Logical Solutions for Complex Problems

Phase I Environmental Site Assessment
Kirkman and Sweeney Properties
4608 36th Avenue SW
Seattle, WA 98126

Prepared for: Mr. Steve Orser
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December 11, 2007

G-Logics Project 01-0524-B

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1411 4th Avenue, Suite 500
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Subject: Phase I Environmental Site Assessment
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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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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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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 properties located at 4608 36th Avenue SW in Seattle, Washington. The assessment was completed in accordance with ASTM E 1527-05.

The property contains two 0.13-acre lots and is developed with a 3,300 square-foot, 2-story office/warehouse building (the Jones Building), and a metal lumber-storage shed (Alki Lumber). The Jones Building was constructed on the Kirkman property in 1942, with a second floor office addition constructed in 1969. Both parcels were occupied by construction companies for several decades. Stover's Kitchen, a mobile catering company, occupied the Jones building in the 1980s and 1990s. The Sweeney property has been used by Alki Lumber for lumber storage since the 1970s.

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.

- The Jones Building is listed with the Washington State Department of Ecology (Ecology) as a leaking underground storage tank site. Two to three USTs containing gasoline and diesel were reportedly removed in the early 1990s. No reports of a tank closure or confirmation sampling were available from the removal work. Sampling conducted by G-Logics on November 9, 2007 identified gasoline and benzene, toluene, ethylbenzene, and xylenes (BTEX) in soil at concentrations above Ecology cleanup levels (further discussed in Section 9.1 of this report).

- An abandoned heating oil UST is reportedly located at the northeast corner of the Jones Building office. The building heat system was reportedly converted to natural gas in the 1990s.

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 01-0524-B, dated November 2, 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 4608 36th Avenue SW in Seattle, WA (Figure 1). The property is defined as King County parcel numbers 0952008170 (Kirkman) and 0952008165 (Sweeney). The legal description was obtained from the King County Assessor's Office and is included in tax assessor data included in Appendix A. The property boundaries, as understood by G-Logics, are shown on Figures 1 and 2 of this report.

3.2 Site and Vicinity General Characteristics

The property is located in a mixed commercial and residential use area. The property is bounded to the north by SW Snoqualmie Street, to the east by a retirement home, to the south by a motel, and to the east by 36th Avenue SW.

3.3 Current Use of the Subject Property

The Kirkman property is occupied by Sound Testing and Coho Marine (two businesses operated by one owner) on the first floor, and the YMCA Loft on the second floor. Sound Testing/Coho Marine uses the building for office purposes, equipment calibration, storage and petroleum testing. YMCA uses the building to conduct exercise classes. The Sweeney Property is occupied by Alki Lumber. Alki's main facility is located one block to the north.

3.4 Site Improvements

The property is approximately 0.26 acres in size and is developed with a 3,300 square-foot, 2-story office/warehouse building (known as the Jones Building). The building was constructed in 1942, with a second floor office addition constructed in 1969. The east end of the building is only one-story and contains a garage and storage space. The building is a wood-frame construction heated by natural gas. The building is served by municipal water and sewer systems. Metal storage sheds are present on the Sweeney property.

4.0 USER PROVIDED INFORMATION

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

4.1 Title Records

A chain of title report for the Kirkman property dated November 28, 2007 was provided by Harbor Properties and is included in Appendix B. The chain of title indicates that former owners include Clarence Carlson and Fred Jones. Cash Oil Company was listed as a grantor in 1966 and 1987 (Fred Jones was the owner during this period).

4.2 Environmental Liens or Land Use Restrictions

No environmental liens or land use restrictions are known 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 (Appendix G).

4.6 Owner, Property Manager, and Occupant Information

G-Logics understands the current property owners are Mr. Peter Kirkman and Mr. Jim Sweeney. The properties are used by YMCA, Sound Testing/Coho Marine, and Alki Lumber.

4.7 Reason for Performing Phase I ESA

G-Logics understands this Phase I Assessment was conducted for Harbor Properties prior to 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
- Chain of Title Report, dated November 28, 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

The subject property Jones Building was identified on Ecology's Toxic Cleanup Program LUST List. A review of Ecology files for the Jones Building was conducted by G-Logics and summarized in Section 5.3.3.

Leaking underground tanks within 0.5 mile from the subject property were reported at 11 locations. The following two neighboring LUST sites were located with 500 feet of the subject property:

- Rossoe Bulk Oil at 4613 37th Avenue SW
- Doyles Automotive at 4607 37th Avenue SW

G-Logics also 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

The subject property was identified on Ecology's UST list for two closed in-place USTs. The size and contents of the UST were not given in the database listing. These are likely related to the tanks discussed in Section 5.1.14 and 5.3.3 of this report.

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 site is Seattle Fire Station 32 at 3715 SW Alaska Street. The fire station UST is listed as removed.

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). The subject property Jones Building LUST site was also identified on Ecology's Independent Cleanup Report (ICR) list. G-Logics has reviewed all of the other 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. Copies of our findings are available in Appendix A.

5.3.2 Fire Department

According to City of Seattle Fire Marshall records, three UST were identified for the property (three 1,000-gallon tanks containing gas and diesel). The USTs were permitted for removal in September 1991.

5.3.3 Agency File Search

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

Subject Property - 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 subject property 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".

Rossoe Bulk Oil/Doyle's Automotive at 4613 37th Avenue SW. Ecology files indicate that the Rossoe 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 Rossoe/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.

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 75 meters, or approximately 250 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 discussions with the project geotechnical engineer (PanGEO Inc.), groundwater is believed to be greater than 40 feet below grade. 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 The current building is present. The subject property block is cleared and is mostly bare soil and contains fences.

1956 The land on the north side of the building is used for equipment storage (including the Sweeney property). Several sheds and small buildings are located on the current motel property to the south.

1960 The site appears similar to 1956.

1969 The site appears similar to 1960. The motel is present to the south.

1974 The west end of the subject property building has been altered (new second floor). The Sweeney property is used for lumber storage.

From 1980 to 1995, the subject property appears similar to existing conditions.

Copies of the 1936, 1956, 1980, and 1995 photographs are included in Appendix C of this report. A 2006 aerial photo is included in Figure 1.

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 existing building is present. The building contains office and storage spaces. The Sweeney property is identified as a contractor storage yard. A grocery wholesaler is present to the east, a welding shop to the south, and several woodworkers and machine shops are located to the west across 36th Avenue SW.

1968 The subject property appears similar to the 1950 map. The motel is present on the property to the south.

5.5.3 Historic Tax Records

Puget Sound Regional Archive records indicate that the building was constructed as a one-story structure in 1942. The building had a similar footprint and configuration to present, with an office at the west end and a storage warehouse on the east end. The building was heated by an oil burner. The second floor addition to the office was constructed in 1969. The heat system listed in 1969 was electric baseboard. The property was owned by Fred Jones Construction Company in 1969. 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, however no buildings are shown on the subject property. For the years 1949 and 1968, the current building is shown at the property. By 1983, 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 4608 36th Avenue SW (no listings were identified from 1920 to 1940).

Year	Subject Property Listing
1944	Coast Construction

	Thorburn & Logozo General Contractors West Coast Construction
1951	Thorburn & Logozo General Contractors West Coast Construction
1955	Thorburn & Logozo Construction
1960	Thorburn & Logozo Sewer Contractors
1966	Vacant
1970	F.S. Jones Construction
1975	F.S. Jones Construction
1980	F.S. Jones Construction
1986	F.S. Jones Construction
1996	No Listing

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 plans for building additions in 1948 and 1969. No UST locations were shown in the plans.

6.0 INTERVIEWS

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

6.1 Interview with Owners

Through his broker Mr. Brent Nelson of Saratoga Equities, we interviewed Mr. Peter Kirkman regarding site history and current operations. Mr. Kirkman indicated that the former tanks were located on the north side of the building, approximately mid-property. Mr. Kirkman formerly used the property for Stover's Kitchen (a mobile catering company). We also interviewed Mr. Jim Sweeney. Mr. Sweeney has owned the north parcel since the 1960s when it was used by Jones Construction for a storage yard. The property has been used for lumber storage since the 1970s.

6.2 Interview with Site Tenant

An employee of Sound Testing (Peggy), was interviewed during the site visit on November 26, 2007. She has been present at the building for approximately 13 years. She recalled that a heating oil UST was abandoned in-place in the 1990s when the heat system was converted to natural gas. The tank is located beneath the staircase support structures and was therefore not removed.

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 (Mr. Sweeney and Mr. Kirkman have owned the properties since the 1960s and 1980s, respectively).

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 November 27, 2007. During the site visit, Mr. Roberts was accompanied by Mr. Brent Nelson (as noted in the interview discussions in Section 6.1 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.

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 office (Photo 1). A storage garage and gravel parking lot are located on the east side of the office (Photo 2). The northern half of the property (Sweeney) is occupied by and Alki lumber yard (Photo 3). Approximately 8 feet of the Alki lumber yard (including the covered storage racks) encroach on to the Kirkman property (Figure 2).

Kirkman. The office is heated by an electric baseboard unit and a forced air natural gas furnace. No visual indications of existing USTs (vent pipes or fill ports) were observed. However, as noted in Section 6.2, a heating oil UST reportedly exists next to the stairwell on the northeast corner of the office (Photo 4).

The eastern 2/3 of the garage was vacant. A rectangular patch on the concrete floor was observed (Photo 5). This may have been the location of a former UST. A potential fill port was observed near the patch. The western 1/3 of the garage is used by Sound Testing for equipment storage (Photo 6). A partially-full drum of motor oil was observed. Also present in the garage were carbon dioxide tanks.

The Sound Testing office includes a small acid-base titration testing bench (Photo 7). According to Peggy (noted in Section 6.2), the bench is used for testing of water and particulate content in hydraulic and motor oil. The oil samples are collected by Sound Testing/Coho Marine from ships. Chemicals used by Coho include KF Titrant (xylene and iodine), KF Solvent (methanol, sulfur dioxide and iodine), and KF Reagant (2-methoxy-ethanol, non-toxic amine, and iodine). Waste oil and reagent chemicals are collected and taken to a hazardous materials collection center. Waste oil was observed in buckets located near a sink (Photo 8).

Sweeney. The property contains storage racks holding dimensional lumber. No chemicals, fuels, or other potentially hazardous materials were observed.

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 owned by Kirkman and Sweeney for 20 to 40 years.
EP reviewed historical sources back to first developed use.	No data gap.
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.

10 AAI Required Criteria	Data Gap [(1)] and Significance (Opinions and Sources)
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 *good faith* efforts by the *environmental professional* 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 *recognized environmental conditions* ..."

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.

The subject property is listed as a leaking underground storage tank site. Three USTs and petroleum-impacted soil were reportedly removed in 1991. However, petroleum impacted soils were reportedly encountered during more recent excavations at the property in 2002. Ecology's database indicates that the cleanup status for the site is "unknown". Recent sampling conducted by G-Logics at the property in November 2007 also encountered gasoline-contaminated soil. This presence of petroleum-impacted soil constitutes a recognized environmental condition (REC).

Based on the preliminary findings of the site assessment, G-Logics verbally recommended the Harbor the sampling of soil and groundwater (if encountered during drilling). Five soil borings were conducted at the property November 9, 2007 (boring locations shown on Figure 2). The borings were advanced to a depth of 12 feet. No groundwater was encountered.

Three of the five soil borings (Borings P-2, P-3, and P-4) encountered petroleum-impacted soil. Soil samples collected from theses borings contained concentrations of gasoline and/or BTEX above Washington State Department of Ecology (Ecology) Method A cleanup levels. The highest concentrations of gasoline and BTEX were encountered in borings P-2 and P-3 at a depth of approximately 4 to 10 feet below grade.

The lateral extent of petroleum-contaminated soil (PCS) was not fully defined. The area potentially impacted beneath the building is presently unknown. Furthermore, the area occupied by the lumber shed and the heating oil UST may also be impacted. A report detailing the findings of the subsurface investigation is currently being prepared for Harbor Properties.

9.2 Adjoining Properties

The adjacent property to south (upgradient) contained a welding shop and machine shop. Recent sampling conducted by G-Logics at the adjacent property in November 2007 did not encounter contamination. 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 preliminary findings of the site assessment, G-Logics recommends that the PCS be removed during future site redevelopment. The cleanup should be conducted under the oversight of a qualified environmental engineering company. A report of the work should submitted to Ecology for application and review to the Voluntary Cleanup Program.

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 (1942 and 1969), the presence of asbestos and lead paint is likely. 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.

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Phase I Environmental Site Assessment
Kirkman and Sweeney Properties, 4608 36th Avenue SW
Seattle, WA 98126

G-Logics Project 01-0524-B
December 11, 2007

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