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March 30, 2009

Scott Rose
Acting Unit Manager
Toxics Cleanup Program
WDOE-SWRO
PO Box 47775
Olympia, Washington 98504-7775

SUBJECT: ***SUMMARY STATUS LETTER – NORTHWEST FURNITURE STORE/BRIDGESTONE FIRESTONE RETAIL CENTER, HIGHLAND HILLS SHOPPING CENTER, 5909 SIXTH AVENUE, TACOMA, WASHINGTON***

Dear Mr. Rose:

As per our recent telephone conversation regarding the status of the cleanup at the above-referenced site, I have prepared this letter to summarize the cleanup actions and latest sample results at the property. As you are aware, the owner has entered into the WDOE's Voluntary Cleanup Program with the goal of receiving a No Further Action required determination for the Site. The owner will continue to work with the WDOE to achieve this goal.

For clarity and ease of understanding remedial activities for the two adjoining properties, I will summarize each property separately. Figures and sample data summaries are attached to the end of this letter depicting the latest sample data and remedial activities.

Northwest Furniture Store

Based on MTCA exceedences identified during GEI's Phase II Environmental Site Investigation at the Furniture Store, the owner asked GEI to remove the impacted soil until: 1) the residual contaminant concentrations were within the currently allowable MTCA limits; or 2) continued removals of the affected soil would (potentially) jeopardize the structural integrity of the nearby buildings.

In 2005, GEI removed approximately 175 tons of solvent-impacted soils from below the concrete floor of the facility. Following the removals of as much of the impacted soils as possible, GEI collected representative soil samples from the sidewalls and bottom of the excavation to test for residual contaminant concentrations remaining in the excavation. Also, Environmental Partners, Inc. (EPI) completed a Phase II Environmental Site Assessment (ESA) of portions of the site (including the BFRC - Firestone Store) to test for the presence of potential contaminants of concern outside the excavation area.

The Furniture Store building was demolished in April 2008 and in May 2008; GEI contracted ESN Drilling Company to inject chemical oxidation compounds (Potassium Permanganate) into the ground (to approximately 15 feet belowground) in the former footprint of the furniture store as shown in the attached figure - clearance soil sample data is provided in the attached table. Most of the former footprint of the furniture store has been capped with asphalt – with approximately ten feet of landscaped vegetation adjacent to the Firestone Store.

Firestone Store (BFRC Retails Store)

Based on MTCA exceedences identified during EPI's Focused Phase II Environmental Site Investigation at the Firestone Store, the owner asked GEI to remove an underground oil/water separator and the impacted soil until: 1) the residual contaminant concentrations were within the currently allowable MTCA limits; or 2) continued removals of the affected soil would (potentially) jeopardize the structural integrity of the nearby buildings.

GEI removed the separator and impacted soil to a depth of 15 feet - the excavation measured 15'x15'x15'. Clearance soil samples were collected from the limits of the excavation and the excavation was backfilled with pea gravel and reinforced concrete was poured at the surface *(See attached figure and table).*

In September 2008 and in March 2009, GEI gravity feed approximately 300 gallons of 3% KMnO4 (Potassium Permanganate) into the backfilled gravel (former oil/water separator location) to further reduce contaminant concentrations in the soils. The owner has asked GEI to continue the chemical oxidation treatment in the pea gravel semi-annually at the site.

Groundwater Investigation

GEI contracted Cascade Drilling to drill one soil boring near the furniture store to a maximum depth of 90 feet below the ground surface to investigate whether groundwater was present in the boring. If groundwater was encountered in the boring, then we planned to collect a water sample from the boring for chemical analysis for the contaminants of concern for the site.

GEI collected soil samples from the boring on five-foot intervals. The samples were field-screened for obvious signs of contamination (discolored soil or obvious odors, etc.), which are sometimes characteristic of environmental impacts to soil. The samples also were field-tested using a photoionization detector (PID - Mini-Rae), to screen for volatile compounds in the samples.

Since the field screening of the soils samples did not identify any indications of contamination in the samples, GEI submitted three soil samples from the boring for laboratory analysis. These samples were collected from approximately 15 feet, 30 feet and 60 feet of depth. The sampling protocols and procedures followed appropriate state and federal guidance documents, primarily EPA SW-846 and Washington State guidance documents (including EPA Method 5035A). OnSite Environmental Inc. analyzed the samples for the contaminants of concern using NWTPH-Gx/BTEX and Halogenated Volatiles (EPA Method 8260B).

Groundwater was not encountered in the soil boring - The boring was advanced to 90 feet belowground and the auger flight was lifted approximately 6-inches (off the bottom) to see if water would collect at the bottom of the boring - after waiting approximately 15 minutes no water was present in the boring. The Contaminants of Concern (COCs) were not detected in any of the samples submitted to the laboratory.

Should you have any questions regarding this report or if you would like to discuss our findings, please call me at (425) 688-8852.

Respectfully Submitted,

GALLOWAY ENVIRONMENTAL, INC.

Gary L. Galloway, LHG, CHMM
President

Cc: Doug McFadyen

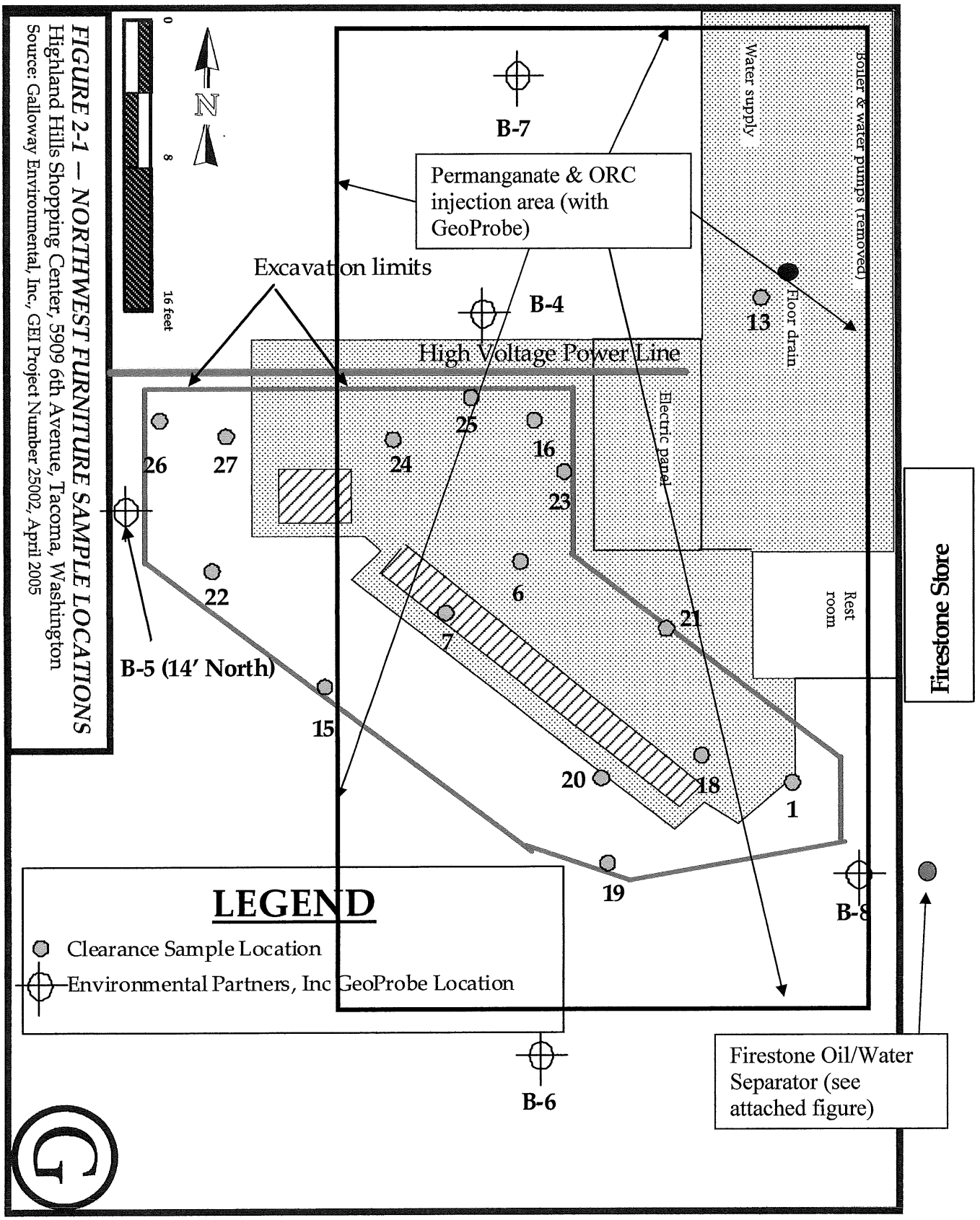
FIGURE 2-1 – NORTHWEST FURNITURE SAMPLE LOCATIONS
Highland Hills Shopping Center, 5909 6th Avenue, Tacoma, Washington
Source: Galloway Environmental, Inc., GEI Project Number 25002, April 2005
0
8
16 feet
N
B-7
Permanganate & ORC injection area (with GeoProbe)
Excavation limits
B-4
High Voltage Power Line
Water supply
Boiler & water pumps (removed)
Floor drain
13
Electric panel
25
16
26
27
24
23
22
6
21
7
B-5 (14' North)
15
20
18
1
19
B-8
Rest room
Firestone Store
LEGEND
Clearance Sample Location
Environmental Partners, Inc GeoProbe Location
B-6
Firestone Oil/Water Separator (see attached figure)

TABLE - NW FURNITURE SOIL SAMPLE RESULTS SUMMARY (mg/kg)				
Sample No.	**Depth (Feet)**	**PCE**	**TCE**	**Remarks**
1	3.5	0.89	0.053	SW excavation sidewall - final clearance sample
6	7.5	2.0	1.0	Center excavation bottom - final clearance sample
7	7.5	1.3	0.64	Center excavation bottom - final clearance sample
13	3	2.1	0.045	Near floor drain - final clearance sample
15	3.5	0.23	ND	Center excavation sidewall- final clearance sample
16	9	1.6	0.27	Center excavation bottom - final clearance sample
18	8	0.013	0.013	Southern excavation bottom - final clearance sample
19	4	1.4	0.036	SW excavation sidewall - final clearance sample
20	8	0.16	1.4	Southern excavation bottom - final clearance sample
21	4	0.15	0.018	SE excavation sidewall - final clearance sample
22	8	0.027	0.13	NW excavation bottom - final clearance sample
23	4	7.6	0.54	Center east excavation sidewall - final clearance sample
24	9	0.069	0.0077	Center excavation bottom - final clearance sample
25	4	7.1	ND	Center excavation sidewall - final clearance sample
26	4	3.6	0.12	North excavation sidewall - final clearance sample
27	8	0.32	0.11	North excavation bottom - final clearance sample
B-4	13.5-14.0	3.3	0.037	NOTE: from Environmental Partners, Inc. Level II ESA
"	23.5-24.0	0.038	ND	"
B-5	7.5-8.0	0.015	0.016	"
B-6	7.5-8.0	ND	ND	"
B-7	7.5-8.0	0.025	0.033	"
"	11.5-12.0	0.590	0.053	"
B-8	11.5-12.0	**33**	6.2	" - NWTPH-Gx = 21 mg/kg, BTEX = ND
"	17.5-18.0	0.044	0.018	"- NWTPH-Gx = 6300 mg/kg (Mineral Spirits), BTEX = ND, ND, 3.4, 24 mg/kg Light Oil = 310 & Lube Oil = 530 mg/kg
MTCA		19.6	90.9	Method B Cleanup Levels (Direct Contact)
ND = Non Detect @ Practical Quantification Limit				

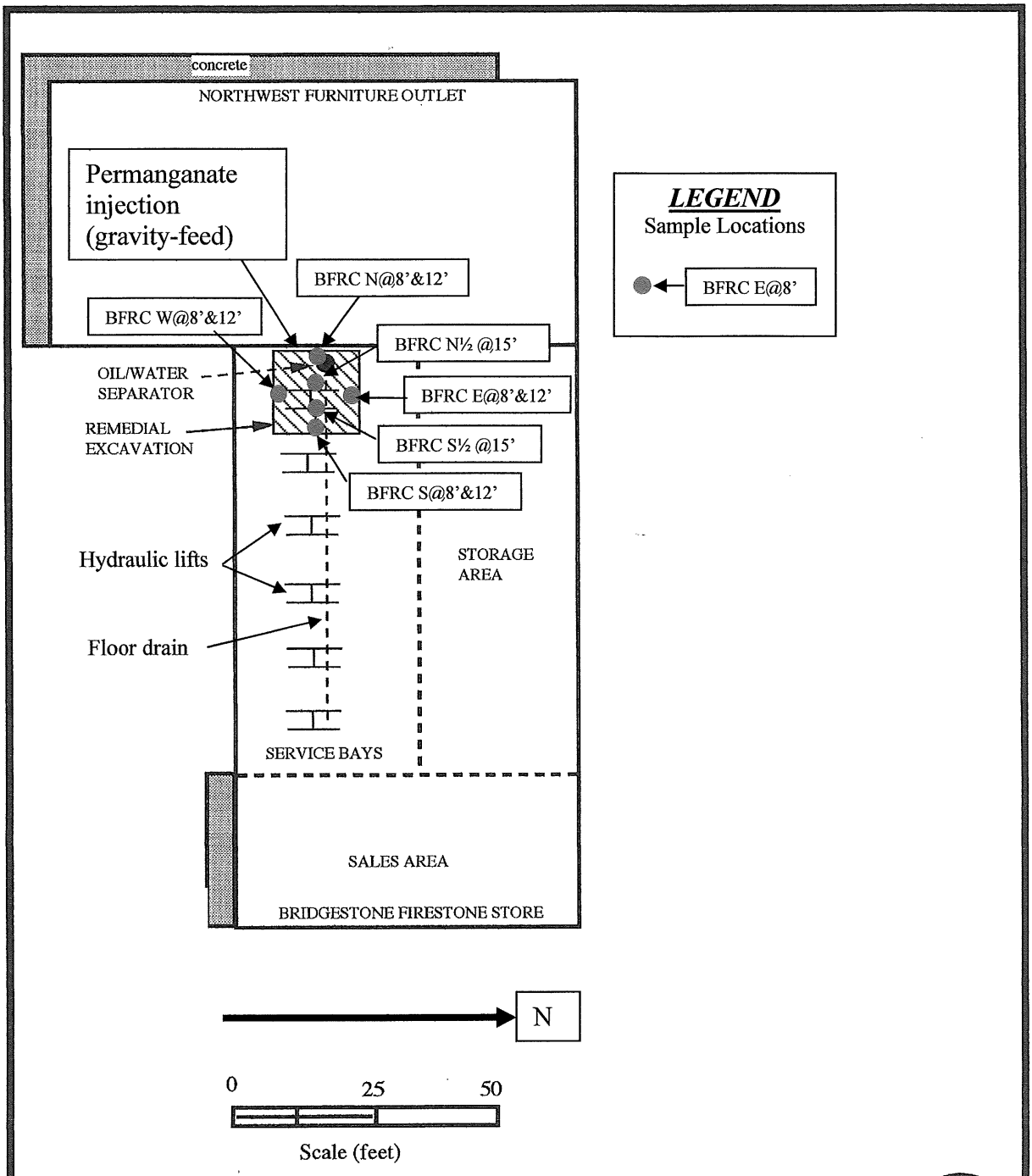

FIGURE — BRIDGESTONE FIRESTONE SITE PLAN MAP
Environmental Cleanup Report Summary Map
Source: Modified after Highland Hills Plan Maps, GEI #26018

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TABLE 1 – LABORATORY ANALYSIS SUMMARY – CLEARANCE SAMPLES (mg/kg)

Sample No. & depth (feet)	NWTPH-Gx	Xylene (total)	Methylene Chloride	(cis) 1,2 Dichloroeth	TCE	PCE	Remarks
BFRC E@8′	8.3*	0.0218	**0.054**	0.0020	0.0011	0.0015	Sidewall samples
BFRC W@8′	**500***	0.24	ND	ND	ND	ND	"
BFRC N@8′	**370***	0.40	ND	0.045	ND	ND	"
BFRC S@8′	90*	0.0088	ND	0.0025	0.0015	0.0052	"
BFRC N@12′	**780***	ND	ND	ND	ND	**0.220**	"
BFRC S@12′	ND**	0.0025	ND	0.0054	0.015	**0.10**	"
BFRC E@12′	**120***	0.0072	ND	0.0016	0.0017	**0.080**	"
BFRC W@12′	**1600***	0.14	ND	ND	ND	ND	"
BFRC S ½ @15′	**5600***	6.40	ND	ND	**0.32**	**1.9**	Bottom samples
BFRC N ½ @15′	**8100***	20	ND	0.46	**0.75**	**2.4**	"
MTCA Limits Method A or B ULU	100**	9	0.02	800	0.03 (90.9?)	0.05 (19.6?)	

* = The chromatograms are similar to mineral spirits, ** = Gasoline mixtures without benzene and total BTEX < 1%
Bold and shaded values are > MTCA Method A/B ULU