EXECUTIVE SUMMARY

On behalf of Armex Incorporated, Geomatrix Consultants, Inc. (Geomatrix) performed a Phase I and limited Phase II Environmental Site Assessment (ESA) of a site owned by Mr. Jorge Quiroga, located on the west side of Des Moines Memorial Drive, between South 124th Street and South 128th Street in Seattle, Washington (the Site). The Site is occupied by one building that is partly used as a truck maintenance and repair shop (the western third of the building) and partly vacant (eastern part of building). It is our understanding that Armex is considering selling the Site to the current occupant (Mr. Chamkour Gill).

Geomatrix identified direct evidence of "recognized environmental conditions" (as defined by ASTM Practice E 1527-00) on the Site. The findings of this ESA are presented below.

The Site is approximately 23,035 square feet in area. Until 1974, the Site contained one or two possible residences. The only building currently on the Site was built in 1975. The Site was formerly an auto parts store (1974 to 1998), a machine shop (1985 to 1995), and a glass window and door shop (1998 to 2004).

Properties in the vicinity of the Site are used for purposes ranging from multi-family residential to commercial. The following is a summary of the uses:

- North: residential.
- East: Des Moines Memorial Way (adjacent), Aussie Machine Inc., residences, Glendale Heating and Air Conditioning Company.
- South: Vacant lot with parked cars, Daniel's Auto Service.
- West: residential.

Regulatory databases and aerial photos were reviewed to evaluate potential contamination sources in the nearby area. Two auto repair companies are present in the vicinity to the east and south of the Site.

Soils at the Site consist of fill to a depth of 9.25 feet in the former underground storage tank (UST) area and to a depth of approximately four feet on remainder of the property. The fill consisted of poorly-graded sand or gravel in the former UST area and silty sand with gravel with trace brick fragments, glass shards, and wood bits. Underneath the fill was very dense and

partially cemented silty sand, or silty sand with gravel (Glacial Till), beginning at a depth of approximately 4 feet and extending to a depth of at least 8 feet. Perched groundwater was observed in three of the eight borings at depths ranging from 2.5 to 5.5 feet below ground surface (bgs).

Geomatrix evaluated potentially hazardous materials in soil on the Site, including total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and metals.

Soil samples were collected from 8 soil borings and analyzed for TPH as diesel and lube oil, VOCs, and metals. TPH and VOCs were not detected above respective cleanup levels. However, lead and cadmium were detected at concentrations exceeding their respective cleanup levels in one soil sample. Washington State Model Toxics Control Act [(MTCA) Ch. 173 – 340 WAC] Method A or Method B Unrestricted Cleanup Levels were used for comparison. For evaluation of waste disposal options, Toxicity Characteristic Leaching Procedure (TCLP) tests were completed for the soil sample with concentrations of lead and cadmium exceeding cleanup levels. The Dangerous Waste threshold for lead and cadmium, as defined by state regulation Ch. 173-303-090, were not exceeded.

Two localized areas of impacted soil remain. Both areas are from surface spills and affect the upper 18 inches of soil. One area, in the vicinity of boring GP-3, has lead and cadmium at elevated concentrations. The second area, near the sample labeled "Mike's #2", has lube-oil range-petroleum hydrocarbons. In light of the limited and shallow nature of these impacted areas, excavation and disposal of the soil is the most effective way to mitigate the contamination. The owner or operator can apply to the Voluntary Cleanup Program with the State Department of Ecology to receive a "no further action" letter acknowledging closure of the site.