



Logical Solutions for Complex Problems

**Phase I Environmental Site Assessment
Motel Property
4610 36th Avenue SW
Seattle, WA 98126**

Prepared for: Mr. Steve Orser
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October 30, 2007

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October 30, 2007
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Mr. Steve Orser
Harbor Properties, Inc.
1411 4th Avenue, Suite 500
Seattle, WA 98101-2296

**Subject: Phase I Environmental Site Assessment
Motel Property
4610 36th Avenue SW
Seattle, WA 98126**

Dear Mr. Orser:

With the attached report, please find our Phase I Environmental Site Assessment (Phase I ESA) for the subject property, completed in accordance with ASTM E 1527-05. Per the Brownfields Fact Sheet dated October 2005, AAI Final Rule; the ASTM E 1527-05 standard “is consistent with the requirements of the final rule for all appropriate inquiries and may be used to comply with the provisions of the rule.” The *Standards and Practices for All Appropriate Inquiries* (AAI) is described in 40 CFR Part 312.

We trust the information presented in this report meets your needs at this time. Should you require additional information or have any questions regarding this report, please contact us at your convenience. Thank you again for this opportunity to be of service.

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01-0524-A-RT.doc

Sincerely,
G-Logics, Inc.

Rory L. Galloway, LG, LHG
Principal

Rob Roberts
Project Environmental Chemist

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

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- Attachment A: Permission and Conditions for Use and Copying

1.0 SUMMARY

At the request of Harbor Properties, Inc. (Harbor Properties), G-Logics has completed a Phase I Environmental Site Assessment (Phase I ESA) for the property located at 4610 36th Avenue SW in Seattle, Washington. The assessment was completed in accordance with ASTM E 1527-05.

The site includes several two-story buildings comprising a 50-unit motel known as the Seattle West Inn & Suites. The motel was constructed in 1959 (south end) in 1967 (north end). Previous use of the property included a machine shop, welding shop, and cabinet shop in the 1940s and 1950s. The north half of the property may have also been used as a contractor storage yard until the motel was expanded in 1967. The current structures are heated electrically. No underground storage tanks were identified.

During this assessment, G-Logics identified the following condition indicative of releases or threatened releases of hazardous substances or petroleum products in soil and/or groundwater at the subject property.

- Past presence of a shops used for welding, machining, and cabinetry. These activities present a potential for past on-site use of petroleum products, paints, and solvents.

For this assessment, a review of the AAI-required criteria is presented in Section 8.0. Our findings regarding the identified issues are presented in Section 9.0 of this report. Opinions regarding the subject property are presented in Section 10.0. Additional Information regarding the subject property is presented in Section 11.0.

2.0 INTRODUCTION

The following report is a summary of work performed using the guidelines set forth in American Society for Testing and Materials (ASTM) Standard E-1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, as described in this report. This report generally follows the ASTM Standard's suggested report format, with some format modifications to assist the reader.

This ASTM practice is consistent with the scope of the EPA's "All Appropriate Inquiries" Rule (40 CFR Part 312). Under the 2002 Small Business Liability Relief and Brownfield Revitalization Act, any property purchasers seeking to qualify for CERCLA liability protection must conduct an All Appropriate Inquiry (AAI) prior to taking title in order to raise a defense in any of the following:

- Innocent Landowner
- Bona Fide Prospective Purchaser
- Contiguous Property Owner

In accordance with the AAI rule, the completion of an All Appropriate Inquiry before property purchase is only one requirement for obtaining relief from CERCLA liability. Each type of property owner also needs to meet additional specific criteria after a property is purchased. For example, an "Innocent Landowner" should meet the following criteria.

- Close data gaps identified to be significant.
- Perform necessary site investigation/explorations.
- Undertake "reasonable steps" to stop any continuing releases, prevent future releases, and limit/prevent exposures.
- Comply with any land use restrictions and institutional controls.
- Provide notification, cooperation, and access to persons authorized to conduct response actions.

The completion of an assessment in accordance with the AAI rule includes information to be provided by the environmental professional (EP) and by the person seeking to qualify for CERCLA liability protection (the User). For purposes of this assessment, the EP is G-Logics and the user is Harbor Properties, Inc. and its lenders and consultants.

2.1 Purpose of Assessment

The purpose of this Phase I Environmental Site Assessment is to evaluate the potential for the presence or likely presence of hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release into the structures of the property or into the ground, groundwater, or surfacewater of the property. Other issues, unless specifically described in Sections 3.0 through 10.0 of this report, were not included.

2.2 Scope of Services

G-Logics' work was performed in accordance with our authorized workplan and agreement 01-0524-A, dated August 16, 2007. Our report is subject to the limitations presented below in Section 2.4 of this report.

2.3 Significant Assumptions

G-Logics discussed the scope of work on this project with Harbor Properties, who subsequently approved our services. Other activities not specifically included in the approved scope of work (e.g. workplan, correspondence, this report) were excluded and are therefore not part of our services or this report.

2.4 Limitations and Exceptions

Phase I Environmental Site Assessments/All Appropriate Inquiries are non-comprehensive by nature and are unlikely to identify all environmental problems or eliminate all risk. This report is a qualitative assessment. G-Logics offers a range of environmental exploration services to suit the needs of our clients, including more quantitative explorations. Although risk can never be eliminated, more detailed and extensive explorations yield more information, which may help to better understand and manage site risks. Since such detailed services involve greater expense, we ask our clients to participate in identifying the level of service that will provide them with an acceptable level of risk (See Section 2.3 above). Please contact the signatories of this report if you would like to discuss this issue of risk further.

Land use, site conditions (both on-site and off-site), and other factors will change over time. Since site activities and regulations beyond our control could change at any time after the completion of this report, our observations, findings, and opinions can be considered valid only as of the date of the site visit. This report should not be considered "valid" if dated 180 days prior to the purchase date of the subject property (or the date of the intended transaction, ASTM 1527-05, Section 4.7).

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

hazardous materials being encountered or present on the project site, or from the discovery of such hazardous materials.

No warranty, either express or implied, is made.

2.5 Special Terms and Conditions

No special terms and/or conditions apply.

2.6 User Reliance

This report is intended for the use of Harbor Properties, Inc. and its lenders and consultants and may not be appropriate for the needs of other users. Re-use of this document or the findings, conclusions, or opinions presented herein, are at the sole risk of said user(s). Any party other than those identified who wish to use this report shall notify G-Logics by executing the “Permission and Conditions for Use and Copying” form that follows this document. Based on the intended use of this report, G-Logics may require that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by anyone will release G-Logics from any liability resulting from the use of this report by any unauthorized party.

3.0 SITE DESCRIPTION

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

3.1 Location and Legal Descriptions

The subject property is located at 4610 36th Avenue SW in Seattle, WA (Figure 1). The property is defined as King County parcel number 0952008175. The legal description was obtained from the King County Assessor’s Office and is included in tax assessor data included in Appendix A and in the title report presented in Appendix B. The property boundaries, as understood by G-Logics, are shown on Figure 2 of this report.

3.2 Site and Vicinity General Characteristics

The property is located in a mixed commercial and residential use area. The properties across SW Alaska Street are primarily residential. Properties to the west are commercial and include an auto-body shop. The adjacent property to the north contains a YMCA building and a lumber-storage yard. A retirement home is located across the alley to the east.

3.3 Current Use of the Subject Property

The subject property is used for motel purposes and is operated by Seattle West Inn & Suites.

3.4 Site Improvements

The property is approximately 0.52 acres in size and is developed with two 2-story masonry motel buildings. The buildings were constructed in 1959 and 1967 and contain approximately 25,000 square-feet of space. The buildings are heated by electric baseboard units and are served by municipal water and sewer systems.

4.0 USER PROVIDED INFORMATION

Information provided by Harbor Properties, the stated user of this report is summarized below.

4.1 Title Records

A title report dated October 3, 2007 was provided by Harbor Properties and is included in Appendix B. Schedule B, Special Exceptions of this report did not indicate any easements for fuel pipelines, storage tanks, or other similar facilities.

4.2 Environmental Liens or Land Use Restrictions

Based on Schedule B, Special Exceptions of the title report, no environmental liens or land use restrictions were shown to be present against the subject property.

4.3 Specialized Knowledge

No specialized knowledge regarding environmental conditions or previous environmental assessments for the subject property was provided to G-Logics.

4.4 Commonly Known or Reasonably Ascertainable Information

G-Logics is not aware of commonly known soil or groundwater conditions located in this neighborhood of Seattle that could impact the subject property other than the information identified in this report.

4.5 Valuation Reduction for Environmental Issues

According to the “User Questionnaire,” completed by Harbor Properties, there has been no valuation reduction based on environmental issues.

4.6 Owner, Property Manager, and Occupant Information

G-Logics understands the current property owner is Le Rho Chateau Ltd (represented by Ms. Elaine Rho). The property is operated by the Seattle West Inn & Suites, also owned by Ms. Rho. Mr. Ken Maples is the maintenance manager for the motel.

4.7 Reason for Performing Phase I ESA

G-Logics understands this Phase I Assessment was conducted for Harbor Properties prior to financing purchase of the property.

5.0 RECORDS REVIEW

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

- Environmental Data Resources, Inc., Radius Map Report, dated September 24, 2007
- Environmental Data Resources, Inc., Sanborn Map Report
- Environmental Data Resources, Inc., City Directory Abstract

- Environmental Data Resources, Inc., Historic Topographic Maps
- Walker and Associates, Aerial Photographs
- Puget Sound Regional Archives, Historical Tax Records
- Seattle Department of Planning and Development, Building Records
- Title Report, dated October 3, 2007 prepared by First American Title Insurance Company
- Washington Department of Ecology, Northwest Region Office, Records Management, Ms. Sally Perkins
- Local Fire Department

5.1 Standard Environmental Records Review

As part of a government database search completed by Environmental Data Resources (EDR), federal, state, local, and tribal databases were searched as specified by the ASTM procedure (and as identified on page 4 of the attached EDR Radius Map report (Appendix C). Database dates also are identified in the EDR report.

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

5.1.1 *Federal Comprehensive Environmental Response, Compensation, & Liability Act List*

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

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

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

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

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

No NFRAP sites were identified for the subject property or adjoining properties (extending from the subject property to 0.5 mile).

5.1.3 Federal National Priorities List (NPL)

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

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

5.1.4 Federal Delisted National Priorities List (DNPL)

The Delisted NPL list identifies sites that the EPA has removed from the NPL as “...no further response is appropriate.”

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

5.1.5 Federal RCRA Corrective Action Report (CORRACTS) List

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

No CORRACTS sites were identified for the subject property. Two sites were located within 1.0 mile of the subject property. Both sites were greater than 4,000 feet from the property.

5.1.6 Federal RCRA TSD List

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

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

5.1.7 Federal Resource Conservation and Recovery Act (RCRA) Generators

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

No RCRA generators were listed for the subject property. Eighteen small-quantity generators were identified within 0.25 miles. Neighboring RCRA sites include Knockout Auto Repair at 3600 SW Alaska Street and Quality Auto Rebuild at 4623 36th SW.

5.1.8 Federal Emergency Response Notification System (ERNS) List

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

The subject property was not listed as an ERNS site.

5.1.9 Federal Engineering Controls Site (ECS) List

The ECS list identifies sites that have incorporated physical modifications (e.g. slurry walls or liners) to reduce or eliminate possible exposure to hazardous substances or petroleum products in the soil and/or groundwater.

The subject property was not listed on the ECS list.

5.1.10 Federal and State Institutional Controls Site (ICS) List

The ICS list identifies sites that have administrative measures (e.g. groundwater use restrictions or construction restrictions). The controls are intended to reduce exposure from contaminants left on site.

The subject property was not listed as on the ICS list.

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

The Washington Department of Ecology (Ecology) CSCS Report did not indicate the subject property was a known or suspected contaminated site. Three sites were identified within 0.5 mile of the subject property. The nearest CSCSL site is Alaska Street Texaco located approximately 1,100 feet to the west. The other sites are located downgradient to the northeast. None of these sites are believed to present a high potential to impact the subject property due to location, distance, cleanup status, and/or expected groundwater flow direction.

5.1.12 Washington's Hazardous Sites List (HSL)

The Washington Department of Ecology (Ecology) HSL List is a subset of the CSCSL Report and includes sites that have been assessed and ranked using the Washington Ranking Method (WARM). See CSCSL, Section 5.1.11 of this Report.

No HSL sites were identified within 1.0 mile of the subject property.

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

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

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

A review of Ecology's Toxic Cleanup Program LUST List indicated that there were no leaking underground storage tanks reported to Ecology for the subject property. Leaking underground tanks within 0.5 mile from the subject property were reported at 11 locations.

The following three LUST sites were located with 500 feet of the subject property:

- Jones Building at 4608 36th Avenue SW (adjacent to the north)
- Roscoe Bulk Oil at 4613 37th Avenue SW
- Doyles Automotive at 4607 37th Avenue SW

G-Logics reviewed Ecology files for these sites as described in Section 5.3.3 of this report.

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

Ecology's UST list indicated no registered underground storage tanks are listed for the subject property. Underground tanks within 0.25 mile from the subject property were reported at 15 locations. Four UST sites were located within 1/8 mile. The nearest UST sites are the adjacent Jones Building and Seattle Fire Station 32 at 3715 SW Alaska Street. The Jones Building UST is listed as "closed in-place" and the fire station UST is listed as removed. The Jones Building site is further discussed in Section 5.3.3 and Section 9.2.

5.1.16 Washington's Voluntary Cleanup Program (VCP) Sites

Ecology's VCP list identifies sites that have entered the Voluntary Cleanup Program or its predecessor Independent Remedial Action Program.

The EDR report did not indicate that the subject property was included on the VCP list. Six properties within 0.5 miles of the subject property, and two within 0.25 miles were included on the VCP list. None of the reported sites were located on adjoining properties. None of these sites are believed to present a high potential to impact the subject property.

5.1.17 Washington's Brownfield Sites

One site within 0.5 miles was identified on EPA's US Brownfields list (House of Kleen located 0.25 miles to the north). This property is downgradient and does not present a high potential to impact the subject property.

5.1.18 Tribal Records

EDR receives data on leaking/underground storage tanks located on tribal land from the EPA Region 10. As the subject property is not located on tribal land, no data was available for review.

5.2 Additional Environmental Records, EDR Report

Please note that the EDR report includes search results for several additional databases (e.g. dry cleaners, FINDS, & ROD) that are not specified by ASTM (1527-05, Section 8.2.1). G-Logics has reviewed all of the EDR-provided information, discovering no additional and/or relevant site information.

5.3 Additional Environmental Records, Contacted Agencies

In addition to the EDR-provided information, G-Logics reviewed information from the following sources.

5.3.1 Tax Assessor

A G-Logics representative reviewed the available on-line records for the subject property. In summary, the records provided information regarding property owner, parcel numbers, sales records, and abbreviated legal descriptions. Past owners include Jerry Cho in 1995 and Panrica Inc. in 2000. Copies of our findings are available in Appendix A.

5.3.2 Fire Department

According to City of Seattle Fire Marshall records, no USTs, hazardous materials spills, or complaints for the subject property have been filed. Fire Marshall documents indicate that the adjacent property Jones Building USTs (three 1,000-gallon gas and diesel tanks) were permitted for removal in September 1991.

5.3.3 Agency File Search

G-Logics performed a review of files for the adjacent Jones Building site and the neighboring Rosroe Bulk Oil and Doyles Automotive sites.

Jones Building at 4608 36th Avenue SW. The Jones Building site is listed on Ecology's UST, Leaking UST, and Independent Cleanup Report lists. Ecology files indicate that two USTs (1,000-gallon and 400-gallon tanks) were closed in-place in 1991. A Notice of Confirmed Release form was filled out by Ecology's Joe Hickey on July 2, 1991. Mr. Hickey commented on the form that the closed in-place tanks needed to be removed. No reports of tank closure/removal or soil sampling were available on file.

In April 2002, Ecology submitted a letter to the site owner (Mr. Peter Kirkman of Stover's Kitchens) that no information had been received since 1992, and that not all of the contamination had been removed from the UST release. Mr. Kirkman responded that the tanks and contaminated soil had been removed by Olympus Environmental in 1992 but that he no longer had any records of the work. However, Mr. Kirkman did mention that in early May 2002, Donovan Excavation was removing soil from the site for a construction project next door and encountered "contaminated soil". A sample of the soil was collected for analysis and reported to contain 214 mg/kg diesel and oil-range TPH. This concentration is below current MTCA Method A cleanup levels, however the samples did not appear to be analyzed for gasoline or BTEX. In January 2007, Ecology listed the cleanup status for the site as "Unknown", with "no information on contamination levels".

Rosroe Bulk Oil/Doyle's Automotive at 4613 37th Avenue SW. Ecology files indicate that the Rosroe Bulk Oil site is the same site as the as Doyle's Automotive site at 4607 37th Avenue SW. The sites are listed on the Leaking UST list for two diesel USTs removed in 1989 and a waste oil UST removed in 1999. A sample collected from 13 feet below grade below the diesel UST contained 11,000 mg/kg TPH. No groundwater was encountered. The tank locations were approximately 500 feet from the subject property. No additional information has been submitted to Ecology. Based on distance, the Rosroe/Doyle's site does not present a likely potential for contamination to the subject property.

5.4 Physical Setting Information

The Puget Sound area has been glaciated numerous times over the last several hundred thousand years. The most recent of these events was the Vashon Glaciation. A review of a local geologic map (USGS, 2005) indicates that the property is underlain by Ice-contact deposits (Qvi). Qvi deposits are loose to very dense intercalated glacial till and outwash consisting of glacially over-ridden sandy silt (till) and sand and gravel glacial outwash. The southeast corner of the property is mapped as very dense Vashon till.

Review of the U.S. Geologic Survey (USGS) 7.5x15-minute series topographic map for the Seattle South Quadrangle (USGS, 1983) indicates that the property is located at an elevation of approximately 80 meters, or approximately 260 feet above mean sea level. The topography surrounding the property slopes downhill to the north. A moderately steep north-facing hill is located on the block to the south. Based on local topography, the direction of groundwater flow is expected to follow local topography, flowing to the north.

5.5 Historical Use Information, Subject Property and Adjoining Properties

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

5.5.1 Aerial Photograph Review

A review of historical aerial photography may indicate past activities at a property that may not be documented by other means, or observed during a property visit. The effectiveness of this technique depends on the scale and quality of the photographs, the available coverage, and the skill of the reviewer.

Given these limitations, several years of aerial photographs were reviewed at Walker and Associates of Seattle, Washington. The following is a tabulation of the aerial photographs reviewed.

Date	Flight #	Scale	Color	Stereo
1936	---	1" = 800'	No	Yes
1946	A-46	1" = 1000'	No	Yes
1956	S-56	1" = 1000'	No	No
1960	KC-60	1" = 2000'	No	Yes
1969	KC-69	1" = 1500'	No	Yes
1974	KC-74	1" = 1500'	No	Yes
1980	KC-80A	1" = 1500'	No	Yes
1985	SKP-85	1" = 1500'	No	Yes
1990	KC-90	1" = 1000'	Yes	Yes
1995	KC-95	1" = 2000'	Yes	Yes

The results of our aerial photography review are presented below.

1936 The site is undeveloped and covered with grass and brush.

1946 Vegetation has been cleared from the property and fences or small sheds are present.

1956 Several rectangular buildings are present. Debris or equipment is visible on ground between the buildings. The property appears unpaved.

1960 The motel building is present on the south end of the property. The northern portion of the property appears similar to 1956 (several building and objects on the ground).

1969 The property has been fully developed and appears similar to existing conditions.

From 1969 to 1995, the subject property appears similar to existing conditions.

Copies of the 1936, 1956, 1980, and 1990 photographs are included in Appendix C of this report. A 2006 aerial photo is included in Figure 2.

5.5.2 Sanborn Fire Insurance Maps

Sanborn fire insurance maps for the area, dated 1929, 1950, and 1968 were reviewed. Copies are included in Appendix E.

1929 The subject property is vacant. Surrounding properties are either vacant or a sparsely developed with houses.

1950 The south half of the subject property contains two buildings labeled “welding” and “machine shop”. The north half of the property is unimproved. A contractor storage yard is located to the north. Properties to the south are residential. The block to the west contains an auto-body works, welding shop, and an ice-cream cone manufacturer.

1968 The property contains a 50-unit motel and appears similar the current configuration.

5.5.3 Historic Tax Records

Puget Sound Regional Archive records included information for the north motel building constructed in 1967. The buildings were heated by electric baseboards. Floor plans shown in the tax records are similar to the current configuration. No indications of USTs are given. A copy of the tax records is included in Appendix F.

5.5.4 Historical Topographic Mapping

Mapping was discovered for 1897, 1909, 1949, 1968, and 1983. No roads or development for the property and surrounding area are shown in the 1897 map. Sparse development in the area existed by 1909. No buildings are shown on the subject property. For the years

1949 and 1968, the area is urbanized and no specific buildings are shown on the property. The 1897 and 1909 maps are included in Appendix E.

5.5.5 Reverse Telephone Directories

EDR provided a summary of Polk Directory listings covering the period 1920 to 2005 (at approximately 5-year intervals). The following provides a summary of the EDR-City Directory identified information identified for the subject property at 3512 SW Alaska (no listings were identified from 1920 to 1955).

Year	Listing at 3512 SW Alaska Street
1960	No Listing
1966	Mar-Lyn Motel Martin Dannewig
1970	Mar-Lyn Motel Martin Dannewig
1975	Mar-Lyn Motel Ralph Poley
1980	Mar-Lyn Motel
1986	Inn of West Seattle
1990	Inn of West Seattle
1996	Travelodge J.C. Cho
2005	West Seattle Travelodge

Listings for another subject property address (**4622 36th Avenue SW**) included the following.

- Tudors Cabinet Shop (1955 and 1960)
- Contractor Yard (1955)
- Martin Dannewig - Mason (1955)

The adjacent property to the north at 4608 36th Avenue SW was occupied by West Coast Construction and Thornburn & Logozo Construction from 1944 through 1960. The property was later occupied by Jones Construction from 1970 to 1986.

5.5.6 Building Department Records

A G-Logics representative reviewed the permits on file at Seattle Department of Planning and Development (DPD). DPD files included permits for construction of a 14-unit motel in 1959, a second story addition in 1961, and construction of a motel addition in 1966. No building plans were on file.

6.0 INTERVIEWS

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

6.1 Interview with Owner

We interviewed Ms. Elaine Rho, the current property and business owner, regarding site history and current operations. Ms. Rho purchased the property in 2000 and it operated the motel as a Travelodge until becoming independent in March 2007. She was aware of no USTs, environmental problems, or liens at the property.

6.2 Interview with Site Manager

Mr. Ken Maples, Maintenance Chief for Seattle West Inn & Suites was interviewed during the site visit on October 22, 2007. Mr. Maples has been working at the property for four years. He was aware of no use of hazardous materials or petroleum products at the property other than small amounts of paint and gasoline. He was aware of no USTs at the property.

6.3 Interview with Past Owners, Operators, and Occupants

G-Logics was not provided contact information for past owners/operators/occupants. As such, other historical sources were reviewed to gather historic site-information about the subject property. In G-Logics opinion, interviews would likely be duplicative of information already collected (the site has operated as a motel since 1959).

6.4 Interview with Neighboring Property Owners

As the subject property was not an abandoned property, G-Logics did not interview neighboring property owners.

6.5 Interview with Local Government Officials

Please see Section 5.3, Additional Environmental Records, Local Agencies.

7.0 SITE RECONNAISSANCE

Presented below is a summary of information identified by Mr. Rob Roberts, an environmental professional (as described in ASTM 1527-05) during a site reconnaissance on October 22, 2007. During the site visit, Mr. Roberts was accompanied by Mr. Ken Maples (as noted in the interview discussions in Section 6.2 of this report).

7.1 Methodology and Limiting Conditions

The purpose of the property visit was to look for obvious visual indications of historical or current operations that may have resulted in possible soil and/or groundwater contamination. The general site setting is reported in Sections 3.3 and 3.4 of this report. The site visit included a visual review of the property for indications of activities such as waste storage and disposal, disposal of contaminants into storm drains, underground and aboveground storage tanks, and hazardous-material storage or use areas. G-Logics observations of the guest rooms were limited to two vacant rooms on the first and second floors. According to Mr. Maples, these rooms were typical of all the units.

Photographs were taken during the site visit. Observed conditions and representative photographs are described below.

7.2 Site Reconnaissance Observations

The subject property contains a 2-story motel (Photo 1). The north half of the motel includes a basement-level that is aboveground at the lower northeast corner of the property (Photo 2). The buildings are heated by electric baseboard units and cooled by window-mounted air conditioners. No visual indications of USTs (vent pipes or fill ports) were observed.

The basement level contains a banquet room, a storage area, a boiler room, a laundry, and a small work shop. The boiler is heated electrically and covered with insulation that likely contains asbestos (Photo 3). A tag on the boiler indicated that it was installed in 1968. The

laundry equipment utilizes the building-wide hot water system and includes dryers that are electric. The work shop contains small quantities of aerosol paints and roof patch.

A second-floor janitor closet contained paint cans (Photo 4) and a container of gasoline that was formerly used for a leaf-blower. Also located on the second floor was an electrical service room containing circuit breakers and switch boxes. The property is served by pole-mounted transformers located in the alley. No transformers were observed on the subject property.

The property to the west across 36th Avenue SW contained two car shops (Knock Out Auto Body and Quality Auto Buff). No indications of UST vent pipes or fill ports were observed from the street. The property to the north contained a two-story building (the Jones Building) occupied by the YMCA and Sound Testing. Mr. Maples stated that Sound Testing operates an acoustic testing-equipment facility. A storage yard for Alki Lumber is immediately north of the Jones Building. Other surrounding properties were residential or for office-use.

8.0 DATA GAP REVIEW

A data gap is defined by the ASTM standard as “a lack of or inability to obtain information required by the standards and practices listed in the regulation despite good faith efforts by the environmental professional or prospective landowner to gather such information.”

Accordingly, the EP is to identify data gaps, document steps taken to fill them, and comment on their significance. The following table lists the ten AAI-required criteria and identifies if a data gap exists. If a data gap has been identified, our professional opinions are provided to describe why the data gap is or is not significant. In addition to our opinions, data sources consulted and used to assist with our opinion also are identified.

10 AAI Required Criteria	Data Gap ⁽¹⁾ and Significance (Opinions and Sources)
Review performed or supervised by environmental professional (EP).	No data gap.
EP conducted interviews with past and present owners, operators, and occupants.	Data gap exists. Interviews with past owners were not conducted. However, this data gap is not significant, as the property has been operated as a motel since 1959.
EP reviewed historical sources back to first developed use.	No data gap.

10 AAI Required Criteria	Data Gap ⁽¹⁾ and Significance (Opinions and Sources)
EP reviewed federal, state, tribal, and local government records concerning contamination at or near the facility.	No data gap.
EP completed site visit to subject property and observed, as appropriate, adjoining properties.	No data gap.
EP review of User-provided information regarding federal, state, tribal, and local environmental cleanup liens.	No data gap.
EP review of User-provided specialized knowledge of the subject property and adjoining properties.	No data gap.
EP review of User-provided information regarding purchase price vs. fair-market value.	No data gap.
EP and User consideration of commonly known information about the property.	No data gap.
EP and User consideration of degree of obviousness of the presence or likely presence of contamination.	No data gap.
¹ ASTM 1527-05 identified a data gap and addressed a significant data gap in the following ways: 1 "...a lack of or inability to obtain information required by this practice despite <i>good faith</i> efforts by the <i>environmental professional</i> to gather such information." "A data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap." "The report shall identify and comment on significant data gaps that affect the ability of the EP to identify <i>recognized environmental conditions</i> ..."	

9.0 FINDINGS

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

9.1 Subject Property

We have performed a Phase I Environmental Site Assessment for the subject property in conformance with the scope and limitations of ASTM Practice E 1527. Any exceptions to, or deletions from, this practice are described in Section 2.0 (and subsections) of this report.

Historical documentation indicates that the property was used for machining, welding, and cabinet making in the 1940s and 1950s. The property was largely unpaved during this period and also appears to have been used for contractor equipment storage. We believe this past use of the property constitutes a recognized environmental condition (REC).

9.2 Adjoining Properties

The adjacent property Jones Building site is listed as a leaking underground storage tank site. Three petroleum USTs and petroleum-impacted soil were reportedly removed in 1991. However, petroleum impacted soils were reportedly encountered during more recent excavations. Ecology's database indicates that the cleanup status for the site is "unknown". The Jones building site is topographically downgradient to the subject property. Therefore, groundwater at the Jones site likely flows to the north, away from the subject property. The potential for migratory impacts to the subject property appears low.

In summary, our assessment did not discover conditions indicative of releases or threatened releases of hazardous substances to the soil and groundwater on adjoining properties that would represent a REC in connection with the subject property.

10.0 OPINIONS

Based on the findings of this site assessment, G-Logics recommends sampling of soil and groundwater (if encountered). Soil borings should be advanced near the former machine shop and welding shop sites (as indicated in the 1950 Sanborn map). The approximate building locations are shown in Figure 2

11.0 ADDITIONAL SERVICES

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

11.1 Radon Information

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

11.2 Asbestos/Lead Paint

Given the age of the building construction (1959 to 1967), the presence of asbestos and lead paint is likely. Potential asbestos-containing materials observed by G-Logics were boiler insulation, spray-applied “popcorn” ceilings in the guest rooms, ceiling tile mastic in the banquet room, and tar-based roofing. However, samples were not collected during this assessment to confirm this expectation.

If disturbance of possible asbestos containing materials is planned at some future date through either demolition or renovation activities, various regulations regarding the handling of asbestos must be followed. Asbestos removal must be performed by properly trained and certified workers. The Puget Sound Clean Air Agency regulations state that asbestos-containing materials must be removed from a building prior to demolition or their disturbance by renovation activities. If either of these activities are planned for the on-site buildings, G-Logics recommends that representative samples of building construction-materials be collected and analyzed to confirm the presence and location of asbestos containing material. Asbestos Hazardous Emergency Response Act (AHERA) requirements

state that at least three samples must be analyzed of certain types of materials to confirm a negative asbestos content.

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

11.3 Stormwater/Surfacewater

Consideration of stormwater/surfacewater was not part of our scope of work. Therefore water volumes, drainage, quality, turbidity, temperature and/or other aspects were not evaluated as part of this Phase I ESA.

11.4 Lead in Drinking Water

Lead is oftentimes present in the solder of older water piping. Lead in domestic drinking water supplies is primarily a concern for small children. Consideration should be given to having the drinking water tested if children will be using supplied water as a drinking water source.

11.5 Indoor Air Quality and Biological Pollutants

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

11.6 High Voltage Powerlines

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

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Brief resumes of the environmental professionals (Mr. Rory Galloway and Mr. Rob Roberts) conducting this environmental site assessment follow:

Mr. Rory Galloway

Mr. Galloway is a licensed Hydrogeologist and Principal with G-Logics. Since 1986, Mr. Galloway has conducted, managed or reviewed more than 1,500 Phase I Environmental Site Assessments throughout the Pacific Northwest, Alaska, and California. In addition, he has performed CERCLA and MTCA Remedial Investigations/Feasibility Studies (RI/FS) and various standard and risk-based cleanups. Mr. Galloway's expertise includes soil and groundwater investigation and cleanup projects. Mr. Galloway has additional expertise identifying relevant site environmental issues and developing workable cleanup solutions.

Often, these solutions include an evaluation of actual site risks, with intent to balance cleanup needs, regulatory requirements, project schedules, and available resources. With many of these projects, Mr. Galloway also has provided remediation estimates, performed forensic reviews, and has testified as an expert.

Mr. Galloway is a member of ASTM Committee E-50, Environmental Assessment, Risk Management and Corrective Action. Mr. Galloway also is a member of ASTM Subcommittee E-50.01, Storage Tanks; E-50.02, Real Estate Assessment and Management; E-50.03, Pollution Prevention/Beneficial Use; E-50.04, Corrective Action; E-50.05, Environmental Risk Management; and E50.06, Forensic Environmental Investigations. Mr. Galloway also is a member of ASTM Working Item WK9354, Standard Practice for Landowner Appropriate Care of a Contaminated Property.

Mr. Rob Roberts

Mr. Roberts is an environmental chemist that has performed and managed environmental site assessments throughout the Pacific Northwest, since 1994. In addition, Mr. Roberts has experience coordinating and managing soil and groundwater explorations, underground storage tank closures, contaminated soil cleanups, and compliance audits at a variety of commercial and industrial properties. His clients have included local municipalities, national retailers, developers, financial institutions, attorneys, and a variety of industrial entities. Mr. Roberts has extensive experience in environmental chemistry and operating analytical equipment in fixed and mobile laboratories. Mr. Roberts also has extensive

experience in collection of environmental samples including soil, groundwater, sediment, air, and asbestos.

Mr. Roberts' project management responsibilities have included workplan development, coordination of task execution, sampling and field plan development, laboratory coordination and data quality review, historical record and regulatory agency file reviews, client interface, and report generation. Mr. Roberts' expertise includes identifying relevant site environmental issues and developing workable cleanup solutions. He is registered with the Washington State Department of Ecology as an underground storage tank site assessor, and is an AHERA-certified building inspector for asbestos.

13.0 REFERENCES

American Society for Testing and Materials, 2005, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process: West Conshohocken, Penn., American Society for Testing and Materials E 1527-05.

Environmental Protection Agency, 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries, Final Rule (70 FR 66070), Effective November 1, 2006.

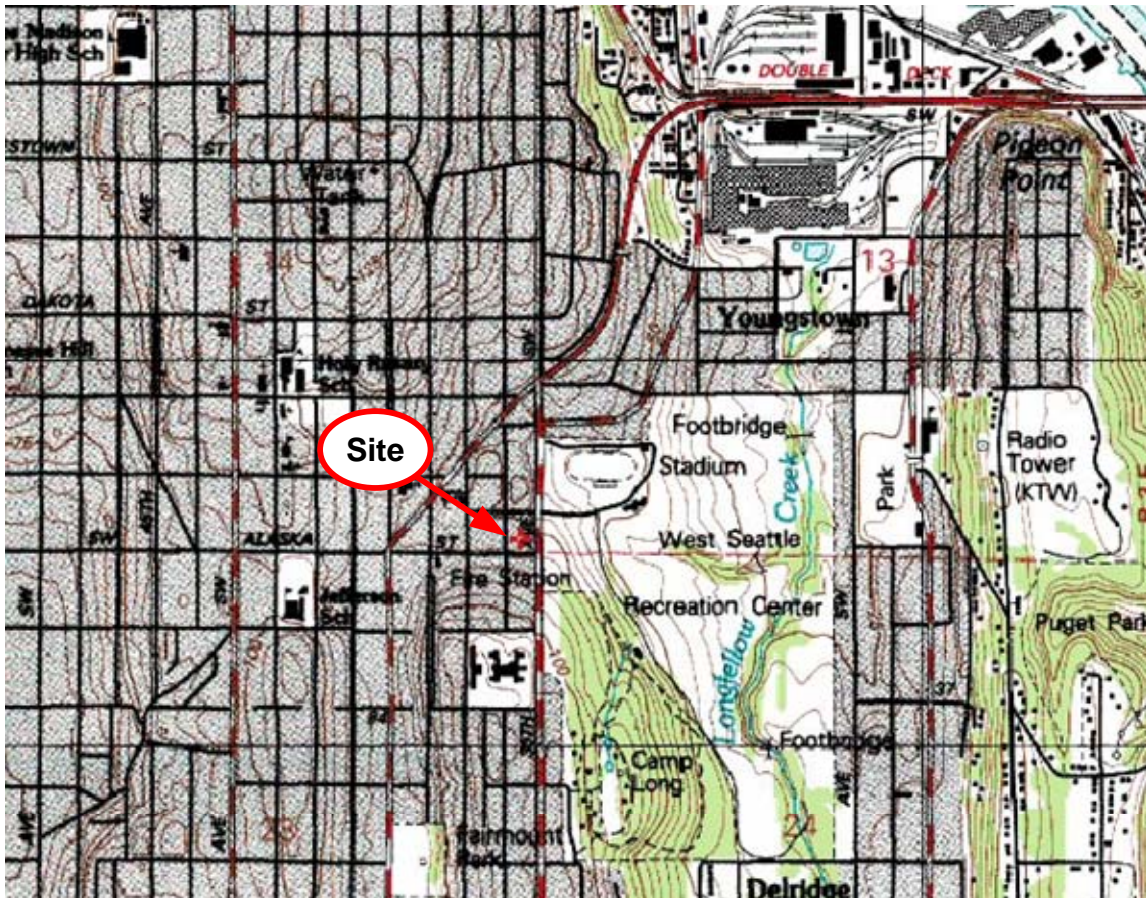
U.S. Geological Survey (USGS), 2005, *The geologic map of Seattle - A progress report*, Troost, K. G., Booth, D. B., Wisher, A. P., and Shimel, S. A., 2005, U. S. Geological Survey Openfile report 2005-1252, scale 1:24,000.

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

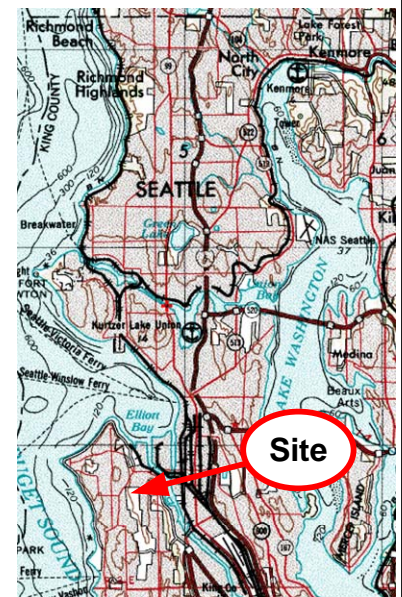
U.S. Geological Survey (USGS), 1983, 7.5x15-minute topographic map of Seattle South Quadrangle, Washington: scale 1:24,000.

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

FIGURES



USGS 1983



Topozone.com

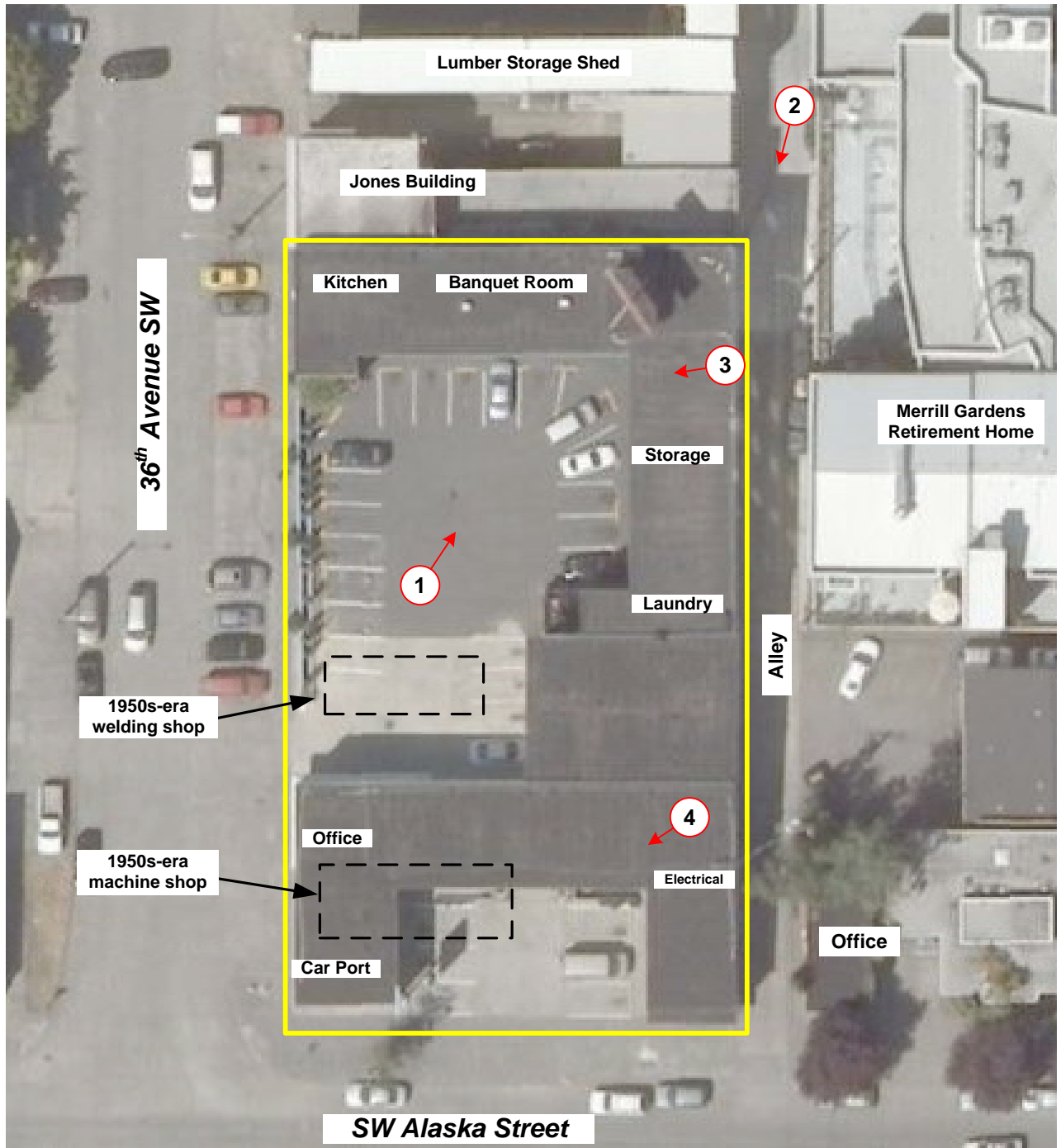
Project File: 01-0524-A-F1.vsd

Windows Local Live

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Site Location Maps
Motel Property
3512 SW Alaska Street
Seattle, Washington

Figure
1



Base Map - Windows Local Live circa 2006

Legend

 Approximate Property Boundary

 Site Visit Photo Location and Direction

Approximate Scale 1" = 40'
0 ft. 24 ft. 40 ft. 80 ft.

Project File: 01-0524-A-F2.vsd

Note: This figure contains information in color. Black & white photocopies may not be suitable for review.

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Site Diagram
Motel Property
3512 SW Alaska Street
Seattle, Washington

Figure
2

SITE VISIT PHOTOGRAPHS

Photo

1



Description: Subject property motel looking north from the center of the property.

Comments: The north end of the motel was constructed in 1967 and includes a basement.

Photo

2



Description: Northeast end of the subject property looking south from an adjacent alley.

Comments: The basement level is above grade due to the sloping hillside. The adjacent property Jones Building is shown on the left.

Photo

3

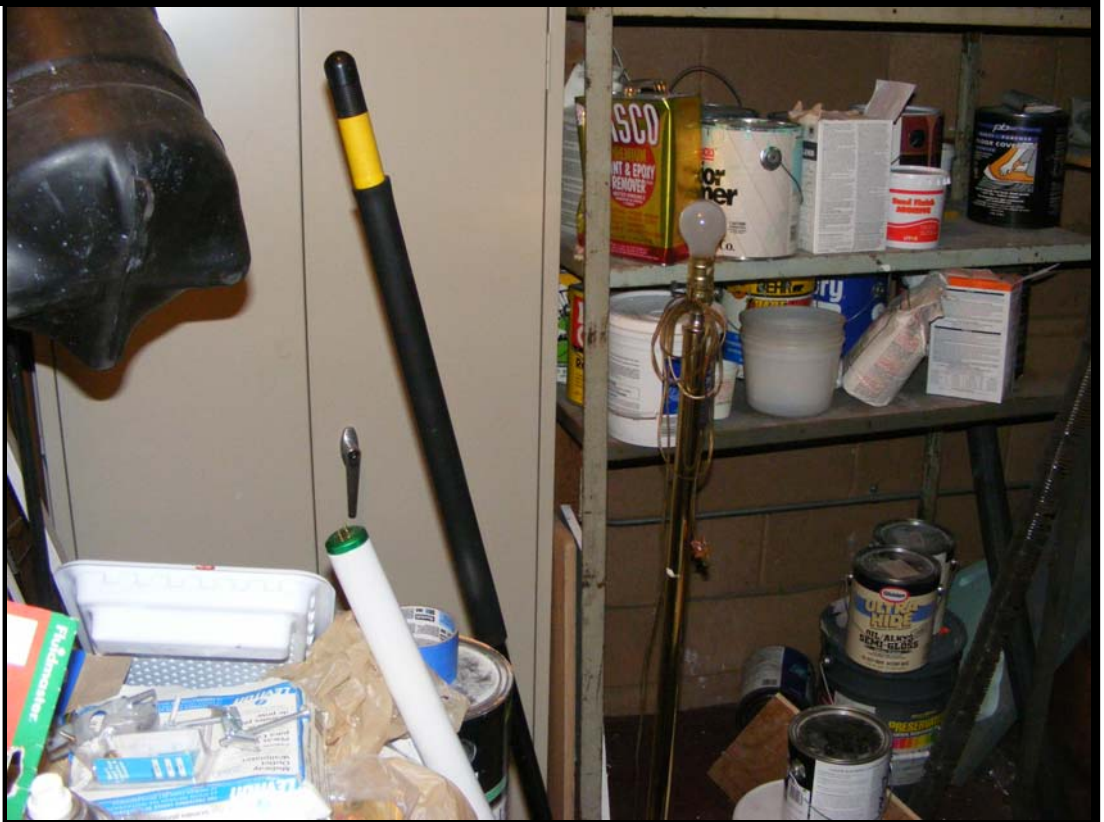


Description: Electric boiler located in the basement.

Comments: The boiler appears to be covered with asbestos insulation.

Photo

4



Description: Second-floor janitor closet.

Comments: Stored materials include paints and gasoline.

APPENDIX A

APPENDIX B

APPENDIX C

APPENDIX D



1936



Photo Source: Aero-Metrics



1956



Photo Source: Aero-Metrics



1980



Photo Source: Aero-Metrics



1990

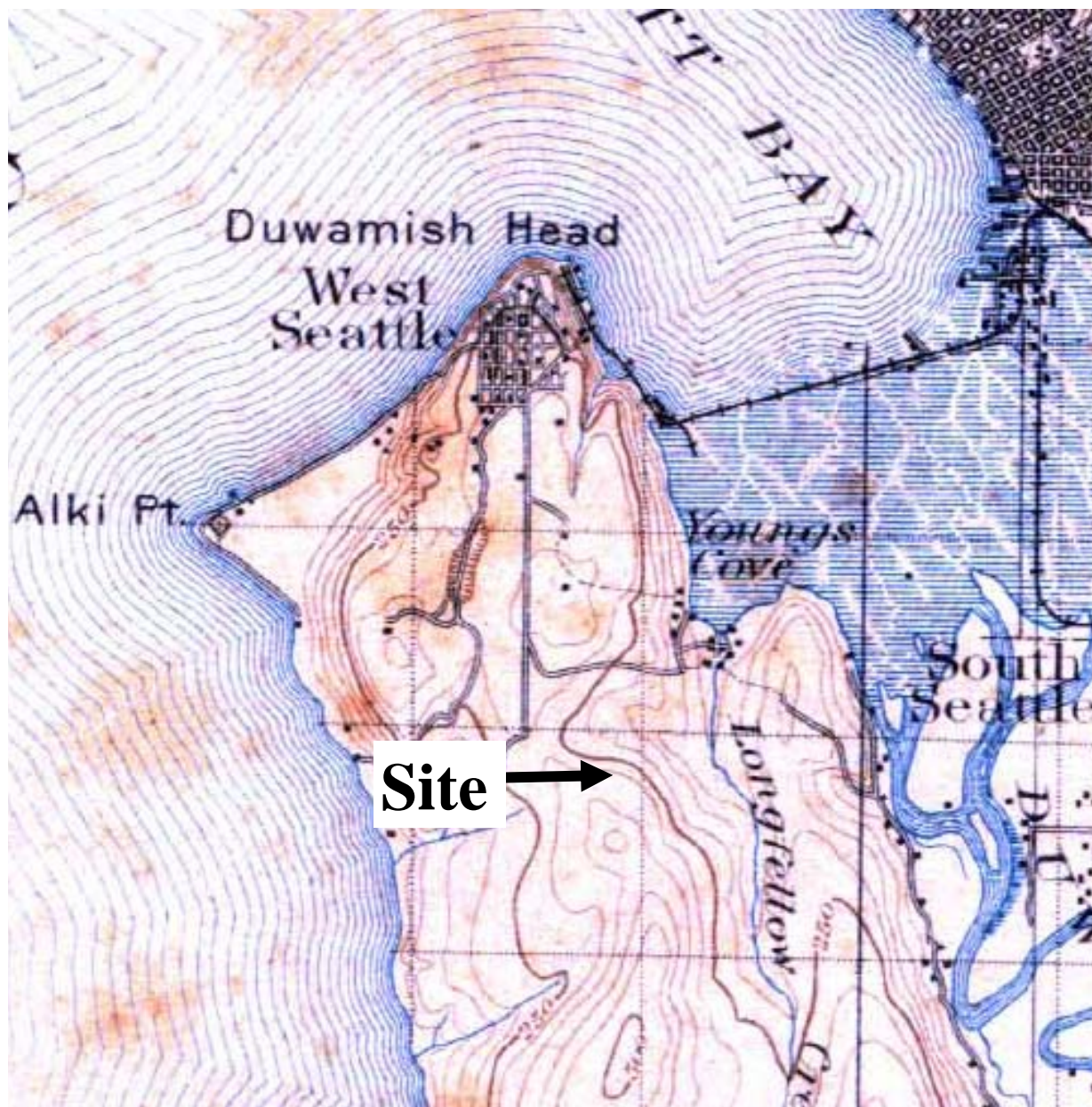


Photo Source: Aero-Metrics

APPENDIX E



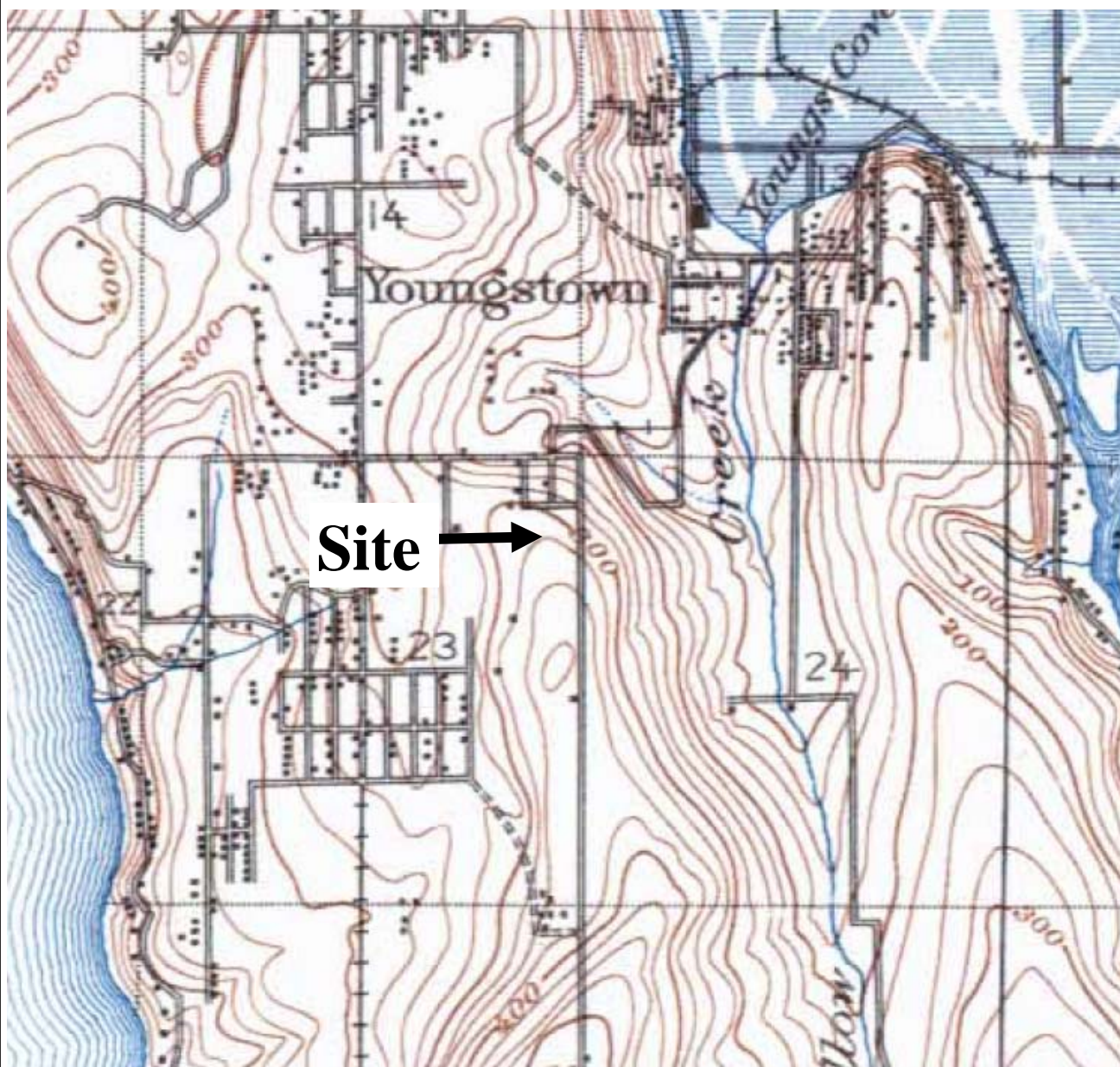
1897



Map Source: EDR



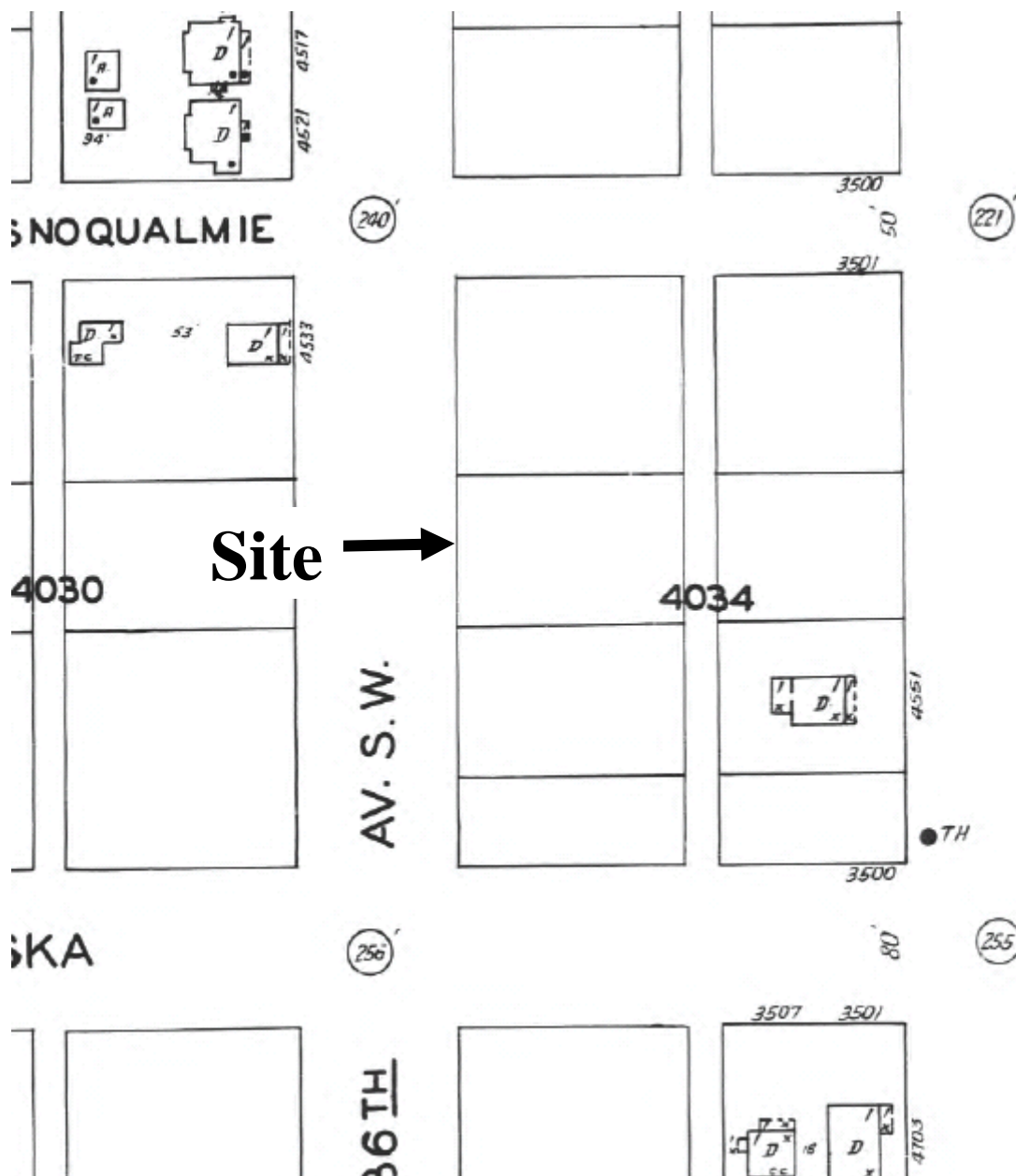
1909



Map Source: EDR



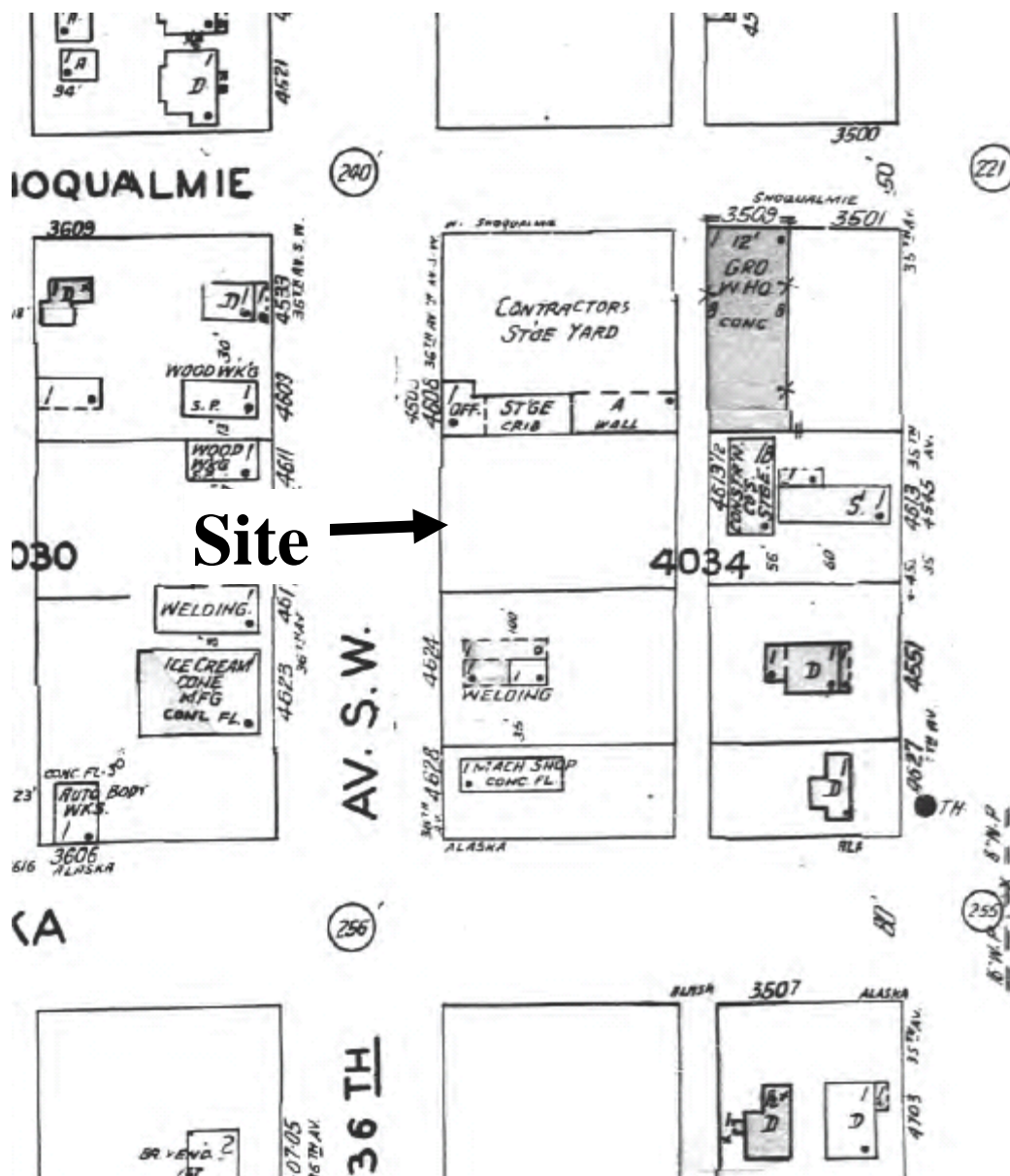
1929



Map Source: EDR

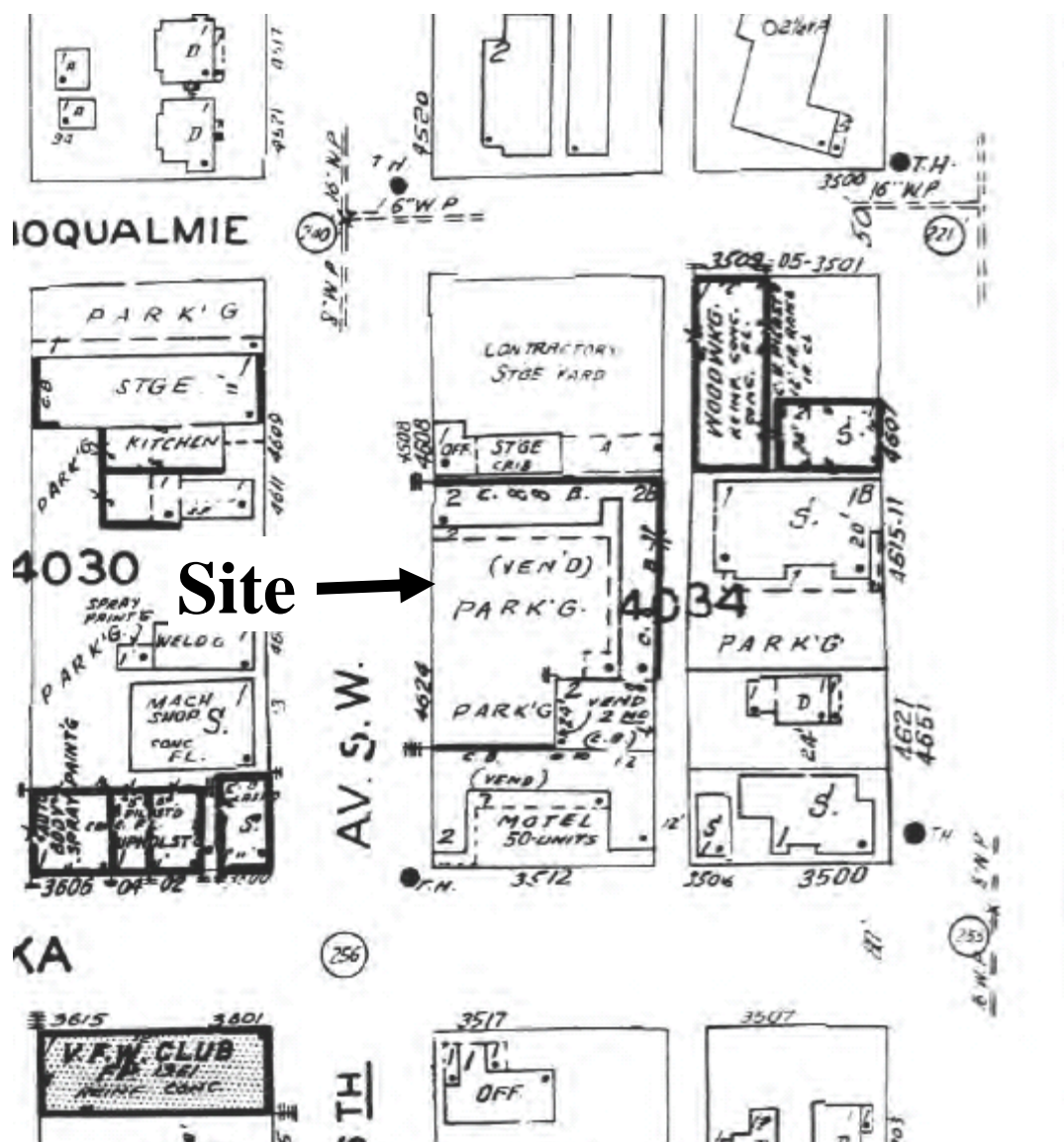


1950



Map Source: EDR

1968



Map Source: EDR

APPENDIX F

ATTACHMENTS

Permission and Conditions for Use and Copying Form

**Phase I Environmental Site Assessment
Motel Property, 4610 36th Avenue SW
Seattle, WA 98126**

**G-Logics Project 01-0524-A
October 30, 2007**

G-Logics prepared the above-identified Document only for our Client and/or other user(s), as identified in the Document, for the purposes stated and subject to any identified and contractual limitations. Regulatory agencies may make additional "fair use" copies for internal and public use based on state and federal laws that do not violate copyright laws.

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- I recognize that, in accordance with the current ASTM standard practice for Phase I Environmental Site Assessments (ESA), this ESA report should not be considered "valid" if dated 180 days prior to the purchase date of the subject property or the date of the intended transaction (ASTM 1527-05).

I, the Requestor, have reviewed the above-identified conditions for copying/use of the Document, am familiar with the presented limitations of the provided services, and acknowledge my understanding and concurrence, as indicated by my signature below.

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Mailing Address	_____
City, State, Zip Code	_____
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Signature & Date	_____
Telephone & Fax Numbers	_____
Planned Use of Document	_____

With your information and signature above, please fax to G-Logics (425-313-3074) for approval review. G-Logics will share your request with our Client for their approval.

Client Review and Acknowledgment of Use and Copying Request

Per the notification of G-Logics, I, the Client, have reviewed this request for copying/use of this Document, have discussed the request with G-Logics, and grant my consent as indicated by my signature below.

Client Company	_____
Client Contact Name & Title	_____
Signature & Date	_____
Telephone & Fax Numbers	_____

G-Logics review and Acknowledgment of Use and Copying Request

Based on your concurrence with the above-presented conditions, approval of our Client, and our review of the information, G-Logics allows the Requestor to copy/use the above referenced Document for purposes stated. Additional fees may apply.

G-Logics Signature	_____
Title	_____
Date	_____