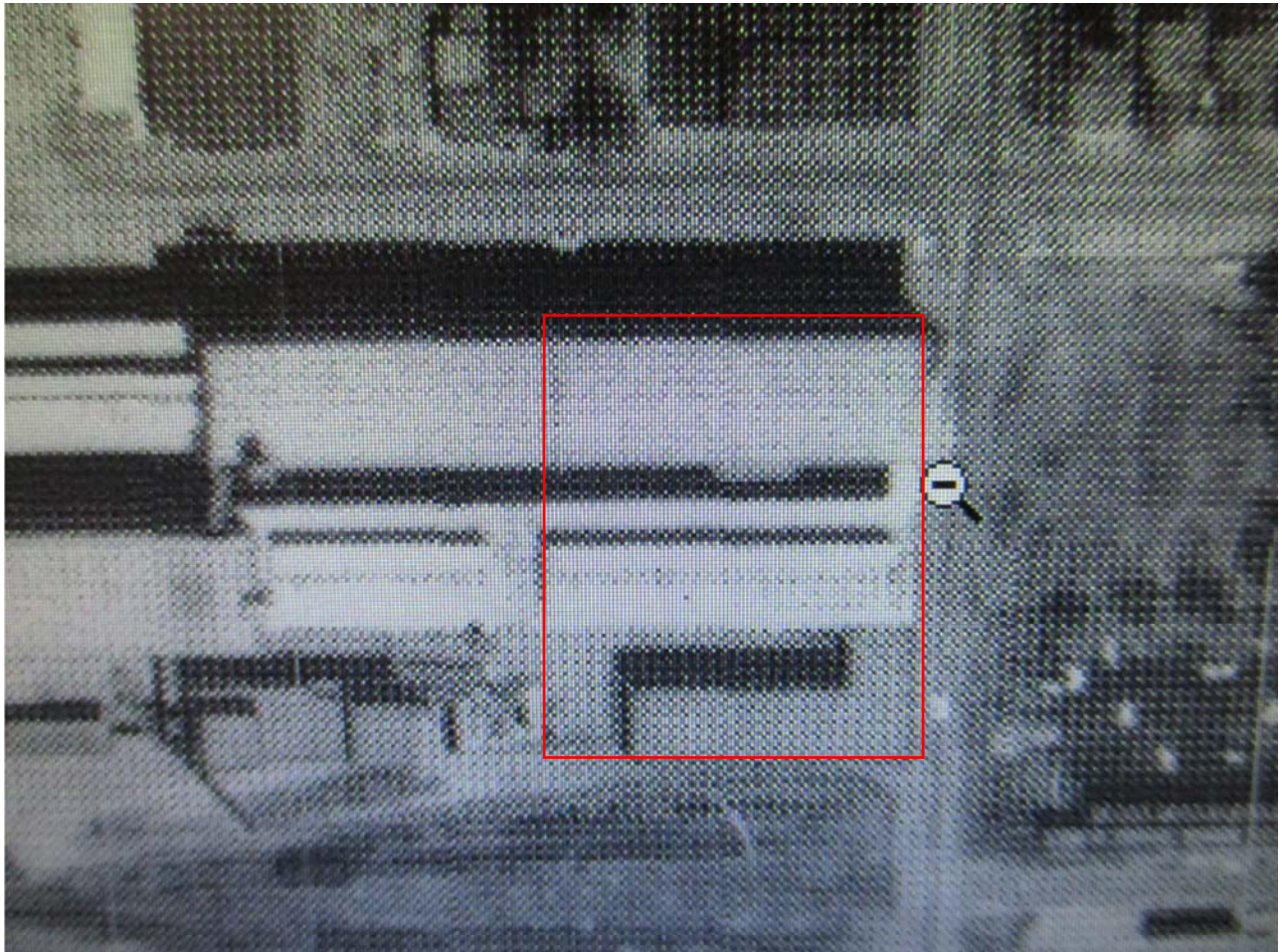
feet 400
meters 100

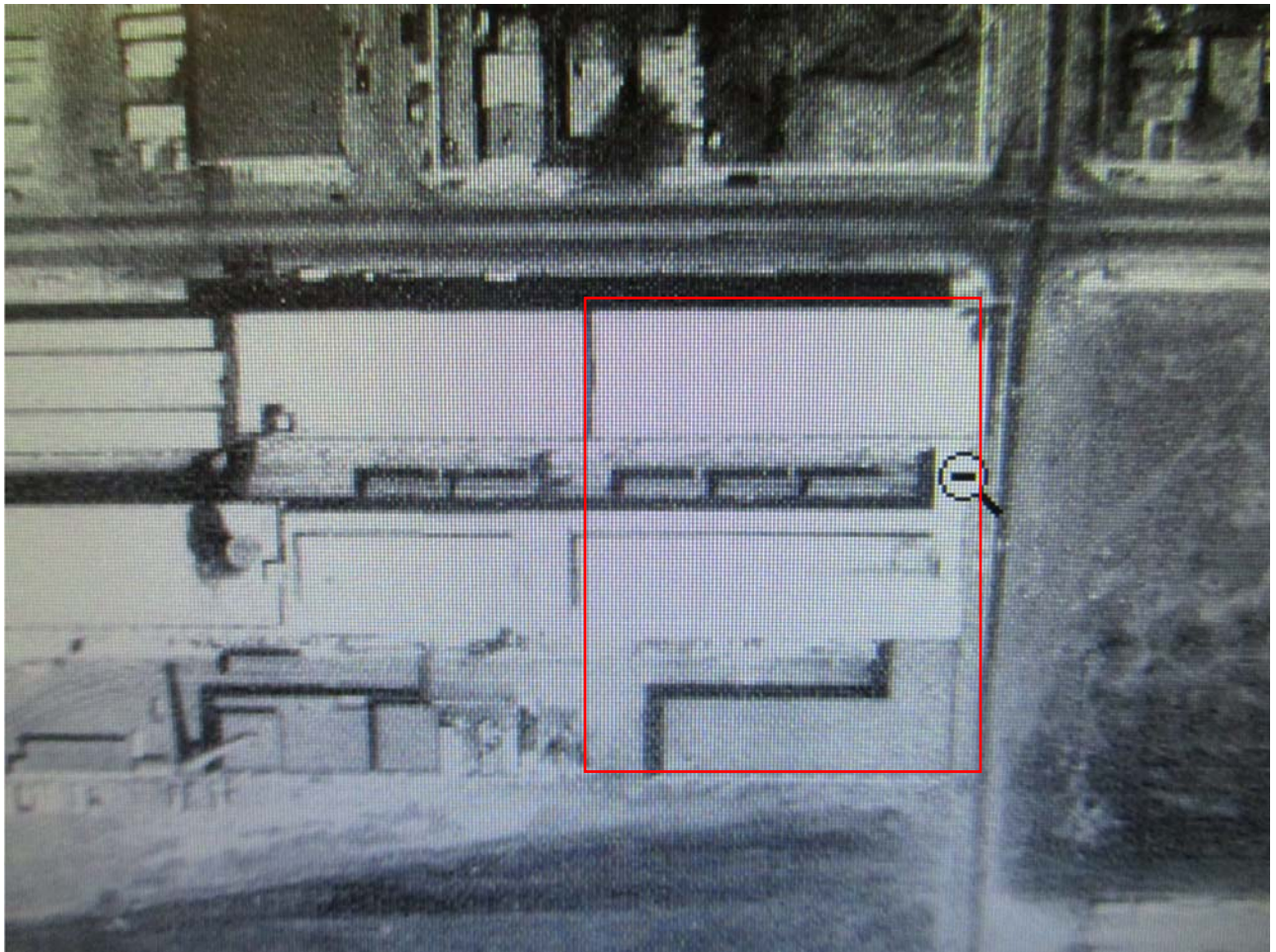
Aerial photo dated 8/13/1993





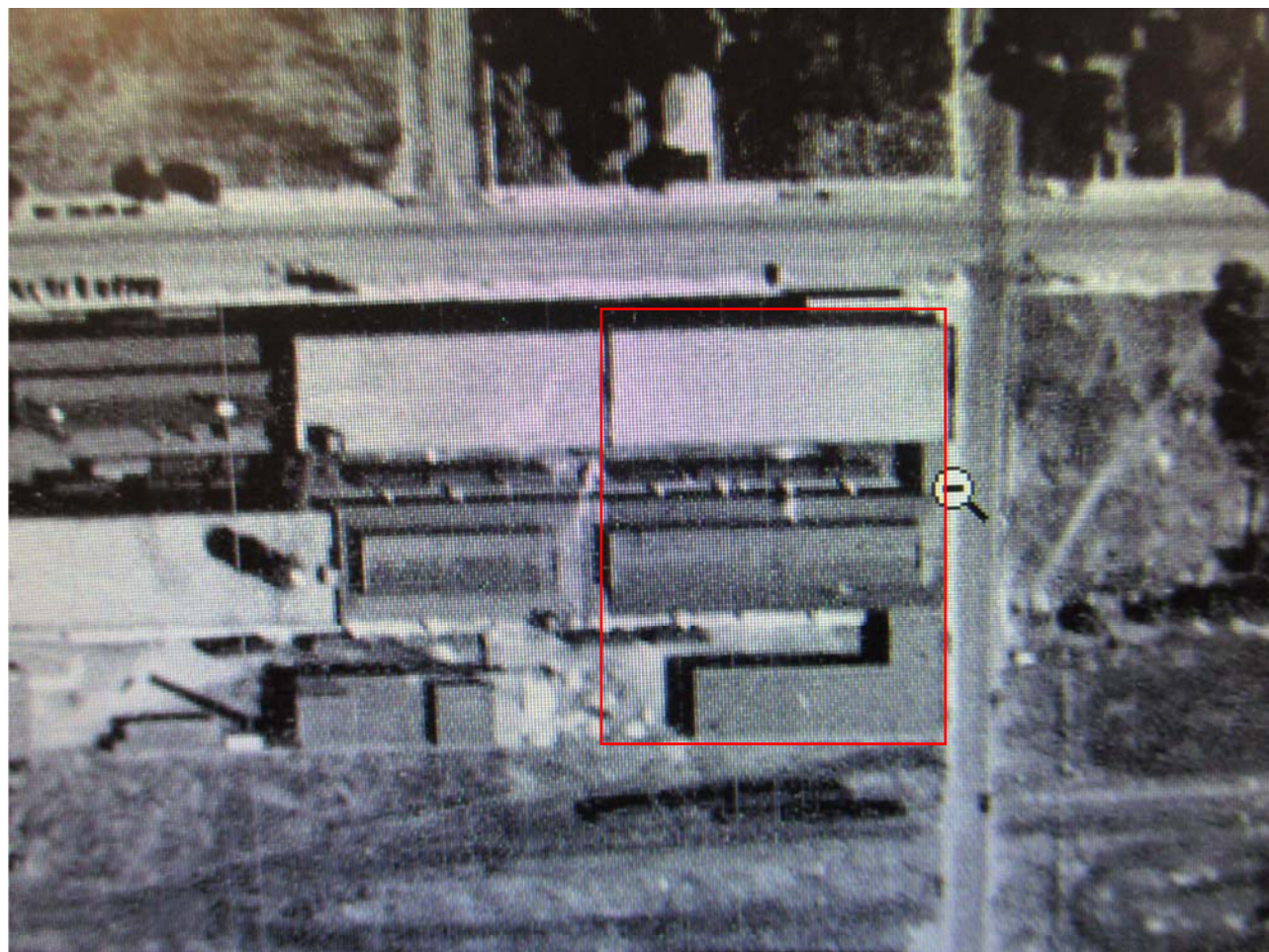
Aerial photos from Weber County Wiki dated 1985 (Top) and 1975 (Bottom)



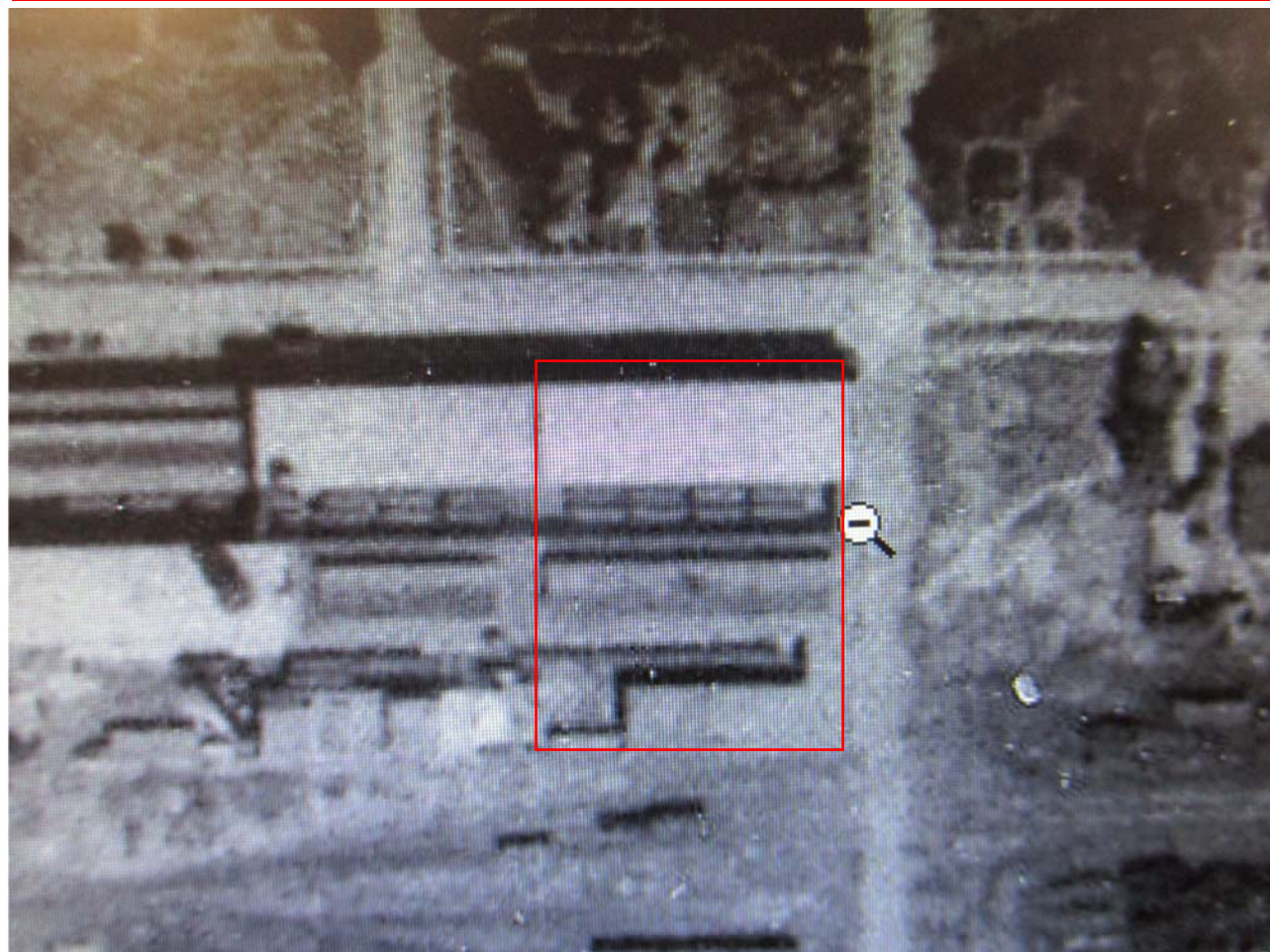


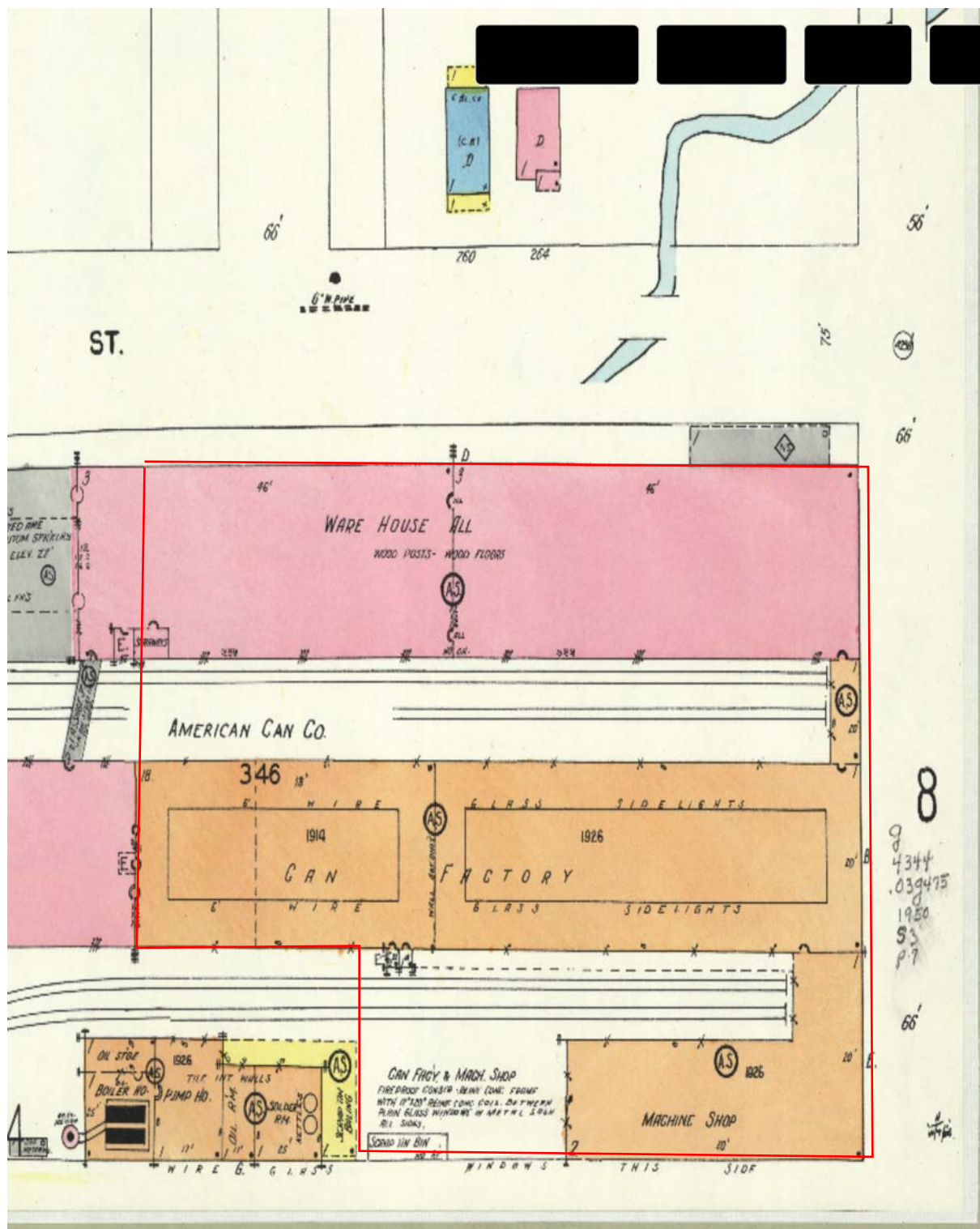
Aerial photos from Weber County Wiki dated 1970 (Top) and 1962 (Bottom)





Aerial photos from Weber County Wiki dated 1946 (Top) and 1937 (Bottom)



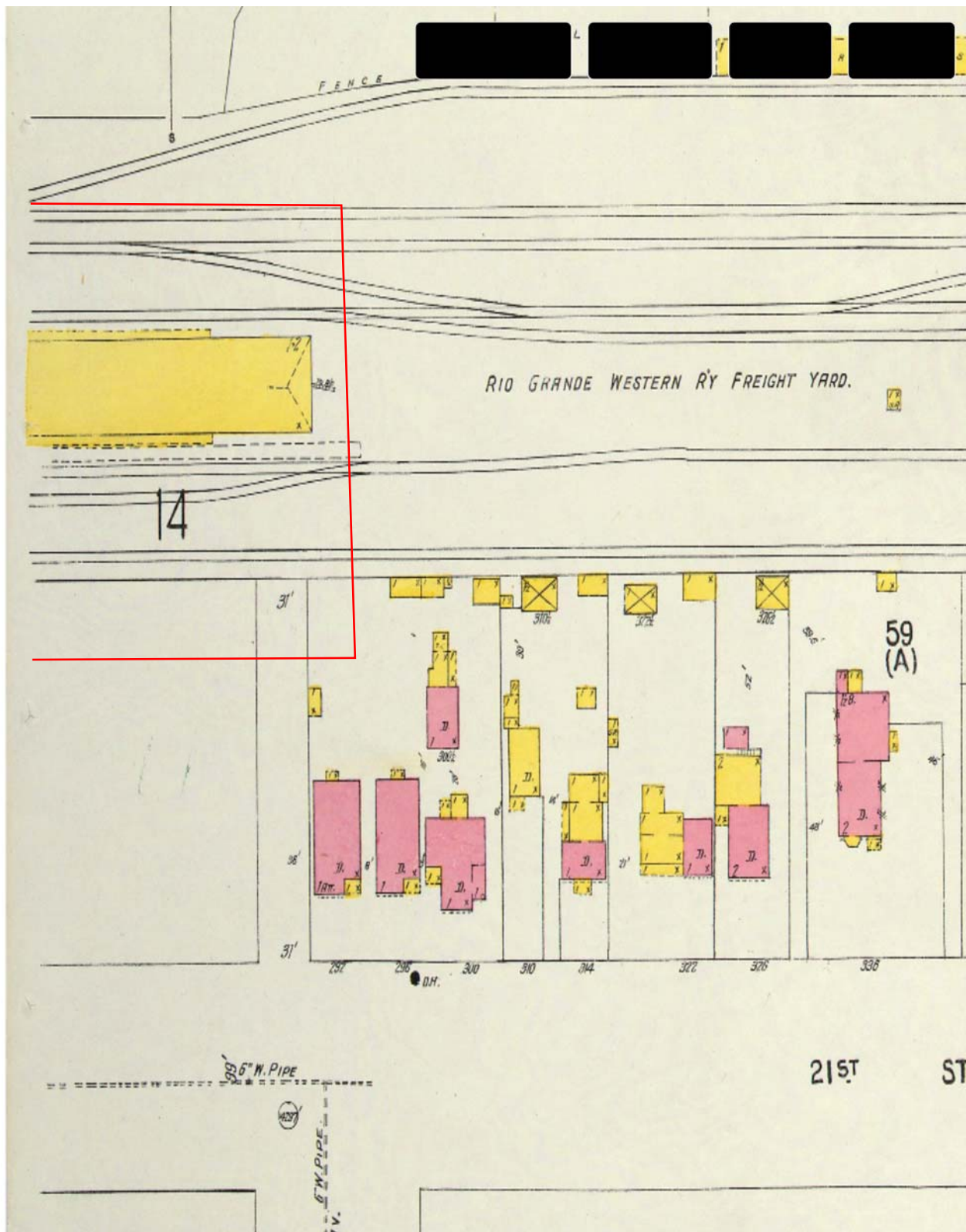


Sanborn Map of 1950 showing Subject Property as American Can Company warehouse, cannery and machine shop

Map Color Key

The COLOR KEY for the maps is 1) YELLOW are frame, 2) RED are brick, 3) BLUE are stone, 4) GRAY are iron, and 5) BROWN are adobe/fire-proof. See the complete key here:

http://content.lib.utah.edu/cdm4/az_details.php?id=0



Sanborn Map dated 1906 showing part of the Subject Property, noted with the red outline

Map Color Key

brick, 3) BLUE are stone, 4) GRAY are iron, and 5) BROWN are adobe/fire-proof. See the complete key here:

http://content.lib.utah.edu/cdm4/az_details.php?id=0

Appendix B

Photographs



Top, front entry to high school; Bottom, south side of school





Top: Common area between wings of school; Bottom: school hallway



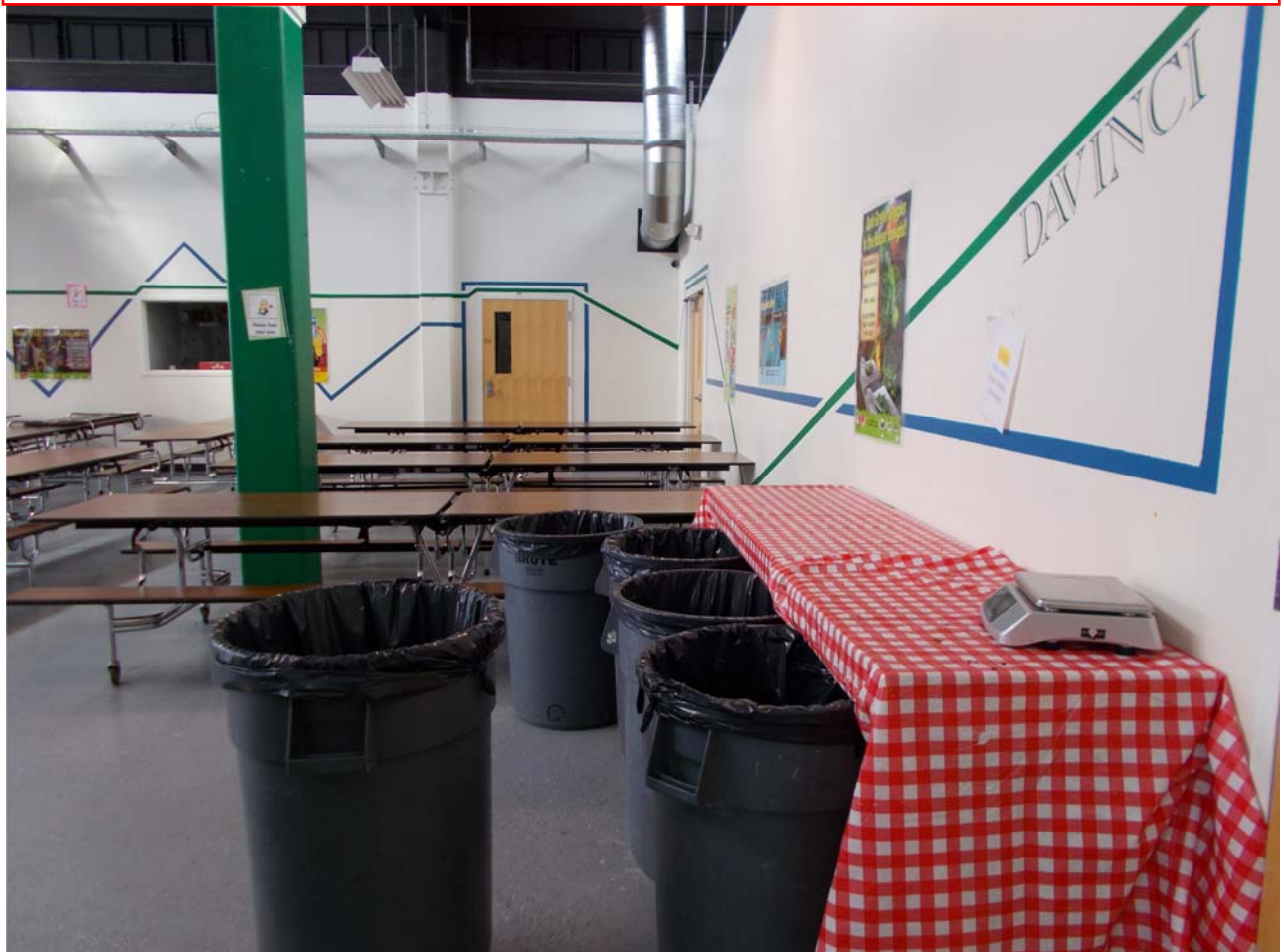


Science rooms





Top, classroom; Bottom, cafeteria





Top, Kitchen; Bottom, cleaning supplies



Appendix C

Supporting Documents

OWNER CHECKLIST FOR ENVIRONMENTAL ASSESSMENTS 40 CFR 312

Property Owner Name/Company DaVinci Academy of Science and the Arts

Property Address 2033 Grant Avenue, Ogden, Utah 84401

Project # _____

1. How long has this site been under its current configuration? 2007

2. When were other parcels added or removed from this site's configuration? 2007

3. How old are the buildings? 1920

4. Have the building(s) been inspected for asbestos? Yes

5. Has asbestos been found in the building _____ or removed from the building? _____

6. Are you aware of lead paint on the buildings? NO

7. Are you aware of any fuel storage facilities on the property? NO

8. Have any of the fuel storage facilities been removed? If yes, when? NO

9. Are there any records of the fuel storage facility removal? NO

10. Are oils/lubricants used at this facility? NO

11. Where are used oils/lubricants disposed? N/A

12. Are any chlorinated solvents used on the property? NO

13. How much solvent waste is generated monthly? none

14. How is the solvent waste disposed? N/A

15. Are any paints, solvents, thinners used on the property? NO

16. How are the paints, solvents and thinners disposed? N/A

17. Are there any acids or strong bases used on the property? NO
18. How are the acids/strong bases disposed? N/A
19. Are any lead/acid batteries on the property? NO
20. How are the lead/acid batteries disposed? N/A
21. Are there waste tires on the property? NO
22. Are there electrical transformers with PCB in the coolant oil on the property? NO
23. Can you provide a waste stream analysis of the chemical products used at this site? NO
24. Do you have a hazardous waste identification numbers? NO
25. Do you have a current air quality approval order? NO
26. Have there been any environmental violations or citations issued against the property? NO
27. Are there any environmental liens against the property? NO
28. On site utilities include:
- | | |
|---|---|
| <input checked="" type="checkbox"/> Municipal water | <input checked="" type="checkbox"/> Natural gas |
| <input type="checkbox"/> Well water | <input type="checkbox"/> LPG |
| <input checked="" type="checkbox"/> Sewer | <input checked="" type="checkbox"/> Telephone |
| <input type="checkbox"/> Septic system | <input checked="" type="checkbox"/> Storm sewer |
| <input checked="" type="checkbox"/> Electricity | |
| <input type="checkbox"/> Other: _____ | |

Owner/Operator or Authorized Agent

Fred Donaldson (Print name) 4-14-17 Date
Fred Donaldson (Signature) 801-409-0708 Tel. #

Modified 3/21/2017

User Questionnaire for Landowner Liability Protections (LLP)

The User (Lender, Buyer, CDC, Real Estate Professional, etc) must fill out this Questionnaire and provide explanations to complete any known information about the Subject Property. This information will be included in the Phase I Environmental Assessment and by the Environmental Professional in reaching a conclusion on the environmental liability of the Subject Property. Attach extended comments on a separate sheet of paper.

Subject Property Identification/Location _____

2033 Grant Avenue, Ogden, Utah 84401

User Name Davies Academy

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? (40 CFR 312.25) ☐ Yes ☒ No

Comments: NO

2. Are you aware of any Activity and Use Limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (40 CFR 312.28) ☐ Yes ☒ No

Comments: NO

3. As the User of this Inquiry, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? ☐ Yes ☒ No

Comments: NO

4a. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? ☒ Yes ☐ No

4b. If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? (40 CFR 312.29) ☐ Yes ☒ No

Comments: N/A

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases of regulated materials to the environment? For example, as User, do you know the past uses of the property? ☐ Yes ☒ No

Comments: _____

- b. Do you know of specific chemicals that are present or once were present at the property?
☐ Yes ☒ No

Comments: _____

- c. Do you know of spills or other chemical releases that have taken place at the property?
☐ Yes ☒ No

Comments: _____

- d. Do you know of any environmental cleanups that have taken place at the property?
☐ Yes ☒ No

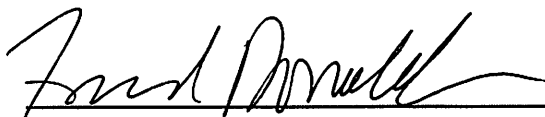
Comments: _____

6. As the User of this AAI, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property? ☐ Yes ☒ No

Comments: _____

Mark (x) your source of knowledge of environmental conditions for the following:

| Source of Information | Subject Property | Adjoining Properties | Other Experiences |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| Not knowledgeable | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Reviewed documents | | | |
| Personal Inspection | | | |
| Property Owners | | | |
| Government Agencies | | | |
| Environmental Professional(s) | | | |
| Legal advisors | | | |
| Other (please describe on separate sheet) | | | |


User/Representative

Dated 4-14-17

Inspector _____ Dated _____
Ellis Environmental

Adjacent Neighbor Checklist
All Appropriate Inquiry
40 CFR 312

Audit Property Owner Davinci Academy of Science and the Arts

Audit Property Location 277 20th St, 2021 Grant Ave, & 2033 Grant Ave, Ogden, UT 84401

Audit Job # A17-2000 Date 4/14/17

Neighboring Property Name The Front Climbing Club

Neighboring Property Location 225 20th Street

Contact Name/Position Shane Bryson/Facilities Manager

1. Do you know anything about the Audit Property? No
2. How long have you been at this location? Seven years
3. Has anything about the Audit Property caused an environmental problem with you, employees/residents or with this property? No
4. Are you aware of any environmental complaints regarding the Audit Property? No
5. Do you know the history of the Audit Property before the current owner? No

Inspector Name Joseph Ellis

Adjacent Neighbor Checklist
All Appropriate Inquiry
40 CFR 312

Audit Property Owner Davinci Academy of Science and the Arts

Audit Property Location 277 20th St, 2021 Grant Ave, & 2033 Grant Ave, Ogden, UT 84401

Audit Job # A17-2000 Date 4/14/17

Neighboring Property Name Chic Armature

Neighboring Property Location 238 20th Street

Contact Name/Position Janeil Heywood/Office Manager

1. Do you know anything about the Audit Property? No

2. How long have you been at this location? Since 1996

3. Has anything about the Audit Property caused an environmental problem with you, employees/residents or with this property? No

4. Are you aware of any environmental complaints regarding the Audit Property? No

5. Do you know the history of the Audit Property before the current owner? Yes, it was American Can Company. It was vacant for about 40 years and the city owned it for a while.

Inspector Name Joseph Ellis

TARGET MEDIA CONCENTRATION RESULTS



Screening-Level Johnson and Ettinger Model

Site Name: DaVinci Academy
 Report Date: Wed Apr 26 2017 12:13:16 GMT-0600 (Mountain Standard Time)
 Report Generated From: https://www3.epa.gov/ceampubl/learn2model/part-two/onsite/JnE_lite.htm
 Depth to contamination from bottom of foundation: 3m +/- 1m
 Average ground water temperature: 8C

CHEMICAL PROPERTIES

Chemical of Concern: cis-1,2-Dichloroethylene CAS Number: 156592
 Molecular Weight: 96.94[g/mole] Henrys Constant: 0.07995838[unitless]
 Diffusivity in Air: 7.360e-2[cm²/sec] Diffusivity in Water: 1.130e-5[cm²/sec]
 Unit Risk Factor: 0[(μg/m³)⁻¹] Reference Concentration: 0.035[mg/m³]

SOIL PROPERTIES

Soil Type: Loam Total Porosity: 0.399
 Unsaturated Zone Moisture Content:
 low= 0.061 best estimate= 0.148 high= 0.24
 Capillary Zone Moisture Content: 0.332 Height of Capillary Rise: 0.375[m]
 Soil-Gas Flow Rate into Building: 5 [L/min]

BUILDING PROPERTIES

Building Type: Slab-on-Grade Air Exchange Rate: 0.25[hr⁻¹]
 Building Mixing Height: 2.44[m] Building Footprint Area: 100[m²]
 Subsurface Foundation Area: 106[m²] Building Crack Ratio: 0.00038[unitless]
 Foundation Slab Thickness: 0.1[m]

EXPOSURE PARAMETERS

Exposure Duration: carcinogens 30 [years] non-carcinogens: 30 [years]
 Exposure Frequency: carcinogens 350 [days/year] non-carcinogens: 365 [days/year]
 Averaging Time: carcinogens 70 [years] non-carcinogens: 30 [years]
 Risk Factor for carcinogens: 1E-6 Target Hazard Quotient for non-carcinogens: 1

JOHNSON & ETTINGER SIMULATION RESULTS

Effective Diffusion Coefficients:
 Unsaturated Zone (D_{eff}): 0.004634[cm²/s]
 Unsaturated Zone + Capillary Zone (D_{eff}^T): 0.0005682[cm²/s]

Soil Gas Attenuation Factor (α_{SG}): 0.0008077
 Ground Water Attenuation Factor (α_{GW}): 0.0001157
 Target Concentrations are based on NON-CANCER risk.
 Target Indoor Air Concentration: 35[μg/m³] or 8.833[ppbv]

¹Less Protective Target Concentrations

Soil Gas: 2.264e5[μg/m³] or 5.714e4[ppbv]; Ground Water: 5872.[μg/L]

Best Estimate Target Concentrations

Soil Gas: 4.333e4[μg/m³] or 1.094e4[ppbv]; Ground Water: 3783.[μg/L]

²More Protective Target Concentrations

Soil Gas: 1.608e4[μg/m³] or 4059.[ppbv]; Ground Water: 3478.[μg/L]

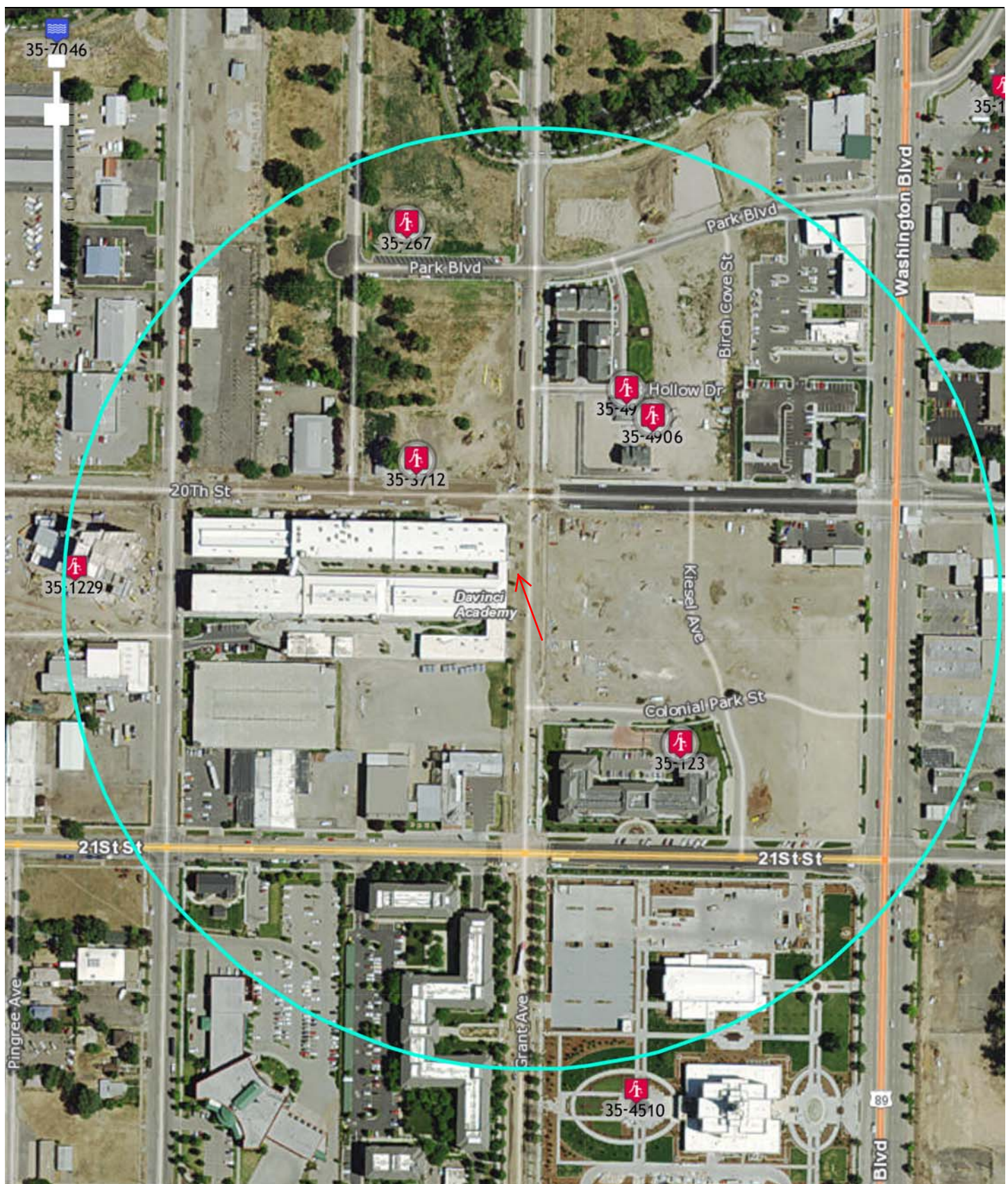
Based on parameter analysis: Advection is the dominant mechanism across foundation. Diffusion through soil is the overall rate-limiting process for groundwater to indoor-air pathway.

¹"Less Protective" concentrations produced with HIGHEST moisture content and DEEPEST depth to contamination.

²"More Protective" concentrations produced with LOWEST moisture content and SHALLOWEST depth to contamination.

Utah.gov Services

Agencies



Map of 5 water rights within 1,000 feet of Subject Property (red arrow); DWR Database

0 150 300ft

Utah.gov Services

Agencies

Search all of Utah.gov »

Search Radius: 1000 ft.

From the NE corner South 1210 West 1550 section 29 township 6N range 1W SLbm





| WR Number | Diversions Type | Well Log | Location | Status | Priority | Uses | CFS | ACFT | Address | Owner Name | Latitude | Longitude |
|-------------------------|-----------------|----------|--|--------|----------|------|-------|-------|---------------------------------------|--------------------------|---------------|----------------|
| 35-267 | Underground | | S445 E869 N4 29 6N 1W SL | P | 19440601 | I | 0.056 | 0.000 | 1908 CHILDS AVENUE | MARY E. MORRISS | 41.2327398993 | -111.974038883 |
| 35-4906 | Underground | | S828 W1287 NE 29 6N 1W SL | P | 19770510 | I | 0.015 | 0.000 | 1961 KIESEL AVENUE | MURLE SHOCK | 41.2316109056 | -111.97212196 |
| 35-4913 | Underground | | S768 W1343 NE 29 6N 1W SL | P | 19770517 | I | 0.015 | 0.000 | 1955 KIESEL AVENUE | LELAND L. SIMPSON | 41.2317738985 | -111.972328031 |
| 35-123 | Underground | | N926 E4117 W4 29 6N 1W SL | P | 19361201 | IO | 0.084 | 0.000 | DBA ARDEN- SUNFREEZE CREAMERIES | CREAMERIES OF AMERICA | 41.2297095483 | -111.971904533 |
| 35-3712 | Underground | | N1715 W1730 E4 29 6N 1W SL | P | 1929 | I | 0.134 | 0.000 | 364 - 20TH STREET | J. G. STONE | 41.2313580242 | -111.973961574 |

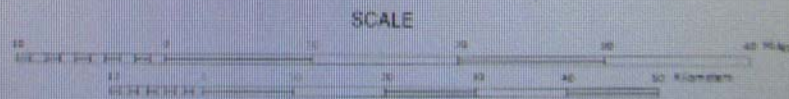
Utah Division of Water Rights | 1594 West North Temple Suite 220, P.O. Box 146300, Salt Lake City, Utah 84114-6300 | 801-538-7240
[Natural Resources](#) | [Contact](#) | [Disclaimer](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Emergency Evacuation Plan](#)

RADON-HAZARD-POTENTIAL MAP OF UTAH

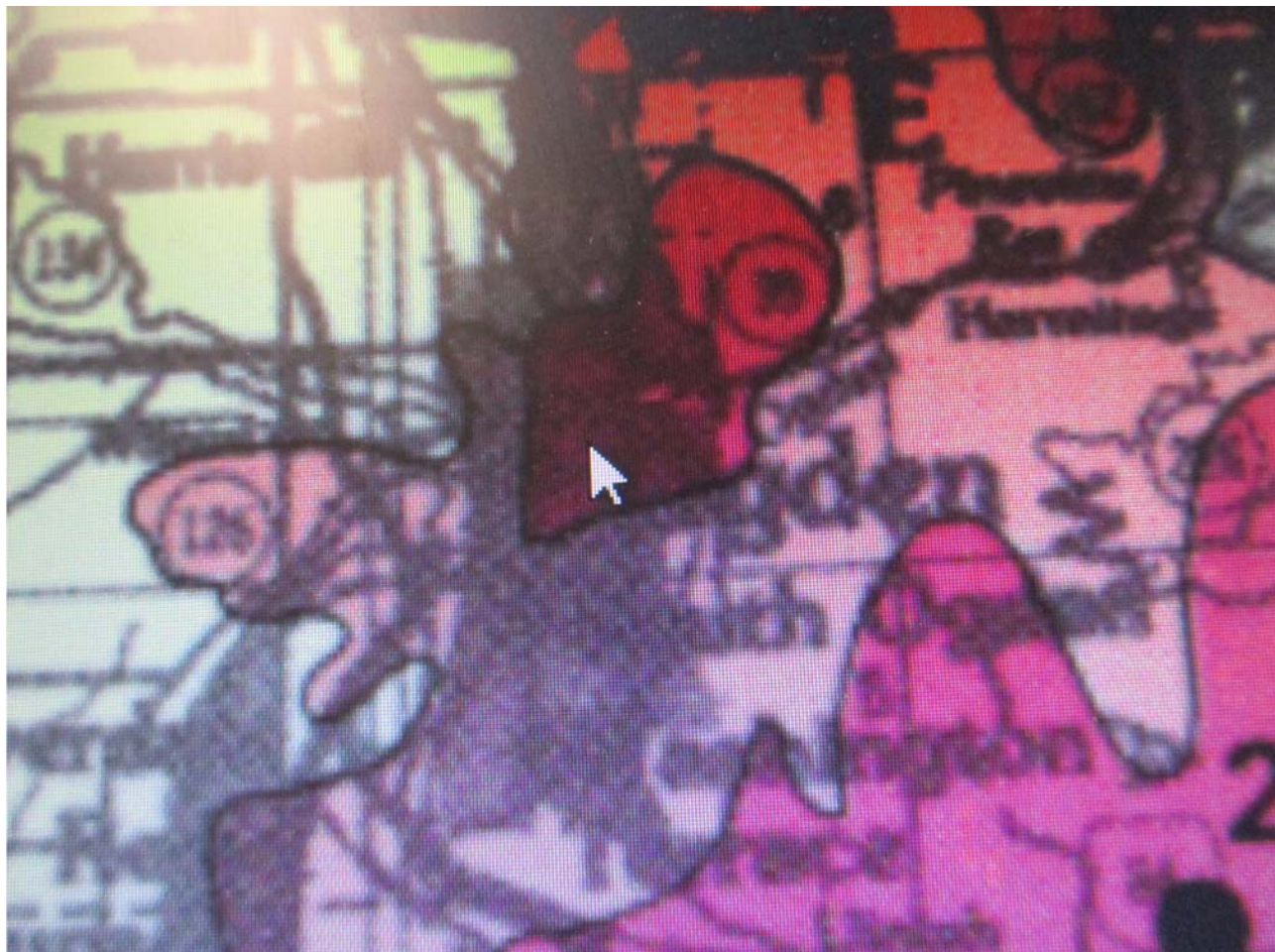
by
Bill D. Black
1993

EXPLANATION

-  High radon-hazard potential. Areas in which geologic factors are generally favorable for indoor-radon hazards.
-  Moderate radon-hazard potential. Areas which may be favorable for indoor-radon hazards, but are generally limited by unfavorable geologic factors.
-  Low radon-hazard potential. Areas in which geologic factors are generally unfavorable for indoor-radon hazards.
-  12 Assay location. Outcrop and mine talus assays with uranium (^{238}U) concentrations of 20 parts-per-million (ppm) or greater. Number corresponds to tables 3 and 4.



Map of potential indoor radon exposure shows high potential at Subject Property (white arrow)





U.S. Fish and Wildlife Service

National Wetlands Inventory

DaVinci High School



April 25, 2017

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Forested/Shrub Wetland | Other |
| Estuarine and Marine Wetland | Freshwater Pond | Riverine |
| Freshwater Emergent Wetland | Lake | |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

OGDEN SUGAR FACTORY, UTAH (426414)

Period of Record Monthly Climate Summary

Period of Record : 09/01/1924 to 06/07/2009

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual |
|-----------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|--------|
| Average Max. Temperature (F) | 36.3 | 42.7 | 52.3 | 62.5 | 72.6 | 82.4 | 92.1 | 89.9 | 79.6 | 66.6 | 49.6 | 39.0 | 63.8 |
| Average Min. Temperature (F) | 17.7 | 23.0 | 30.0 | 37.4 | 45.2 | 52.6 | 59.8 | 57.8 | 48.2 | 38.2 | 28.2 | 20.9 | 38.2 |
| Average Total Precipitation (in.) | 1.58 | 1.44 | 1.68 | 2.03 | 1.86 | 1.31 | 0.55 | 0.77 | 1.20 | 1.63 | 1.50 | 1.49 | 17.05 |
| Average Total SnowFall (in.) | 10.6 | 4.9 | 3.0 | 0.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.2 | 2.4 | 4.9 | 26.5 |
| Average Snow Depth (in.) | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |

Percent of possible observations for period of record.
 Max. Temp.: 97% Min. Temp.: 97.8% Precipitation: 94.7% Snowfall: 85% Snow Depth: 73%
 Check [Station Metadata](#) or [Metadata graphics](#) for more detail about data completeness.

Western Regional Climate Center, wrcc@dri.edu

RECEIVED

MAR 18 2002

amec[®]

Fax

DEQ
Environmental Response & Remediation

Date 3-18-02

To AL JONES
Company DERR
Fax 536-4242
File no 2-817-003877
Fax operator

From FRANK JACKSON
Telephone +1(801) 266-0720
Fax +1(801) 266-0727
Pages 4 (inc. this page)
Subject

| CC NAME | COMPANY | FAX NO. | HARD COPY |
|---------|---------|---------|-----------|
| | | | |
| | | | |
| | | | |

AL,

SKETCH SHOWING SAMPLE LOCATIONS + DCE/VINYL
CONCENTRATIONS FOLLOWS, ALONG WITH SANBORN MAP
SHOWING CARPET CLEANING FACILITY. PLEASE CALL IF
YOU HAVE ANY QUESTIONS OR COMMENTS.

THANKS,
Frank

SCANNED

DERR 2010-014573

OGDEN CITY
COMMUNITY DEVELOPMENT DEPARTMENT
AMERICAN CAN FACILITY
JOB NO. 2-817-003877

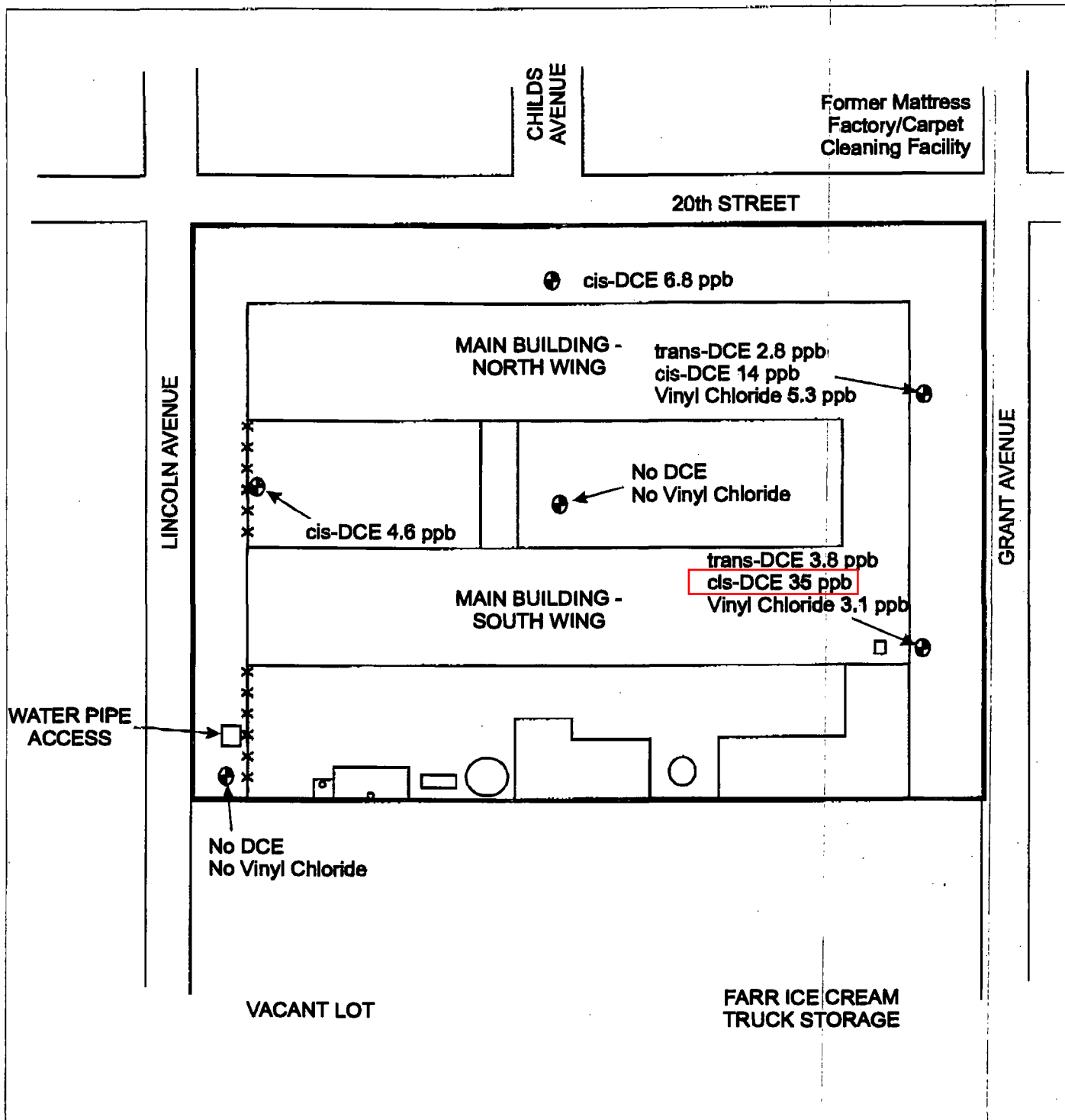
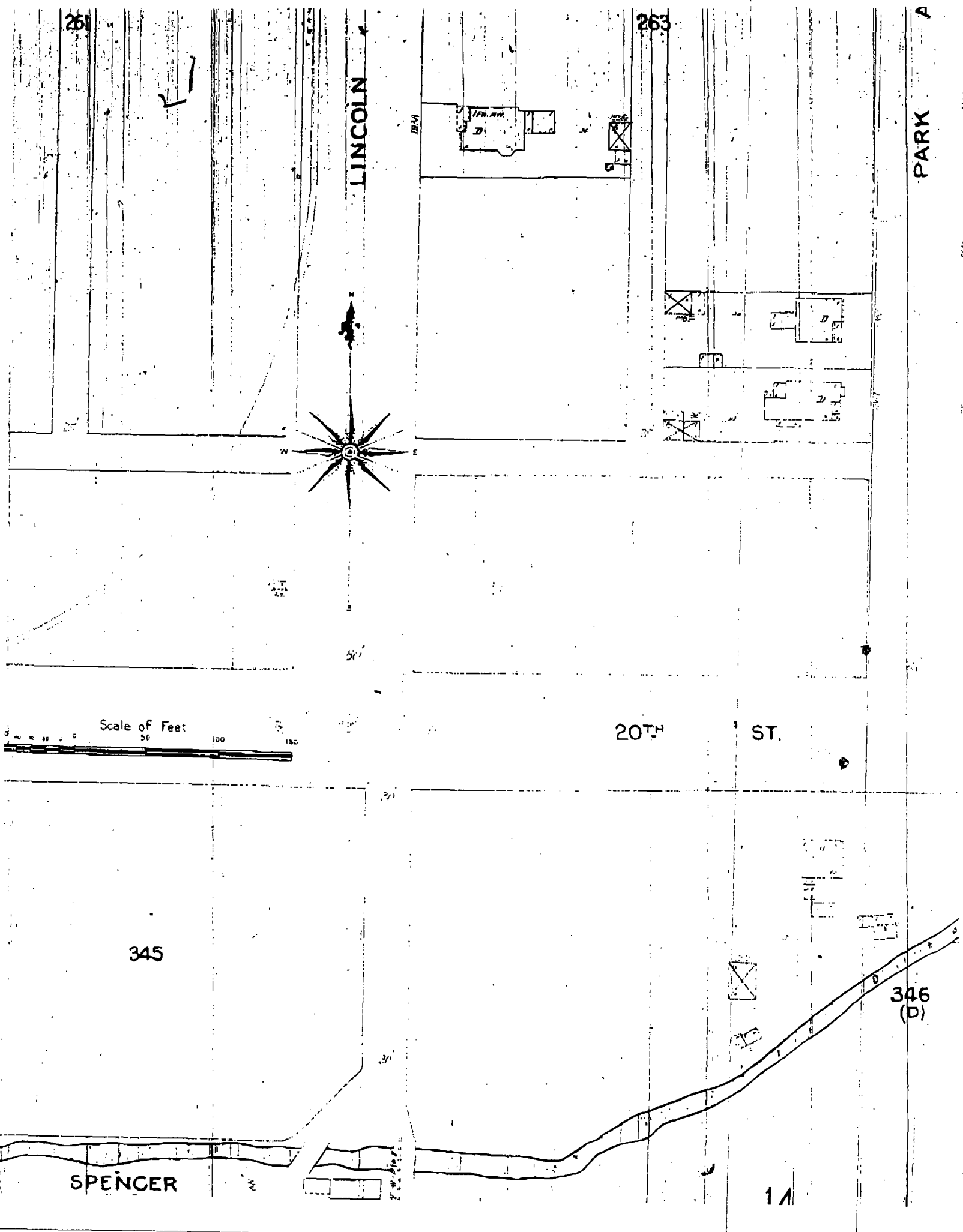


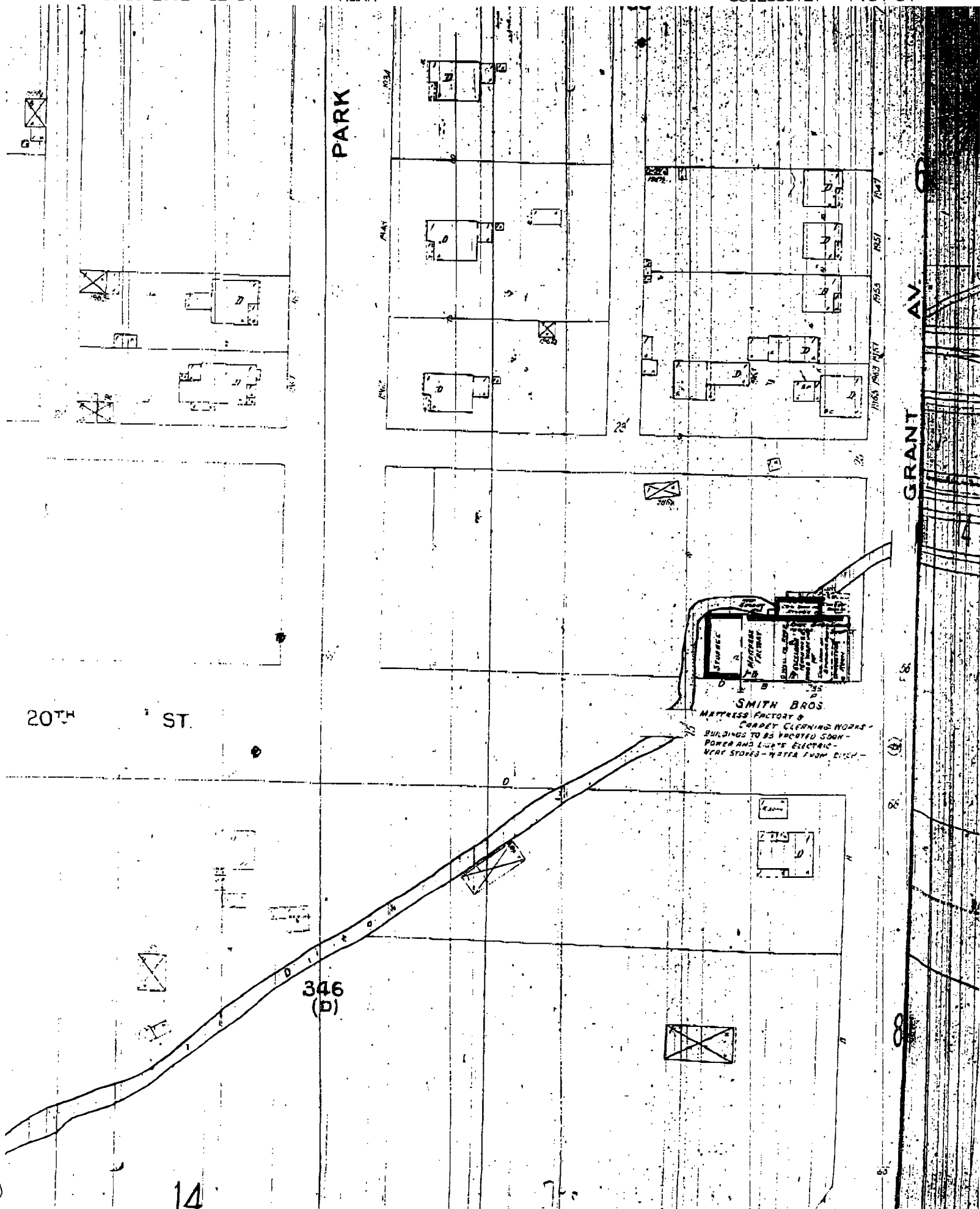
FIGURE 2
SITE PLAN

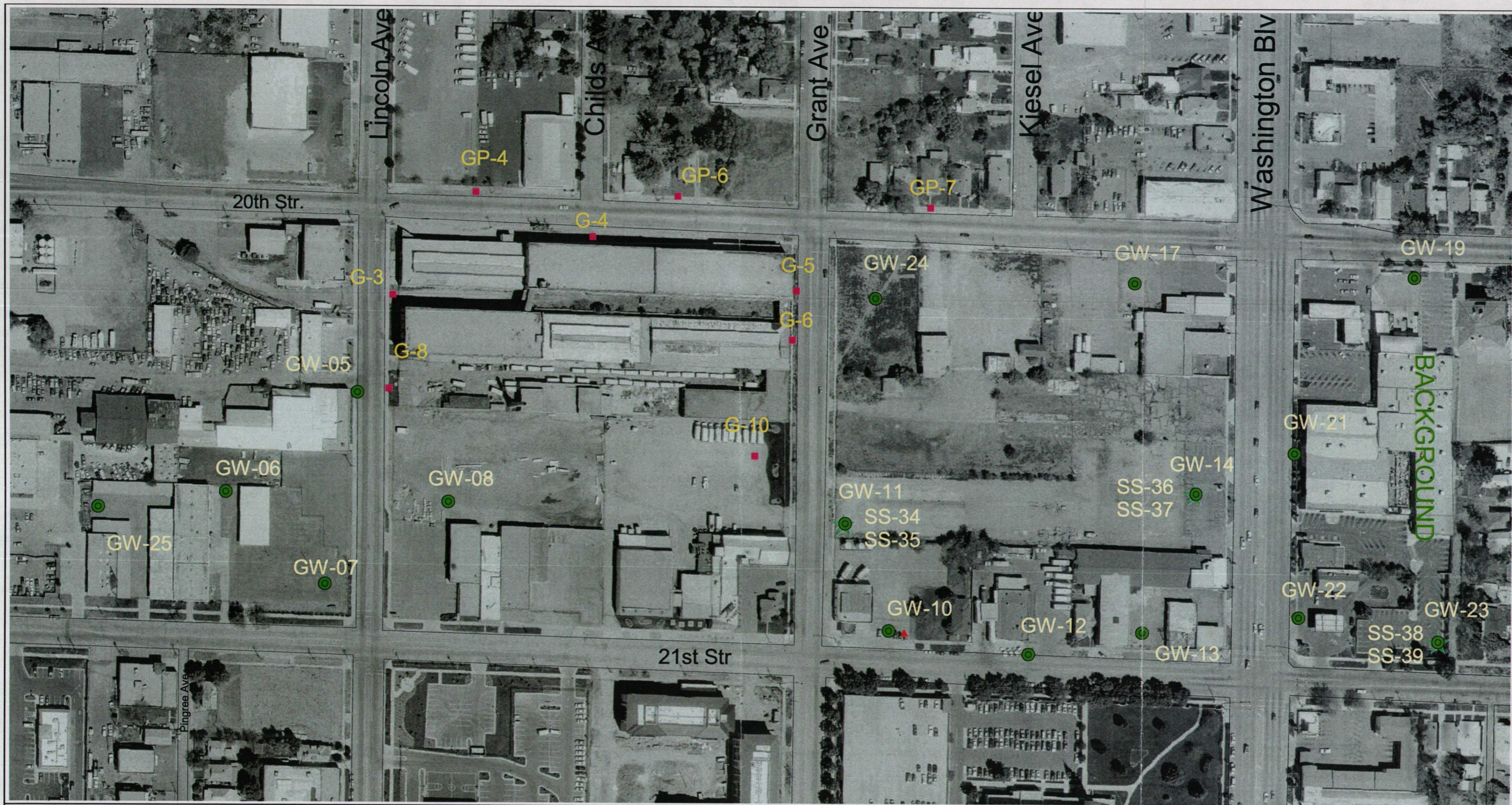
● BORING LOCATION (APPROXIMATE)

NOT TO SCALE

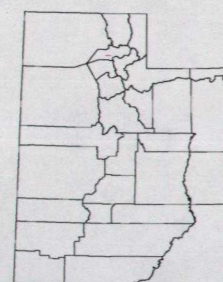
amec







0 100 200 300 400 Feet



Site Location

- SI GW Sample Locations
- ★ SI Soil sample Locations
- Ogden City GW Sample Locations
- ▲ Surface water sample Location
- Streets_Blocks



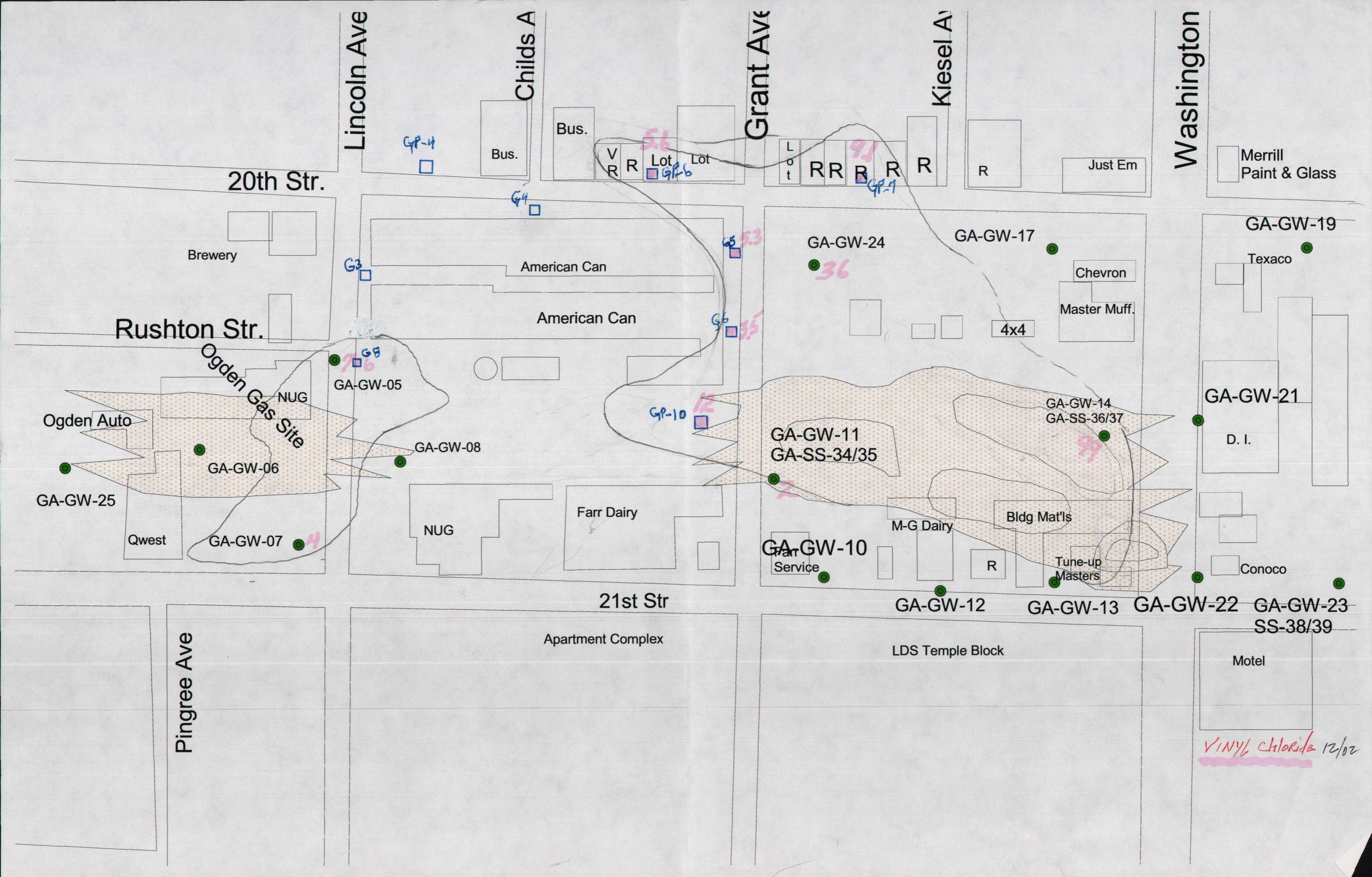
Utah Department of Environmental Quality
Division of Environmental Response and Remediation

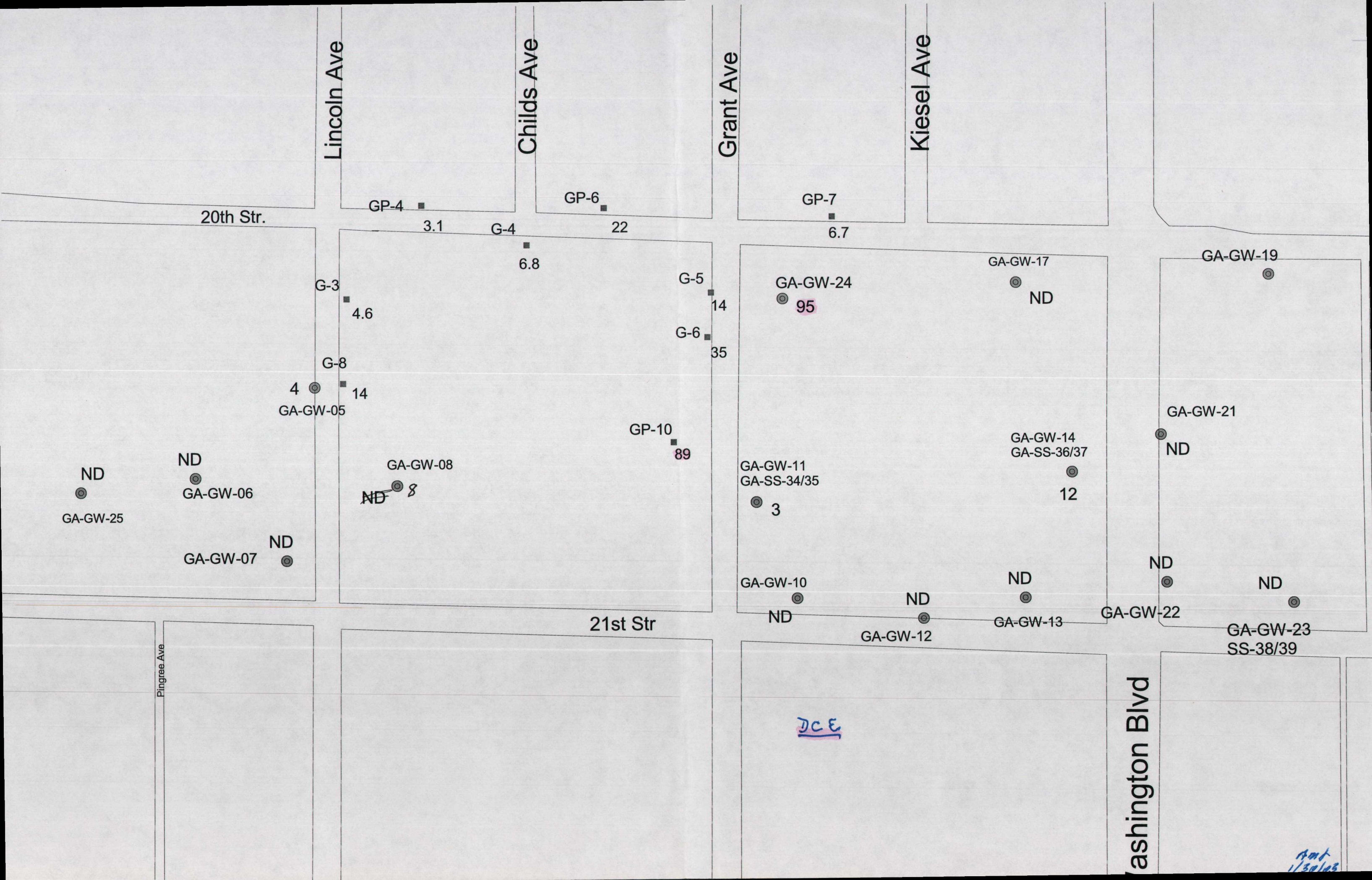
Figure 2

SAMPLE EVENT LOCATIONS

Grant Avenue Plume Site
Ogden, Weber Co., Utah

By: AMJ Date: March 10, 2003





Ms. TAMMIE NALDER
Senior Project Manager
Business and Economic Development
Ogden City Corporation
2549 Washington Boulevard, #420
Ogden, Utah 84401

Re: Summary review of GRANT AVENUE PLUME
Site Inspection, with emphasis on the
American Can Building and future Parking Structure areas

Dear Ms. Nalder:

At your request, we are providing you a few of the conclusions of the draft Grant Avenue Plume (GAP) Inspection Analytical Results Report which was recently sent to EPA for review. Some of this information has already been discussed with you during a meeting in your office on June 5, 2003.

Grant Avenue Plume, Overview of Conclusions: The contaminated ground water that was the target of a site investigation (Grant Avenue Plume, ID#UTSFN7577494), under CERCLA protocols by the Utah Department of Environmental Quality, Division of Environmental Response and Remediation (DERR), Site Assessment Section, involved assessing the presence of volatile organic compounds (VOC's) in a 2.5 block area of Ogden City. This area is generally described as being between Washington Boulevard to ½ block west of Lincoln Avenue and between 20th Street and 21st Street.

The following conclusions are abstracted from the Grant Avenue Plume Site Inspection Analytical Results Report.

- The suspected VOC ground-water plume has been confirmed to exist in the shallow ground water of the area inspected.
- Concentrations above SCDM MCL levels were found for Vinyl Chloride and cis-1, 2-Dichloroethene (cis-DCE) within the study area.
- Vinyl Chloride is the more toxic of the two compounds and is considered a carcinogen. Vinyl Chloride may volatilize readily when exposed to air or aerated soil zones. Fumes of Vinyl Chloride could collect in areas not well ventilated, such as basements, utility vaults or corridors, etc.
- The source and aerial extent of the plume has not been fully determined.
- Generally, the shallow ground water of the area is not used domestically or commercially. The aquifer has low permeability and is not capable of delivering significant volumes of water for municipal or domestic uses.

In the opinion of Utah DERR, contaminated soil and groundwater at the site can be successfully managed through remediation and engineering controls. If managed properly the contamination should not prevent construction or operation of the proposed parking garage.

If Ogden City wishes to have state oversight of the remedial activities this can be achieved through the Utah Voluntary Cleanup Program.

Ms. TAMMIE NALDER
Senior Project Manager
Business and Economic Development
Ogden City Corporation
2549 Washington Boulevard, #420
Ogden, Utah 84401

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- The source and aerial extent of the plume has not been fully determined.
- Generally, the shallow ground water of the area is not used domestically or commercially. The aquifer has low permeability and is not capable of delivering significant volumes of water for municipal or domestic uses.

American Can Parking Facility: We understand Ogden City plans on constructing an above ground multi-level parking garage adjacent to the American Can buildings. The property where the parking garage will be built is the vacant 1/3 portion of the block starting at the southern edge of the American Can property extending eastward from Lincoln Avenue to Grant Avenue.

The following conclusions pertaining specifically to the above vacant property are derived from the sample data in the Grant Avenue Plume Site Inspection Analytical Results Report.

- Two ground-water sample locations (samples GA-GW-08 and GP-10) are situated on the vacant property.

Sample GA-GW-08 is situated in the proximity of the SW corner of the vacant tract. The only chlorinated organic compound detected at the GA-GW-08 location was cis-DCE at a concentration of 8 ppb. This level of concentration does not constitute a concern for human health.

The GP-10 sample location (sampled by AMEC, the Ogden City contractor) is situated near the eastern end of the vacant property. Two chlorinated compounds were detected in the ground water. Vinyl Chloride had a concentration of 12 ppb and cis-DCE had a concentration of 89 ppb. Both of these concentrations are above EPA benchmark values and indicate a VOC plume extends from a probable eastern source into the east end of the vacant property.

- There are no known wells (private or public) using this shallow aquifer for any culinary purpose located on this property or on nearby adjacent properties.
- Soils on this tract were not investigated during this site inspection. However, we are aware that other environmental investigations have collected analytic information on these soils. In 1997, the Ogden Gas Company Site Investigation, conducted by DERR, found several semi-volatile organic compounds in a soil sample at or near the former "tar pit" or "timber vault" area on this vacant property. Also, the Ogden City environmental contractor (AMEC) reports that their sampling at the tar pits indicated contaminated soils.

The Utah DEQ/DERR/SI section considers the vacant tract to at least border a cis-DCE ground-water VOC plume on its north side and to have a cis-DCE and vinyl chloride plume in the shallow ground water near the eastern end of the tract. A great deal more sampling would be required to define plume geometry and soil source locations. The current density of sample locations is not enough to predict where contamination may be found during future construction activity.

Remedial activities conducted on this site need to be consistent with all applicable State and Federal regulations. If Ogden City decides to conduct remedial action on the site, DERR recommends that the work be done under the State Voluntary Clean-up Program.

Phillip Greer of our office, with whom you are acquainted, can provide you with information on Voluntary Clean-up Program and he can be reached at (801) 536-4246.

If you have further questions regarding our Grant Avenue Plume Site Inspection Report, please call me at (801) 536-4115.

Al M. Jones

Program Manager
UDEQ/DERR

CC: J. Steven Thiriot

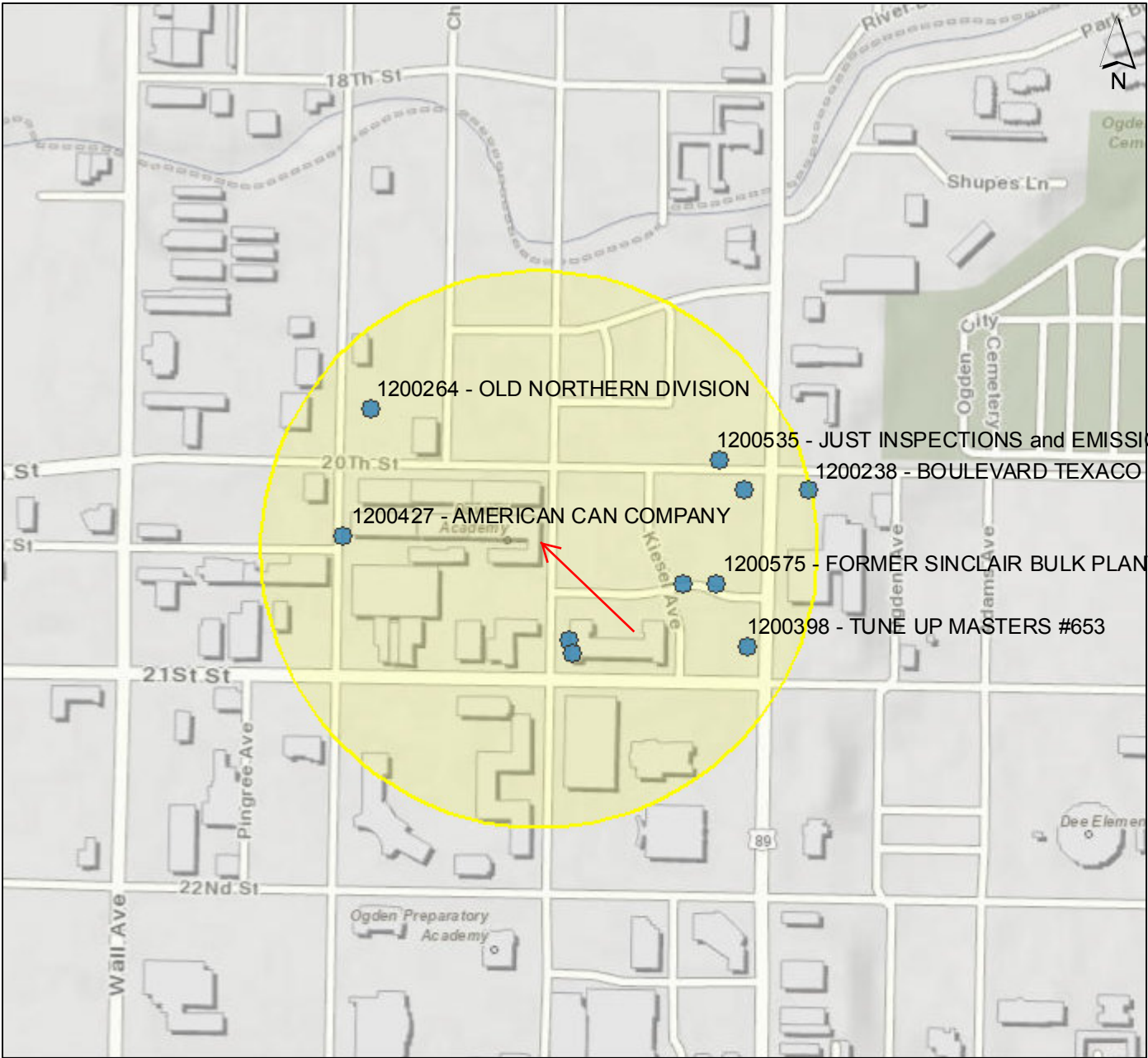
Appendix D

Government Records

Chain of Title Summary

| | | | |
|---|--|-------------|--|
| Facility-1) 2033 Grant Ave, 2) 277 20th St, & 3) 2021 Grant Ave, Ogden, UT 84401 | Davinci Academy of Science and the Arts | serial i.d. | 1)03-040-0004, 2)03-043-0003, & 3)03-043-0004 |
| Property owner/operator | Date | KOI | Comments |
| Davinci Academy of Science and the Arts | 9/21/2009 | QCD | 1) |
| Davinci Academy of Science and the Arts | 3/31/2009 | SP WD | 1), 2), & 3) |
| Amcan Prop LLC | 3/7/2007 | SP WD | 2) & 3) |
| Ogden Community Foundation | 2/23/2007 | WD | 1) |
| Peddie, Jon | 1/19/2007 | SP WD | 2) & 3) |
| Ogden Community Foundation | 1/17/2007 | WD | 2) & 3) |
| Ogden Community Foundation | 12/28/2006 | QCD | 2) & 3) |
| Asael Farr & Sons Ogden LLC | 12/28/2006 | QCD | 2) & 3) |
| American Can Dev LLC | 12/28/2006 | SP WD | 2) & 3) |
| Riverside Technology | 5/26/2004 | SP WD | 1), 2), & 3) |
| American Can Dev LLC | 5/26/2004 | SP WD | 1), 2), & 3) |
| Ogden City Redev. Agency | 5/25/2004 | WD | 1), 2), & 3) |
| Hatch, Kenneth L. et al | 9/9/1992 | WD | 1), 2), & 3) |
| American Can Co Foundation | 2/20/1980 | WD | 1), 2), & 3) |
| Intermountain Realty | 9/14/1977 | WD | 1) Similar property descriptions for remaining entries |
| Sheppard, William S. & Vonelda | 8/5/1976 | WD | 1) |
| Sheppard, Bob W. | 5/3/1976 | QCD | 1) |
| Aseal Farr & Sons Co | 4/4/1975 | WD | 1) |
| Sheppard, Bob W. & Ellen S. | 1/15/1971 | WD | 1) |
| J. N. Allred Inc. | 9/20/1968 | WD | 1) |
| Campion, Frank | 11/30/1961 | QCD | 1) |
| Wheelwright, Ralph H. | 4/30/1954 | WD | 1) |
| Peerless, Utah Company | 3/31/1953 | WD | 1) |
| Peerless, Utah Company | 3/6/1953 | WD | 1) |
| Wheelwright, Mary F. | 6/2/1949 | WD | 1) |
| W. P. Fuller & Co. Calif. Corp. | 3/7/1947 | WD | 1) |
| Aseal Farr & Sons Co | 12/27/1946 | WD | 1) |
| W. P. Fuller & Co. Corp. | 12/7/1945 | Corr WD | 1) |
| McCullough Eisenberg Inc. | 10/27/1945 | WD | 1) |
| Horspool, Eliza B. | 6/8/1940 | WD | 1) |
| Fowles, J. Francis | 4/3/1940 | QCD | 1), 2), & 3) |
| American Can Co. | 11/28/1925 | QCD | 1), 2), & 3) |
| American Can Co. | 11/4/1925 | WD | 1), 2), & 3) |
| American Can Co. | 12/12/1919 | WD | 1), 2), & 3) |
| American Can Co. | 7/3/1919 | WD | 1), 2), & 3) |
| These data are collected from the County Recorder's documents as a summary of title records and are a good faith effort to find the past owners | | | |
| of the Subject Property. Ellis Environmental is not responsible for incorrect data. This is not a title search. | | | |

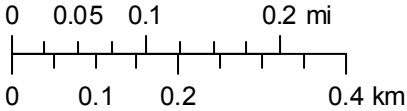
Printed from the Utah DEQ Interactive Map



4/24/2017

1:9,028

● Underground Storage Tanks



Map of 10 UST within 0.25 Mile of Subject Property (red arrow); DEQ Database

Underground Storage Tanks within 0.25 Mile

| DERRID | LOCNAME | LOCSTR | LOCCITY |
|---------|--------------------------------|------------------------|---------|
| 1200035 | CHEVRON #71887 | 2003 S WASHINGTON BLVD | OGDEN |
| 1200050 | FARR BETTER SERVICE | 300 21ST ST | OGDEN |
| 1200238 | BOULEVARD TEXACO | 2004 S WASHINGTON BLVD | OGDEN |
| 1200264 | OLD NORTHERN DIVISION | 238 20TH ST | OGDEN |
| 1200398 | TUNE UP MASTERS #653 | 2093 S WASHINGTON BLVD | OGDEN |
| 1200427 | AMERICAN CAN COMPANY | 2030 S LINCOLN AVE | OGDEN |
| 1200535 | JUST INSPECTIONS and EMISSIONS | 1987 S WASHINGTON BLVD | OGDEN |
| 1200573 | FORMER UNION PACIFIC | 321 20TH STREET | OGDEN |
| 1200576 | FARR BETTER SERVICE | 300 21 STREET | OGDEN |
| 1200575 | FORMER SINCLAIR BULK PLANT | 2050 S WASHINGTON BLVD | OGDEN |

| LOCCOUNTY | LOCSTATE | LOCZIP | FACILITYDE |
|-----------|----------|--------|------------------|
| WEBER | UT | 84401 | Commercial |
| WEBER | UT | 84401 | Commercial |
| WEBER | UT | 84401 | Gas Station |
| WEBER | UT | 84401 | Local Government |
| WEBER | UT | 84401 | Commercial |
| WEBER | UT | 84401 | Commercial |
| WEBER | UT | 84401 | Gas Station |
| WEBER | UT | 84411 | Utilities |
| WEBER | UT | 84402 | Not Listed |
| WEBER | UT | 84410 | Not Listed |

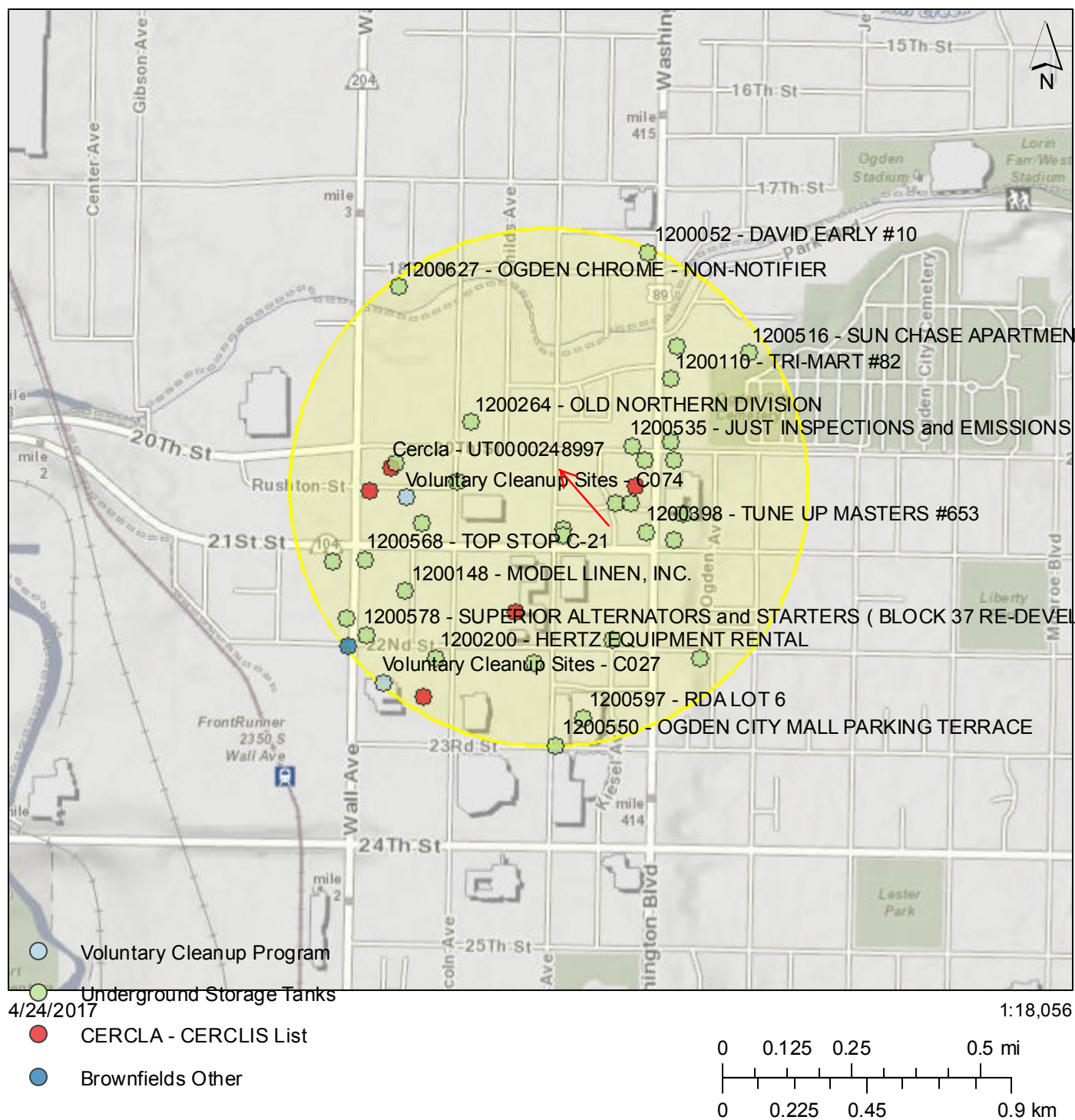
| OWNERNAME | OWNERADDRESS | OWNERCITY | OWNERCOUNTY |
|------------------------|---------------------------------|----------------|----------------|
| CHEVRON USA INC | 6001 BOLLINGER CANYON RD #L4072 | SAN RAMON | CONTRA COSTA |
| ASAE FARR and SONS CO | 286 21ST ST | OGDEN | WEBER |
| BOULEVARD TEXACO | 2004 WASHINGTON BLVD | OGDEN | WEBER |
| UTAH TRANSIT AUTHORITY | PO BOX 30810 | SALT LAKE CITY | SALT LAKE |
| TUNE UP MASTERS | 2001 CORPORATE CENTER DR | THOUSAND OAKS | VENTURA |
| PRIMERICA FOUNDATION | 300 ST PAUL PLACE | BALTIMORE | BALTIMORE CITY |
| HALLE VON VOIGTLANDER | 14631 N SCOTTSDALE RD | SCOTTSDALE | MARICOPA |
| PROPERTY RESERVE INC. | 10 E SOUTH TEMPLE | SALT LAKE CITY | SALT LAKE |
| ASAE FARR and SONS CO | 286 21ST ST | OGDEN | WEBER |
| PROPERTY RESERVE INC. | 10 E SOUTH TEMPLE | SALT LAKE CITY | SALT LAKE |

| OWNERSTATE | OWNERZIP | TANK | RELEASE |
|------------|----------|------|---------|
| CA | 94583 | 0 | 1 |
| UT | 84401 | 0 | 1 |
| UT | 84401 | 0 | 1 |
| UT | 84130 | 0 | 1 |
| CA | 91320 | 0 | 1 |
| MD | 21202 | 0 | 1 |
| AZ | 85254 | 0 | 1 |
| UT | 84133 | 0 | 1 |
| UT | 84401 | 0 | 1 |
| UT | 84133 | 0 | 1 |

OPENRELEASE

1
0
0
0
1
0
0
0
0
0

Printed from the Utah DEQ Interactive Map



Map of 5 CERCLIS, 23 Leaking UST, 31 UST, 1 VCP and 1 VCP within 0.5 Mile of Subject Property (red arrow); DEQ Database

Targeted Brownfields within 0.5 Mile

| CIMID | SITEDESC | SITENAME |
|---|---------------------|--|
| 490000016163 | Brownfields Project | OGDEN CENTRAL BUSINESS DISTRICT BROWNFIELDS PILOT PROJECT |
| SITEADDRES | SITECITY | SITECNTY |
| SOUTH OF 21ST STR., EAST OF REEVES AVE., WEST OF LINCOLN AVE., NORTH OF 23RD STR | OGDEN | WEBER |
| STATE | ZIPCODE | CURRPROJMA |
| UT | 84401 | Bill Rees |
| CONPHONE | DATEBROWNF | PROJDESC |
| 8015364167 | (blank) | (blank) |

CERCLIS within 0.5 Mile

| | | |
|-------------------|--------------------------|----------|
| DERRID | CIMID | SITEDESC |
| UT0000248997 | 490000015240 | Cercla |
| SITENAME | SITEADDRES | SITECITY |
| OGDEN GAS COMPANY | LINCOLN AVE & RUSHTON ST | OGDEN |
| SITECNTY | STATE | ZIPCODE |
| WEBER | UT | 84401 |
| CURRPROJMA | CONPHONE | ERB_ |
| [Hans Millican] | 8015364115 | No |
| NPL_ | PROPOSDNPL | ARCHIVED |
| No | No | No |

PROJDESC

The site is located approximately twelve miles east of the Great Salt Lake in an area consisting of mixed industrial, commercial and residential use. The site occupies approximately 2 to 3 acres. Historically, the site contained several buildings which included a coal storage area and a gasometer used to hold the manufactured gas. The Ogden plant operated from around 1889 until 1929, when a natural gas pipeline was installed in Ogden. The main process conducted on the site was the gasification of coal to produce gas for street lighting and home use. Presently, there are a few old buildings on the site, but it has not been determined whether any of the original structures remain on-site. UPDATE 01-06-09: The site was Discovered and placed on CERCLIS on 04-28-94. A Preliminary Assessment was finalized on 11-17-94. Site Inspection sampling by DERR occurred October 8 and 9, 1997. Samples collected from "source" locations as the former site of the gasometer or the tar pits showed elevated levels of arsenic, lead, benzene, several PAHs exceeding the EPA SCDM benchmark levels in both the soil and groundwater. The Analytical Results Report, approved 07-26-99, rated the site as "Further Assessment Needed Under CERCLA - Lower Priority." Since then, a PacifiCorp study in 2002 found elevated levels of petroleum hydrocarbons, chlorinated hydrocarbons (solvents), and cyanide in boreholes immediately west (downgradient to) and north of the Ogden Auto Body site which is immediately west of (downgradient to) the Ogden Gas site. The petroleum contaminants detected were consistent with a gasoline or diesel release. Benzene, cis-DCE, trans-DCE, vinyl chloride, and TCE were all found in the groundwater above Maximum Contaminant Levels (MCLs), and cyanide was detected but not above its MCL. Additionally, a Hamilton Environmental report on the Hone Oil property northwest of the site conducted in 2004 showed levels of benzene up to 1,000 ppb in the groundwater. Groundwater is 8

| | | |
|------------------|----------------------------|----------|
| DERRID | CIMID | SITEDESC |
| UTD988074381 | 490000016122 | Cercla |
| SITENAME | SITEADDRES | SITECITY |
| OGDEN IRON WORKS | 2300 SOUTH AND LINCOLN AVE | OGDEN |
| SITECNTY | STATE | ZIPCODE |

| | | |
|-------|----|-------|
| WEBER | UT | 84401 |
|-------|----|-------|

| | | |
|------------|------------|------|
| CURRPROJMA | CONPHONE | ERB_ |
| David Bird | 8015364219 | No |

| | | |
|------|------------|----------|
| NPL_ | PROPOSDNPL | ARCHIVED |
| No | No | Yes |

PROJDESC

This site was used historically for the fabrication of various iron products. Preliminary analyses of samples on-site revealed metal contaminants. On the northern portion of the property, gasoline products and coal tar related PCBs were also found. The northern portion of the site was remediated under the VCP and has been NFRAPPED. The southern portion of the site also had some detection for lead, and was split into it's own CERCLA site from the northern portion pending a preliminary assessment to characterize contamination. The southern portion of the site removed lead contaminated soil during development of a ball field. The UDEQ was not actively overseeing this activity, however a recent site visit determined that the removal and disposal of the soil, and the installation of a two foot cap had mitigated any risk of public exposure.

| | | |
|--------------|--------------|----------|
| DERRID | CIMID | SITEDESC |
| UTSFN7577494 | 490000016181 | Cercla |

| | | |
|--------------------|-------------------|----------|
| SITENAME | SITEADDRES | SITECITY |
| GRANT AVENUE PLUME | 2035 GRANT AVENUE | OGDEN |

| | | |
|----------|-------|---------|
| SITECNTY | STATE | ZIPCODE |
| WEBER | UT | 84404 |

| | | |
|---------------|------------|------|
| CURRPROJMA | CONPHONE | ERB_ |
| Craig Barnitz | 8015360071 | No |

| | | |
|------|------------|----------|
| NPL_ | PROPOSDNPL | ARCHIVED |
| No | No | Yes |

PROJDESC

The Grant Avenue Plume site is located on the blocks between 20th Street and 21st Street and Washington Blvd. and Wall Avenue. Groundwater monitoring wells at the American Can LUST Site have 2.5 years of sampling data that indicate the presence of cis-.2-Dichloroethane (DCE) as a component of the contaminant waste stream. Monitoring wells installed upgradient of the American Can LUST remediation indicate that the DCE is originating at an unknown off-site source. Sampling results reported in the 2004 DERR SI-ARR detected concentrations of DCE and vinyl chloride in the shallow aquifer. The site data was reassessed by the DERR in a 2015 SRA and determined that the contamination detected in 2004 is from an attenuated PCE or TCE plume. The nearest municipal well is located 3.1 miles and has not reported impacts from chlorinated compounds observed at the site. Several potential upgradient sources were identified including an auto service shop, a dry-cleaner, and a bulk petroleum plant.

| DERRID | CIMID | SITEDESC |
|--------------------------------------|------------------|----------|
| UT0012950252 | PENDING17 | Cercla |
| SITENAME | SITEADDRESS | SITECITY |
| 22ND STREET AND PINGREE AVE VOC PLUN | 2150 PINGREE AVE | OGDEN |
| SITECNTY | STATE | ZIPCODE |
| WEBER | UT | 84401 |
| CURRPROJMA | CONPHONE | ERB_ |
| Kristen (Leigh) Anderson | 8015364127 | No |
| NPL_ | PROPOSDNPL | ARCHIVED |
| No | No | No |

PROJDESC

South half of block from Wall Avenue to Lincoln Avenue; and 21st Street to 22nd Street. Neighborhood mixture of residences and commercial business, including two cleaning establishments, Model Cleaners and Marta's Laundry.

| DERRID | CIMID | SITEDESC |
|-----------------------|------------------|----------|
| UTN000802452 | Pending5320 | Cercla |
| SITENAME | SITEADDRESS | SITECITY |
| Ogden Auto Body Plume | 2050 Wall Avenue | OGDEN |
| SITECNTY | STATE | ZIPCODE |
| WEBER | UT | 84401 |
| CURRPROJMA | CONPHONE | ERB_ |
| [Hans Millican] | 8015364115 | No |
| NPL_ | PROPOSDNPL | ARCHIVED |
| No | No | Yes |

PROJDESC

UPDATE 01-06-09:The Ogden Auto Body Plume site is 35 miles north of Salt Lake City, in a small city with a resident population of approximately 78,000 persons. The site is currently a heavily-used business area, where workers are present on a daily basis. The Ogden Auto Body Plume site has been an auto body repair shop since the 1950s. Chemicals probably used in the process were solvents, paints, paint thinners, and other such similar organic substances. In 2004, a previous employee of the body shop reported that some of the waste chemicals from the site were disposed of on the property by being dumped onto the ground. A PacifiCorp study in 2002 found elevated levels of petroleum hydrocarbons, chlorinated hydrocarbons (solvents), and cyanide in boreholes immediately west (downgradient to) and north of the Ogden Auto Body site. The petroleum contaminants detected

were consistent with a gasoline or diesel release. Benzene, cis-DCE, trans-DCE, vinyl chloride, and TCE were all found in the groundwater above Maximum Contaminant Levels (MCLs), and cyanide was detected but not above its MCL. A Hamilton Environmental report on the Hone Oil property north of the site conducted in 2004 showed levels of benzene up to 1,000 ppb in the groundwater. Groundwater is 8 feet bgs; flow is to the W-NW. A DERR investigation of the nearby historic Ogden Gas Company site in 1997 found elevated levels of cyanide, metals such as arsenic and lead, volatiles such as benzene and vinyl chloride, and semi-volatiles such as naphthalene and benzo(a)pyrene in both the soil and groundwater. While some of the levels of benzene and chlorinated solvents may be attributable to a source(s) east of (upgradient to) the site, the elevated levels of benzene, cis-DCE, trans-DCE, vinyl chloride, and TCE in the groundwater above MCLs indicate a likely source of release at or near the Ogden Auto Body site. The site was Discovered and put on the CERCLIS on 04-15-05. A Preliminary Assessment report was app

Leaking Underground Storage Tanks within 0.5 Mile

| DERRID | LOCNAME |
|---------|---|
| 1200035 | CHEVRON #71887 |
| 1200050 | FARR BETTER SERVICE |
| 1200052 | DAVID EARLY #10 |
| 1200080 | PETRO-MART I |
| 1200081 | OGDEN JUVENILE COURTS PROPERTY |
| 1200110 | TRI-MART #82 |
| 1200115 | KELLERSTRASS OIL CO. |
| 1200124 | OGDEN LDS TEMPLE |
| 1200140 | U.S.WEST 672182 |
| 1200238 | BOULEVARD TEXACO |
| 1200264 | OLD NORTHERN DIVISION |
| 1200398 | TUNE UP MASTERS #653 |
| 1200427 | AMERICAN CAN COMPANY |
| 1200437 | PRO BLVD DETAIL |
| 1200505 | FIRESTONE MASTERCARE |
| 1200516 | SUN CHASE APARTMENTS |
| 1200535 | JUST INSPECTIONS and EMISSIONS |
| 1200550 | OGDEN CITY MALL PARKING TERRACE |
| 1200573 | FORMER UNION PACIFIC |
| 1200576 | FARR BETTER SERVICE |
| 1200575 | FORMER SINCLAIR BULK PLANT |
| 1200578 | SUPERIOR ALTERNATORS and STARTERS (BLOCK 37 RE-DEVELOPMENT |
| 1200597 | RDA LOT 6 |

| LOCSTR | LOCCITY | LOCCOUNTY | LOCSTATE | LOCZIP | FACILITYDE |
|------------------------|---------|-----------|----------|--------|-----------------------|
| 2003 S WASHINGTON BLVD | OGDEN | WEBER | UT | 84401 | Commercial |
| 300 21ST ST | OGDEN | WEBER | UT | 84401 | Commercial |
| 1757 S WASHINGTON BLVD | OGDEN | WEBER | UT | 84401 | Auto Dealership |
| 2080 S WASHINGTON BLVD | OGDEN | WEBER | UT | 84401 | Gas Station |
| 2004 S WALL AVE | OGDEN | WEBER | UT | 84401 | Commercial |
| 1918 S WASHINGTON BLVD | OGDEN | WEBER | UT | 84401 | Gas Station |
| 2185 S WALL AVE | OGDEN | WEBER | UT | 84401 | Commercial |
| 350 22ND ST | OGDEN | WEBER | UT | 84401 | Commercial |
| 154 21ST ST | OGDEN | WEBER | UT | 84401 | Utilities |
| 2004 S WASHINGTON BLVD | OGDEN | WEBER | UT | 84401 | Gas Station |
| 238 20TH ST | OGDEN | WEBER | UT | 84401 | Local Government |
| 2093 S WASHINGTON BLVD | OGDEN | WEBER | UT | 84401 | Commercial |
| 2030 S LINCOLN AVE | OGDEN | WEBER | UT | 84401 | Commercial |
| 1990 S WASHINGTON BLVD | OGDEN | WEBER | UT | 84401 | Commercial |
| 2200 GRANT ST | OGDEN | WEBER | UT | 84401 | Petroleum Distributor |
| 425 PARK BLVD | OGDEN | WEBER | UT | 84401 | Commercial |
| 1987 S WASHINGTON BLVD | OGDEN | WEBER | UT | 84401 | Gas Station |
| 23RD AND GRANT | OGDEN | WEBER | UT | 84401 | Gas Station |
| 321 20TH STREET | OGDEN | WEBER | UT | 84411 | Utilities |
| 300 21 STREET | OGDEN | WEBER | UT | 84402 | Not Listed |
| 2050 S WASHINGTON BLVD | OGDEN | WEBER | UT | 84410 | Not Listed |
| 2208 S WALL AVE | OGDEN | WEBER | UT | 84401 | Auto Dealership |
| 2261 kiesel ave | OGDEN | WEBER | UT | 84401 | Not Listed |

| OWNERNAME | OWNERADDRESS | OWNERCITY |
|-----------------------------------|---------------------------------|----------------|
| CHEVRON USA INC | 6001 BOLLINGER CANYON RD #L4072 | SAN RAMON |
| ASAEI FARR and SONS CO | 286 21ST ST | OGDEN |
| DAVID EARLY TIRE INC | P O BOX 45340 | SALT LAKE CITY |
| HONE OIL CO INC | PO BOX 1637 | OGDEN |
| UTAH STATE FUEL NETWORK | PO BOX 141152 | SALT LAKE CITY |
| TRI VALLEY DISTRIBUTING | 230 S 500 E | SALT LAKE CITY |
| KELLERSTRASS FAMILY PARTNERSHIP | P O BOX 1067 | OGDEN |
| LDS CHURCH WELFARE SERVICES | 5405 W 300 S | SALT LAKE CITY |
| QWEST CORPORATION dba CENTURYLINK | 250 BELL PLAZA STE 1601 | SALT LAKE CITY |
| BOULEVARD TEXACO | 2004 WASHINGTON BLVD | OGDEN |
| UTAH TRANSIT AUTHORITY | PO BOX 30810 | SALT LAKE CITY |
| TUNE UP MASTERS | 2001 CORPORATE CENTER DR | THOUSAND OAKS |
| PRIMERICA FOUNDATION | 300 ST PAUL PLACE | BALTIMORE |
| ROBERT E and WF MERRILL | 1140 W RIVERDALE ROAD | OGDEN |
| BRIDGESTONE/FIRESTONE INC | 1200 FIRESTONE PARKWAY | AKRON |
| SUN CHASE LIMITED PARTNERSHIP | 6700 N ORACLE RD STE 100 | TUCSON |
| HALLE VON VOIGTLANDER | 14631 N SCOTTSDALE RD | SCOTTSDALE |
| OGDEN CITY FLEET/FACILITIES | 175 W 29TH STREET | OGDEN |
| PROPERTY RESERVE INC. | 10 E SOUTH TEMPLE | SALT LAKE CITY |
| ASAEI FARR and SONS CO | 286 21ST ST | OGDEN |
| PROPERTY RESERVE INC. | 10 E SOUTH TEMPLE | SALT LAKE CITY |
| OGDEN CITY FLEET/FACILITIES | 175 W 29TH STREET | OGDEN |
| OGDEN CITY | 2549 WASHINGTON BLVD | OGDEN |

| OWNERCOUNTY | OWNERSTATE | OWNERZIP | TANK | RELEASE | OPENRELEASE |
|----------------|------------|----------|------|---------|-------------|
| CONTRA COSTA | CA | 94583 | 0 | 1 | 1 |
| WEBER | UT | 84401 | 0 | 1 | 0 |
| SALT LAKE | UT | 84145 | 0 | 1 | 0 |
| WEBER | UT | 84402 | 1 | 1 | 1 |
| SALT LAKE | UT | 84114 | 0 | 1 | 0 |
| SALT LAKE | UT | 84102 | 0 | 1 | 0 |
| WEBER | UT | 84402 | 0 | 1 | 1 |
| SALT LAKE | UT | 84104 | 0 | 1 | 0 |
| SALT LAKE | UT | 84111 | 0 | 1 | 0 |
| WEBER | UT | 84401 | 0 | 1 | 0 |
| SALT LAKE | UT | 84130 | 0 | 1 | 0 |
| VENTURA | CA | 91320 | 0 | 1 | 1 |
| BALTIMORE CITY | MD | 21202 | 0 | 1 | 0 |
| WEBER | UT | 84405 | 0 | 1 | 0 |
| SUMMIT | OH | 44317 | 0 | 1 | 0 |
| PIMA | AZ | 85704 | 0 | 1 | 0 |
| MARICOPA | AZ | 85254 | 0 | 1 | 0 |
| WEBER | UT | 84401 | 0 | 1 | 0 |
| SALT LAKE | UT | 84133 | 0 | 1 | 0 |
| WEBER | UT | 84401 | 0 | 1 | 0 |
| SALT LAKE | UT | 84133 | 0 | 1 | 0 |
| WEBER | UT | 84401 | 0 | 1 | 0 |
| WEBER | UT | 84401 | 0 | 1 | 1 |

Voluntary Cleanup Program within 0.5 Mile

| DERRID | CIMID | SITEDESC |
|--------|--------------|-------------------------|
| C027 | PENDING24 | Voluntary Cleanup Sites |
| C074 | 490000015240 | Voluntary Cleanup Sites |

| SITENAME | SITEADDRES | SITECITY |
|------------------------|---|----------|
| OGDEN BLOCK 37 PLAT A | 22ND STREET, 23RD STREET, WALL AVENUE, AND LINCOLN AVENUE | OGDEN |
| Ogden Gas Company Site | Lincoln Avenue and Rushton Street | OGDEN |

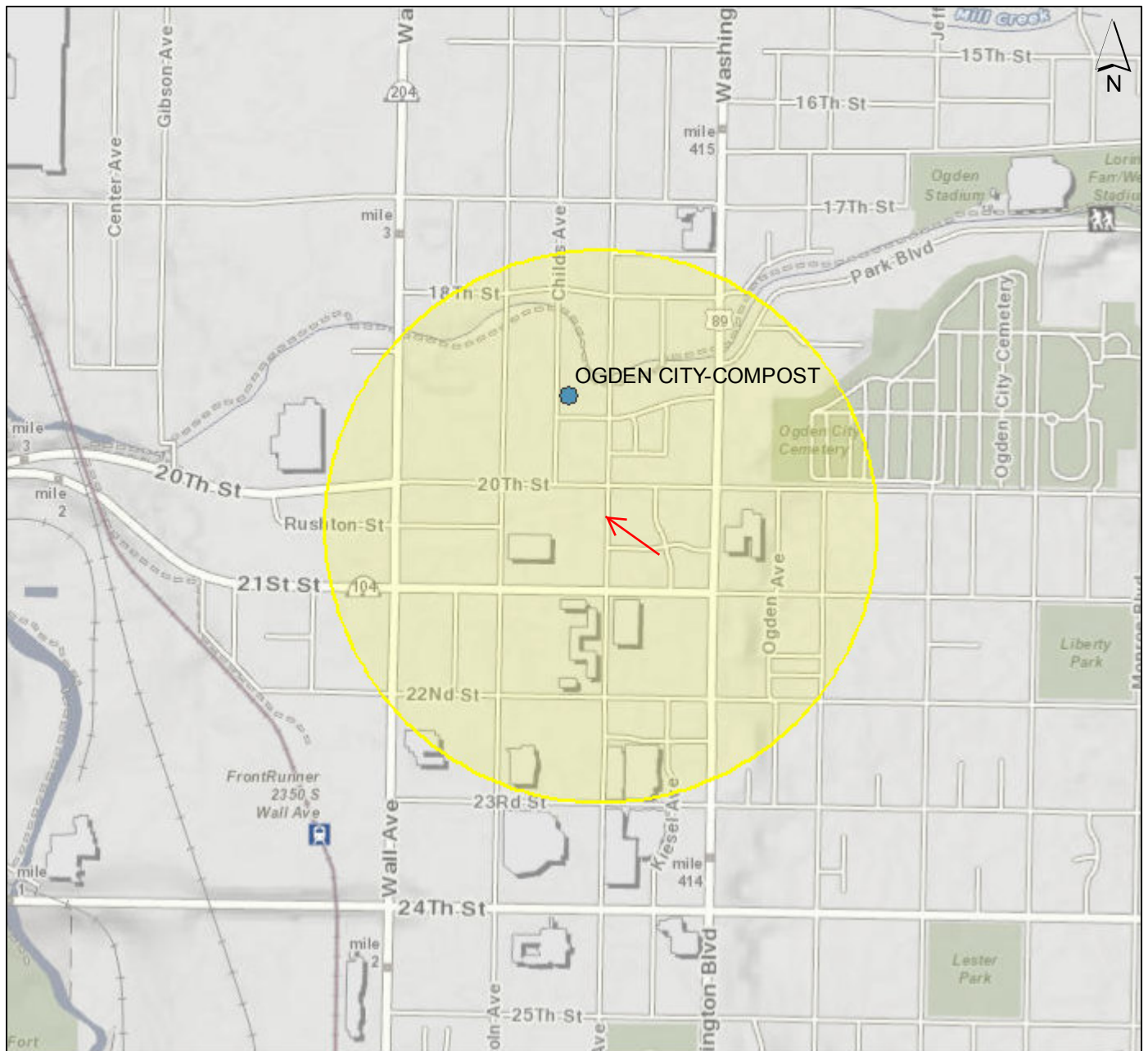
| SITECNTY | STATE | ZIPCODE |
|----------|-------|---------|
| WEBER | UT | 84401 |
| WEBER | UT | 84401 |

| CURRPROJMA | CONPHONE | DATEOFAPPL |
|-----------------|------------|------------|
| [Jason Murdock] | 8015364100 | (blank) |
| Joseph Katz | 8015364104 | (blank) |

| DATECOCIS |
|-----------|
| (blank) |
| (blank) |

| PROJDESC |
|--|
| The property was part of the old Ogden Iron Works facility that was situated in the southeast portion of Block 37. Prior to the acquisition by Ogden, Block 37 was comprised of 17 parcels that were occupied by 8 commercial facilities, one residential apartment complex, and one vacant parcel. Applicant wants to clean up property so they can sell it. Petroleum products are being addressed in conjunction with the LUST program. Metal and solvent contamination was encountered in the southeast portion of Block 37. Solvent and petroleum products were encountered in the northwest portion of Block 37. |
| (blank) |

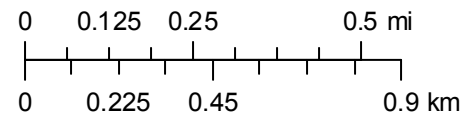
Printed from the Utah DEQ Interactive Map



4/24/2017

1:18,056

● Solid Waste Facilities



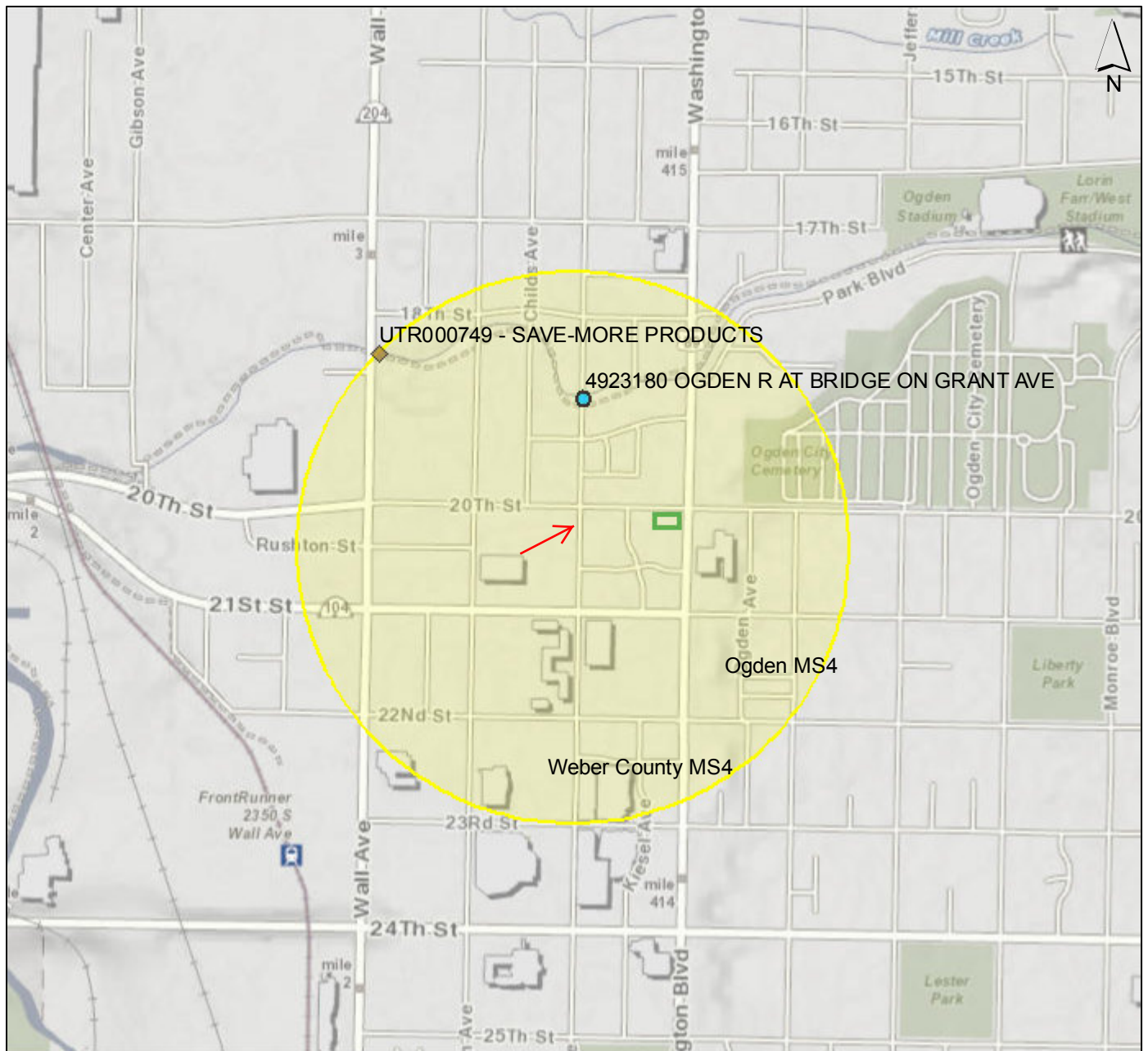
Map of no hazardous waste and/or used oil generator and 1 solid waste facility within 0.5 Mile of Subject Property (red arrow); DEQ Database

Solid Waste Facility within 0.5 Mile

| FACILITY_NAME | FACILITY_NUMBER | STREET_ADDRESS | CITY_NAME |
|--------------------|-----------------|----------------|-----------|
| OGDEN CITY-COMPOST | SW159 | (blank) | (blank) |

For Location, refer to the map

Printed from the Utah DEQ Interactive Map



4/24/2017

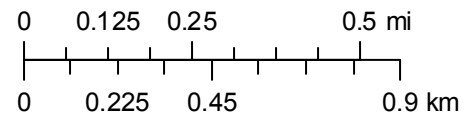
1:18,056

NPDES Dischargers

- Industrial Stormwater

Monitoring Locations

- River/Stream
- Underground Injection Control



Map of 1 NPDES permit, 1 UIC permit and 1 monitoring location within 0.5 mile of Subject Property (red arrow);
DEQ Database

Water Quality Permit within 0.5 Mile

Monitoring Locations

| | | |
|-----------|--------------------------------|----------------|
| MonLoc_ID | MonLoc_IDs | AWQMS_TYPE |
| 4923180 | 4923180 | River/Stream |
| BEN_CLASS | NAME | HYDROLOGIC |
| 2A 3A 4 | OGDEN R AT BRIDGE ON GRANT AVE | 16020102 |
| COUNTY | UNIT | AU_ASSESS |
| WEBER | Weber River | UT16020102-005 |
| STATE | Owner | Anti_Deg |
| UT | Private | (blank) |

NPDES Dischargers

| | | |
|--------------------------|--------------------|---|
| NPDES_ID | Permittee | PermitType |
| UTR000749 | SAVE-MORE PRODUCTS | Industrial Stormwater |
| PermitName | Contact | Phone |
| Save-More Products, Inc. | David Preece | 801-621-4213 |
| Loc_Addres | City | State |
| 1829 WALL AVE | OGDEN | UT |
| Zipcode | County | Descript |
| 84401 | Weber | General Multi Sector non-construction SW permit |
| Rec_Waters | Issue_Date | Effec_Date |
| OGDEN RIVER | 12/23/2015 | 1/1/2016 |
| Expir_Date | | |
| 12/31/2020 | | |

Underground Injection Control Dischargers

| | | |
|----------------------|------------------|-------------------------|
| FacilityID | FacilityType | FacilityName |
| UTU57FC3C192D7 | | Chevron Station #7-1887 |
| FacilityAddress | FacilityCity | FacilityState |
| 2003 Washington Blvd | Ogden | UT |
| FacilityZIP | FacilityMilePost | NoMigrationPetStatus |
| 84401 | (blank) | NA |
| Comments | | |
| (blank) | | |

Regulated Facilities Not Found within Search Radii

Miscellaneous Facilities within 0.5 Mile

Brownfields, Other

No Data

Formerly Used Defense

No Data

Military Munition Response

No Data

Tier 2

No Data

Toxic Release Inventory

No Data

CERCLA - NPL within 1 mile

No Data

Air Quality Regulated Sources within 0.5 Mile

Air Monitoring Station

No Data

Large Industrial Source Emissions

No Data

Approval Orders/New Source Review

No Data

Operating Permits/Title V Permits

No Data

Waste Management within 0.5 Mile

Used Oil Facility

No Data

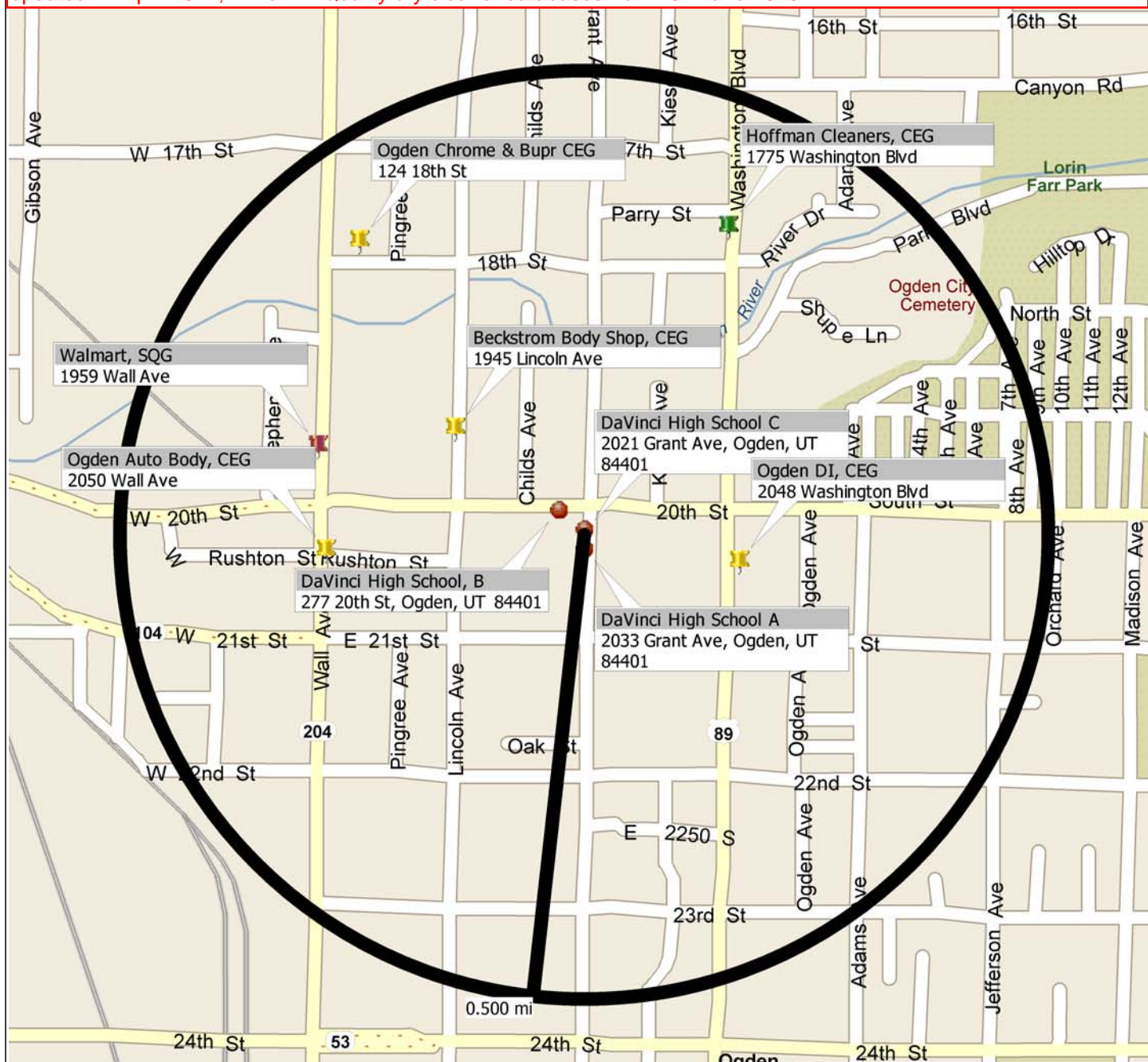
Hazardous Waste Facility

No Data

2014 Utah Solid Waste Facility Inventory
(Calendar 2013 Data)

| | | | | | | | | | | | | | | | | |
|-------|--|------|-------|------------------|---------------------------------|--|-----------------------|------------|------|-------|----------------|--|-----------|----------|------|----------|
| Weber | Plain City CD Landfill | IVb | Don | Weston | Environmental Services Director | Plain City Corp. | 4160 West 2200 North | Plain City | Utah | 84404 | (801) 731-4908 | | 247.00 | | | 9.00 |
| Weber | Pappas Brick Landfill | IVb | Monte | Berrett | Landfill Manager | Pappas Brick and Stone | 1860 Lincoln Avenue | Ogden | Utah | 84401 | (801) 430-2148 | | 7,271.00 | | | 5,581.00 |
| Weber | Weber Basin Water-Water Treatment Monofil | IIIb | Scott | Paxman | Assistant General Manager | Weber Basin Water Conservancy District | 2837 East Highway 193 | Layton | UT | 84040 | (801) 771-1677 | | 0.00 | 1,730.00 | 0.00 | |
| Weber | Weber Properties LLC Advanced Paving CD Landfill | IVb | Wil | van der Stappeng | President | Weber Properties LLC | PO Box 12847 | Ogden | Utah | 84412 | (801) 731-7882 | | 2,630.00 | | | |
| Weber | Weber County CD Class VI | VI | Gary | Laird | Director of Solid Waste | Weber County | 867 West Wilson Lane | Ogden | UT | 84401 | (801) 399-8803 | | 43,080.00 | | | |

Map showing 6 hazardous waste generators and 1 dry cleaner within 0.5 mile; Utah RCRA Hazardous Waste Handlers updated 11 April 2017; Div of Air Quality dry cleaner databases from 2012 and 2016



Stick Pin Legend

Yellow - CEG = Conditionally Exempt Small Quantity Generator of hazardous waste less than 100 kg/month

Red - SQG = Small Quantity Generator of hazardous waste between 100 and 1,000 kg/month

Black - LQG = Large Quantity Generator of hazardous waste greater than 1,000 kg/month

Green - Dry Cleaner, CEG

“oob” means the generator is “out of business”

Red Dot - Subject Property

Square - In violation according to EPA

Environmental Assessment

Summary of EPA Compliance for Hazardous Waste Generators

Reference: www.echo.epa.gov

Refer to the hazardous waste generator map in Appendix D

| | |
|------------------------------|---------------------|
| Subject Property Name | DaVinci High School |
|------------------------------|---------------------|

Project #

A17-2000

| | |
|---------------------------------|---|
| Subject Property Address | 2033 & 2021 S Grant Ave, 277 E 20th St, Ogden, UT 84401 |
|---------------------------------|---|

| Facility | Location | Program | Generator | Inspection Date | Agency | Violation? | Fines/Penalties |
|-----------------------|----------------------|---------|-----------|-----------------|--------|------------|-----------------|
| Beckstrom Body Shop | 1945 Lincoln Ave | RCRA | CEG | none | n/a | no | no |
| Ogden Deseret Indus. | 2048 Washington Blvd | RCRA | CEG | none | n/a | no | no |
| Ogden Auto Body | 2050 Wall Ave | RCRA | CEG | none | n/a | no | no |
| Walmart | 1959 Wall Ave | RCRA | SQG | 11/16/2015 | DEQ | no | no |
| Hoffman Cleaners | 1775 Washington Blvd | RCRA | CEG | 7/29/2015 | DEQ | no | no |
| | | | | 7/9/2014 | DEQ | no | no |
| Ogden Chrome & Bumper | 124 18th St | RCRA | CEG | none | n/a | no | no |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

CAA - Clean Air Act

CWA - Clean Water Act

EPCRA - Emergency Planning and Community Right-to-Know Act

RCRA - Resource Conservation and Recovery Act

CEG - Conditionally Exempt Small Quantity Generator, see narrative for description

SQLG - Small Quantity Generator, see narrative for description

LQG - Large Quantity Generator, see narrative for description

DC - Dry Cleaner

DEQ - Utah Department of Environmental Quality

DAQ - Division of Air Quality, Utah

DDW - Division of Drinking Water, Utah

EPA - United State Environmental Protection Agency

n/a - Not Applicable

Appendix E

Statement of Qualifications

STATEMENT OF QUALIFICATIONS

Joseph H. Ellis

Education

BS, Utah Valley University, 2010

Psychology

The Vision Group, Inc. - 2005 to present; Ellis Environmental: Participant in numerous soil and groundwater remediation projects including: closing cleanup sites; environmental property audits; groundwater and soil sampling; installation and maintenance of corrective action sites; and project manager for various cleanup projects. Certified Groundwater and Soil Sampler, (certificate #GS1632), 40 hour HAZWOPER, trained in 2005 (29cfr1910.120), and environmental audit inspector and researcher.

Licensed Real Estate Agent in Utah (8703725-SA00).

IntelliSolve: Product evaluation, testing, assembly, quality control, shipping, customer service and appreciation, marketing, warehousing, and research and development assistance for multiple products. Distributor relations and product manager for FotoDialer.

Barco Steel Building Construction- June to November 2002; constructed steel buildings on Open Court (now Younique) in Lehi, Granite Seed in Lehi, Mity Lite in Orem, and JBP in Ogden. Did concrete work, insulation, metal sheeting on side and roof, and steel work.

Appleseed Pond- 1992-2000; Former owner and operator of catch out pond for customers catching Brook and Rainbow Trout. Assisted patrons in using angling equipment, cleaning fish, and accounting for purchase of caught fish.

Community and Volunteer Experience-

July 2003-July 2005: Missionary and Church representative in the Phoenix Valley in Arizona for The Church of Jesus Christ of Latter-day Saints. Oversaw large groups of missionaries, coordinated daily activities, and managed weekly meetings.

July 2005-present: Was a Youth Sunday School Instructor, oversaw missionary and service opportunities, oversaw records and meetings over a Church congregation, and aid in leadership over Church congregations; done in two areas in Lehi and Saratoga Springs, Utah.

STATEMENT OF QUALIFICATIONS

Mark T. Ellis- President, The Vision Group, Inc.; including divisions Ellis Environmental and IntelliSolve (1991- present); Certified, Utah Solid and Hazardous Waste Control Board as Consultant (CC19) and Groundwater and Soil Sampler (GS-0081). Certified as Environmental Manager in Nevada, #EM-1191. Qualified, Arizona Consultant. Certified Contractor, South Carolina (UCC-0373). 40 hour hazardous materials management (29 CFR 1910.120). Trained in land appraisal principles with Basic Principles of Land Appraisal and USPAP classes. B.S. Zoology (emphasis on Limnology & Water Chemistry) from BYU in 1978.

Chief Science Officer, Pure Environmental Management, LLC, (2009 to 2015).

Inventor:

- Subsurface Metabolism Enhancement (SME) hydrocarbon bioremediation system, Patent # 6,464,005; Winner of Stoel-Rives Utah Innovator 2010 for Clean Technology and Energy.
- Fuel Vault™, Patent #5,037,239, interest sold to Olsen-Beal Associates.
- Release Detection and Remediation Response (RDR²), Patent #8,235,627.
- SME Sensor, Patent #7,705,312; Infrared sensor for hydrocarbons, oxygen, CO₂ and methane.
- Identity Theft Protection, pat. pending.
- SMECℓ, Aerobic, chlorinated solvent bioremediation system, pat. pending.

Vice-President of Environmental Services for Olsen-Beal Associates, Orem, Utah. Directed development of Fuel Vault™. Provided environmental services for the petroleum, real estate industries (1990-1991).

Director of Environmental Services, Westech Fuel Equipment, Murray, Utah. Provided environmental assessment and tank closure services to owners of underground storage tanks (1989-1990).

Utah Division of Environmental Quality:

- Manager of the Utah Underground Storage Tank Program, ST/LUST program (1987- 1989).
- Member of UST/LUST Task Force with ASTWMO, (1988- 1989).
- Acid Rain Coordinator for the State of Utah; chair of Utah ADTAC; member, WESTAR and WAD Task Force (1984-1987).
- Air Quality Compliance Officer for the Utah Bureau of Air Quality, (1980-1981, 1984-1987).
- Water Quality Specialist with the Utah Bureau of Water Pollution Control, (1981-1984).

Environmental experience and management includes:

- Citations from Utah Governor (1) and Utah Division of Environmental Health (2) for excellence
- UST closures, including the required site assessments for 347 tanks
- Phase I and II environmental audits/assessments, AAI, TSA at over 1,272 properties since 1989
- LUST abatement and remediation projects at over 130 projects
- Installation/design of Fuel Vault™ facilities at 6 sites
- Research and installation of closed and open loop fisheries at 4 projects
- Hazardous waste compliance at 55 sites
- Air Quality compliance at 15 sites
- Water quality projects at many sites including LUST projects and stormwater plans
- Projects in 16 States (AK, AZ, CA, CO, ID, IN, MT, NV, PA, RI, SC, TN, UT, WA, WI, WY)
- Qualified as Expert Witness in Utah and Arizona courts, 15 projects

updated 160301

Appendix F

Reliance Letter

RELIANCE LETTER

April 26, 2017

Utah Charter School Finance Authority
E315 State Capitol Complex
P.O. Box 142315
Salt Lake City, UT 84114-2315
and
U.S. Bank National Association, a trustee
170 South Main Street, Suite 200
Salt Lake City, UT84101
and
D.A. Davidson & Co.
1550 Market Street, Suite 300
Denver, CO 80202

Re: Borrower Name: DaVinci Academy of Science of the Arts
Project Addresses ("Property"): 2033 Grant Avenue, Ogden, UT 84401 and
277 20th Street, Ogden, UT 84401 and
2021 Grant Avenue, Ogden, UT 84401
Environmental Investigation Report Number(s): A17-2000

Dear User(s):

Mark T. Ellis meets the definition of an Environmental Professional as defined by 40 C.F.R. § 312.10(b) and has performed the following "Environmental Investigation(s)":

___ A Transaction Screen of the Property dated ____, 20____, conducted in accordance with ASTM International's most recent standard (currently ASTM E1528-14);

 X A Phase I (or an Updated Phase I) Environmental Site Assessment of the Property dated April 26, 20 17, conducted in accordance with ASTM International's most recent standard (currently ASTM E1527-13). In addition, the Environmental Professional has addressed the performance of the "additional inquiries" set forth at 40 C.F.R. § 312.22;

___ A Phase II Environmental Site Assessment of the Property dated __, 20 __, conducted in accordance with generally-accepted industry standards of practice and consisting of a scope of work that would be considered reasonable and sufficient to identify the presence, nature and extent of a Release as it impacts the Property.

Reliance by User. Environmental Professional understands that the Property may serve as collateral for a bank guaranteed loan, a condition for which is an Environmental Investigation of the Property by an Environmental Professional. Environmental Professional authorizes User to use and rely upon the Environmental Investigation. Further, Environmental Professional authorizes User to release a copy of the Environmental Investigation to the borrower for information purposes only. This letter is not an update or modification to the Environmental Investigation. Environmental Professional makes no representation or warranty, express or implied, that the condition of the Property on the date of this letter is the same or similar to the condition of the Property described in the Environmental Investigation.

Insurance Coverage. Environmental Professional and/or Environmental Professional's firm, certifies that the firm is covered by errors and omissions liability insurance with a minimum coverage of \$1,000,000 per claim (or occurrence) and that evidence of this insurance is attached. As to the User, Environmental Professional and Environmental Professional's firm specifically waive any dollar amount limitations on liability up to \$1,000,000.

Waiver of Right to Indemnification. Environmental Professional and Environmental Professional's firm waive any right to indemnification from the User.

Impartiality. Environmental Professional certifies that (1) to the best of his knowledge, Environmental Professional is independent of and not a representative, nor an employee or affiliate of seller, borrower, operating company, or any person in which seller has an ownership interest; and (2) the Environmental Professional has not been unduly influenced by any person with regard to the preparation of the Environmental Investigation or the contents thereof.

Acknowledgment. The undersigned acknowledges and agrees that intentionally falsifying or concealing any material fact with regard to the subject matter of this letter or the Environmental Investigations may, in addition to other penalties, result in prosecution under applicable laws including 18 U.S.C. § 1001.

Mark T. Ellis

Environmental Professional

Printed Name: Mark T. Ellis

Name of Environmental Firm: The Vision Group, Inc., dba Ellis Environmental

Enclosure: Evidence of Insurance

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/17/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | |
|--|---|
| PRODUCER | CONTACT NAME: Jeanne Madden |
| NUTTALL & ASSOCIATES INSURANCE AGENCY INC. | PHONE (A/C, No, Ext): (801) 785-1777 |
| 280 S Main St, Suite 200 | FAX (A/C, No): (801) 785-8411 |
| PO Box 428 | E-MAIL ADDRESS: jeannemadden@nuttallassoc.com |
| Pleasant Grove UT 84062 | INSURER(S) AFFORDING COVERAGE |
| | INSURER A: Westchester Surplus Lines Ins |
| | INSURER B: |
| | INSURER C: |
| | INSURER D: |
| | INSURER E: |
| | INSURER F: |

| | | |
|---|---|------------------|
| INSURED | CERTIFICATE NUMBER: GL, Professional | REVISION NUMBER: |
| The Vision Group Inc., DBA: Ellis Environmental | THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. | |
| P.O. Box 215 | | |
| Lehi UT 84043-0215 | | |

| INSR LTR | TYPE OF INSURANCE | ADDL SUBR INSD WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|--|--------------------|---------------|-------------------------|-------------------------|---|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY | X | G24286605005 | 6/1/2016 | 6/1/2017 | EACH OCCURRENCE \$ 1,000,000 |
| | <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 |
| | | | | | | MED EXP (Any one person) \$ 5,000 |
| | | | | | | PERSONAL & ADV INJURY \$ 1,000,000 |
| | GEN'L AGGREGATE LIMIT APPLIES PER: | | | | | GENERAL AGGREGATE \$ 2,000,000 |
| | <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC | | | | | PRODUCTS - COMP/OP AGG \$ 2,000,000 |
| | OTHER: | | | | | \$ |
| | AUTOMOBILE LIABILITY | | | | | COMBINED SINGLE LIMIT (Ea accident) \$ |
| | <input type="checkbox"/> ANY AUTO | | | | | BODILY INJURY (Per person) \$ |
| | <input type="checkbox"/> ALL OWNED AUTOS | | | | | BODILY INJURY (Per accident) \$ |
| | <input type="checkbox"/> HIRED AUTOS | | | | | PROPERTY DAMAGE (Per accident) \$ |
| | <input type="checkbox"/> SCHEDULED AUTOS | | | | | \$ |
| | <input type="checkbox"/> NON-OWNED AUTOS | | | | | \$ |
| | UMBRELLA LIAB | | | | | EACH OCCURRENCE \$ |
| | EXCESS LIAB | | | | | AGGREGATE \$ |
| | DED | | | | | \$ |
| | RETENTION \$ | | | | | \$ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY | | | | | PER STATUTE OTH-ER |
| | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) | Y/N | | | | E.L. EACH ACCIDENT \$ |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | N/A | | | | E.L. DISEASE - EA EMPLOYEE \$ |
| | | | | | | E.L. DISEASE - POLICY LIMIT \$ |
| A | Professional Liability | X | G24286605005 | 6/1/2016 | 6/1/2017 | \$1,000,000 Per Claim |
| | Pollution Liability | | G24286605005 | 6/1/2016 | 6/1/2017 | \$1,000,000 Per Claim |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Utah Charter School Finance Authority is listed as Additional Insured pertaining to the General Liability and Pollution liability only per form ENV3100
ref: A17-2000 2033 Grant Avenue and 215 South 22nd Street, Ogden, UT

CERTIFICATE HOLDER

Utah Charter School Finance Authority
2033 Grant Avenue
Ogden, UT 84401

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jeanne Madden/JM

| | | | |
|--|-------------------------------|---|---|
| Named Insured The Vision Group, Inc. dba Ellis Environmental | | | Endorsement Number |
| Policy Symbol ECP | Policy Number G24286605005 | Policy Period 06/01/2016 to 06/01/2017 | Effective Date of Endorsement 06/01/2016 |
| Issued By (Name of Insurance Company) Westchester Surplus Lines Insurance Company | | | |

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED ENDORSEMENT
OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE
CONTRACTOR'S POLLUTION LIABILITY COVERAGE

SCHEDULE:

Name of Person or Organization:

Any person or organization that is an owner of real property or personal property on which you are performing operations, or a contractor on whose behalf you are performing operations, and only at the specific written request of such person or organization to you, wherein such request is made prior to commencement of operations.

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

A. SECTION II - WHO IS AN INSURED is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of your ongoing operations performed for that insured.

B. With respect to the insurance afforded to these additional insureds, the following exclusion is added:

2. Exclusions

This insurance does not apply to **bodily injury** or **property damage** occurring after:

- (1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the site of the covered operations has been completed; or
- (2) That portion of **your work** out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.