

PHASE I ENVIRONMENTAL ASSESSMENT

**Residence and Former Gasoline Station Building
4404 South 133rd Street
Tukwila, Washington 98168**

**BORRELLI REAL ESTATE INVESTMENTS,
LLC**

ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue Northeast, Suite 300
Bellevue, Washington 98004
(425) 455-9025 Office
(888) 453-5394 Toll Free
(425) 455-2316 Fax

May 7, 2013

JN-33076

Mr. Joe Borrelli
Borrelli Real Estate Investments, LLC
13028 Interurban Avenue South, Suite 108
Tukwila, Washington 98168

Subject: **PHASE I ENVIRONMENTAL ASSESSMENT
Residence and Former Gasoline Station Building
4404 South 133rd Street
Tukwila, Washington 98168**

Gentlemen:

Environmental Associates, Inc., has completed a Phase I Environmental Assessment of the subject property located in King County, Washington 98168. This report, prepared in accordance with the terms of our proposal dated April 29, 2013 and in a manner consistent with the intent and methodologies of ASTM E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," summarizes our approach to the project along with results and conclusions.

The contents of this report are confidential and are intended solely for your use and the use of your representatives. Two (2) copies of this report are being distributed to you. No other distribution or discussion of this report will take place without your prior approval in writing. Additional copies are available for a small fee.

As discussed within appropriate sections of the attached report of which this letter is a part, this Phase I Environmental Assessment has revealed evidence of a single "recognized environmental condition" (REC) as defined by section 1.1.1 of ASTM E 1527-05 in connection with the property namely the historic long-term operation of South Riverton Service, a Shell brand gasoline service station, on the property from approximately 1924 through the mid to late 1970's.

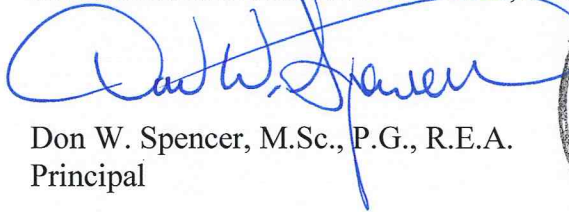


A single non-CERCLA condition of potential environmental significance identified in the course of our review of this property consisted of the presence of certain exterior siding, troweled-on ceiling texture material, roofing materials, and wallboard systems suspected to possibly contain asbestos.

Expanded discussions along with common-sense recommendations for future management relating to the above-noted conditions are provided for your consideration in the Conclusions / Recommendations section and at other appropriate locations within the attached report.

We appreciate the opportunity to be of service on this assignment. If you have any questions or if we may be of additional service, please do not hesitate to contact us.

Respectfully submitted,
ENVIRONMENTAL ASSOCIATES, INC.



Don W. Spencer, M.Sc., P.G., R.E.A.
Principal



EPA-Certified Asbestos Inspector/Management Planner
I.D. # AM 48151

EPA/HUD Certified Lead Inspector (Licensed)

Registered Site Assessor/Licensed UST Supervisor
State Certification #0878545-U7

License: 604 (Washington)
License: 11464 (Oregon)
License: 876 (California)
License: 5195 (Illinois)
License: 0327 (Mississippi)

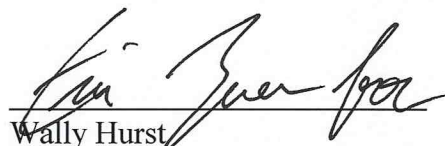
PHASE "1" ENVIRONMENTAL ASSESSMENT

Residence and Former Gasoline Station Building
4404 South 133rd Street
Tukwila, Washington 98168

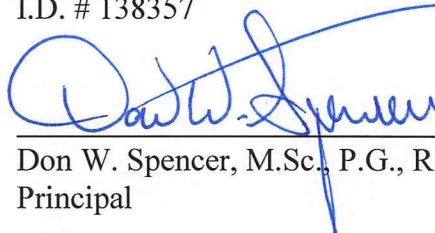
Prepared for:

Borrelli Real Estate Investments, LLC
13028 Interurban Avenue South, Suite 108
Tukwila, Washington 98168

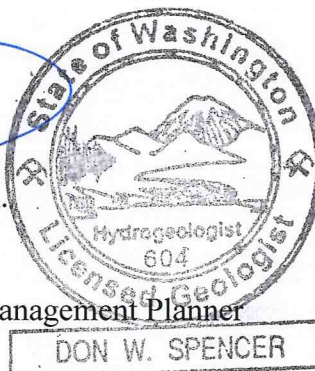
Questions regarding this investigation, the conclusions reached and the recommendations given should be addressed to one of the following undersigned.



Wally Hurst
Environmental Scientist
EPA-Certified Building Inspector
I.D. # 138357



Don W. Spencer, M.Sc., P.G., R.E.A.
Principal



EPA-Certified Asbestos Inspector/Management Planner
I.D. # AM 48151

EPA/HUD Certified Lead Inspector (Licensed)

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Reference Job Number: JN-33076

May 7, 2013

TABLE OF CONTENTS

METHODOLOGY/SCOPE OF WORK	5
FINDINGS	6
General Description	6
Geologic Setting	7
Previous Environmental Work	8
Development History and Land Use	8
Property Conveyance/Ownership Data	9
Site Reconnaissance	10
Interviews	12
Check For PCB-Containing Materials	12
Check For Asbestos-Containing Materials	13
Review For Lead-Based Paint	13
Radon Evaluation	14
Water Supply, Waste Water and Solid Waste Management	14
Review: Washington DOE Listing Of Underground Storage Tanks	14
Review: EPA & State Records Of Potentially Hazardous Sites	15
Superfund and NPL	15
CORRACTS	16
MTCA	16
RCRA/FINDS/TSDs	16
ERNS	17
Review: Landfill Documents	17
CONCLUSIONS/RECOMMENDATIONS	18
LIMITATIONS	20
REFERENCES (General and Database)	21
PLATES	
Plate 1 - Vicinity/Topographic Map	
Plate 2 - Site Photographs	
Plate 3 - Site Plan	
APPENDICES	
Appendix A - Environmental Data Base List	
Appendix B - Professional Licenses / Certs.	
Appendix C - Historical Documents	

METHODOLOGY/SCOPE OF WORK

Our study approach consisted of completing a series of investigative tasks intended to address the level of effort often referred to as “all appropriate inquiry” or “due diligence” by the “innocent purchaser” in the context of the Superfund Amendment and Reauthorization Act of 1986 (SARA), and nearly identical requirements set forth in the Model Toxics Control Act (MTCA), Chapter 70.105 D (Section 040) RCW pertaining to standards of liability. The objective of a Phase I Assessment is to reduce the potential for exposure to future liability for environmental problems by demonstrating that at the time of acquisition or refinancing, the owner, buyer, or lender had no knowledge or reason to know that any hazardous substance had been released or disposed of on, in, or at the property. Moreover, in defining the purpose of the Phase I environmental site assessment process, section 1.1.1 of ASTM E 1527-05 advises that the goal of a Phase I is to identify “recognized environmental conditions,” and defines a recognized environmental condition as “...the presence or likely presence of any hazardous substances...on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances...into structures on the property or into the ground, groundwater, or surface water of the property.”

We (EAI) declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in section 312.10 of 40 CFR Part 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have performed all appropriate inquiries (AAI) in conformance with the standards and practices set forth in 40 CFR Part 312.

In an effort to evaluate condition and previous uses of the property in a manner consistent with good commercial and customary practice and in general accordance with methods outlined under ASTM E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", our scope of work for this study included:

- Review of chronology of ownership and site history using the resources of the King County Assessor's Office, Washington State Archives, business directories from several time periods, and aerial photography from several time periods as primary resources. This included an attempt to identify possible former industries or uses presenting some potential for generating waste which may have included dangerous or hazardous substances as defined by state and federal laws and regulations.
- Acquisition and review of available reports and other documentation pertaining to the subject site or nearby sites.
- Review of Washington Department of Ecology (WDOE) and King County Department of Public Health documents regarding current and abandoned landfills.

- Review of the current EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), the EPA National Priority List (NPL), the CERCLIS NFRAP (No Further Remediation Action Planned) List, the EPA Resource Conservation and Recovery Act (RCRA) Generators, RCRA Corrective Action Report (CORRACTS), and Emergency Response Notification System (ERNS) lists of sites which are potentially contaminated or which produce hazardous substances as a normal part of their commercial operation in the vicinity of the site.
- Review of the current Washington Department of Ecology (WDOE) listing of underground storage tanks (USTs) along with the WDOE's Leaking Underground Storage Tank (LUST) listing for WDOE-documented leaking USTs in the vicinity of the subject property.
- Review of the current WDOE Confirmed and Suspected Contaminated Sites (CSCS) list of potentially contaminated sites which have been the subject of hazardous waste investigation and/or cleanup activity in conjunction with the Washington Model Toxics Control Act (MTCA) Chapter 173-340 WAC.
- Review published documents from radon.com to evaluate the risk for naturally occurring radon.
- A reconnaissance of the subject property including buildings and neighboring areas to look for evidence of potential contamination in the form of soil stains, odors, asbestos, lead-based paint (LBP), mold, vegetation stress, discarded drums, discolored water, careless manufacturing or industrial practices, etc.
- Interviews with the prospective buyer and with selected government personnel. An attempt has also been made to interview the current owner by electronic means (Environmental Questionnaire).
- Preparation of a summary report which documents the audit process and findings.

FINDINGS

GENERAL DESCRIPTION

The subject property consists of an irregularly shaped parcel covering approximately 25,480 square feet of land or approximately 0.58 acres. Improvements to the property include a single-story, wood frame residence enclosing approximately 840 square feet of space with a finished attic which is 340 square feet in extent. The building was reportedly erected in 1942. Additional

improvements include a currently vacant former gasoline station building, a detached garage, and five small sheds as well as residential landscaping. Currently the property is unoccupied. The approximate location of the site is shown on the Vicinity/Topographic Map, Plate 1, appended herewith.

The property is located in a retail and residential area approximately 2.2 miles north of City Hall in Tukwila, Washington. Photographs reflecting the character of the subject property are provided with this report as Plate 2.

A brief description of land use on nearby parcels is provided below. Plate 3, Site Plan, depicts the setting of the subject property and land use for adjacent sites.

North: South 131st Street lies adjacent to the north. A former residence and a warehouse building are across South 131st Street. The occupant in those two buildings is Ace Construction.

South: South 133rd Street parallels the south boundary of the site. Two large warehouse buildings are across South 133rd Street. Occupants in these two buildings include Alaska Air Forwarding, TriArc Electric, and Bay Valve Service.

East: A very small parcel lies adjacent to the east of the site. This small parcel which has always been vacant covers approximately 1,528 square feet. South 131st Street is farther east and also adjacent to the east along other portions of the east boundary. A former residence and a cell phone tower are across South 131st Street to the east. The current occupant of the former residence is Henderson Masonry, concrete garden art.

West: The paved road, 43rd Place South forms the west boundary of the subject. A residence on a large lot is farther west.

According to the City of Tukwila Community Development Department, the property is zoned C/LI, a commercial and light industrial designation.

GEOLOGIC SETTING

Geographically, the subject site is situated on the floor of a broad, alluvial valley known locally as the Duwamish River Valley.

Published geologic maps for the site vicinity (Jones, M.A., 1998) suggest that much of the underlying geologic material is "alluvium" which may predominately include organic-rich silt to fine sands with some gravel and with possible deposits of artificial fill. Typically, the alluvium exhibits highly variable vertical hydraulic conductivity depending on the texture and gradation

of the material. The geologic map also shows that the area nearby to the east has been modified extensively by excavation, filling, or construction. These man-made processes have greatly modified or obscured the original geology. Additionally, the area only a short distance to the west may be underlain by glacial outwash, a deposit of sand and gravel carried by running water from the melting ice of a glacier.

Topographically, the site is a level parcel approximately 40 feet above sea level. Based upon inference from topography and local drainage patterns, it appears that shallow-seated groundwater (if present) in the vicinity of the subject property may locally flow in a northerly direction.

Although no site specific information has been developed by our firm with respect to depth to groundwater at this site, our experience in the area suggests that groundwater beneath the site may lie at a depth of approximately 5 to 10 feet or more beneath the ground surface.

With respect to surface water resources, Southgate Creek flows to the north along the east boundary of the subject site. Tributaries of Southgate Creek also flow along the south boundary and a short distance to the west across 43rd Place South. Southgate Creek discharges to the Duwamish River approximately 1,600 feet to the north. The Duwamish River discharges to Elliott Bay of Puget Sound approximately 7.8 miles farther north.

PREVIOUS ENVIRONMENTAL WORK

Environmental Associates, Inc. staff is not aware of previous environmental investigations (if any) completed on-site or nearby to the subject property. The site does not appear Washington State Department of Ecology lists of underground storage tank sites and confirmed or suspected contaminated sites. Additionally, United States Environmental Protection Agency databases do not list the subject property.

DEVELOPMENT HISTORY AND LAND USE

Sources reviewed for information on site and area development and land use included the resources of the Tukwila Public Library, King County Assessor's Office, and aerial photographs of the subject property and surrounding area from several time periods.

Aerial photographs of the area were reviewed for the years 1965, 1969, 1977, 1985, 1990, 1991, 2006, 2009, and 2011. The following paragraphs provide an interpretive summary of our observations in each photo. The time intervals between the various historic aerial photographs selected for this particular project are, in our opinion, entirely adequate for the intended purpose which was to permit a general assessment of overall development and land use in the vicinity of the subject property.

- 1965** The residence with its detached garage, the former gasoline station building, and three small sheds occupy the subject site. South 131st Street lies adjacent to the north of the subject site. Two residences are farther north. South 133rd Street parallels the south boundary of the site. The area across South 133rd Street is covered by scrub vegetation. South 131st Street and the very small vacant parcel are adjacent to the east. A residence is across South 131st Street farther to the east. The area to the west is covered by mowed hay. The current large residence is farther west.
- 1969** The site and areas to the north, south, and east appear the same as in 1965. A road has been graded adjacent to the west. The area farther west also remains the same as in 1965.
- 1977** The subject parcel and the areas to the north, south, and west appear the same as in 1969. A commercial addition has been made to the residence to the east and the property there appears to have a commercial use.
- 1985** Two additional sheds have been constructed on the site. Surrounding properties appear the same as in 1977.
- 1990** The subject parcel and the area to the west appear the same as in 1985. The two residences to the north appear to have been converted to commercial use. The current two large warehouse buildings have been constructed to the south across South 1333rd Street. Another commercial addition has been made to the former residence to the east.
- 1991** No changes to the subject or surrounds are apparent in this low resolution air photo when comparing it to the one taken in 1990.
- 2006** The subject and lots to the south and west appear unchanged. A commercial addition has been made to one of the former residences to the north. The current cell phone tower has been erected to the east.
- 2009** The configuration and land use for the subject and surrounding parcels appears the same as viewed in the 2006 aerial imagery.
- 2011** No land use changes to the site or to its neighbors are apparent.

PROPERTY CONVEYANCE/OWNERSHIP DATA

From the file resources of the King County Assessor's Office, resources of the <Tukwila> Public Library, and the Washington State Archives, the following limited history of ownership spanning a period of 112 years has been established:

INSTRUMENT	OWNER	DATE OF PURCHASE
unknown	Jim Gayther	unknown
Contract	James O. Young et ux. (east portion)	4-4-1962
Contract	Donald Stephens (east portion)	10-17-1952
unknown	Myron H. Finch (east portion)	6-2-1952
unknown	Lee Walton (west portion)	4-19-1943
unknown	Edgar Miller et ux. (east portion)	2-21-1938
Plat	Joseph and Martha Foster	9-5-1901

According to resources available at the Bellevue Public Library, Washington State Archives, and the King County Department of Assessments, the subject property was undeveloped until 1924 when a residence and the current gasoline station building were constructed on the east portion. The 1924 vintage residence was torn down in about 1947. A second residence was constructed on the west portion of the site in 1942. The newer residence remains standing along with a detached garage and five sheds. Historic archived documents show the installation of one 1,000 gallon capacity underground storage tank at the former gasoline station building on the south side of the subject property. Archived documents also show that both residences and the former gasoline station building were heated by "stove." We tentatively presume this to mean wood burning or coal burning stoves. Selected documents from the archived record are provided with this report in Appendix C, Historic Documents.

We reviewed Polk's Street Directories for the years 1991, 1987, 1983, 1978-79, and 1976. We also requested a Polk's Street Directory search from a sub-contractor specializing in such searches. Former occupants of the property identified by our staff and also by the sub-contractor include "J it Wa Etr Gayther" (sic), Jim W. Gayther, and Gurr B. Joan. The South Riverton area in Tukwila does not have Sanborn Fire Insurance Map coverage. Copies of selected pages from Polk's street Directories and also from the report provided by our sub-contractor are found in Appendix C, Historic Documents.

SITE RECONNAISSANCE

An environmental scientist/EPA-certified Asbestos Building Inspector from our firm visited the property on May 1, 2013 to review on-site conditions and land use practices in the surrounding area. Mr. Joe Borrelli, prospective buyer, provided access to the buildings and grounds. Representative areas reviewed during our site visit included the shop areas, store room, retail sales area, and living quarters in the former gasoline station building as well as the living room, kitchen, two bedrooms, and office in the residence. Additionally, we observed the interiors of the detached garage and all five of the small sheds. Finally, we reviewed accessible exterior areas and accessible exterior areas of adjacent properties.

As discussed earlier, existing improvements to the subject property include a 1942 vintage, single story, wood frame residence with finished attic. The roof is pitched and clad by composition shingles. The property is also occupied by a former gasoline station building which is constructed with a wood frame and has a slightly pitched roof with steel cladding. The sheds are wood frame structures with metal roofs. The detached garage has a pitched roof and composition shingles. The building has residential landscaping. The buildings currently are unoccupied. Typical building materials and/or conditions observed during our site reconnaissance included:

- Floors are wood or bare concrete. The interior of the residence is carpeted.
- Interior walls in the residence are painted sheetrock, painted or unpainted wood and wood paneling.
- Ceilings in the living room and bedrooms of the residence are painted drywall with troweled-on textured material.
- Incandescent and/or fluorescent light fixtures were noted throughout the buildings.
- The residence is heated by electric wall units. Other areas in the sheds and in the former gasoline station building are unheated.
- Fiberglass insulation was evident in the attic at the residence.

We observed that approximately seventeen (17) five gallon capacity buckets of paint, more than 88 one gallon cans of paint, two gallon-sized containers of paint thinner, and approximately 10 containers of pesticides (all less than one gallon in capacity) were stored in a small shed near the north end of the site. Mr. Joe Borrelli informed us that the owner has offered to remove all of the paint containers and pesticides prior to completion of the property sale. Referring to the upper left-hand and upper right-hand photo panels of Plate 2, we observed a former dispensing pump island on the south side of the site indicating the former location of a gasoline dispenser pump at the former gasoline station. We made a visual search for fill ports or vent tubes associated with a possible remaining underground storage tank; no evidence of that nature was observed. We did not observe other obvious, visually discernable evidence to suggest the location of additional underground fuel storage tanks on-site. Similarly, no water wells or groundwater monitoring wells were seen on the property.

INTERVIEWS

Key Site Manager

According to Mr. Joe Borrelli, prospective buyer, no hazardous waste is stored or generated on the property. (EAI) We sent the All Appropriate Inquiries questionnaire for completion by property owner to Mr. Borrelli. At the time of this writing we have not received a completed copy of the questionnaire.

Government Personnel

Consistent with the objectives of a Phase I environmental site assessment, on the afternoon of May 3, 2013, EAI conducted a telephone inquiry of the Tukwila Fire Department in an effort to ascertain whether the department possessed any records pertaining to emergency responses, underground storage tanks (UST), etc., at the subject property. EAI was informed that no records of that nature pertaining to the subject site were contained in their archives.

CHECK FOR PCB-CONTAINING MATERIALS

Prior to 1979, polychlorinated biphenyls (PCBs) were widely used in electrical equipment such as transformers, capacitors, switches, fluorescent lights (ballasts) and voltage regulators owing to their excellent cooling properties. In 1976, the EPA initiated regulation of PCBs through issues pursuant to the Toxic Substances Control Act (TSCA). These regulations generally control the use, manufacturing, storage, documentation, and disposal of PCBs. EPA eventually banned PCB use in 1978, and adoption of amendments to TSCA under Public Law 94-469 in 1979 prohibited any further manufacturing of PCBs in the United States.

Light Fixtures

We observed a limited number of fluorescent light fixtures in the former gasoline station building and in the detached garage. The fluorescent light fixtures which we observed during our site visit appeared to be recently installed. We do not suspect that recently installed fluorescent light fixtures have ballasts with PCB content. Mr. Borrelli explained that he does business as TriArc Electric Supply Company and that he is aware of hazards and regulations concerning disposal of possible PCB containing fluorescent light ballasts.

Main Service Electrical Transformers

Two pole-mounted, main service electrical transformers were observed on the south side of the property. They were identified by the serial numbers Y10978 and Y10975. According to information published by Seattle City Light, no transformers in their service district have PCB content.

No certifications or labels regarding PCBs were noted on the transformers. Careful examination of the transformers revealed no cracks, staining, or other evidence of potential leakage. Liability for this equipment ultimately lies with the utility company in any event.

CHECK FOR ASBESTOS-CONTAINING MATERIALS

During reconnaissance of the property, we observed building materials to assess the potential for the presence of asbestos-containing materials (ACM). During our site review, four (4) types of material suspected to possibly contain asbestos were observed. These materials included wallboard system materials, troweled-on cementitious ceiling texture material, cementitious asbestos board, and composition roofing shingles.

Our effort regarding identification of asbestos-containing materials within the subject buildings was a preliminary review and not an asbestos survey. Since no destructive sampling was authorized for this audit, materials not readily accessible such as roofing materials and/or materials obscured behind, beneath, or within walls or existing flooring materials were not reviewed.

REVIEW FOR LEAD-BASED PAINT

Lead was formerly a common additive to many paints to improve their durability and coverage. Lead-based paint presents a special hazard to small children, who can ingest it by chewing on painted woodwork or eating flakes of paint. A number of studies showing the toxic effects of lead on humans, and on small children in particular, prompted the Consumer Product Safety Commission to mandate in 1977 that the amount of lead in most paints, including those for residential use, should not exceed 0.06 %.

A review of interior painted surfaces on the subject property was conducted to assess the potential for lead-content in surface layers of paint. Representative painted surfaces including the white wall paint, yellow wall paint, white trim in the finished attic at the residence, the kitchen trim and living room trim also in the residence as well as the white wall paint and yellow wall paint in the former gasoline station building were analyzed using "Lead-Check" sodium rhodizonate color reagent paint tests. These tests provide a qualitative indication as to whether lead is present in paint samples with reproducible results to a lower detection limit of 0.5 percent, a level corresponding to a threshold of concern established by HUD. None of the surfaces tested using the "Lead Check" screening method showed a reddish hue response characteristic of the sodium rhodizonate method as an indication of the likely presence of lead in painted surfaces. On that basis, we conclude that no lead was present in the surfaces tested.

RADON EVALUATION

Occurrence

Radon is a naturally occurring, highly mobile, chemically inert radioactive gas created through radioactive decay of uranium and thorium. The potential for occurrence of radon varies widely and is dependent upon (1) the concentration of radioactive materials in the underlying bedrock; (2) the relative permeability of soils with respect to gases; and (3) the amount of fracturing or faulting in surficial materials (EPA, 1987).

Health Risks

The concern regarding radon and its potential effects upon humans arises from the results of studies (EPA, 1987) which suggest that approximately fifteen percent of all lung cancer mortalities in the United States may be attributable to exposure to radon.

The EPA has established a concentration of radon of four (4) picocuries per liter (pCi/l) as a maximum permissible concentration "action level." Concentrations above this value would signal a potential health threat. According to some studies, an average concentration in homes across the United States is on the order of 1.4 pCi/l.

Risk of Potential Exposure in King County

Published survey documents advise that lists the average radon level in King County as 1.4 pCi/L. The percentage of results above 4.0 pCi/L is 2.8%. Percent above 2.0 pCi/L is 7.6%. On the basis of the available information, it would appear that the potential for exposure to naturally occurring radon at the subject site is low.

WATER SUPPLY, WASTE WATER AND SOLID WASTE MANAGEMENT

Information supplied by the King County Department of Assessments revealed that the area nearby to the subject property has municipal water service and sanitary sewer service. The Tukwila area has regular weekly residential trash pick-up.

REVIEW OF WASHINGTON DOE LISTING OF UNDERGROUND STORAGE TANKS

Review of the current Washington Department of Ecology listing of underground storage tanks (USTs) suggests that eight (8) facilities with registered USTs are located within a one-quarter mile radius of the subject property. These UST sites are listed in the Environmental Database in Appendix A.

The subject does not appear on this list or any other database list we reviewed. The closest WDOE-listed UST site relative to the subject property is Ace Construction, addressed as 4446 South 131st Street. Due to errors inherent in electronically managed databases, Farwest Paint Manufacturing Company is listed as closer to the subject property than Ace Construction. We confirmed during our site visit that Ace Construction is actually closer. The WDOE UST database suggests that two USTs may be operational at Ace Construction. That location is situated approximately 70 feet to the north of the subject site in an inferred down-gradient hydrologic position. The Ace Construction UST site does not appear on the current WDOE listing of "Leaking Underground Storage Tank" (LUST) sites.

According to the most recent WDOE Leaking Underground Storage Tank (LUST) listing, there are four (4) listed tank facilities located within a one-half mile radius of the subject property which have reported accidental releases or leakage to the WDOE in the past. These LUST sites are listed in the Environmental Database in Appendix A.

The closest WDOE-listed LUST site relative to the subject property is Jackson's 631 Shell Gasoline Station addressed as 13138 Interurban Avenue South. The WDOE LUST database suggests that a release of petroleum products to soil and groundwater at that site was reported to the WDOE. WDOE staff list the cleanup status of this facility as "Awaiting Cleanup." That site is located approximately 1,400 feet east of the subject site in an inferred cross-gradient hydrologic position.

Considering the substantial separation distances and/or inferred hydrologic positions of the WDOE-listed UST/LUST sites in relation to the subject property as positive risk-mitigating factors, it is our opinion that the potential for environmental impairment of the subject property from those off-site localities is very low. The approximate locations of the WDOE-documented underground storage tanks within a one-quarter mile radius of the subject property and the listed LUST sites within a one-half mile radius of the site are shown on the radius maps included in Appendix A.

EPA & STATE RECORDS OF POTENTIALLY HAZARDOUS SITES

Superfund and NPL

Review of the current EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and National Priority List (NPL) listings revealed no CERCLIS/CERCLIS-NFRAP sites within a one-half mile radius of the subject site and no NPL sites within one mile of the subject property that have been designated as potentially hazardous or eligible for participation in the Superfund cleanup program.

CORRACTS

Review of the current EPA Corrective Action Report (CORRACTS) listing revealed that no CORRACTS sites are located within approximately one mile of the subject property that have been designated as having a potential release at the property under RCRA.

MTCA / State

The Washington Department of Ecology hazardous waste cleanup and investigation program was launched in 1989 as a part of the Model Toxics Control Act (MTCA), Chapter 173-340 WAC, in order to evaluate potential and actual hazards at sites within the state. Eleven WDOE Confirmed and Suspected Contaminated Sites (CSCS) sites are located within a one mile radius of the subject property. The nearest MTCA site to the subject property is identified as Farwest Paint Manufacturing Company, located at 4522 South 133rd Street. The WDOE database suggests that soil only is confirmed to have contamination by petroleum products. WDOE staff authorized independent remedial action and issued a finding of "no further action" on October 3, 2011, after receiving a final independent remedial action report. This site is located approximately 300 feet east of the subject site in an inferred cross-gradient hydrologic position. See Appendix A for WDOE data base information about these sites.

Acknowledging the substantial separation distances and cross-gradient or down-gradient hydrologic positions of the listed MTCA sites in relation to the subject property as positive risk-mitigating factors, it is our opinion that the potential for environmental impairment of the subject property from those confirmed or suspected hazardous waste sites is very low.

RCRA/ TSDs

Review of EPA's Treatment, Storage and Disposal (TSD) facilities listing for sites that treat, store, or dispose of potentially hazardous materials revealed that no TSD sites are located within a one mile radius of the subject property.

Review of the EPA's RCRA Generator listing, revealed two sites within a one-quarter mile radius of the subject property which are/have been regularly monitored by EPA/WDOE for the use or generation of small amounts of hazardous substances as a normal part of their business activities. The nearest RCRA Generator to the subject site is Bay Valve Service, Inc. No violations or enforcement actions are listed for Bay Valve Service, Inc. These RCRA Generator sites located within a one-quarter mile radius of the subject site are listed in the Environmental Database in Appendix A.

Businesses named in the RCRA Generator listing are users or generators of potentially hazardous or toxic materials as a normal aspect of their business practices. Listed businesses are required to closely monitor and report their use or generation of such materials to the EPA.

Based upon this information, upon the monitoring and reporting requirements imposed by the EPA, and upon the presumption that the listed user/generators exercise prudence in management of these materials to minimize liability and EPA penalties, it is our opinion that the potential for environmental impairment of the subject property from these off-site facilities is very low.

ERNS

Review of the EPA's Emergency Response Notification Systems (ERNS) list for the State of Washington revealed that the subject site has not reported a spill. This list has been compiled with periodic updates since October 1987.

LANDFILLS

A review of WDOE and King County Health Department documents regarding current and abandoned landfills revealed that there are no documented landfills located within a mile radius of the subject property.

CONCLUSIONS/RECOMMENDATIONS

Consistent with the report language requirements defined under ASTM E 1527-05 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", and more specifically section 12.8 thereto, the following conclusory statements are made:

Within the context of the limitations of the attached report of which this letter is a part, this Phase I Environmental Site Assessment has revealed evidence of a single "recognized environmental condition" (REC) as defined by section 1.1.1 of ASTM E 1527-05 in connection with the property namely the historic operation of South Riverton Service, a Shell brand gasoline service station, on the property from approximately 1924 though the mid to late 1970's.

A single non-CERCLA condition of potential environmental interest or significance identified in the course of our review of this property consisted of the presence of certain exterior siding, troweled-on ceiling texture material, roofing materials, and wallboard systems suspected to possibly contain asbestos. Guidance for future management of these environmental details is offered in the following individual sections.

ON-SITE UNDERGROUND STORAGE TANK

As noted earlier in the report, observations made during our site visit and our research of historic documents indicate that the subject property is occupied by a former gasoline station building. Archived documents reflect that a single 1,000 gallon capacity underground storage tank was installed on-site near the south boundary of the property and possibly beneath the observed pump island.

Assessment of subsurface soil and/or groundwater conditions cannot be accomplished through visual examination of surficial conditions afforded by the scope of our Level 1 Assessment effort. This limitation combined with unknowns regarding the continued existence and/or exact location of a previously-mentioned fuel storage tank provides the basis for the following management alternatives offered for discussion and consideration:

- The client and/or other involved parties could, without benefit of further study, jointly agree to presume the dollar risk posed by soil or groundwater conditions at the location of the former retail gasoline station, and move forward with orderly completion of the pending financial transaction. The benefit of such an expedient solution lies simply in being able to proceed without delay or additional immediate costs. Detractions from acceptance of this solution obviously could include future claims for extra costs or other liabilities in the event

that contamination requiring some form of cleanup is encountered in construction, other site work, or work on neighboring properties. For that reason, this alternative is not seriously endorsed by us (EAI).

- A magnetometer survey or other geophysical survey could be performed in the reported area of the pump island at the former service station building in an effort to determine the size, depth and orientation of a possible remaining underground storage tank (UST). Generally, magnetic anomalies of sufficient intensity {1,000 to 3,000-gamma} can suggest the possible presence of an underground storage tank. Ground-penetrating radar (GPR) is often used in conjunction with the magnetometer.
- Using the information obtained through geophysical survey as a guide, subsurface sampling and laboratory testing performed at multiple localities should be employed to evaluate subsurface environmental conditions of soil and groundwater.
- If an underground storage tank remains on-site, we recommend that it be removed in a manner consistent with technical and safety provisions outlined in API 1628 and under OSHA 29 CFR 1910, et seq.

ASBESTOS

Borrowing evaluation criteria adopted under the Asbestos Health Emergency Response Act (AHERA, 40 CFR Part 763), the suspected asbestos containing materials enumerated earlier in this report appeared to be in "good" condition. In the current use and condition, the material poses no threat to public health or to the environment. No action would be required at this time under current state or federal regulations.

To reduce exposure to potential future liability, it may be prudent to consider implementation of a management policy whereby all maintenance, repair, or service personnel who may be engaged to work on the property are formally advised (i.e., signed acknowledgment) as to the confirmed presence of asbestos-containing materials (ACM) prior to commencement of any work associated with the ACM.

Finally, should the owner intend to renovate, demolish, remodel, or repair any or all portions of the structure containing asbestos, please note that applicable sections of WAC 296-65 require that all projects relating to construction, demolition, repair, or maintenance where release or likely release of asbestos fibers into the air could occur must be performed by "certified asbestos workers." Additional information may be obtained through the offices of Environmental Associates, Inc., or directly from the Washington State Department of Labor and Industries, P.O. Box 207, Olympia, Washington 98504.

LIMITATIONS

This report has been prepared for the exclusive use of Borrelli Real Estate Investments, LLC and their several representatives for specific application to this site. Our work for this project was conducted in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area, and in accordance with the terms and conditions set forth in our proposal dated April 29, 2013. The environmental condition of subsurface soil and/or groundwater cannot typically be determined by visual examination of surficial conditions such as afforded by the scope of work for a Phase I Assessment such as performed here. Acknowledging that limitation, no warranty in that regard is made. No other warranty, expressed or implied, is made. If new information is developed in future site work which may include excavations, borings, studies, etc., Environmental Associates, Inc., must be retained to reevaluate the conclusions of this report and to provide amendments as required.

The level of effort regarding identification of potential ACM should be considered a reconnaissance, should not be confused with an asbestos survey, and should not be used as a sole informational resource for removal, construction, or abatement bidding purposes.

REFERENCES

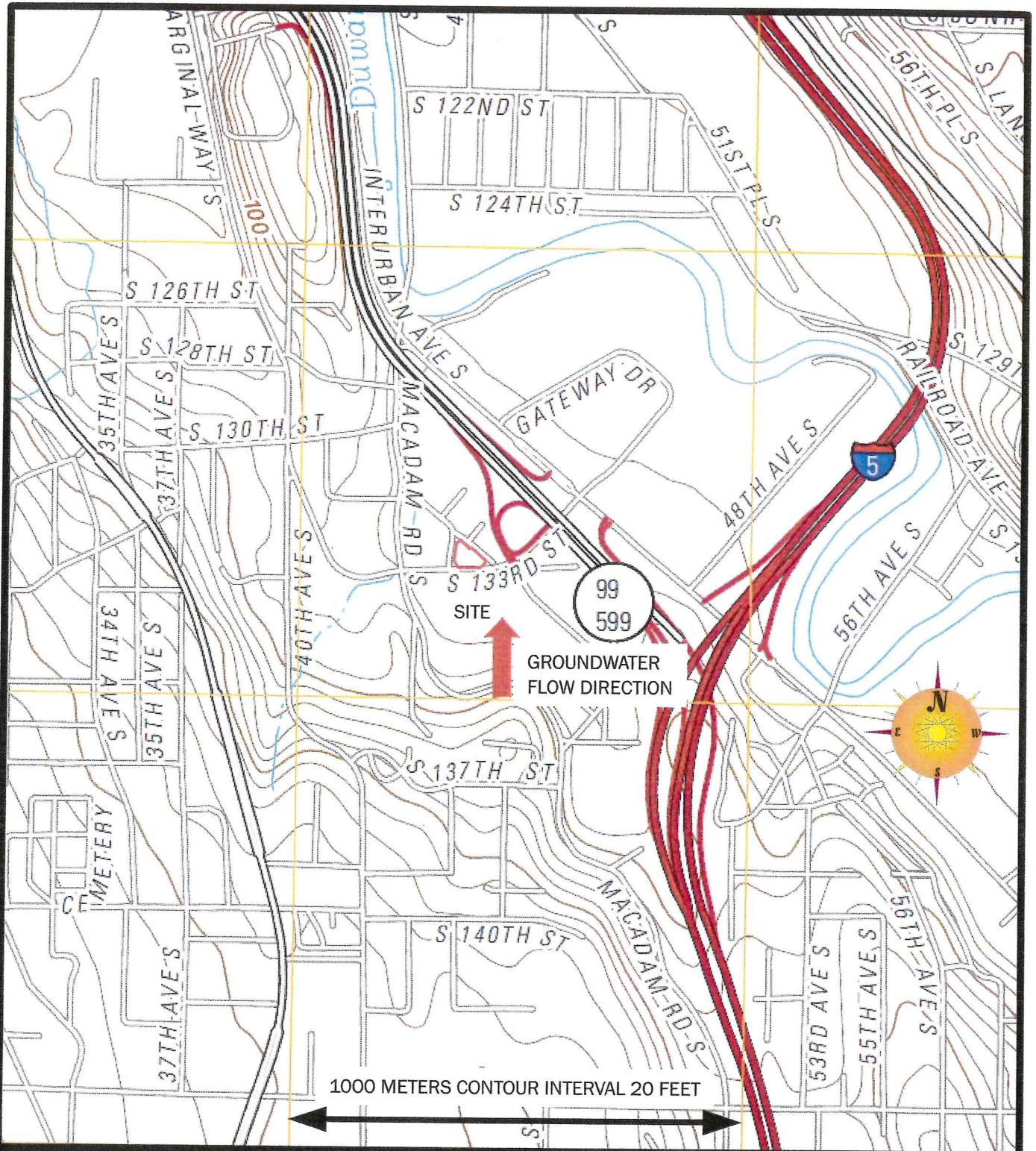
GENERAL

Environmental Protection Agency (EPA), September 1987, Radon Reference Manual EPA 520/1-87-20.

Jones, M.A., 1998. Surficial Hydrogeologic Units for the Seattle Quadrangle. USGS Professional Paper 1424-C, Plate 11.

Thomas Brothers Map Co., 2005, The Thomas Guide: King, Pierce, and King Counties.

U.S. Geological Survey, 2011, Des Moines, Washington 1:24,000 Quadrangle. Electronic, 1 sheet.



ENVIRONMENTAL ASSOCIATES, INC.

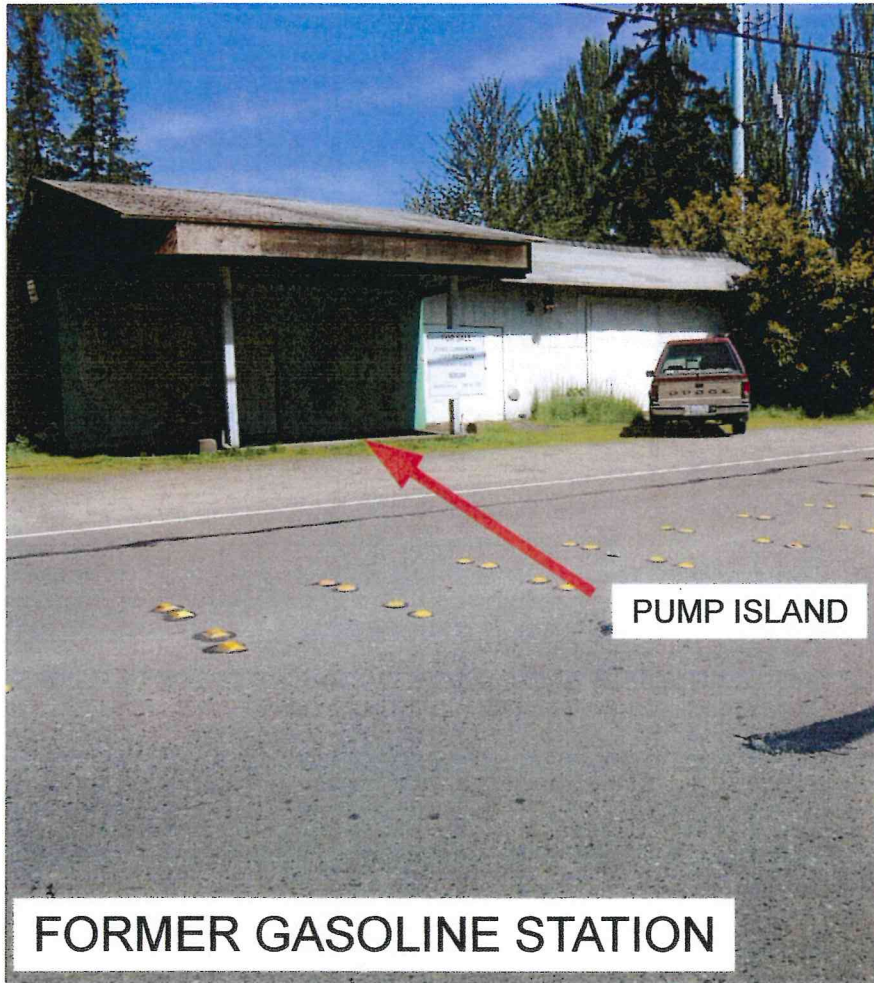


1380-112th Avenue Northeast, Suite 300
Bellevue, Washington 98004

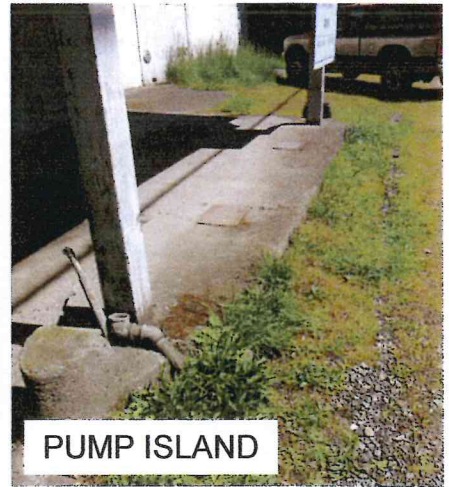
VICINITY/TOPOGRAPHIC MAP

Residence
4404 South 133rd Street
Tukwila, Washington 98168

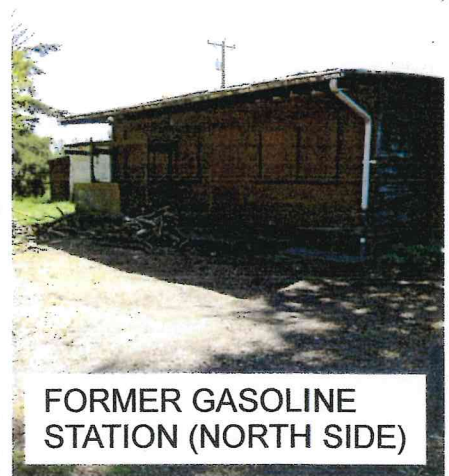
Job Number	Date	Plate
JN-33076	May 2013	1



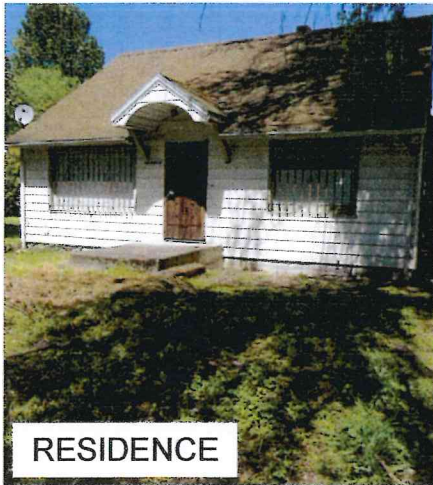
FORMER GASOLINE STATION



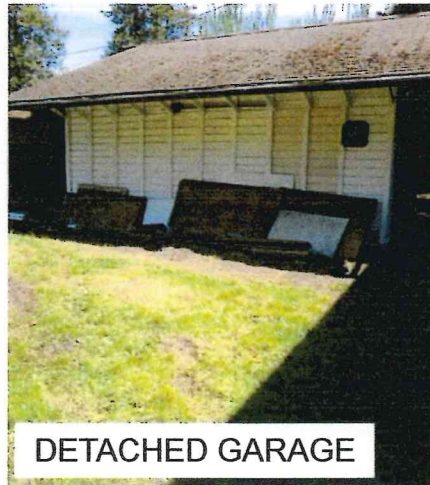
PUMP ISLAND



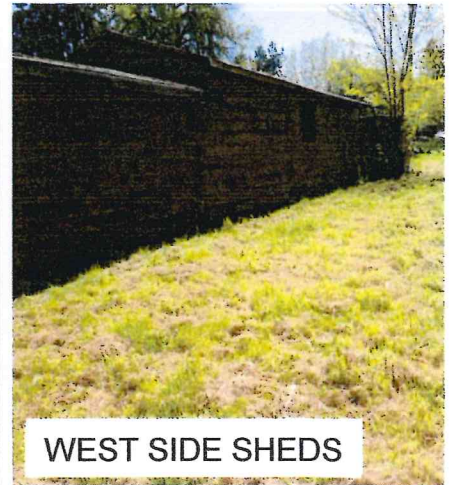
FORMER GASOLINE STATION (NORTH SIDE)



RESIDENCE



DETACHED GARAGE



WEST SIDE SHEDS

ENVIRONMENTAL ASSOCIATES, INC.



1380-112th Avenue Northeast, Suite 300
Bellevue, Washington 98004

SITE PHOTOGRAPHS

Residence
4404 South 133rd Street
Tukwila, Washington 98168

Job Number

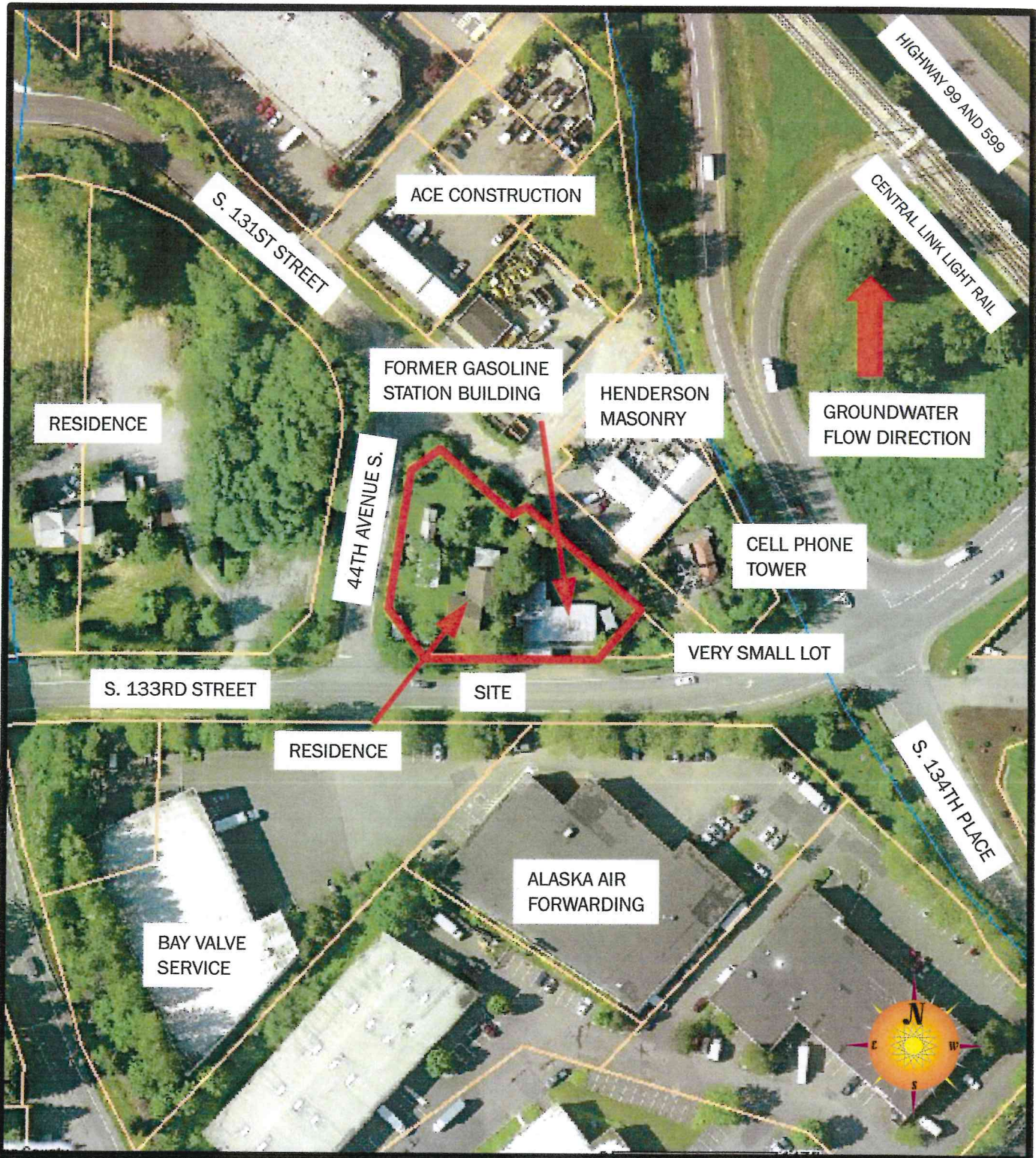
JN-33076

Date

May 2013

Plate

2



**ENVIRONMENTAL
ASSOCIATES, INC.**



1380-112th Avenue Northeast, Suite 300
Bellevue, Washington 98004

SITE PLAN

Residence
4404 South 133rd Street
Tukwila, Washington 98168

Job Number

JN-33076

Date

May 2013

Plate

3

APPENDIX A
Environmental Data Base List

Residence

4404 South 133rd Street
Tukwila, WA 98168

Inquiry Number: 3591325.1s
April 29, 2013

FirstSearch Report



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

Search Summary Report

TARGET SITE 4404 SOUTH 133RD STREET
TUKWILA, WA 98168

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	0	0	0
<i>RCRA GEN</i>	Y	0	1	1	-	-	0	2
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal NPL</i>	Y	0	0	0	0	1	0	1
<i>State/Tribal CERCLIS</i>	Y	0	1	1	3	6	0	11
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	2	2
<i>State/Tribal LTANKS</i>	Y	0	0	1	3	-	2	6
<i>State/Tribal Tanks</i>	Y	0	3	5	-	-	1	9
<i>State/Tribal IC / EC</i>	Y	0	2	1	1	-	0	4
<i>State/Tribal VCP</i>	Y	0	7	7	10	-	1	25
<i>ST/Tribal Brownfields</i>	Y	0	0	0	0	0	0	0
<i>US Brownfields</i>	Y	0	0	0	0	0	0	0
<i>Other SWF</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	13	4	4	-	12	33
<i>Local Land Records</i>	Y	0	-	-	-	-	0	0
<i>Spills</i>	Y	0	-	-	-	-	0	0
<i>Other</i>	Y	0	6	13	-	-	6	25
<i>EDR Exclusive</i>	Y	0	0	0	0	0	0	0
- Totals --		0	33	33	21	7	24	118

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Site Information Report

Request Date: APRIL 29, 2013
Request Name: WALLY HURST

Search Type: COORD
Job Number: 19402

Target Site: 4404 SOUTH 133RD STREET
 TUKWILA, WA 98168

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	122.278300	122.2783000 - 122° 16' 41.88"	Easting: 554370.8
Latitude:	47.485000	47.4850000 - 47° 29' 6.00"	Northing: 5259096.5
Elevation:	27 ft. above sea level		Zone: Zone 10

Demographics

Sites: 94	Non-Geocoded: 24	Population: N/A		
RADON:				
Federal EPA Radon Zone for KING County: 3				
Note: Zone 1 indoor average level > 4 pCi/L.				
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.				
: Zone 3 indoor average level < 2 pCi/L.				
<hr/>				
Federal Area Radon Information for Zip Code: 98168				
Number of sites tested: 2				
<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	0.000 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported
<hr/>				
Federal Area Radon Information for KING COUNTY, WA				
Number of sites tested: 106				
<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	0.334 pCi/L	99%	1%	0%
Living Area - 2nd Floor	0.800 pCi/L	100%	0%	0%
Basement	0.538 pCi/L	97%	3%	0%

Target Site Summary Report

Target Property: 4404 SOUTH 133RD STREET
TUKWILA, WA 98168

JOB: 19402

TOTAL: 118

GEOCODED: 94

NON GEOCODED: 24

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
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No sites found for target address

Sites Summary Report

Target Property: 4404 SOUTH 133RD STREET
TUKWILA, WA 98168

JOB: 19402

TOTAL: 118

GEOCODED: 94

NON GEOCODED: 24

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	RCRA-CESQG --WAH000027067	BAY VALVE SERVICE INC TUKWILA	4385 S 133RD ST TUKWILA, WA 98168	0.02 SE	- 1	1
A2	MANIFEST	BAY VALVE SERVICE INC TUKWILA	4385 S 133RD ST TUKWILA, WA 98168	0.02 SE	- 1	10
A2	ALLSITES	BAY VALVE SERVICE INC TUKWILA	4385 S 133RD ST TUKWILA, WA 98168	0.02 SE	- 1	21
B3	ICR	FARWEST PAINT	4522 S. 133RD ST. SEATTLE, WA 98168	0.04 ESE	- 1	23
B4	ICR	FARWEST PAINT MFG CO	4522 S 133RD ST TUKWILA, WA 98168	0.04 ESE	- 1	24
B4	CSCSL NFA	FARWEST PAINT MFG CO	4522 S 133RD ST TUKWILA, WA 98168	0.04 ESE	- 1	25
B4	ALLSITES	FARWEST PAINT MFG CO	4522 S 133RD ST TUKWILA, WA 98168	0.04 ESE	- 1	26
B4	RCRA NonGen / NLR FARWEST PAINT MFG CO --WAD009251448	FARWEST PAINT MFG CO	4522 S 133RD ST TUKWILA, WA 98168	0.04 ESE	- 1	42
B5	UST	FARWEST PAINT MANUFACTURING CO	4522 S 133RD ST TUKWILA, WA 98168	0.04 ESE	- 1	45
6	UST	ACE CONSTRUCTION COMPANY	4446 S 131ST PL TUKWILA, WA 98168	0.05 NNW	- 1	49
6	ALLSITES	ACE CONSTRUCTION COMPANY	4446 S 131ST PL TUKWILA, WA 98168	0.05 NNW	- 1	51
C7	UST	AMERICAN TIRES WHOLESALERS	4435 S 134TH PL TUKWILA, WA 98168	0.08 ESE	- 1	52
C8	ICR	TOTAL DOOR SUPPLY	4435 S. 134TH PL. SEATTLE, WA 98168	0.08 ESE	- 1	53
C9	VCP	AMERICAN TIRES WHOLESALERS	4435 S 134TH PL TUKWILA, WA 98168	0.08 ESE	- 1	54
C9	INST CONTROL	AMERICAN TIRES WHOLESALERS	4435 S 134TH PL TUKWILA, WA 98168	0.08 ESE	- 1	55
C9	CSCSL NFA	AMERICAN TIRES WHOLESALERS	4435 S 134TH PL TUKWILA, WA 98168	0.08 ESE	- 1	56
C9	ALLSITES	AMERICAN TIRES WHOLESALERS	4435 S 134TH PL TUKWILA, WA 98168	0.08 ESE	- 1	57
10	ALLSITES	VERIZON WIRELESS RIVERTON	13130 44TH AVE S SEATTLE, WA 98168	0.08 North	- 2	60

Sites Summary Report

Target Property: 4404 SOUTH 133RD STREET
TUKWILA, WA 98168

JOB: 19402

TOTAL: 118 GEOCODED: 94 NON GEOCODED: 24

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
C11	VCP	FOSTORIA PARK BLDGS D & E	4439-4501 S 134TH PL TUKWILA, WA 98168	0.08 ESE	- 1	61
C11	INST CONTROL	FOSTORIA PARK BLDGS D & E	4439-4501 S 134TH PL TUKWILA, WA 98168	0.08 ESE	- 1	62
C11	CSCSL NFA	FOSTORIA PARK BLDGS D & E	4439-4501 S 134TH PL TUKWILA, WA 98168	0.08 ESE	- 1	63
C11	ALLSITES	FOSTORIA PARK BLDGS D & E	4439-4501 S 134TH PL TUKWILA, WA 98168	0.08 ESE	- 1	64
C12	ICR	FOSTORIA PARK BLDGS D & E	4439-4501 S. 134TH PL. SEATTLE, WA 98168	0.08 ESE	- 1	65
C13	MANIFEST	ALASKA AIR FORWARDING INC	4443 S 134TH PL TUKWILA, WA 98168	0.08 ESE	- 1	66
C13	ALLSITES	ALASKA AIR FORWARDING INC	4443 S 134TH PL TUKWILA, WA 98168	0.08 ESE	- 1	76
C13	RCRA NonGen / NLR ALASKA AIR FORWARDING INC --WAD988476685		4443 S 134TH PL TUKWILA, WA 98168	0.08 ESE	- 1	78
D14	ALLSITES	AIRTRON INC	4479 S 134TH PL TUKWILA, WA 98168	0.10 ESE	+ 0	81
D14	RCRA NonGen / NLR AIRTRON INC --WAD980724918		4479 S 134TH PL TUKWILA, WA 98168	0.10 ESE	+ 0	82
D15	VCP	FOSTORIA GARDENS BUILDING PROP	4501 S 134TH ST TUKWILA, WA 98168	0.11 ESE	+ 0	84
D15	ALLSITES	FOSTORIA GARDENS BUILDING PROP	4501 S 134TH ST TUKWILA, WA 98168	0.11 ESE	+ 0	85
D15	CSCSL --Cleanup Started	FOSTORIA GARDENS BUILDING PROP	4501 S 134TH ST TUKWILA, WA 98168	0.11 ESE	+ 0	86
16	ALLSITES	MACADAM ROAD PAINT	13405 43RD AVE S TUKWILA, WA 98168	0.12 SW	+ 32	87
16	RCRA NonGen / NLR MACADAM ROAD PAINT --WAD988518536		13405 43RD AVE S TUKWILA, WA 98168	0.12 SW	+ 32	88
E17	ICR	FOSTORIA PARK INDUSTRIAL CENTE	S. 133RD & S. 134TH STREE SEATTLE, WA 98168	0.13 South	+ 16	90
E18	INST CONTROL	FOSTORIA PARK INDUSTRIAL CENTE	4400 BLK S 133RD & S 134T TUKWILA, WA 98168	0.13 South	+ 16	91

Sites Summary Report

Target Property: 4404 SOUTH 133RD STREET
TUKWILA, WA 98168

JOB: 19402

TOTAL: 118

GEOCODED: 94

NON GEOCODED: 24

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
E18	CSCSL NFA	FOSTORIA PARK INDUSTRIAL CENTE	4400 BLK S 133RD & S 134T TUKWILA, WA 98168	0.13 South	+ 16	92
E18	RCRA NonGen / NLR --WAD988494225	FOSTORIA PARK INDUSTRIAL CENTE	4400 BLK S 133RD & S 134T TUKWILA, WA 98168	0.13 South	+ 16	93
19	RCRA NonGen / NLR --WAD982653693	TR EQUIPMENT SERVICES TUKWILA	4712 S 134TH ST TUKWILA, WA 98168	0.13 East	- 3	95
20	RCRA NonGen / NLR --WAH000006643	BERENDSEN FLUID POWER 134TH PL	4550 S 134TH PL STE 104 SEATTLE, WA 98168	0.14 ESE	+ 0	97
F21	RCRA NonGen / NLR --WAD980639157	UNITED CONSTRUCTION SUPPLY 134	4600 S 134TH ST TUKWILA, WA 98188	0.16 SE	+ 0	99
F22	MANIFEST	ANALYTICAL RESOURCES INC	4611 S 134TH PL STE 100 TUKWILA, WA 98168	0.17 SE	+ 1	101
F22	UST	ANALYTICAL RESOURCES INC	4611 S 134TH PL STE 100 TUKWILA, WA 98168	0.17 SE	+ 1	111
F22	CSCSL NFA	ANALYTICAL RESOURCES INC	4611 S 134TH PL STE 100 TUKWILA, WA 98168	0.17 SE	+ 1	112
F22	RCRA-LQG --WAD988491130	ANALYTICAL RESOURCES INC	4611 S 134TH PL STE 100 TUKWILA, WA 98168	0.17 SE	+ 1	113
F23	ICR	STRUCTURAL INSTRUMENTATION	4611 S. 134TH PLACE SEATTLE, WA 98168	0.17 SE	+ 1	131
G24	VCP	SHELL STATION 120598	13138 INTERURBAN AVENUE S TUKWILA, WA 98168	0.17 ENE	- 5	132
G24	MANIFEST	SHELL STATION 120598	13138 INTERURBAN AVENUE S TUKWILA, WA 98168	0.17 ENE	- 5	133
G24	CSCSL --Cleanup Started	SHELL STATION 120598	13138 INTERURBAN AVENUE S TUKWILA, WA 98168	0.17 ENE	- 5	144
G24	RCRA NonGen / NLR --WAD982651549	SHELL STATION 120598	13138 INTERURBAN AVENUE S TUKWILA, WA 98168	0.17 ENE	- 5	146
G25	UST	JACKSONS 631	13138 INTERURBAN AVE S TUKWILA, WA 98168	0.17 ENE	- 5	149

Sites Summary Report

Target Property: 4404 SOUTH 133RD STREET
TUKWILA, WA 98168

JOB: 19402

TOTAL: 118

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NON GEOCODED: 24

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
G25	LUST --Awaiting Cleanup	JACKSONS 631	13138 INTERURBAN AVE S TUKWILA, WA 98168	0.17 ENE	- 5	153
G26	ICR	TEXACO TUKWILA SHOP ONLY	13138 INTERURBAN AVE S SH TUKWILA, WA 98168	0.17 ENE	- 5	154
G26	RCRA NonGen / NLR --WAD988516936	TEXACO TUKWILA SHOP ONLY	13138 INTERURBAN AVE S SH TUKWILA, WA 98168	0.17 ENE	- 5	158
H27	VCP	TOSCO CORPORATION SITE 2562373	13038 INTERURBAN AVE TUKWILA, WA 98168	0.17 NNE	- 5	160
H27	CSCSL NFA	TOSCO CORPORATION SITE 2562373	13038 INTERURBAN AVE TUKWILA, WA 98168	0.17 NNE	- 5	161
H28	ICR	TOSCO 256237-31132	13038 INTERURBAN AVE TUKWILA, WA 98168	0.18 NNE	- 5	162
H28	UST	TOSCO 256237-31132	13038 INTERURBAN AVE TUKWILA, WA 98168	0.18 NNE	- 5	165
H29	ICR	BOWERS MACHINE CO	13032 INTERURBAN AVE S SEATTLE, WA 98168	0.18 NNE	- 5	169
H29	UST	BOWERS MACHINE CO	13032 INTERURBAN AVE S SEATTLE, WA 98168	0.18 NNE	- 5	170
H29	CSCSL NFA	BOWERS MACHINE CO	13032 INTERURBAN AVE S SEATTLE, WA 98168	0.18 NNE	- 5	172
H29	RCRA NonGen / NLR --WAD980975502	BOWERS MACHINE CO	13032 INTERURBAN AVE S SEATTLE, WA 98168	0.18 NNE	- 5	173
30	RCRA NonGen / NLR --WAH000007740	AMERICAN MEDICAL RESPONSE	13075 GATEWAY DR STE 100 SEATTLE, WA 98168	0.21 ENE	- 5	175
31	UST	TUKWILA COMMUNITY CENTER	4101 S 131ST ST TUKWILA, WA 98168	0.21 WNW	+ 33	177
32	MANIFEST	CONOCOPHILLIPS 30128	13310 INTERURBAN SE TUKWILA, WA 98188	0.24 ESE	+ 13	179
32	RCRA NonGen / NLR --WAD988487161	CONOCOPHILLIPS 30128	13310 INTERURBAN SE TUKWILA, WA 98188	0.24 ESE	+ 13	187
33	RCRA NonGen / NLR --WAD988520276	UNITED TECHNOLOGIES OTIS ELEVA	13035 GATEWAY DR STE 157 SEATTLE, WA 98168	0.24 ENE	- 7	190

Sites Summary Report

Target Property: 4404 SOUTH 133RD STREET
TUKWILA, WA 98168

JOB: 19402

TOTAL: 118

GEOCODED: 94

NON GEOCODED: 24

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
I34	LUST --Awaiting Cleanup --Cleanup Started --RCU	HUSKY INTERNATIONAL TRUCKS INC	13123 48TH AVE S SEATTLE, WA 98168	0.28 SE	+ 32	192
I35	VCP	HUSKY INTERNATIONAL TRUCKS	13123 48TH AVE S TUKWILA, WA 98188	0.28 SE	+ 32	193
I35	CSCSL --Cleanup Started	HUSKY INTERNATIONAL TRUCKS	13123 48TH AVE S TUKWILA, WA 98188	0.28 SE	+ 32	194
I36	ICR	HUSKY IDEALEASE	13123 48TH AVE. S. TUKWILA, WA 98188	0.28 SE	+ 32	196
J37	ICR	BP ABANDONED CONTAINERS	10 FT W OF 13310 INTERURB TUKWILA, WA 98168	0.31 East	+ 1	197
J38	VCP	PETERSON TUKWILA 76	13310 INTERURBAN AVE S TUKWILA, WA 98168	0.31 East	+ 1	204
J38	LUST --Cleanup Started --Monitoring	PETERSON TUKWILA 76	13310 INTERURBAN AVE S TUKWILA, WA 98168	0.31 East	+ 1	205
J38	CSCSL --Cleanup Started	PETERSON TUKWILA 76	13310 INTERURBAN AVE S TUKWILA, WA 98168	0.31 East	+ 1	206
K39	ICR	BECKER TRUCKING	12677 E. MARGINAL WAY S. TUKWILA, WA 98188	0.41 NW	+ 22	207
K40	VCP	C & D WELLS LLC	12677 E MARGINAL WAY S SEATTLE, WA 98168	0.41 NW	+ 22	208
K40	INST CONTROL	C & D WELLS LLC	12677 E MARGINAL WAY S SEATTLE, WA 98168	0.41 NW	+ 22	209
K40	CSCSL NFA	C & D WELLS LLC	12677 E MARGINAL WAY S SEATTLE, WA 98168	0.41 NW	+ 22	210
L41	LUST --Cleanup Started --RCU	HERTZ EQUIP RENTAL CORP	12900 48TH AVE S TUKWILA, WA 98168	0.44 ENE	- 12	211
L42	ICR	HERTZ EQUIPMENT	12900 48TH AVE. S. SEATTLE, WA 98168	0.44 ENE	- 12	212
43	ICR	VI'S CAF	126TH ST. & E. MARGINAL W SEATTLE, WA 98168	0.45 NW	+ 25	213

Sites Summary Report

Target Property: 4404 SOUTH 133RD STREET
TUKWILA, WA 98168

JOB: 19402

TOTAL: 118

GEOCODED: 94

NON GEOCODED: 24

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
M44	ICR	TEXACO STATION 632320281	13435 INTERURBAN AV S TUKWILA, WA 98168	0.45 ESE	- 9	214
M45	CSCSL NFA	TEXACO STATION 632320281	13435 INTERURBAN AV S TUKWILA, WA 98168	0.45 ESE	- 9	217
M46	CSCSL NFA	FOSTER GOLF COURSE	13500 INTERURBAN TUKWILA, WA 98168	0.47 ESE	- 10	218
M47	ICR	FOSTER GOLF COURSE	13500 INTERURBAN SEATTLE, WA 98168	0.47 ESE	- 10	219
48	CSCSL --Awaiting Cleanup	CROWELL RESIDENCE	4105 S 139TH ST TUKWILA, WA 98168	0.47 SSW	+ 240	220
49	CSCSL NFA	VI'S CAFE R-1 PLUMBING	12539 E MARGINAL WAY TUKWILA, WA 98168	0.48 NW	+ 26	221
50	CSCSL --Cleanup Started	SOUTHGATE TEXACO	14004 PACIFIC HWY S TUKWILA, WA 98168	0.55 SSW	+ 246	222
51	CSCSL --Cleanup Started	7 ELEVEN FOOD STORE 22866	14207 TUKWILA INTL BLVD P TUKWILA, WA 98168	0.67 SSW	+ 267	224
52	HSL --Cleanup Started --Hazardous Sites List	SOUTH BASE	12100 E MARGINAL WAY S SEATTLE, WA 98168	0.75 NNW	+ 17	226
52	CSCSL --Cleanup Started	SOUTH BASE	12100 E MARGINAL WAY S SEATTLE, WA 98168	0.75 NNW	+ 17	227
53	CSCSL --Cleanup Started	DUWAMISH FILL SITE DOT	S 124TH ST & SR 99 SEATTLE, WA 98168	0.82 NW	+ 32	231
54	CSCSL --Awaiting Cleanup	ANDERSON JOSEPH B	13336 BEACON COAL MINE RD SEATTLE, WA 98178	0.89 East	+ 75	234
55	CSCSL --Cleanup Started	SOUTHLAND FACILITY 23525	12848 MARTIN LUTHER KING SEATTLE, WA 98178	0.94 ENE	+ 211	238

Site Detail Report

Target Property: 4404 SOUTH 133RD STREET
TUKWILA, WA 98168

JOB: 19402

RCRA-CESQG

EDR ID: 1010338540 DIST/DIR: 0.021 SE ELEVATION: 26 MAP ID: A1

NAME: BAY VALVE SERVICE INC TUKWILA

Rev: 02/12/2013
ID/Status: WAH000027067

ADDRESS: 4385 S 133RD ST
TUKWILA, WA 98168
KING

SOURCE: US Environmental Protection Agency

RCRA-CESQG:

Date form received by agency: 02/28/2012
Facility name: BAY VALVE SERVICE INC TUKWILA
Facility address: 4385 S 133RD ST
TUKWILA, WA 98168
EPA ID: WAH000027067
Contact: STEVE TEETER
Contact address: 4385 S 133RD ST
TUKWILA, WA 98168
Contact country: US
Contact telephone: (206) 782-7800
Contact email: STEVET@BAY-VALVE.COM
EPA Region: 10

Land type: Private

Classification: Conditionally Exempt Small Quantity Generator

Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: BAY VALVE SERVICE INC
Owner/operator address: 4385 S 133RD ST
TUKWILA, 98168
Owner/operator country: US
Owner/operator telephone: (206)782-7800
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 06/07/1996
Owner/Op end date: Not reported

Owner/operator name: BAY VALVE SERVICE INC
Owner/operator address: 4385 S 133RD ST
TUKWILA, WA 98168

- Continued on next page -

Site Detail Report

Target Property: 4404 SOUTH 133RD STREET
TUKWILA, WA 98168

JOB: 19402

RCRA-CESQG

EDR ID: 1010338540 **DIST/DIR:** 0.021 SE **ELEVATION:** 26 **MAP ID:** A1

NAME: BAY VALVE SERVICE INC TUKWILA

Rev: 02/12/2013

ADDRESS: 4385 S 133RD ST
TUKWILA, WA 98168
KING

ID/Status: WAH000027067

SOURCE: US Environmental Protection Agency

Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 09/01/2005
Owner/Op end date: Not reported

Owner/operator name: BAY VALVE SERVICE INC
Owner/operator address: 4385 S 133RD ST
TUKWILA, 98168

Owner/operator country: US
Owner/operator telephone: (206)782-7800
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 09/01/2005
Owner/Op end date: Not reported

Owner/operator name: STEVE T
Owner/operator address: 4385 S 133RD ST
TUKWILA, WA 98168

Owner/operator country: US
Owner/operator telephone: (206)782-7800
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 06/07/1996
Owner/Op end date: Not reported

Owner/operator name: BAY VALVE SERVI B
Owner/operator address: 4385 S 133RD ST
TUKWILA, WA 98168

Owner/operator country: US
Owner/operator telephone: (206)782-7800
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 09/01/2005
Owner/Op end date: Not reported

Owner/operator name: BAY VALVE SERVICE INC
Owner/operator address: 4385 S 133RD ST
TUKWILA, WA 98168

Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 06/07/1996

- Continued on next page -

Site Detail Report

Target Property: 4404 SOUTH 133RD STREET
TUKWILA, WA 98168

JOB: 19402

ICR

EDR ID: S104485663 DIST/DIR: 0.043 ESE ELEVATION: 26 MAP ID: B3

NAME: FARWEST PAINT Rev: 12/01/2002

ADDRESS: 4522 S. 133RD ST.
SEATTLE, WA 98168
KING

SOURCE: WA Department of Ecology

ICR:

Date Ecology Received Report: 08/17/99
Contaminants Found at Site: Petroleum products
Media Contaminated: Soil
Waste Management: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-17
County Code: 17
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 10/07/99
Contaminants Found at Site: Petroleum products
Media Contaminated: Soil
Waste Management: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-18
County Code: 17
Contact: Not reported
Report Title: Not reported

Date Ecology Received Report: 02/02/00
Contaminants Found at Site: Petroleum products
Media Contaminated: Soil
Waste Management: Tank
Region: North Western
Type of Report Ecology Received: Final cleanup report
Site Register Issue: 98-23
County Code: 17
Contact: Not reported
Report Title: Not reported

Site Detail Report

Target Property: 4404 SOUTH 133RD STREET
TUKWILA, WA 98168

JOB: 19402

ICR

EDR ID: 1000436741 **DIST/DIR:** 0.043 ESE **ELEVATION:** 26 **MAP ID:** B4

NAME: FARWEST PAINT MFG CO

Rev: 12/01/2002

ADDRESS: 4522 S 133RD ST
TUKWILA, WA 98168
KING

SOURCE: WA Department of Ecology

ICR:

Date Ecology Received Report: 09/08/99
Contaminants Found at Site: Petroleum products
Media Contaminated: Soil
Waste Management: Tank
Region: North Western
Type of Report Ecology Received: Interim cleanup report
Site Register Issue: 98-17
County Code: 17
Contact: Not reported
Report Title: Not reported

Site Detail Report

Target Property: 4404 SOUTH 133RD STREET
TUKWILA, WA 98168

JOB: 19402

CSCSL NFA

EDR ID: 1000436741 **DIST/DIR:** 0.043 ESE **ELEVATION:** 26 **MAP ID:** B4

NAME: FARWEST PAINT MFG CO

Rev: 01/22/2013

ADDRESS: 4522 S 133RD ST
TUKWILA, WA 98168
KING

SOURCE: WA Department of Ecology

CSCSL NFA:

Facility/Site Id: 47522274

CS Id: 9371

NFA Date: 10/03/2011

Rank: Not reported

VCP: No

Latitude: 47.484623480038103

Longitude: -122.278051967729

Site Detail Report

Target Property: 4404 SOUTH 133RD STREET
TUKWILA, WA 98168

JOB: 19402

UST

EDR ID: U003025567 DIST/DIR: 0.052 NNW ELEVATION: 26 MAP ID: 6

NAME: ACE CONSTRUCTION COMPANY Rev: 02/08/2013

ADDRESS: 4446 S 131ST PL
TUKWILA, WA 98168
KING

SOURCE: WA Department of Ecology

UST:

Facility ID: 59127944
Site Id: 11358
Decimal Latitude: 47.486001000000002
Decimal Longitude: -122.282194
UBI: 6010116080010001
Phone Number: 2062464883

Tank Name: 1
Tank Upgrade Date: Not reported
Tank Install Date: 00/31/1964
Tank Status: Exempt
Tank Status Date: 08/06/1996
Tank Permit Expiration Date: Not reported
Tank Closure Date: Not reported
Tank Spill Prevention: Not reported
Tank Overfill Prevention: Not reported
Tank Material: Steel
Tank Construction: Not reported
Tank Tightness Test: Not reported
Tank Corrosion Protection: Not reported
Tank Manifold: Not reported
Tank Release Detection: Not reported
Tank SFC Type: Not reported
Pipe Material: Steel
Pipe Construction: Not reported
Pipe Primary Release Detection: Not reported
Pipe Second Release Detection: Not reported
Pipe Corrosion Protection: Not reported
Pipe Pumping System: Not reported
Tag Number: Not reported
Responsible Unit: NORTHWEST
Capacity Range: Not reported
Dispencer/Pump SFC Type: Not reported

Tank Name: 2
Tank Upgrade Date: Not reported
Tank Install Date: 00/31/1964
Tank Status: Closure in Process
Tank Status Date: 02/21/2006
Tank Permit Expiration Date: 02/28/1999
Tank Closure Date: Not reported
Tank Spill Prevention: Not reported

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Site Detail Report

Target Property: 4404 SOUTH 133RD STREET
TUKWILA, WA 98168

JOB: 19402

UST

EDR ID: U003025567 DIST/DIR: 0.052 NNW ELEVATION: 26 MAP ID: 6

NAME: ACE CONSTRUCTION COMPANY Rev: 02/08/2013

ADDRESS: 4446 S 131ST PL
TUKWILA, WA 98168
KING

SOURCE: WA Department of Ecology

Tank Overfill Prevention: Not reported
Tank Material: Steel
Tank Construction: Single Wall Tank
Tank Tightness Test: Not reported
Tank Corrosion Protection: Not reported
Tank Manifold: Not reported
Tank Release Detection: Not reported
Tank SFC Type: Not reported
Pipe Material: Steel
Pipe Construction: Not reported
Pipe Primary Release Detection: Not reported
Pipe Second Release Detection: Not reported
Pipe Corrosion Protection: Not reported
Pipe Pumping System: Not reported
Tag Number: Not reported
Responsible Unit: NORTHWEST
Capacity Range: 5,000 to 9,999 Gallons
Dispencer/Pump SFC Type: Not reported

Site Detail Report

Target Property: 4404 SOUTH 133RD STREET
TUKWILA, WA 98168

JOB: 19402

ALLSITES

EDR ID: U003025567 **DIST/DIR:** 0.052 NNW **ELEVATION:** 26 **MAP ID:** 6

NAME: ACE CONSTRUCTION COMPANY **Rev:** 02/05/2013

ADDRESS: 4446 S 131ST PL
TUKWILA, WA 98168
KING

SOURCE: WA Department of Ecology

ALLSITES:

Facility Id: 59127944
Latitude: 47.486001
Longitude: -122.28219
Ecology Interest Type Code: UST
Facility ID: 59127944
Facility Company: ACE CONSTRUCTION COMPANY
Interaction: A
Interaction 1: UST
Interaction 2: Underground Storage Tank
Ecology Program: TOXICS
Program Data: ISIS
Facility Alt.: Not reported
Program ID: 11358
Date Interaction: 03/20/2000
Date Interaction 3: 03/20/2000

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites. NPL LIENS - Federal Superfund Liens.

NPL Delisted: DELISTED NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. DELISTED NPL - National Priority List Deletions

CERCLIS: CERCLIS CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System FEDERAL FACILITY - Federal Facility Site Information listing.

NFRAP: CERCLIS-NFRAP Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site. CERCLIS-NFRAP - CERCLIS No Further Remedial Action Planned

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls. LUCIS - Land Use Control Information System.

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

Database Descriptions

State/Tribal NPL: HSL The Hazardous Sites List is a subset of the CSCSL Report. It includes sites which have been assessed and ranked using the Washington Ranking Method (WARM). HSL - Hazardous Sites List

State/Tribal CERCLIS: CSCSL State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state. CSCSL - Confirmed and Suspected Contaminated Sites List

State/Tribal SWL: SWF/LF Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF - Solid Waste Facility Database

State/Tribal LTANKS: LUST Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. LUST - Leaking Underground Storage Tanks Site List INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Underground Storage Tank Database AST - Aboveground Storage Tank Locations. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. FEMA UST - Underground Storage Tank Listing.

State/Tribal IC / EC: INST CONTROL Sites that have institutional controls. INST CONTROL - Institutional Control Site List

State/Tribal VCP: INDIAN VCP R1 INDIAN VCP R7 - Voluntary Cleanup Priority Listing. VCP - Voluntary Cleanup Program Sites. ICR - Independent Cleanup Reports. Sites that have entered either the Voluntary Cleanup Program or its predecessor Independent Remedial Action Program. ICR - Voluntary Cleanup Program Sites

ST/Tribal Brownfields: BROWNFIELDS A listing of brownfields sites included in the Confirmed & Suspected Sites Listing. Brownfields are abandoned, idle or underused commercial or industrial properties, where the expansion or redevelopment is hindered by real or perceived contamination. Brownfields vary in size, location, age, and past use -- they can be anything from a five-hundred acre automobile assembly plant to a small, abandoned corner gas station. BROWNFIELDS - Brownfields Sites Listing

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Database Descriptions

Other SWF: DEBRIS REGION 9 ODI - Open Dump Inventory. An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria. ODI - Open Dump Inventory KING Co. LF - Abandoned Landfill Study in King County. SEATTLE/KING Co. LF - Seattle - King County Abandoned Landfill Toxicity / Hazard Assessment Project. SNOHOMISH Co. LF - Solid Waste Sites of Record at Snohomish Health District. SEATTLE Co. LF - Abandoned Landfill Study in the City of Seattle. TACOMA/PIERCE Co. LF - Closed Landfill Survey. SWRCY - Recycling Facility List. SWTIRE - Solid Waste Tire Facilities. INDIAN ODI - Report on the Status of Open Dumps on Indian Lands.

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs ALLSITES - Facility/Site Identification System Listing. CSCSL NFA - Confirmed and Contaminated Sites - No Further Action. CDL - Clandestine Drug Lab Contaminated Site List. HIST CDL - List of Sites Contaminated by Clandestine Drug Labs. US HIST CDL - National Clandestine Laboratory Register.

Local Land Records: LIENS 2 A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. LIENS 2 - CERCLA Lien Information

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS - Reported Spills.

Database Descriptions

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators DOT OPS - Incident and Accident Data. DOD - Department of Defense Sites. FUDS - Formerly Used Defense Sites. CONSENT - Superfund (CERCLA) Consent Decrees. ROD - Records Of Decision. UMTRA - Uranium Mill Tailings Sites. US MINES - Mines Master Index File. TRIS - Toxic Chemical Release Inventory System. TSCA - Toxic Substances Control Act. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). HIST FTTS - FIFRA/TSCA Tracking System Administrative Case Listing. HIST FTTS INSP - FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing. SSTS - Section 7 Tracking Systems. ICIS - Integrated Compliance Information System. PADS - PCB Activity Database System. MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. FINDS - Facility Index System/Facility Registry System. RAATS - RCRA Administrative Action Tracking System. RMP - Risk Management Plans. BRS - Biennial Reporting System. UIC - Underground Injection Wells Listing. WA MANIFEST - Hazardous Waste Manifest Data. DRYCLEANERS - Drycleaner List. NPDES - Water Quality Permit System Data. AIRS (EMI) - Washington Emissions Data System. INACTIVE DRYCLEANERS - Inactive Drycleaners. INDIAN RESERV - Indian Reservations. SCR DRYCLEANERS - State Coalition for Remediation of Drycleaners Listing. EPA WATCH LIST - EPA WATCH LIST. 2020 COR ACTION - 2020 Corrective Action Program List. FEDLAND - Federal and Indian Lands. US FIN ASSUR - Financial Assurance Information. PRP - Potentially Responsible Parties. Financial Assurance 2 - Financial Assurance Information Listing. PCB TRANSFORMER - PCB Transformer Registration Database. Financial Assurance 3 - Financial Assurance Information Listing. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). COAL ASH - Coal Ash Disposal Site Listing. COAL ASH DOE - Sleam-Electric Plan Operation Data. US AIRS MINOR - Air Facility System Data. COAL ASH EPA - Coal Combustion Residues Surface Impoundments List. Financial Assurance 1 - Financial Assurance Information Listing.

EDR Exclusive: EDR MGP The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination. EDR MGP - EDR Proprietary Manufactured Gas Plants

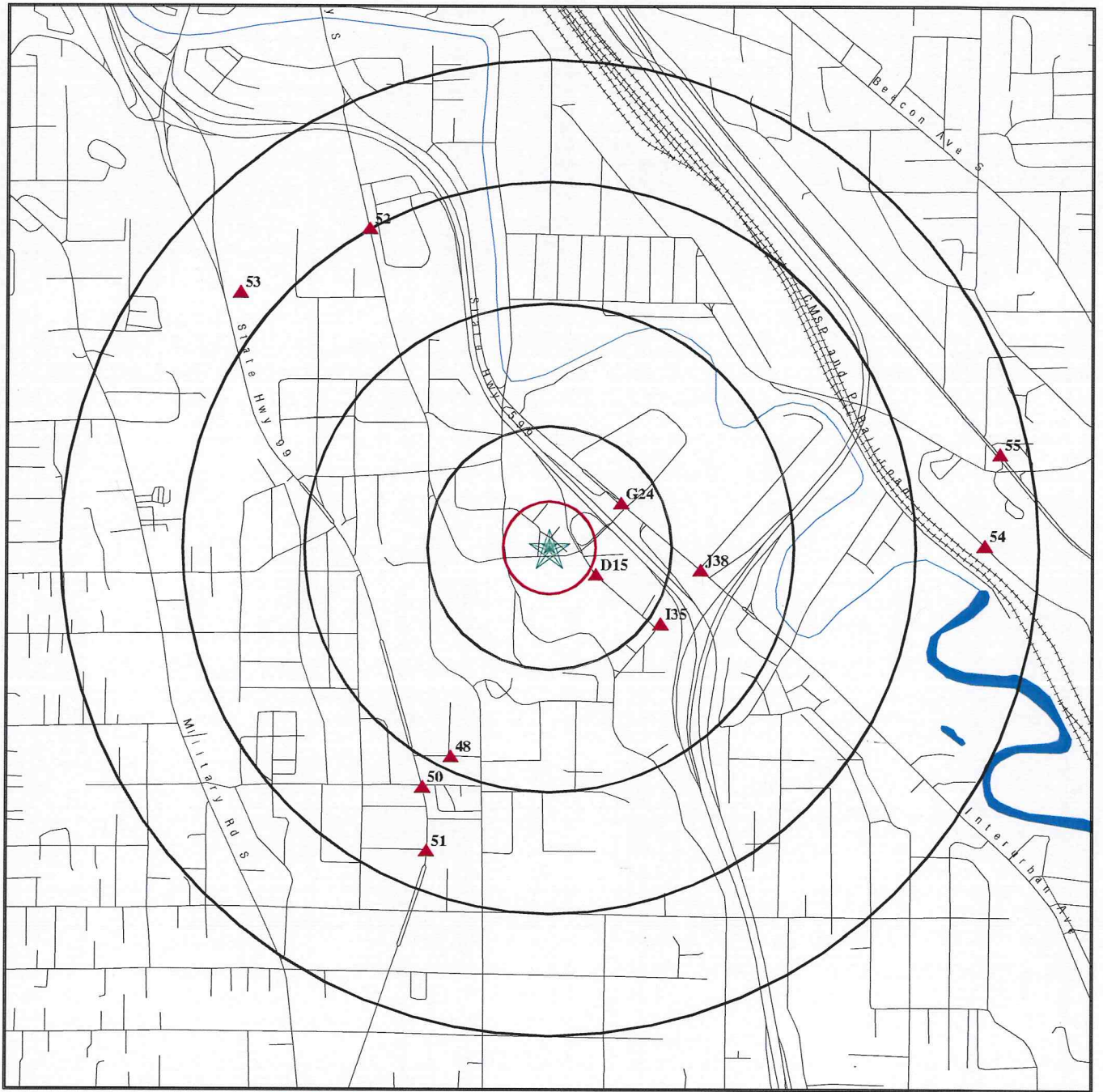
Environmental FirstSearch

1.000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites



4404 SOUTH 133RD STREET TUKWILA, WA 98168



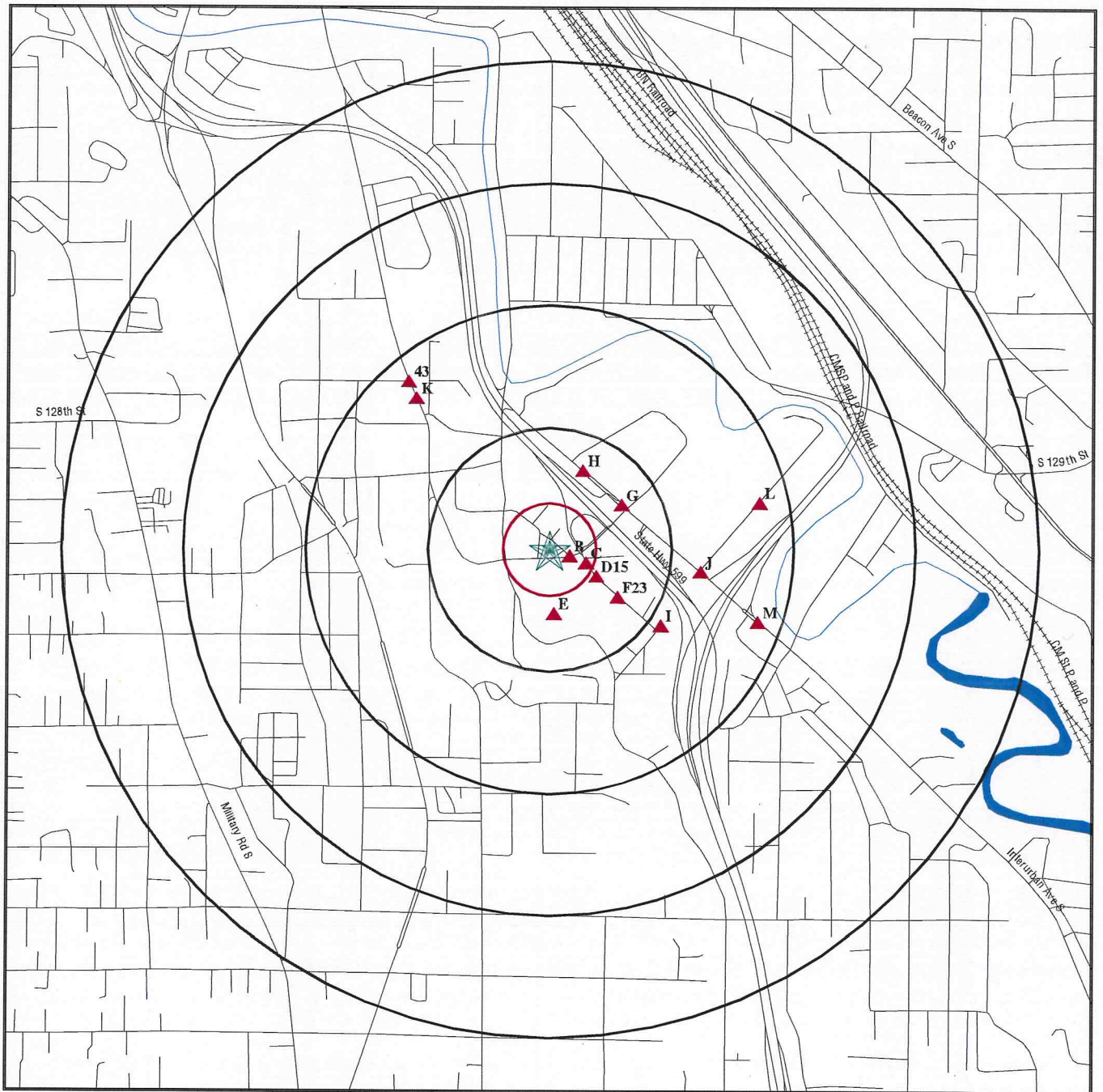
Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 47.485 Longitude: 122.2783)
- ▲ Identified Sites
- ▣ Indian Reservations BIA
- ▣ National Priority List Sites
- ▣ Dept. Defense Sites

Environmental FirstSearch
 1.000 Mile Radius
 ASTM MAP: CERCLIS, RCRATSD, LUST, SWL



4404 SOUTH 133RD STREET TUKWILA, WA 98168



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 47.485 Longitude: 122.2783)
- ▲ Identified Sites
- ▣ National Priority List Sites
- ▣ Dept. Defense Sites
- ▣ Indian Reservations BIA

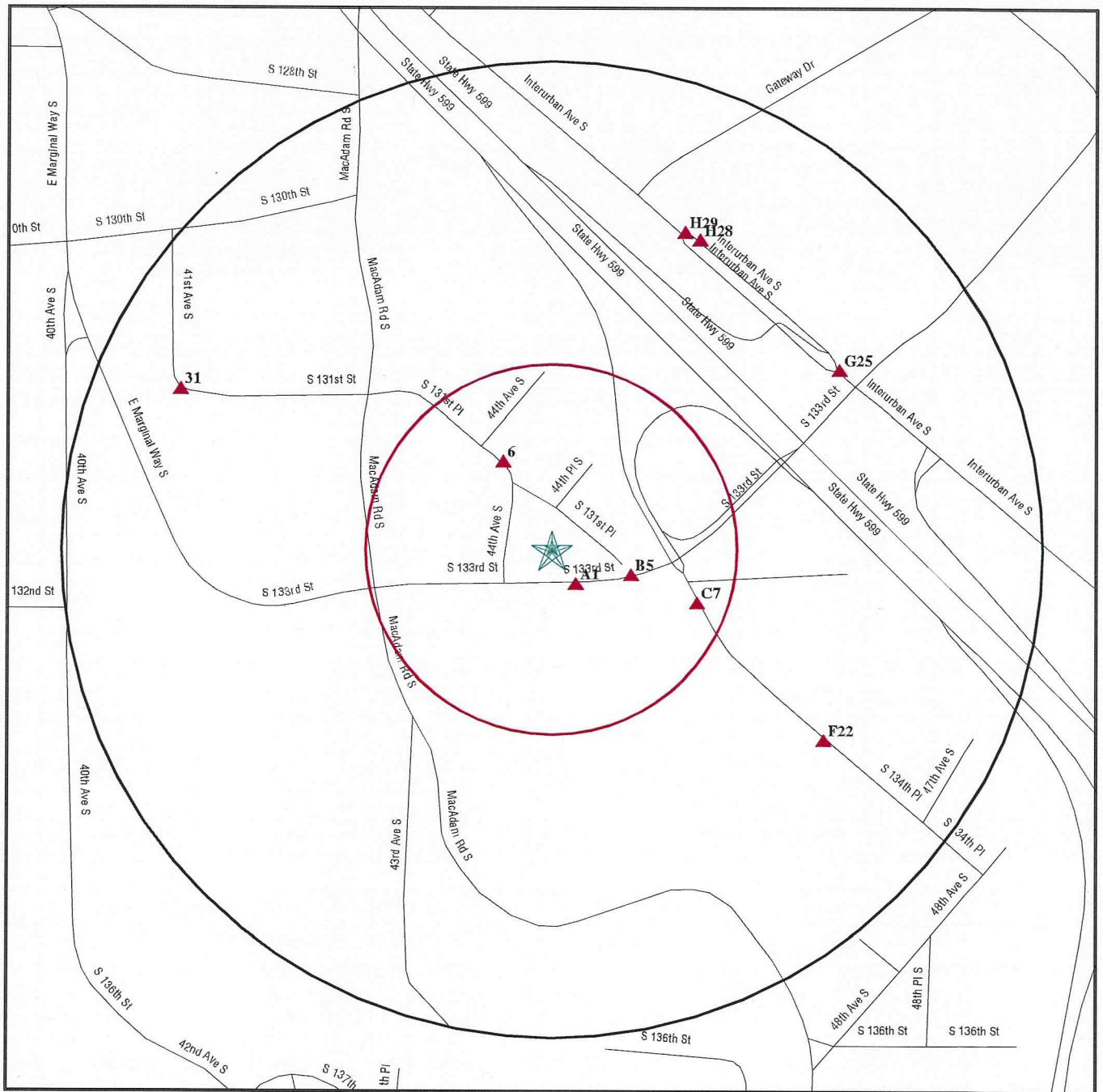
Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



4404 SOUTH 133RD STREET TUKWILA, WA 98168



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

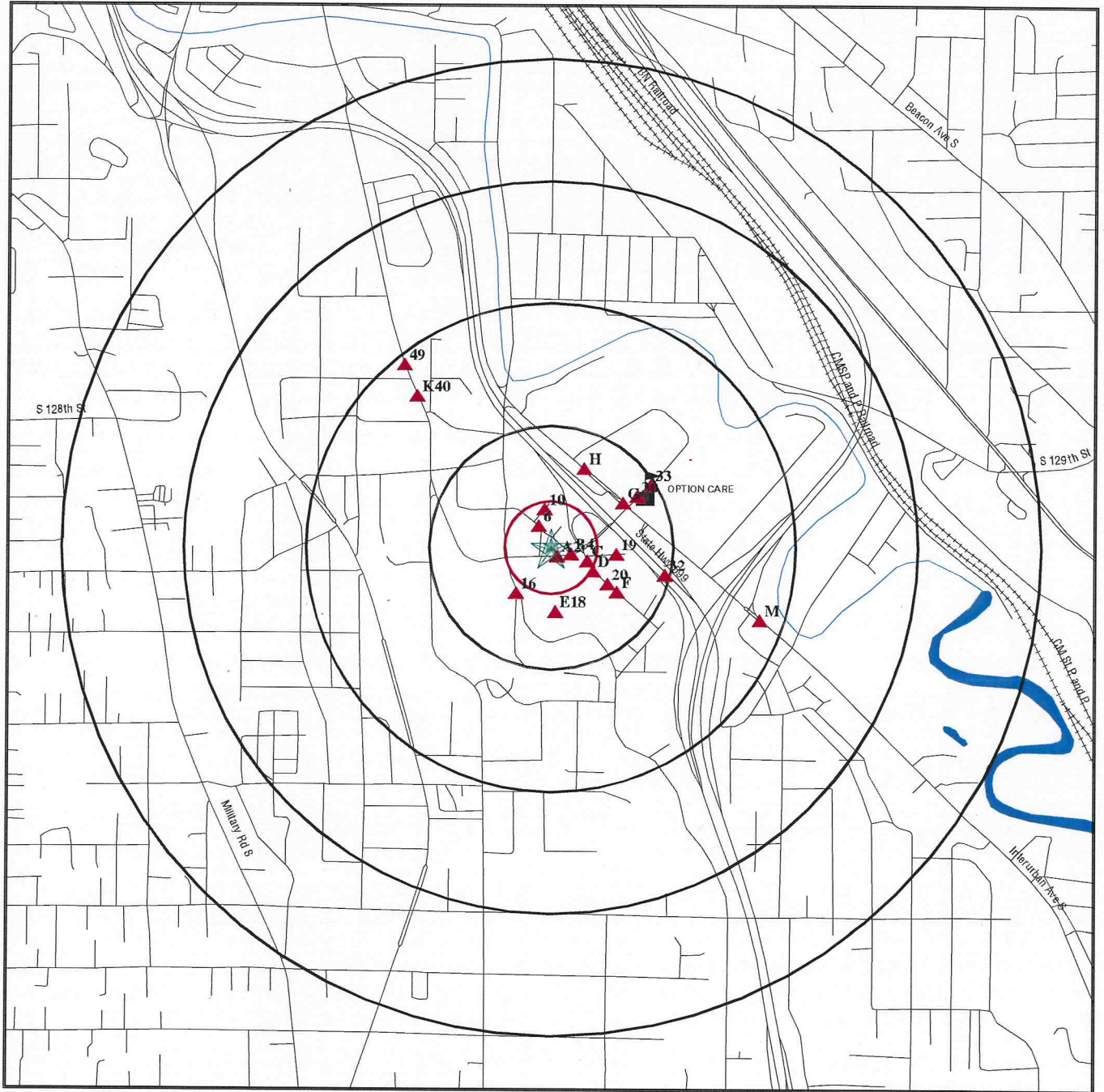
- ★ Target Property (Latitude: 47.485 Longitude: 122.2783)
- ▲ Identified Sites
- National Priority List Sites
- Dept. Defense Sites
- ▨ Indian Reservations BIA

Environmental FirstSearch

1.000 Mile Radius
Non ASTM Map, Spills, FINDS



4404 SOUTH 133RD STREET TUKWILA, WA 98168

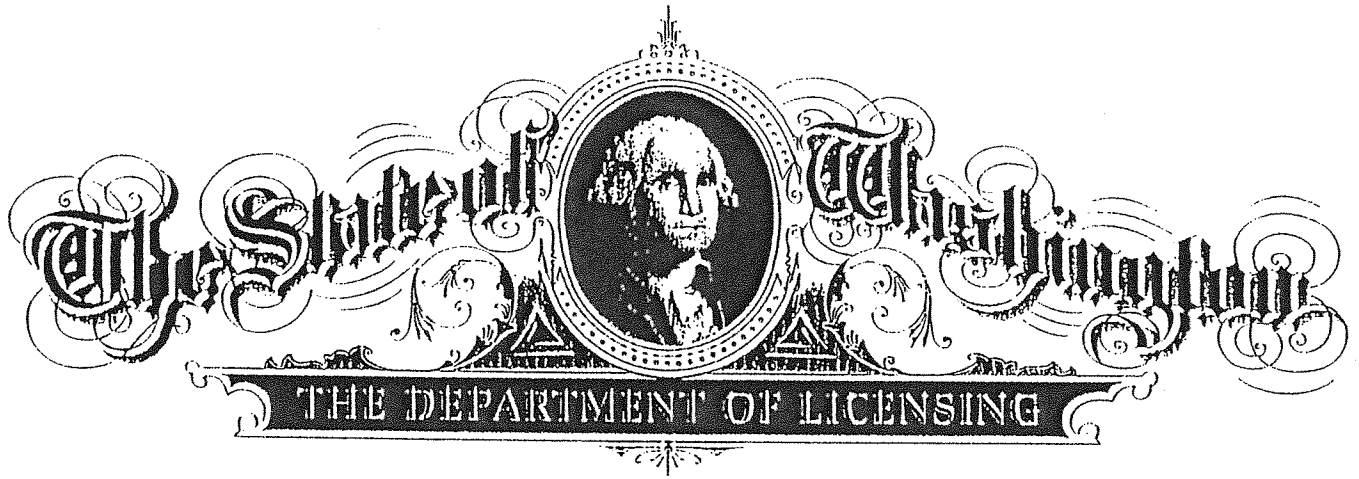


Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 47.485 Longitude: 122.2783)
- ▲ Identified Sites
- Ⓜ Sensitive Receptors
- Ⓜ National Priority List Sites
- Ⓜ Dept. Defense Sites
- ▨ Indian Reservations BIA

APPENDIX B

Professional Licenses / Certifications



*It is hereby certified that Don W. Spencer
has satisfactorily complied with and completed the statutory requirements set
forth in title 18 revised code of Washington to engage in practice as a*

Geologist

*And is hereby authorized, empowered and granted the right to engage in that
practice within the State of Washington subject to the state laws.*

And is licensed as a qualified

Hydrogeologist

*Given under the hand and seal of the director this
fourteenth day of March, 2002.*



No. 604

Fred Stephens

DIRECTOR

Alfred H. Rensell

Geologist Licensing Board
CHAIR

Certificate of Completion

This is to certify that

Don W. Spencer

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)

139838

Certificate Number



Instructor

EPA Provider Cert. Number: 1085



Dec 5, 2012

Date(s) of Training

Exam Score: NA

Expiration Date: Dec 5, 2013

Argus Pacific, Inc. • 1900 W. Nickerson, Suite 315 • Seattle, Washington • 98119 • 206.285.3373 • fax 206.285.3927

Certificate of Completion

This is to certify that

Don W. Spencer

has satisfactorily completed
4 hours of refresher training as a

Management Planner

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

139892

Certificate Number


Instructor

EPA Provider Cert. Number: 1085



Dec 12, 2012

Date(s) of Training

Exam Score: NA

Expiration Date: Dec 12, 2013

Argus Pacific, Inc. • 1900 W. Nickerson, Suite 315 • Seattle, Washington • 98119 • 206.285.3373 • fax 206.285.3927

Certificate of Completion

This is to certify that

Wally Hurst

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)

138357

Certificate Number



Instructor

EPA Provider Cert. Number: 1085

Aug 15, 2012

Date(s) of Training

Exam Score: NA

Expiration Date: Aug 15, 2013



Argus Pacific, Inc. • 1900 W. Nickerson, Suite 315 • Seattle, Washington • 98119 • 206.285.3373 • fax 206.285.3927

Appendix C
Historical Documents

EXECUTIVE SUMMARY

MAP INFORMATION

The Overview Map provides information on nearby property parcel boundaries. Properties on this map that were selected for research are listed below the map.



SELECTED ADDRESSES

The following addresses were selected by the client. Detailed findings are contained in the findings section. An "X" indicates where information was identified.

<u>Address</u>	<u>Type</u>	<u>Findings</u>
4404 South 133rd Street	Map ID: 1	X
4446 S 131ST PL	Map ID: 5	

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

4404 South 133rd Street
Tukwila, WA 98168

FINDINGS DETAIL

Target Property research detail.

S 133RD ST

4404 S 133RD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2005	J it Wa Etr Gayther	Cole Information Services	Image pg. A1

South 133rd Street

4404 South 133rd Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2005	J it Wa Etr Gayther	Cole Information Services	Image pg. A1

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

133RD ST S

4334 133RD ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1980	Gayther Jim W	R.L. Polk Co. Publishers	Image pg. A10

4522 133RD ST S

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1980	Farwest Paint Manufacturing Co ret	R.L. Polk Co. Publishers	Image pg. A10

43RD AVE S

13403 43RD AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2005	Bloom	Cole Information Services	Image pg. A2

13405 43RD AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2005	Janneh M Pdrier	Cole Information Services	Image pg. A2
	Konrad Poirider	Cole Information Services	Image pg. A2

13407 43RD AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2007	CTI OF SEATTLE INC	Cole Information Services	

13413 43RD AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2005	Debbie Wblford	Cole Information Services	Image pg. A2
	Apartments	Cole Information Services	Image pg. A2

13429 43RD AVE S

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2005	Apartments	Cole Information Services	Image pg. A2
	DS Lesis V White	Cole Information Services	Image pg. A2
	DS Bradley R Whites	Cole Information Services	Image pg. A2

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2007	ACE CONSTRUCTION	Cole Information Services	
4496 S 131ST PL			
<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2007	ACE CONSTRUCTION & LANDSCAPING INC	Cole Information Services	
<u>S 131ST ST</u>			
4304 S 131ST ST			
<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2007	D W CLOSE CO INC	Cole Information Services	
4310 S 131ST ST			
<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2007	HART HEALTH & SAFETY NORMED INC	Cole Information Services Cole Information Services	
<u>S 133RD ST</u>			
4334 S 133RD ST			
<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1991	Gayther Jim W	R.L Polk Co Publishers	Image pg. A5
1985	Gayther Jim W	R.L Polk Co Publishers	Image pg. A7
1977	Gayther Jim W	R.L. Polk Co. Publishers	Image pg. A12
4336 S 133RD ST			
<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1991	Vacant	R.L Polk Co Publishers	Image pg. A5
1985	Gurr B Joan	R.L Polk Co Publishers	Image pg. A7
	Vacant	R.L Polk Co Publishers	Image pg. A7
4385 S 133RD ST			
<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2012	SEATTLE MAILING BUREAU	Cole Information Services	
	BAY VALVE SERVICE INC	Cole Information Services	
2005	+ Seattle M 21 Bn Be au	Cole Information Services	Image pg. A1
1991	Seattle Mailing Bureau bulkmail	R.L Polk Co Publishers	Image pg. A5
	Porter Dan W	R.L Polk Co Publishers	Image pg. A5

1991 Polk's Street Directory

624-B

133D ST S (TUKWILA)-FROM 13028
INTERURBAN AV S SOUTHEAST

ZIP CODE 98188

44TH AV S INTERSECTS

4334 Gayther Jim W 246-7912

4336 Vacant

4389 Associated Petroleum Products Inc
distr 248-1825

4385 Seattle Mailing Bureau bulkmail
931-5700

S 134TH PL INTERSECTS

4500 Farwest Paint (Ret Store) 244-8844

4522 Farwest Paint Manufacturing Co
244-8844

1976 Polk's Street Directory

622
SE

133D ST S (TUKWILA)-FROM 13028
INTERURBAN AV S SOUTHEAST

ZIP CODE 98188

44TH AV S INTERSECTS

4334★Gayther Jim W 246-7912

S 134TH PL INTERSECTS

4522 Clarklift Of Washington Inc industrial
truck sls & serv 246-2330

1. DISTRICT 26 Riv

2 ADDITION FOSTORIA GARDEN TRACTS

NAME 149

SECTION TWP. N. RANGE EWM. BLOCK TRACT OR LOT. NO. 18

DESCRIPTION Supplement A. (see main card for legal)

PERMIT NO.

ORIG. COST

3 ADDRESS-PROPERTY 4336 - S. 133.

4 FEE OWNER EDGAR MILLER et ux

5 ARCHITECT

6 BUILDING

EXTERIOR Frame Rustic

CONTRACTOR Single Cheap (automatic Pump)

CONSTRUCTION Single Cheap (automatic Pump)

MISCELLANEOUS 1 Air Comp. Run by H. P. Motor 1 -1000 Gal TK.

7 CONDITION: EXTERIOR Fair INTERIOR Fair

8 MAIN SUPPORT COLUMN 6x6 Beam 6x6

9 FIRST FL. JOIST 2x6--24

10 BUILDING Fin.

11 GROSS INCOME \$

EXP. \$ NET INC. \$

12 DEPRECIATION

COND. 47% OBSLSE. %

ECON. SUIT. % TOTAL %

DATE BUILT 1924

REMODELED No

EFFECTIVE AGE 14 YEARS

FUTURE LIFE 16 YEARS

DIMENSIONS 12x20-22x40-30x48

5x25 10x18

SQUARE FT. AREA CUBIC FT.

2290

IMPROVEMENT VALUE

MAIN BUILDING \$ 740.

OTHER BUILDINGS \$

TOTAL \$ 740.000

ASSESSED VALUE 50% \$ 370.000

DATE 1/1/38

1900 950

PERMITS

Gas Station

1 Story-1 Store

1 Apartment

5 Rooms + utility

INTERIOR P & B

Ceiled plaster Bd. 1 Unfin.

4 Fir Trim.

FLOORS 4 Fir -1 plank

FIRE PLACE None

PLUMBING 7 Fixtures-1 Tub

2 Toilets 1 Sink 2 Basins

1 Bat. H.W.

TILE WORK None

WIRING ?

HEATING Stove

ELEVATOR None

CEILING HGT. 1st. Fl. 8'6"

BASEMENT None

FOUNDATION P & B

ROOF Tar Paper

STORE FRONTS See remarks

1 - 1000 Gal Tk.

