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12 July 2006

Portland Avenue Associates, LLP.
c/o Mr. Guy J. Sternal
Eisenhower & Carlson
Wells Fargo Plaza, Suite 1200
1201 Pacific Avenue
Tacoma, WA 98402

Re: Final Letter Report for UXO Investigation Services at the Former Tacoma Metals Site

EODT Document Control No.: C099-7026-20240

Dear Mr. Sternal:

EOD Technology, Inc (EODT) completed 11 test pits to evaluate the Former Tacoma Metals Site for Munitions and Explosives of Concern (MEC). We also completed two additional test pits at the northern corner of the property in the vicinity of monitoring well MW-8R. The purpose of the two additional pits was to evaluate the potential for sources that could contribute to hydrocarbon compounds detected in soil and groundwater at this site. No evidence of MEC was found in any of the test pits. The attached letter report details our field activities and discusses the findings of this effort.

If you wish to discuss this report or the project in general, please call me at (865) 271-8849.

Sincerely,

EOD TECHNOLOGY, INC.

A handwritten signature in black ink, appearing to read "Anthony Burgess", is written over a horizontal line.

Anthony Burgess, P.E.
Project Manager

cc: Ty Scheiner – Kennedy/Jenks Consultants, Inc.
EODT Project Files

Enclosure

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K/J Federal Way



1.0 INTRODUCTION

In 1995, Military Munitions and Explosives of Concern (MEC) were identified on City Of Tacoma property along the Puyallup River Channel. MEC was found in locations adjacent to the Former Tacoma Metals site.

In late May 2006, EOD Technology, Inc. (EODT) was contracted by Portland Avenue Associates, LLP to provide unexploded ordnance (UXO) investigation services at the Former Tacoma Metals Site in Tacoma, Washington. The objective of these services was to evaluate whether or not MEC exists on the Former Tacoma Metals Site and to assess the potential for sources (i.e., tank or drums) that could contribute to hydrocarbon compounds in soil and groundwater near monitoring well MW-8R.

This work was conducted in close coordination with Kennedy/Jenks Consultants.

2.0 FIELD WORK

On 12 June 2006, EODT mobilized a field crew including a project engineer and four UXO qualified technicians to Tacoma, Washington. With the technical assistance of Kennedy/Jenks Consultants, this crew excavated 13 test pits on 13 June 2006. Eleven of these test pits (Pits A through J and Test Pit N on Figure 1) were excavated for the sole purpose of determining if MEC was present. Two of the test pits (Pits L and M on Figure 1) were excavated to assess the potential for sources that could contribute to hydrocarbon compounds detected at MW-8R.

The test pits were excavated using a Hitachi Z135 excavator with a 24-inch bucket and a hydraulic thumb attachment that was used to remove concrete/ wood debris. Each of the test pits were advanced to a depth of 8 to 12 ft below ground surface (bgs) which was 0 to 2 feet below the ground water table (GWT).

Soil from each of the excavations was slowly spread onto the soil pile in front of the UXO qualified technicians. The technicians then used shovels and magnetometers to screen the excavated soil for intact munitions and munitions debris.

3.0 MEC CONTAMINATION FINDINGS

As shown in Figure 1, thirteen test pits were excavated along the property line between the Former Tacoma Metals site and the City of Tacoma property. The purpose of these test pits was to evaluate if MEC found on the City of Tacoma property extends onto the Former Tacoma Metals site.



Wood, metal, and concrete debris were recovered from each of these test pits. This debris was evaluated by UXO-qualified technicians and no intact munitions, munitions debris, or explosive materials were found.

4.0 ACRONYMS AND DEFINITIONS

bgs	below ground surface
EOD	Explosive Ordnance Disposal
EODT	EOD Technology, Inc.: An employee owned firm providing military munitions and explosives support services since 1987.
GWT	Groundwater Table
Intact Munitions	Complete ordnance items with or without fuzing.
MEC	Munitions and Explosives of Concern
Munitions Debris	Fragments or pieces of military munitions.
UXO	Unexploded Ordnance
UXO Qualified Technician	A graduate of a U.S. military EOD school or a graduate of a civilian UXO training program with 5 years of MEC experience.

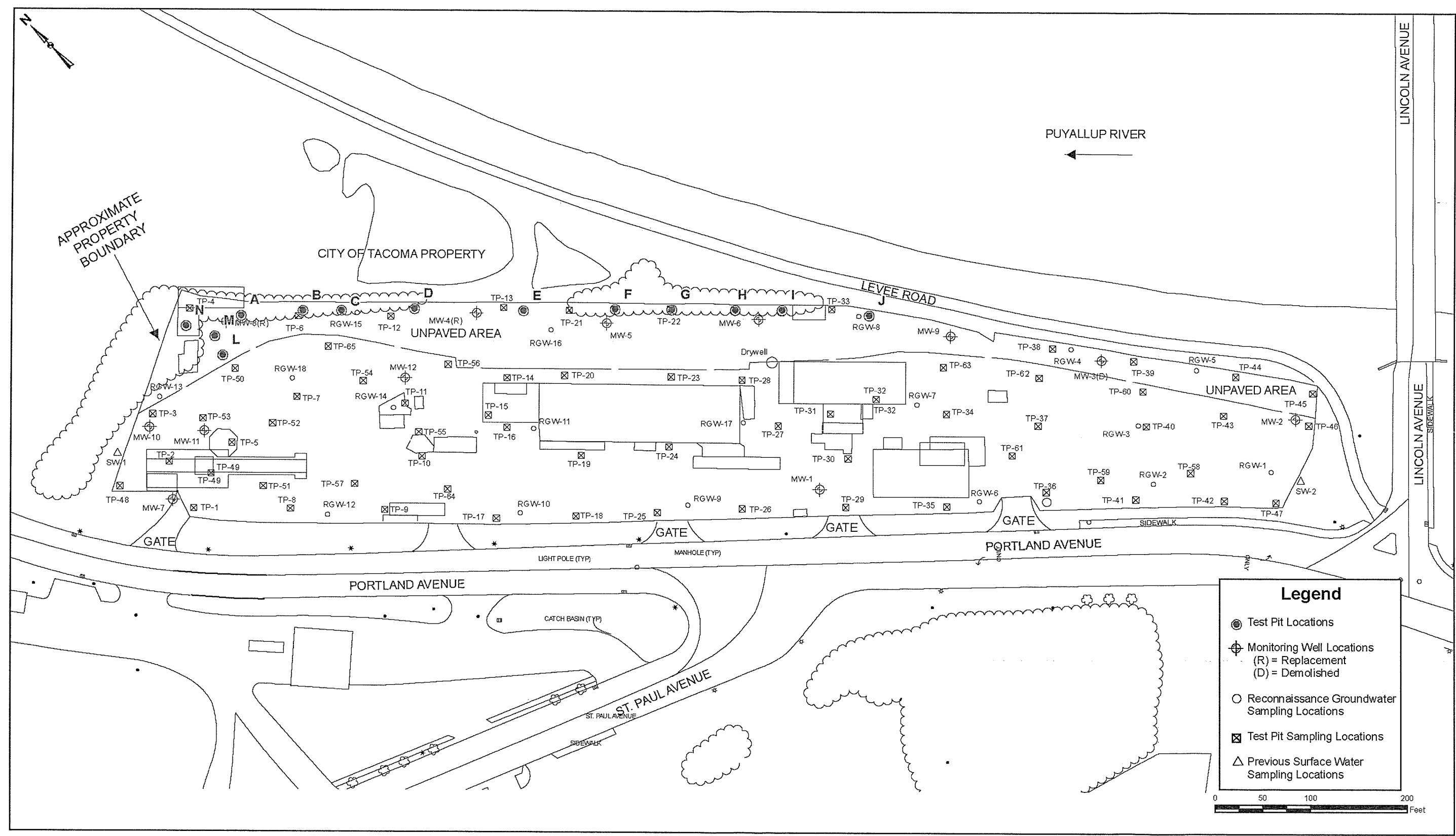


FIGURE 1: TEST PIT LOCATIONS