

PHASE TWO SITE INVESTIGATION

**Investco/Looney Site
1147 Dock Street
Tacoma, Washington**

December 5, 2005

Prepared for:

Mr. William Looney

Submitted to:

JS Jones & Associates
35316 28th Avenue South
Federal Way, Washington 98003

Prepared by:

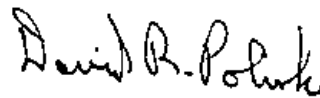
V Environmental LLC
PO Box 18612
Spokane, Washington 99228-0612

Prepared by:



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Reviewed by:



David R. Polivka P.G. /P.H.G.
Environmental Services Manager



TABLE OF CONTENTS

EXECUTIVE SUMMARY	ii
1.0 INTRODUCTION	1
1.1 PROJECT OBJECTIVES.....	1
1.2 SCOPE OF WORK	1
2.0 INVESTIGATION METHODS AND OBSERVATIONS	2
3.1 SOIL EXCAVATION AND SAMPLING	2
3.3 LABORATORY ANALYSIS	2
3.0 INVESTIGATION OBSERVATIONS AND RESULTS	2
4.1 FIELD OBSERVATIONS	2
4.2 FINDINGS.....	2
4.0 CONCLUSIONS	3
5.0 STANDARD LIMITATIONS	3
6.0 REFERENCES	3

TABLES

Table 1 Soil Analytical Results

FIGURES

Figure 1 Site Location Map

Figure 2 Site Map with Test Pit Locations

APPENDICES

Appendix A Standard Project Methods and Practices

Appendix B Laboratory Reports

EXECUTIVE SUMMARY

V Environmental LLC completed a Supplemental Site Investigation in the northeast corner of the subject property, also referred to as Investco/Looney, located at 1147 Dock Street in Tacoma, Washington. The Investigation consisted of excavating two test pits; collecting and analyzing soil samples suspected to be contaminated with mercury; evaluation of analytical data; and preparation of this report.

On September 12, 2005 V Environmental conducted a Phase Two Environmental Site Assessment (ESA) at the Site to characterize subsurface soil conditions. Laboratory analytical results from this Phase Two ESA indicated that two borings (B4 and B8) located on the northeast corner of the Site contained mercury in concentrations greater than Model Toxic Cleanup Act Method A Soil Cleanup Levels for both unrestricted and industrial properties.

Based on information developed during the September 2005 investigation, V Environmental conducted an investigation in the locations of borings B4 and B8. Laboratory analyses of soils collected from the two test pits indicated that the concentration of mercury at this location is less than Model Toxic Cleanup Act Method A Soil Cleanup Levels for both unrestricted and industrial properties.

This Executive Summary is presented solely for introductory purposes and the information contained in this section should be used only in conjunction with the full text of this report. A complete description of the project, Site conditions, scope of work, investigative methods, and findings are contained in the following sections of this report.

1.0 INTRODUCTION

V Environmental LLC (VE) completed a Supplemental Site Investigation in the northeast corner of the subject property, also referred to as the Investco/Looney, located at 1147 Dock Street in Tacoma, Washington. This report presents the results of the Supplemental Site Investigation completed in November 2005.

The location of the subject property (herein referred to as "Site") is shown in Figure 1 – *Site Location Map*. The investigation consisted of subsurface exploration using a backhoe to excavate two test pits. Test pit locations are shown in Figure 2 – *Site Plan with Test Pit Locations*.

1.1 PROJECT OBJECTIVES

The objective of this investigation was to investigate the horizontal extent of mercury-containing soils in the northeast corner of the Site.

A Phase Two ESA conducted in September 2005 identified the presence of mercury in subsurface soils at two locations in concentrations exceeding MTCA Method A Soil Cleanup Levels for both unrestricted and industrial use. During the September 2005 Phase Two ESA, soil and groundwater samples were collected and submitted for laboratory analysis for diesel-range and gasoline-range petroleum hydrocarbons, gasoline components benzene, toluene, ethylbenzene and xylenes, polychlorinated biphenyls, polycyclic aromatic hydrocarbons, semi-volatile compounds, and selected metals. Mercury in concentrations that exceeded MTCA Method A Soil Cleanup Levels for both unrestricted and industrial use were identified at approximately seven feet in two borings (B4 and B8) located in the northeast corner of the Site.

1.2 SCOPE OF WORK

The scope of work for this investigation was developed through: discussions with Mr. Jeff Jones, representing the current owner, review of the September 2005 Phase Two ESA results, and review of background information. Work on the project included the general following tasks:

- Excavate two test pits in the location of B4 and B8 using a backhoe;
- Collect and submit soil samples for laboratory analysis for mercury from a depth of approximately seven feet;
- Document observations in field notes and test pit logs; and
- Prepare this report.

A detailed description of VE field procedures is presented In Appendix B, Standard Project Methods and Practices.

2.0 INVESTIGATION METHODS AND OBSERVATIONS

In order to meet the objectives of the Supplemental Site Investigation, two test pits were excavated at the locations of borings B4 and B8. This section provides a summary of project field methods and observations made during the Investigation. Additional detail on general project methodologies is provided in Appendix B. In this investigation, soil samples were collected at 7-foot bgs on each sidewall and from the bottom of the test pits.

3.1 SOIL EXCAVATION AND SAMPLING

On November 9, 2005, V Environmental located former Borings B-4 and B-8 and an operator from Environmental Tank Services used a backhoe to excavate two test pits (TP-1 and TP-2) at these locations. A licensed hydrogeologist was present on the Site to visually classify soils in accordance with the Unified Soil Classification System (USCS). The test pits were logged and observations, along with other relevant geologic and hydrologic conditions encountered during excavation, were recorded on test pit logs, copies of which are presented in Appendix C.

Soil samples were collected at the appropriate depths in TP1 from center of the backhoe bucket near the teeth but not adjacent to the metal sides. Because of slumping sand in TP2, soil samples were collected using a stainless steel hand-auger advanced into the sidewalls and base of the investigation. The soil samples were placed in laboratory-prepared glass jars labeled with sample identification number, time, date, VE project number, and required analyses. Filled sample containers were placed immediately in a chilled ice chest and stored there until delivered to the project laboratory.

3.3 LABORATORY ANALYSIS

Selected soil samples were submitted under chain-of-custody protocol to Advance Analytical in Redmond, Washington for chemical analysis for mercury. A total of 10 soil samples were selected for analysis. A copy of the chain-of-custody form and laboratory-prepared analytical reports are provided in Appendix D. Analytical results are summarized in Table 1 and 2. A copy of the laboratory report is presented in Appendix D.

3.0 INVESTIGATION OBSERVATIONS AND RESULTS

4.1 FIELD OBSERVATIONS

TP-1 (former B4 location) was excavated on the northeast corner of the parcel as shown on Figure 2. TP-1 was approximately 10 feet wide, 10 feet long and 8 feet deep. The excavated material from TP1 consisted of medium sand and whole and partial bricks. TP-2 (former B8 location) was excavated approximately 15 feet south of TP-1. It was approximately 8 feet wide, 8 feet long and 8 feet deep. Excavated soils were dark brown, fine to medium sand with shell fragments infrequently intermixed with embedded lenses of silt. All of the material excavated is interpreted to be fill material used when developing the site.

4.2 FINDINGS

Laboratory analysis identified the presence of mercury at 1.7 milligram per kilogram (mg/kg) in the north sidewall soil sample in Test Pit 2 (TP2-N), which is less than 2.0 mg/kg MTCA Method A Soil Cleanup Levels for both Unrestricted and Industrial Land use. Mercury was not detected in the remaining nine soil samples.

4.0 CONCLUSIONS

Based upon the information developed during this investigation, it appears that, although Site soils may contain some concentration of mercury, no sample locations were identified where mercury concentrations were greater than the MTCA Method A Soil Cleanup Levels for Unrestricted or Industrial Use.

Further investigation may be warranted if greater confidence is required regarding the current condition of soil on the subject property. Decision-making authority with regard to further environmental investigations is the sole decision of Mr. William Looney and is dependent on Mr. Looney's risk tolerance.

5.0 STANDARD LIMITATIONS

The findings and conclusions documented in this report have been prepared for the specific application to this project and have been developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area. A potential always remains for the presence of unknown, unidentified, or unforeseen subsurface contamination on portions of the property not sampled, such as under the building. No warranty, expressed or implied, is made. This report is for the exclusive use of Mr. William Looney and his representatives.

If new information is developed in future Site work (which may include excavations, additional borings, or other studies), VE should be contracted to reevaluate the interpretations in this report, and to provide amendments as required.

6.0 REFERENCES

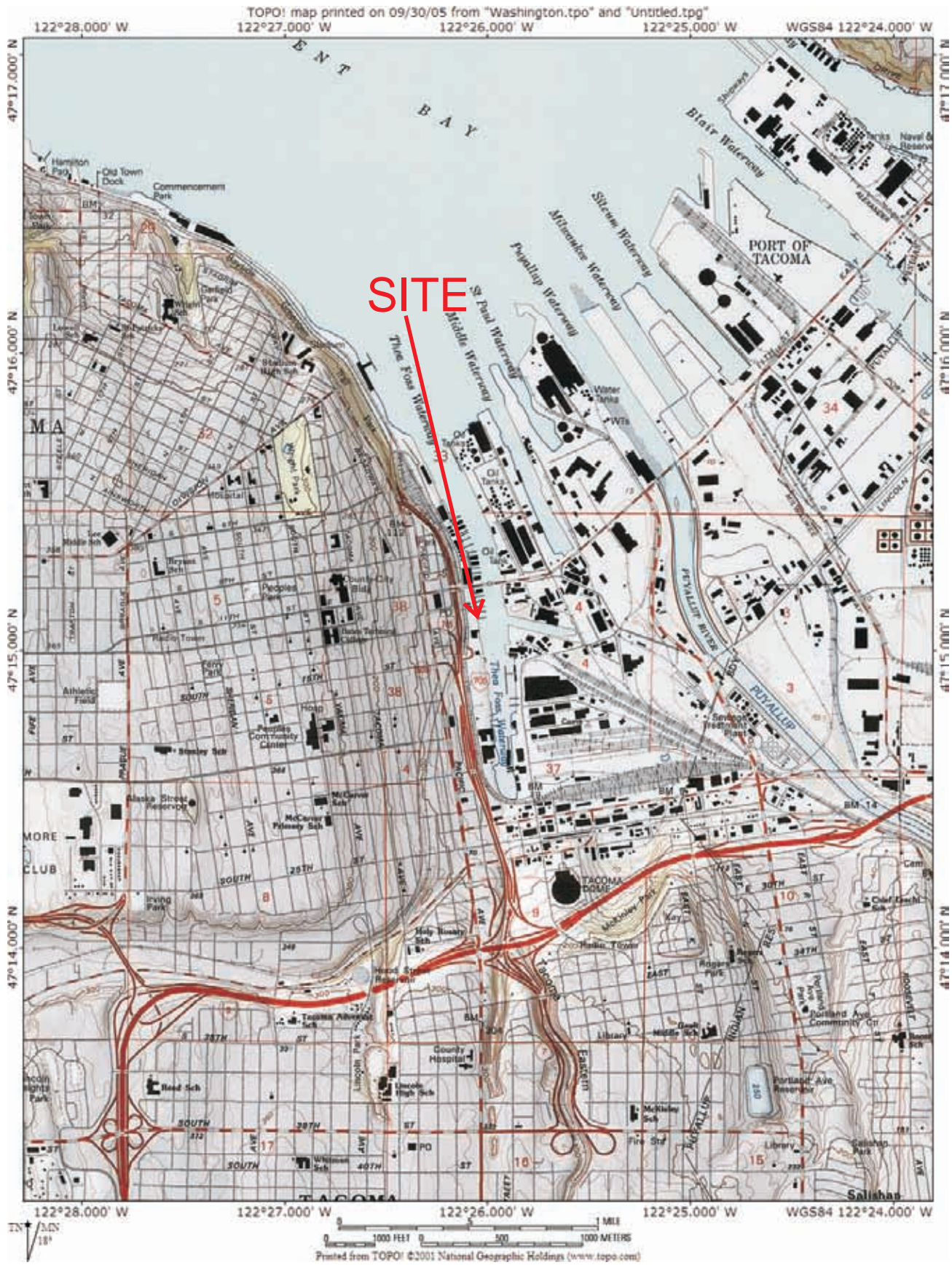
Ecology, March 30, 1998. *Interim Action Cleanup Report.*

HartCrowser, May 4, 1993. *Bunker C Oil Underground Storage Tank Removal and Closure Assessment.*

V Environmental, October 6, 2005. *Phase Two Environmental Assessment*

Table 1. Soil Analytical Results

Sample ID	Mercury (mg/kg)
TP1-B	<0.05
TP1-N	<0.05
TP1-S	<0.05
TP1-E	<0.05
TP1-W	<0.05
TP2-B	<0.05
TP2-N	1.7
TP2-S	<0.05
TP2-E	<0.05
TP2-W	<0.05
MTCA Method A Cleanup Levels	2.0

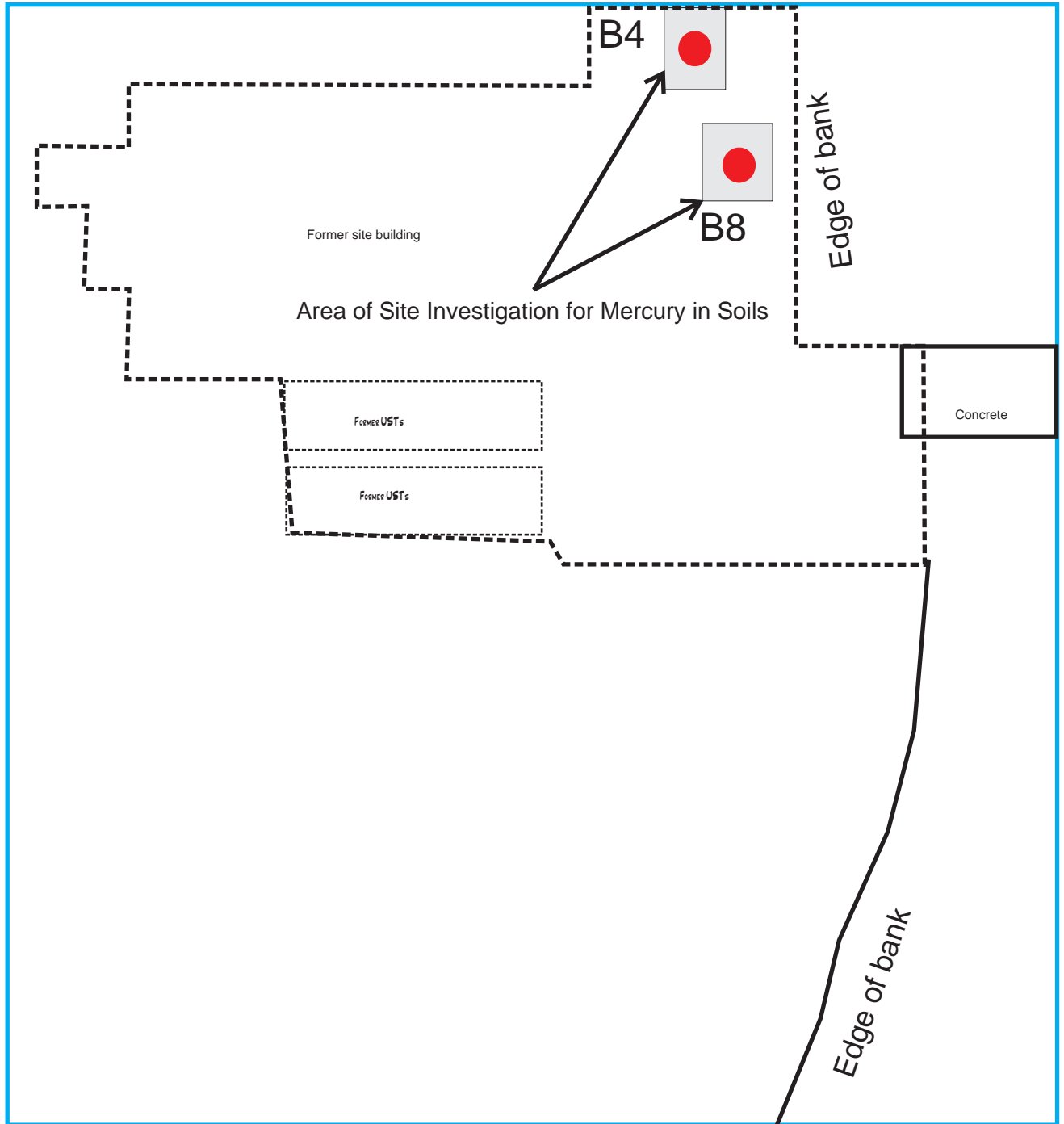



VE Project Number: 213-1
 Drawn by: Verna Lee Teller


1147 Dock Street
 Tacoma, Washington

FIGURE 1
SITE LOCATION MAP
 V ENVIRONMENTAL, LLC

Dock Street



 Boring locations


0 25 50
SCALE (Feet)



Site Investigation
December 5, 2005

VE Project Number: 213-2
Drawn by: Verna Lee Curry (formerly Teller)

FIGURE 1
Location of Test Pits
Site Investigation
1147 Dock Street
Tacoma, Washington

APPENDIX A

STANDARD PROJECT METHODS AND PRACTICES

B.1 HEALTH AND SAFETY PLAN

As part of the investigation, VE prepared a project-specific Health and Safety Plan (HASP) in accordance with Chapter 296-62 of the Washington Administrative Code (WAC) and 29 CFR 1910.120 (Code of Federal Regulations). The HASP identified potential physical and chemical hazards associated with the investigation, and specified requirements regarding personal protection and safety monitoring protocols. On-Site VE personnel involved with the field activities were required to be familiar with and comply with provisions stipulated in the HASP. Subcontractors on the Site were required to have their own HASP identifying potential physical and chemical hazards associated with their own work practices.

B.2 UTILITY LOCATES

Before implementing the drilling program, the public underground utilities alert service was notified of drilling activities. The service contacted appropriate agencies and/or companies with underground utilities in the area. These agencies then marked the location of their utilities along the rights-of-way and property easements.

B.3 DRILLING AND MONITORING WELL INSTALLATION

Boreholes and monitoring well installations were completed by ESN, of Olympia, Washington. Drilling procedures were as follows:

- Boreholes were completed using a Geoprobe direct push drill rig.
- Tools were cleaned before beginning each boring by following the decontamination procedures described in Section B.5.
- During drilling, soil cores were collected using a decontaminated, stainless steel sampler lined with clear plastic sleeves. At each interval, the sampler was driven 24 to 48 inches using hydraulic pressure.
- Soil characteristics including texture, color, hardness, and moisture content were recorded on boring logs. Soils were classified using the Unified Soil Classification System (USCS). The depths of any changes in lithologies and first encountered groundwater were also noted on the boring logs.
- Waste materials, including drill cuttings and decontamination water generated during the field program, were handled as described in Section B.5.

B.4 SAMPLE COLLECTION AND HANDLING PROCEDURES

B.4.1 Soil Samples

The sampler was opened longitudinally and the 24 and 48-inch plastic sample sleeves containing the undisturbed soil samples were extracted using decontaminated stainless steel sampling tools.

Soil was collected from selected areas throughout the 24 and 48 inch core run, and placed into laboratory-prepared 4 oz. glass sample jars. Each soil sample container was labeled as detailed in

Section B.6.4, and recorded on the Chain-of-Custody form (see Section B.6.3). All samples were placed immediately into a chilled cooler maintained at 4 degrees Centigrade or lower, where they were stored until delivered to the project laboratory.

All sampling equipment was decontaminated, as detailed in Section B.5.

B.4.2 Groundwater Samples

Groundwater samples were collected from the direct-push borings by advancing the sampling probe to the desired depth. The probe was advanced into the water-bearing formation, and the sampling ports on the probe opened. The sample was collected using a peristaltic pump. Each boring was purged a minimum of three borehole volumes of water to minimize the effects of the drilling. The sample containers were then filled from the discharge of the peristaltic pump. Each sample was labeled with a unique alphanumeric sample number.

The samples were collected in a particular order to assure that the samples most likely to change rapidly when exposed to the atmosphere were collected first. The order for collecting samples was as follows:

1. Volatile Organic compounds (VOCs)
2. NWTPH-G
3. NWTPH-Dx
4. Metals

B.5 EQUIPMENT DECONTAMINATION AND WASTE HANDLING

Field equipment decontamination procedures are intended to prevent cross-contamination from one boring to another and from one sample to another. Non-expendable boring and sampling equipment was thoroughly cleaned between each use. Equipment or materials that could not be completely decontaminated, such as sleeves and disposable tubing, were discarded and new materials used.

Before and after each use, all down-hole equipment (i.e., split-spoon sampler, water level indicator, bailer, etc.) was washed in an aqueous solution of cleanser, and then rinsed with distilled or de-ionized water.

All potentially dangerous wastes, including gloves, samplers, sleeves, and wash water were transported offsite for disposal by ESN.

B.6 FIELD DOCUMENTATION

Physical parameters were documented throughout the project. Documentation included field notebooks, boring logs, hydrologic data sheets, sampling field data sheets, Chain-of-Custody forms, and sample labels. Each of the forms of documentation is described in detail below.

B.6.1 Field Documentation

Field data recorded at the time of sample collection provides an unambiguous record of each sample. Recorded field data included the following, as appropriate:

- Date of entry;
- Purpose of sampling;

- Description of sample(s);
- Number and size of sample(s) taken;
- Description of sampling point(s);
- Date and time of sample collection;
- Sample identification number(s);
- References, such as maps or photographs of the Site; and
- Written notes of field observations.

Field notes were as descriptive and as inclusive as possible; allowing independent parties to reconstruct sampling particulars from the recorded information. Language was objective, factual, and free of inappropriate terminology. All field documentation was retained and filed by VE.

B.6.2 Boring Logs

A written log was compiled for each boring by the attending geologist as the boring was advanced. Each log includes descriptions of lithologies, textures, grain sizes, colors, hardness, moisture, and other properties noted in the field. Soil types were classified using the Unified Soil Classification System. If the boring was completed as a monitoring well, well construction details were included on the borehole log, and the approximate depth to groundwater was noted. At the completion of a drilling project, VE retained all original well log forms in the project file.

B.6.3 Chain-of-Custody Form

The Chain-of-Custody documents created whenever samples are collected, transferred, stored, analyzed, and destroyed are designed to create an accurate record of the possession and disposition of samples. Chain-of-Custody records can be used to trace the possession and handling of a sample from the moment of its collection through analysis and reporting of analytical values. On this project, VE's project scientist entered standard sample information on the project Chain-of-Custody form at the time each sample was collected.

The project Chain-of-Custody form included information regarding the Site name, sample identification numbers (assigned by the sampler in the field), sample date(s), sample location(s), and the type of analysis required. Whenever the sample(s) were transferred from one party to another, both parties signed the Chain-of-Custody form and recorded the date and time of the transfer. The Chain-of-Custody form accompanied the samples through all custodial entities until received by the project laboratory, where the form is filed.

B.6.4 Sample Labels

Sample labels were filled out and affixed to appropriate containers at the time of sample collection. Each label was completed with indelible ink and included information regarding the VE project number and name, sample ID number, sample location, date and time of collection, analyte, preservative(s), if any, and the sampler's initials.

B.7 ANALYTICAL LABORATORY TESTING PROGRAM

Samples intended for chemical analysis were submitted to Libby Environmental of Olympia, Washington under chain-of-custody protocol. All samples were contained, handled, and analyzed in accordance with accepted U.S. Environmental Protection Agency (EPA) and/or Washington State Department of Ecology protocols.

B.7.1 Laboratory Reporting

Results from laboratory analyses are reported on Laboratory Data Sheets. The summary sheets present information including the sample date, sample identification numbers, and results of analyses. The laboratory manager or supervisor signs the data sheets.

Prior to reporting the analytical data, the data was reviewed and verified by the project chemist. The purpose of this review was to verify the following:

- All blanks, duplicates, and matrix and surrogate spike recoveries were within the quality.
- Acceptance limits and all instrument calibrations were acceptable.
- All computations were performed correctly, and all sample results were correctly identified and reported. The analytical laboratory's project manager performs this review.

B.7.2 Laboratory Quality Assurance and Quality Control

The project laboratory was capable of performing analyses in accordance with Ecology regulations. In addition, the laboratory is accredited by Ecology for hazardous materials analysis. A copy of the laboratory's QA/QC manual and accreditation certificate are available for review upon request. Laboratory data quality was verified based on independent review by qualified VE personnel.

B.8 PROJECT REPORT QUALITY ASSURANCE

The quality of this report was assured through technical review of the report and other project deliverables by peers and VE principals. Individual sections of the report were reviewed by professionals with relevant technical expertise to ensure that data, technical issues, and regulatory interpretations are accurate and applicable.

APPENDIX B
Laboratory Results

ADVANCED ANALYTICAL

Environmental Testing Laboratory

November 18, 2005

*Verna Teller
Venvironmental
328 E Olympic Ave
Spokane, WA 99207*

Dear Ms. Teller:

Please find enclosed the analytical data report for the *Investco/Looney, 213-1-1 (A51109-1)* Project.

Samples were received on *November 09, 2005*. The results of the analyses are presented in the attached tables. Applicable reporting limits, QA/QC data and data qualifiers are included. A copy of the chain-of-custody and an invoice for the work is also enclosed.

ADVANCED ANALYTICAL LABORATORY appreciates the opportunity to provide analytical services for this project. Should there be any questions regarding this report, please contact me at (425) 497-0110.

It was a pleasure working with you, and we are looking forward to the next opportunity to work together.

Sincerely,



Val G. Ivanov, Ph.D.
Laboratory Manager

Overlake Business Center ■ 2821 152 Avenue NE ■ Redmond, WA 98052
ph 425.497.0110 fax 425.497.8089
E-mail: aachemlab@yahoo.com

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AAL Job Number: A51109-1
 Client: Venvironmental
 Project Manager: Verna Teller
 Client Project Name: Investco/Looney
 Client Project Number: 213-1-1
 Date received: 11/09/05

Analytical Results

Metals (7471), mg/kg		MTH BLK	LCS	TP1-B	TP1-N	TP1-S	TP1-E	TP1-W
Matrix	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Date extracted	Reporting	11/10/05	11/10/05	11/10/05	11/10/05	11/10/05	11/10/05	11/10/05
Date analyzed	Limits	11/10/05	11/10/05	11/10/05	11/10/05	11/10/05	11/10/05	11/10/05
Mercury (Hg) (7471)	0.5	nd	97%	nd	nd	nd	nd	nd

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits
 na - not analyzed
 J - estimated value
 Results reported on dry-weight basis
 Acceptable Recovery limits: 70% TO 130%
 Acceptable RPD limit: 30%

AAL Job Number: A51109-1
 Client: Venvironmental
 Project Manager: Verna Teller
 Client Project Name: Investco/Looney
 Client Project Number: 213-1-1
 Date received: 11/09/05

Analytical Results

Metals (7471), mg/kg		MTH BLK	TP2-B	TP2-N	TP2-S	TP2-E	TP2-W
Matrix	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Date extracted	Reporting	11/10/05	11/10/05	11/10/05	11/10/05	11/10/05	11/10/05
Date analyzed	Limits	11/10/05	11/10/05	11/10/05	11/10/05	11/10/05	11/10/05
Mercury (Hg) (7471)	0.5	nd	nd	1.7	nd	nd	nd

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits
 na - not analyzed
 J - estimated value
 Results reported on dry-weight basis
 Acceptable Recovery limits: 70% TO 130%
 Acceptable RPD limit: 30%

AAL Job Number: A51109-1
 Client: Venvironmental
 Project Manager: Verna Teller
 Client Project Name: Investco/Looney
 Client Project Number: 213-1-1
 Date received: 11/09/05

Analytical Results					Dupl
Metals TCLP (1311/7010), mg/L	MTH BLK	LCS	TP2-N	TP2-N	
Matrix	TCLP Extract	TCLP Extract	TCLP Extract	TCLP Extract	TCLP Extract
Date extracted	Reporting	11/14/05	11/14/05	11/14/05	11/14/05
Date analyzed	Limits	11/14/05	11/14/05	11/14/05	11/14/05
Mercury (Hg) (7470A)	0.001	nd	88%	nd	nd

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits
 na - not analyzed
 J - estimated value
 Acceptable Recovery limits: 70% TO 130%
 Acceptable RPD limit: 30%

A51109-1

Libby Environmental, Inc.

4139 Libby Road NE
Olympia, WA 98506
Ph: 360-352-2110
Fax: 360-352-4154

Chain of Custody Record

Date: 11-9-05 Page: 1 of 1

Client: VENNIRONMENTAL Spokane 99207
Address: PO Box 284 328 E CLYM PIC AVE
Phone: (509) 939-9369 Fax: (509) 267-1955
Client Project # 213-1-1

Project Manager: VERNA TELLER
Project Name: INVESTIGATION
Location: 1147 Dock Street Tacoma
Collector: VERNA TELLER Date of Collection: 11/9/05

Sample Number	Depth	Time	Sample Type	Container Type	VOA 8021B VOA 8021B BTEX ONLY	SEM VOL 8270	NWTPH-HCID	NWTPH-GX	NWTPH-DX	NWTPH-DX EXL	PAH 8270	PCB's 8082	MTCA 5 Meals	TCLP Hg	Field Notes
1 TP1-B	11-9-05	10:45	Soil	402 jar											
2 TP1-N															
3 TP1-S															
4 TP1-E															
5 TP1-W															
6 TP2-B		12:15													
7 TP2-N															
8 TP2-S															
9 TP2-E															
10 TP2-W															
11															
12															
13															
14															
15															
16															
17															
18															

Handwritten signature: Verna Teller

Relinquished by: [Signature] Date / Time: 11/9/05 12:43p
 Received by: [Signature] Date / Time: 11/9/05 12:43

Relinquished by: [Signature] Date / Time: 11/9/05 1500
 Received by: [Signature] Date / Time: 11/09/05 1500

Relinquished by: [Signature] Date / Time: 11/9/05 1500
 Received by: [Signature] Date / Time: 11/09/05 1500

Remarks: 1
MSH
4-hour
turnaround

Sample Receipt:
 Good Condition?
 Cold?
 Seals Intact?
 Total Number of Containers: