MEMORANDUM

DATE: June 20, 2014

TO: Mr. Randy Ackerman
Greystar GP II, LLC
221 Main Street, Suite 1280
San Francisco, CA 94105

FROM: Julie Wukelic, Hart Crowser, Inc.

RE: **Ground Penetrating Radar (GPR) Survey and**
Limited Hazardous Building Material (HBM) Surveys
First and Thomas Property
300 to 318 First Avenue West and 301 Queen Anne Avenue North
19040-02

CC: Ms. Noosha Tashakor, The Justen Company, LLC
Mr. William Justen, The Justen Company, LLC

This memorandum summarizes findings from the Ground Penetrating Radar (GPR) Survey and the Limited Hazardous Building Material (HBM) Surveys at the First and Thomas Property located at 300 to 318 First Avenue West and 301 Queen Anne Avenue North in Seattle, Washington (Figure 1). In June 2014, Hart Crowser conducted a Phase I Environmental Site Assessment (Phase I) at the property. During our Phase I, we reviewed historical documents that indicated possible underground storage tanks (USTs) and/or aboveground storage tanks (ASTs) that may have or currently existed on the property.

In addition, the two existing buildings on the property were built before 1980, and older building materials were observed during our site reconnaissance. Therefore, we conducted a focused GPR survey in the areas of the property where USTs or ASTs may have been or currently existed. We also conducted a limited HBM assessment at the two buildings. The work described in this memorandum was conducted in accordance with our Change Order for Additional Environment Services dated June 11, 2014.

Ground Penetrating Radar Survey

Assessment for Potential Underground Storage Tanks (USTs)

Historical tax records for the 306 First Avenue West address (currently the parking lot at 300 First Avenue West) list an apartment building that was constructed in 1924 and demolished in the 1970s. The records list an oil burner for the building, and a 2000-gallon tank. Building plans from the City of Seattle Department of Planning and Development (DPD) show a boiler room next to the alley, but do not indicate a heating oil tank (UST or AST). Heating oil tanks are generally located close to the boiler room and are frequently found within or adjacent to alleys so they can be easily filled.

The second possible tank location was in the current parking lot at 318 First Avenue West. Historical tax records list a dwelling that was constructed in 1906 and subsequently demolished in the 1970s at that address. The lot has been used for parking since the 1980s. The tax records list the 1906 dwelling as heated by an oil burner. This implies the presence of a heating oil tank, either underground or aboveground. However, we were unable to find any documentation about the location or presence of a tank. Heating oil tanks are usually located near the dwelling.

Our historical research did not discover any documentation that any tanks were removed at the time the buildings were demolished. The Seattle Fire Marshall records, which list tank removals, do not extend back to the 1970s. Prior to the 1980s, USTs would typically be removed at the time of the demolition of structures and were frequently not recorded in the public records.

Our site reconnaissance during the Phase I did not show any evidence of fill ports or vent pipes. A geotechnical investigation, including two soil borings advanced in the parking lots close to the possible locations of the former tanks, showed no evidence of any environmental impacts. Therefore, if there had been a significant release from these possible USTs, the soil samples collected from the geotechnical explorations would have likely shown some evidence of petroleum impacts. The likelihood of significant petroleum impacts from these potential tanks seems low.

GPR Survey Results

On June 12, 2014, a GPR survey was conducted at both potential tank locations. The focus of the survey was to assess for possible USTs in the areas where they were most likely to be. One survey was conducted at the location of the former apartment house boiler room and along the alley at the 300 First Avenue West parking lot (formerly 306 First Avenue West, the apartment building address). The second survey was conducted along the east side of the 318 First Avenue West parking lot (former location of the dwelling at 318 First Avenue West), and the bordering alley. The GPR survey locations are shown on Figure 2 of the GPR Survey Report (Appendix A).

The GPR surveys looked for anomalies up to 7 feet below ground surface. No anomalies were observed that were consistent with USTs or structures. To confirm the GPR surveys, the length of the alley along the property line was subsequently surveyed with a metal detector, but no large anomalies were observed.

Appendix A includes the GPR Survey Report describing the methodology, instrumentation, and field procedures used. The report also includes a discussion of the results as well as figures depicting the areas surveyed.

Limited Hazardous Building Material Assessment

During the Phase I site reconnaissance, Hart Crowser observed older building materials in the two buildings on the property. The Washington State Labor Council (WSLC) building at 314 First Avenue West was constructed in 1963, and the Elks Lodge at 301 Queen Anne Avenue North was constructed in 1976. Based on the age of the buildings and observations from the site reconnaissance, asbestos containing materials (ACM) may be present.

On June 5, 2014, Anthony Fullerton of Med-Tox Northwest conducted a visual inspection with limited sampling of suspected ACM at the two buildings. The inspection was conducted to identify potential Hazardous Building Materials (HBM), including lead-based paint (LBP), fluorescent lights, polychlorinated biphenyls (PCBs) in light ballasts, and ACM. These inspections were not an AHERA-level pre-demolition surveys, but are considered a pre-acquisition level assessment. Additional sampling would be required prior to any renovation or demolition activities.

WCLS Building Results

The visual inspection identified several potential ACMs at the building. These included fire doors, floor tiles, gypsum wallboard, sheet vinyl flooring, and a built-up roof core. Six samples were collected for asbestos analysis. Asbestos was found in the floor tiles on both the first and second floors. Asbestos was not found in the vinyl flooring in the restroom, silver coat and tar on the roof, or in the exterior stucco finish of the building. The inspection identified other potential ACM materials that would require sampling prior to demolition. All sample results are found in the report in Appendix B.

The visual inspection also identified potential LBP, fluorescent light tubes, and PCB-containing light fixtures.

A Rough Order of Magnitude (ROM) calculation was performed for the observed HBM. MedTox estimated that ACM abatement was approximately $24,000, LBP control during demolition was approximately $2,100, and removal of HBM light fixtures was approximately $1,300. The ROM calculation total was $27,400.

Elks Lodge Results

The visual inspection identified several potential ACM at the building. These included fire doors, floor tiles and mastic, sheet vinyl flooring, poured flooring, and a 12-inch tiles and mastic. Two samples were collected for asbestos analysis, from the roof and from pipe fittings. Asbestos was not found in the roofing material or in the mudded pipe fittings in the basement. The inspection identified other potential ACM materials that would require sampling prior to demolition. All sample results are found in the report in Appendix B.

The visual inspection also identified potential LBP, fluorescent light tubes, and PCB-containing light fixtures.

A Rough Order of Magnitude (ROM) calculation was performed for the observed HBM. MedTox estimated that ACM abatement was approximately $28,000, LBP control during demolition was approximately $2,100, and removal of HBM light fixtures was approximately $600. The ROM calculation total was $30,700.

Limitations

Work for this project was performed, and this memorandum prepared, in accordance with generally accepted professional practices for the nature and conditions of the work completed in the same or similar localities, at the time the work was performed. It is intended for the exclusive use of Greystar GP II, LLC, for specific application to the site. This report is not meant to represent a legal opinion. No other warranty, express or implied, is made.

Please contact us with questions about our work and this memo, the presentation of the information, and the interpretation of the data.

Attachments:
Appendix A – GPR Survey
Appendix B – Medtox Northwest Limited Hazardous Building Materials Assessment Letters for WCLS Building and Elks Lodge Building

APPENDIX A
GPR Survey

MEMORANDUM

DATE: June 20, 2014

TO: Mr. Randy Ackerman
Greystar GP II, LLC
221 Main Street, Suite 1280
San Francisco, CA 94105

FROM: Julie Wukelic and Matthew Smith, Hart Crowser, Inc.

RE: **Ground Penetrating Radar Survey Results**
First and Thomas Property
300 and 318 First Avenue West
Seattle, Washington
19040-02

CC: Ms. Noosha Tashakor, The Justen Company, LLC
Mr. William Justen, The Justen Company, LLC

The work and results described in this memorandum is part of our focused Phase II Environmental Site Assessment to evaluate the possible presence of two suspected underground storage tanks (USTs) associated with the First and Thomas Property (Figure 1). Historical tax records for 306 First Avenue West (currently the parking lot at 300 First Avenue West) list an apartment building that was constructed in 1924 and demolished in the 1970s. The records list an oil burner for the building, and a 2000-gallon tank. Building plans from the City of Seattle Department of Planning and Development (DPD) show a boiler room next to the alley, but do not indicate a heating oil tank (UST or AST). The second possible tank location was in the current parking lot at 318 First Avenue West. Historical tax records list a dwelling that was constructed in 1906 and subsequently demolished in the 1970s at that address. The tax records list the 1906 dwelling as heated by an oil burner.

A three-dimensional (3D) ground penetrating radar (GPR) survey was conducted at two separate locations at 300 First Avenue West (formerly 306 First Avenue West where the apartment building was located), and 318 First Avenue West (former location of a dwelling) in Seattle, Washington (Figure 2).

Methodology and Field Procedures

Ground penetrating radar (GPR) is a nondestructive geophysical method used to produce continuous cross-sectional or 3D profiles of subsurface features without drilling, probing, or digging. The GPR method provides subsurface information by transmitting an electromagnetic (EM) pulse into the subsurface at frequencies ranging from 1 MHz to 1 GHz. Reflection and attenuation occur within the stratigraphic column where there is a contrast in the electrical properties caused by lithology, groundwater content, underground utilities, or large metal structures (tanks). The reflected EM energy is received by an antenna, converted into an electrical signal, and recorded on the GPR console for post-processing. Investigation depth and resolution are largely controlled by the frequency of the transmitted pulse along with the electrical conductivity and dielectric permittivity of the material. Lower frequencies increase investigation depth, while higher frequencies increase resolution. Antenna frequencies between 50 and 500 MHz provide the best compromise between investigation depth and resolution.

A Geophysical Survey Systems Incorporated (GSSI), SIR-3000 GPR system operating with a 270 MHz antenna was used for GPR data collection. All transect lines were collected in continuous monostatic mode using a calibrated survey cart for spatial reference. Transects were recorded in a west- to east-trending zigzag pattern within 56- by 63-foot survey areas separated by 4-foot spacing. Post-processing consisted of band-pass filtering, gain adjustments to aid in interpretation, and interpolation of individual transect lines into 3D models using Radan version 6.6 software.

To confirm the results of the GPR surveys, the length of the concrete alley along the eastern property boundaries was surveyed with a metal detector.

Results

On June 12, 2014, two separate 3D GPR surveys were conducted at the 300 and 318 First Avenue West parking lots in Seattle, Washington. The surveys were conducted in order to locate suspected USTs associated with historical structures on the properties. The separate 56- by 63-foot survey areas were located along the eastern edge of the parking lots and encompassed the areas where the USTs would have likely been located.

In the surface models, high amplitude reflections defining a north- to south-trending linear feature were observed along the eastern edge of both properties and is interpreted as the concrete alley (Figure 3). At the 300 First Avenue West parking lot, no anomalies consistent with a UST were observed from the surface down to 7 feet below the ground surface (bgs). At the 318 First Avenue West parking lot, no anomalies consistent with a UST were observed from the surface down to 5.7 feet bgs. USTs are generally located close to the surface, and these depths cover the range a UST would likely be located.

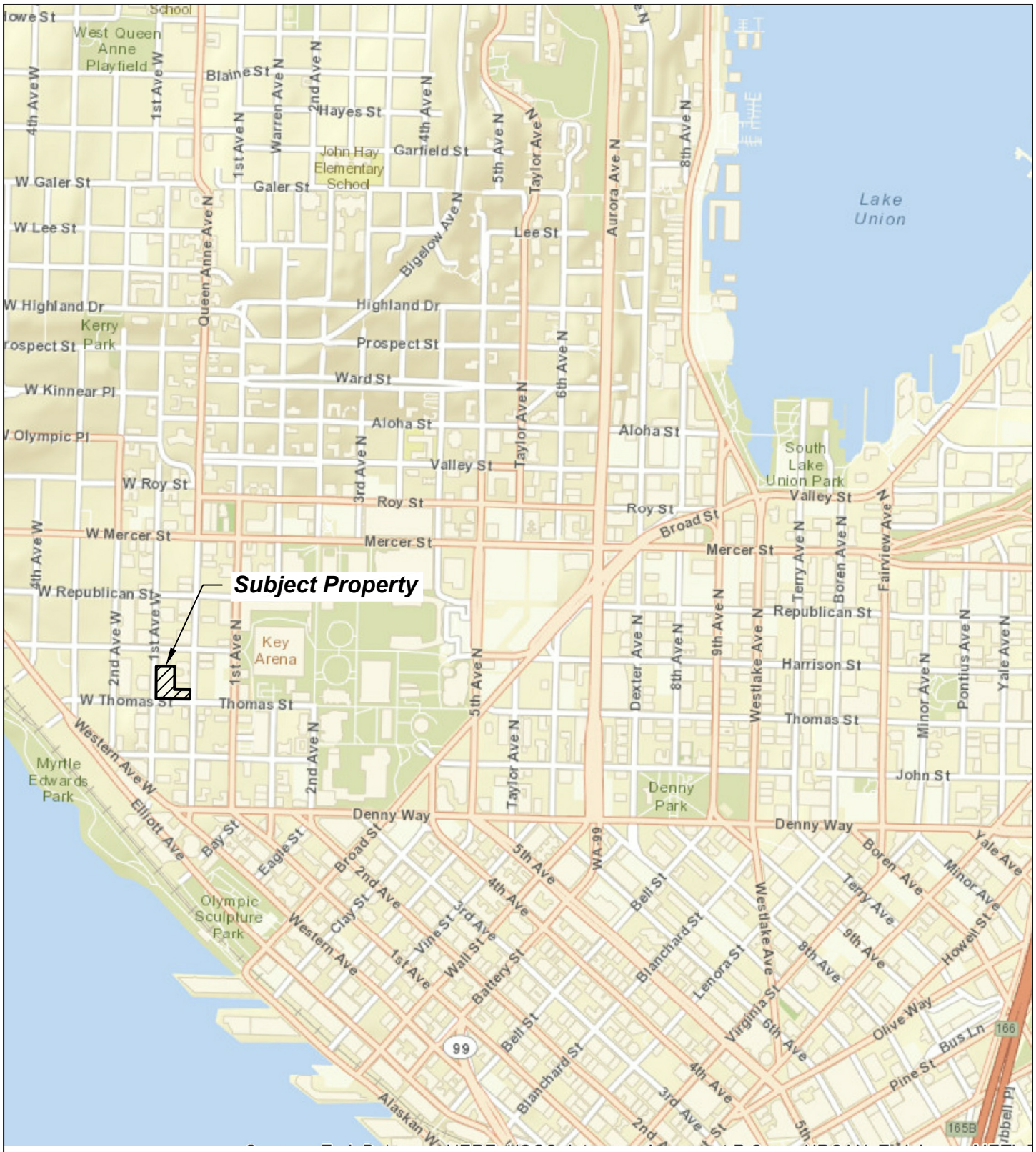
The metal detector survey did not identify any anomalies consistent with a UST along the length of the alley.

Limitations

Work for this project was performed, and this memorandum prepared, in accordance with generally accepted professional practices for the nature and conditions of the work completed in the same or similar localities at the time the work was performed. GPR is a remote sensing geophysical method that may not detect all subsurface anomalies. Furthermore, it is possible that GPR anomalies interpreted to be USTs may, upon excavation, prove to be misinterpreted. This report is not meant to represent a legal opinion. It is intended for the exclusive use of Greystar GP II, LLC, for specific application to the site. No other warranty, express or implied, is made. Please contact us with any questions about our work and this memo, the presentation of the information, and the interpretation of the data.

Attachments:
Figure 1 – Vicinity Map
Figure 2 – Site and GPR Survey Plan
Figure 3 – Ground Penetrating Radar Models

L:\Jobs\1904002\Appendix A memo.docx



N

0 1000 2000

Scale in Feet

Source: **Base map prepared from ArcGIS Online, 2014.**

First and Thomas Property
Seattle, Washington

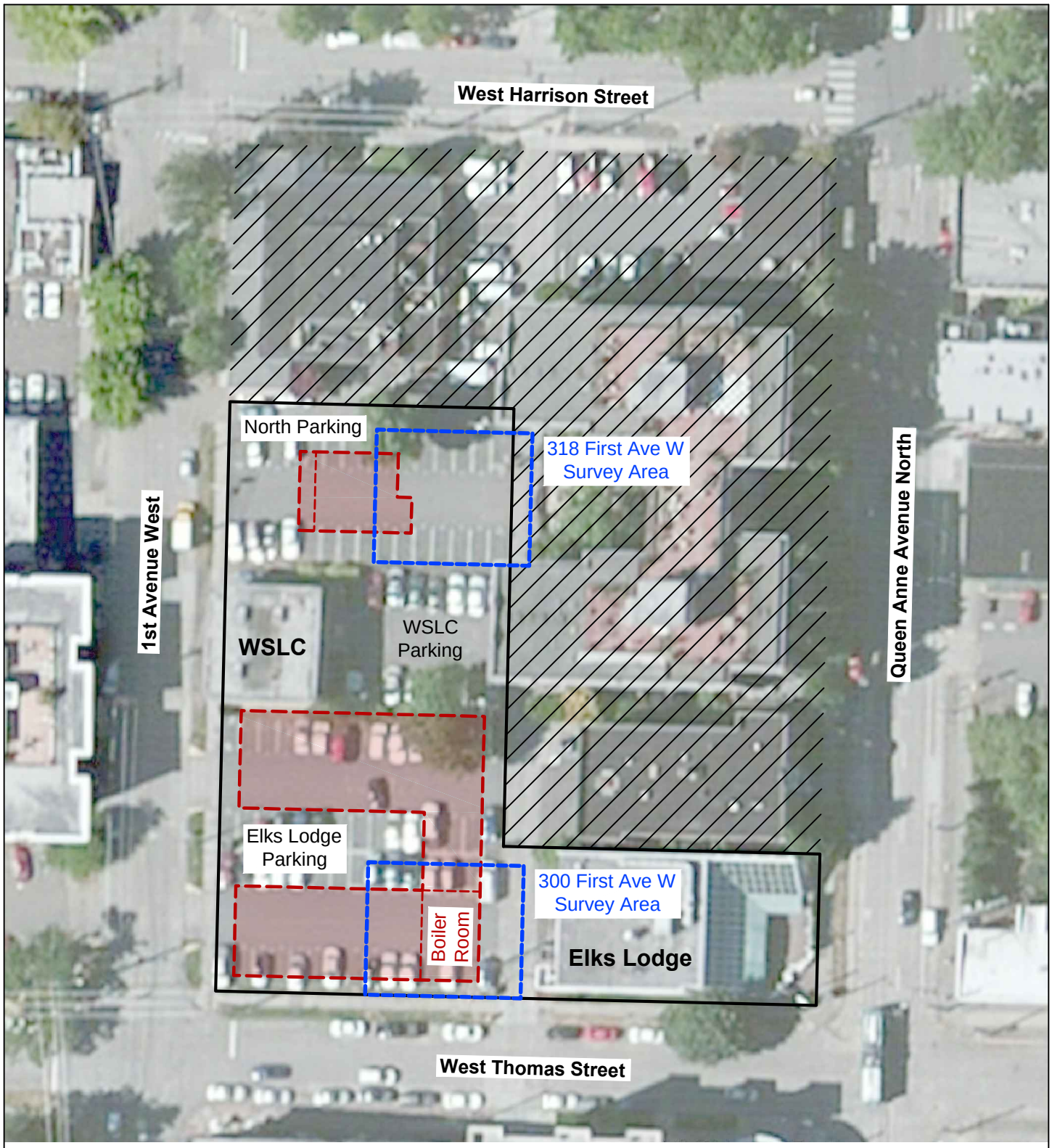
Vicinity Map

19040-02 6/14

HARTCROWSER

Figure
1

EAL 06/20/14 1904002-001.dwg



Historic Building Footprint

GPR Suvey Area

Site Boundary

0 60 120

Scale in Feet

N

Source: Base map prepared from ArcGIS Online, dated 2011.

First and Thomas Property
Seattle, Washington

Site and GPR Survey Plan

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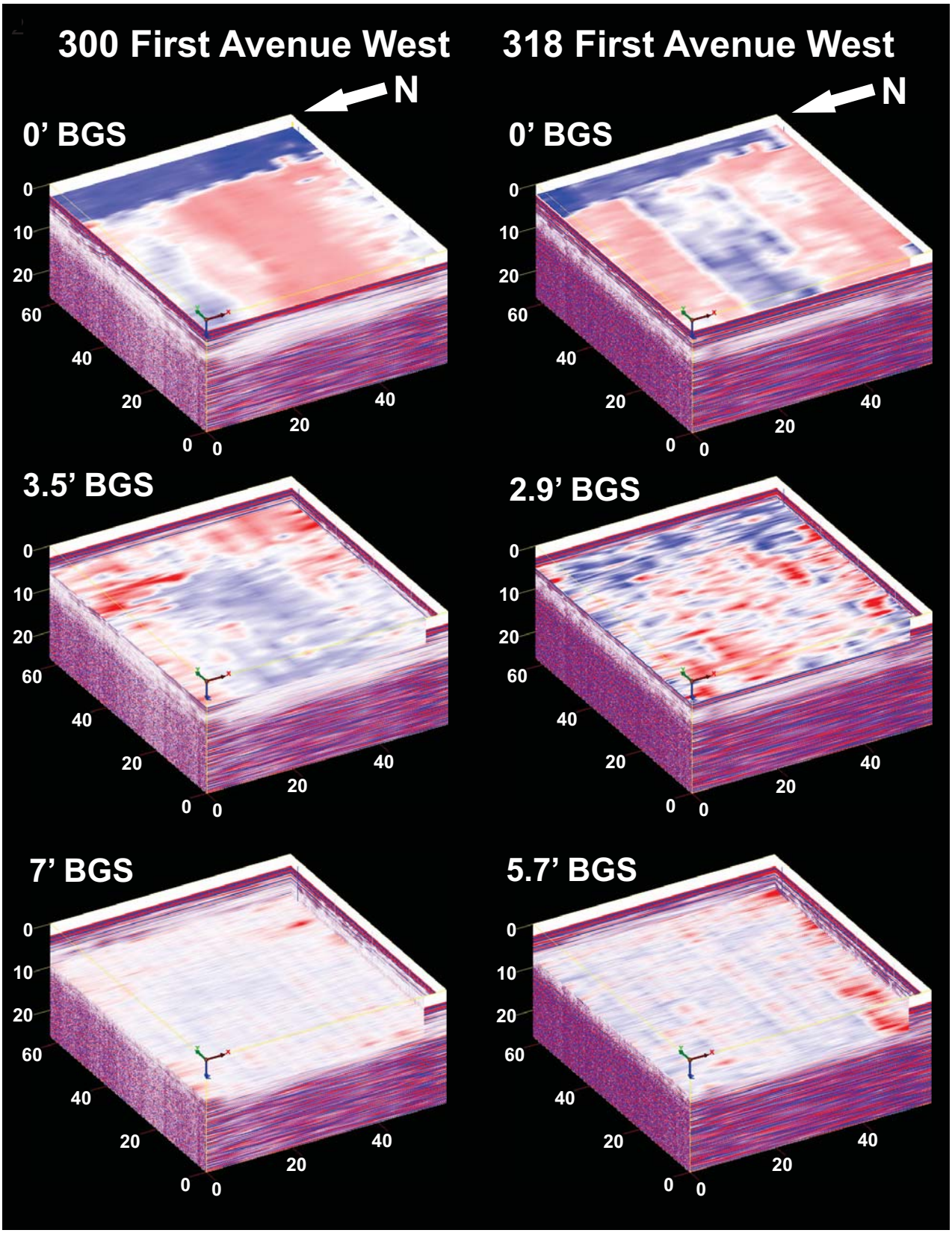
HARTCROWSER

Figure
2

EAL 06/20/14 1904002-002.dwg



First and Thomas Property
Seattle, Washington

Ground Penetrating Radar Models

19040-02 6/14

HARTCROWSER

Figure
3

EAL 06/2014 1904002-AA.cdr

APPENDIX B
Medtox Northwest
Limited Hazardous Building Materials Assessment
Letters for WCLS Building and Elks Lodge Building

SAFE ENVIRONMENT OF AMERICA, INC. dba
MED-TOX NORTHWEST

June 13, 2014

Julie Wulkelic
Hart Crowser Inc.
1700 Westlake Avenue North, Suite 200
Seattle, Washington 98109

Subject: 314 1st Avenue West
Seattle, Washington 98109
Rough Order of Magnitude
Med-Tox Northwest Project No. A-6812.39

Dear Ms. Wulkelic:

On June 5, 2014, Anthony Fullerton of Med-Tox Northwest (MTNW) conducted a visual inspection with limited sampling at 314 1st Avenue West in Seattle, Washington. This visual inventory with limited sampling was conducted to identify potential asbestos-containing, lead-based paint (LBP), and other potential HBM such as polychlorinated biphenyl (PCB) in light ballasts materials as part of a pre-purchase agreement. There were no previous survey documents for the building available; however information about the site was obtained from the King County Assessor's Office. This survey does not comply with AHERA regulation, 40 Code of Federal Regulations (CFR) 763.86 or Puget Sound Clean Air Agencies Article 4 Section Regulation III. Additional sampling will be required prior to any renovation or demolition activities.

Building inspectors certified under the Asbestos Hazard Emergency Response Act (AHERA) and employed by Med-Tox Northwest, conducted this visual inventory. The purpose of this inspection was to identify hazardous building materials and to determine a rough order of magnitude (ROM) for abatement costs.

A copy of the inspectors Asbestos Hazard Emergency Response Act (AHERA) building inspector certificate and WDOC Risk Assessor certificate is attached.

Building Information 314 1st Avenue West, Seattle, Washington

The structure located at 314 1st Avenue West in Seattle, Washington was constructed in 1963. The three-story building is of concrete construction with interior wood frame build-out walls. Exterior windows are aluminum framed. The roof is flat with wood decking and built-up paper and tar with silver coat paint. The building is being utilized as office space. The building was in full operation at the time of the survey.

Heat for the building is provided by roof mounted heat pumps and a gas fired furnace located in the basement. Ducting for the HVAC system runs up the interior of the north wall and is routed through ceiling mounted diffusers. All visible pipes were un-insulated.

The floors throughout the building have carpeting over asbestos-containing floor tile. Samples were collected from the tile and mastic under the carpeting on two floors. Based on laboratory analysis, both samples were determined to contain two layers of asbestos-containing floor tile. The mastic is negative for asbestos. The exception to this is in the restrooms which have sheet vinyl flooring. One sample was collected of the sheet flooring. It was determined to be negative for asbestos. Additional samples should be collected to confirm this prior to any activities that will disturb it.

The interior walls throughout the building are un-textured gypsum wallboard (GWB) system. The exception to this is the north stair way which has a light orange peel textured gypsum wallboard system.

Ceilings in the building consist of a drop system with acoustical ceiling tiles (ACT) in a metal t-grid. The plenum above the drop ceiling consists of wood framing and fiberglass insulation. The restroom areas have a hard ceiling with un-textured gypsum wallboard system.

This inspection consisted of a visual inspection and touching of suspect materials and limited sampling. Samples were collected from suspect materials that potentially have high dollar abatement rates based on a ROM. There is a high probability that most of the suspect materials identified during the inspection will be negative for asbestos. Please see Table 1 below for a Summary of Known and Assumed Asbestos-Containing Materials.

Table 1. Summary of Known or Assumed Asbestos-Containing Materials

Material Location	Material Description	Friability	Material Quantity[1]
Interior*	Fire doors	Friable	4 EA
Interior	Two layers of floor tile	Non-friable	5,600 SF
Interior- stairs*	Light orange peel textured gypsum wallboard system	Friable	1,200 SF
Interior*	Sheet vinyl flooring	Friable	400 SF
Exterior*	Built-up roof core	Non-friable	2,000 SF

[1] Material quantities are approximate, EA= each, SF=square feet. Materials with * are assumed asbestos-containing.

The ROM for abatement of suspect ACM is $24,000.

Table 2 lists suspect asbestos-containing materials that require sampling prior to any activity which disturbs them. This is not a comprehensive list as additional suspect materials may be identified with destructive investigation.

Table 2. Summary of Suspect Asbestos-Containing Materials to be Sampled Before Demolition

Material Description	Material Description
314 1st Avenue West	
Built-up roofing	Door and window caulk
Roof vent sealant	Sink undercoats
Un-textured gypsum wallboard system	2-x 4- foot ACT
Carpet mastic	Interior sealants and caulks
Sheet vinyl flooring	4-inch cove base and mastic
Duct sealants	Vibration isolators

Note: This table is not to be used without the complete survey document including appendices for additional information.

Survey of Other Hazardous Materials

Lead Summary

All painted surfaces should be assumed to contain at a minimum trace levels of lead in the paint. The ROM for controlling lead hazards during demolition is $2,100.00

Fluorescent Light Tubes and PCB Containing Ballasts Summary

The building was constructed prior to 1978, all light fixtures are assumed to contain PCB's and have mercury vapor light tubes. The following are the fixtures quantified during the inventory:

- 51 each; 4-foot, 2 bulb fixtures
- 6 each; illuminated exit signs

The ROM for removing these fixtures prior to demolition is $1,300.00

Comments and Recommendations

Asbestos-Containing Materials

Additional destructive investigation and sampling will be required prior to any demolition or renovation activities including, but not limited to the following:

1. A comprehensive asbestos survey has not been performed on this building. This inspection was very limited and was conducted to determine a ROM for abatement costs. A complete Hazardous building Materials survey must be completed prior to demolition.

2. Sample all assumed asbestos-containing materials identified in Table 1 and have them analyzed for asbestos.

3. Med-Tox Northwest assumed several doors as asbestos-containing; however, additional doors within the building may potentially contain fire protection. Prior to any disturbance, drill into every door and door frame in the building to determine if suspect fire protection is located inside. Include door jambs in inspection process.

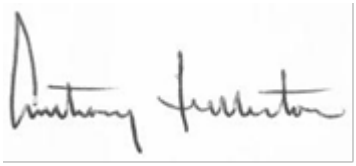
4. Destructive investigation was not permitted. Perform destructive investigation under flooring and inside wall cavities to identify any hidden materials not included in the inventory. Any materials discovered during this investigation must be assumed to be asbestos-containing until they can be sampled and analyzed by a laboratory.

5. No sub-surface materials were included in this inventory.

During the renovation/demolition process, if any suspect materials are discovered, care should be taken to visually ascertain that they are not disturbed without following the appropriate regulatory requirements.

If you have any questions or require additional information, please call me at (253) 351-0677.

Sincerely,



Anthony Fullerton
Project Manager

Enclosures

Table 1
Summary of Materials Sampled for Asbestos

Sample	Material	Location	HM	Result
314 1st Avenue West				
6812.39-AF-03	**Floor tile, mastic and leveler under carpet**	**3rd floor**	**03**	**Layer 1: ND Layer 2: 2% CHR Layer 3: ND Layer 4: 2% CHR Layer 5: ND Layer 6: ND**
6812.39-AF-04	Floor tile, mastic and leveler under carpet	2rd floor	03	**Layer 1: ND Layer 2: 2% CHR Layer 3: ND Layer 4: 2% CHR Layer 5: ND Layer 6: ND**
6812.39-AF-05	Pebble pattern sheet vinyl flooring-restroom	3rd floor	04	ND
6812.39-AF-06	Silver coat and tar	Roof	05	ND
6812.39-AF-07	Silver coat and tar	Roof	05	ND
6812.39-AF-08	Exterior stucco finish	North side exterior	06	ND

20141252 6

SEATTLE ASBESTOS TEST, LLC
19711 Scriber Lake Road, Suite D, Lynnwood, WA 98036
Tel: (425) 673-9850 Fax: (425) 673-9810
www.seattleasbestostest.com
Accredited, Experienced, Insured, and Well Managed!

NVLAP Accredited, 200768-0

CHAIN OF CUSTODY

ANALYSIS: BULK ASBESTOS TEST X, POINT COUNT (400)___, POINT COUNT (1000)___, POINT COUNT (Gravimetric)___, Other_____

Client Name MTNW

Address 1701 W. Valley Hwy N **City** Auburn **ST** WA **ZIP** 98001

Phone: 206-356-8927 Fax: 253-351-0688 Email: fullerton@medtestnw.com

Project Location: 301 Queen Anne Ave N 314 1st Ave West Proj. Manager: A. Fullerton

Turn Around Time 48hr Number of Samples 8 Client Job # 6812.39

Sample Condition: Good X Damaged_____ Severe Damage(Spillage)_____

SEQ#	CLIENT SAMPLE #	SAMPLE DESCRIPTION	LAB ID	A/R
1	6812.39-AF-01			
2				
3				
4		See Attached Table		
5				
6				
7				
8	6812.39-AF-08			
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

	Print Name	Signature	Company Name	Date	Time
Sampled	A. Fullerton		MTNW		
Relinquished	A. Fullerton		MTNW	6/10/14	1600
Delivered					
Received	Yui Yang		SAT	6/10/14	1400
Analyzed	Dan Kang		SAT	6/12/14	1350
Reported					

Result reporting method: Phone___, Fax___, Email___, Pick-up report___

20141252 6

Table 1
Summary of Materials Sampled for Asbestos

Sample	Material	Location	HM	Result
301 Queen Anne Avenue North				
6812.39-AF-01	Roof core- rolled composition roofing	Roof	01	
6812.39-AF-02	Pipe fitting	Basement mechanical room	02	
314 1st Avenue West				
6812.39-AF-03	Floor tile, mastic and leveler under carpet	3rd floor	03	
6812.39-AF-04	Floor tile, mastic and leveler under carpet	2rd floor	03	
6812.39-AF-05	Pebble pattern sheet vinyl flooring-restroom	3rd floor	04	
6812.39-AF-06	Silver coat and tar	Roof	05	
6812.39-AF-07	Silver coat and tar	Roof	05	
6812.39-AF-08	Exterior stucco finish	North side exterior	06	

SEATTLE ASBESTOS TEST

NVLAP Accreditation Lab Codes: Bellevue-200876, Lynnwood-200768

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810

Bellevue Laboratory: 12727 Northup Way, Suite 1, Bellevue, WA 98005, Tel: 425.861.1111, Fax: 425.861.1118

Seattle Laboratory: 4500 9th Ave. NE, Suite 300, Seattle, WA 98105, Tel: 206.633.1111, Fax: 206.633.4747

ANALYTICAL LABORATORY REPORT

PLM by Method EPA/600/R-93/116

Attn.:	Mr. Anthony Fullerton	**Client:**	Med-Tox, Northwest	**Address:**	PO Box 1446, Auburn, WA 98071-1446
Job#:	6812.39	**Batch#:**	201412526	**Date Received:**	6/10/2014
Samples Rec'd:	8	**Date Analyzed:**	6/12/2014	**Samples Analyzed:**	8
Project Loc.:	314 1st Ave N, 301 Queen Anne Ave N				

Analyzed by: Dave Henry

Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
1	6812.39-AF-01	1	Black asphaltic material with sand		None detected	Asphalt/binder, Sand	23	Glass fibers
		2	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		3	Black asphaltic fibrous material		None detected	Asphalt/binder, Binder/filler	67	Glass fibers
		4	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		5	Black asphaltic fibrous material		None detected	Asphalt/binder, Binder/filler	68	Glass fibers
		6	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		7	Black asphaltic fibrous material		None detected	Asphalt/binder, Binder/filler	65	Glass fibers
		8	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		9	Black asphaltic fibrous material		None detected	Asphalt/binder, Binder/filler	70	Glass fibers
		10	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
2	6812.39-AF-02	1	White powdery material		None detected	Binder/filler	13	Cellulose, Glass fibers
3	6812.39-AF-03	1	White paint with debris		None detected	Paint/binder, Debris	2	Cellulose
		2	Brown tile	2	Chrysotile	Vinyl/binder, Mineral grains	2	Cellulose
		3	Yellow mastic		None detected	Mastic/binder	3	Cellulose
		4	White tile	2	Chrysotile	Vinyl/binder, Mineral grains	2	Cellulose
		5	Black mastic		None detected	Mastic/binder	3	Cellulose
		6	Brown wood debris		None detected	Wood debris	7	Cellulose
4	6812.39-AF-04	1	White paint with debris		None detected	Paint/binder, Debris	2	Cellulose
		2	Brown tile	2	Chrysotile	Vinyl/binder, Mineral grains	2	Cellulose
		3	Trace yellow mastic		None detected	Mastic/binder	3	Cellulose
		4	White tile	2	Chrysotile	Vinyl/binder, Mineral grains	2	Cellulose
		5	Black mastic		None detected	Mastic/binder	3	Cellulose
		6	Brown wood debris		None detected	Wood debris	6	Cellulose
5	6812.39-AF-05	1	Gray sheet vinyl		None detected	Vinyl/binder		None detected

SEATTLE ASBESTOS TEST

NVLAP Accreditation Lab Codes: Bellevue-200876, Lynnwood-200768

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810

Bellevue Laboratory: 12727 Northup Way, Suite 1, Bellevue, WA 98005, Tel: 425.861.1111, Fax: 425.861.1118

Seattle Laboratory: 4500 9th Ave. NE, Suite 300, Seattle, WA 98105, Tel: 206.633.1111, Fax: 206.633.4747

ANALYTICAL LABORATORY REPORT

PLM by Method EPA/600/R-93/116

Attn.: Mr. Anthony Fullerton
Client: Med-Tox, Northwest
Address: PO Box 1446, Auburn, WA 98071-1446
Job#: 6812.39
Batch#: 201412526
Date Received: 6/10/2014
Samples Rec'd: 8
Date Analyzed: 6/12/2014
Samples Analyzed: 8
Project Loc.: 314 1st Ave N, 301 Queen Anne Ave N

Analyzed by: Dave Henry

Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
		2	Gray fibrous material with mastic		None detected	Binder/filler, Mastic/binder	66	Cellulose, Synthetic fibers, Glass fibers
6	6812.39-AF-06	1	Silver paint		None detected	Paint, Filler	2	Cellulose
		2	Black asphaltic material		None detected	Asphalt/binder	3	Glass fibers
7	6812.39-AF-07	1	Silver paint		None detected	Paint, Filler	3	Cellulose
		2	Black asphaltic material		None detected	Asphalt/binder	3	Glass fibers
8	6812.39-AF-08	1	White sandy/brittle material with paint		None detected	Sand, Filler, Binder, Paint	3	Cellulose

TABLE 1. ASBESTOS ABATEMENT COST ESTIMATE			CONTRACT NUMBER		DATE PREPARED **6/13/2014**		PRICE LEVEL **ROM**	SHEET 1 OF 1
PROJECT OR SITE **Rough Order of Magnitude**							ESTIMATOR **A. Fullerton**	
LOCATION **314 1st Avenue West, Seattle, Washington**								
	Quantity		Equipment/Material Cost		Labor Cost		Engineering Estimate	
Item Description	Number	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total incl. O&P
Asbestos Abatement								
Vinyl floor tile abatement	5,600	SF	$0.70	$3,920.00	$0.70	$3,920.00	$1.40	$7,840.00
Textured gypsum wall board joint compound abatement	1,200	SF	$0.70	$840.00	$1.05	$1,260.00	$1.75	$2,100.00
Sheet vinyl flooring abatement	400	SF	$1.90	$760.00	$2.70	$1,080.00	$4.60	$1,840.00
Built-up roofing abatement	2,000	SF	$0.70	$1,400.00	$1.50	$3,000.00	$2.20	$4,400.00
Fire door abatement (3- x 7-foot)	4	EA	$8.00	$32.00	$125.00	$500.00	$133.00	$532.00
Contractor mobilization / demobilization	1	EA	$1,250.00	$1,250.00	$1,250.00	$1,250.00	$2,500.00	$2,500.00
Puget Sound Clean Air Agency Permit	1	EA	$640.00	$640.00	$0.00	$0.00	$640.00	$640.00
Asbestos disposal	12.9	ton	$75.00	$967.50	$25.00	$322.50	$100.00	$1,290.00
Total				$9,809.50		$11,332.50		$21,142.00
Abatement Contingency (10%)								$2,114.20
Total Abatement Including Contingency								$23,256.20
Total Abatement Including Contingency Adjusted by 3% for Inflation								$23,953.89

TABLE 2. PCB/LBP/MISC. ABATEMENT COST ESTIMATE			CONTRACT NUMBER		DATE PREPARED **6/13/2014**		PRICE LEVEL **ROM**	SHEET 1 OF 1
PROJECT OR SITE **Rough Order of Magnitude**							ESTIMATOR **A. Fullerton**	
LOCATION **314 1st Avenue West, Seattle, Washington**								
	Quantity		Equipment/Material Cost		Labor Cost		Engineering Estimate	
Item Description	Number	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total incl. O&P
PCB Light Ballasts and Flourescent Light Tubes, Remove and Dispose								
PCB light ballasts	51	EA	$6.75	$344.25	$7.50	$382.50	$14.25	$726.75
Flourescent light tubes, 4-foot	102	EA	$0.89	$90.78	$1.45	$147.90	$2.34	$238.68
Lead-Based Paint Controls								
Exposure assessment during demolition	2	EA	$80.00	$160.00	$320.00	$640.00	$400.00	$800.00
Lead awareness training	1	EA	$0.00	$0.00	$750.00	$750.00	$750.00	$750.00
Personal protective equipment	1	EA	$500.00	$500.00	$0.00	$0.00	$500.00	$500.00
Total				$1,095.03		$1,920.40		$3,015.43
Abatement Contingency (10%)								$301.54
Total Abatement Including Contingency								$3,316.97
Total Abatement Including Contingency Adjusted by 3% for Inflation								$3,416.48

Certificate of Completion

This is to certify that

Anthony L. Fullerton

has satisfactorily completed
4 hours of refresher training as an

Asbestos Building Inspector

to comply with the training requirements of
TSCA Title II / 40 CFR 763 (AHERA)

143899
Certificate Number

Instructor

EPA Provider Cert. Number: 1085

ARGUS PACIFIC
TRAINING • CONSULTING

Oct 2, 2013
Date(s) of Training

Exam Score: NA

Expiration Date: Oct 2, 2014

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STATE OF WASHINGTON

Department of Commerce

Lead-Based Paint Program

Anthony Fullerton

Has fulfilled the certification requirements of Washington Administrative code (WAC) 365-230 and has been certified to conduct lead-based paint activities pursuant to WAC 365-230-200 as a:

Risk Assessor

Certification #	Issuance Date	Expiration Date
0242	4/1/2014	4/3/2017

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 200768-0

Seattle Asbestos Test, LLC

Lynnwood, WA

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

BULK ASBESTOS FIBER ANALYSIS

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2013-10-01 through 2014-09-30

Effective dates

For the National Institute of Standards and Technology

SAFE ENVIRONMENT OF AMERICA, INC. dba
MED-TOX NORTHWEST

June 13, 2014

Julie Wulkelic
Hart Crowser Inc.
1700 Westlake Avenue North, Suite 200
Seattle, Washington 98109

Subject: 301 Queen Anne Avenue North
Seattle, Washington 98109
Rough Order of Magnitude
Med-Tox Northwest Project No. A-6812.39

Dear Ms. Wulkelic:

On June 5, 2014, Anthony Fullerton of Med-Tox Northwest (MTNW) conducted a visual inspection with limited sampling at 301 Queen Anne Avenue North in Seattle, Washington. This visual inventory with limited sampling was conducted to identify potential asbestos-containing, lead-based paint (LBP), and other potential HBM such as polychlorinated biphenyl (PCB) in light ballasts materials as part of a pre-purchase agreement. There were no previous survey documents for the building available; however information about the site was obtained from the King County Assessor's Office. This survey does not comply with AHERA regulation, 40 Code of Federal Regulations (CFR) 763.86 or Puget Sound Clean Air Agencies Article 4 Section Regulation III. Additional sampling will be required prior to any renovation or demolition activities.

Building inspectors certified under the Asbestos Hazard Emergency Response Act (AHERA) and employed by Med-Tox Northwest, conducted this visual inventory. The purpose of this inspection was to identify hazardous building materials and to determine a rough order of magnitude (ROM) for abatement costs.

A copy of the inspectors Asbestos Hazard Emergency Response Act (AHERA) building inspector certificate and WDOC Risk Assessor certificate is attached.

Building Information 301 Queen Anne Avenue North, Seattle, Washington

The structure located at 301 Queen Anne Avenue North in Seattle, Washington was constructed in 1976. The two-story building is a combination of wood framed construction and concrete masonry units (CMU), built on-slab below grade at street level (east side) and at grade (west side) of the building. The south and west exterior walls have lap siding. The majority of the exterior wall on the east side of the building is glass panels. Exterior windows are vinyl framed. The roof is flat with wood decking and rolled composition

roofing with tar seam sealant. The building is utilized as Elks Lodge and was originally constructed as restaurant. The building was in full operation at the time of the survey.

Heat for the building is provided by roof mounted heat pumps and a gas fired furnace located in the basement. Ducting for the HVAC system is located in-between the floors and is routed through floor mounted diffusers. Hot water is provided by gas fired hot water heaters. All visible pipes were un-insulated, insulated with black foam or fiberglass and PVC fittings. One mudded fitting was observed in the basement mechanical room. Samples were collected from this fitting.

There is an elevator located on the west side of the building that services all floors. The mechanical space for the elevator is located in the basement.

The basement of the building has a gym, sauna, locker rooms, storage area and mechanical rooms. The first floor has office areas, kitchen and dishwashing, bathrooms and indoor/outdoor dining areas. The second floor is primarily the bar area with restrooms and janitor closet.

The floors throughout most the first and second floors are hardwood flooring that is void of a slip sheet. There are areas with tack down carpeting, sheet vinyl flooring and resilient floor tile over the hardwood flooring. The kitchen area has a lightweight concrete poured floor with non-slip finish. The basement has resilient tile flooring and glued down carpeting over concrete with ceramic floor tiles in the locker rooms.

The interior walls throughout the building are un-textured gypsum wallboard (GWB) system. The kitchen and the second floor restrooms have wall laminate glued down over the GWB system. The basement gym area has a newer light orange peel textured GWB system and the locker rooms have ceramic wall tiles.

Ceilings in the building consist of GWB system on the first floor with areas of drop in acoustical ceiling tiles (ACT) in some areas. The second floor has glued 12-inch ACT throughout most of the space. The restrooms and mechanical room have GWB ceilings. The basement has a drop ceiling system with ACT.

This inspection consisted of a visual inspection and touching of suspect materials and limited sampling. Samples were collected from suspect materials that potentially have high dollar abatement rates based on a ROM. There is a high probability that most of the suspect materials identified during the inspection will be negative for asbestos. Please see Table 1 below for a Summary of Known and Assumed Asbestos-Containing Materials.

Table 1. Summary of Known or Assumed Asbestos-Containing Materials

Material Location	Material Description	Friability	Material Quantity[1]
Interior*	Fire doors	Friable	4 EA
Interior*	Floor tile and mastic	Non-friable	560 SF
Interior*	Sheet vinyl flooring	Friable	700 SF
Interior*	12-inch ACT and mastic	Friable	3,000 SF
Interior- kitchen*	Poured flooring	Non-friable	1,800 SF

[1] Material quantities are approximate, EA= each, SF=square feet. Materials with an * are assumed to contain asbestos.

The ROM for abatement of suspect ACM is $28,000.

Table 2 lists suspect asbestos-containing materials that require sampling prior to any activity which disturbs them. This is not a comprehensive list as additional suspect materials may be identified with destructive investigation.

Table 2. Summary of Suspect Asbestos-Containing Materials to be Sampled Before Demolition

Material Description	Material Description
301 Queen Anne Avenue North	
Rolled composition roof core	Door and window caulk
Roof vent sealant	Sink undercoats
Un-textured gypsum wallboard system	2-x 4- foot ACT
Carpet mastic	Ceramic floor tile grout
Ceramic wall tile mastic	4-inch cove base and mastic
Wall laminate mastic	Black vibration isolators- furnace
CMU mortar	Interior sealants and caulks

Note: This table is not to be used without the complete survey document including appendices for additional information.

Survey of Other Hazardous Materials

Lead Summary

All painted surfaces should be assumed to contain at a minimum trace levels of lead in the paint. The ROM for controlling lead hazards during demolition is $2,100.00

Fluorescent Light Tubes and PCB Containing Ballasts Summary

The building was constructed prior to 1978, all light fixtures are assumed to contain PCB's and have mercury vapor light tubes. The following are the fixtures quantified during the inventory:

- 6 each; HID fixtures
- 29 each; 4-foot, 2 bulb fixtures
- 3 each; illuminated exit signs

The ROM for removing these fixtures prior to demolition is $600.00

Comments and Recommendations

Asbestos-Containing Materials

Additional destructive investigation and sampling will be required prior to any demolition or renovation activities including, but not limited to the following:

1. A comprehensive asbestos survey has not been performed on this building. This inspection was very limited and was conducted to determine a ROM for abatement costs. A complete Hazardous building Materials survey must be completed prior to demolition.

2. Sample all assumed asbestos-containing materials identified in Table 1 and have them analyzed for asbestos.

3. Med-Tox Northwest assumed several doors as asbestos-containing; however, additional doors within the building may potentially contain fire protection. Prior to any disturbance, drill into every door and door frame in the building to determine if suspect fire protection is located inside. Include door jambs in inspection process.

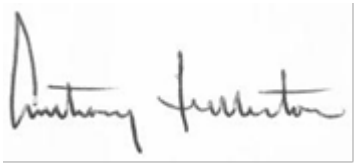
4. Destructive investigation was not permitted. Perform destructive investigation under flooring and inside wall cavities to identify any hidden materials not included in the inventory. Any materials discovered during this investigation must be assumed to be asbestos-containing until they can be sampled and analyzed by a laboratory.

5. No sub-surface materials were included in this inventory.

During the renovation/demolition process, if any suspect materials are discovered, care should be taken to visually ascertain that they are not disturbed without following the appropriate regulatory requirements.

If you have any questions or require additional information, please call me at (253) 351-0677.

Sincerely,



Anthony Fullerton
Project Manager

Enclosures

Table 1
Summary of Materials Sampled for Asbestos

Sample	Material	Location	HM	Result
301 Queen Anne Avenue North				
6812.39-AF-01	Roof core- rolled composition roofing	Roof	01	ND
6812.39-AF-02	TSI mudded pipe fitting	Basement mechanical room	02	ND

20141252 6

SEATTLE ASBESTOS TEST, LLC
19711 Scriber Lake Road, Suite D, Lynnwood, WA 98036
Tel: (425) 673-9850 Fax: (425) 673-9810
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NVLAP Accredited, 200768-0

CHAIN OF CUSTODY

ANALYSIS: BULK ASBESTOS TEST X, POINT COUNT (400)___, POINT COUNT (1000)___, POINT COUNT (Gravimetric)___, Other_____

Client Name MTNW

Address 1701 W. Valley Hwy N **City** Auburn **ST** WA **ZIP** 98001

Phone: 206-356-8927 Fax: 253-351-0688 Email: fullerton@medtestnw.com

Project Location: 301 Queen Anne Ave N 314 1st Ave West Proj. Manager: A. Fullerton

Turn Around Time 48hr Number of Samples 8 Client Job # 6812.39

Sample Condition: Good X Damaged_____ Severe Damage(Spillage)_____

SEQ#	CLIENT SAMPLE #	SAMPLE DESCRIPTION	LAB ID	A/R
1	6812.39-AF-01			
2				
3				
4		See Attached Table		
5				
6				
7				
8	6812.39-AF-08			
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

	Print Name	Signature	Company Name	Date	Time
Sampled	A. Fullerton		MTNW		
Relinquished	A. Fullerton		MTNW	6/10/14	1600
Delivered					
Received	Yui Yang		SAT	6/10/14	1400
Analyzed	Dan Kang		SAT	6/12/14	1350
Reported					

Result reporting method: Phone___, Fax___, Email___, Pick-up report___

20141252 6

Table 1
Summary of Materials Sampled for Asbestos

Sample	Material	Location	HM	Result
301 Queen Anne Avenue North				
6812.39-AF-01	Roof core- rolled composition roofing	Roof	01	
6812.39-AF-02	Pipe fitting	Basement mechanical room	02	
314 1st Avenue West				
6812.39-AF-03	Floor tile, mastic and leveler under carpet	3rd floor	03	
6812.39-AF-04	Floor tile, mastic and leveler under carpet	2rd floor	03	
6812.39-AF-05	Pebble pattern sheet vinyl flooring-restroom	3rd floor	04	
6812.39-AF-06	Silver coat and tar	Roof	05	
6812.39-AF-07	Silver coat and tar	Roof	05	
6812.39-AF-08	Exterior stucco finish	North side exterior	06	

SEATTLE ASBESTOS TEST

NVLAP Accreditation Lab Codes: Bellevue-200876, Lynnwood-200768

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810

Bellevue Laboratory: 12727 Northup Way, Suite 1, Bellevue, WA 98005, Tel: 425.861.1111, Fax: 425.861.1118

Seattle Laboratory: 4500 9th Ave. NE, Suite 300, Seattle, WA 98105, Tel: 206.633.1111, Fax: 206.633.4747

ANALYTICAL LABORATORY REPORT

PLM by Method EPA/600/R-93/116

Attn.:	Mr. Anthony Fullerton	**Client:**	Med-Tox, Northwest	**Address:**	PO Box 1446, Auburn, WA 98071-1446
Job#:	6812.39	**Batch#:**	201412526	**Date Received:**	6/10/2014
Samples Rec'd:	8	**Date Analyzed:**	6/12/2014	**Samples Analyzed:**	8
Project Loc.:	314 1st Ave N, 301 Queen Anne Ave N				

Analyzed by: Dave Henry

Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
1	6812.39-AF-01	1	Black asphaltic material with sand		None detected	Asphalt/binder, Sand	23	Glass fibers
		2	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		3	Black asphaltic fibrous material		None detected	Asphalt/binder, Binder/filler	67	Glass fibers
		4	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		5	Black asphaltic fibrous material		None detected	Asphalt/binder, Binder/filler	68	Glass fibers
		6	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		7	Black asphaltic fibrous material		None detected	Asphalt/binder, Binder/filler	65	Glass fibers
		8	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
		9	Black asphaltic fibrous material		None detected	Asphalt/binder, Binder/filler	70	Glass fibers
		10	Black asphaltic material		None detected	Asphalt/binder	3	Cellulose
2	6812.39-AF-02	1	White powdery material		None detected	Binder/filler	13	Cellulose, Glass fibers
3	6812.39-AF-03	1	White paint with debris		None detected	Paint/binder, Debris	2	Cellulose
		2	Brown tile	2	Chrysotile	Vinyl/binder, Mineral grains	2	Cellulose
		3	Yellow mastic		None detected	Mastic/binder	3	Cellulose
		4	White tile	2	Chrysotile	Vinyl/binder, Mineral grains	2	Cellulose
		5	Black mastic		None detected	Mastic/binder	3	Cellulose
		6	Brown wood debris		None detected	Wood debris	7	Cellulose
4	6812.39-AF-04	1	White paint with debris		None detected	Paint/binder, Debris	2	Cellulose
		2	Brown tile	2	Chrysotile	Vinyl/binder, Mineral grains	2	Cellulose
		3	Trace yellow mastic		None detected	Mastic/binder	3	Cellulose
		4	White tile	2	Chrysotile	Vinyl/binder, Mineral grains	2	Cellulose
		5	Black mastic		None detected	Mastic/binder	3	Cellulose
		6	Brown wood debris		None detected	Wood debris	6	Cellulose
5	6812.39-AF-05	1	Gray sheet vinyl		None detected	Vinyl/binder		None detected

SEATTLE ASBESTOS TEST

NVLAP Accreditation Lab Codes: Bellevue-200876, Lynnwood-200768

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810

Bellevue Laboratory: 12727 Northup Way, Suite 1, Bellevue, WA 98005, Tel: 425.861.1111, Fax: 425.861.1118

Seattle Laboratory: 4500 9th Ave. NE, Suite 300, Seattle, WA 98105, Tel: 206.633.1111, Fax: 206.633.4747

ANALYTICAL LABORATORY REPORT

PLM by Method EPA/600/R-93/116

Attn.: Mr. Anthony Fullerton
Client: Med-Tox, Northwest
Address: PO Box 1446, Auburn, WA 98071-1446
Job#: 6812.39
Batch#: 201412526
Date Received: 6/10/2014
Samples Rec'd: 8
Date Analyzed: 6/12/2014
Samples Analyzed: 8
Project Loc.: 314 1st Ave N, 301 Queen Anne Ave N

Analyzed by: Dave Henry

Reviewed by: Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
		2	Gray fibrous material with mastic		None detected	Binder/filler, Mastic/binder	66	Cellulose, Synthetic fibers, Glass fibers
6	6812.39-AF-06	1	Silver paint		None detected	Paint, Filler	2	Cellulose
		2	Black asphaltic material		None detected	Asphalt/binder	3	Glass fibers
7	6812.39-AF-07	1	Silver paint		None detected	Paint, Filler	3	Cellulose
		2	Black asphaltic material		None detected	Asphalt/binder	3	Glass fibers
8	6812.39-AF-08	1	White sandy/brittle material with paint		None detected	Sand, Filler, Binder, Paint	3	Cellulose

TABLE 1. ASBESTOS ABATEMENT COST ESTIMATE			CONTRACT NUMBER		DATE PREPARED **6/11/2014**		PRICE LEVEL **ROM**	SHEET 1 OF 1
PROJECT OR SITE **Rough Order of Magnitude**							ESTIMATOR **Anthony Fullerton**	
LOCATION **301 Queen Anne Avenue North, Seattle, Washington**								
	Quantity		Equipment/Material Cost		Labor Cost		Engineering Estimate	
Item Description	Number	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total incl. O&P
Asbestos Abatement								
Vinyl floor tile and mastic abatement	560	SF	$0.70	$392.00	$1.05	$588.00	$1.75	$980.00
Sheet vinyl flooring abatement	700	SF	$1.90	$1,330.00	$2.70	$1,890.00	$4.60	$3,220.00
12-inch ceiling tile and mastic abatement	3,000	SF	$0.70	$2,100.00	$1.05	$3,150.00	$1.75	$5,250.00
Poured flooring	1,800	SF	$1.70	$3,060.00	$4.00	$7,200.00	$5.70	$10,260.00
Fire door abatement (3- x 7-foot)	4	EA	$8.00	$32.00	$125.00	$500.00	$133.00	$532.00
Contractor mobilization / demobilization	1	EA	$1,250.00	$1,250.00	$1,250.00	$1,250.00	$2,500.00	$2,500.00
Puget Sound Clean Air Agency Permit	1	EA	$640.00	$640.00	$0.00	$0.00	$640.00	$640.00
Asbestos disposal	11.84	ton	$75.00	$888.00	$25.00	$296.00	$100.00	$1,184.00
Total				$9,692.00		$14,874.00		$24,566.00
Abatement Contingency (10%)								$2,456.60
Total Abatement Including Contingency								$27,022.60
Total Abatement Including Contingency Adjusted by 3% for Inflation								$27,833.28

TABLE 2. PCB/LBP/MISC. ABATEMENT COST ESTIMATE			CONTRACT NUMBER		DATE PREPARED **6/11/2014**		PRICE LEVEL **ROM**	SHEET 1 OF 1
PROJECT OR SITE **Rough Order of Magnitude**							ESTIMATOR **Anthony Fullerton**	
LOCATION **301 Queen Anne Avenue North, Seattle, Washington**								
	Quantity		Equipment/Material Cost		Labor Cost		Engineering Estimate	
Item Description	Number	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total incl. O&P
PCB Light Ballasts and Flourescent Light Tubes, Remove and Dispose								
PCB light ballasts	29	EA	$6.75	$195.75	$7.50	$217.50	$14.25	$413.25
Flourescent light tubes, 4-foot	58	EA	$0.89	$51.62	$1.45	$84.10	$2.34	$135.72
Lead-Based Paint Controls								
Exposure assessment during demolition	2	EA	$80.00	$160.00	$320.00	$640.00	$400.00	$800.00
Lead awareness training	1	EA	$0.00	$0.00	$750.00	$750.00	$750.00	$750.00
Personal protective equipment	1	EA	$500.00	$500.00	$0.00	$0.00	$500.00	$500.00
Mercury Thermostats, Remove and Dispose	0	EA	$2.50	$0.00	$7.50	$0.00	$10.00	$0.00
Total				$907.37		$1,691.60		$2,598.97
Abatement Contingency (10%)								$259.90
Total Abatement Including Contingency								$2,858.87
Total Abatement Including Contingency Adjusted by 3% for Inflation								$2,944.63

Certificate of Completion

This is to certify that

Anthony L. Fullerton

has satisfactorily completed
4 hours of refresher training as an

Asbestos Building Inspector

to comply with the training requirements of
TSCA Title II / 40 CFR 763 (AHERA)

143899
Certificate Number

Instructor

EPA Provider Cert. Number: 1085

ARGUS PACIFIC
TRAINING • CONSULTING

Oct 2, 2013
Date(s) of Training

Exam Score: NA

Expiration Date: Oct 2, 2014

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STATE OF WASHINGTON

Department of Commerce

Lead-Based Paint Program

Anthony Fullerton

Has fulfilled the certification requirements of Washington Administrative code (WAC) 365-230 and has been certified to conduct lead-based paint activities pursuant to WAC 365-230-200 as a:

Risk Assessor

Certification #	Issuance Date	Expiration Date
0242	4/1/2014	4/3/2017

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 200768-0

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Lynnwood, WA

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BULK ASBESTOS FIBER ANALYSIS

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2013-10-01 through 2014-09-30

Effective dates

For the National Institute of Standards and Technology