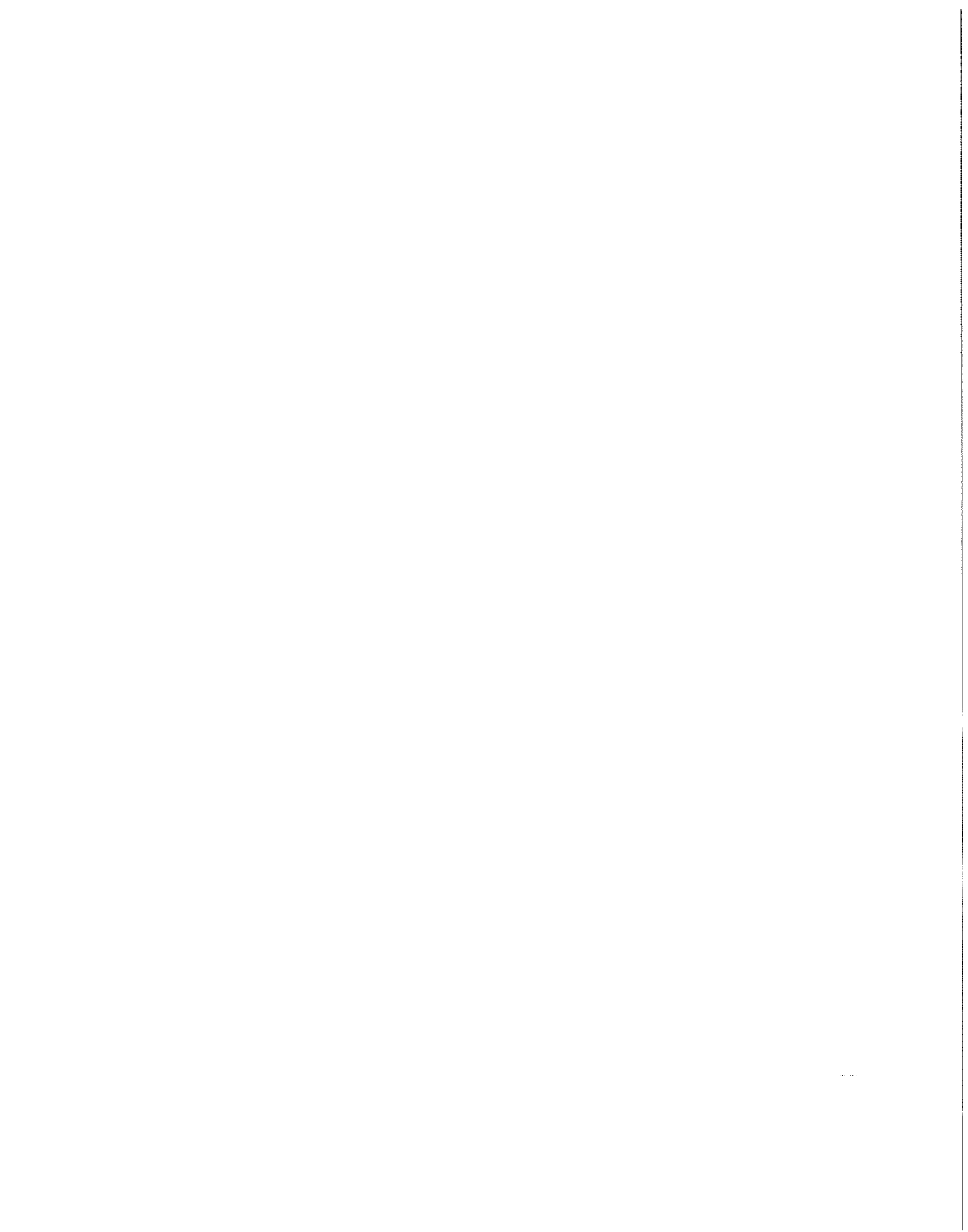


G-LOGICS

PHASE I ENVIRONMENTAL SITE
ASSESSMENT

JANUARY 11, 2005





Logical Solutions for Complex Problems

**Phase I Environmental Site Assessment
Former Gas Station
2800 Martin Luther King Way South
Seattle, WA 98144**

Prepared for: Mr. Bruce Biesold
P.O. Box 80069
Seattle, WA 98108

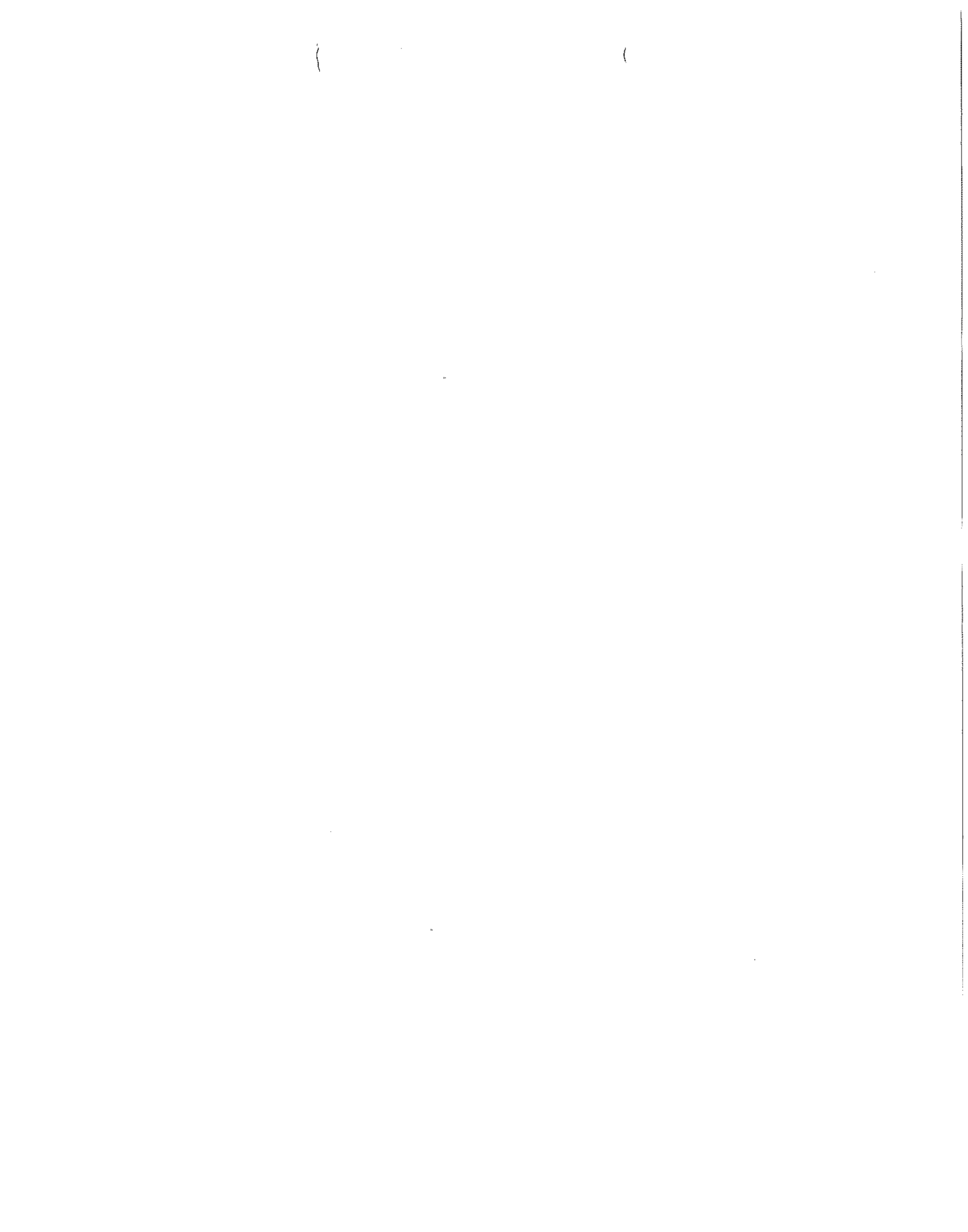
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January 11, 2005

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Logical Solutions for Complex Problems

January 11, 2005
G-Logics Project 01-0356-A

Mr. Bruce Biesold
P. O. Box 80069
Seattle, WA 98108


**Subject: Phase I Environmental Site Assessment
Former Gas Station
2800 Martin Luther King Way South
Seattle, WA 98144**

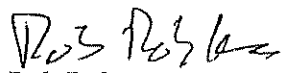
Dear Mr. Biesold:

With the attached report, please find our Phase I Environmental Site Assessment for the subject property. We trust the information presented in this report meets your needs at this time. Should you require additional information or have any questions regarding this report, please contact us at your convenience.

Thank you again for this opportunity to be of service.

Sincerely,
G-Logics, Inc.


Rory L. Galloway, LG, LHG
Principal


Rob Roberts
Project Environmental Chemist

cc: Mr. Todd Biesold

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01-0356-A-RT doc

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1.0 SUMMARY

At the request of Mr. Bruce Biesold (Biesold), G-Logics has completed a Phase I Environmental Site Assessment for the property located at 2800 Martin Luther King Way South in Seattle, Washington. The site consists of a 0.25-acre lot containing a vacant auto-repair garage. The property was undeveloped until the 1950s, where a gasoline station operated at the property until 1989. Auto repair businesses operated out of the gas station building during the 1990s until early 2004. Three underground storage tanks (two gasoline USTs, and one used oil UST) were removed in 1989.

During this assessment, G-Logics identified several recognized environmental conditions in connection with the property. These include the following:

Product Piping and Dispenser Island. A fuel pump island is present on the west side of the property. A second pump island just to the east has been removed, though the location has been patched and is still visible. Fuel product lines are still present beneath the west pump island. The east pump island location may also be underlain by abandoned piping. The area surrounding the pump island does not appear to have been excavated during the 1989 UST removal. Fuel dispensers and related product lines can be the source of petroleum leaks at gasoline station sites.

Underground Hydraulic Hoists. Two hydraulic vehicle hoists are present in the service bay. Tax archive records indicate that the hoists were installed during building construction in 1955. The most recent tenant of the building indicated to G-Logics that one of the hoists required periodic addition of hydraulic fluid, indicating a potential leak.

Garage Floor Drain Sump and Oil/water Separator. The sump and oil/water separator contain an emulsion or mixture of oil and water. The recent tenant stated that the sump and oil/water separator were not cleaned during the three years he operated at the site.

Underground Heating Oil Tank. A heating oil UST is present on the south side of the garage building. The exact location was not determined. A fill port is located on the walkway outside of the restrooms. The age of the tank was not determined, however it was likely installed during building construction in 1955.

Former Gasoline and Oil UST Excavation. Two gasoline USTs (4,000 and 5,000 gallon tanks), and one waste oil UST (approximately 300-gallon tank) were removed from the northwest corner of the property in 1989. One soil sample collected during the removal contained 90 mg/kg gasoline-range Total Petroleum Hydrocarbons (TPH). This sample was identified as "4000 Gal Top". Ecology's Model Toxics Control Act (MTCA) cleanup level for gasoline is 100 mg/kg. Seven other soil samples collected did not contain detectable concentrations of TPH. However, a UST closure report was not prepared (or was not available for review or on file at Department of Ecology). Based on the discovered lab results, it appears that some gasoline had been released. It was not determined if the excavation soils were used as backfill or were disposed off-site. Therefore, some TPH contamination may be present in this area.

Potentially Upgradient Dry Cleaner. Mount Baker Cleaners is located across McClelland Street, approximately 100 feet northeast of the subject property. The dry cleaner has been present at this location since at least 1940. Mount Baker Cleaners was recently identified as a medium-quantity hazardous waste generator. Mount Baker Cleaners has not been identified by Ecology as a contaminated site. However, G-Logics project experience indicates that soil and groundwater contamination are common at most older dry cleaning facilities. Bases on the surrounding area topography, groundwater flow is likely to the west and southwest. Therefore, the dry cleaner is potentially upgradient to the subject property. Additionally, subsurface utility corridors beneath the street can act as preferential pathways for contaminants.

For this assessment, our findings and conclusions regarding the identified issues are presented in Section 8.0 of this report. Our opinions and recommendations regarding the discovered site conditions are presented in Section 9.0 of this report. Additional information regarding the subject property is presented in Section 10.

2.0 INTRODUCTION

The following report is a summary of work performed using the guidelines set forth in American Society for Testing and Materials (ASTM) Standard E-1527-00, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, as described in this report. This report also follows the ASTM Standard's

suggested table of contents. G-Logics has made minor format modifications to the suggested table of contents, to assist in reading and understanding the report findings.

2.1 Purpose of Assessment

G-Logics understands that Mr. Biesold is interested in identifying site historical practices or activities that may have resulted in soil and/or groundwater contamination at the subject property. Therefore, as defined by ASTM, the purpose of the Phase I Environmental Site Assessment (ESA) is to evaluate the potential for the presence or likely presence of regulated hazardous or dangerous wastes and/or substances, including petroleum products, under conditions that indicate an existing release, a past release, or a material threat of a release into the structures of the property or into the ground, groundwater, or surface water of the property. Other issues, unless specifically described in Section 2.2 of this report, were not included.

2.2 Scope of Services

G-Logics' work was performed in accordance with our authorized workplan and agreement 01-0356-A, dated December 10, 2004. Our report is subject to the limitations presented below in Section 2.4 of this report. Our environmental site assessment followed the methodology set forth in ASTM Standard E-1527-00, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. In addition to this environmental site assessment, other services were provided to the extent described in Section 10.0 of this report.

2.3 Significant Assumptions

G-Logics discussed the scope of work on this project with Mr. Biesold, who subsequently approved our services. Our scope of work was limited to those items specifically identified in the authorized workplan. Other activities not specifically included in the presented scope of work (or this report) were excluded and are therefore not part of our services or this report.

2.4 Limitations and Exceptions

Phase I Environmental Site Assessments are non-comprehensive by nature and are unlikely to identify all environmental problems or eliminate all risk. This report is a qualitative

assessment. G-Logics offers a range of environmental exploration services to suit the needs of our clients, including more quantitative explorations. Although risk can never be eliminated, more detailed and extensive explorations yield more information, which may help to better understand and manage site risks. Since such detailed services involve greater expense, we ask our clients to participate in identifying the level of service that will provide them with an acceptable level of risk (See Section 2.3 above). Please contact the signatories of this report if you would like to discuss this issue of risk further.

Land use, site conditions (both on-site and off-site), and other factors will change over time. Since site activities and regulations beyond our control could change at any time after the completion of this report, our observations, findings, and opinions can be considered valid only as of the date of the site visit. This report should not be relied upon after 180 days from the date of its issuance (ASTM Standard E-1527, Section 4.6).

The property owner is solely responsible for notifying all governmental agencies, and the public at large, of the existence, release, treatment, or disposal of any hazardous materials observed at the project site. G-Logics assumes no responsibility or liability whatsoever for any claim, loss of property value, damage, or injury which results from pre-existing hazardous materials being encountered or present on the project site, or from the discovery of such hazardous materials.

No warranty, either express or implied, is made.

2.5 Special Terms and Conditions

See Section 2.3 and 2.4 above.

2.6 User Reliance

This report is intended for the sole use of Mr. Biesold and may not be appropriate for the needs of other users. Re-use of this document or the findings, conclusions, or recommendations presented herein, are at the sole risk of said user(s). Any party other than those identified who wish to use this report shall notify G-Logics by executing the "Permission and Conditions for Use and Copying" form that follows this document. Based on the intended use of this report, G-Logics may require that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by

Mr. Biesold or anyone else will release G-Logics from any liability resulting from the use of this report by any unauthorized party.

3.0 SITE DESCRIPTION

The following section provides a brief description of the subject property. Additional site-description information was obtained during the site visit and through interviews. Please refer to the appropriate sections of this report that cover this information.

3.1 Location and Legal Descriptions

The subject property is located at 2800 Martin Luther King Way South in Seattle, WA (Figure 1). The legal description was obtained from the King County Assessor's Office and is included in the tax assessor information provided in Appendix A.

3.2 Current Use of the Property

The site building is currently vacant. Vu Auto Repair reportedly vacated the property in Spring 2004.

3.3 Site Improvements

The property is approximately 0.25 acres in size and contains a 1,326 square-foot concrete block building surrounded by an asphalt-paved parking lot. The building has painted concrete floors and gypsum wall and ceiling board interiors. The building is heated by an oil furnace. Figure 2 presents a site diagram.

3.4 Site and Vicinity Land Use

The site and adjacent areas are located within a commercial area in the Rainier Avenue business district. The area to the east is generally residential, with commercial businesses present on McClellan Street. The area to the west is commercial and includes gasoline stations and retail stores. The site is bound to the north by McClellan Street, to the east by a dental clinic, to the south by a nail salon, and to the west by Martin Luther King Way South.

Other neighboring properties include a Union 76 gas station across Martin Luther King Way to the west, Lowe's Hardware to the northwest, and Mount Baker Cleaners across McClellan Street to the northeast.

4.0 USER PROVIDED INFORMATION

Information provided by our client and/or the stated user of this report is summarized below.

4.1 Title Records

A Chain of Title was not provided by Mr. Biesold and therefore was not reviewed.

4.2 Environmental Liens or Land Use Restrictions

No environmental liens are known to be present against the property. However, G-Logics did not have access to a chain-of-title report to confirm or dispute this understanding.

4.3 Specialized Knowledge

Presented below is a summary of information available for the property from Mr. Biesold.

4.3.1 1989 Underground Storage Tank Removals

Documentation provided to G-Logics indicates that three USTs (4,000-gallon leaded gas, 5,000-gallon unleaded gas, and 500 gallon used oil) were removed in January 1989. A Notice of Permanent Closure form indicates that no contamination was found.

Lab reports for soil samples indicate TPH analysis was conducted on January 26, 1989, and BTEX analysis was conducted on March 29, 1989. It was not determined by G-Logics if the excavation was re-sampled, or if the BTEX analysis were performed two months after collection (this would exceed the 14-day sample holding time). One soil sample collected during the removal contained 90 mg/kg Total Petroleum Hydrocarbons (TPH), identified as gasoline. This sample was identified as "4000 Gal Top". Seven other soil samples collected did not contain detectable concentrations of TPH. Three composite samples submitted for BTEX analysis contained no detectable concentrations of BTEX.

Other documents included disposal certificates for tank contents and rinseate, a Seattle Fire Department permit for removal of three tanks (5,000-gallon, 4,000-gallon, and 300-gallon), a marine chemist certification for tank inerting, and a notification for removal letter from Meridian Excavating & Wrecking (Seattle, WA) to Ecology, dated January 25, 1989. The letter indicates that a soils report will follow by February 1, 1989. No soil report or UST closure report was available at Ecology during G-Logics file review (see Section 5.2.3). Copies of the UST removal documents are presented in Appendix A.

4.4 Valuation Reduction for Environmental Issues

G-Logics was not informed of nor discovered any information that suggests the subject property has been devalued due to the presence of soil or groundwater contaminants.

4.5 Owner, Property Manager, and Occupant Information

G-Logics understands the current property owner is Mr. Bruce Biesold. The property is currently vacant.

4.6 Reason for Performing Phase I ESA

G-Logics understands this Phase I Assessment was conducted for Mr. Biesold prior to sale of the property.

5.0 RECORDS REVIEW

Public, agency, and company records are sources of information that may be helpful in evaluating activities that may have contributed to contamination of soil and/or groundwater. The following agencies, companies, and individuals were contacted for information regarding the subject property.

- Environmental Data Resources, Inc., Radius Map Report, dated December 13, 2004
- Environmental Data Resources, Inc., Sanborn Map Report
- Environmental Data Resources, Inc., Historic Topographic Maps
- Walker and Associates, Aerial Photographs
- Seattle Central Library, Special Collections - Polk Reverse Directories

- DeLORME Mapping Software
- Tax Records, Puget Sound Regional Archives
- Historical Site Photograph, University of Washington Digital Collections (available on-line)
- Property owner representative, Mr. Todd Biesold, and former tenant David Nguyen.

The following information was obtained from regulatory-agency listings and contacted agencies and/or individuals. Listed search distances are those specified in the ASTM standard.

(Note: G-Logics observed that the EDR plotted locations of the identified listings were sometimes inaccurate, as would be expected given the current limitations of geo-coding technology. However, as based on our review of the provided information, the data was of suitable quality for purposes of our review. Therefore, G-Logics has used the identified site addresses (not the plotted locations) when considering possible contamination issues for this site.)

5.1 Standard Environmental Record Sources

As part of a government database search completed by Environmental Data Resources (EDR), the following federal databases were searched as specified by the ASTM procedure:

- Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List
- Federal National Priority (NPL) List
- Federal CERCLIS No Further Remedial Action Planned (NFRAP) List
- Federal RCRA Corrective Action Report (CORRACTS) Facilities List
- Federal RCRA Non-CORRACTS TSD Facilities List
- Federal RCRA Large and Small Quantity Generators List
- Federal Emergency Response Notification System (ERNS) List

As part of a government database search completed by EDR, the following state databases were searched, as specified by the ASTM procedure:

- State Equivalent NPL, Washington's Hazardous Sites List (HSL)
- State Equivalent CERCLIS, Washington's Confirmed and Suspected Contaminated Sites List (CSCSL)
- State Landfill and/or Solid Waste Disposal Site Lists (SWF)
- State Leaking Underground Storage Tanks (LUST) List

- State Registered Underground Storage Tank (UST) List

Appendix B contains a copy of the complete EDR report. Database dates also are identified in the EDR report. The following summaries contain information from the EDR search.

5.1.1 Comprehensive Environmental Response, Compensation, & Liability Act (CERCLA) List

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list is a database printout of sites that have come to the Environmental Protection Agency's (EPA) attention as a site with the potential to or having had releases of hazardous substances being addressed under the Superfund program. CERCLIS contains sites that either are proposed or are included on the National Priorities List (NPL). Also included are sites that are in the screening and assessment phase for possible inclusion on the NPL.

As of February 25, 1995, the CERCLIS database no longer includes sites which the EPA has assessed and designated "No Further Remedial Action Planned" (NFRAP). A NFRAP decision does not necessarily mean that there is no hazard associated with a given site; it means only that based upon available information, the location is not judged to be a potential NPL site.

No CERCLIS listed facilities were identified for the subject property or within 0.5 miles of the subject property.

5.1.2 Federal National Priorities (NPL) List

The NPL list is a compilation of CERCLIS properties with the highest priority for cleanup pursuant to EPA's Hazard Ranking System.

No NPL sites were identified for the subject property or within 1.0 miles of the subject property.

5.1.3 Federal CERCLIS No Further Remedial Action Planned (NFRAP) List

The EDR list identifies those sites that are listed by the EPA as having been evaluated by EPA for possible listing on the NPL, but where no further remedial action is planned subsequent to a preliminary assessment.

No NFRAP sites were identified for the subject property or adjoining properties.

5.1.4 Federal RCRA Corrective Action Report (CORRACTS) List

The EDR list identifies those sites that are listed by the EPA as hazardous waste handlers with RCRA corrective action activity.

No CORRACTS sites were identified for the subject property or within 1.0 mile of the subject property.

5.1.5 Federal RCRA Non-CORRACTS TSD List

The EDR list identifies facilities that have obtained identification numbers from the EPA, which designate these businesses as transporters, storers, or disposers of hazardous waste.

No Non-CORRACTS Treatment, Storage, and Disposal (TSD) facilities were identified for the subject property or within 0.5 mile of the subject property.

5.1.6 Federal Resource Conservation and Recovery Act (RCRA) Generators

The RCRA list identifies facilities that have obtained identification numbers from the EPA, which designate these businesses as generators of hazardous waste. Obtaining an identification number does not mean that any hazardous materials have been improperly handled at any of these facilities. (Note: Other lists, such as the Washington Department of Ecology's Leaking Underground Storage Tank List, identify hazardous waste problems.)

No RCRA generators were on the subject property. No Large-Quantity generators were identified within 0.25 miles of the property. However, fourteen Small-Quantity generators were identified within 0.25 miles. Two neighboring site generators were BP Oil, located across Martin Luther King Way to the west, and Mount Baker Cleaners, located across McClelland Street to the north.

5.1.7 Federal Emergency Response Notification System (ERNS) List

The EDR list identifies those sites that are listed under the EPA's emergency response notification systems list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity. This list is maintained by the National Response Center. Notification requirements for such releases or spills are codified in Chapter 40 of the Code of Federal Regulations (CFR) parts 302 and 355.

The subject property was not listed as an ERNS site.

5.1.8 Washington's Confirmed and Suspected Contaminated Sites List (CSCSL)

The Washington Department of Ecology (Ecology) CSCS Report did not indicate the subject property was a known or suspected contaminated site. Seven sites were identified within 1.0 mile of the subject property. However none of the sites were closer than 0.5 miles.

5.1.9 Washington's Hazardous Sites List (HSL)

The Washington Department of Ecology (Ecology) HSL List is a subset of the CSCSL Report and includes sites that have been assessed and ranked using the Washington Ranking Method (WARM). The results of this list are included in the above CSCSL Report.

This report did not indicate the subject property or other properties within 1.0 mile of the subject property were contaminated sites that have been ranked for cleanup priority.

5.1.10 State Landfill and/or Solid Waste Disposal Site Lists (SWF)

Ecology's SWF List (these sites are identified as State Landfill sites in the EDR report) did not indicate that state landfills and/or solid waste disposal sites were located within 0.5 mile of the subject property.

5.1.11 Washington's Leaking Underground Storage Tanks (LUST) List

A review of Ecology's Toxic Cleanup Program LUST List indicated that there were no leaking underground storage tanks reported to Ecology for the subject property. However, leaking underground tanks within 0.5 mile from the subject property were reported at ten locations. Three of the sites were located within 1,000 feet of the property. All three sites (Allied DomeCQ - Dunkin Donuts, Rainier Avenue Chevron, and Cecil Leung - Imperial Richfield), are located on Rainier Avenue, downgradient to the west. Therefore, none of the identified LUST sites are believed by G-Logics to present a potential to impact the subject property due to their location.

5.1.12 Washington's Registered Underground Storage Tank (UST) List

The subject property is identified as a UST site under the name Phillips 66 #070644/Closed. The listing is for three tanks that are listed as removed. The tanks contained used oil, leaded gasoline, and unleaded gasoline. The tanks are listed as installed in 1964. However, G-Logics experience with UST listings indicates 1964 is used as a default date for unknown installation dates. Removal documents for the tanks are discussed in Section 4.3.1 of this report. Ecology records for the site are discussed in Section 5.2.3.

The neighboring property gasoline station (Martin Luther King 76) was also identified as a UST site. This site contains six gasoline tanks and one used oil tank. This site is located downgradient to the west, and does not present a likely potential to impact the subject property (in the event that a release had occurred).

5.2 Additional Environmental Records Reviews

Please note that the EDR report includes search results for several federal databases (e.g. FINDS, ROD, PADS, etc.) and state databases (Independent Cleanup Report [ICR] list) that are not specified by ASTM. Mount Baker Apartments, one block to the northeast at 2900 McClellan Street, is listed on the ICR for petroleum contamination resulting from a 1990 tank release. No other information was available. This site is approximately 200 feet upgradient to the subject property. The potential for the Mount Baker Apartments petroleum contamination to have impacted the subject property appears low based on distance.

5.2.1 Local Tax Assessor

According to G-Logics representative reviewed the available files for the subject property. Our research identified one building for the property, constructed as a service station in 1955. Historical tax archives are discussed in Section 5.4.

5.2.2 Local Building Department Records

A G-Logics representative requested historical plans and permits on file at the City of Seattle's Department of Planning and Development (DPD). However, DPD had no records on file for the subject property.

5.2.3 Agency File Search

G-Logics performed a review of files for the subject property UST listing at Ecology's Northwest Regional office. This review was performed to see if any additional information was available concerning the former USTs. Files included a Washington State UST Notification form dated April 4, 1986. The notification form was submitted to Ecology by Phillips 66, indicating that three USTs were present, but were no longer in use. All other documentation on file at Ecology were duplicates of information provided to G-Logics by Mr. Todd Biesold (Appendix A).

5.2.4 Groundwater Wells

No water supply wells were identified in the area surrounding the subject property.

5.3 Physical Setting Information

The Puget Sound area has been glaciated numerous times over the last several hundred thousand years. The most recent of these events was the Vashon Glaciation. Examination of a 1993 USGS geologic map indicates that the subject property is underlain by Vashon advance outwash deposits. Advance outwash deposits are a mix of moderate to well-sorted sand and gravel with minor amounts of silt and clay.

The subject property is located at an elevation of approximately 60 feet. The surrounding area slopes to the west toward Rainier Avenue. G-Logics project experience in the area indicates that depth to groundwater is approximately 10 to 20 feet below grade. Groundwater flow direction is expected to be to the west, based on surface topography.

Additional general information regarding subsurface conditions is included in the attached EDR Report, Geocheck Addendum.

5.4 Historical Use Information, Subject Property and Adjoining Properties

The following information was obtained from reviewed sources of historical information and interviews.

5.4.1 Aerial Photograph Review

A review of historical aerial photography may indicate past activities at a property that may not be documented by other means, or observed during a property visit. The effectiveness of

this technique depends on the scale and quality of the photographs and the available coverage.

Aerial photographs were reviewed at Walker and Associates of Seattle, Washington. The following is a tabulation of the aerial photographs reviewed:

Date	Flight #	Scale	Color	Stereo
1936	—	1" = 800'	No	No
1946	A-46	1" = 1000'	No	No
1956	S-56	1" = 1000'	No	No
1960	KC-60	1" = 2000'	No	Yes
1969	KC-69	1" = 1500'	No	Yes
1974	KC-74	1" = 1500'	No	No
1980	KC-80A	1" = 1500'	Yes	Yes
1990	KC-90	1" = 1000'	Yes	Yes

Two additional years of aerial photography were discovered at on-line Internet locations, as listed below:

Date	Source	Scale	Color	Stereo
1999	Seattle DPD	—	Yes	No
2002	USGS Terraserver	—	Yes	No

The results of our aerial photography review are presented below:

- 1936** The property is undeveloped and covered by grass or gardens. The adjacent properties to the south and east are undeveloped.
- 1946** The subject property appears as a dirt lot that is contiguous with the property to the east. Martin Luther King Way (initially known as Empire Way) is not yet present. A baseball stadium is present to the northwest across McClelland Street.

- 1956 The property has been developed and contains the currently existing service station building. Empire Way is now present. A small building is present on the lot to the east. The property to the south and west is undeveloped.
- 1960 The property and surrounding area appear similar to 1956, except a building is under construction on the property adjacent to the south.
- 1969 The subject property gasoline station appears similar to 1960. The property to the west across Empire Way now contains a gasoline station.
- 1974 The property and surrounding area appear similar to 1969.
- 1980 The subject property gasoline station appears similar to 1974. The neighboring baseball stadium has been demolished and contains a warehouse (the current Lowe's Hardware store).
- 1990 The property and surrounding area appear similar to 1980.
- 1999 The property and surrounding area appear similar to 1990.
- 2002 The property and surrounding area appear similar to 1999.

Copies of the 1946, 1980, and 1999 photographs are included in Appendix C of this report.

5.4.2 Reverse Telephone Directories

Polk City reverse directories for the subject site were available from 1940 to 1996 (but not necessarily for every year). G-Logics discovered and reviewed reverse directories for the following years: 1940, 1948-49, 1956, 1961-62, 1965, 1967, 1973, 1986, 1989-90, 1994, and 1996.

Empire Way (renamed Martin Luther King Way in the 1980s) was not listed for the subject property area in the 1940s and 1950s. The following Polk Directory listings were identified for the subject property:

- 1965 - Associates Gas Station
- 1967 - Phillips Gas Station
- 1973 - Rainier Bonanza Self Serve Gas
- 1974, 1980 - vacant
- 1986, 1990 - Empire Mobil
- 1994 - R&R Auto Repair

- 1996 - C&K Auto Repair

5.4.3 *Sanborn Fire Insurance Maps*

Sanborn fire insurance maps for the area, dated 1916, 1950, and 1969, were reviewed. Copies of the discovered mapping are attached to this report (Appendix D).

- 1916 The subject property is unimproved. A baseball field is located to the northwest. Otherwise, the surrounding properties are identified as vegetable gardens.
- 1950 The subject property is unimproved. Houses and shops are located on the surrounding properties. Gasoline stations and auto repair shops are present on Rainier Avenue to the west. The baseball stadium (Sick's Stadium) has been constructed to the northwest.
- 1969 The subject property contains the existing gas station building. Surrounding properties are similar to the 1950 map.

5.4.4 *Historical Tax Records*

Tax records obtained from the Puget Regional Archives indicate that a 200 square-foot wood-framed real estate office was constructed on the property in 1951. The building was not heated. No underground storage tanks were indicated in the records. The building was demolished in 1955. The existing gasoline station was constructed in 1955 as an Associated Gas Station. The owner was identified as Tidewater Oil. The tax records indicate that the site included the following features:

- 2 Pump Islands
- 4 Pumps
- 4 Wells
- 4,000-gallon Tank
- 5,000-gallon Tank
- 280-gallon Tank
- 2 Hydraulic Hoists

The building also contained an oil burner for heat. Copies of the tax archives including site photos are presented in Appendix E.

5.4.5 Historical Site Photos

The University of Washington Digital Collections website was accessed for historical photographs of the subject property. Since the subject property was immediately southwest of the historic Sick's Stadium, photographs of the stadium including views of the subject property were available for the years 1946, 1947, and 1969. The 1946 and 1947 photographs indicate that the subject property was an unpaved lot used for automobile parking. The existing gasoline station is visible in the 1969 photograph. Copies of the photos are included in Appendix F.

5.4.6 Historic Topographic Mapping

Mapping was discovered for 1897, 1909, 1849, 1968, 1973, and 1983. Other than a rail line located on the current Rainier Avenue right-of-way, the area was generally undeveloped in the 1890s. By 1909, the area to the south was becoming urbanized. No buildings are shown on the property in 1949. The site and surrounding area are shown as developed (no individual buildings are shown) in the 1968, 1973, and 1983 maps.

6.0 SITE RECONNAISSANCE

Presented below is a summary of information identified by G-Logics during our site reconnaissance on December 23, 2004.

6.1 Methodology and Limiting Conditions

The purpose of the property visit was to look for obvious visual indications of historical or current operations that may have resulted in possible soil and/or groundwater contamination. The site visit included a visual review of the property for indications of activities such as waste storage and disposal, storm drainage, underground and aboveground storage tanks, and hazardous-material storage or use areas. Photographs were taken during the site visit and are included in this report. Photograph locations and directions are presented on Figure 2. Observed conditions are described below.

6.2 General Site Setting

The property contains a vacant auto repair building (Photo 1). The building contains a repair garage, an office, two restrooms, and a mechanical room containing an oil furnace and an

air compressor. The repair garage contains 2 operational hydraulic hoists. The southeast corner exterior of the building contains a concrete-walled enclosure. The enclosure was filled with blackberry bushes and could not be directly observed. The property is surrounded by a chain-link fence. See report sections 3.3 and 3.4 for additional information.

6.3 Site Reconnaissance Observations

Our observations regarding the use, storage, and/or disposal of hazardous materials on the property are presented below. G-Logics was accompanied on the site visit by Mr. Rich Cannon, of Cannon Commercial Services.

6.3.1 Heating Oil UST

According to Mr. Cannon, a 500-gallon heating oil UST is located on the south side of the building (Photo 2). A fill port was observed on the curb-edge near the restrooms. Two vent pipes are located at the southeast corner of the building. The tank is operational, and serves an oil furnace located inside the building (Figure 2).

6.3.2 Floor Drain Sump and Oil/water Separator

A floor drain sump is located in the garage, adjacent to the north hydraulic hoist (Photo 3). The sump contained an orange-colored mixture of oil and water. The sump drains into an oil/water separator located on the west exterior side of the garage. The oil/water separator also contained an orange-colored mixture of oil and water (Photo 4).

6.3.3 Hydraulic Hoists

Two underground hydraulic vehicle hoists are present in the repair garage (Photo 5). According to former tenant Mr. David Nguyen, the hoists are operational but one of them requires addition of hydraulic oil. The hoists are served by an air compressor located in the mechanical room.

6.3.4 Used Oil Storage

A 150-gallon used oil above-ground storage tank (AST) is present at the northwest corner of the garage. The AST appeared to be mostly empty. A sticker for Basin Oil Service was observed on the tank. A 55-gallon drum was observed on the southeast exterior corner of

the building (Photo 1). The drum appeared to be full, and was labeled as containing "used oil filters for recycling".

6.3.5 PCB-containing Equipment

No transformers were noted on the property. A number of fluorescent lights were observed in the building. Given the age of the building and improvements, PCBs in the light fixtures may be present. The fluorescent light tubes also may contain mercury vapors and should be properly managed when removed.

6.3.6 Indications of Solid Waste Disposal

We did not observe any indication of improper disposal of solid waste on the property. However, some small amounts of "litter" were observed. A five-gallon, unlabeled, covered container of used oil was observed on the southwest corner of the property.

6.3.7 Parking Lot

The parking lot area is paved with asphalt and concrete. The asphalt near the garage doors appeared aged and cracked. Newer asphalt is located on the northeast corner of the property, indicating the likely location of the USTs removed in 1989 (Photo 6). One of the original pump islands is present near the Martin Luther King Way sidewalk (Photo 7). Product lines appear to remain in place. The second island has been removed. The location is indicated by an island-shaped concrete patch (Photo 8). A storm drain is located at the southwest corner of the property. The drain appeared to be clogged with sediment.

6.3.8 Site Diagram of the Property

Please refer to Figure 2 of this report for a schematic site diagram of the property. Figure 2 also presents the locations of the site-visit photographs.

7.0 INTERVIEWS

Presented below is a summary of information provided by individuals interviewed for this project.

7.1 Interview with Site Owner Representative

According to Mr. Todd Biesold (the son of owner Bruce Biesold), a heating oil UST is located beneath the walkway outside of the restrooms. Mr. Biesold provided G-Logics with UST removal documentation (Appendix A).

7.2 Interview with Former Tenant

A G-Logics representative spoke with Mr. David Nguyen, owner of Vu Auto Repair. Mr. Nguyen indicated that his business (Vu Auto Repair) conducted business at the property for approximately three years. He indicated that the sumps and oil/water separator had not been cleaned out during his tenancy. Mr. Nguyen stated that the hydraulic hoists are operational, though one of the hoists leaked and required occasional addition of hydraulic fluid.

7.3 Interview with Local Government Officials

Presented below is a summary of information provided by local governmental representatives.

7.3.1 Local Fire Department

The City of Seattle Fire Marshall's office had no records of hazardous materials spills at the property. Permits were issued in 1989 for the removal of three USTs.

8.0 FINDINGS AND CONCLUSIONS

For the completed Phase I ESA, the following findings and conclusions are based on G-Logics' knowledge of the subject property from our site observations and information gathered during our review. These conclusions are subject to the limitations presented in this report and may change if additional information becomes available.

8.1 Identified On-site Issues

From the mid 1950s until the late 1980s, the subject property was a service station. The site then operated as an auto repair facility. On-site features presenting a potential to have impacted subsurface conditions include the following:

- Gasoline pump islands and associate product piping

- Floor drain sump and associated oil/water separator
- Underground hydraulic vehicle hoists in vehicle service bay
- Potential use of gasoline-impacted soil for UST backfill
- Fifty year-old heating oil UST
- Recent use for auto repair

Potentially hazardous materials noted on the property included a 55-gallon drum of waste oil filters, oil, water, and sludge mixtures in the floor drain sump and oil/water separator, and a 5-gallon bucket of waste oil.

8.2 Identified Off-site Issues

Our record review revealed some environmental concerns resulting from off-site LUST, UST, CSCSL, RCRA, or other identified regulated sites within ASTM-required search distances. Most of the contaminated sites are located downgradient to the west. The Mount Baker Dry Cleaner facility was not listed as a known contaminated site. However, based on its proximate upgradient location, and its fifty-plus year duration of operation, some potential exists for dry cleaning solvents to have migrated to the subject property. The Mount Baker Apartment leaking tank site also presents some potential for migratory contaminants.

9.0 RECOMMENDATIONS

G-Logics presents the following opinions and recommendations for the environmental conditions identified as part of this Phase I Site Assessment. Our opinions and recommendations are based on our current understanding of site conditions.

- G-Logics recommends soil and groundwater sampling at several areas of the subject property. This work would be performed to better evaluate the presence or absence of contamination from possible on-site activities in these areas. Sampling locations should include the pump island and product piping area, the former UST excavation, the sump and oil/water separator, the hydraulic hoists, and near the heating oil UST. A groundwater sample should also be collected along the north side of the property to evaluate to potential for solvent contamination originating from the neighboring dry cleaner, and petroleum contamination for the Mount Baker apartment site.

- Waste materials including the contents of the sump and oil/water separator and 55-gallon drum should be removed and properly disposed or recycled off-site.
- The two hydraulic hoist cylinders and the heating oil tank should be removed. The removal should be monitored for petroleum releases, and the resulting excavation should be sampled for analysis of petroleum hydrocarbons. A closure report summarizing the removal, laboratory results, and documentation of disposal should be prepared.

10.0 ADDITIONAL SERVICES

Although not within the scope or budget of the performed site assessment, G-Logics noted several "non-scope" issues. These issues are presented herein to only provide additional site information.

10.1 Radon Information

Regarding the potential for radon, the United States Geological Survey (USGS) and the attached EDR report have identified the area of the subject property as "Zone 3" (<2pCi/liter). Samples were not collected during this assessment to prove or dispute this expectation. Zone 3 is the EPA's lowest risk level zone.

10.2 Asbestos/Lead Paint Information

Given the age of the building's construction, the presence of asbestos or lead paint may be expected, however samples were not collected during this assessment to prove or dispute this expectation. However, other than built-up tar roofing, no large quantities of suspect asbestos containing materials were observed. In the event of future site redevelopment including building demolition, a comprehensive asbestos survey is required prior to demolition. All identified asbestos must be removed before demolition.

For lead paint, there are no current regulatory requirements to abate lead paint in commercial buildings, however a few precautions are recommended. If the building is demolished or remodeled, the paint on the debris likely can be disposed in a typical construction-debris landfill. If lead paint is present, and paint is found with lead at any detectable concentration, then the individuals contracted to do this work must be informed, under worker right-to-know laws.

10.3 Indoor Air Quality and Biological Pollutants

Consistent with our approved scope of services, an evaluation of the indoor air quality and biological pollutants (including molds, spores, bacteria, viruses, and the byproducts of any such biological organisms) of the on-site structures was not performed in conjunction with this Phase I ESA.

10.4 High Voltage Powerlines

No high-voltage powerlines are located over the subject property. Therefore, potential impacts are not expected from possible electrical and magnetic fields generated by these lines. Additionally, consistent with our approved scope of services, an evaluation of the potential impacts from any high voltage powerlines was not performed in conjunction with this Phase I ESA.

11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Brief resumes of environmental professionals conducting this environmental site assessment are attached to this report (Appendix G).

12.0 REFERENCES

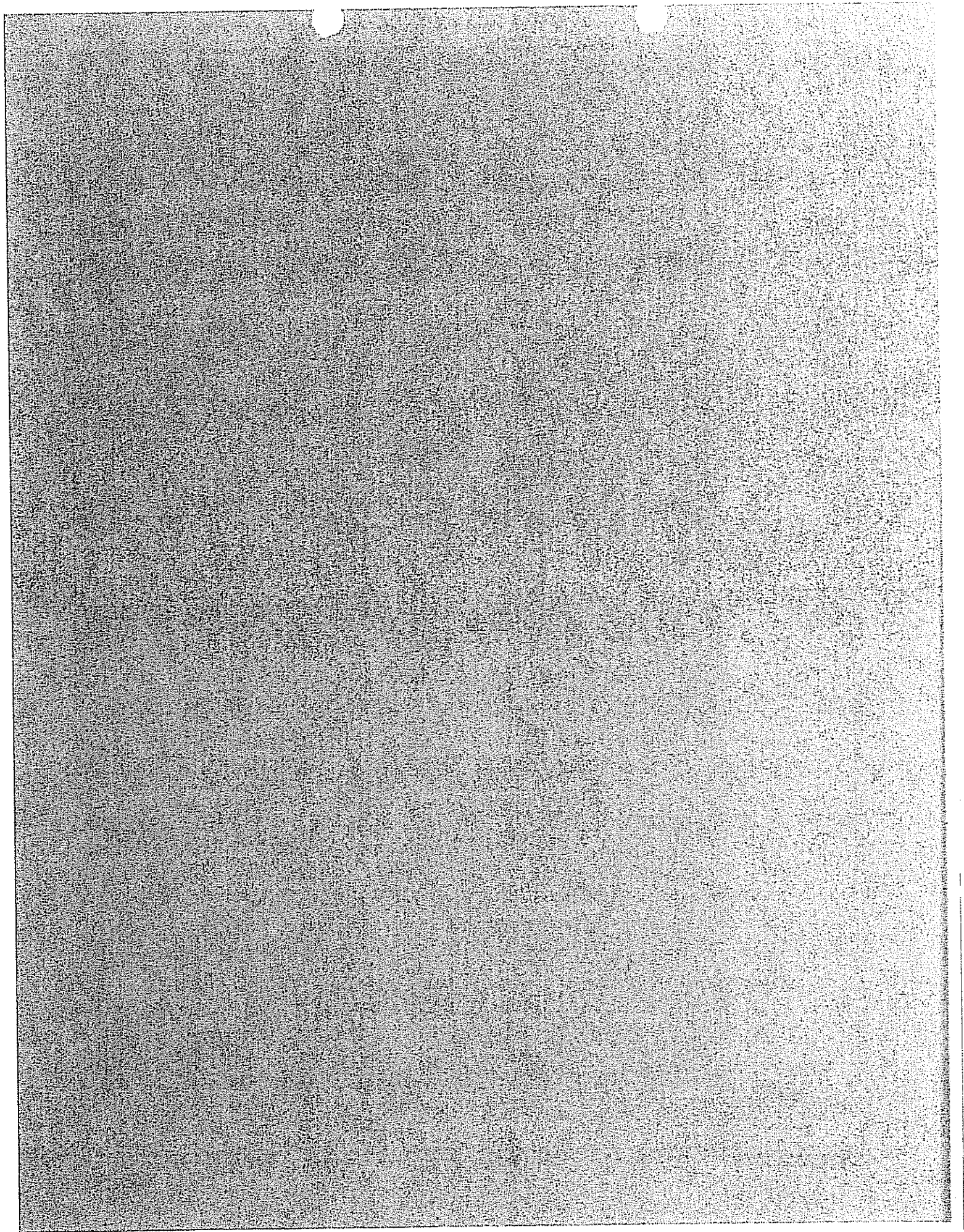
American Society for Testing and Materials, 2000, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process: West Conshohocken, Penn., American Society for Testing and Materials E 1527-00, 27p.

Washington Department of Ecology (Ecology), 2001, The Model Toxics Control Act Cleanup Regulation, Chapter 173-340 WAC: Olympia, Wash., Washington State Department of Ecology, February 12, 2001.

USGS 1993, Geologic Map of Surficial Deposits in the Seattle 30' by 60' Quadrangle, Yount, Menard, and Dembroff, 1993, Open File Report 93-233.

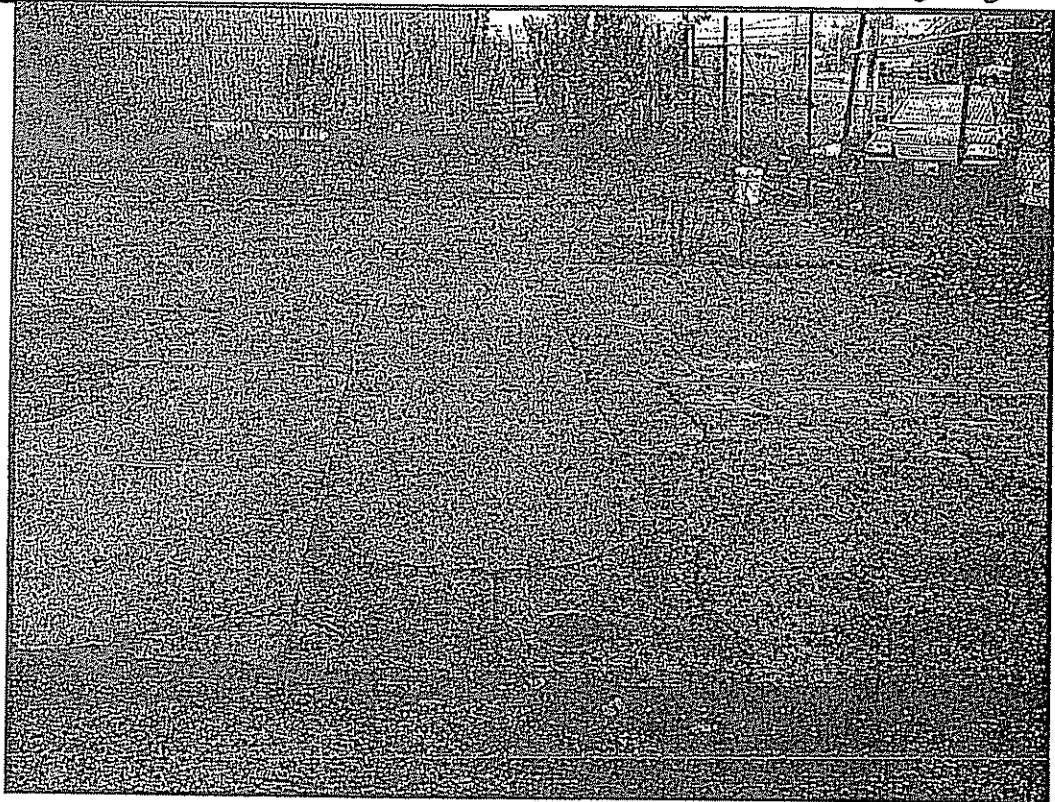
U.S. Geological Survey (USGS), 1983, 7.5 by 15-minute topographic map of South Seattle Quadrangle, Washington: scale 1:25,000.

Other references as noted in Sections 4.0 and 5.0 of this report.



Photo

7

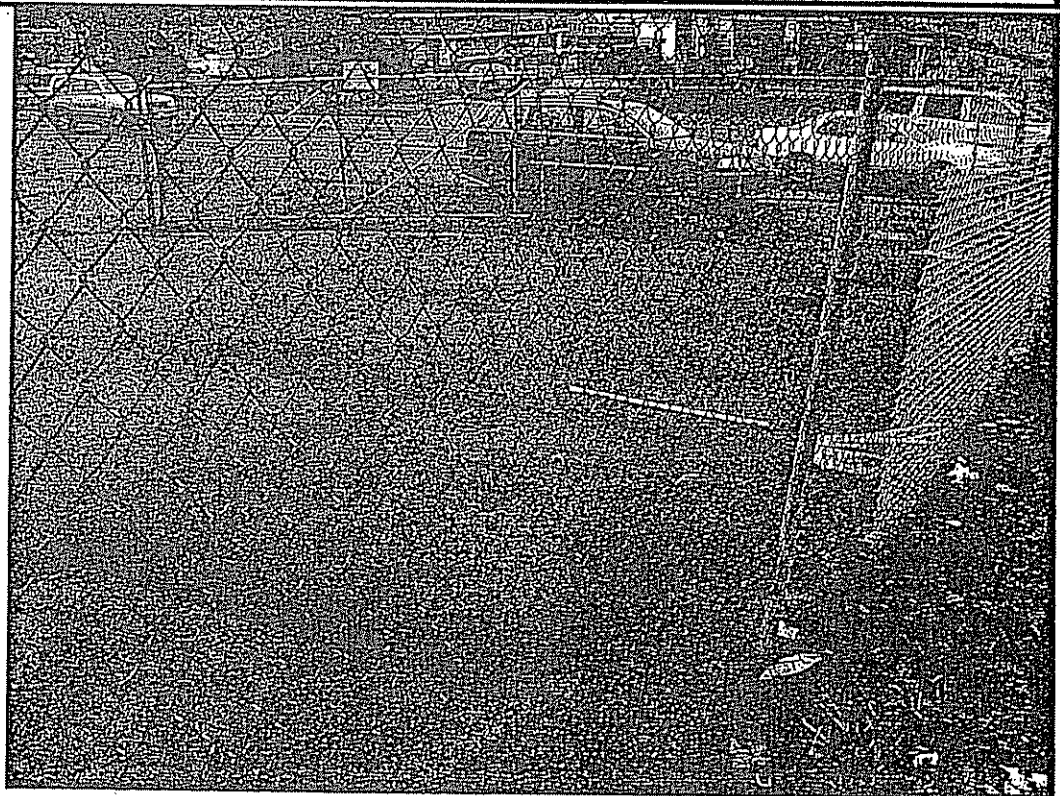


Description: The former east pump island location, looking south.

Comments: Pavement on site is aged and cracked. Some staining is present.

Photo

8



Description: Northwest corner of the subject property

Comments: Newer asphalt paving indicates the former location of the USTs removed in 1989.

Photo

5



Description: Subject property repair garage.

Comments: Two operational hydraulic vehicle hoists are present

Photo

6



Description: Pump island located on the western side of the property.

Comments: Product piping remains and is visible at the two former dispenser locations (arrows)

Photo

3

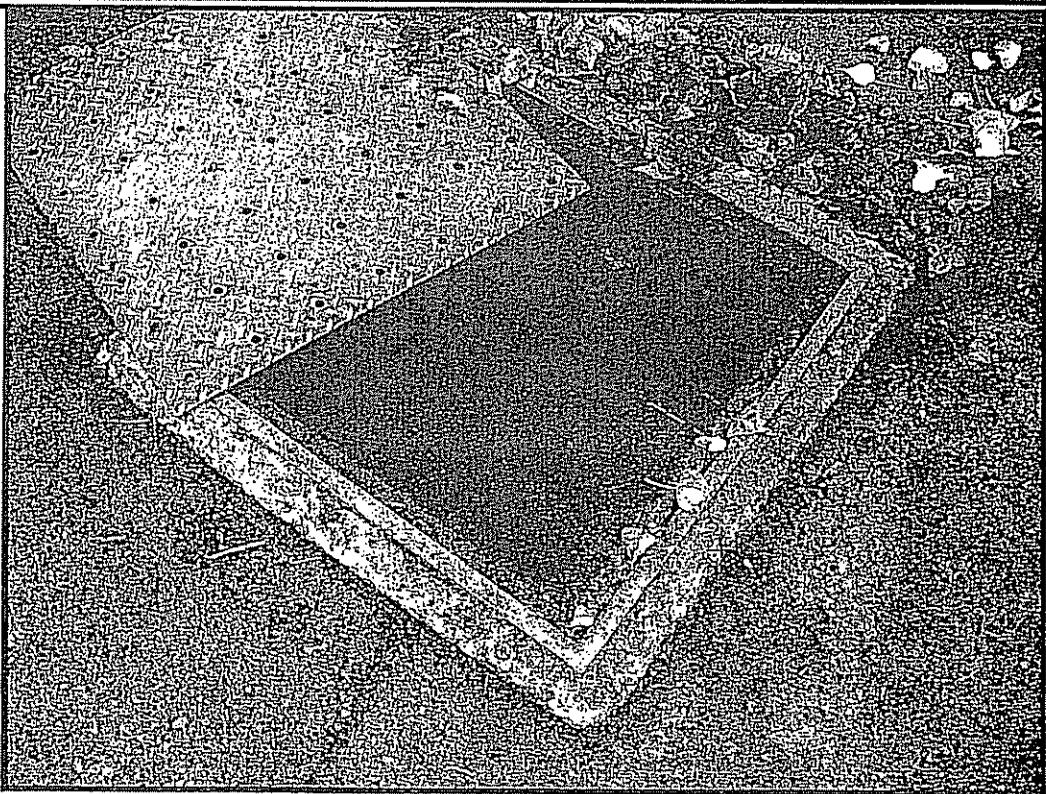


Description: Floor drain sump located adjacent to north vehicle hoist.

Comments: The sump contained a mixture of oil and water. The sump is connected to the oil/water separator.

Photo

4

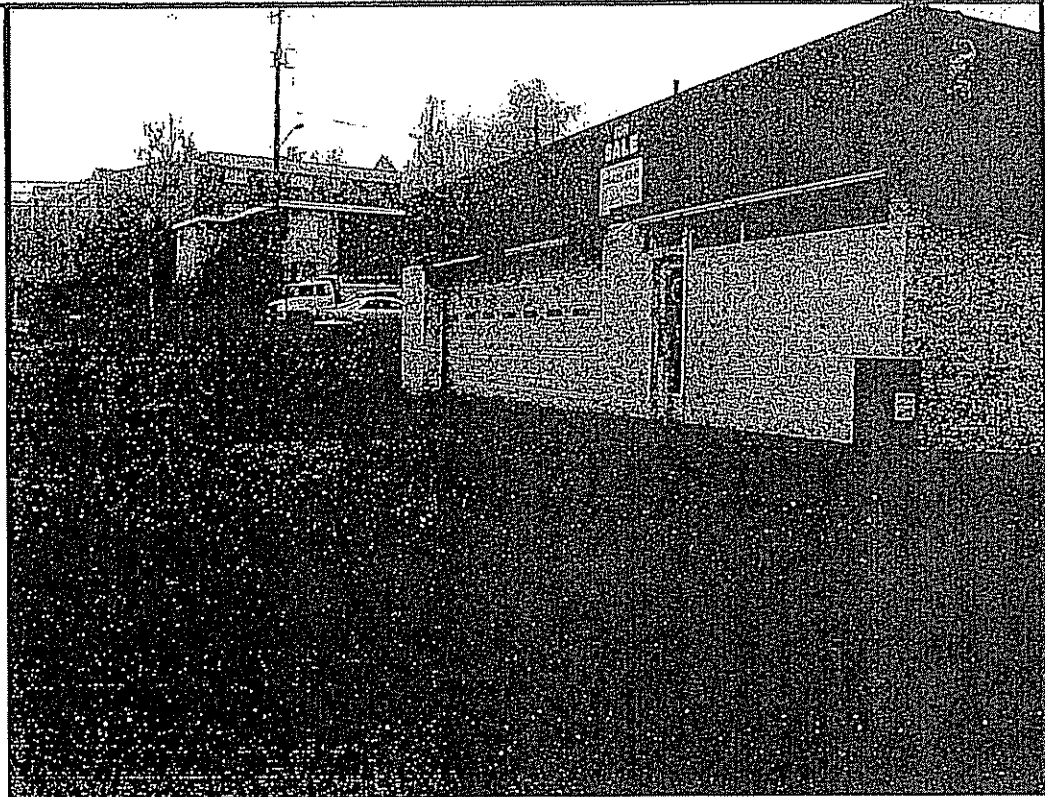


Description: Oil/Water Separator located at the northwest exterior corner of the building.

Comments: The separator contained a mixture of oil and water.

Photo

1



Description: Subject property looking northeast.

Comments: The property contains a vacant auto repair shop, formerly a gasoline station. Drum labeled used oil filters is present.

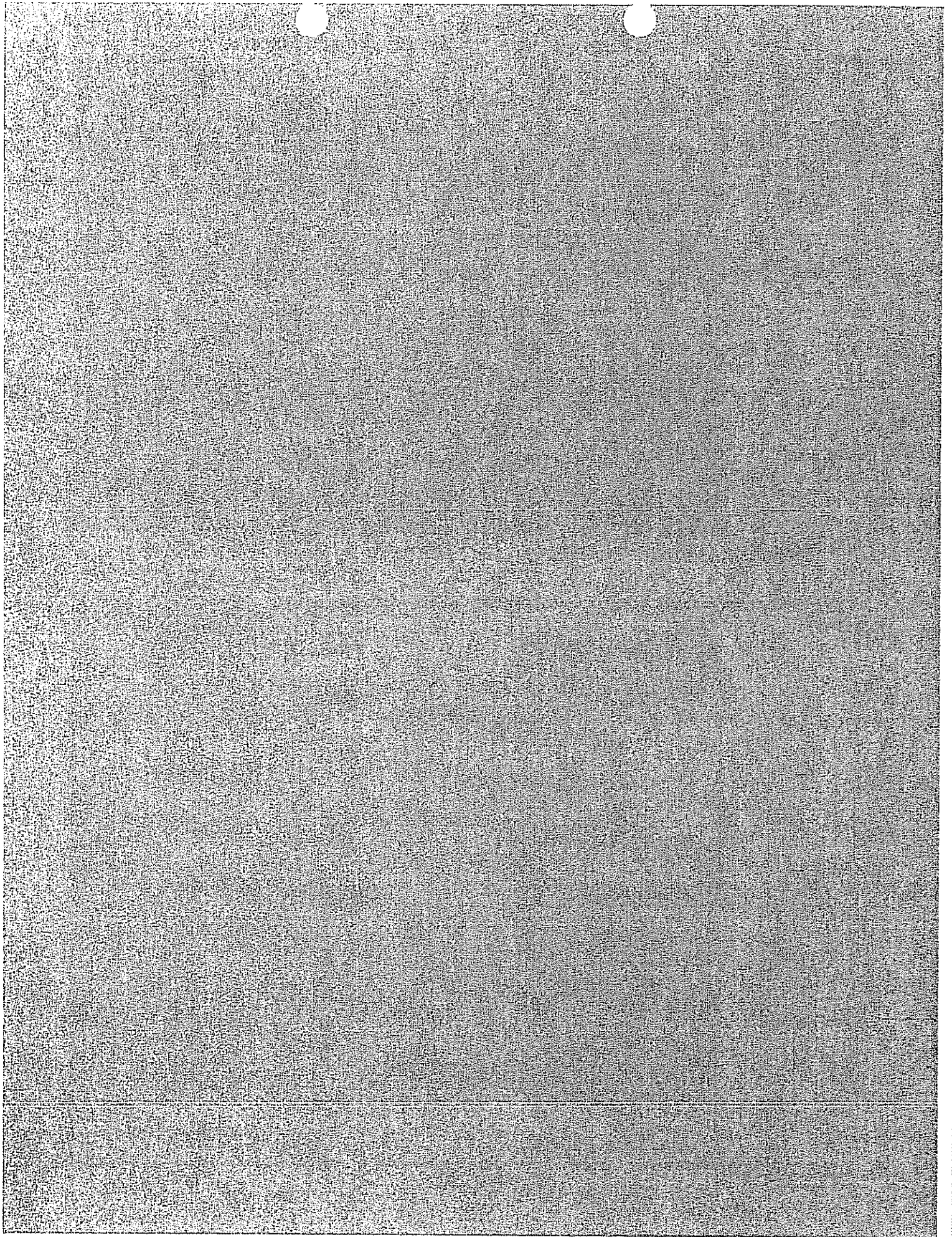
Photo

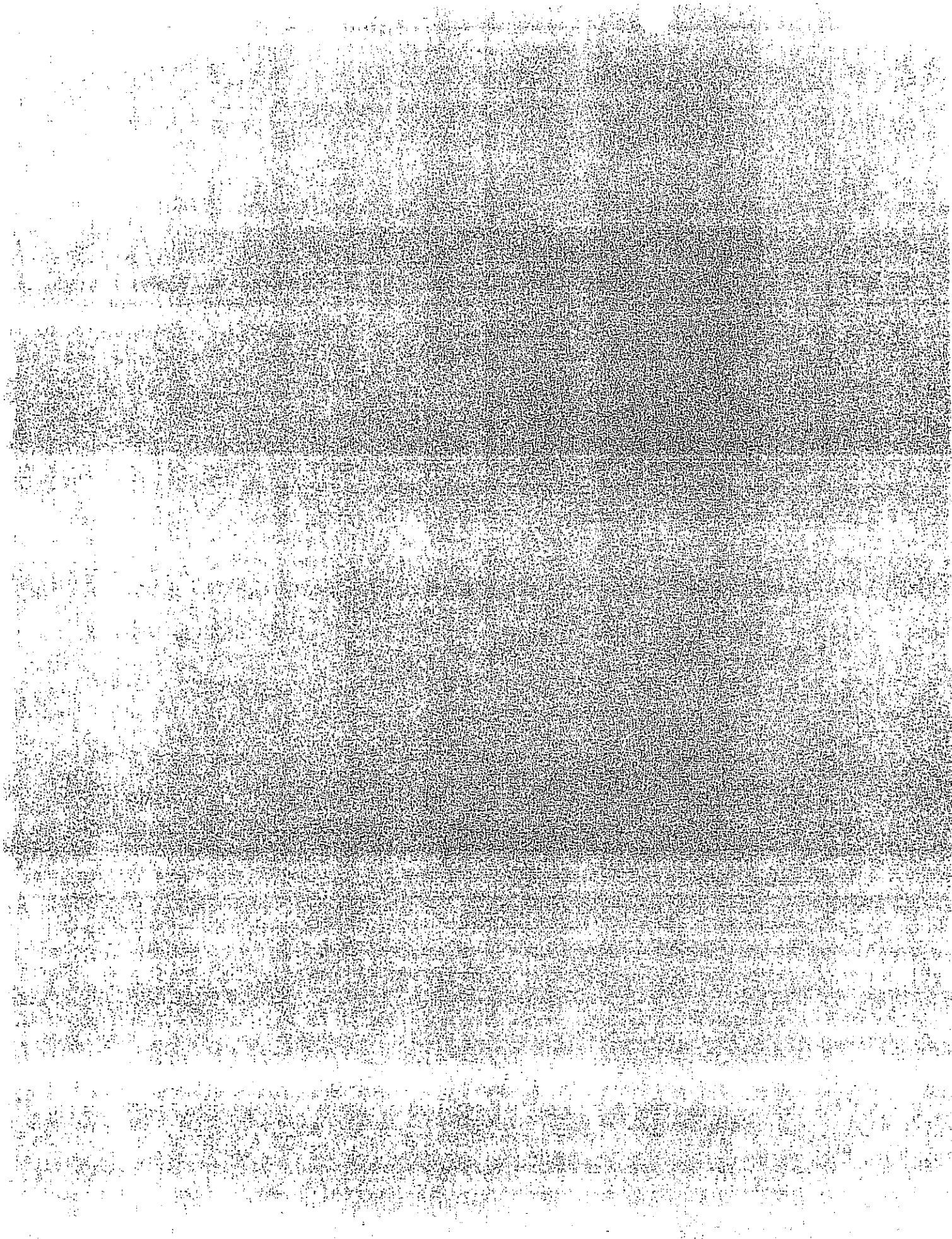
2



Description: South end of the subject property looking east.

Comments: A heating oil UST is located in this area. A fill port is located on the walkway curb (arrow).

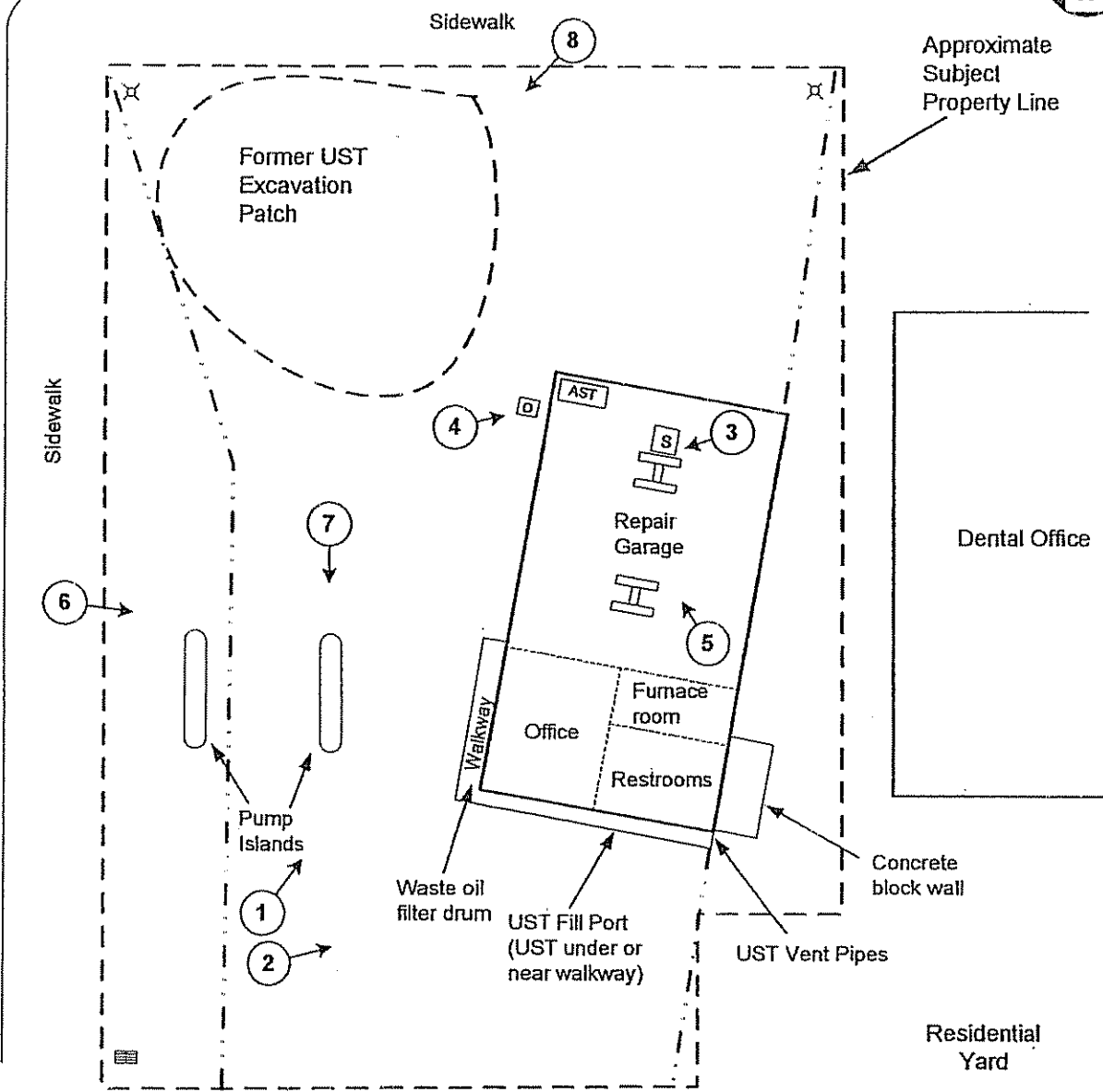




South McClellan Street



Martin Luther King Way South



Legend

- Waste Oil AST
- Fence
- Vehicle Hoist
- Sump
- Oil/Water Separator
- Storm Drain
- Site Visit Photo Location and Direction

Approximate Drawing Scale: 1" = 20'

0 ft. 12 ft. 20 ft. 40 ft.

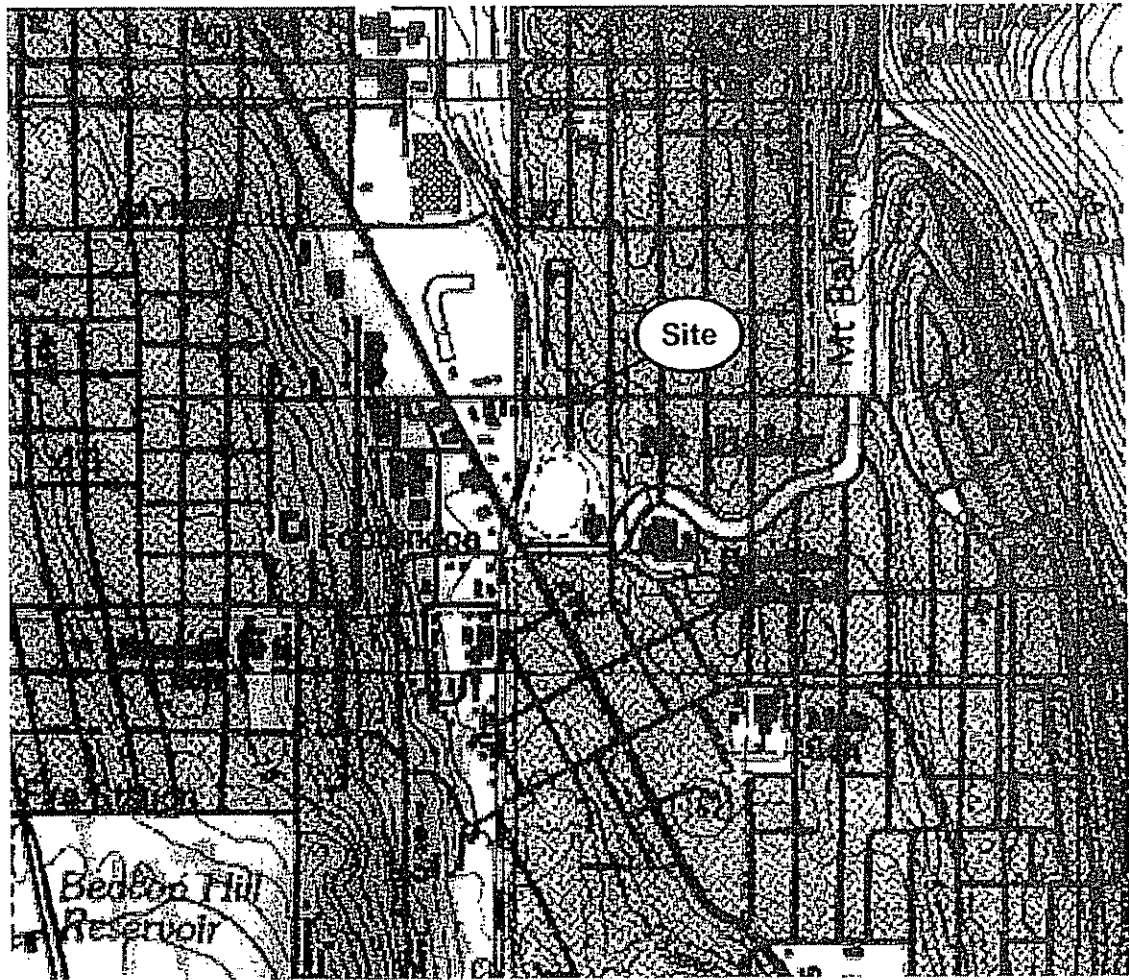
Mapping Reference: Site Visit Measurements, King Co Assessor, and City of Seattle GIS photo (1999).

Project File: 01-0358-A-F2.vsd

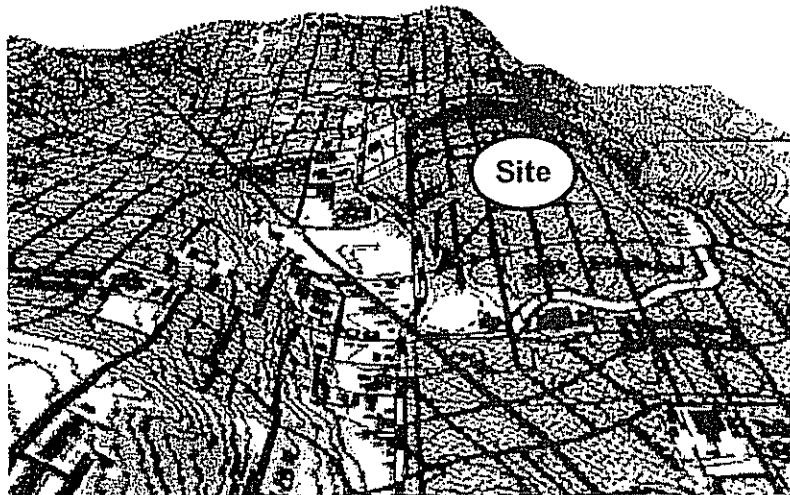


Site Diagram
 Former Gas Station
 2800 Martin Luther King Way South
 Seattle, Washington

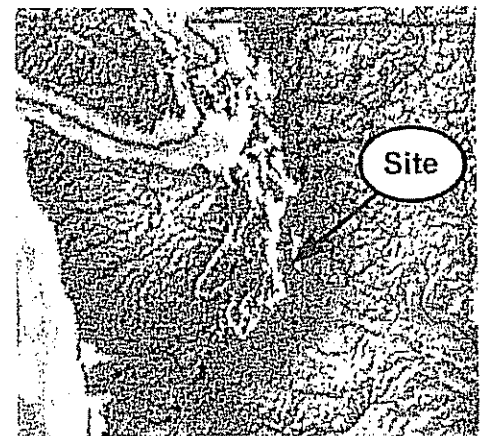
Figure
 2



USGS, South Seattle 7.5 x 15 minute quadrangle, 1983



4X Vertical Exaggeration



Project File: 01-0356-A-F1.vsd

Topographic mapping from Delorme 3-D TopoQuads

g·logics

Site Location Maps

Former Gas Station
2800 Martin Luther King Way South
Seattle, Washington

Figure

1

