

BASALT
environmental

August 24, 2012

Mr. Gil Moalem

19528 Ventura Blvd #573
Tarzana, California 91356

Subject: Basalt Project Number 120807-1
Phase I Environmental Site Assessment
Arne's Collision Center
9725 and 9731 Greenwood Avenue North
Seattle, Washington

Dear Mr. Moalem,

Basalt Environmental Consulting, LLC is pleased to present the results of our Phase I Environmental Site Assessment for the above-referenced property. This assessment was performed in general accordance with ASTM Practice E 1527-05 and authorized by Mr. Gil Moalem on August 7, 2012.

Basalt appreciates the opportunity to be of service to you on this project. Should you have any questions concerning this report, or if we can assist you in any way, please feel free to contact us at (206) 399-7224.

Respectfully Submitted,

Basalt Environmental Consulting, LLC

Gregory S. Peterson
Principal

GSP/gsp

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1.0 EXECUTIVE SUMMARY

Basalt Environmental Consulting, LLC (Basalt) is pleased to present the results of the Phase I Environmental Site Assessment (Phase I) for the subject site located at 9725 and 9731 Greenwood Avenue North, Seattle, King County, Washington ("the Property"). Following is a summary of the Phase I:

Site Description/Observations: The Property is located at 9725 and 9731 Greenwood Avenue North, Seattle, King County, Washington. The Property is composed of two tax parcels totaling 0.35-acres. The Property is known as Arne's Collision and development includes one building that provides a reported total of 1,896 square feet of building space. Surrounding the building were paved and gravel parking areas. A portion of the site was used as a fenced storage yard.

At the time of the site visit, the building was unoccupied and vacant. Portions of the storage yard and parking area were overgrown with dense vegetation and blackberry brambles. Evidence of dumping was noted at various locations across the site.

The building apparently was heated by a forced air furnace at one time. The furnace is located in the basement, and originally was oil-fired but was subsequently converted to natural gas. A vent line typical of underground storage tanks was identified on the west side of the building, however a fill port could not be located.

Except as noted above, Basalt did not visually observe any readily apparent recognized environmental conditions such as underground storage tanks, above ground tanks, hazardous waste disposal areas, pits, dead and stressed vegetation; discarded electrical transformers and capacitors suspected to contain polychlorinated biphenyls; construction materials suspected to contain hazardous materials; groundwater monitoring wells; obvious locations of significant volumes of past and present chemical disposal. (see Sections 3.0 and 4.0).

Site History: The earliest research date was 1930, when a Sanborn map indicated the parcel at 9729 Greenwood Ave. N. (which may have been an historical address corresponding to the Property) as developed with a single-family residence. Later uses of the Property included residential, a barber shop, a wedding shop, and an auto body shop (see Section 7.0).

Regulatory List Review: Basalt's review of local, state, and federal databases of sites with reported environmental issues within ASTM search distances did not identify sites or facilities in the study area with reported environmental conditions that in our opinion appear likely to impact the Property. (Section 8.0).

Conclusions: Basalt has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-05 of the property located at 9725 and 9731 Greenwood Avenue North, Seattle, King County, Washington. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

ASTM Issues

The building was apparently heated by a forced air furnace at one time. The furnace is located in the basement, and originally was oil-fired but was subsequently converted to natural gas. A vent line typical of underground storage tanks was identified on the west side of the building, however a fill port could not be located.

In Basalt's opinion past use and storage of heating oil on the Property is considered a "recognized environmental condition" (as defined by ASTM E 1527-05). Recommendations for further evaluation, if any, will be provided in a separate letter.

Non-ASTM Issues

Based on the reported 1936 construction date, it is possible that asbestos-containing building materials (ACM) are present. Suspect ACM observed during the site visit include sheet vinyl flooring, drywall materials, and roofing systems. Some damaged drywall was noted during the site visit, otherwise these materials appeared to be non-friable and in good condition. It should be noted that damaged or friable ACM may have special worker protection and disposal requirements, however specific recommendations regarding these materials are beyond the scope of this ESA. Additionally, if future site development includes demolition or renovation, a "good faith" asbestos survey would be required in accordance with local regulations.

Based on the date of construction lead-based paint may be present which may have also have special worker protection and disposal requirements. Further evaluation of the non-ASTM issues are beyond the scope of this ESA.

This summary is intended for introductory purposes only and should be used in conjunction with the full text of this report. Recommendations for further work, in any, will be provided in a separate document. The project description, site conditions, and results of our assessment are presented in the text of this report.

Typical in this vintage of bldg. is fairly easily mitigated

Basalt

Appendix A	Figures – Site Vicinity Map, Site Plan, Topographic Map
Appendix B	Selected Air Photos
Appendix C	Select Site Photos
Appendix D	Supporting Documentation
Appendix E	Regulatory Database

2.0 INTRODUCTION

2.1 Purpose

The purpose of the Phase I is to evaluate the subject site for indications of recognized environmental conditions due to previous or ongoing, on-site and off-site activities or conditions. Where applicable, the Phase I also strives to satisfy one of the requirements to qualify for the innocent purchaser/landowner defense to Comprehensive Environmental Response, Compensation and Liability Act, 42, U.S.C. 9601, et seq. (CERCLA) liability. The Washington Model Toxics Control Act (MTCA), Chapter 70.105D Revised Code of Washington (RCW) has a similar provision for exemption from liability. The Phase I endeavors to provide "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice in an effort to minimize liability" as stated in CERCLA and MTCA.

2.2 Special Terms and Conditions

Written authorization to perform this Phase I was given by Mr. Gil Moalem of MVM Development on August 7, 2012.

2.3 Scope of Work

The scope of work for this study consisted predominantly of gathering reasonably ascertainable information in general accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Phase I Environmental Site Assessments (ASTM Practice E 1527-05). Specifically, this Phase I consisted of the following:

- A site reconnaissance to assess for the existence of recognized environmental conditions.
- A reconnaissance of the area immediately surrounding the subject site for the purpose of evaluating adjoining sites for recognized environmental conditions.
- A review of regulatory agency (U.S. Environmental Protection Agency, Washington State Department of Ecology, etc.) database lists, and individual site files if necessary, for the purpose of evaluating reported environmental concerns in the vicinity of the subject site.
- A survey of available local geologic and topographic maps, as well as additional information concerning public and private water sources in the project vicinity.
- A review of historical sources including available business directories, aerial photographs, maps, tax assessment records, and building/planning department records. The historical information was used to evaluate past and present land use at the subject site and in the subject site vicinity to document businesses, activities, or conditions that could possibly compromise the environmental integrity of the subject site.

- Preparation of a report documenting the findings of the Phase I and our opinion of the possibility that contamination of the property may exist due to on-site or nearby off-site land use activities.

2.4 Limitations

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM 1527-05. Specific limitations and exceptions to this ESA are more specifically set forth below:

- The earliest research date was 1930, when a Sanborn Map indicated Property was developed with residential usage. Other information regarding historical use prior to that time was either not reasonably reviewable, or could not be obtained by the publication date of this report.
- Portions of the Property were overgrown with blackberry brambles and other dense vegetation. Therefore certain portions of the site could not visually evaluated.
- The portion of the Property inside the security fence were not accessible, and were viewed from adjacent portions of the Property and nearby public areas.

These limitations are not considered critical and is unlikely to affect the conclusions of the report.

This assessment is intended to provide the client with information regarding apparent suspicions of existing and potential recognized environmental conditions associated with subject property. Basalt warrants that this Phase I Environmental Site Assessment was performed using generally accepted, good commercial and customary environmental assessment practices. Basalt believes that the information obtained from the records review and the interviews concerning the subject site is reliable. However, Basalt cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. No other warranty, either implied or express is given.

The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

Environmental impairment of property as a result of activities such as illicit or unreported dumping or spilling of hazardous or deleterious materials may not be readily apparent. The opinions and conclusions presented in this report are based on information readily available at the time of the assessment. The collection of quantitative information, such as data generated by the analysis of soil or water samples, was beyond the scope of this assessment. The Phase I does not address the ASTM Phase I non-scope issues of asbestos, radon, lead-based paint, lead in drinking water, and wetlands, unless specifically stated otherwise in the report. Other project specific limitations are presented in the appropriate sections of this report.

This report has been prepared for the exclusive use of MVM Development and their agents for specific application to the subject site. Use or reliance upon this report by a third party is at their own risk. Basalt does not make any representation or warranty, express or implied, to such other parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatever, known or unknown, to Basalt.

3.0 SITE DESCRIPTION

The subject site is composed portions of two tax parcels with assessor's parcel numbers of 291520-0040 and 618470-0005. The assessor's short legal descriptions are provided below:

NORTHOLME ADD

Greenwood Ave ADD #4

A Location Map (Figure 1), Site Plan (Figure 2) and a USGS topographic map (Figure 3) are included in Appendix A.

3.1 Location

The Property is located at 9725 and 9731 Greenwood Avenue North, Seattle, King County, Washington. Approximate latitude and longitude are 47.700611, -122.355843.

3.2 Site and Vicinity Characteristics

The Property is composed of two tax parcels totaling 0.35-acres. Site development includes one, two-story building that provides a reported total of 1,896 square feet of building space. Additional development includes paved parking areas and driveways, and an unpaved storage area surrounded by a security fence.

The Property is situated in an area of Seattle characterized by retail and residential uses. To the north is a building occupied by Seattle Tire, a automobile tire shop, (7939 Greenwood Ave. North) To the west is are single family residences (9728-36 Palatine Avenue North). To the south is vacant lot (9721 Greenwood Ave. North). To the east is Greenwood Ave. North. Beyond are retail properties including a bar and a retail strip center (9728 and 9736 Greenwood Ave. N).

According to the United States Geological Survey (USGS) 7.5-minute series topographic map "Seattle North" (1983), the subject site is situated at an elevation of about 312-feet above mean sea level. Topography slopes down to the southwest. A copy of the topographic map is provided in Appendix A.

*To south
is
multi-unit
residential*

3.3 Description of Improvements

At the time of the site visit the Property was developed with one, two-story building that provides a reported total of 1,896 square feet of building space. The building construction appeared to be of concrete slab foundation with a partial basement. The superstructure and interior framing appeared to be wood. Heating was reported to be electrical, however a natural-gas forced air furnace which appeared to be inoperative was observed in the basement. Labeling on the furnace indicated it had formerly been oil fired.

Additional development includes paved and unpaved parking areas and driveways. Unpaved portions of the site tended to be overgrown with dense vegetation and blackberry brambles. The southern parcel is an unpaved storage area surrounded by a security fence, and is similarly overgrown. The subject property receives its drinking water the City of Seattle. Topography slopes down gently to the south across the site.

4.0 RESULTS OF RECONNAISSANCE

4.1 On-Site Observations

A Basalt representative conducted a site reconnaissance of the Property on August 21, 2012. The purpose of the subject site reconnaissance was to evaluate current conditions at the subject site and to look for recognized environmental conditions. The reconnaissance consisted of walking and observing the subject site to provide an overlapping field of view. Basalt was accompanied by Mr. Steve Swanike, property broker, provided site access and general site information.

At the time of the site visit, the building was unoccupied and vacant. Portions of the storage yard and parking area were overgrown with dense vegetation and blackberry brambles. Evidence of dumping was noted at various locations across the site. The dumped materials appeared to be household trash, including old tires, furniture, etc. Several five-gallon and smaller containers of paint were observed in the basement.

The building apparently was heated by a forced air furnace at one time. The furnace is located in the basement, and originally was oil-fired but was converted to natural gas. A vent line typical of a fuel storage tank was identified on the west side of the building, however a fill port could not be located. Therefore it is likely that fuel oil was stored on site in the past, however it could not be determined if the fuel storage vessel was an underground storage tank (UST) located outside the building, or an above ground storage tank (AST) formerly located inside the basement.



Suspected fuel tank vent line

Former oil burning furnace

Except as noted above, Basalt did not visually observe any readily apparent recognized environmental conditions such as underground or above ground storage tanks, hazardous material storage areas, sumps, pits, dead and stressed vegetation; discarded electrical transformers and capacitors; construction materials suspected to contain hazardous materials; groundwater monitoring wells; obvious locations of significant volumes of past and present chemical disposal.

4.1.1 Visual Asbestos Survey

Based on the reported 1936 construction date, it is possible that asbestos-containing building materials (ACM) are present. Suspect ACM observed during the site visit include sheet vinyl flooring, drywall materials, and roofing systems. Some damaged drywall was noted during the site visit. It should be noted that damaged or friable ACM may have special worker protection and disposal requirements, however specific recommendations regarding these materials are beyond the scope of this ESA..

Additionally, if future site development includes demolition or renovation, a "good faith" asbestos survey would be required in accordance with local regulations.

4.1.2 Radon

The US EPA has prepared a map to assist national, state, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends Property specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures. Review of the EPA Map of Radon Zones places the Property in Zone 3, where average predicted radon levels are less than 2.0 pCi/L. On-site sampling to estimate the level of radon concentrations was not conducted.

4.1.3 Lead Based Paint

A lead-based paint screening was not requested as part of the scope of work for this ESA. Based on the 1936 construction date, it is possible lead-based paint are present.

4.2 Adjacent Site and Vicinity Observations

A representative of Basalt conducted a reconnaissance of the area surrounding the subject site on August 21, 2012. The purpose of this reconnaissance was to observe land use in the subject site vicinity and to evaluate the potential for nearby businesses to generate, use, or store hazardous substances that may affect the subject site. The off-site reconnaissance was non-intrusive. That is, the adjoining properties were observed from the Property and public right-of-ways.

The Property is situated in an area of Seattle characterized by retail and residential uses. To the north is a building occupied by Seattle Tire, a automobile tire shop, Seattle Tire (7939 Greenwood Ave. North) To the west is are single family residences (9728-36 Palatines Avenue). To the south is vacant lot (9721 Greenwood Ave. North). To the east is Greenwood Ave. North. Beyond are retail properties including a bar and a retail strip center (9728 and 9736 Greenwood Ave. N).

Basalt did not observe obvious environmental issues or recognized environmental conditions adjacent to the Property

5.0 INTERVIEWS, REPORTS, AND ENVIRONMENTAL LIENS

Persons who may have information concerning environmental conditions at and surrounding the subject site were interviewed. These interviews are summarized here and in appropriate sections of the report.

Mr. Steve Swanike, broker, has been associated with the Property for about three years and was not aware of environmental liens or potential environmental issues associated with the site.

A review of liens on the King County assessor's website did not identify environmental liens or environmental activity use limitations.

A review of available permits on file with the Seattle Fire Department did not reveal permits regarding underground storage tank installation or removal at addresses corresponding to the subject property.

6.0 PHYSICAL SETTING

6.1 Regional Physiographic Conditions

The Property is situated in the Puget Sound Lowland, a series of north to south trending valleys ranging from British Columbia to Eugene, Oregon and bordered by the Cascade Range and Olympic Mountains. Surficial soils in the Puget Sound Lowland are mainly formed in glacial drift deposits from the last period of glaciation, about 10-14,000 years ago. Underlying the young glacial deposits is sediment deposited during previous or interglacial periods. In the Seattle area, bedrock is overlain by hundreds to thousands of feet of relatively loose sediments deposited during the Quaternary period over the last two million years.

6.2 Geologic and Soil Conditions

According to well logs on file with the Washington State Department of Ecology for nearby parcels, soils were reported as dense, silty sand, with occasional gravels.

6.3 Groundwater Conditions

According to well logs on file with the Washington State Department of Ecology for nearby parcels, groundwater was encountered at depths of about 10-30 feet below ground surface.

No settling ponds, lagoons, surface impoundments, or natural catchbasins were observed at the Property during this investigation.

6.4 Drinking Water Supplies and Water Wells

The subject property reportedly receives its drinking water from the City of Seattle, which obtains water from surface sources, specifically the Tolt/Cedar River watershed located in eastern King County.

7.0 HISTORICAL USE INFORMATION

This section is divided into two subsections. The first subsection (Section 7.1) summarizes the various historical sources that were consulted. The second subsection (Section 7.2) provides a narrative summary of the historical uses of the subject site and immediate surrounding area.

7.1 Historical Sources

The land use history of the subject site and immediate surrounding area was researched utilizing the various reasonably ascertainable sources described below. A summary of the finding is presented in Section 7.2 below.

Tax Assessment Records

We obtained current tax assessment information from the King County Assessor's office.

Aerial Photographs

Basalt reviewed aerial photographs provided by Environmental Data Resources (EDR). In the review of the aerial photographs, observations are interpretative and limited to the area within approximately one-quarter-mile of the Property. The scale of each photograph did not provide a clear image of specific site characteristics. However, we were able to discern the absence and presence of structures on the subject property, as well as developmental trends in the area. Selected air photos are provided in the Appendix.

Historical Maps

We reviewed the USGS 7.5 minute series topographic map "Seattle North, Washington" quadrangle (1983).

Sanborn maps detail building construction type and use, and may show underground and above ground storage tanks, chemical storage areas, and other recognized environmental conditions. The Sanborn Map Company published maps dating from 1867 to the present for various cities and towns, and therefore the maps are a good source for identifying the past uses of a property. EDR provided Sanborn map coverage of the Property. The EDR Sanborn map report is provided in the appendix.

Business Directories

Historical City directories published by R.L. Polk, Inc. were reviewed at the Seattle Central Public Library for past names and business that were listed for the subject site and adjoining properties. City directories were reviewed in roughly five year intervals from 1944 to 1996.

Building Permits

Historical building permits for addresses corresponding to the subject property including were reviewed on microfiche at the City of Seattle Department of Planning and Development.

7.2 Historical Findings

Historical use of the Property is summarized below:

- 1930s** The 1930 Sanborn map shows the parcel at 9729 Greenwood Ave. N (which may have been an historical address corresponding to the Property) as developed with a single-family residence. The 9735 Greenwood Ave. N. parcel is depicted as vacant. A 1936 aerial photograph shows two structures (one on each parcel) located on the property.
- 1950s** The 1951 Polk directories list "under construction" and a residence at the Property's addresses, respectively. A building permit is issued in 1951 to build a structure at 9725 Greenwood. 1952 and 1954 aerial photographs show one, possibly two structures on the subject site, apparently residential. The 1956 Polk directory lists a resident at 9725 and a "woodworker" at 9731 N. Greenwood Ave.
- 1960s** 1960-61 Polk directories list the Property as vacant and residential, respectively. The 1965 aerial photograph shows at least two structures on the subject site. The 1966 Sanborn map shows a shop and a residence on site.
- 1970s** The 1971 Polk directory lists contractor and diving school at the Property's addresses. The 1976 directory lists a contractor and a barber shop. A 1978 building permit was issued to demolish the structure at 9725 Greenwood.
- 1980s** The 1981 city directory lists "Hair Directory" at 9731 N. Greenwood Ave. The 1985 aerial photograph shows the existing structure on site, with the southern parcel vacant. The 1986 city directory lists "Wedding Etc. pntr" at 9731 N. Greenwood Ave.
- 1990s** The 1991 and 1996 city directories list "Wedding Etc " at 9731 N. Greenwood Ave.
- 2000s** The 2001 city directory lists "Wedding Etc " at 9731 N. Greenwood Ave. The 2006 aerial photograph appears to show the Property developed with the existing structure.

when a Sanborn map indicated the parcel at 9729 (an historical address corresponding to the Property) (see). Later uses of the Property included residential, a tobacconist shop.

mental issues or concerns in our review of standard

ORDS REVIEW

state environmental record sources was provided from a from governmental agency lists are updated and updated as these data are released. This integrated a in order to enhance address matching. Records from d to records from another to clarify any address geographic information available provides assistance in accuracy of the geocoded locations is approximately +/-300

plied by the regulatory agencies is insufficient to allow facility locations. These facilities are listed under the report. A review of the unmappable facilities indicated the ASTM minimum search distance from the Property. appropriate database heading below, or could not be

Using database sources regarding possible recognized ASTM minimum search distance from the Property, was below if determined likely that a potential recognized the Property from the listed facilities. Please refer to

: Environmental Protection Agency (EPA) database of waste sites identified for priority remedial actions under Comprehensive Environmental Response, Compensation and) list is a compilation of sites that the EPA has g for a release or threatened release of hazardous

within one mile of the subject site.

The earliest research date was 1930, when a Sanborn map indicated the parcel at 9729 Greenwood Ave. N. (which may have been an historical address corresponding to the Property) as developed with a single-family residence. Later uses of the Property included residential, a barber shop, a wedding shop, and an autobody shop.

Basalt did not identify obvious environmental issues or concerns in our review of standard historical sources.

8.0 REGULATORY DATABASE RECORDS REVIEW

Information from standard federal and state environmental record sources was provided from Environmental Data Inc, (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unmappable section within the provider report. A review of the unmappable facilities indicated that none of these facilities are within the ASTM minimum search distance from the Property. These facilities are discussed under the appropriate database heading below, or could not be plotted with the available information.

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the Property, was reviewed. Specific facilities are discussed below if determined likely that a potential recognized environmental condition has resulted at the Property from the listed facilities. Please refer to the Appendix for a complete listing.

8.1 CERCLIS and NPL

The National Priorities List (NPL) is the Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program. The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

No CERCLIS or NPL sites were reported within one mile of the subject site.

8.2 Emergency Response Notification System Spill Report

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported release of oil or hazardous substances.

No ERNS sites were listed on the Property or on the adjacent properties.

8.3 RCRA TSD and CORRACTS TSD

The RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Treatment, Storage and Disposal (TSD) database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste. The CORRACTS database is the EPA's list of treatment storage or disposal facilities subject to corrective action under RCRA.

The Property is not listed as an RCRA TSD or RCRA CORRACTS facility. No RCRA TSD or CORRACTS sites are listed within one-half mile of the Property.

8.4 RCRA Generators

The RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste. Listing on the RCRA Generators report does not necessarily indicate a facility has been adversely affected by a hazardous material, but merely that the facility is required to monitor and document hazardous waste activities to EPA or Ecology.

The Property and adjacent parcels were not listed as RCRA generators.

8.5 Confirmed and Suspected Contaminated Sites Report

Ecology's Confirmed and Suspected Contaminated Sites (CSCS) report lists suspected or confirmed hazardous substance sites in the state of Washington.

The Property was not listed as a CSCS site. Thirteen CSCS sites were identified with approximately one mile of the Property. The closest CSCS site was reported as:

- Japanese Auto Parts, 9716 Greenwood Ave. N., located approximately 100 feet to the southeast of the Property in an inferred crossgradient location. This site reports confirmed soil and suspected groundwater impacts by petroleum products and priority pollutant metals. Based on the separation distance and inferred direction of groundwater flow, this site does not appear likely to affect the subject site. Additionally, it should be noted that Federally and local regulations generally hold landowners harmless from contaminants migrating onto their property via groundwater.

Each of the remaining sites were located are located greater than 1/8-mile of the subject property, in inferred downgradient or cross-gradient locations, report soil only impacts, and/or are reported as cleaned up, and therefore these sites appear unlikely to impact the Property.

8.6 Leaking Underground Storage Tanks

Ecology compiles lists of reported leaks of petroleum products from registered underground storage tanks.

The Property was not reported as a leaking underground storage tank (LUST) Two LUST sites were identified with approximately one mile of the Property. Each of these sites were located are located greater than 1/4-mile of the subject property, therefore these sites appear unlikely to impact the Property based on separation distance.

8.7 Underground Storage Tanks

Ecology reports registered USTs in the state of Washington. No registered USTs were located on or adjacent to the Property.

8.8 Landfills

Local and state databases of solid waste and landfill facilities were reviewed by EDR. The Property is not listed as a SWLF facility. No SWLF facilities were reported within one-half mile of the Property.

8.9 Voluntary Cleanup Program and Independent Cleanup Report

Ecology's Voluntary Cleanup Program (VCP) and Independent Cleanup Report (ICR) lists sites and facilities that are undergoing cleanup without oversight or decree from Ecology. The ICR database is no longer updated.

Six ICR and four VCP sites were found within 1/2-mile of the subject property. Each of the sites are located greater than 1/8-mile of the subject property, in inferred downgradient or cross-gradient locations, report soil only impacts, and/or are reported as cleaned up, and therefore these sites appear unlikely to impact the Property.

9.0 CONCLUSIONS

Basalt has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-05 of the property located at 9725 and 9731 Greenwood Avenue North, Seattle, King County, Washington. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

ASTM Issues

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In Basalt's opinion past use and storage of heating oil on the Property is considered a "recognized environmental condition" (as defined by ASTM E 1527-05). Recommendations for further evaluation, if any, will be provided in a separate letter.

Non-ASTM Issues

Based on the reported 1936 construction date, it is possible that asbestos-containing building materials (ACM) are present. Suspect ACM observed during the site visit include sheet vinyl flooring, drywall materials, and roofing systems. Some damaged drywall was noted during the site visit, otherwise these materials appeared to be non-friable and in good condition. It should be noted that damaged or friable ACM may have special worker protection and disposal requirements, however specific recommendations regarding these materials are beyond the scope of this ESA. Additionally, if future site development includes demolition or renovation, a "good faith" asbestos survey would be required in accordance with local regulations.

Based on the date of construction lead-based paint may be present which may have also have special worker protection and disposal requirements. Further evaluation of these non-ASTM issues is beyond the scope of this ESA.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental professional as defined in §312.10 of 40 CFR 312" and 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 developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Basalt appreciates the opportunity to be of service to you on this project. Should you have any questions concerning this report, or if we can assist you in any way, please contact us at (206) 399-7224.

Respectfully Submitted,

Basalt Environmental Consulting, LLC

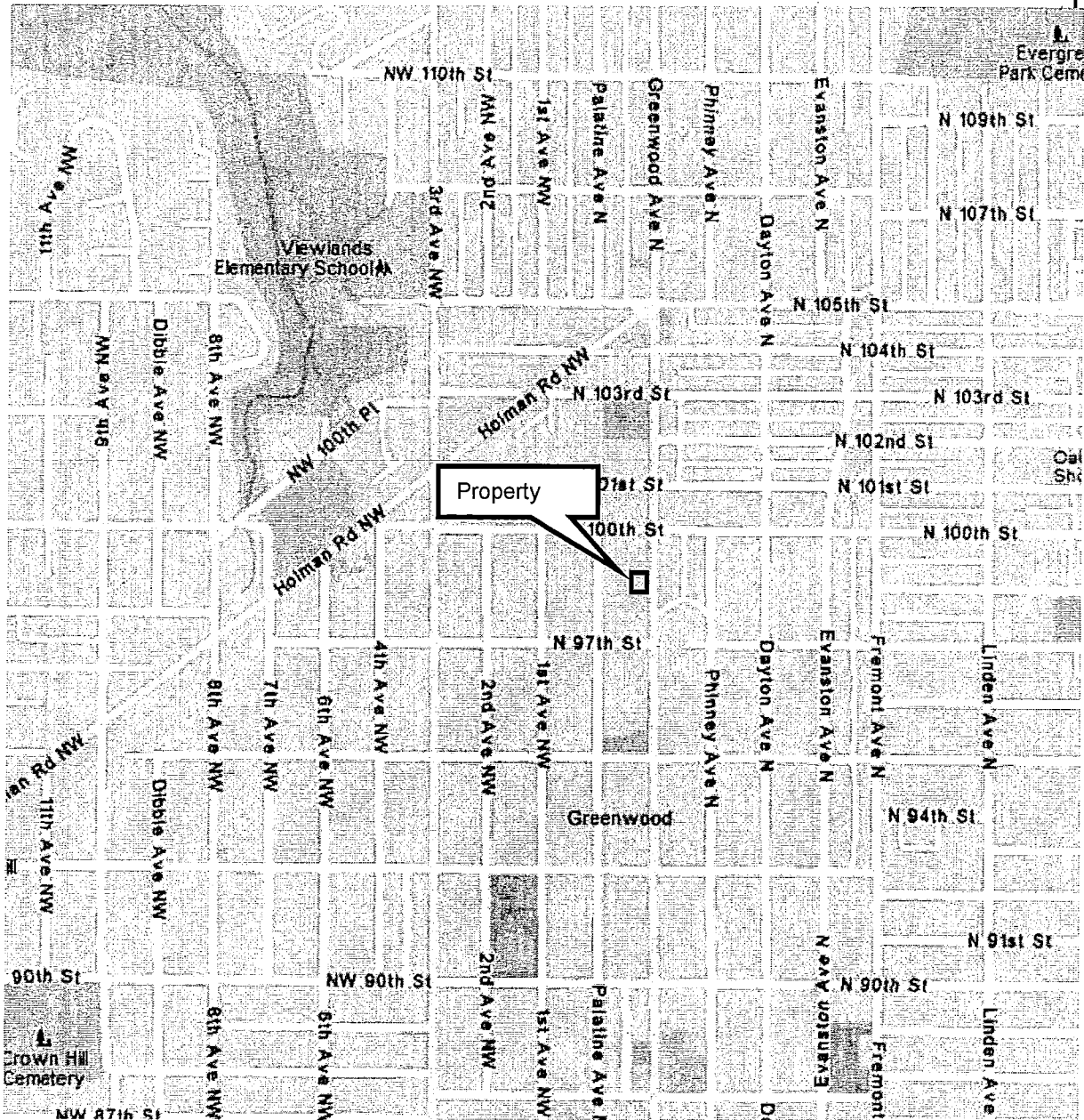



Gregory S. Peterson
Principal

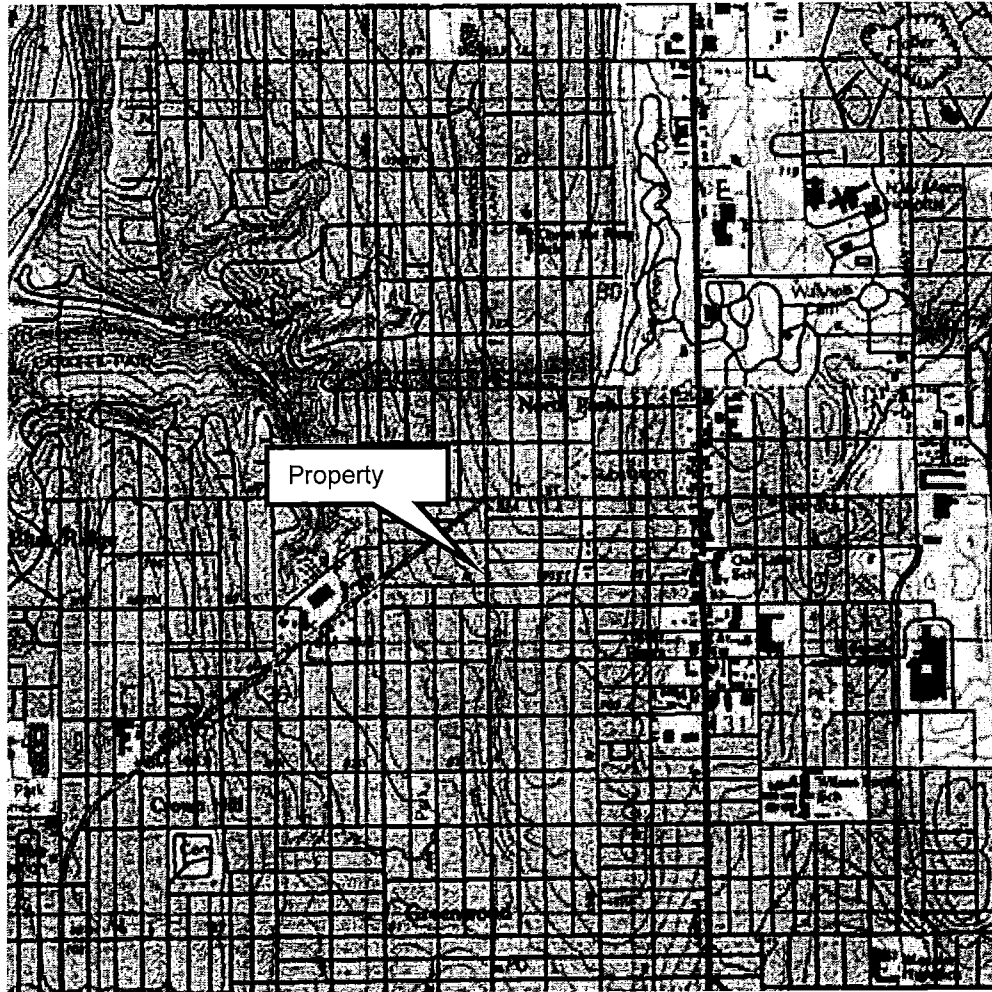
Appendix A Figures – Site Vicinity Map, Site Plan, Topographic Map
Appendix B Selected Air Photos
Appendix C Selected Site Photos
Appendix D Supporting Documentation
Appendix E Regulatory Database

APPENDIX A

Figures



<p>Site Location Map</p>	<p>SOURCE: GOOGLE.COM, NO SCALE</p>	<p>↑</p>
 <p>6820 36TH AVE NE SEATTLE, WA 98115</p>	<p>SITE NAME: Arne's Collision Center</p>	



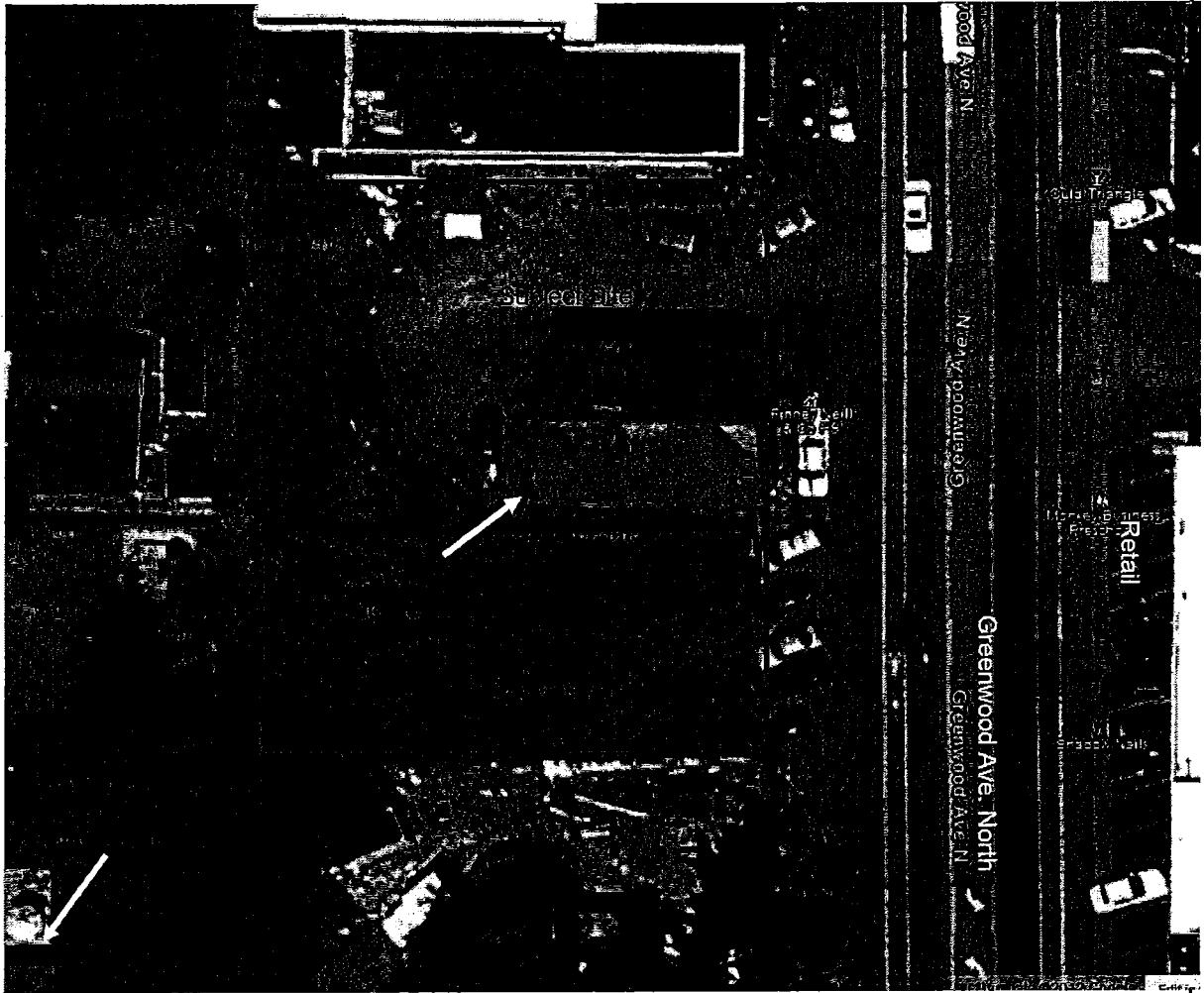
Topographic Map

SOURCE: USGS, NO SCALE




6820 36TH AVE NE
SEATTLE, WA 98115

SITE NAME: Arne's Collision Center

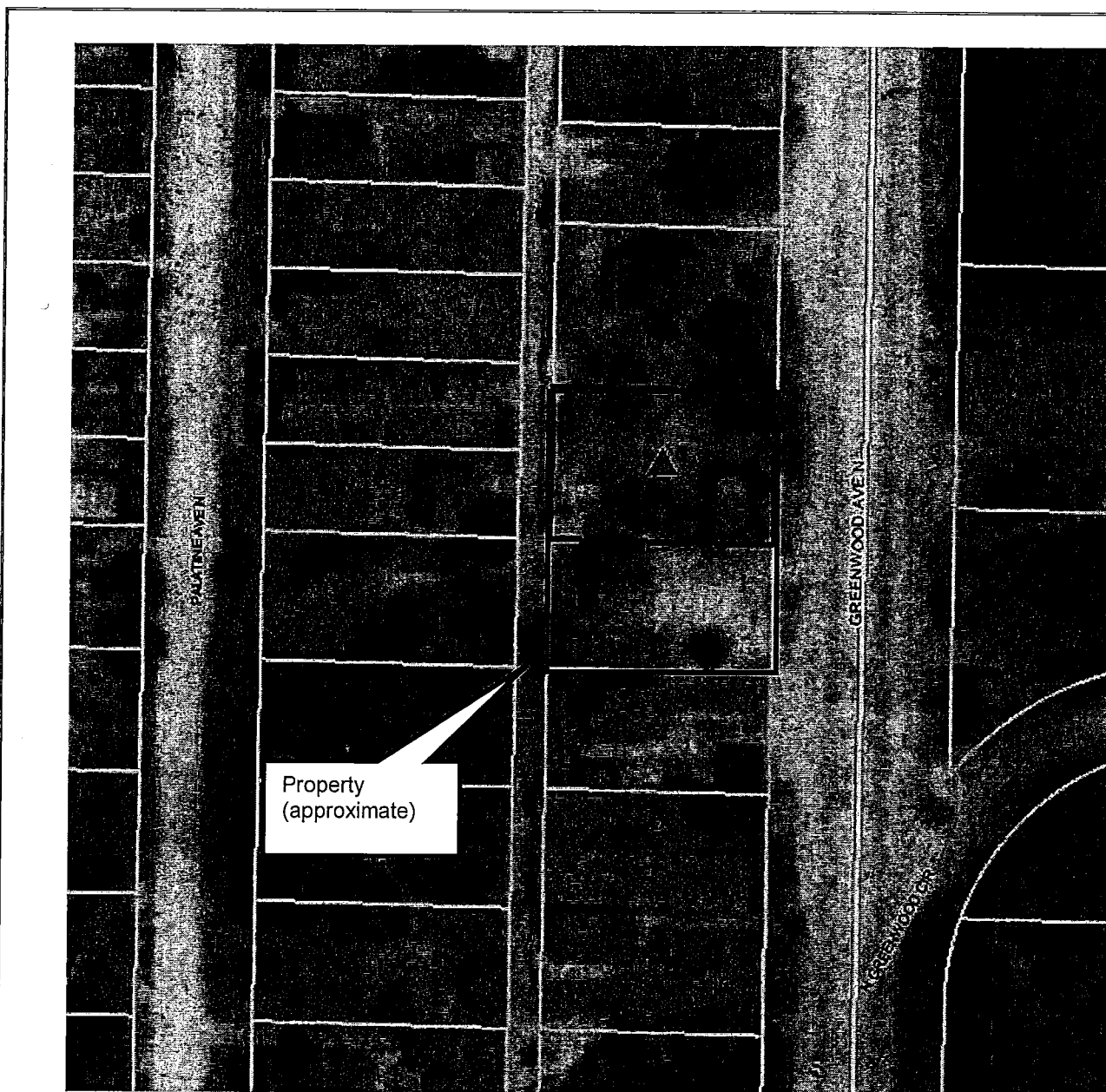


Legend: Property boundaries in blue (approximate).

Site Plan	SOURCE: GOOGLE.COM, NO SCALE	N↑
	6820 36TH AVE NE SEATTLE, WA 98115	SITE NAME: Arne's Collision Center

APPENDIX B

SELECTED AIR PHOTOS



Property
(approximate)

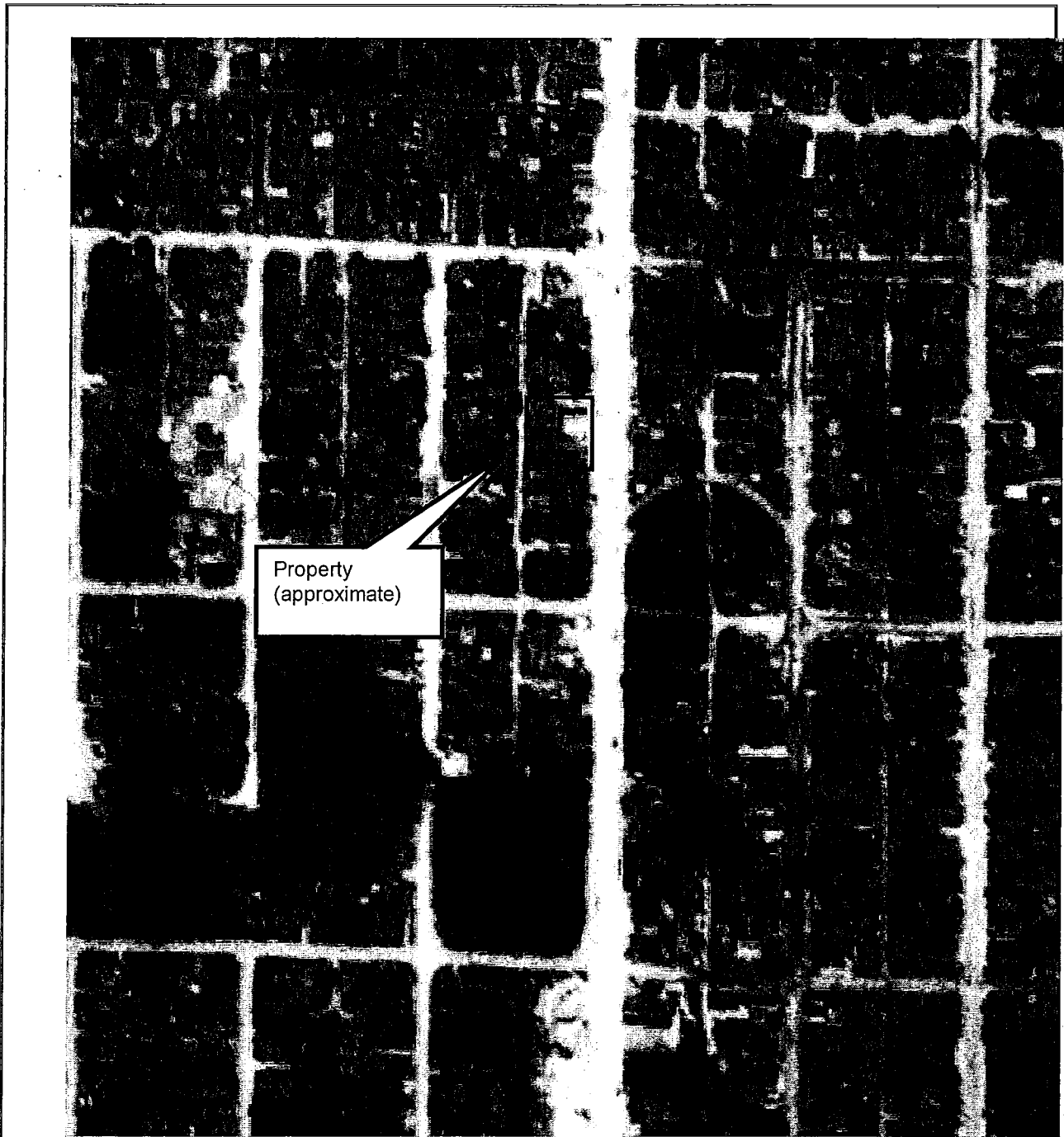
1936 Air Photo

Source: King County



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SEATTLE, WA 98115

SITE NAME: Arne's Collision Center



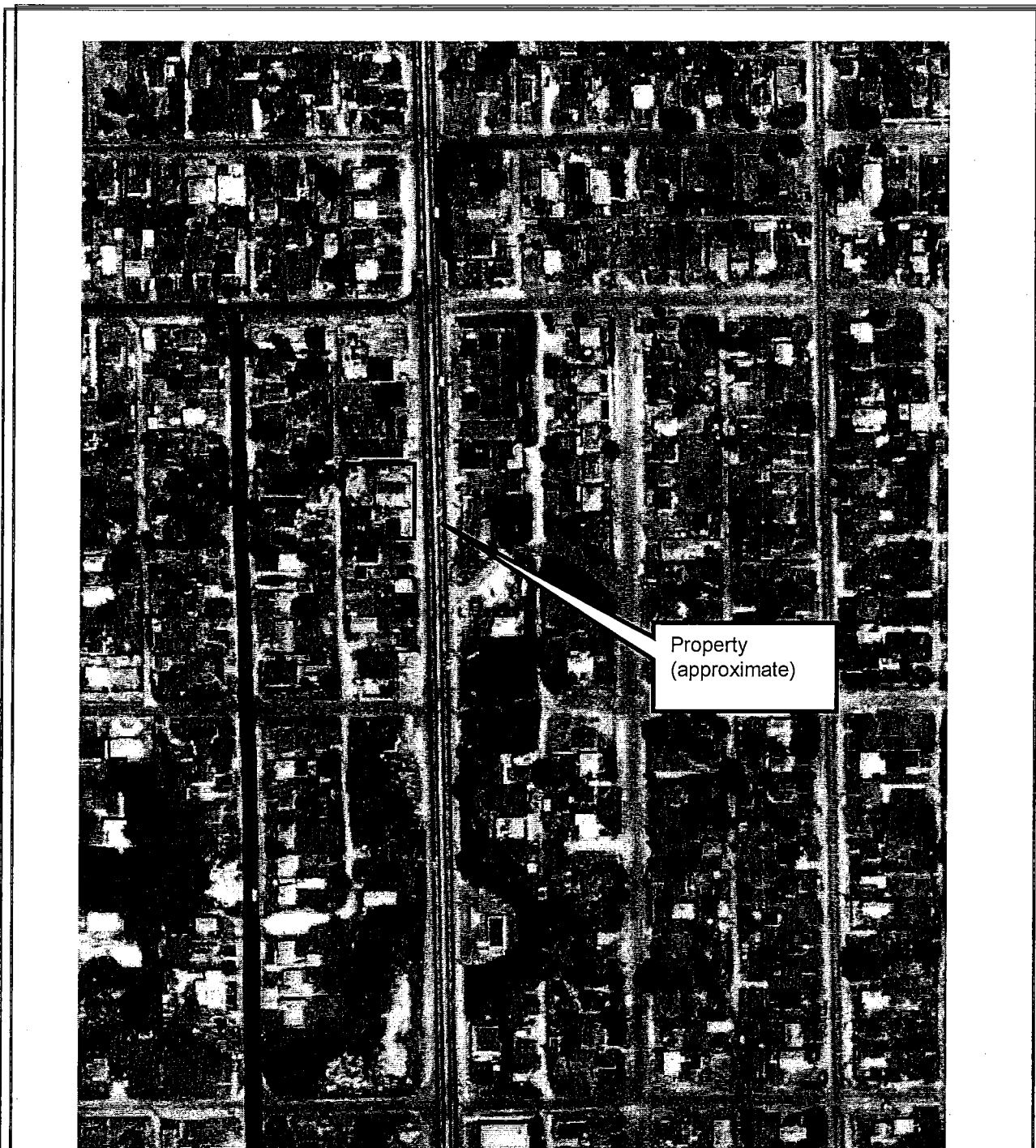
1952 Air Photo

Source: EDR



6820 36TH AVE NE
SEATTLE, WA 98115

SITE NAME: Arne's Collision Center



1995 Aerial Photo

Source: EBRR

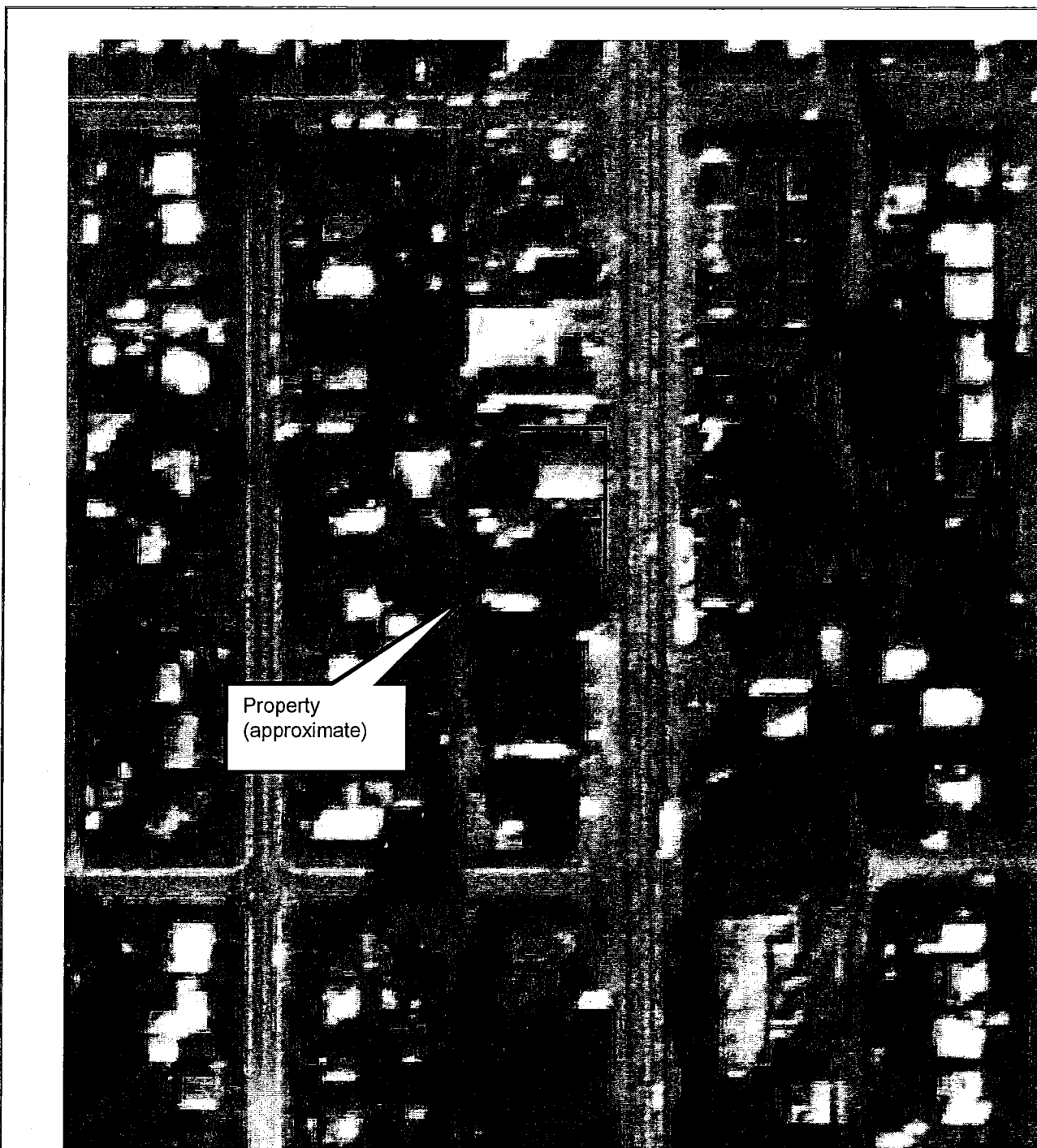


6820 36TH AVE NE
BASALT PROJECT No. 120802-115

SITE NAME: Arne's Collision Center
SITE NAME: Arne's Collision Center

Arne's Collision Center
Basalt Project





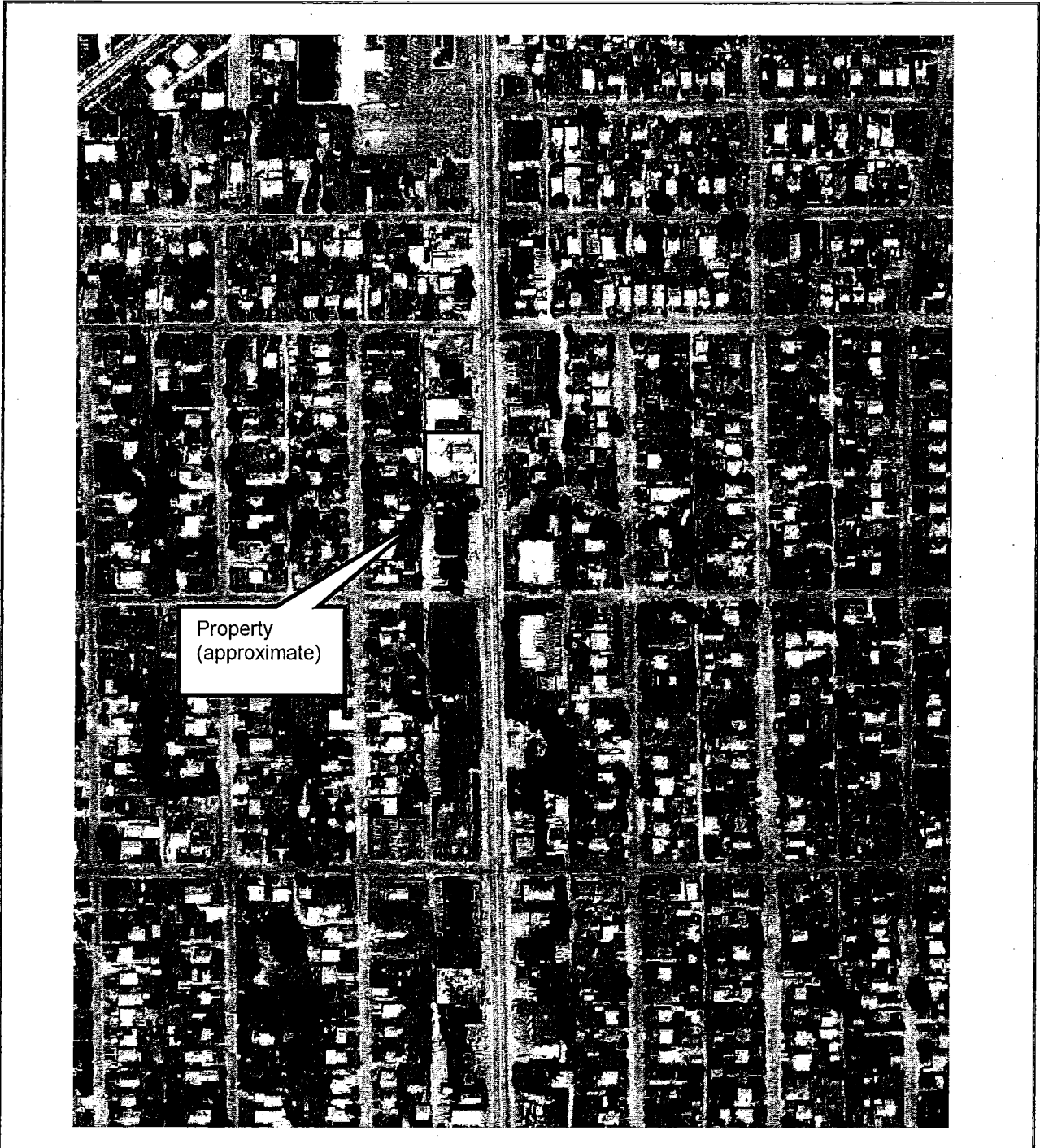
1977 Air Photo

Source: EDR



6820 36TH AVE NE
SEATTLE, WA 98115

SITE NAME: Arne's Collision Center



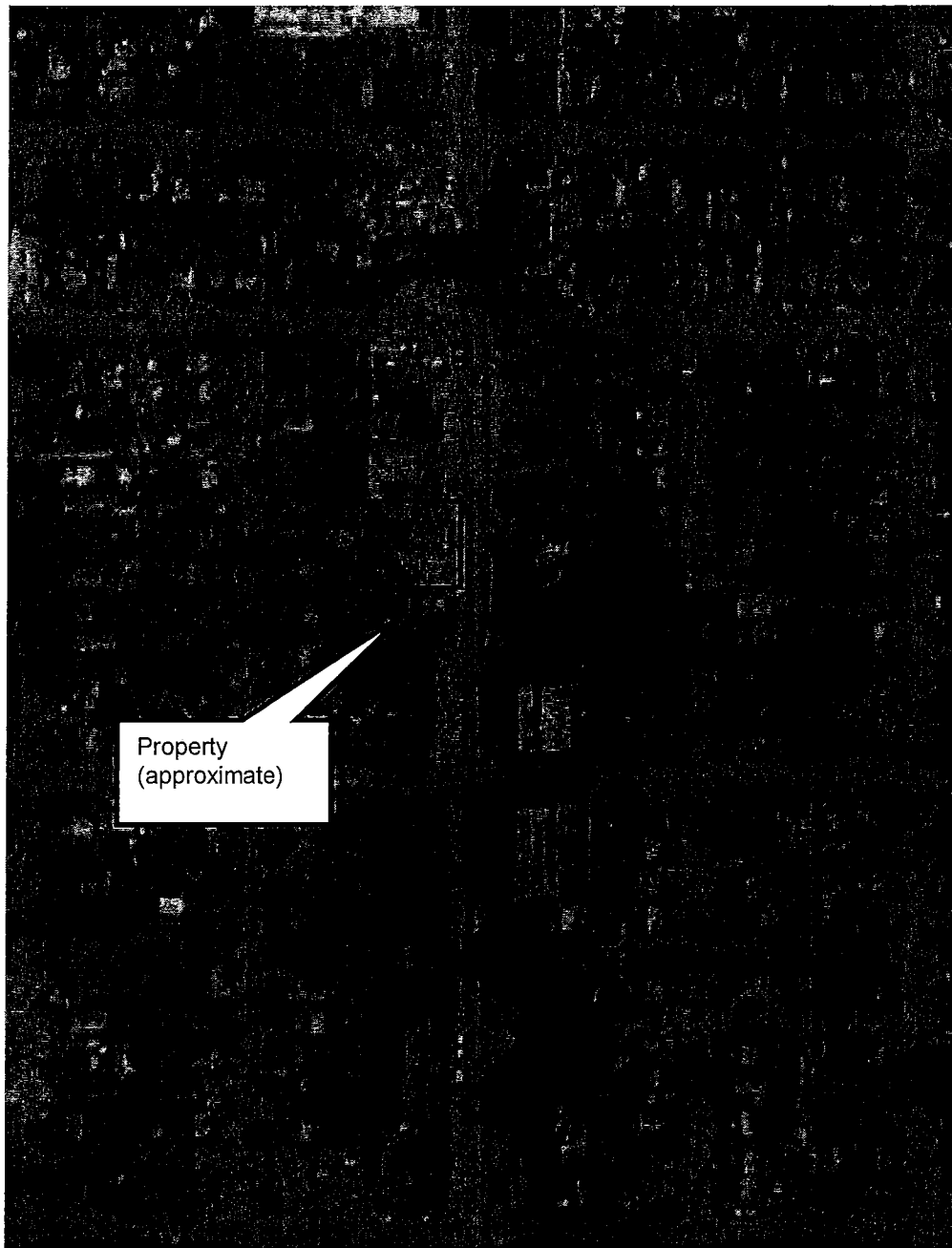
1985 Air Photo

Source: EDR



6820 36TH AVE NE
SEATTLE, WA 98115

SITE NAME: Arne's Collision Center
Source: EDR



1990 Air Photo

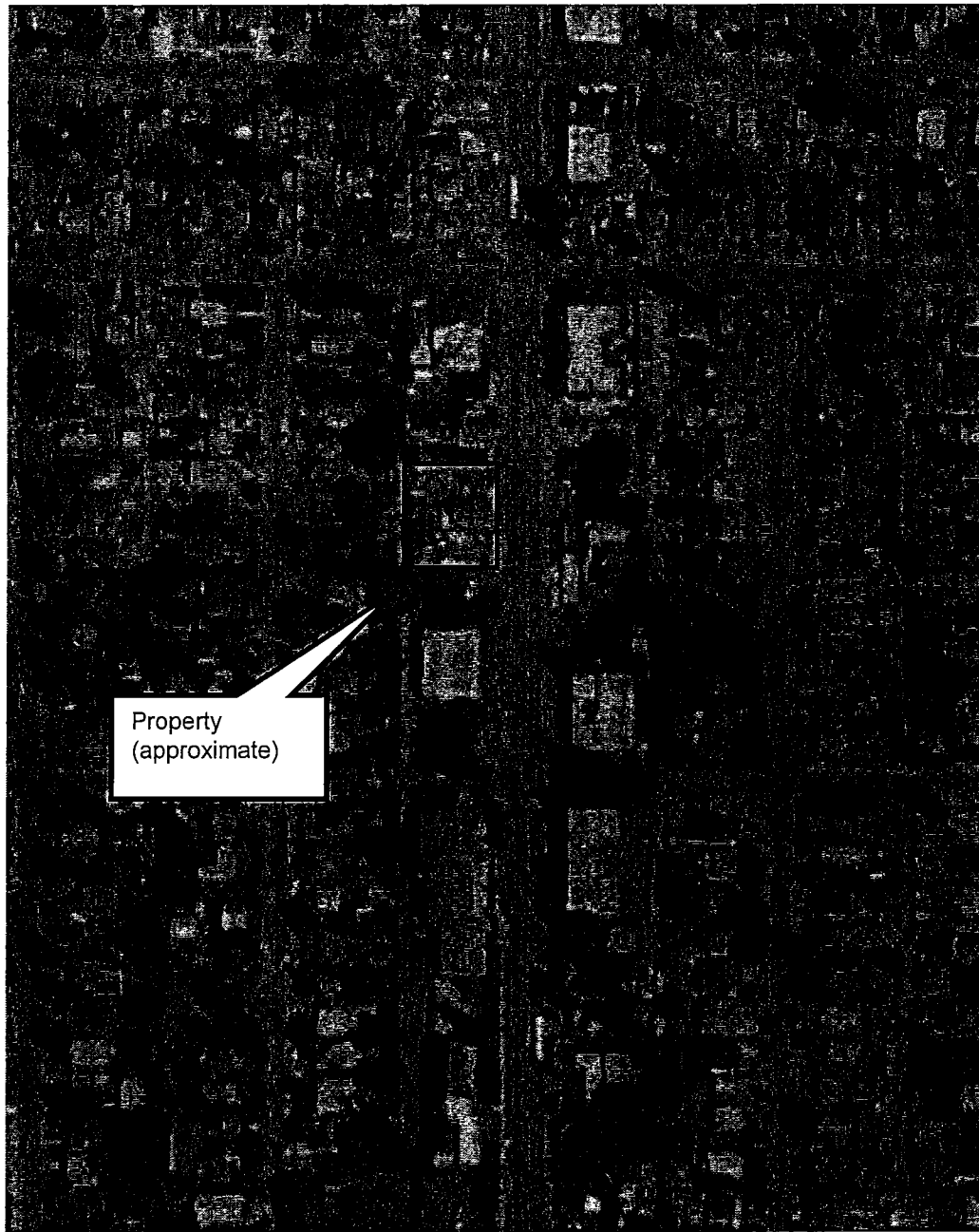
Source: EDR

N↑



6820 36TH AVE NE
SEATTLE, WA 98115

SITE NAME: Arne's Collision Center



2006 Air Photo

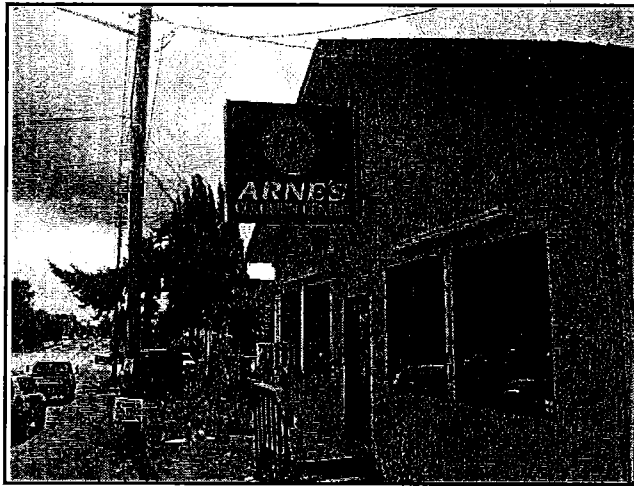
Source: EDR



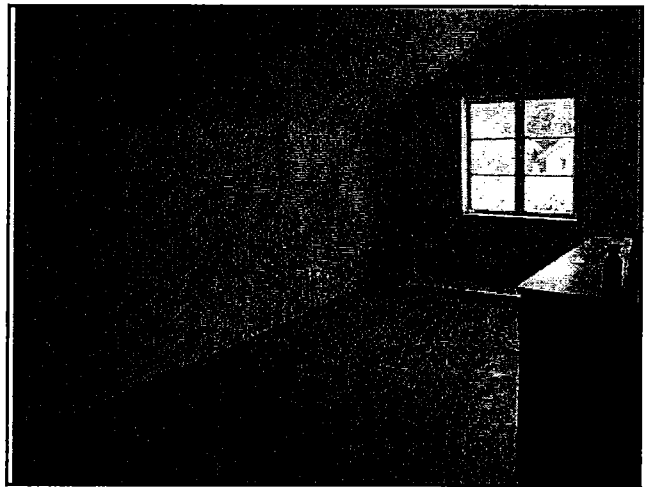
6820 36TH AVE NE
SEATTLE, WA 98115

SITE NAME: Arne's Collision Center

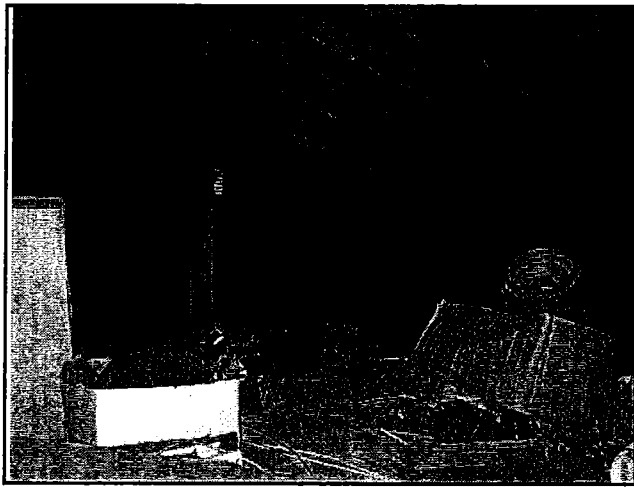
APPENDIX C



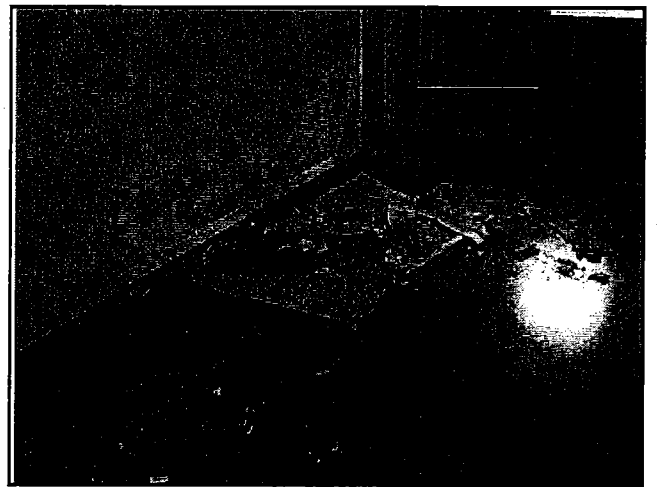
1. Main entrance and signage.



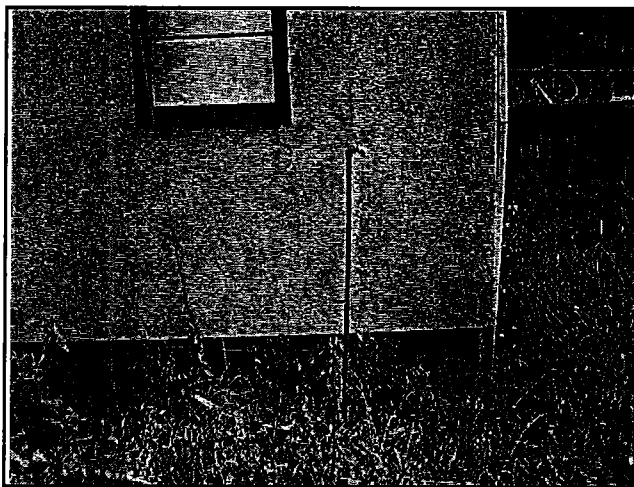
2. Interior, note vinyl flooring.



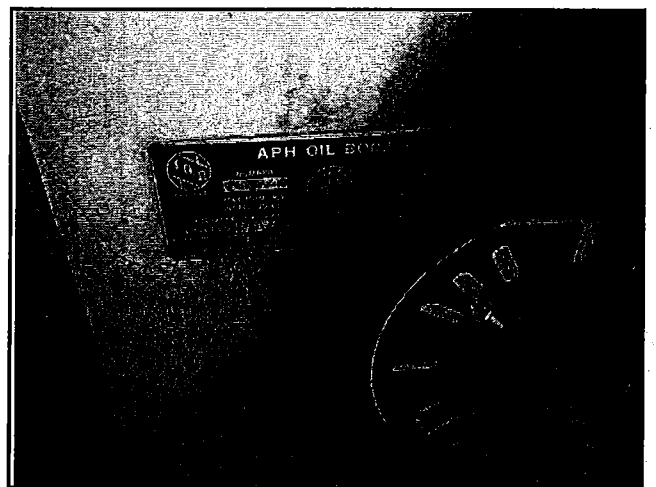
3. Attic framing.



4. Damaged suspect ACM



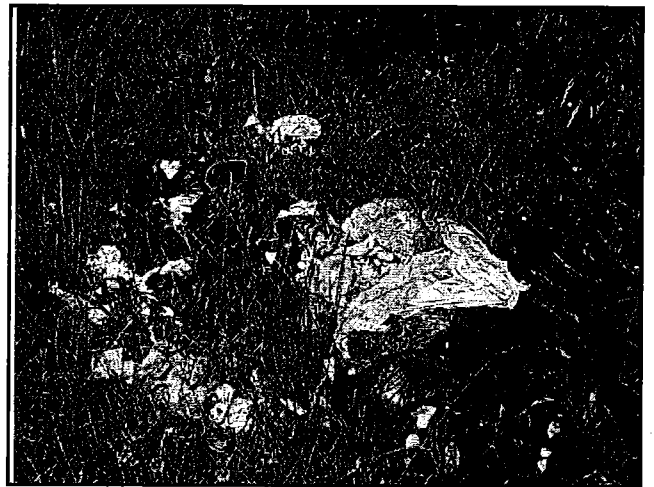
5. Suspect fuel tank vent line



6. Oil burning furnace.



7. Paint storage in basement.



8. Dumping noted at various locations across the site.



9. Storage yard portion of the site.



10. Adjacent parcel to east.



11. Adjacent parcel to south



12. Adjacent parcel to north.