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In re Huling Bros. Property

DECLARATION OF STEVE HULING

I, Steve Huling, declare that I am one of the Governors of Huling Bros. Properties LLC along with my brother, Tom Huling. Huling Bros. Properties LLC is the current owner of the real property located at 4550 Fauntleroy Way SW in the West Seattle neighborhood of Seattle, Washington. I am over the age of eighteen, have personal knowledge of the facts stated in this declaration, and am competent to testify to them.

1. The Huling family has owned the 4550 Fauntleroy Way SW property for over 30 years, starting in 1985. The building on the property was used as a YMCA facility starting in the 1940s. We purchased and used the property for the sale of new motor vehicles from approximately 1985 to 2007. In approximately 2011, Highline Hospital converted the building for use as a medical services building. The building has been occupied by CHI Franciscan as an Urgent Care and Women’s Health Clinic for the past decade.

2. I have reviewed the Phase I Environmental Site Assessment prepared by AEG. The Phase I ESA references several historic documents which indicate that the car dealer operations on the property may have included a body shop and auto repair activities. These statements are incorrect – there have never been any body shop activities or automotive repair services performed

1 on our property. Our business was automotive sales only for new vehicles - we did not advertise
2 any auto repair services, we did not retain any employees for auto repair, and we did not install,
3 manage, or maintain any equipment such as hoists, lifts, parts cleaners, or underground tanks
4 related to auto repair.

5 3. The contamination detected on and beneath our property which originated from the
6 adjacent gas station has resulted in significant financial impacts for our company and our family,
7 as well as for CHI Franciscan as our sole tenant. We have had to retain consultants to perform
8 investigations and testing to ensure that the tenants and occupants of the building were safe and
9 not under any threat to human health. We have also had to perform historic and current
10 investigations of our property to respond to claims from BP and Ecology that contamination was
11 previously released on or from our property. These investigations have confirmed what we have
12 been telling BP and Ecology for nearly a decade – we did not conduct auto repair or body shop
13 activities on our property, and we did not release any contamination on our property in over 30
14 years of ownership and operation.

15
16 DATED in April on this 28th day of April, 2022.

17
18 
19 Steve Huling
20 Huling Bros. Properties LLC