LEVEL I ENVIRONMENTAL SITE ASSESSMENT

Property
Rhodes Center
Broadway Plaza & Market Street
Tacoma, Washington

Prepared for
Washington State DGA

October, 2007

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PHASE I
ENVIRONMENTAL SITE ASSESSMENT

Rhodes Center
Tacoma, Washington

LOCATION: Broadway Plaza & Market Street
Tacoma, WA 98402

CLIENT: Washington State DGA

DATE: October 5th, 2007

PROJECT MANAGER: Walt Pich

endorsement _____
Walter C. Pich

MR. WALTER C. PICH
Environmental • Assessment
#7040
• Association •
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project review _____
Alan Olson

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PHASE I
ENVIRONMENTAL SITE ASSESSMENT

Tacoma Rhodes Center
944 Broadway
940 Market
949 Market
Tacoma, Pierce County, WA

PROJECT:	Level I Environmental Site Assessment
BY:	Now Environmental Services, Inc Walter C. Pich - Site Assessor
CLIENT:	State of Washington – Department of General Administration Division of Facilities PO Box 41015 Olympia, WA 98504-1015
CONTRACT:	09/18/2007 Notice to Proceed
CONTACT:	Robin Atwood (360) 902-7346 – phone (360) 586-9088 - fax

EXECUTIVE SUMMARY

Site Reconnaissance

The subject property consists of three buildings on three separate parcels:

Broadway Building - Friable asbestos was identified but all identified locations are in the basement where building occupants are not exposed. A basement floor drain is present. A fossil-fuel-burning boiler was in place in the past but all exposed hardware has been removed. No environmental hazards were identified in occupied portions of the building (office areas and commons).

Market Building - Friable asbestos was identified but only in sheet vinyl where the fibers are sealed in by the exposed material. A basement floor drain is present. A fossil-fuel-burning furnace was in place in the past but all exposed hardware has been removed. No environmental hazards were identified in occupied portions of the building (office areas and commons).

Parking Garage – No asbestos or lead-based paints were identified. A basement floor drain is present. Five abandoned hydraulic lifts were identified in the Schell portion of the building.

Underground wiring serves the area with associated concrete vaulted transformers at ground level. All identified transformers are in good condition. Elevators are electric motor/cable driven. Although there is a mixture of old and new fluorescent fixtures in place, the potential for PCB contamination appears low. There are at least four underground storage tanks (UST's) on "C" Court adjacent to the north. Despite abandoned lifts and UST's, water leaking from under Market Street into the Market Building and into the underground tunnel system appears clean with no oil sheen or unusual odors.

Government Document Scan

Sixty state, federal, tribal and proprietary EDR environmental data bases were reviewed, extending to ASTM maximum specified distances, identifying one hundred & thirty-one sites/files. These sites have been identified and plotted on the EDR report. Eleven sites are listed within 1/8 mile, forty-six lie within ¼ mile and seventy-four more lie within one mile. Listings include 32 US Environmental Protection Agency (EPA) sites and 97 Department of Ecology (DOE) sites. The most highly visible site is the "Commencement Bay, Nearshore Tideflats," NPL location (National Priorities List aka Superfund site) which is a prominent site a half mile northeast of the subject location; this should not impact the subject property. There are also several DOE sites (CSCSL & LUST) that have impacted local groundwater and have not been remediated. These sites pose a threat to groundwater but there is no evidence of migration to the subject site. Twenty orphan files (unplottable due to inadequate addresses) were also analyzed. None of these orphan sites appear to pose an environmental threat to the subject property. EPA and DOE site managers of the NPL location were interviewed. The consensus of opinion of the regulatory site managers indicates that there is no migration of known contamination plumes towards the subject property.

Tacoma-Pierce County Health Department's underground storage tank (UST) database and their abandoned commercial tank (ACT) database revealed potential tank locations on the subject property and in the immediate vicinity.

Historical Analysis

Development history began in 1903 when Rhodes Brothers Department Store opens @ 944-956 Broadway. In 1911 three additional stories were added. The buildings on Market Street were purchased in 1920, and remodeled into the annex which was opened in 1935. The 50 year anniversary was celebrated in 1942 with the opening of the new Rhodes Parking lot on Market Street including a new Standard Oil gasoline station onsite. The main store was remodeled again in 1953 and in 1961 the existing parking garage was opened for business. Both Rhodes brothers stores closed in 1974 and were later remodeled into office space. The UPS Law Center opened in 1980 and lastly, the State of Washington acquired the site to house various government department offices.

Conclusions & Recommendations

Although no contamination was positively identified in any of the three locations, it is likely that

abandoned underground fuel storage tanks remain under the sidewalks and alleyways adjacent to, if not on, the subject property. Nonetheless, because there is no practical or economically viable method for determining tank location, structural integrity, or contamination, additional UST investigation is not recommended at this time. Financial liability for this scenario should be addressed as a contingency in any sales agreement.

The five abandoned hydraulic lifts in the parking garage are not required to be removed but we do recommend removal and associated soil testing.

Basement floor drains should also be emptied of sludge, cleaned and capped. Removed sludge should be tested for total petroleum hydrocarbons and basic metals if any inordinate olfactory or visual indications are identified.

PROJECT DESCRIPTION:	The reason for this site assessment is to investigate the environmental status of the property in question, and the associated neighborhood.
PROPERTY LOCATION:	The subject property consists of three parcels of land situated on Broadway Plaza and Market Street, on the north side of 11th Street in downtown Tacoma. All three lots are located in the Northwest Quarter of Section 4, of Township 20 North, Range 3 East of the Willamette Meridian, County of Pierce, 98402.
PROPERTY DESCRIPTION:	The subject property includes a five-story office building at 944 Broadway Plaza, another office building at 939 Market Street (connected by skybridge to the building on Broadway) and a three-story parking garage at 940 Market Street (connected by skybridge to the office building on Market).

PROJECT METHODOLOGY & SCOPE OF WORK
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Step #1
Determine the physical bounds of the actual site.

Step #2
Obtain and review aerial photographs of the property in question and similar photographs of adjacent properties to assess use structures. The purpose of this exercise is to search for current or prior roads, residences, industrial sites, farming locations, logging operations, mining activity, and any other land use that may have resulted in environmental degradation of the property. If available, review historical aerial photos kept on file at the county assessor's office/WS DNR office/private firms.

Step #3
Obtain and review USGS topographical quadrangle of the property in question, and adjacent properties, to perform topographic analysis, determining elevations and watershed areas. Assess creeks, runoff troughs, and storm drains to determine where potential non-point source contamination may emanate from and where residual pollution may be discovered.

Step #4
Conduct comprehensive physical inspection of the property.

Step #5
Conduct physical inspection of adjacent properties wherever access is possible.

Step #6
Conduct UST/AST inspection of the property and adjacent grounds.

Step #7
Research history of property in question.

Step #8
Research historical county maps for ownership history.

Step #9
Research Polk City Directories for occupational history.

Step#10
Research historical USGS topographical maps.

Step #11
Visually inspect for asbestos-containing materials (sample major surfaces / no destructive sampling).

Step #12
Inspect for flaking, peeling or chalking paint layers (sample major paint layers).

Step #13
Photographically document the physical inspection to record key features and visual findings.

Step #14
Review/analyze Washington State Department of Ecology UST files.

Step #15
Review/analyze Washington State Department of Ecology LUST files.

Step #16
Review/analyze Washington State Department of Ecology hazardous waste site locations--"Affected Media and Contaminants Report."

Step #17
Review/analyze hazardous waste site locations on file with the Environmental Protection Agency, Region 10--CERCLIS files.

Step #18
Review/analyze hazardous material TSD's and generators on file with the Environmental Protection Agency, Region 10--RCRIS files.

Step #19
Review/analyze Superfund sites on file with the Environmental Protection Agency, Region 10--NPL files.

Step #20
Interview Tacoma Fire Marshall for historical information on the general area and on the specific parcel.

Step #21
Interview existing property owner/managers for information regarding current and historic property usage.

Step #22
Run EDR Radius Map with GeoCheck government document scan program to screen twenty Washington State Department of Ecology (DOE) & local databases, thirty-seven US Environmental Protection Agency (EPA) databases and three Tribal databases, including, but not limited to:

US EPA - NPL (National Priority List)
US EPA - CERCLIS (Comprehensive Environmental Response Compensation and Recovery Information System)
US EPA - RCRIS (Resource Conservation and Recovery Information System)
US EPA - CORRACTS (RCRA Corrective Actions and associated TSD)
US EPA - LG GEN (RCRA registered large generators of hazardous waste)
US EPA - SM GEN (RCRA registered small generators of hazardous waste)
US EPA - ERNS (Emergency Response Notification of System Spills)
WS DOE - SPL (Confirmed and Suspected Contaminated Sites Report)
WS DOE - SCL (Confirmed and Suspected Contaminated Sites Report)
WS DOE - UST (registered Underground Storage Tanks)
WS DOE - LUST (registered Leaking Underground Storage Tanks)
WS DOE - SWLF (Solid Waste Landfills)
WS DOE - TOXICS (Toxics Site Register)

Step #23
Review Fire Department records for data on underground storage tanks on the subject property.

Step #24
Prepare a detailed environmental assessment report to disclose all findings and conclusions.

Step #25
Interview Rob Olson of Tacoma/Pierce Co Health Dept for UST data.

Step #26
Interview Greg Tanbara of Tacoma/Pierce Co Health Dept for UST / ACT data.

ENVIRONMENTAL ASSESSMENT FINDINGS

Site History and Current use

INTERVIEWS

Information obtained from interviews with the following people:

Ken Hansen -	Property Manager
Rob Olson -	Tacoma/Pierce Co Health Dept
Greg Tanbara -	Tacoma/Pierce Co Health Dept
Debbie Nelson -	Dept Ecology
Lee Britt -	Tacoma Fire Department
Kris Flint -	US EPA
Renee Fuentes -	US EPA

AERIAL PHOTOGRAPHS

The 1931 historical aerial photograph from the archives of the City of Tacoma is the earliest photograph identified in this analysis. Historical aerial photographs of the property in question portray a detailed picture of the area. Actual use is indeterminable from photos but general inferences can be made here based on the appearance of the structures and associated grounds.

1931 City of Tacoma Gov-Me aerial photograph – The main Rhodes Brothers Department store is visible in the middle of the photograph.

1946 Walker & Associates aerial photograph - The main Rhodes Brothers Department store is visible in the upper right hand portion of the photograph.

1950 City of Tacoma Gov-Me aerial photograph - The main Rhodes Brothers Department store is visible in the middle of the photograph.

1965 Washington State Department of Transportation aerial photograph - The main Rhodes Brothers Department store, Annex building and the parking garage are all visible in the lower left of the photograph. There are no other substantive changes on the subject property or on the associated city block.

1966 Washington State Department of Transportation aerial photograph - There are no substantive changes on the subject property or on the associated city block.

1973 City of Tacoma Gov-Me aerial photograph
There are no substantive changes on the subject property or on the associated city block.

1974 Washington State Department of Transportation Archival Photo, 20,000 feet AGL - showing the surrounding area. There are no substantive changes on the subject property or on the associated city block.

1982 Washington State Department of Transportation Archival Photo, 20,000 feet AGL - showing the surrounding area. The subject property is seen center-left. There are no substantive changes on the subject property or on the associated city block.

1992 Washington State Department of Transportation Archival Photo, 20,000 feet AGL - showing the surrounding area. The subject property is seen center-left. There are no substantive changes on the subject property or on the associated city block.

1992 Washington State Department of Transportation Archival Photo, 20,000 feet AGL - showing the surrounding area. The subject property is seen center-right. There are no substantive changes on the subject property or on the associated city block.

2003 Washington State Department of Transportation Archival Photo, 20,000 feet AGL - showing the surrounding area. The subject property is seen center-left. There are no substantive changes on the subject property or on the associated city block.

2006 City of Tacoma Gov-Me aerial photograph
There are no substantive changes on the subject property or on the associated city block.

Google Earth 2005 -2007 aerial composite of the subject property from eye altitude 1,367 feet.

SANBORN FIRE INSURANCE MAPS

Sanborn maps show existing structures on the streets and blocks within metropolitan areas. Historic Sanborn coverage was identified for this area. Maps were analyzed for the years 1885, 1888, 1896, 1912, 1950 & 1969. The subject property is located in the southern portion of City Blocks 906, 907 and 908. As the 1950 and 1969 maps show, there is a history of gasoline & oil dispensing and, likely, associated UST's.

1885 Sanborn Map
City Block 906 (southern portion) – Occupants include a "Chinese Store," which is apparently a laundry, and several other small buildings.
City Block 907 (southern portion) – Occupants include a livery stable & feed store, several small storage buildings, two large cisterns, two dwellings and Puget Sound College Hospital.
City Block 908 (southern portion) – only one dwelling is depicted on the whole block.

1888 Sanborn Map
City Block 906 (southern portion) – Occupants include a "French Laundry," two dwellings, drug store, Tacoma Ledger Printing, W. A. Freeman's Livery and several other small buildings.
City Block 907 (southern portion) – Occupants include City Hack & Livery (stable & feed store), several small storage buildings and eight dwellings.
City Block 908 (southern portion) – only three dwellings are depicted on the whole block.

1896 Sanborn Map
City Block 906 (southern portion) – Occupants include the Interstate Boarding House, 20 small retail stores and several other small buildings.
City Block 907 (southern portion) – Occupants include 7 small retail outlets, Farmer's Market, stable & feed store, meeting hall, several small storage buildings and eight dwellings.
City Block 908 (southern portion) – only dwellings are depicted on the whole block.

1912 Sanborn Map
City Block 906 (southern portion) – Occupants include the Rhodes Brothers Department Store, Wall Papers & Paints, 4 small retail stores and several other small buildings.
City Block 907 (southern portion) – Occupants include 14 small retail outlets, sheet metal shop, blacksmith, laundry & paint store.
City Block 908 (southern portion) – this block is not pictured.

1950 Sanborn Map
City Block 906 (southern portion) – Occupants include the Rhodes Brothers Department Store, 12 small retail stores and a meeting hall.
City Block 907 (southern portion) – Occupants include 11 small retail outlets, Rhodes Brothers Department Store Annex, parking garage & auto repair shop, gasoline & oil station and autobody shop.
City Block 908 (southern portion) – this block is not pictured.

1969 Sanborn Map
City Block 906 (southern portion) – Occupants include the Rhodes Brothers Department Store, 12 small retail stores and a meeting hall.
City Block 907 (southern portion) – Occupants include 11 small retail outlets, Rhodes Brothers Department Store Annex, the "One Store," several parking garages & auto repair shops, gasoline & oil station and autobody shop.
City Block 908 (southern portion) – this block is not pictured.

POLK CITY DIRECTORIES

Polk City Directories provide information on what business or person occupies a specific address. This address coverage typically extends back to the late 1920's or mid 1930's. Address-indexed coverage here begins in 1928. Occupation on the 926+ blocks of Broadway Plaza (formerly South "C" Street) and Market Street (formerly South "D" Street) are covered, in five/ten year intervals, or as close as available directories allow.

YEAR	STREET #		OCCUPATION
2005	Broadway	944	no listing
	Market	940	Schell Electrical Service
		949	Appeals Court
2000	Broadway	944	no listing
	Market	940	no listing
		949	Wa State Appeals Court
1991	Broadway	944	no listing
	Market	926	no listing
		940	no listing
		949	Norton Clapp Law Center Building
1980	Broadway	944	vacant
	Market	926	parking garage
		945	vacant
1970	Broadway	944	Rhodes Brothers Department Store & retail
	Market	926	Rhodes Parking Garage
		939	Rhodes Brothers Annex
1960	Broadway	944	Rhodes Brothers Department Store & retail
	Market	926	Rhodes Parking Garage

		939	Rhodes Brothers Annex
1951	Broadway	944	Rhodes Brothers Department Store & retail
	Market	926	no listing
		939-943	Rhodes Brothers Annex
		940	Goodwill
1940	Broadway	944-956	Rhodes Brothers Department Store & retail
	Market	926	no listing
		939-949	no listing
		940	John L. Cable Auto Parking
1928	Broadway	NW Cor	Rhodes Brothers Department Store & retail
		938	Bass-Hueter Paint Co
		939-941	The Mode – women's clothing
		940-942	Metropolitan Chain Store
		949	Fidelity Building
	Market	926	no listing
		939-947	no listing
		940	Manley Motor Company – used car dept

HISTORICAL TOPOGRAPHIC MAPS

USGS 7.5-minute, 15-minute and 30 minute topographic quadrangles for Tacoma and Tacoma South, Washington, showing subject property and surrounding occupation. Maps were reviewed for the years 1900, 1961, 1968, 1973, 1981 and 1994. Although each map was reviewed individually the scale precludes detailed investigation.

1900 USGS 30-minute topographical quadrangle, Tacoma, Washington scale 1:125,000 – Scale is too high to discern individual buildings.

1961 USGS 7.5-minute topographical quadrangle, Tacoma North, Washington scale 1:24,000 – Only schools, churches and hospitals are depicted on this scale map.

1968 USGS 7.5-minute topographical quadrangle, Tacoma North, Washington scale 1:24,000 – Only schools, churches and hospitals are depicted on this scale map.

1973 USGS 7.5-minute topographical quadrangle, Tacoma North, Washington scale 1:24,000 – Only schools, churches and hospitals are depicted here.

1981 USGS 7.5-minute topographical quadrangle, Tacoma North, Washington scale 1:24,000 – Only schools, churches and hospitals are depicted here.

1994 USGS 7.5-minute topographical quadrangle, Tacoma North, Washington scale 1:24,000 – Only schools, churches and hospitals are depicted here.

TACOMA-PIERCE COUNTY HEALTH DEPT – PROJECT ACT SITES

The Tacoma-Pierce County Health Department maintains a historical database on old gas stations/fueling locations where abandoned tanks may remain. The program is the "Abandoned Commercial Tank" or ACT program. The Brownfields Coordinator for TPCHD, Greg Tanbara identified four possible abandoned UST's at or adjacent to the subject property. Two locations are in the Rhodes parking garage site and two additional locations are just north of the Rhodes property on Market Street. See enclosed TPCHD correspondence and associated data package.

HISTORICAL PIERCE COUNTY MAPS

Historical Pierce County Kroll, Metsker, Plummer, Anderson and Nicholson maps were reviewed in this analysis. The detail level provides general information on the subject property parcel and the surrounding area. The timing of development corresponds with the other utilized sources of historical information. Individual maps are presented in the enclosures.

1884 Surveyor General's Office – Washington Territory Map of Township 20 North, Range 3 East of the Willamette Meridian. The subject property is situated in an undesignated block of land under the ownership of Peter Judson's 321-acre Donation Land Claim Number 38, Washington Territory.

1888 Anderson Pierce County Map - showing Township 20 North / Range 3 East of the Willamette Meridian. Most of the western half of Section 4 is owned by the Peter Judson. The subject property appears to be part of Judson's Donation Land Claim #38, granted under Certificate 480 in July of 1871. This type of land claim typically designates homestead ownership requiring clearing and improvement (typically farming).

1910 Nicholson Pierce County Map - showing Township 20 North / Range 3 East of the Willamette Meridian. City Block 906, 907 & 908 are depicted, each platted into 26 smaller parcels. Improvements are not shown.

1915 Kroll Pierce County Map - showing Township 20 North / Range 3 East of the Willamette Meridian. No platted details are shown.

1924, 1930, 1936, 1941, 1951 and 1965 Metsker Pierce County Maps showing Township 20 North / Range 3 East of the Willamette Meridian. Streets and city blocks are now depicted. The subject property is shown as an undesignated portion of land in City Block 906, 907 & 908.

METSKER ATLAS OF TACOMA

1926 Atlas of the Northwest Quarter of Section 4, Township 20 North, Range 3 East of the Willamette Meridian (on 2 plates). The atlas depicts individual city lots and the footprints of improvements. The following occupation is depicted for the subject parcels:

City Block 906
Lots #21 - #26 = Rhodes Brothers Department Store

City Block 907
Lots #18, 19 & 20 = "Auto" assumed vehicle parking
Lots #21, 22 & 23 = Rhodes Brothers

City Block 908
Lots #8 & 9 = Auto Tops
Lots #10 – 13 = single family residences
Lots #15 – 18 = Tacoma Tire Company
Lots #19 & 20 = vacant
Lots #21 – 23 = apartment building
Lots #24 & 25 = Auto Exchange

NEWSPAPER CLIPPINGS

Tacoma Daily Tribune – July 4, 1911
"Rhodes Brothers Department Store Has Just Had and Addition of Three Stories."

Tacoma New Tribune – March 12, 1942
"New Rhodes Parking Lot"
This article is of significance because it shows the location of Bill's Service Station, which is on the subject property, adjacent to the original parking garage on the west side of Market Street.

Tacoma News Tribune – October 28, 2001
"Rhodes Name Lives On In Downtown Tacoma"

HISTORICAL SUMMARY

The body of historical sources examined in this analysis portrays a consistent history of the subject property. No chronological discrepancies were identified between interviews, aerial photographs, historical topographical maps and historical county maps. The oldest document reviewed in this analysis is the 1884 US Surveyor General's Map of Washington Territory which shows the subject property as private land. Apparently, the subject property and immediately adjacent land were unimproved government land prior to 1871 when the Donation Land Claim (DLC) of the Peter Judson was granted. Clearing and farming apparently ensued in the subsequent years. By 1890 the site was re-divided into a symmetrical arrangement of streets and city blocks. Statehood, in 1890, brought the site under official jurisdiction of the City of Tacoma, County of Pierce, State of Washington. Land was short platted and urban development began. The Rhodes Brothers Department store opened for business in 1903; it is present on the 1912 Sanborn Map. Aerial photographs from 1931 clearly show the main building of the Rhodes Brothers Department Store operation. The existing parking building was constructed over the top of the former "Bill's Service Station," a Standard Oil Company super service gasoline station—UST status unknown.

CHRONOLOGY

1867 - Federal land – Washington Territory
1871 - DLC of Peter Judson
1903 - Rhodes Brothers Department Store opens @ 944-956 Broadway
1911 - 3 stories added
1920 - buildings purchased on Market Street
1920 - skybridge from main store to Market Street building constructed
1935 - Annex store opens
1942 - Rhodes Parking lot on Market Street opens (incl gasoline station)
1953 - Main store is remodeled
1961 - New expanded parking garage opens
1967 - skybridge to parking garage opens
1974 - Rhodes Brothers stores close
1974 - 1980 – vacant, buildings dodging wrecking ball
1980 - UPS Law Center opens
1996 - State of Washington buys site
2001 - buildings remodeled and opened for business
2001 - new Court opens
2007 - State of Washington offers site for sale

SITE RECONNAISSANCE

The subject property was physically investigated on Tuesday (October 2nd), Wednesday (October 3rd, 2007) and Thursday (October 4th, 2007). The subject property consists of the Broadway Building (former department store), Market Building (former store annex) and the parking garage. Both store buildings have been completely remodeled into office units in 1990 and 2001.

Broadway Building – The building consists of five floors of office space and a partial basement/partial crawl space. Most exposed construction components in the office and commons areas are finished with contemporary materials and are not suspect for hazardous materials. All positively identified asbestos is located in the basement and in isolated custodial, mechanical and storage areas not frequented by building tenants. A fossil-fuel-burning furnace was in place in the past but all exposed hardware has been removed. Elevators are electric motor/cable. A sump/drain remains in the basement floor—no petroleum sheen or odor was detected during the site inspection.

Market Building – The building consists of five floors of office space and two levels of basement storage and mechanical. Most exposed construction components in the office and commons areas are finished with contemporary materials and are not suspect for hazardous materials. All positively identified asbestos is located in isolated custodial, mechanical and storage areas not frequented by building tenants. A fossil-fuel-burning furnace was in place in the past but all exposed hardware has been removed. Elevators are electric motor/cable. A scuppered sump/drain remains in the basement floor (middle basement)--no petroleum sheen or odor was detected during the site inspection.

Parking Garage – The building consists of three levels of covered parking and the open roof parking area. There is also a central core which is leased by Schell electrical contractors. No asbestos or lead-based paints were identified. This central core area (Schell) appears to have been an auto dealership at some point in the past. Although walls and ceilings have been remodeled the old floor remains intact, where five abandoned hydraulic lifts remain in place. The floor is also pitched towards a sump/drain in the main garage area; no discoloration or odor was identified with this drain.

ENVIRONMENTAL SETTING

The environmental setting of the general area reflects a consistent pattern of land use, dominated by urban/commercial occupation. Adjacent

occupation includes restaurants, retail stores, car dealership, parking garages, banks, office space and vacant buildings.

Topographically, the immediately adjacent land is a stepped hillside rising up southwesterly from the tidewater of Commencement Bay to the north and east. The subject property is situated at 138 feet Mean Sea Level (MSL). Commencement Bay is the low point, roughly 0.75 to the north and 0.35 miles to the east. The highest point in the area is 369 feet 1.0 miles to the west. Over the course of two miles, the east/west elevation range is 369 feet, while the north/south elevation range is only 159 feet. Consequently, due to the apparently committed topography, the surface water gradient is east/northeast. The complete elevation profile, running for one mile in each compass point direction, can be found in the GeoCheck portion of the EDR Radius Map Report.

* NOTE - all specified elevations are interpolations and extrapolations based on USGS topographical quadrangle contour intervals and field notes taken during the site reconnaissance. No surveying was performed during this analysis. The data is given to provide relative information and should not be used for any legal or structural property determinations/conclusions.

Summary of Findings

1) GENERAL SITE OBSERVATIONS - PROPERTY IN QUESTION
Inspection did not reveal any visual evidence of serious, long-term environmental degradation on the subject property. However, floor drains, abandoned hydraulic lifts and asbestos have been positively identified. Although each of the three buildings has basement sump/drains, no petroleum sheen or odor was detected during the site inspection. Also, water seeping in from below Market Street was spot checked with no associated odors or discoloration detected.

2) GENERAL SITE OBSERVATIONS - ADJACENT PROPERTY
No positively identified contamination was visually observed on immediately adjacent property. Nonetheless there are at least four UST's in the alley between the Broadway Building and the Market Building ("C" Court).

3) POLYCHLORINATED BIPHENOLS (PCB's)
Underground wiring serves the area with associated concrete vaulted transformers at ground level. All nearby transformers have been installed below grade with street-level access hatches. There are several internal transformers, large electrical components and safety switches within the buildings but no sign of present or past dielectric fluid leakage is visible. Existing elevators utilize electric motors and cable pulleys. No signs of hydraulic fluid leakage was observed in the elevators pits.

Interior lighting consists of fluorescent fixtures and incandescent fixtures throughout the occupied spaces. Interior lighting for the parking garage and working areas in the other two buildings is comprised of older style, eight-foot, two-tube fluorescent fixtures. These units are likely pre-1980 and as such, are suspect for PCB's in the ballast capacitors. None were dis-assembled and checked. If present, the absolute amount of PCB's in each ballast is small. No leaks were observed.

4) UTILITIES
Both public and private utilities are available to the subject property.

5) ASBESTOS-CONTAINING MATERIALS (ACM's)
Two friable asbestos-containing materials were identified in the interior of the buildings. An asbestos sampling regimen was undertaken and is reported under separate cover (enclosed). Building occupants are not jeopardized by these material in present condition.

6) LEAD & LEAD-BASED PAINTS (LBP)

There were numerous peeling or flaking paint layers in the buildings at the time of inspection but all deteriorated areas are located in storage/mechanical locations. Regardless, all sampled paint layers tested less than or equal to 3300 parts per million (ppm). The primary paint layer in the parking garage tested out at 29.5 ppm. Paint layers in the Broadway building and Market Building tested out at between <33.3 ppm and 3300 ppm.

At the present time, due to varying government regulations, there is no clear threshold level for determining whether a paint is "lead-based." Previously the HUD criterion was 1/2 % or 5000 ppm. Currently, anyone working on a painted surface must be apprised of the lead content, regardless of threshold determinants. See the Chain of Custody and laboratory report (Orion Environmental Services) for total lead detected in the extracted paint chips.

Also, due to the age of the building, there is likely lead in the sweated copper fittings of the domestic water system (solder).

7) UST's and AST's

No petroleum products are currently stored on the subject property in AST's or UST's. The Department of Ecology database and the Tacoma Pierce County Health Department databases do not list the subject property as a registered UST site. No fill pipes or vent pipes from an UST were identified indicating the presence of a remaining tank on the subject property. HOWEVER, an interview with the Tacoma-Pierce County Health Department Brownfields Coordinator Greg Tanbara indicates that there are likely abandoned commercial tanks (ACT's) under the adjacent sidewalks and alleyways. There are at least four UST's in the alley between the Broadway Building and the Market Building ("C" Court). The parking garage was constructed atop an old gas station site.

8) DOE - REGISTERED UST's

The Washington State Department of Ecology maintains files on registered (non-leaking) Underground Storage Tanks (UST's) within the state. These tanks are not currently known to be sources of contamination; they are listed only as a potential threat. The DOE file of UST's includes fifteen registered UST sites with 33 total tanks listed within 1/4 mile of the subject property, the ASTM analysis limit (the subject property is not included in this list). No operational tanks are listed. Registered UST sites are primarily commercial sites where, typically, there are two, three, or more tanks at each of the individual locations. Registered sites include:

Removed	14
Closed In Place	12
Exempt	1
Closure In Progress	6
Operational	0
Total UST's	33

9) DOE - REGISTERED LUST'S

The Washington State Department of Ecology also maintains files on registered Leaking Underground Storage Tanks (LUST's) within the state. These tanks are known (verified by laboratory analysis) to be sources of contamination. There are fourteen LUST sites listed within 1/2 mile of the subject property, the ASTM analysis limit. Of the 14 sites, 6 lie at an equal or higher elevation; these 6 are:

NAME:	Topping Motors
ADDRESS:	925 Market Street
DISTANCE:	0.10 miles NW
MEDIA:	soil only
STATUS:	reported cleaned up 07/14/1999
IMPACT:	unlikely due to media & status

NAME:	City of Tacoma Fire Dept
ADDRESS:	901 Fawcet
DISTANCE:	0.16 miles WNW
MEDIA:	soil only
STATUS:	awaiting cleanup as of 01/05/2006
IMPACT:	unlikely due to media

NAME:	Tacoma Pierce Co Bldg
ADDRESS:	930 Tacoma Ave S
DISTANCE:	0.19 miles W
MEDIA:	soil only
STATUS:	reported cleaned up as of 01/13/2000
IMPACT:	unlikely due to status, media & distance

NAME:	Dunson Equities
ADDRESS:	1348 Market Street
DISTANCE:	0.23 miles S
MEDIA:	soil only
STATUS:	cleaned up as of 08/21/2000
IMPACT:	unlikely due to status, media & status

NAME:	Conifer Development
ADDRESS:	755 Tacoma Ave
DISTANCE:	0.23 miles NW
MEDIA:	soil only
STATUS:	cleaned up as of 08/05/1991
IMPACT:	unlikely due to status, media & distance

NAME:	Labor Ready
ADDRESS:	1222 Tacoma Ave
DISTANCE:	0.28 miles SW
MEDIA:	soil & groundwater
STATUS:	cleanup in progress as of 10/23/2002 / monitoring
IMPACT:	unlikely due to distance

10) DOE - HAZARDOUS MATERIALS SITES

The Washington State Department of Ecology's (DOE) "Confirmed and Suspected Contaminated Sites List," aka "toxics cleanup list," or "Affected Media and Contaminants Report," and the Washington Site Register, WA State SWLF report, and WA State SPL & SCL reports list thirty-nine sites within 1.0 miles of the subject property, the ASTM analysis limit. Three additional CSCSL sites are listed on the orphans list, all of which lie beyond the threshold distance. Each site located within ½ mile of the subject property (11 sites) is analyzed below:

SITE:	Old Pierce County Courthouse
ADDRESS:	930 Tacoma Avenue
DISTANCE:	0.20 miles W
ELEVATION:	higher
CONTAMINANT:	petroleum products
MEDIA:	confirmed in soil & in groundwater
STATUS:	awaiting cleanup
IMPACT:	possible due to media, mollified by distance

SITE:	Sevencom
ADDRESS:	717 – 737 Broadway
DISTANCE:	0.26 miles N
ELEVATION:	higher
CONTAMINANT:	EPA priority pollutants – metals & cyanide Petroleum Products
MEDIA:	confirmed in groundwater
STATUS:	cleaned up as of last report (no date)
IMPACT:	unlikely due to status & distance

SITE:	Pierce County Detention
ADDRESS:	701 Nollmeyer Lane
DISTANCE:	0.27 miles W
ELEVATION:	higher
CONTAMINANT:	EPA priority pollutants – metals & cyanide petroleum products confirmed in groundwater
STATUS:	awaiting cleanup as of last report (no date)
IMPACT:	unlikely due to distance & relative elevation

SITE:	Discount Auto Repair
ADDRESS:	1009 S 9th Street
DISTANCE:	0.49 miles W
ELEVATION:	higher
CONTAMINANT:	petroleum products
MEDIA:	confirmed in soil suspected in groundwater
STATUS:	awaiting cleanup as of last report (no date)
IMPACT:	unlikely due to distance & media confirmation

SITE:	1301 "A" Street Site
ADDRESS:	1301 "A" Street
DISTANCE:	0.19 miles ESE
ELEVATION:	lower
CONTAMINANT:	petroleum products non-halogenated solvents
MEDIA:	confirmed in soil & groundwater
STATUS:	interim cleanup report received by DOE (no date)
IMPACT:	unlikely due to distance & relative elevation

SITE:	Sauros Cleanerama
ADDRESS:	1401 S Pacific Avenue
DISTANCE:	0.27 miles SSE
ELEVATION:	lower
CONTAMINANT:	EPA priority pollutants – metals & cyanide
MEDIA:	confirmed in groundwater
STATUS:	awaiting cleanup as of last report (no date)
IMPACT:	unlikely due to distance & relative elevation

SITE:	1147 Dock Street Site
ADDRESS:	1147 Dock Street
DISTANCE:	0.30 miles ESE

ELEVATION:	lower
CONTAMINANT:	EPA priority pollutants – metals & cyanide
MEDIA:	confirmed in soil
STATUS:	O & M underway
IMPACT:	unlikely due to status, distance & relative elevation

SITE:	PAX Association
ADDRESS:	1502 Market Street
DISTANCE:	0.34 miles S
ELEVATION:	lower
CONTAMINANT:	petroleum products
MEDIA:	confirmed in groundwater
STATUS:	awaiting cleanup
IMPACT:	unlikely due to distance & relative elevation

SITE:	Tacoma Convention Center Garage
ADDRESS:	1500 Broadway
DISTANCE:	0.40 miles S
ELEVATION:	lower
CONTAMINANT:	petroleum products
MEDIA:	confirmed in groundwater
STATUS:	awaiting cleanup
IMPACT:	unlikely due to distance & relative elevation

SITE:	Pacific Quickstop
ADDRESS:	1548 Pacific
DISTANCE:	0.45 miles SSE
ELEVATION:	lower
CONTAMINANT:	petroleum products EPA priority pollutants – metals & cyanide non halogenated solvents
MEDIA:	confirmed in groundwater
STATUS:	awaiting cleanup
IMPACT:	unlikely due to distance & relative elevation

SITE:	Olympic Chemical
ADDRESS:	1002 E "D" Street
DISTANCE:	0.46 miles E
ELEVATION:	lower
CONTAMINANT:	petroleum products
MEDIA:	confirmed in groundwater
STATUS:	interim cleanup reports received by DOE
IMPACT:	unlikely due to distance & relative elevation

11) DOE - HAZARDOUS MATERIALS SITES - NO FURTHER ACTION
The Washington State Department of Ecology's (DOE) "Confirmed and Suspected Contaminated Sites List - NFA lists sites that have been cleaned up and listed on the NFA list. Six sites are listed.

NAME:	Partners Mortgage
NFA DATE:	03/28/2000
RESTRICTIVE COVENANT	No
NAME:	Christopherson Property
NFA DATE:	04/02/1998
RESTRICTIVE COVENANT	No
NAME:	US West
NFA DATE:	03/31/1997
RESTRICTIVE COVENANT	No
NAME:	Key Bank Parcel A
NFA DATE:	04/29/2003
RESTRICTIVE COVENANT	Yes
NAME:	Pioneer Masonry
NFA DATE:	03/30/2005
RESTRICTIVE COVENANT	No
NAME:	Heavy Duty shop
NFA DATE:	06/07/1994
RESTRICTIVE COVENANT	No

12) DOE - VOLUNTARY CLEANUP PROGRAM (VCP)
VCP sites are locations where contamination is being cleaned up without direct DOE supervision. It is a continuation of the former IRAP program. There are seven sites within the analysis limit of ½ mile, only three of which lie at an equal or higher elevation. Partners Mortgage, Christopherson Property and Sevencom are the three locations; they have been cleaned up.

13) DOE – INDEPENDENT CLEANUP REPORT (ICR)
Remedial action reports received by the DOE from owner/operator of a specific site. This is an outdated database, no longer updated by the DOE. Fourteen sites are included in this database. Five sites have been previously analyzed as LUST sites, four sites have been cleaned up and

four additional sites are listed as cleanup in progress. The "in progress" sites include US West, Tacoma Autobody, Diamond Parking, City of Tacoma Dock Street Site and Callinsky BP, all of which lie at a lower elevation than the subject property.

14) DOE – HAZARDOUS WASTE MANIFEST DATA (MANIFEST)
This database identifies the specific hazardous waste typically on hand at the facility in question. This is not a contamination database. There is one site in the database lying within 1/4 mile of the subject property, the "A" Street Site (Haub Brothers).

15) DOE – INSTITUTIONAL CONTROLS
This database delineates the controls placed on a specific company regarding hazardous materials. This is not a contamination database. Pierce County Detention Center is the only site listed.

16) DOE – BROWNFIELDS
This database addresses real or perceived contamination issues at specific locations. NO sites are listed.

17) EPA – RCRIS & TSD's
The US Environmental Protection Agency - Region 10 maintains a roster of hazardous waste transporters, storage facilities and disposal facilities in the Resource Conservation Recovery Information System (RCRIS) for the State of Washington. There are numerous listings for Pierce County but there are **NO** sites within the ASTM analysis limit of 1/8 mile. Also, these notifiers are not known polluters, but rather, they are listed to assess the risk issue.

18) EPA – RCRIS CORRACTS
Also within RCRIS is the Corrective Actions (CORRACTS) file, which lists RCRA hazardous waste handlers that have been subjected to EPA corrective actions; two CORRACTS sites are pertinent to this analysis, including UW-Tacoma and American Plating, both of which lie at a lower elevation and more than ½ mile distant.

19) EPA – RCRIS HAZARDOUS WASTE GENERATORS
The US Environmental Protection Agency - Region 10 maintains a roster of hazardous waste generators in the Resource Conservation Recovery Information System (RCRIS) for the State of Washington. There are twenty-three listings for Pierce County within the ASTM analysis limit of 1/4 mile. Only one site had violations. This site is the Tacoma Rubber Stamp Company at 919 Market Street; all four stipulated violations were

brought into compliance by 03 /29/1996.

20) EPA – FEDERAL INDEX SYSTEM (FINDS)
The US Environmental Protection Agency - Region 10 maintains a roster of sites that have been indexed to lead to more information. These FINDS sites are not known polluters, but rather, they are listed to provide keys to additional information. The target property is not listed – the only ASTM concern.

21) EPA - SUPERFUND - National Priorities List
The US Environmental Protection Agency - Region 10 includes information on the states of Washington, Oregon, Idaho, and Alaska. Currently there are 48 final National Priorities List (NPL) aka Superfund sites listed for the State of Washington. There is one site listed sufficiently near the subject property to fall into the analysis area. The site is:

NAME:	Commencement Bay Nearshore Tideflats
ADDRESS:	Rustin Way side of Commencement Bay
DISTANCE:	0.50 miles NE
CONTAMINANT:	hydrocarbons arsenic cadmium copper lead
MEDIA	air, soil & groundwater
STATUS:	cleanup/monitoring in progress
IMPACT:	unlikely – the nearest portion of the site lies northeast of the subject property, approximately ½ mile distant. According to documents in the EPA site review plan the subject property location is upgradient. Interviews indicate that there is no migration towards the subject site. Cleanup and monitoring efforts are ongoing and successful. See the enclosures for EPA interview data from regulatory site managers from both the EPA and DOE.
ADDITIONAL NPL DATA	The "Commencement Bay South Tacoma Channel" NPL site lies just beyond the ASTM threshold for analysis but interviews are included here verifying that any migration from that site is away from the subject property. See interviews.

22) EPA - ERNS

The Emergency Response Notification System (ERNS) is an EPA national database to record releases of hazardous materials. ERNS does not list the target property.

23) EPA - CERCLIS

The Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) lists sites that are proposed for listing on NPL. There is one CERCLIS site within the ASTM analysis limit of ½ mile. The site is:

NAME:	Commencement Bay Nearshore Tideflats
ADDRESS:	Rustin Way side of Commencement Bay
DISTANCE:	0.26 miles NE
CONTAMINANT:	hydrocarbons arsenic cadmium copper lead
MEDIA	air, soil & groundwater
STATUS:	cleanup/monitoring in progress
IMPACT:	unlikely – the nearest portion of the site lies northeast of the subject property, approximately ½ mile distant. According to documents in the EPA site review plan the subject property location is upgradient. Interviews indicate that there is no migration towards the subject site. Cleanup and monitoring efforts are ongoing and successful.

24) EPA - CERCLIS NFRAP

NFRAP sites are sites where contamination was not found, quickly cleaned up or not deemed serious. The subject property is not listed here. This list includes one NFRAP site within ½ mile, the ASTM analysis limit. The Olympic Chemical company is located in the tideflats and should not impact the subject property.

25) EPA – ENGINEERING & INSTITUTIONAL CONTROLS

The Superfund site, "Commencement Bay, Nearshore Tideflats" is listed under the institutional and engineering control headings. It is analyzed in the NPL database.

26) EPA – CONSENT SITES
Consent sites are sites where legal settlements have been established to establish cleanup responsibilities. Again, this relates to the NPL site.

27) EPA – RECORDS OF DECISION (ROD)
This database contains records of cleanup data for NPL sites. Again, this relates to the NPL site. It is analyzed in the NPL category.

28) EPA - FORMERLY USED DEFENCE SITES (FUDS)
Former military sites where the US Army Corps of Engineers leads the cleanup responsibilities. **NO** sites are listed.

29) EPA – DEPARTMENT OF DEFENSE (DOD)
A database identifying Federal lands administered by the Department of Defense, having an area equal to or greater than 640 acres. This is not a contamination database, but an identification list. ***NO*** sites are listed.

30) EPA – INTEGRATED COMPLIANCE INFORMATION SYSTEM (ICIS) This new EPA database is designed to be a summary collection point for numerous individual elements.

31) TACOMA PIERCE COUNTY HEALTH DEPT RECORDS
Interviews with TPCHD personnel, Rob Olson and Greg Tanbara revealed no registered UST data for the subject property. However the Abandoned Commercial Tank database identified possible UST locations on and adjacent to the site. See TPCHD ACT report enclosed.

32) EDR RADIUS MAP GOVERNMENT DATABASE SEARCH
As part of this analysis, 60 federal, state and tribal databases were searched to address the known environmental risk issue. These sites were initially scanned through the EDR program, which is updated to satisfy the most recent ASTM requirements for a Level I Environmental Site Assessment. On hundred thirty one listings were positively identified and plotted on the EDR Site Assessment Report. Twenty orphan sites were also identified. All pertinent sites have been analyzed and discussed in appropriate categories above.

33) EDR PROPRIETARY RECORDS – MANUFACTURED GAS PLANTS
This database contains a listing of all coal-to-gas manufacturing plants where coal tar and other byproducts were typically dumped onsite. Two files are listed, both for Tacoma Coal Gasification located at A street in the tideflats. This should not impact the subject property.

33) HAZARDOUS MATERIALS DISPOSAL

Hazardous materials are not generated at the subject property in any significant quantities. No fuels, lubricants, cleaning fluids or oil-based paints are stored in containers larger than one gallon sizes.

34) RADON RISKS

While radon contamination is a potential problem in any location, test results from this region of Washington State are typically below the activation level of 4 pCi/Liter radon concentration.

35) GROUNDWATER GRADIENT

No testing was conducted to verify groundwater gradient. Typically, the direction of groundwater movement follows topography toward the nearest body of water. Here, terrestrial gradient is northeasterly in the immediate vicinity of the subject property. See groundwater gradient information on the Commencement Bay NPL data in the enclosures. See EDR - GeoCheck analysis for additional details.

36) SOILS/GEOLOGY

Soil layer information is presented in the EDR - GeoCheck report (enclosed).

37) GROUNDWATER – DEPTH

Data retrieved from monitoring wells indicates that groundwater depth is variable. See well data in EDR's enclosed GeoCheck report for specific well depths.

38) WETLANDS ISSUES

Although this analysis does not attempt wetlands determinations or delineations, no low-lying areas or standing water was observed on the subject property. The enclosed Federal Wetlands Inventory shows one small wetlands area within the confines of Wright Park, to the north/northwest of the subject property.

39) CLIPPINGS FILES

A clipping was identified from the Tacoma News Tribune – March 12, 1942, "New Rhodes Parking Lot." This article is of significance because it shows the location of Bill's Service Station, which is on the subject property, adjacent to the original parking garage on the west side of Market Street. Apparently the existing parking garage was constructed over the top of the former gasoline station. No data is available on the status of the UST's.

CONCLUSIONS

Level I Environmental Site Assessments are typically comprised of three major components including a visual site inspection, an ASTM-level scan of EPA and DOE environmental databases and a historical investigation of prior uses on the property in question. The conclusions presented here are centered on these three components.

Site Reconnaissance

The subject property consists of three buildings on three separate parcels:

Broadway Building - Friable asbestos was identified but all identified locations are in the basement where building occupants are not exposed. A basement floor drain is present. A fossil-fuel-burning boiler was in place in the past but all exposed hardware has been removed. No environmental hazards were identified in occupied portions of the building (office areas and commons).

Market Building - Friable asbestos was identified but only in sheet vinyl where the fibers are sealed in by the exposed material. A basement floor drain is present. A fossil-fuel-burning furnace was in place in the past but all exposed hardware has been removed. No environmental hazards were identified in occupied portions of the building (office areas and commons).

Parking Garage – No asbestos or lead-based paints were identified. A basement floor drain is present. Five abandoned hydraulic lifts were identified in the Schell portion of the building.

Underground wiring serves the area with associated concrete vaulted transformers at ground level. All identified transformers are in good condition. Elevators are electric motor/cable driven. Although there is a mixture of old and new fluorescent fixtures in place, the potential for PCB contamination appears low. There are at least four underground storage tanks (UST's) on "C" Court adjacent to the north. Despite abandoned lifts and UST's, water leaking from under Market Street into the Market Building and into the underground tunnel system appears clean with no oil sheen or unusual odors.

Government Document Scan

Sixty state, federal, tribal and proprietary EDR environmental data bases were reviewed, extending to ASTM maximum specified distances, identifying one hundred & thirty-one sites/files. These sites have been identified and plotted on the EDR report. Eleven sites are listed within 1/8 mile, forty-six lie within ¼ mile and seventy-four more lie within one mile. Listings include 32 US Environmental Protection Agency (EPA) sites and 97 Department of Ecology (DOE) sites. The most highly visible site is the "Commencement Bay, Nearshore Tideflats," NPL location (National Priorities List aka Superfund site) which is a prominent site a half mile northeast of the subject location; this should not impact the subject property. There are also several DOE sites (CSCSL & LUST) that have impacted local groundwater and have not been remediated. These sites pose a threat to groundwater but there is no evidence of migration to the subject site. Twenty orphan files (unplottable due to inadequate addresses) were also analyzed. None of these orphan sites appear to pose an environmental threat to the subject

property. EPA and DOE site managers of the NPL location were interviewed. The consensus of opinion of the regulatory site managers indicates that there is no migration of known contamination plumes towards the subject property.

Tacoma-Pierce County Health Department's underground storage tank (UST) database and their abandoned commercial tank (ACT) database revealed potential tank locations on the subject property and in the immediate vicinity.

Historical Analysis

Development history began in 1903 when Rhodes Brothers Department Store opens @ 944-956 Broadway. In 1911 three additional stories were added. The buildings on Market Street were purchased in 1920, and remodeled into the annex which was opened in 1935. The 50 year anniversary was celebrated in 1942 with the opening of the new Rhodes Parking lot on Market Street including a new Standard Oil gasoline station onsite. The main store was remodeled again in 1953 and in 1961 the existing parking garage was opened for business. Both Rhodes brothers stores closed in 1974 and were later remodeled into office space. The UPS Law Center opened in 1980 and lastly, the State of Washington acquired the site to house various government department offices.

Conclusions & Recommendations

Although no contamination was positively identified in any of the three locations, it is likely that abandoned underground fuel storage tanks remain under the sidewalks and alleyways adjacent to, if not on, the subject property. Nonetheless, because there is no practical or economically viable method for determining tank location, structural integrity, or contamination, additional UST investigation is not recommended at this time. Financial liability for this scenario should be addressed as a contingency in any sales agreement.

The five abandoned hydraulic lifts in the parking garage are not required to be removed but we do recommend removal and associated soil testing.

Basement floor drains should also be emptied of sludge, cleaned and capped. Removed sludge should be tested for total petroleum hydrocarbons and basic metals if any inordinate olfactory or visual indications are identified.

It should also be noted that this report is not a definitive guarantee that no unidentified pollutants currently exist on the property nor that an unspecified imminent contamination potential does not exist. However, based on the data analyzed, the likelihood of unforeseen contamination or the potential for major future contamination from unidentified sources appears remote.

Conclusions and recommendations prescribed by this analysis are predicated upon visual inspection, limited laboratory analysis, the prior analyses of others, and the interview responses from involved parties. Interpretation of these elements has been performed within and beyond the scope of a level I environmental site assessment. We have followed generally accepted practices for such an assignment.

Walter Pich, the NOW site assessor assigned to this project has the following current/recently active qualifications:

- certified environmental inspector with the Environmental Assessment Association
- California State EPA registered environmental site assessor
- Washington State DOE registered site assessor
- Washington State licensed UST supervisor for decommission, retrofit, and installation
- Accredited lead inspector
- Federally accredited in all AHERA categories

ATTACHMENTS
page -1-

a) Endorsement page.

b) Captioned photographs.

c) 2006 DeLorme Street Atlas showing subject property and general region.

d) 2006 DeLorme Street Atlas showing subject property and general area.

e) 2006 DeLorme Street Atlas showing subject properties and street orientation.

f) Sanborn Map Report

g) 1885 Sanborn Map (2)

h) 1888 Sanborn Map (2)

i) 1896 Sanborn Map (2)

j) 1912 Sanborn Map

k) 1950 Sanborn Map

k) 1969 Sanborn Map

l) USGS Topographical Maps for subject property including maps for:
1900
1961
1968
1973
1981
1994

m) Pierce County Building Index – Rhodes Brothers

n) 1931 City of Tacoma GovMe aerial photograph of subject property.

o) 1946 AeroMetric aerial photograph of subject property.

p) 1950 City of Tacoma GovMe aerial photograph of subject property.

q) 1965 Washington State Department of Transportation aerial photograph taken at 20,000 feet Above Ground Level (AGL).

r) 1966 Washington State Department of Transportation aerial photograph taken at 20,000 feet Above Ground Level (AGL).

s) 1973 Washington State Department of Transportation aerial photograph taken at 20,000 feet Above Ground Level (AGL).

t) 1974 Washington State Department of Transportation aerial photograph taken at 20,000 feet Above Ground Level (AGL).

u) 1982 Washington State Department of Transportation aerial photograph taken at 20,000 feet Above Ground Level (AGL).

v) 1992 Washington State Department of Transportation aerial photograph taken at 20,000 feet Above Ground Level (AGL).

w) 1995 Washington State Department of Transportation aerial photograph taken at 20,000 feet Above Ground Level (AGL).

x) 2003 Washington State Department of Transportation aerial photograph taken at 24,000 feet Above Ground Level (AGL).

y) 2006 City of Tacoma GovMe aerial photograph of subject property.

z) 2002-2007 Google Earth aerial photo (overlay) of the subject property @ 1,367 feet eye altitude.

aa) Pierce County Assessor-Treasurer's website data package for TPID # 2009060080 (apartment building) including Search Results, Parcel Summary, Land Characteristics, Building Characteristics and Parcel Map.

bb) Pierce County Assessor-Treasurer's website data package for TPID # 2009070084 (Market Building) including Search Results, Parcel Summary, Land Characteristics, Building Characteristics and Parcel Map.

cc) Pierce County Assessor-Treasurer's website data package for TPID # 2009080051 (parking garage) including Search Results, Parcel Summary, Land Characteristics, Building Characteristics and Parcel Map.

dd) DOE file search results for subject property.

ee) Legal Description.

ff) 1884 Surveyor General map of Washington Territory- Township 20 North, Range 3 East of the Willamette Meridian.

gg) 1888 Anderson map of Washington Territory - Township 20 North, Range 3 East of the Willamette Meridian.

hh) 1910 Nicholson map of Washington State- Township 20 North, Range 3 East of the Willamette Meridian.

ii) 1915 Kroll map of Washington State- Township 20 North, Range 3 East of the Willamette Meridian.

jj) 1924 Metsker map of Washington State - Township 20 North, Range 3 East of the Willamette Meridian.

kk) 1930 Metsker map of Washington State - Township 20 North, Range 3 East of the Willamette Meridian.

ll) 1936 Metsker map of Washington State - Township 20 North, Range 3 East of the Willamette Meridian.

mm) 1941 Metsker map of Washington State - Township 20 North, Range 3 East of the Willamette Meridian.

nn) 1951 Metsker map of Washington State - Township 20 North, Range 3 East of the Willamette Meridian.

oo) 1965 Metsker map of Washington State - Township 21 North, Range 3 East of the Willamette Meridian.

pp) 1926 Metsker Atlas of Tacoma, Washington - Township 20 North, Range 3 East of the Willamette Meridian (2).

qq) Tacoma – Pierce County Health Department – Abandoned Commercial Tank data package for subject property & surrounding area.

rr) Tacoma Daily News clipping for 07/04/1911.

ss) Tacoma News Tribune clipping for 03/12/1942.

tt) Tacoma News Tribune clipping for 10/23/2001.

uu) EDR Radius Map with GeoCheck Site Assessment Report documenting all registered listings from Washington State Department of Ecology files and US Environmental Protection Agency files, scanned, tabulated, and plotted to conform with the ASTM standards for a Level I Environmental Site Assessment. Included in the enclosures are the cover, table of contents, executive summary, overview map, detail map, map findings summary, elevation profile and physical setting source map.

vv) EDR Site Report for U of W (brownsfield site).

ww) EPA radon report for Washington State.

xx) Asbestos report for parking garage including site drawings, chain of custody and laboratory report.

yy) Asbestos report for Broadway Building including site drawings, chain of custody and laboratory report.

zz) Asbestos report for Market Building including site drawings, chain of custody and laboratory report.

aaa) Laboratory lead report & chain for parking garage.

bbb) Laboratory lead report & chain for Broadway Building & Market Building.

ccc) AHERA certificate.

INTERVIEWS

In an effort to determine the status of the subject property and the environmental status of the general surrounding area I met with, and/or interviewed governmental officials, industry personnel and private parties. The following key people contributed relevant information:

AGENCY	Washington State Department of Ecology DOE - SW Regional Office
MAILING ADDRESS	PO Box 47774 Olympia, WA 98504
PHONE	(360) 407-6365
INTERVIEW DATE	September 27th, 2007
PERSON	Debbie Nelson
TITLE	Records/Files Department Supervisor

SUMMARY OF COMMENTS

Ms. Nelson searched the records department for files on the subject property. No records/files were identified for 944 Broadway or 939 – 949 Market.

AGENCY	State of Washington Rhodes Center Building Manager
MAILING ADDRESS	944 Broadway Tacoma, WA 98402
PHONE	(253) 597-3654 - office
INTERVIEW DATE	Friday, September 27th, 2007 Tuesday & Wednesday, October 2nd & 3rd, 2007
PERSON	Ken Hansen
TITLE	Building Manager

SUMMARY OF COMMENTS

Mr. Hansen provided the following information on the site activities at the three building complex:
-no hazardous materials used onsite in large quantity
-no hazardous materials disposal issues
-no large capacity electrical components inside
-stored paints are water-based latex
-no known fuel oil usage at either location
-no knowledge of abandoned UST's
-elevator systems are new
-no known environmental issues at either site

AGENCY	Tacoma/Pierce County Health Department (TPCHD)
MAILING ADDRESS	3629 South "D" Street Tacoma, WA 98418
PHONE	(253) 798-2855
INTERVIEW DATE	September 27th, 2007
PERSON	Rob Olson
TITLE	Site Hazard Assessment & UST Manager

SUMMARY OF COMMENTS

Mr. Olson is not aware of any environmental problems on the subject property. He researched both addresses and found no information in any of his databases.

He did identify a possible abandoned UST at an old parking garage located at 940 Market Street.

AGENCY	Tacoma/Pierce County Health Department (TPCHD)
MAILING ADDRESS	3629 South "D" Street Tacoma, WA 98418
PHONE	(253) 798-4784
INTERVIEW DATE	September 27th, 2007
PERSON	Greg Tanbara
TITLE	Abandoned Commercial Tank Program Manager

SUMMARY OF COMMENTS

Mr. Tanberra researched his files and found potential abandoned tank locations on the subject property and in the immediate vicinity of the subject property. Documents included in the enclosures. These include potential locations at:

-tanks in Rhodes Garage

-tank of unknown size under the sidewalk @ 940 Market

-tank of unknown size at Rialto Parking Garage, 933 Market

-500 gallon & 280 gallon tanks at Commercial Motors, 941 Court "D" adjacent to sidewalk

-tank of unknown size at Dexter's Oil Well, E. A. Dexter, at 936 Market

AGENCY	US EPA Region 10
MAILING ADDRESS	EPA Center Seattle, WA
PHONE	(206) 553-8155
DATE	August 1st, 2007
PERSON	Kris Flint
TITLE	Site Inspector/manager

SUMMARY OF COMMENTS

Ms. Flint manages both the Tacoma Landfill and the South Tacoma Field portions of the Commencement Bay NPL site. She provided the following information on those two locations:
-plume gradient is southwest
-too many physical barriers for plume migration to subject property

AGENCY	US EPA Region 10
MAILING ADDRESS	EPA Center Seattle, WA
PHONE	(206) 553-1599
DATE:	August 2nd, 2007
PERSON	Renee Fuentes
TITLE	Site Inspector/manager

SUMMARY OF COMMENTS

Mr. Fuentes manages the Well 12-A portion of the Commencement Bay NPL site. He provided the following information on that location:
-in general, gradient is flat
-some detected movement to southwest
-contamination appears to remain within a few hundred feet of the well
-no definitive statements but the subject property unlikely to be impacted by this location

LIMITED SCOPE ASBESTOS INSPECTION

Broadway Building
Market Building
Rhodes Center Parking Garage
for property transfer - (not pre-demolition)

PROJECT:	Limited Scope Asbestos Inspection
LOCATION:	944 Broadway Plaza & 939-949 Market Street Tacoma, Washington 98402
CLIENT:	State of Washington – Department of General Administration Division of Facilities PO Box 41015 Olympia, WA 98504-1015
CONTACT:	Cathy Schilling (360) 902-7285 - office phone
PROJECT DESCRIPTION:	Identify and quantify only exposed asbestos-containing materials (ACM's) in non-security locations. No destructive sampling permitted.
SUMMARY:	Broadway Building = asbestos identified in the heat shield paper in the basement (< 10 square feet exposed) Market Building = asbestos identified in the sheet vinyl floor covering material in a small storage room on the 4th floor (200 square feet total on the floor). Parking Garage = no asbestos identified
BUILDING DESCRIPTION:	The subject property consists of two office buildings and a concrete parking garage.

Broadway Building – The building consists of five floors of office space and a partial basement/partial crawl space. Most exposed construction components in the office and commons areas are finished with contemporary materials and are not suspect for hazardous materials. A fossil-fuel-burning furnace was in place in the past but all exposed hardware has been removed. Elevators are electric motor/cable.

Market Building – The building consists of five floors of office space and two levels of basement storage and mechanical. Most exposed construction components in the office and commons areas are finished with contemporary materials and are not suspect for hazardous materials. A fossil-fuel-burning furnace was in place in the past but all exposed hardware has been removed. Elevators are electric motor/cable.

Parking Garage – The building consists of three levels of covered parking and the open roof parking area. There is also a central core which is leased by Schell electrical contractors. This central core area (Schell) appears to have been an auto dealership at some point in the past. Although walls and ceilings have been remodeled the old floor remains intact, where five abandoned hydraulic lifts remain in place.

INSPECTION DATE: On October 3rd, 2007 I inspected these buildings for asbestos-containing materials as part of a Level I Environmental Site Assessment for property transfer.

INSPECTOR ENDORSEMENT_____
Walter C. Pich

PROJECT REVIEW_____
Alan Olson

SAMPLES EXTRACTED: 20 primary bulk asbestos samples were extracted from the Broadway Building.
9 primary bulk asbestos samples were extracted from the Market Building.
4 primary bulk asbestos samples were extracted from the parking garage.

ANALYSIS METHOD: Polarized Light Microscopy

PARAMETERS: Puget Sound Clean Air Agency (PSCAA) and Washington State Department of Labor & Industries (L&I) regulations require an inspection of all buildings for the presence of asbestos-containing materials prior to renovation and demolition. This inspection or survey is designed to facilitate property transfer only. Asbestos-containing materials (ACM's) are defined as those building materials containing one percent or more of asbestos as verified by laboratory analysis. All building materials fabricated prior to 1980 are assumed to contain asbestos unless proven otherwise by a licensed building inspector.

Asbestos-containing materials are sub-divided into three types: (1) surfacing materials, (2) thermal system insulation and (3) miscellaneous materials. Surfacing materials are defined as those materials that are sprayed-on, troweled-on, or otherwise applied to surfaces including, but not limited to lath & plaster, acoustical plaster on ceilings, paints, fireproofing materials on structural members, or other materials on surfaces for decorative purposes. Thermal system insulation is defined as material applied to pipes, fittings, boilers, tanks, ducts, or other structural components to prevent heat loss or gain. All other materials are considered to be miscellaneous materials.

Surfacing Materials

Three suspect surfacing materials were identified in the building. These include:

orange peel texturing (on GWB comp)	1 sample
wall & ceiling plaster	2 samples
popcorn ceiling texturing	2 samples

All five samples tested non-detect for asbestos.

Thermal System Insulation (TSI)

Two suspect asbestos-containing thermal system insulating materials were identified. These include:

mudded joint	1 sample
heat shield paper	1 sample

The mudded joint tested non-detect for asbestos. The paper tested positive for asbestos (< 10 square feet exposed).

Miscellaneous Materials

26 suspect miscellaneous materials were sampled for asbestos. These materials are:

-gypsum wallboard composite	(4) +1
-wall coating	(1)
-wall patching compound	(1)
-black vapor paper	(2)
-duct sealant	(1)
-12-inch vinyl tile squares	(1)
-sheet vinyl	(4)
-brick mortar	(1)
-suspended ceiling tiles	(3)
-roll linoleum	(2)
-cove mastic	(2)
-ceiling patching compound	(1)
-leveling compound	(1)
-crawlspace debris	(1)
-KnT sheathing	(1)_

The only material that tested positive for asbestos is the sheet vinyl floor covering material found in the utility room, of the fourth floor, of the Market Building. There are roughly 200 square feet of this material in place throughout the floor.

Other suspect materials were not sampled because this was not a destructive sampling regimen. Asbestos may be found in the roof layers of the built-up roof, roof penetrations and in wood panel adhesives.

Any caulks, mastics or adhesives that were not sampled should be considered asbestos-containing materials until tested and proved otherwise.

Recommendations

None of the "in-place" asbestos-containing materials have to be removed unless the building is remodeled or demolished. None of the identified asbestos-containing materials pose an imminent health threat to building occupants in present condition.

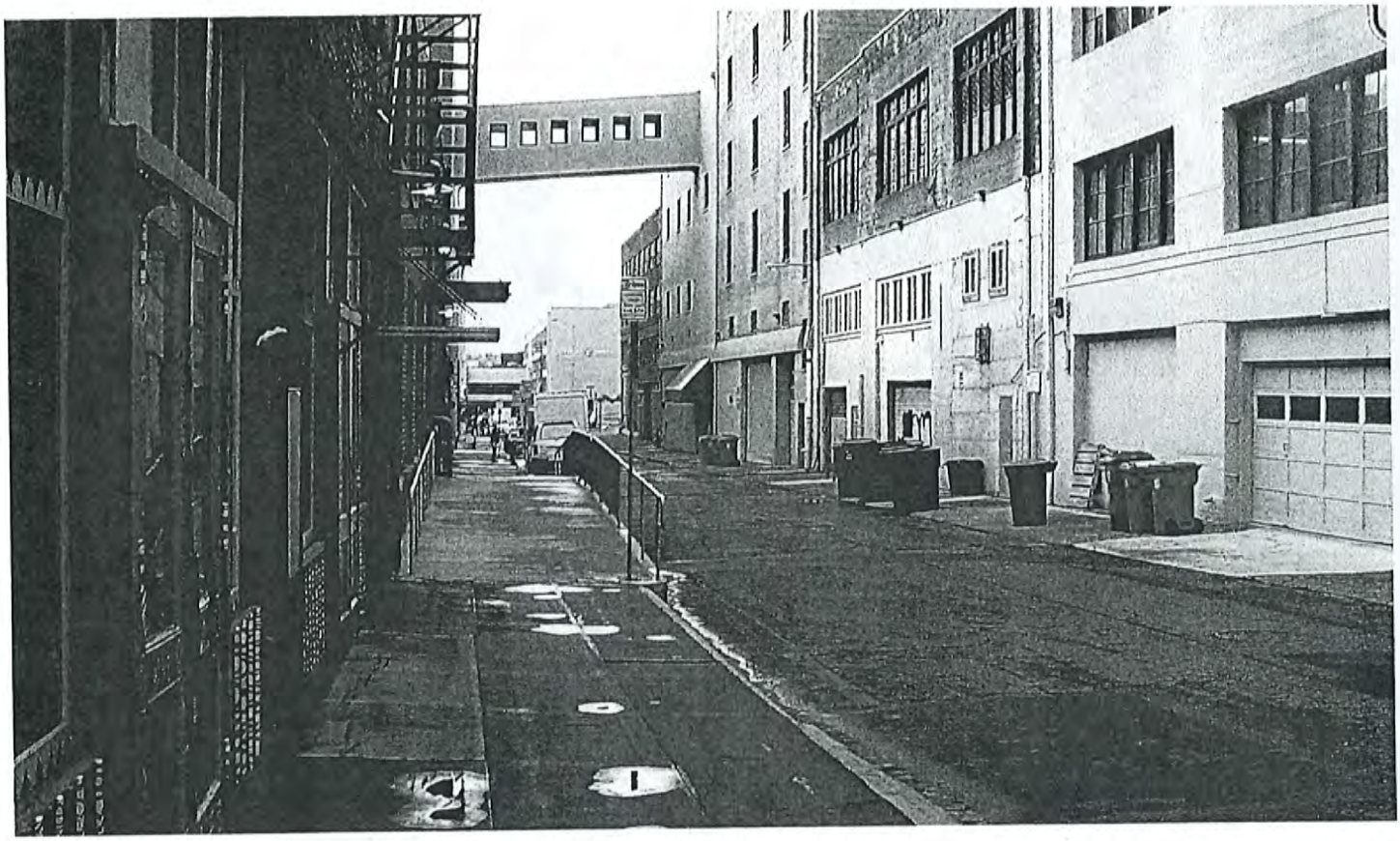
Limitations

During building demolition or remodeling it is possible that additional suspect asbestos-containing materials may be discovered within wall, floor or ceiling cavities, or other areas not accessible at the time of the survey. Should such suspect materials be discovered, an AHERA-certified building inspector should sample and test the materials. Nowicki Environmental Inc is not responsible for identification of hidden materials that are not identifiable with reasonable diligence.

Attachments: -asbestos chain of custody with sample log
-bulk asbestos material analysis (lab report)
-line drawings showing locations of sample extraction
-inspector certificate

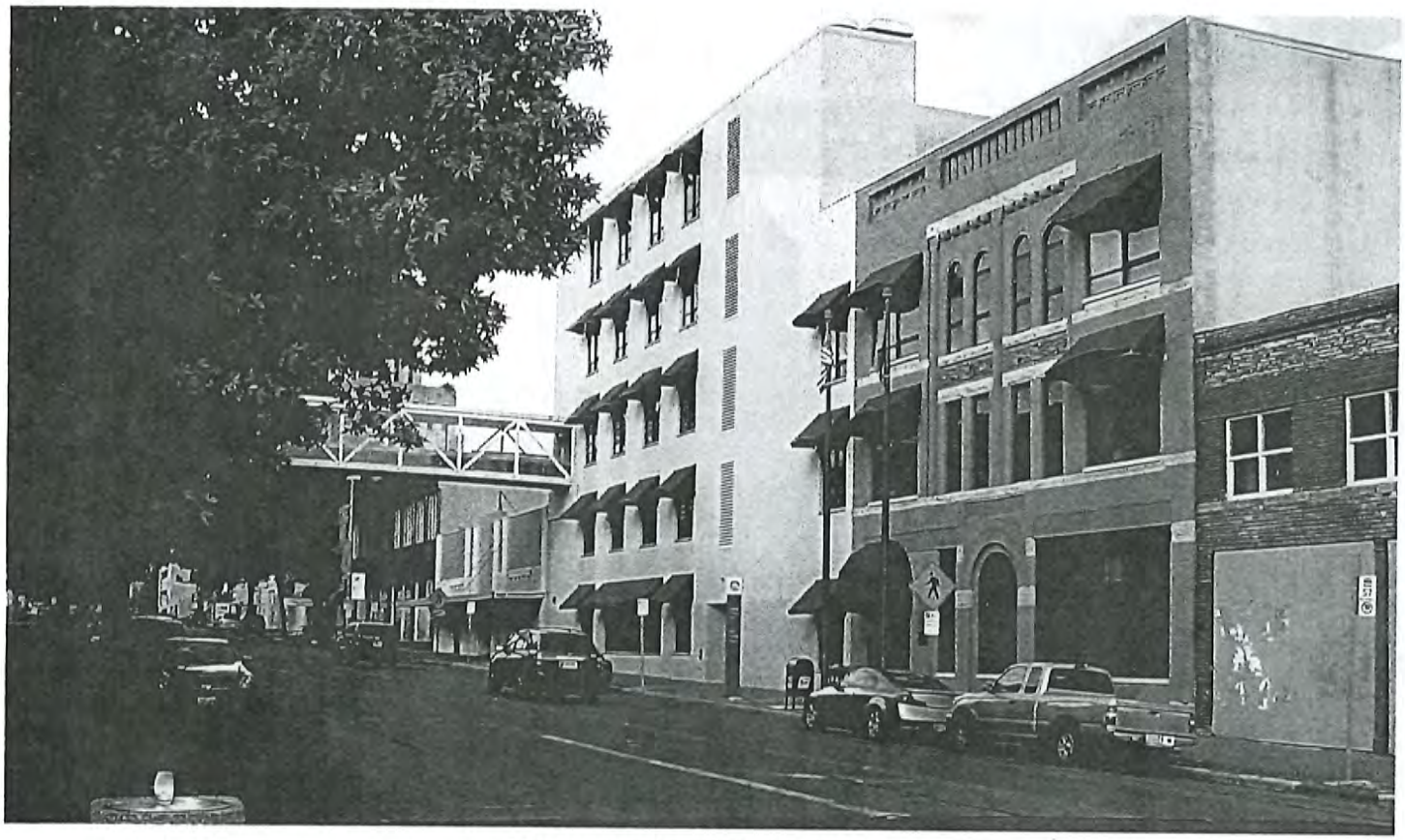
Broadway Building.

Broadway Building on Broadway Plaza.



"C" Court.

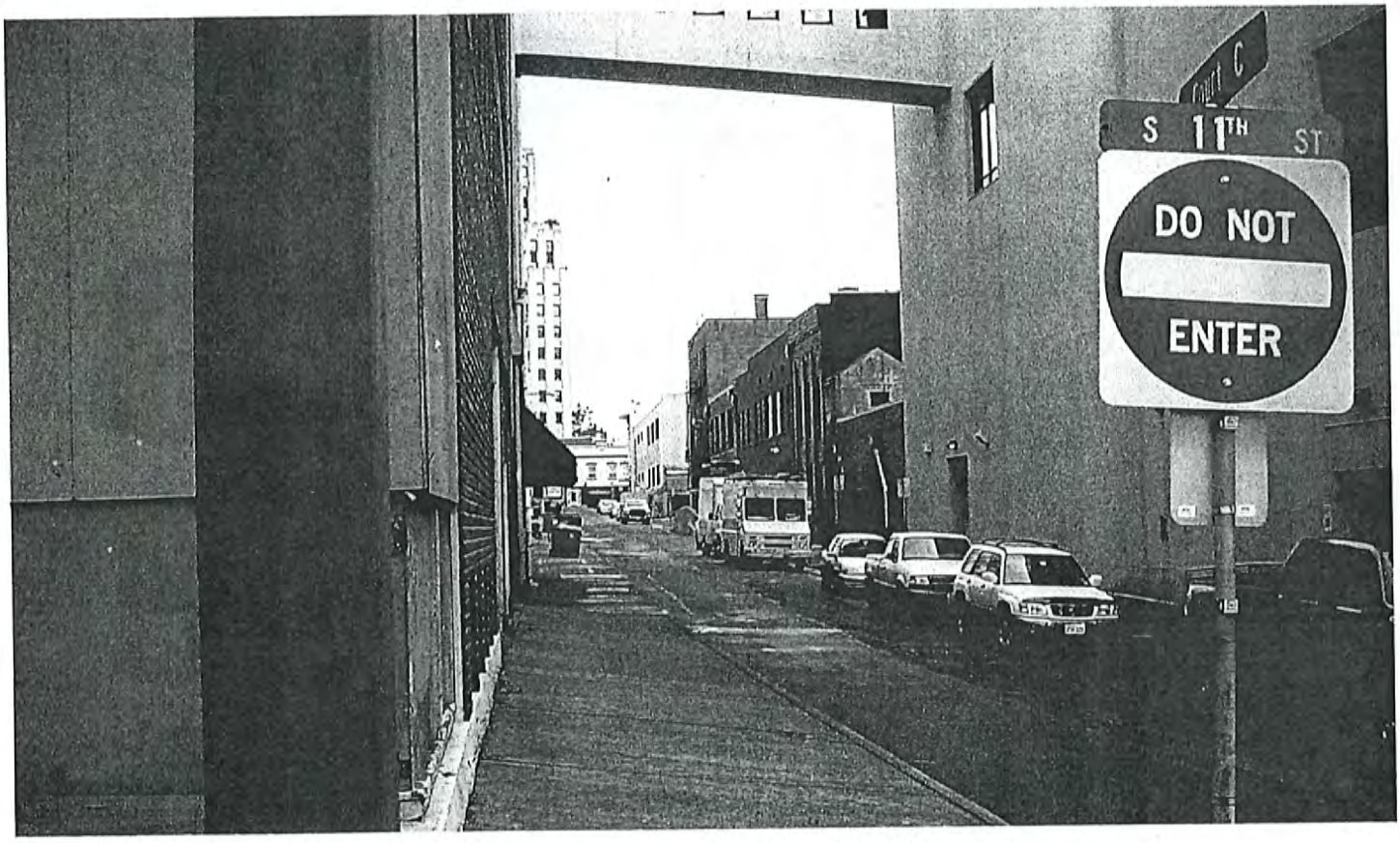
Broadway Building on Broadway Plaza.



Market Building on Market Street.

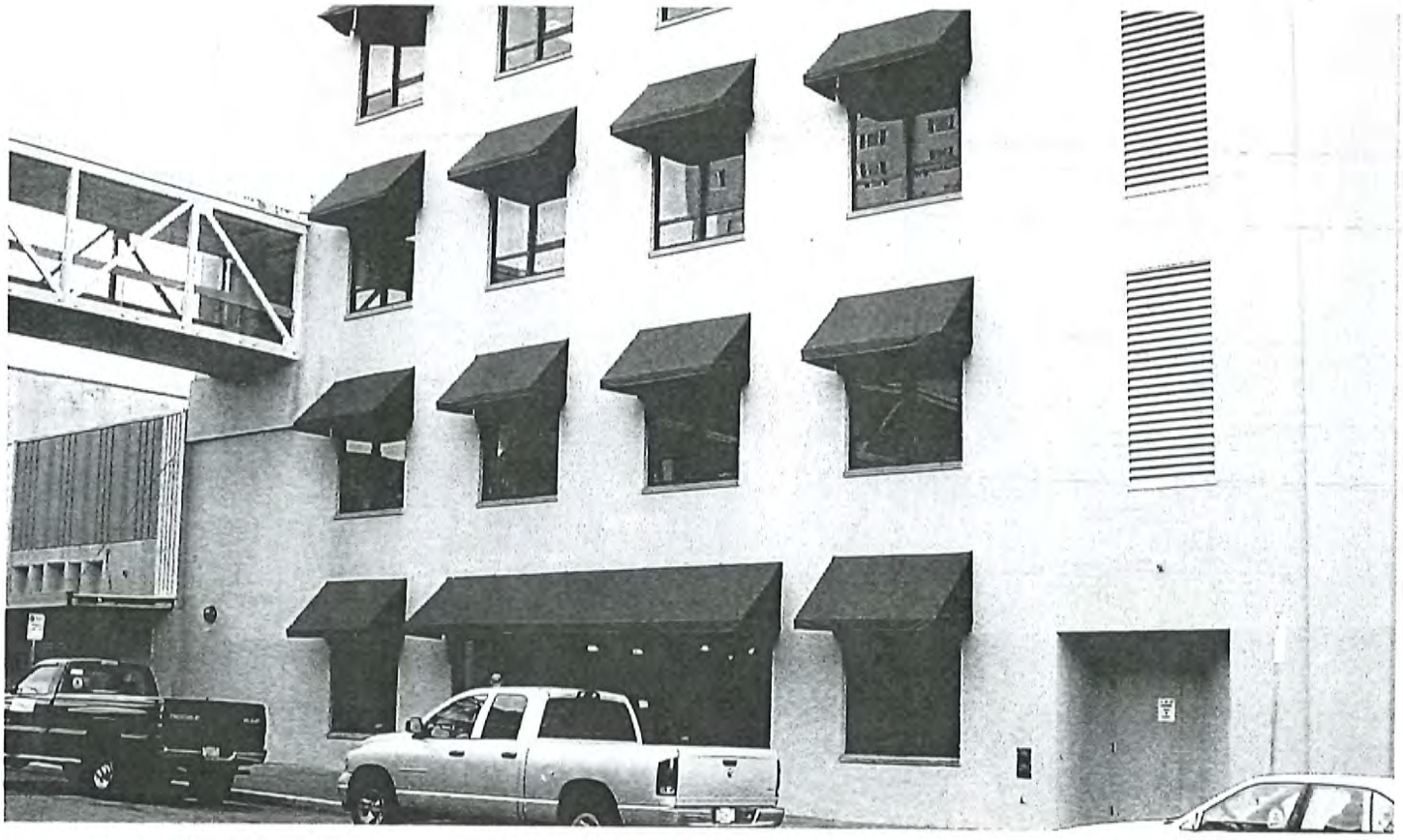
Parking Garage on market Street.

Market Building on Market Street.

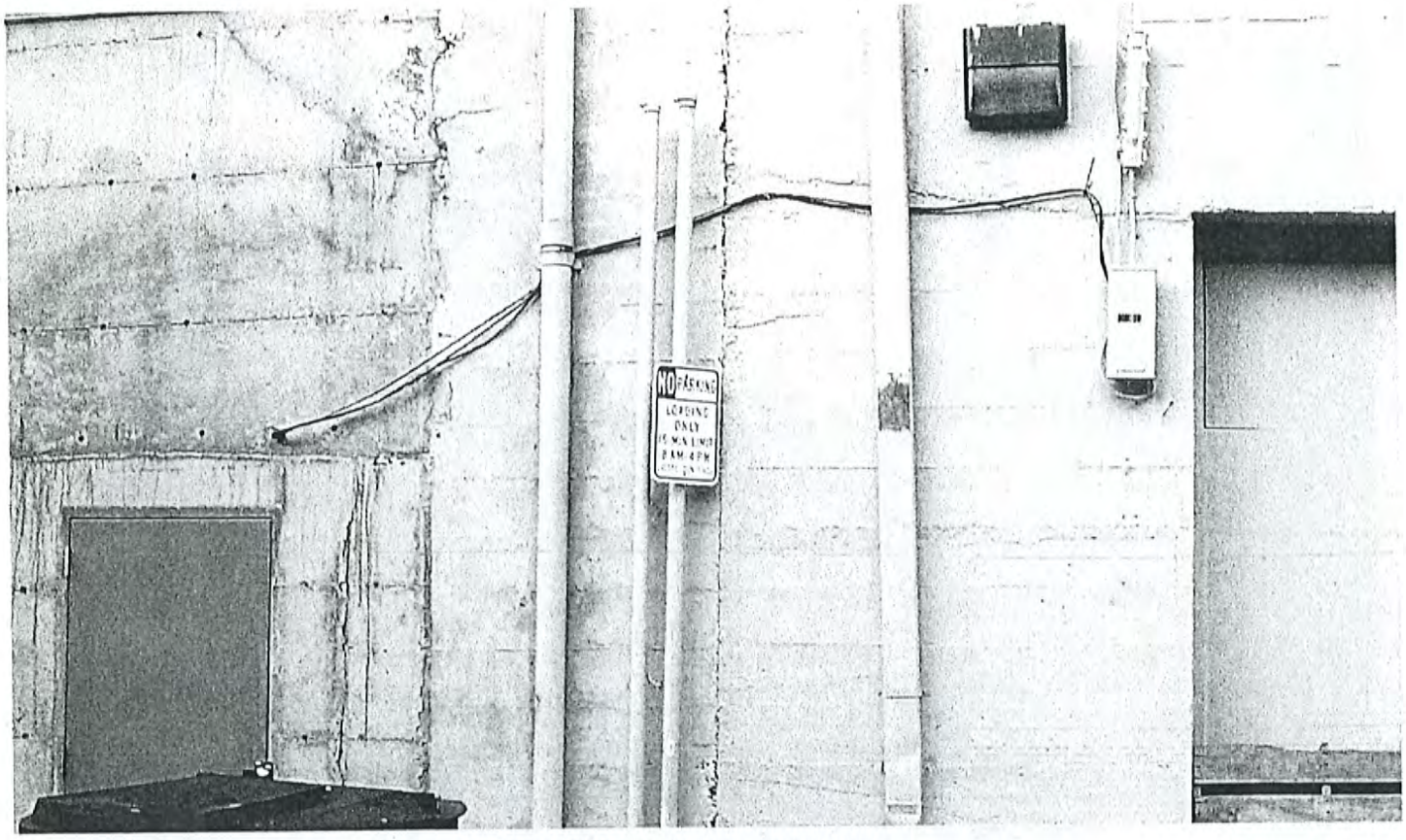


"C" Court between Broadway & Market.

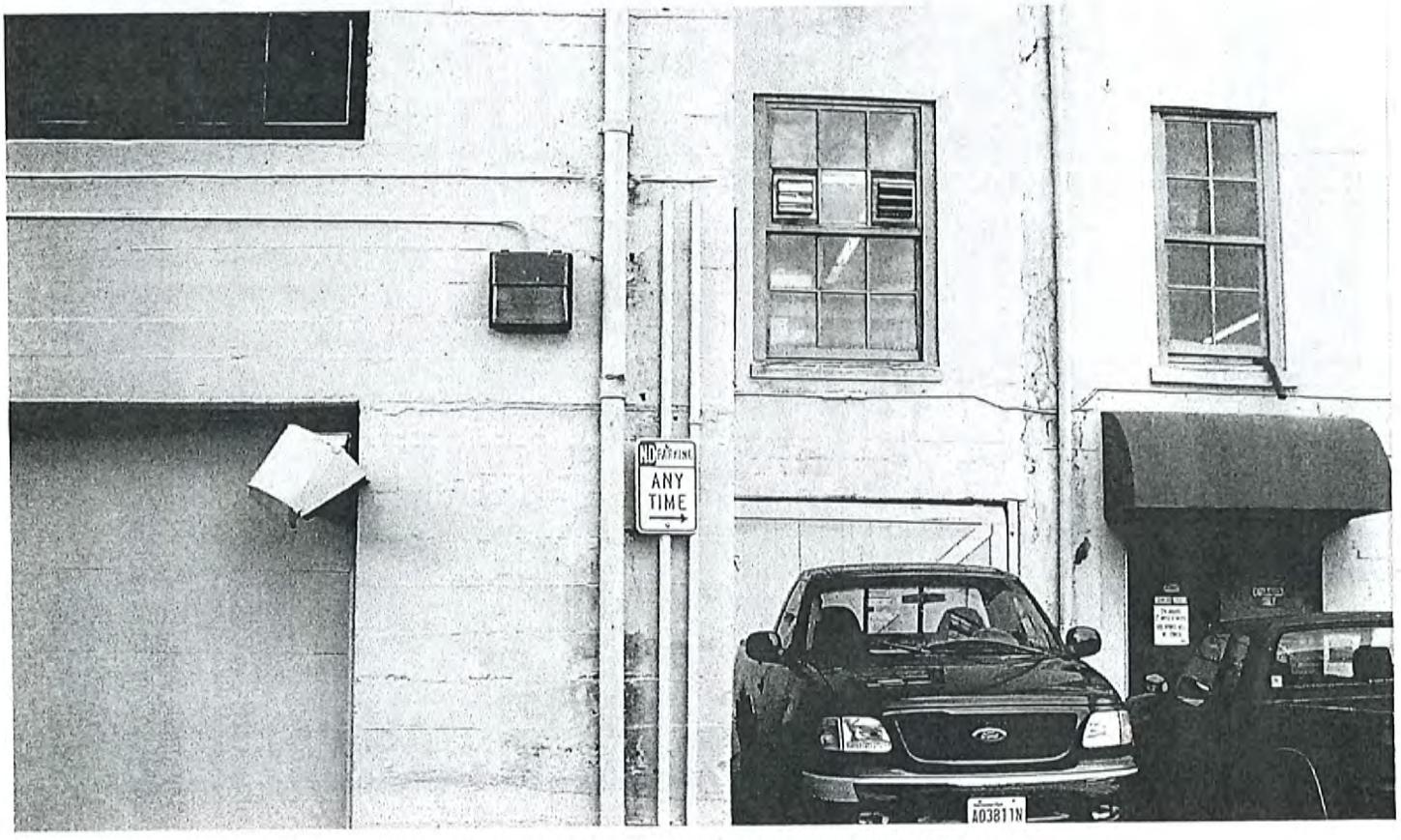
Parking Garage on Market Street.



Market Building on Market Street.

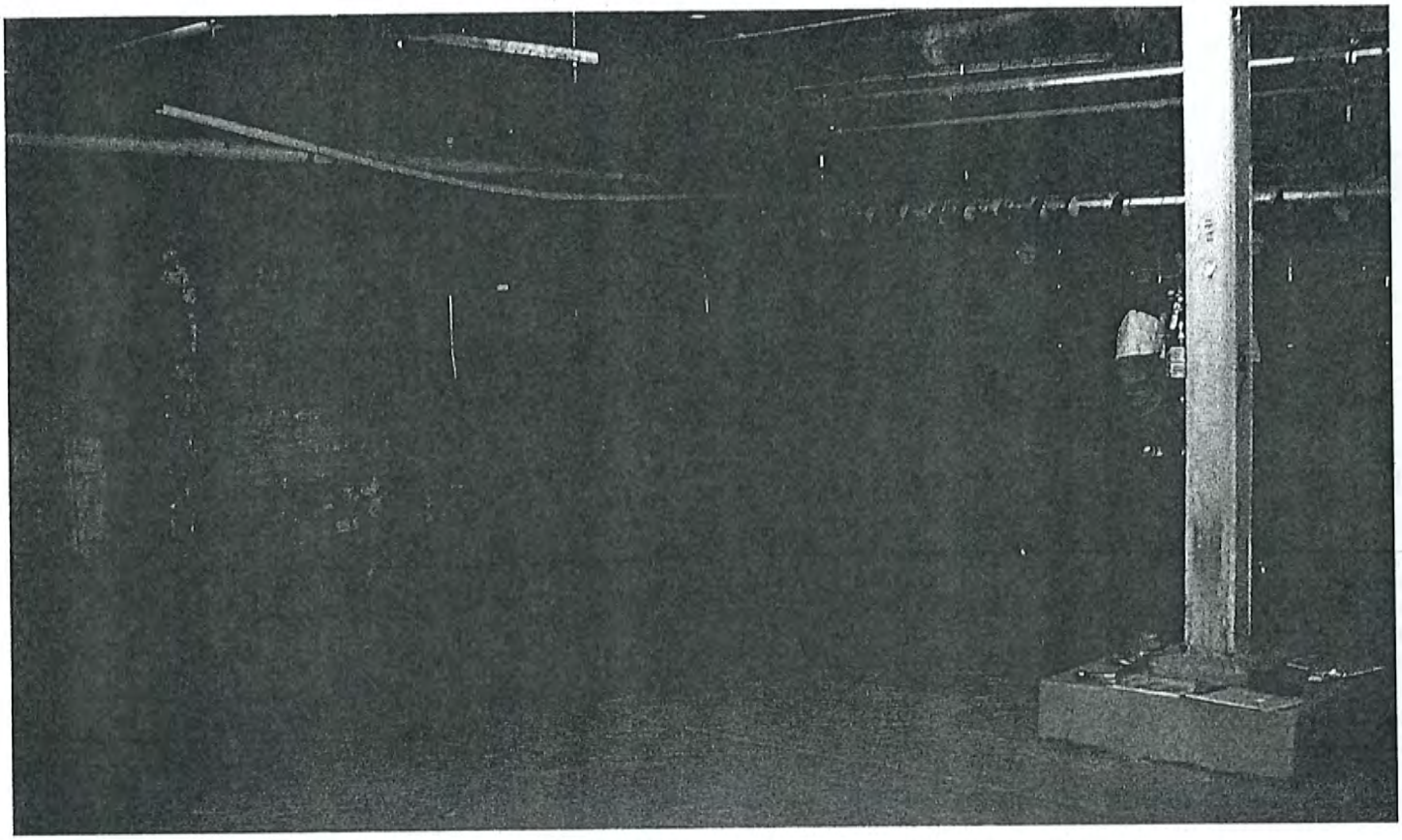


Two UST vent pipes on "C" Court.

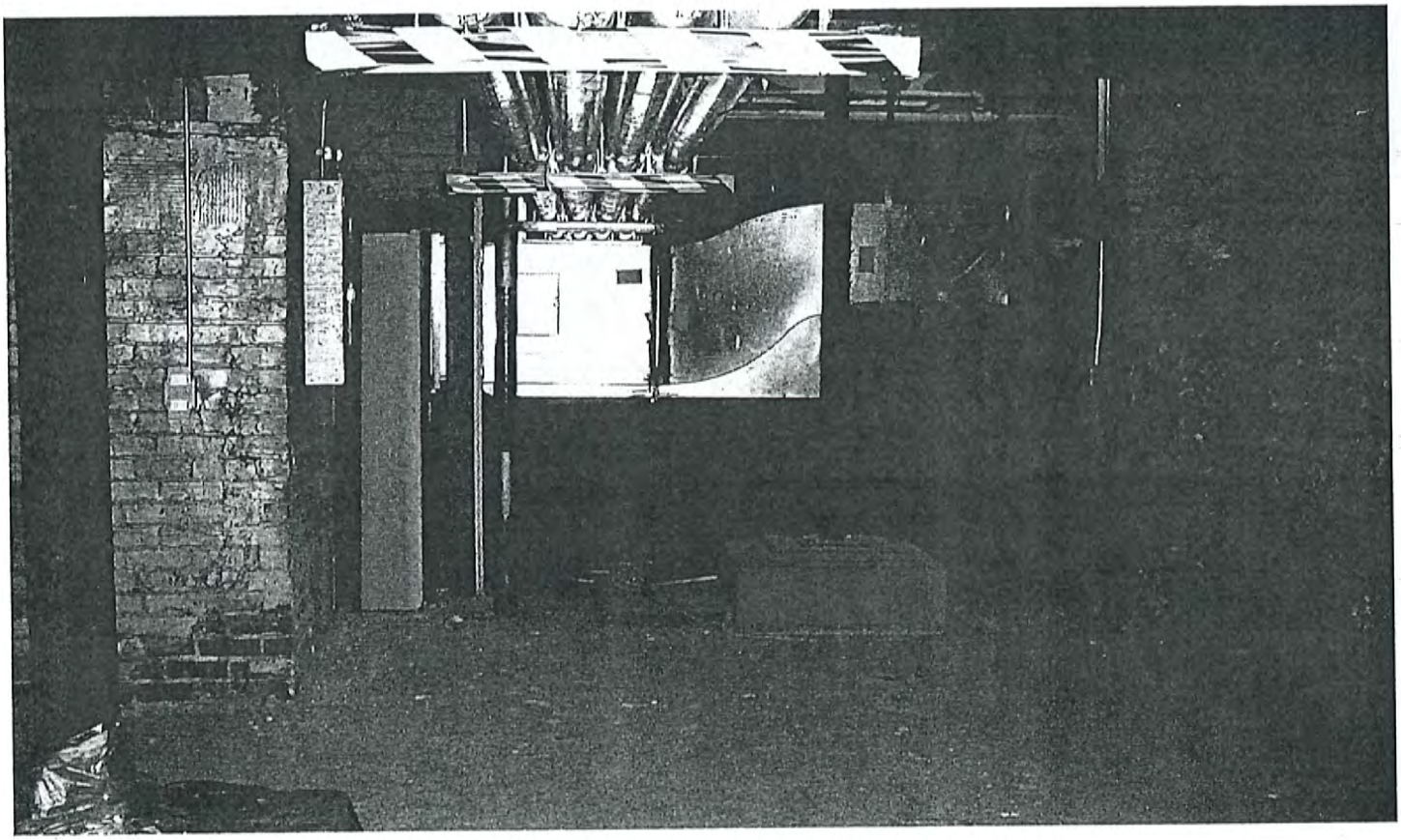


Two additional UST vent pipes on "C" Court.

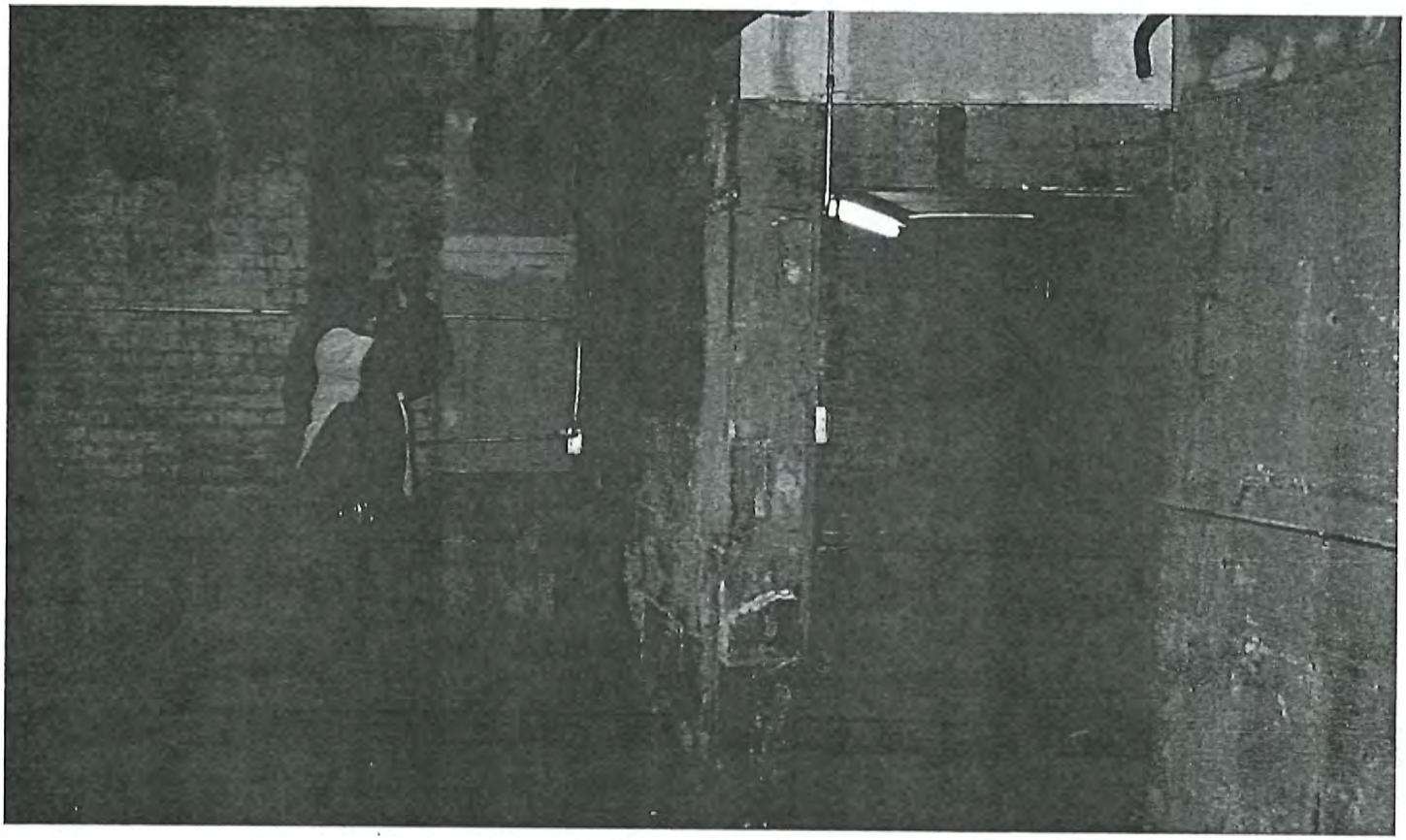
Broadway Building - interior.



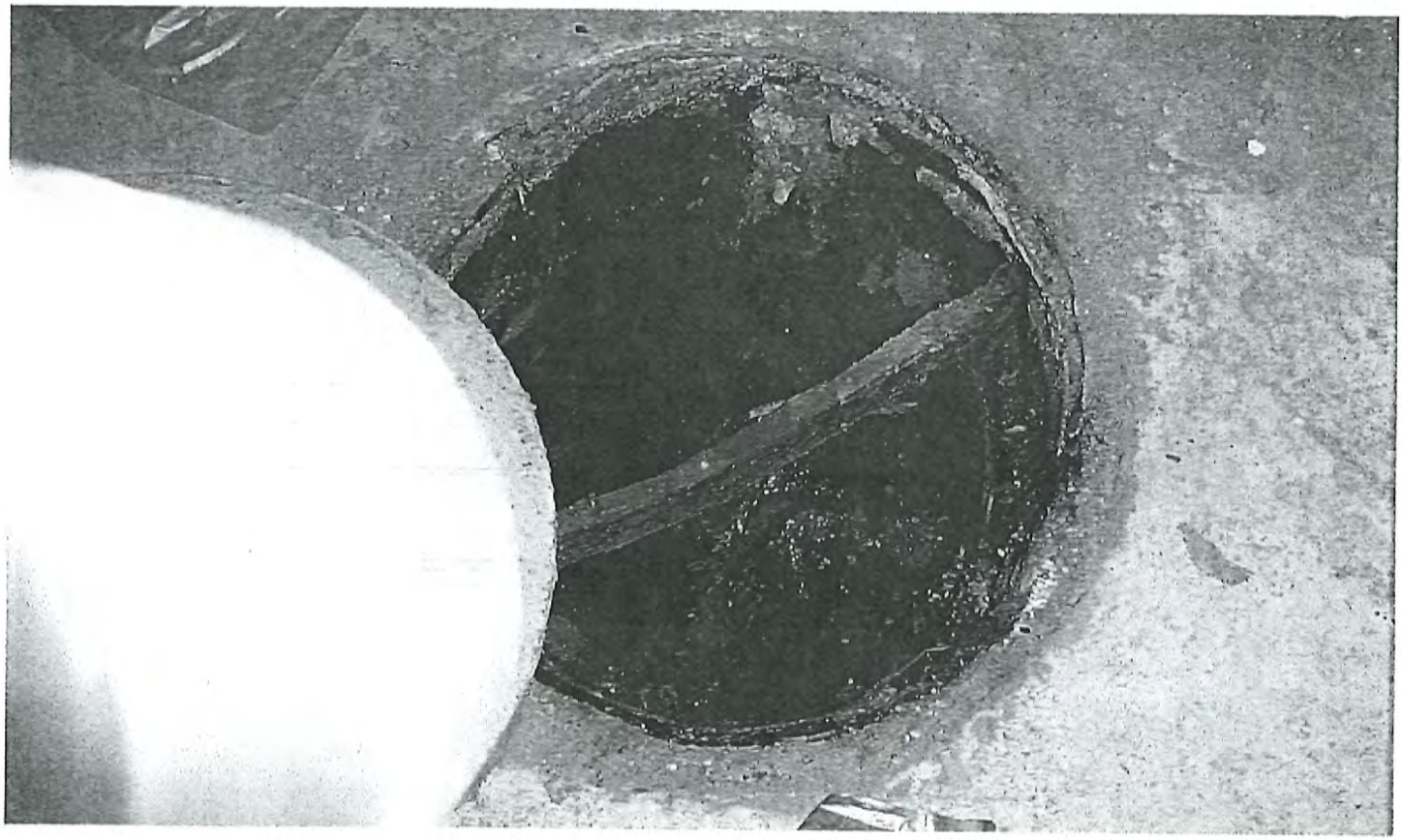
Broadway - basement.



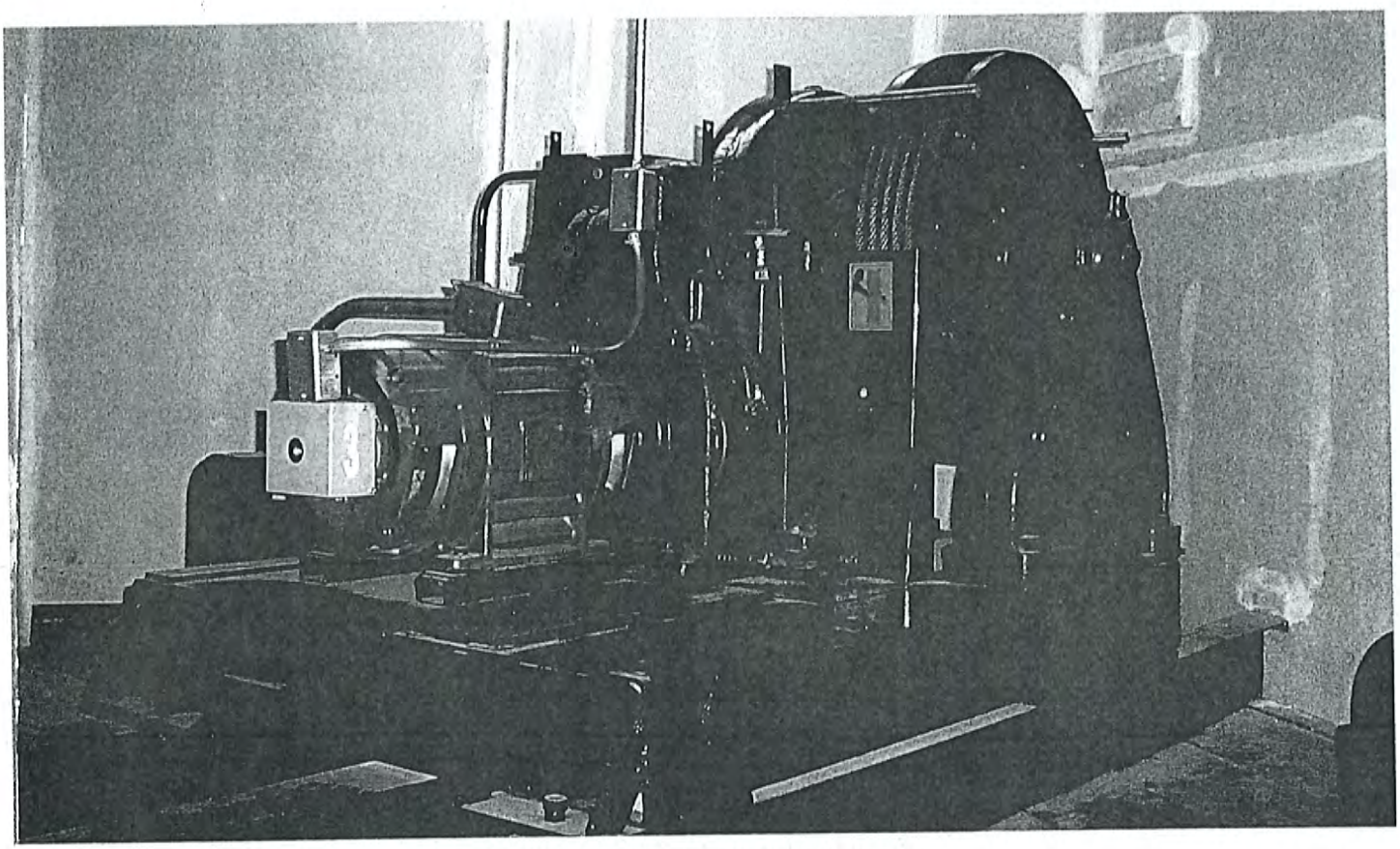
Broadway basement.



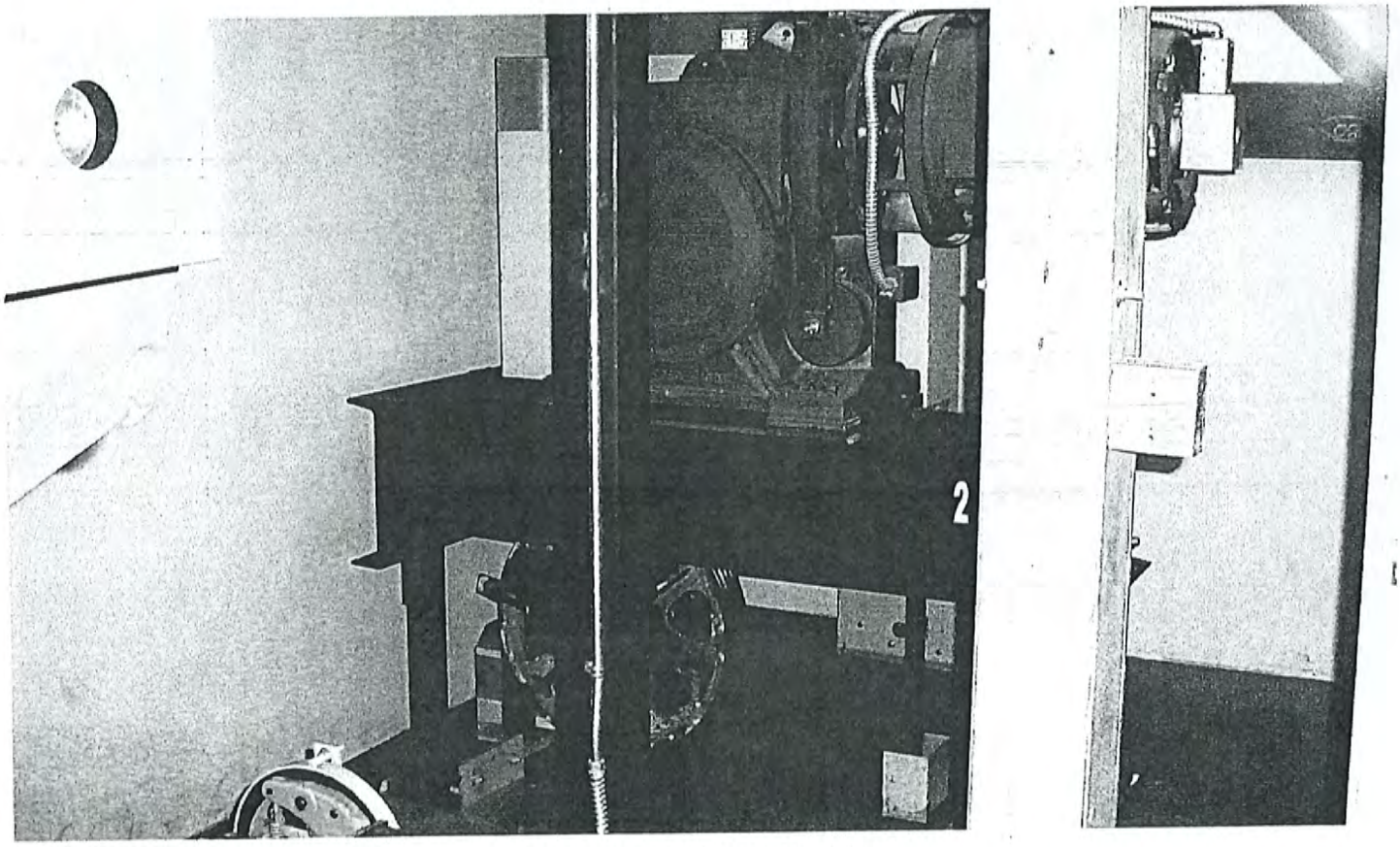
Broadway - basement.



Broadway basement floor drain.



Broadway Bldg - main elevator motor.

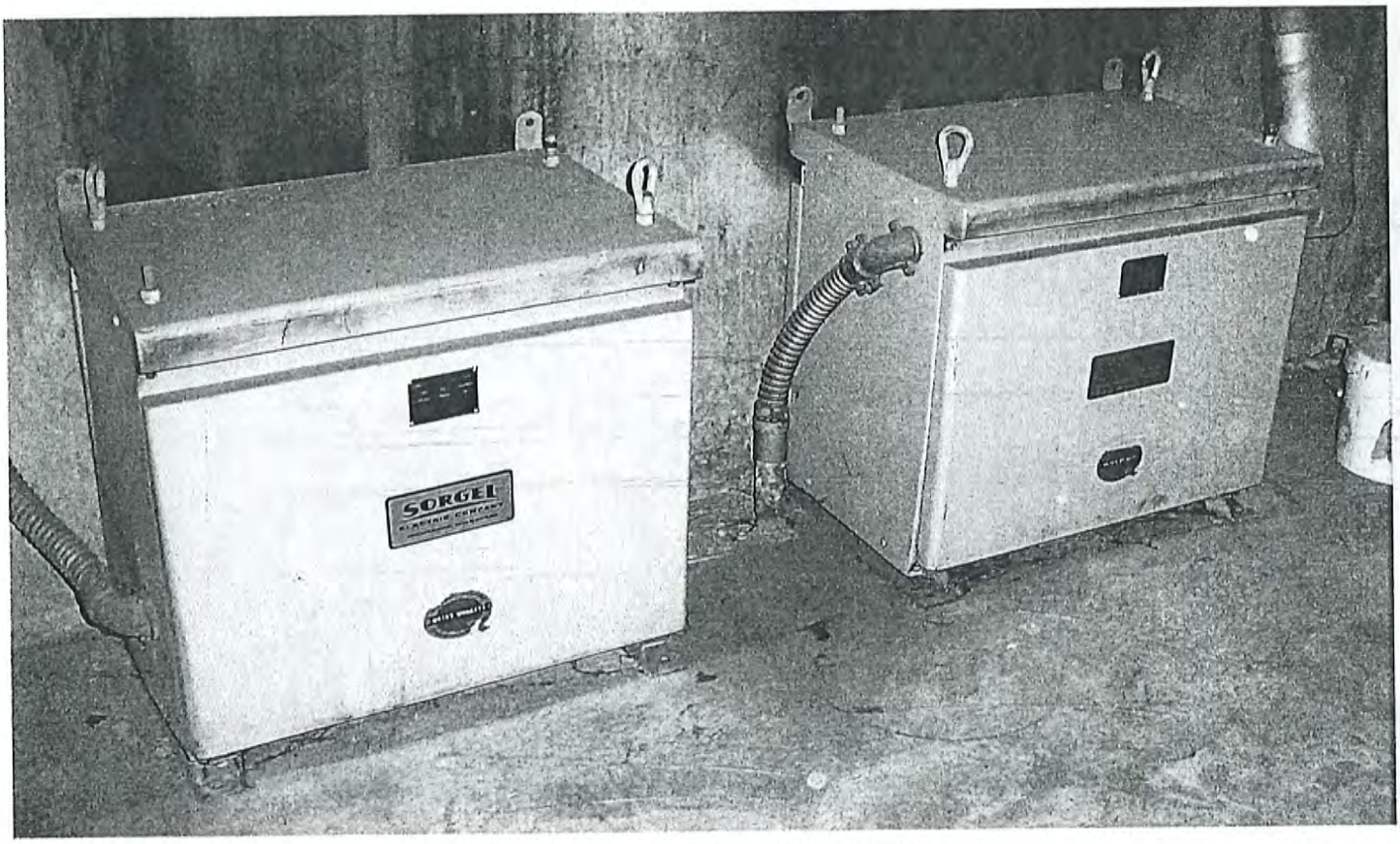


Broadway - elevator cable drive.

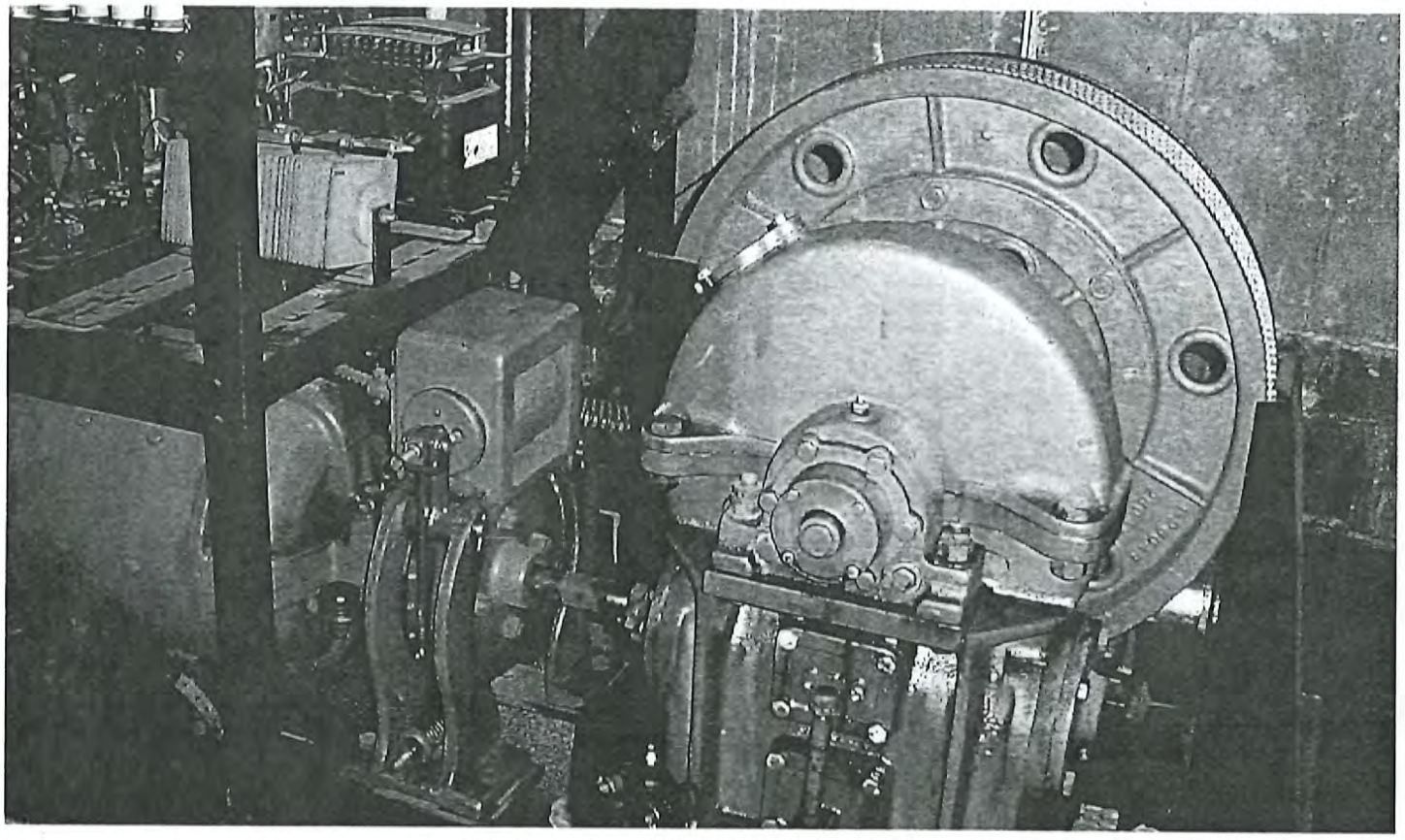
Market - basement floor drain.

Market - floor drain.

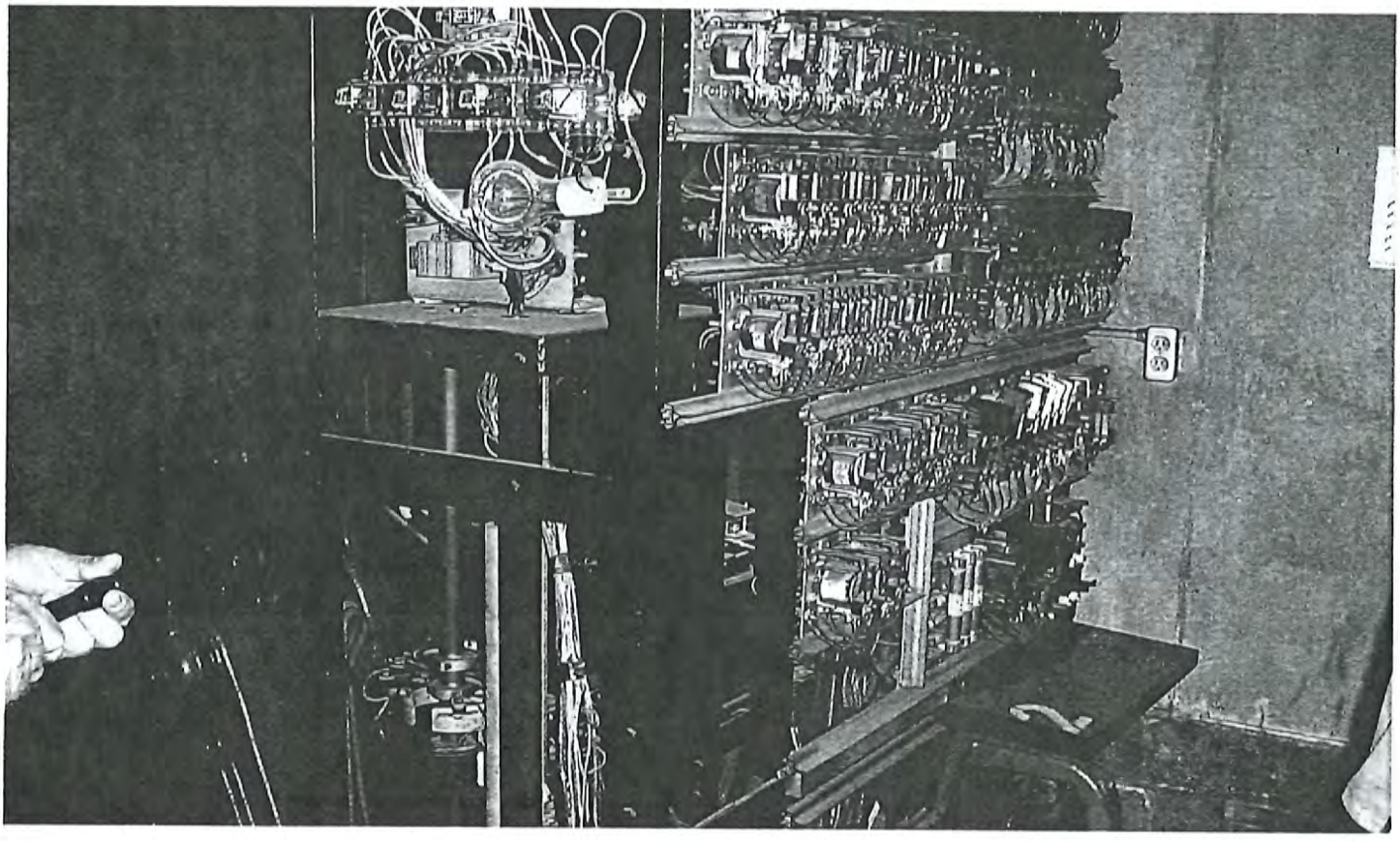
Parking Garage.



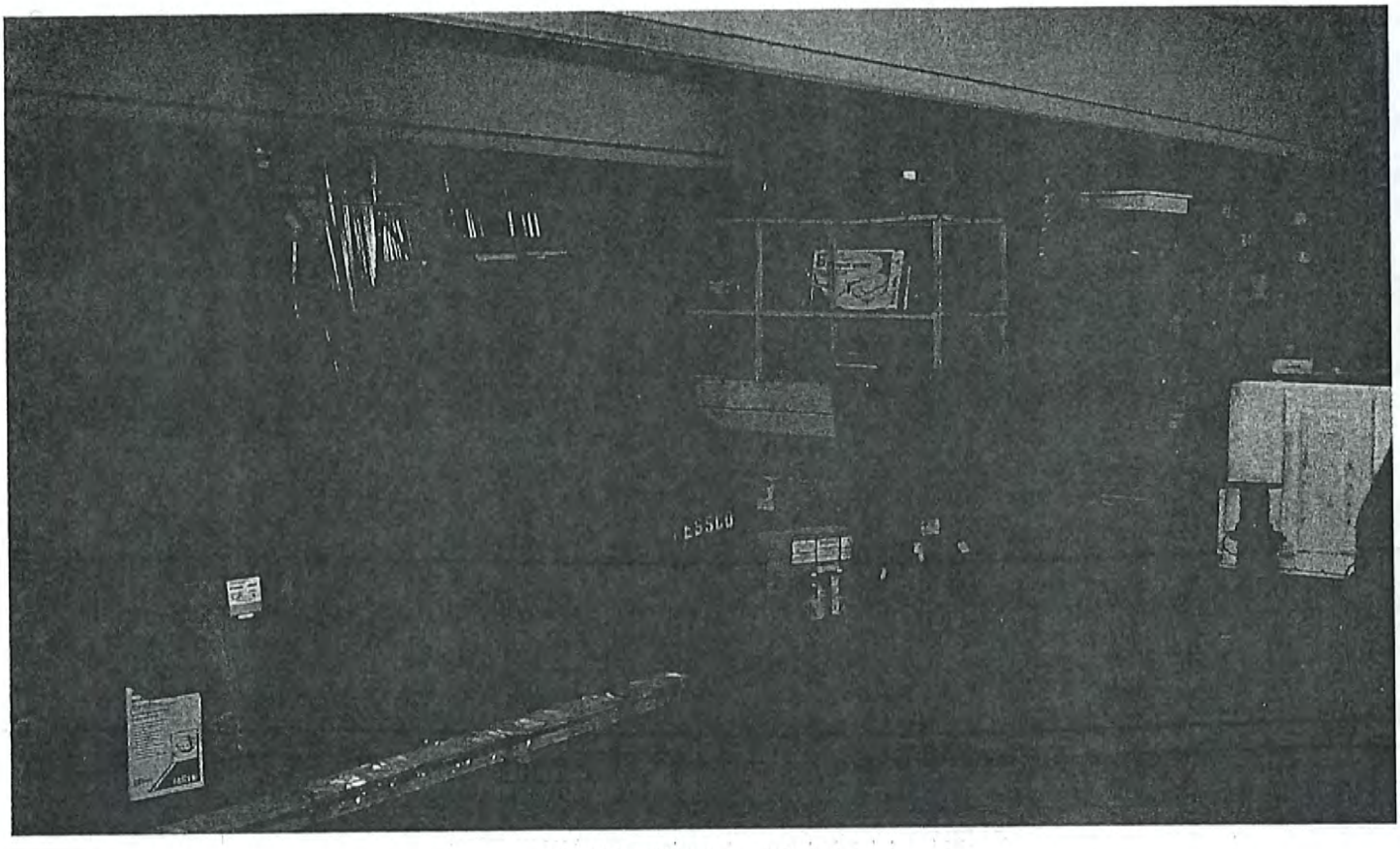
Parking garage - elevator transformers.



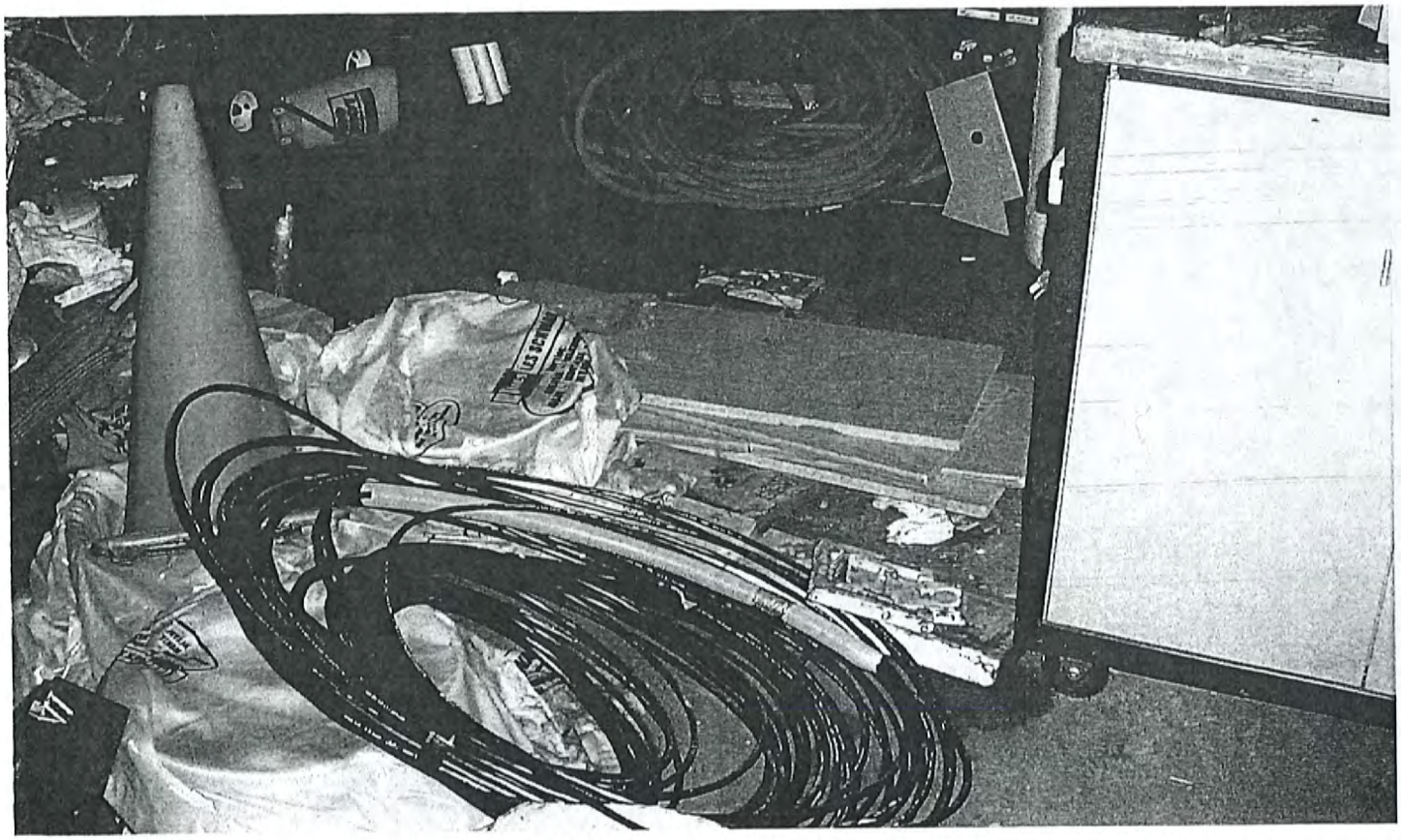
Parking garage - elevator motor & cable.



Parking garage - elevator control unit.

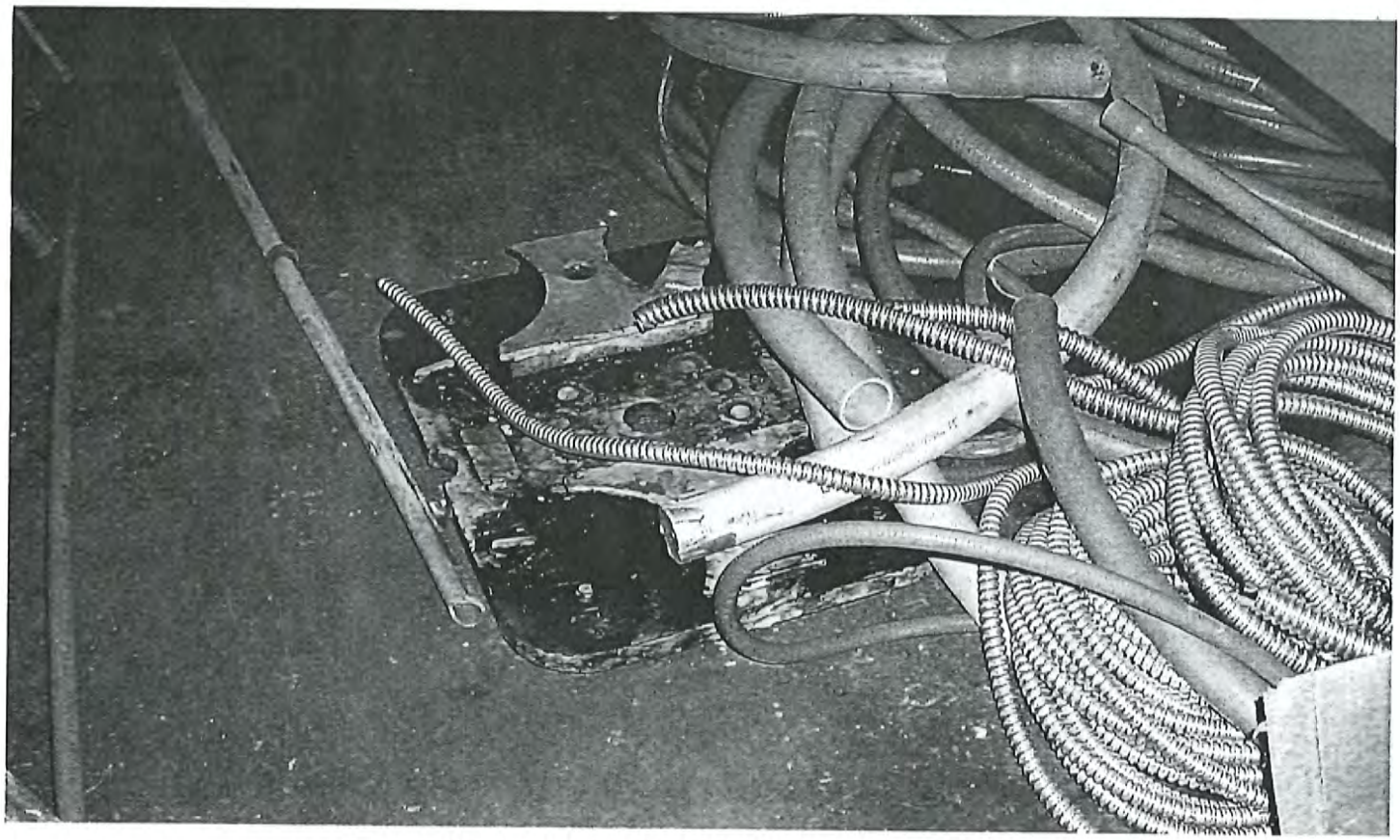


Parking Garage - interior.

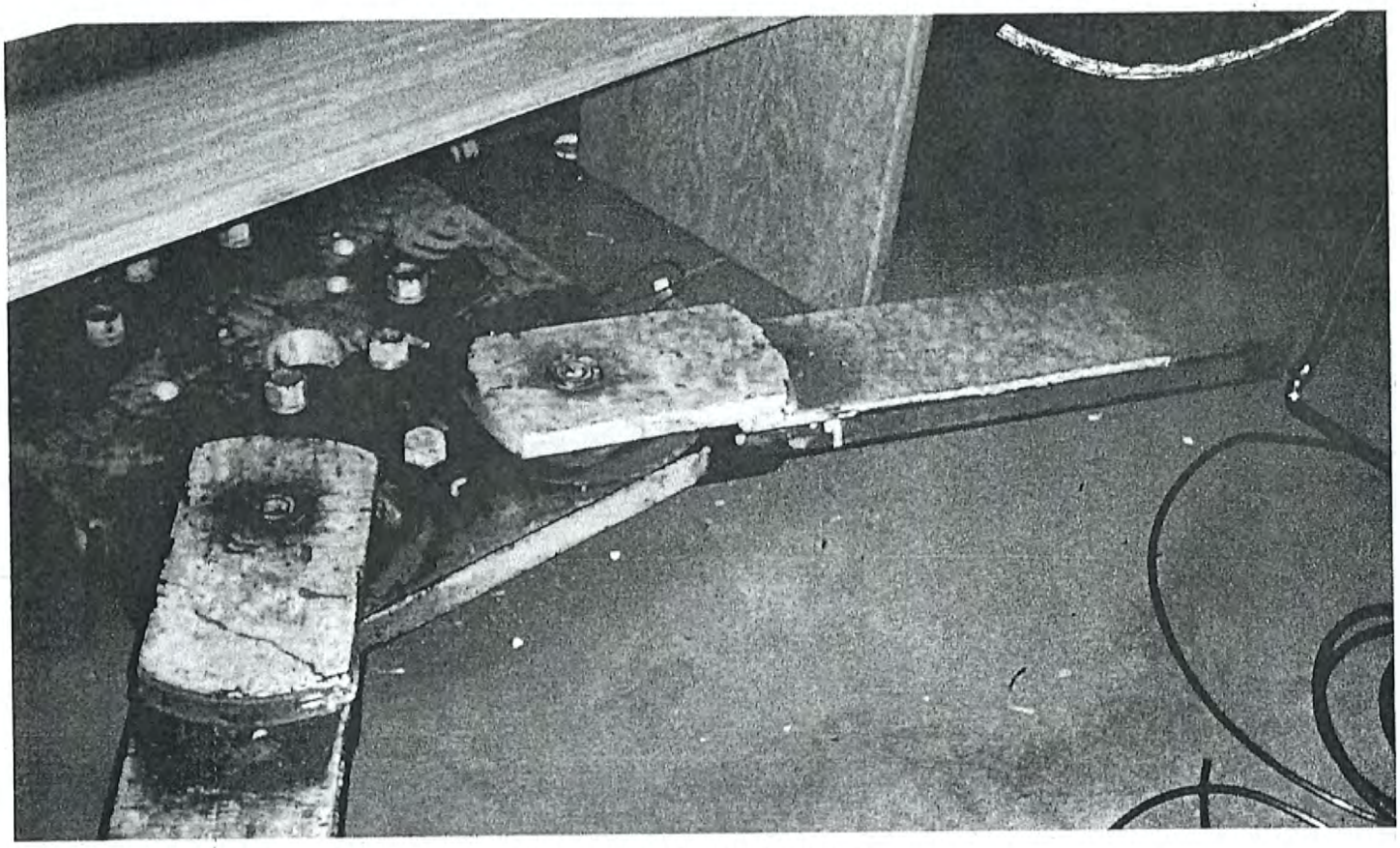


Parking Garage - hydraulic lift in floor.

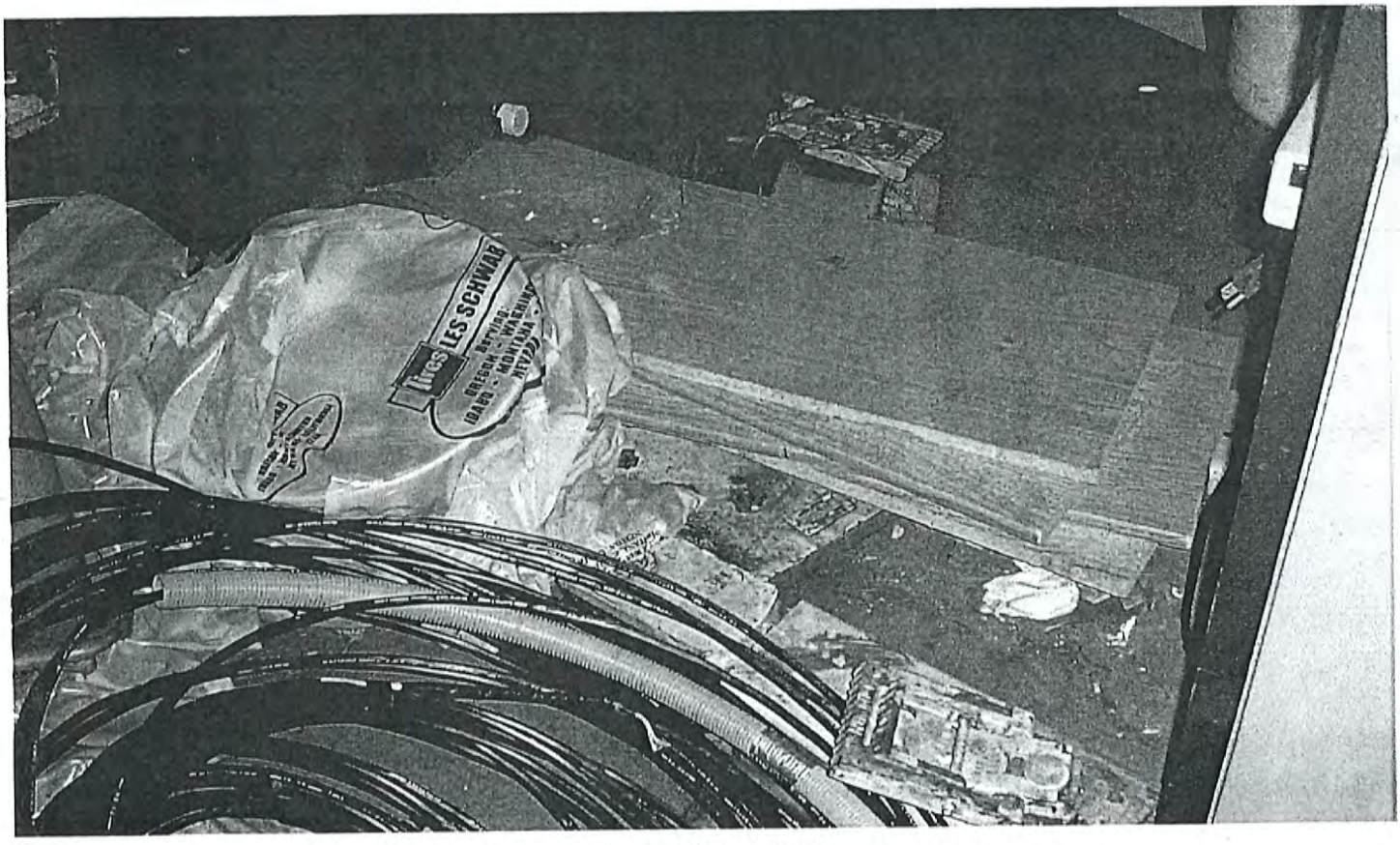
PG - abandoned hydraulic lift #1, in stock room.



PG - abandoned hydraulic lift #2 - in garage.

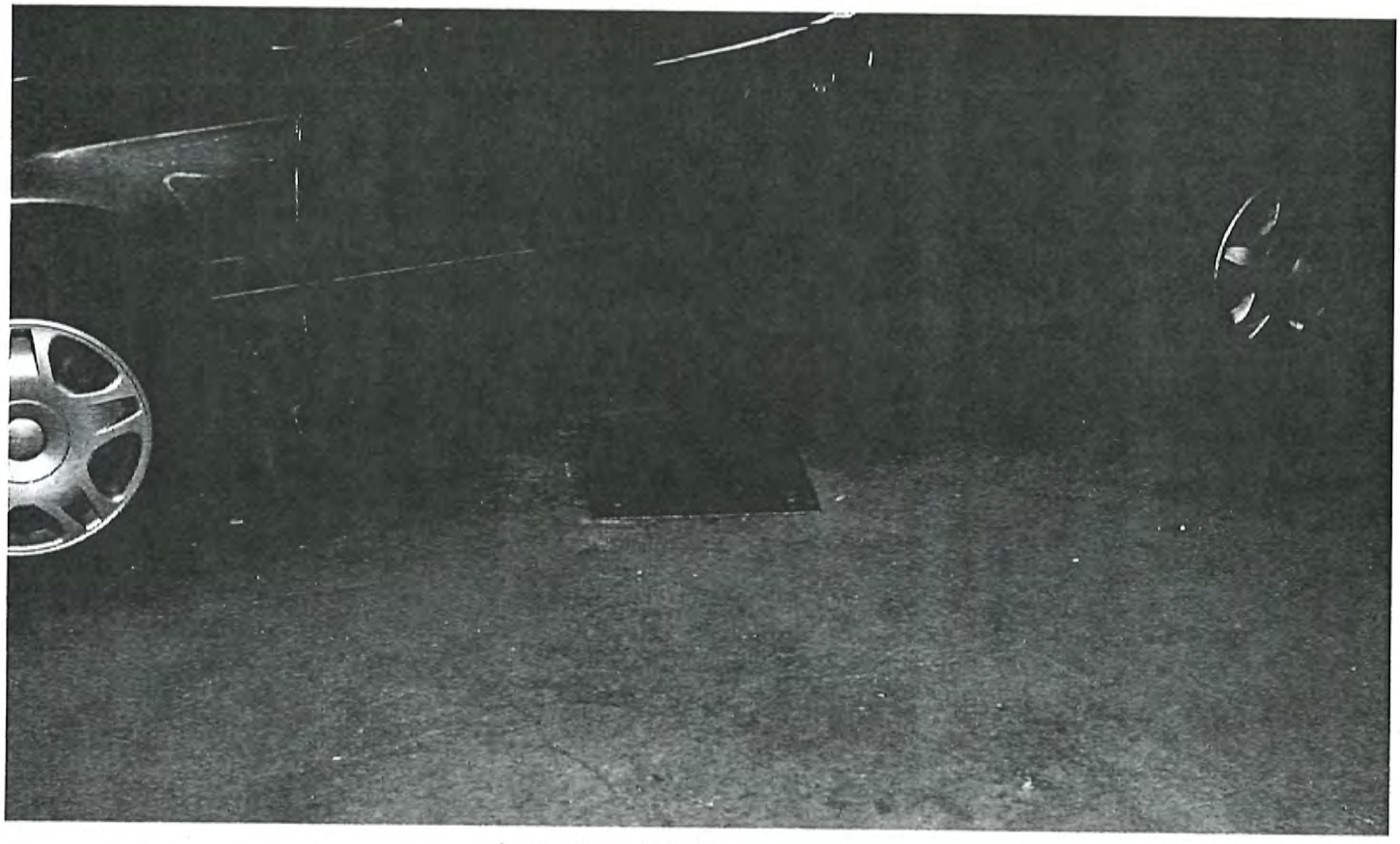


PG - hydraulic lift #3 in garage.

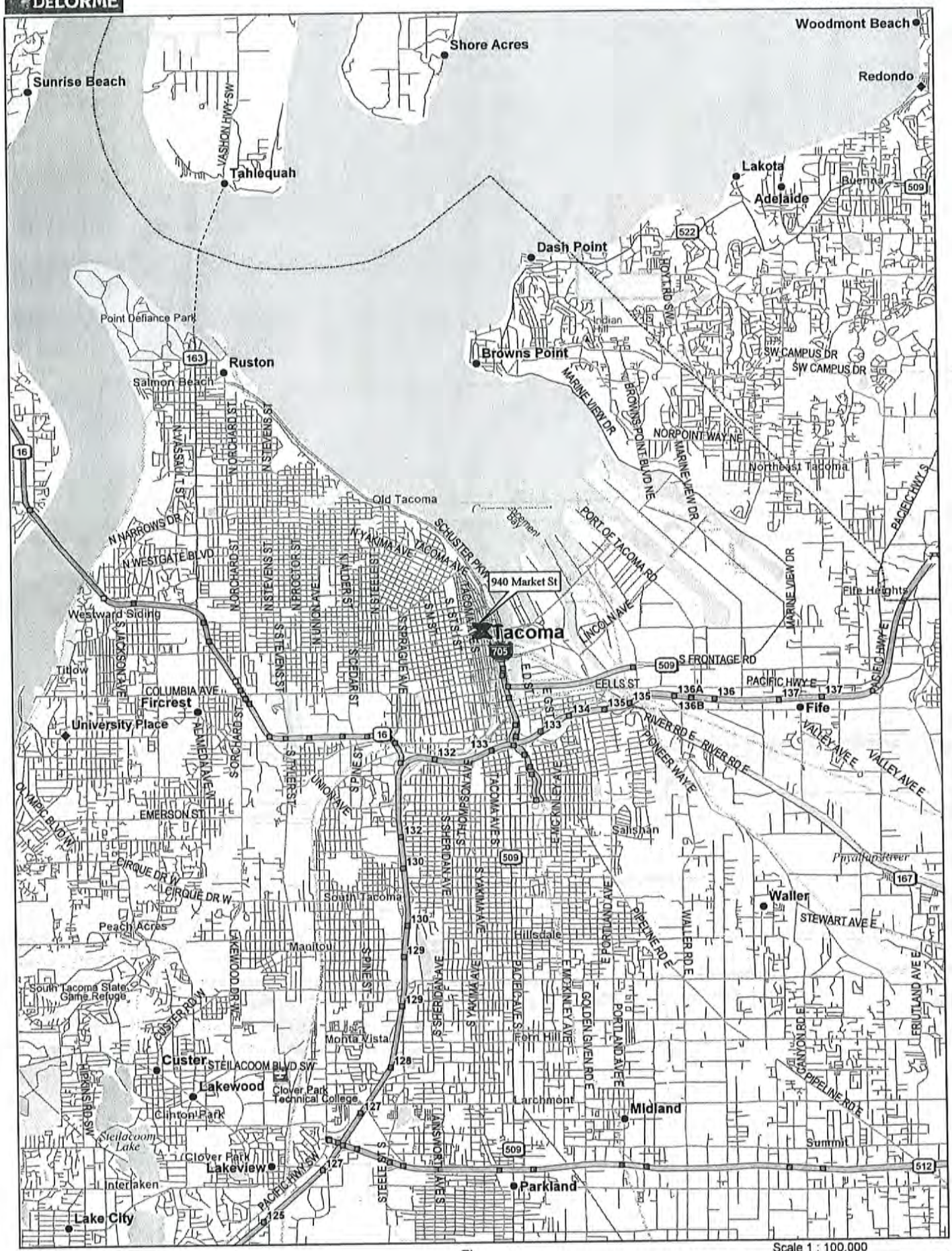


PG - hydraulic lift #4 in back room.

PG - hydraulic lift #5 in garage.



PG - floor drain in main garage.



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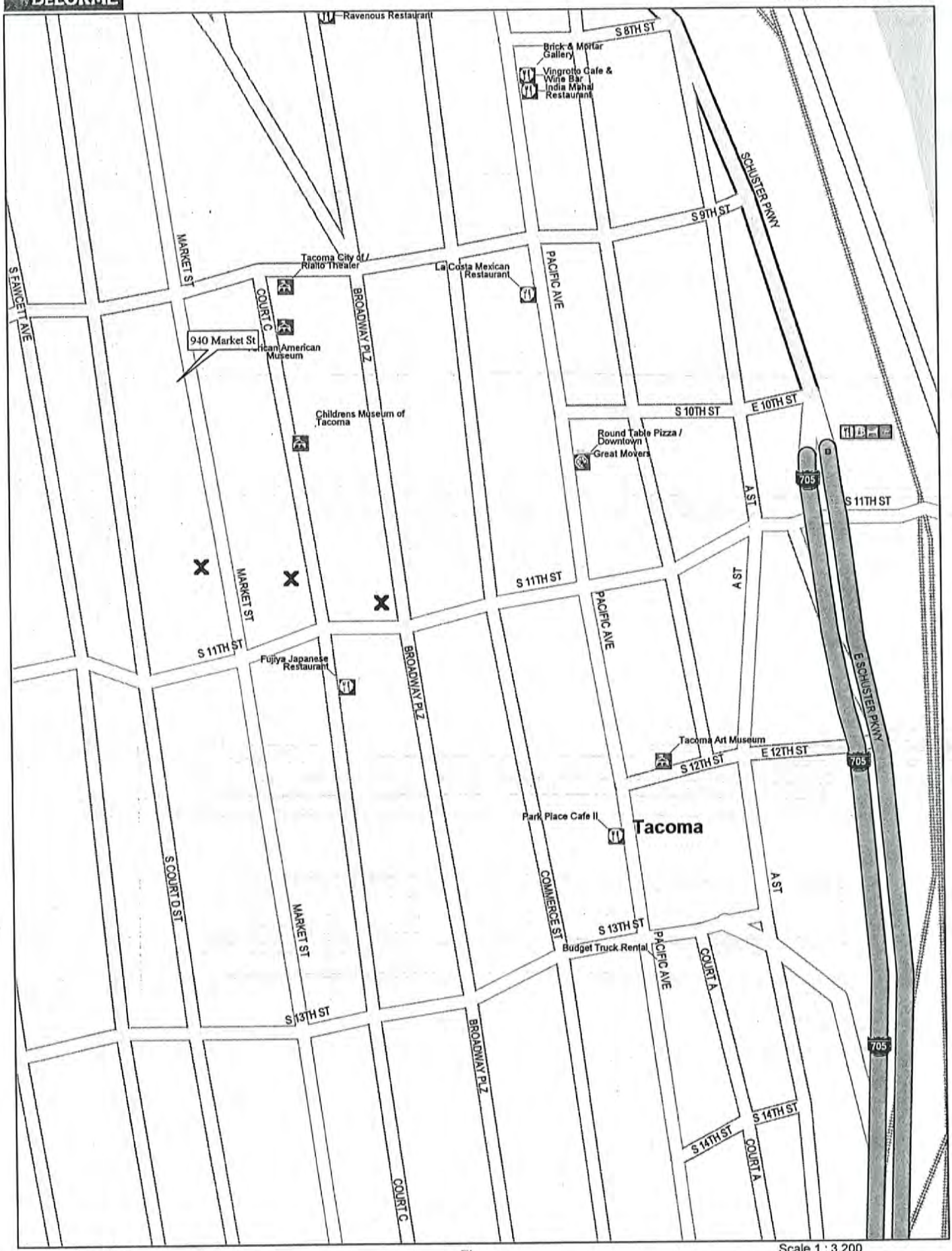
TN

MN (17.3°E)

Scale 1 : 16,000

1" = 1,333.3 ft

Data Zoom 13-6



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TN

MN (17.3°E)

Scale 1 : 3,200

0 80 160 240 320 400 ft

0 20 40 60 80 100 m

1" = 266.7 ft

Data Zoom 16-0

Certified Sanborn® Map Report

Sanborn® Library search results
Certification # C35E-4480-A12C

Tacoma Rhodes Center
944 Broadway & 939-949 Market
Tacoma, WA 98402

Inquiry Number 2034117.3S

September 21, 2007

EDR® Environmental Data Resources Inc

The Standard in Environmental Risk Information

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Milford, Connecticut 06461

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Certified Sanborn® Map Report

9/21/07

Site Name:
Tacoma Rhodes Center
944 Broadway & 939-949
Tacoma, WA 98402

EDR Inquiry # 2034117.3S

Client Name:
Nowicki Env. Services Inc
34004 9th Avenue South
Federal Way, WA 98003

Contact: Walt Pich

EDR® Environmental Data Resources Inc

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Certified Sanborn Results:

Site Name: Tacoma Rhodes Center
Address: 944 Broadway & 939-949 Market
City, State, Zip: Tacoma, WA 98402
Cross Street:
P.O. # NA
Project: NA
Certification # C35E-4480-A12C

Sanborn® Library search results
Certification # C35E-4480-A12C

Maps Identified - Number of maps indicated within "( )"

1969 (1)
1950 (1)
1912 (1)
1896 (2)
1888 (2)
1885 (2)

Total Maps: 9

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

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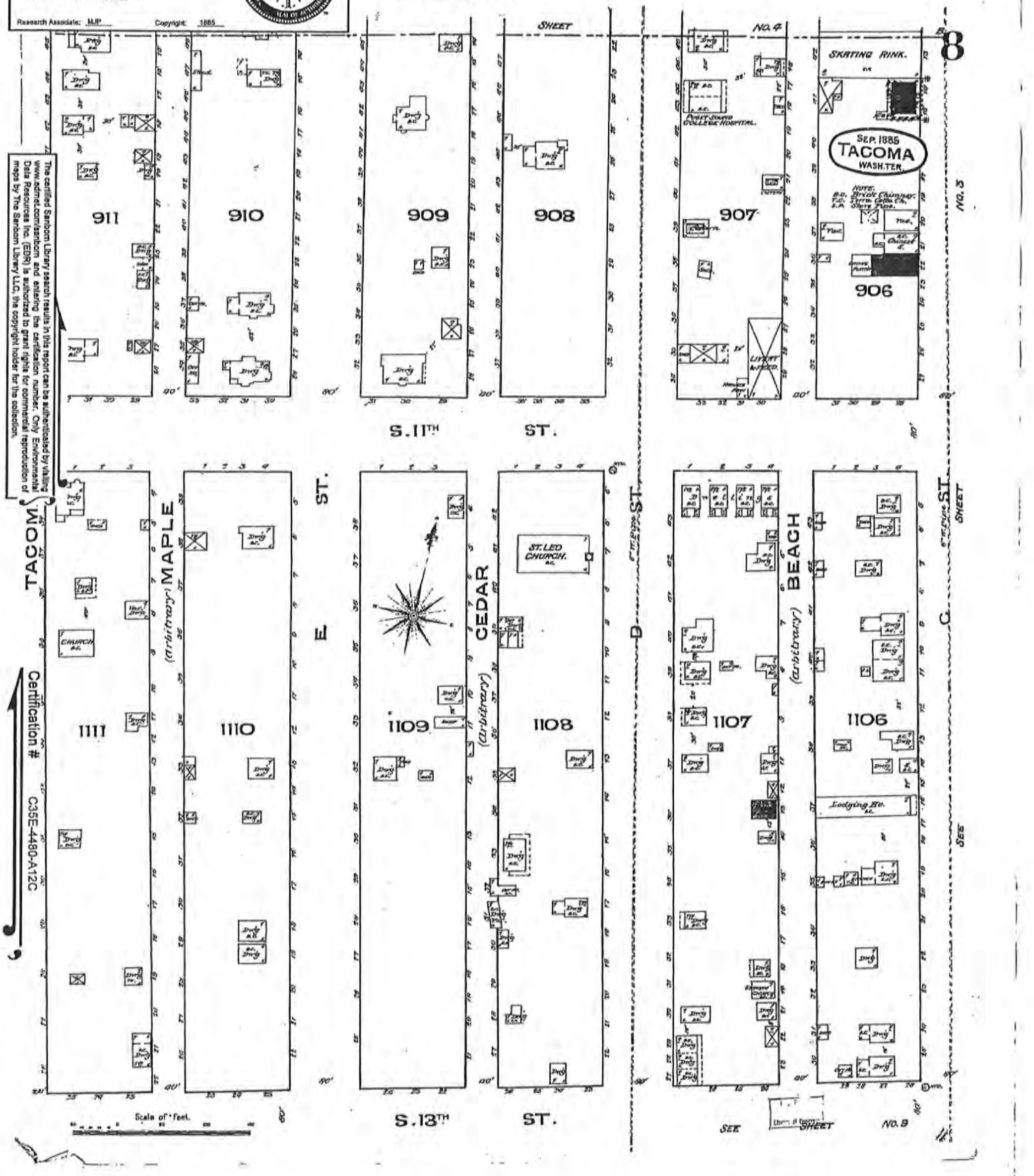
Site Name: Tacoma Rhodes Center
Address: 944 Broadway & 939-949 Market
City, ST, ZIP: Tacoma WA 98402
Client: Nowicki Env. Services Inc
EDR Inquiry: 2034117.3S
Order Date: 9/21/2007 9:21:16 AM
Certification # C35E-4480-A12C
Research Associate: MJP
Copyright: 1885

1885



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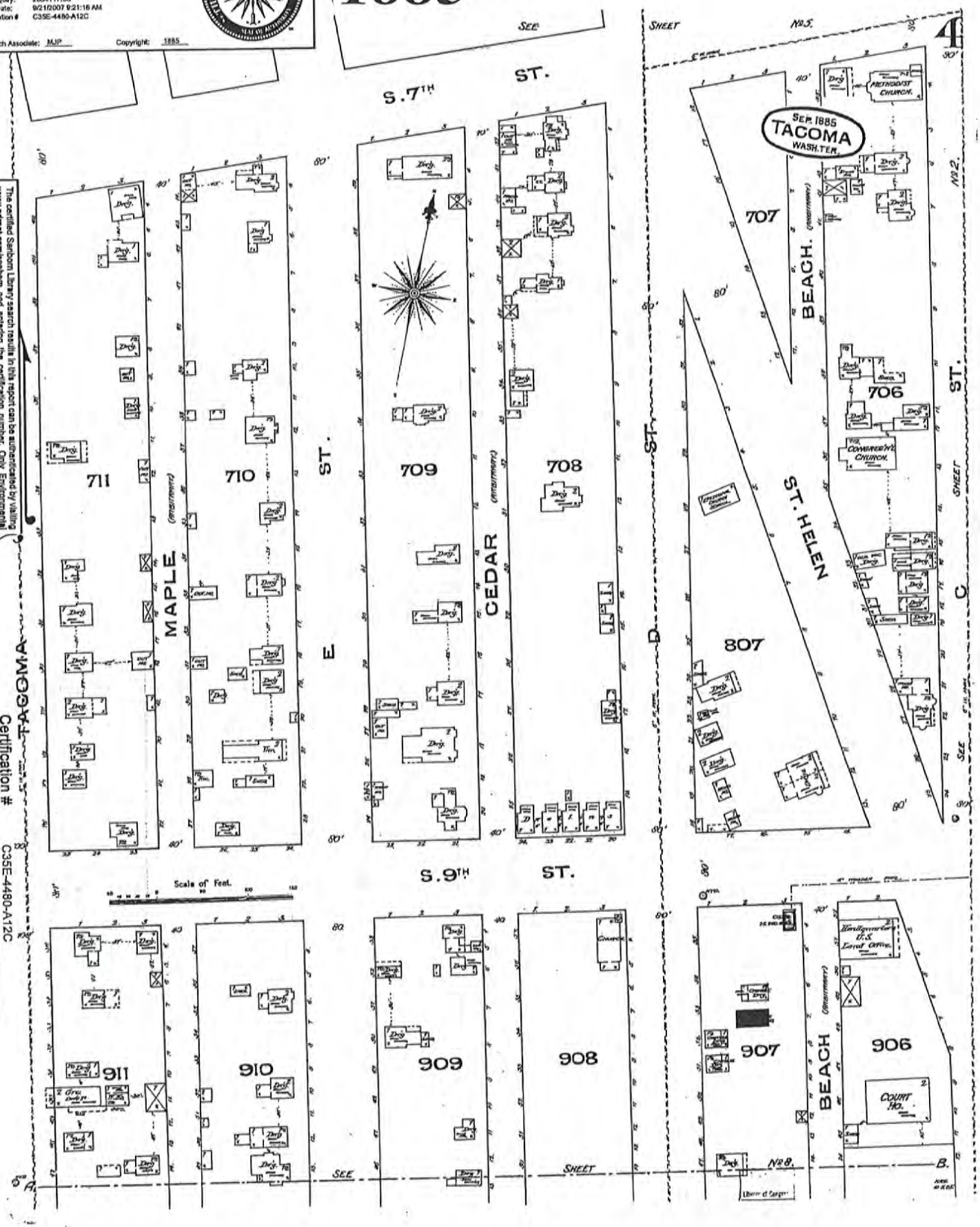
Certification # C35E-4480-A12C
Research Associate: MJP
Copyright: 1885

1885



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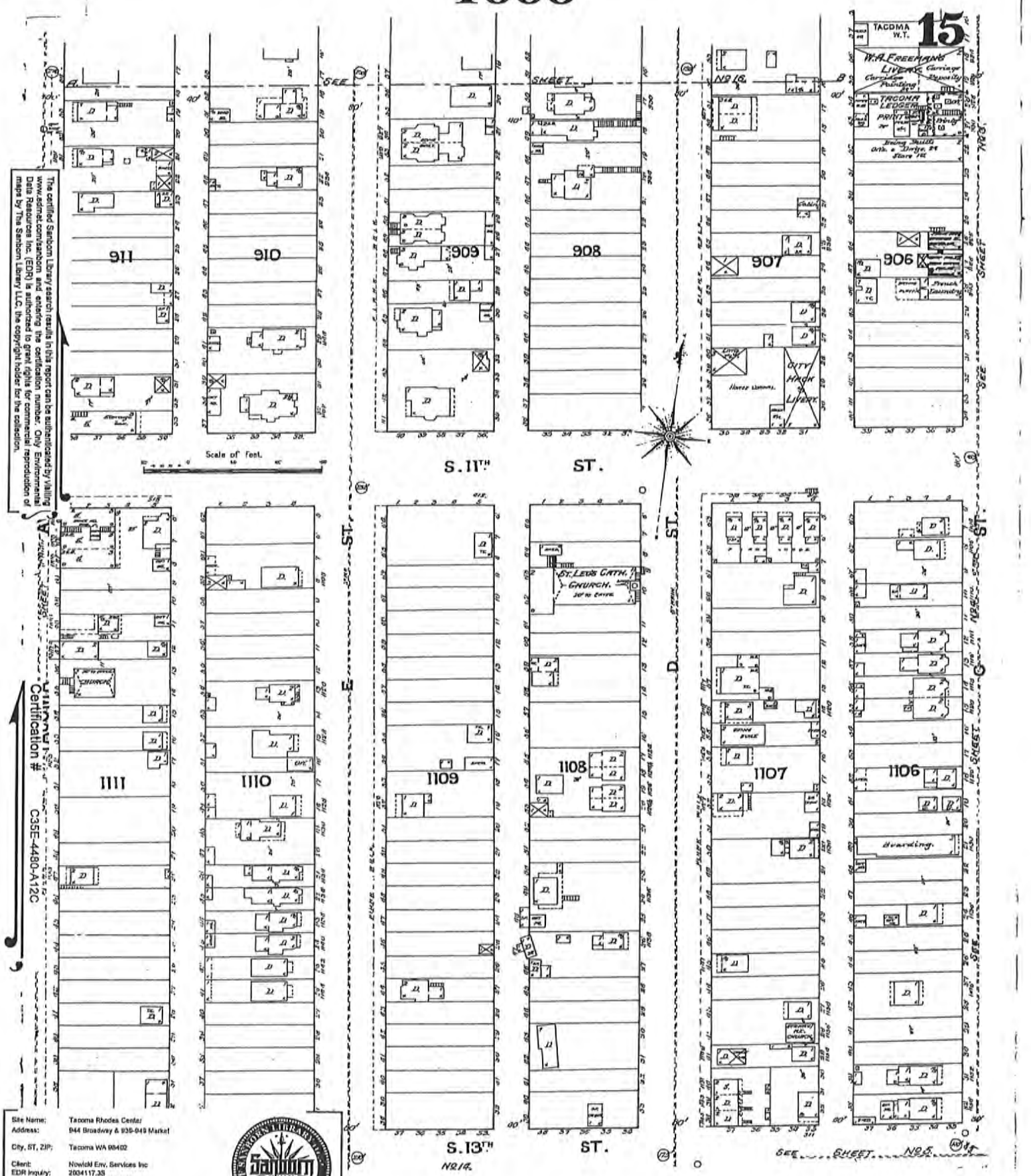
1888



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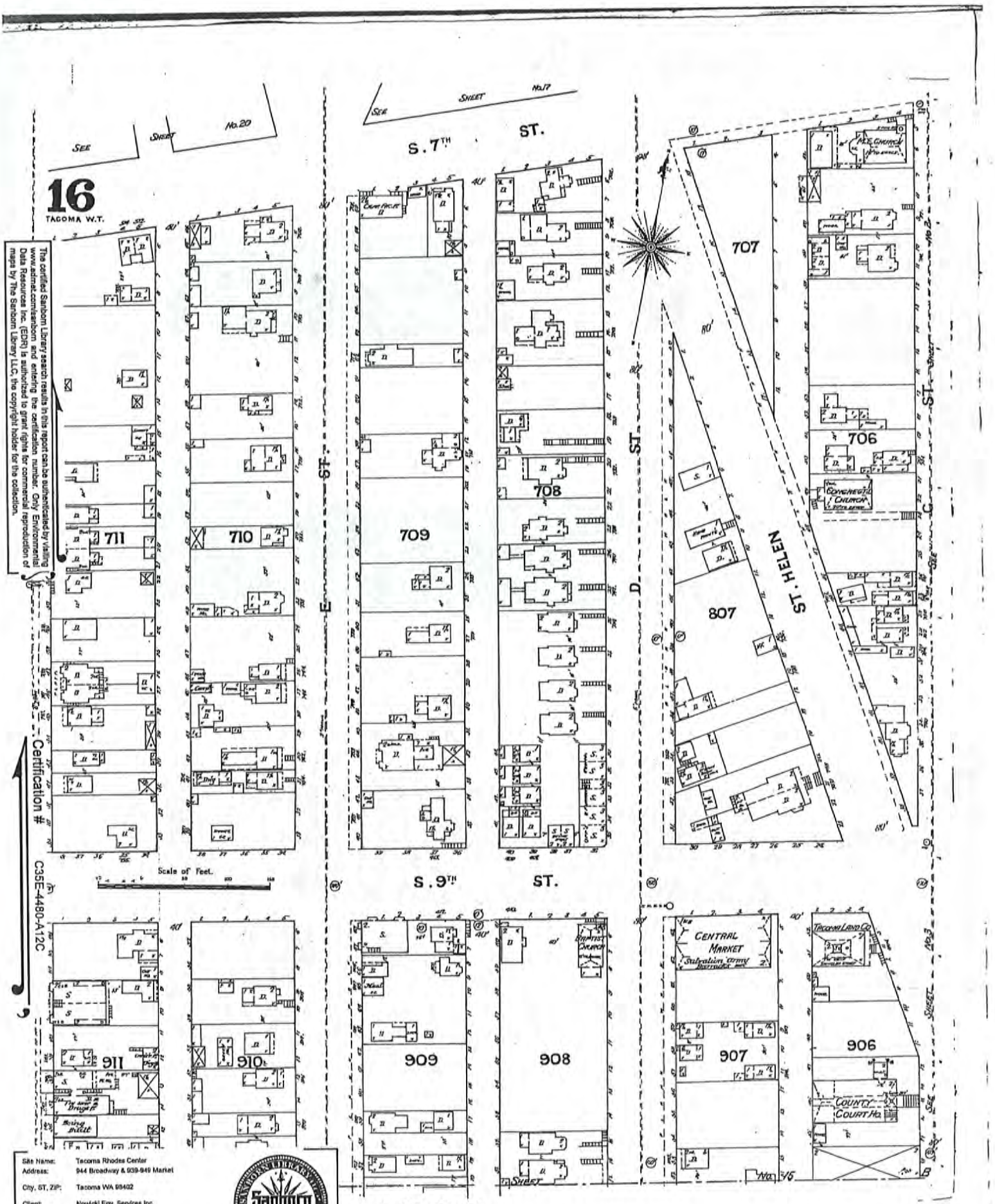
Certification # C35E-4480-A12C

Site Name:	Tacoma Rhodes Center
Address:	944 Broadway & 935-949 Market
City, ST, ZIP:	Tacoma WA 98402
Client:	Nowicki Env. Services Inc
EDR Inquiry:	2034117.3S
Order Date:	8/21/2007 9:21:16 AM
Certification #:	C35E-4480-A12C

Research Associate: MJP

Copyright: 1888



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Certification # C35E-4480-A12C

Site Name: Tacoma Rhodes Center
Address: 944 Broadway & 939-949 Market
City, ST, ZIP: Tacoma WA 98402
Client: Nowicki Env. Services Inc
EDR Inquiry: 2034117.3S
Order Date: 9/21/2007 9:21:16 AM
Certification #: C35E-4480-A12C
Research Associate: MJP
Copyright: 1896

1896

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Certification # C35E-4480-A12C

AV.

ST.

80 feet Wide.

C.

D.

S. NINTH

S. ELEVENTH

S. 10TH ST.

TACOMA THEATRE

OPERA ALLEY

GROSS BLOCK

FIDELITY TRUST CO. BLDG

CHAMBER OF COMMERCE BUILDING

904

905

906

907

6

7

11

Site Name: Tacoma Rhodes Center
Address: 944 Broadway & 939-949 Market
City, ST, ZIP: Tacoma WA 98402
Client: Nuvidd Env. Services Inc
EDR Inquiry: 2034117.3S
Order Date: 9/21/2007 9:21:16 AM
Certification #: C35E-4480-A12C
Research Associate: MJP
Copyright: 1896

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Certification # C35E-4480-A12C

1896

1

S. PACIFIC

S. 7TH ST.

RAILROAD

SOUTH C.

SOUTH D.

ST. HELEN'S

S. NINTH ST.

AV.

ST.

704

705

706

707

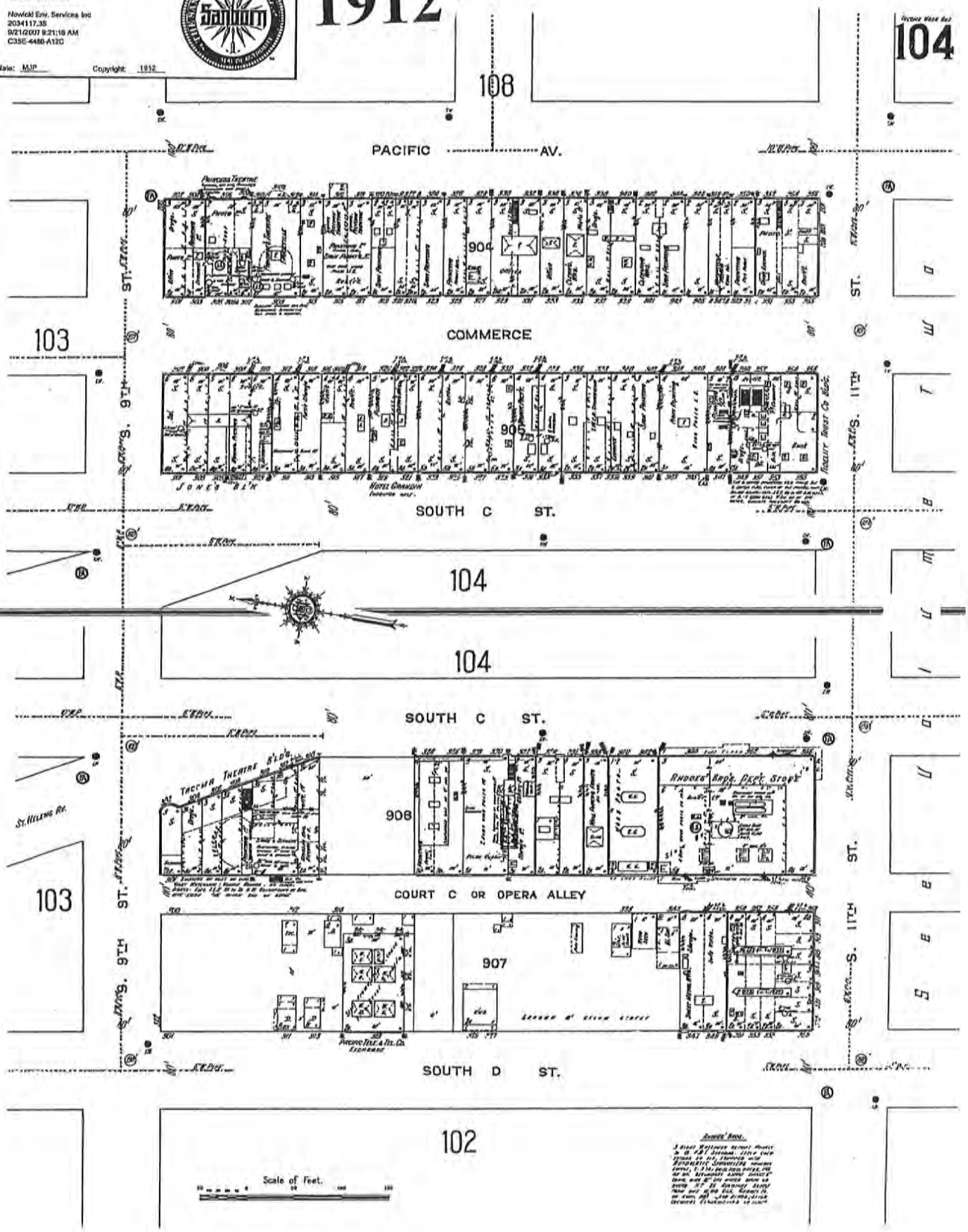
807

11

Scale of Feet.

Site Name: Tacoma Rhodes Center
Address: 944 Broadway & 939-949 Market
City, ST, ZIP: Tacoma WA 98402
Client: Nowicki Env. Services Inc
EDR Inquiry: 2034117.3S
Order Date: 9/21/2007 9:21:16 AM
Certification # C35E-4480-A12C
Research Associate: MJP Copyright: 1912

1912



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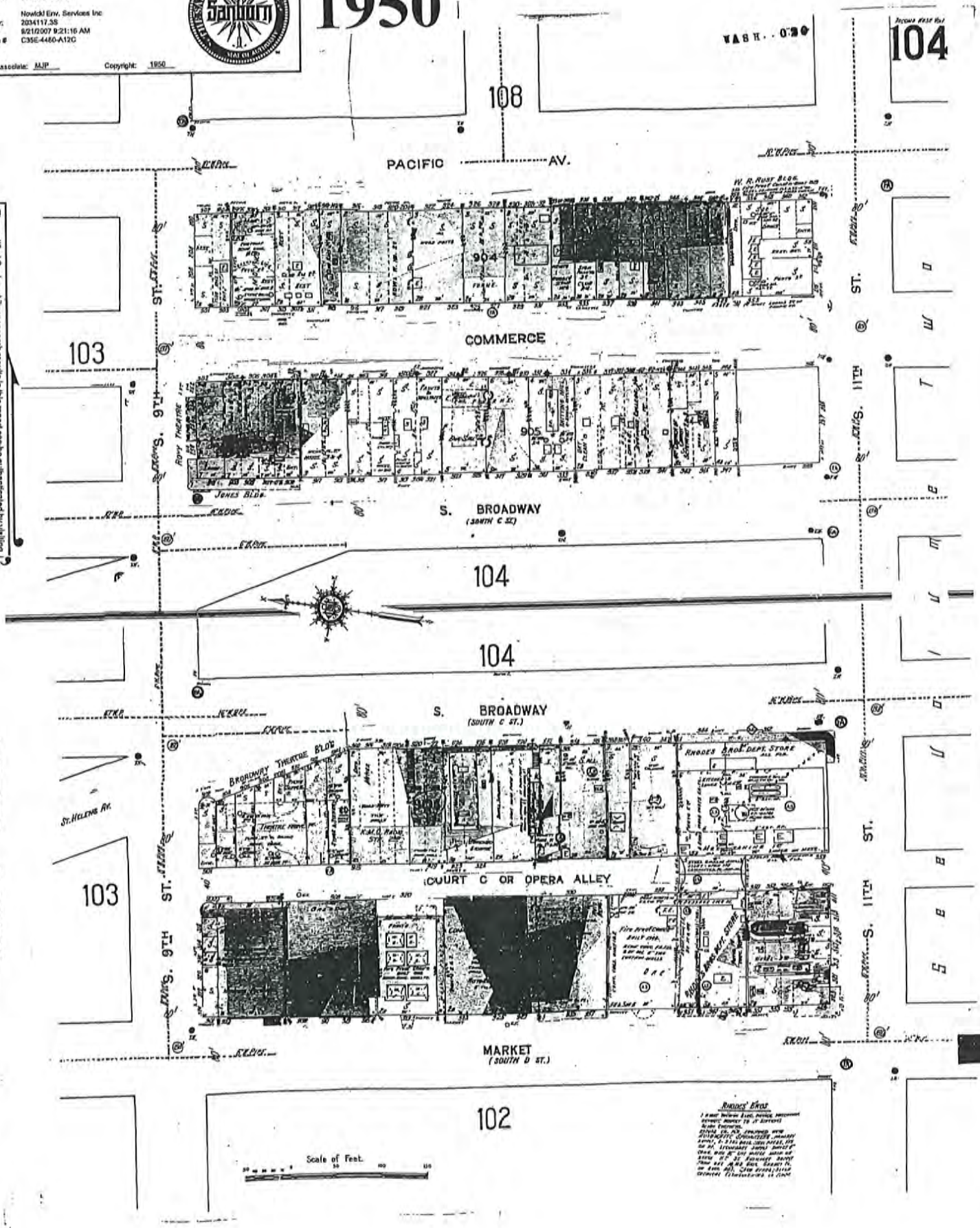
Certification # C35E-4480-A12C

Site Name: Tacoma Rhodes Center
Address: 944 Broadway & 939-949 Market
City, ST, ZIP: Tacoma WA 98402
Client: Nowicki Env. Services Inc
EDR Inquiry: 2034117.3S
Order Date: 9/21/2007 9:21:16 AM
Certification #: C35E-4480-A12C
Research Associate: MJP
Copyright: 1950

1950



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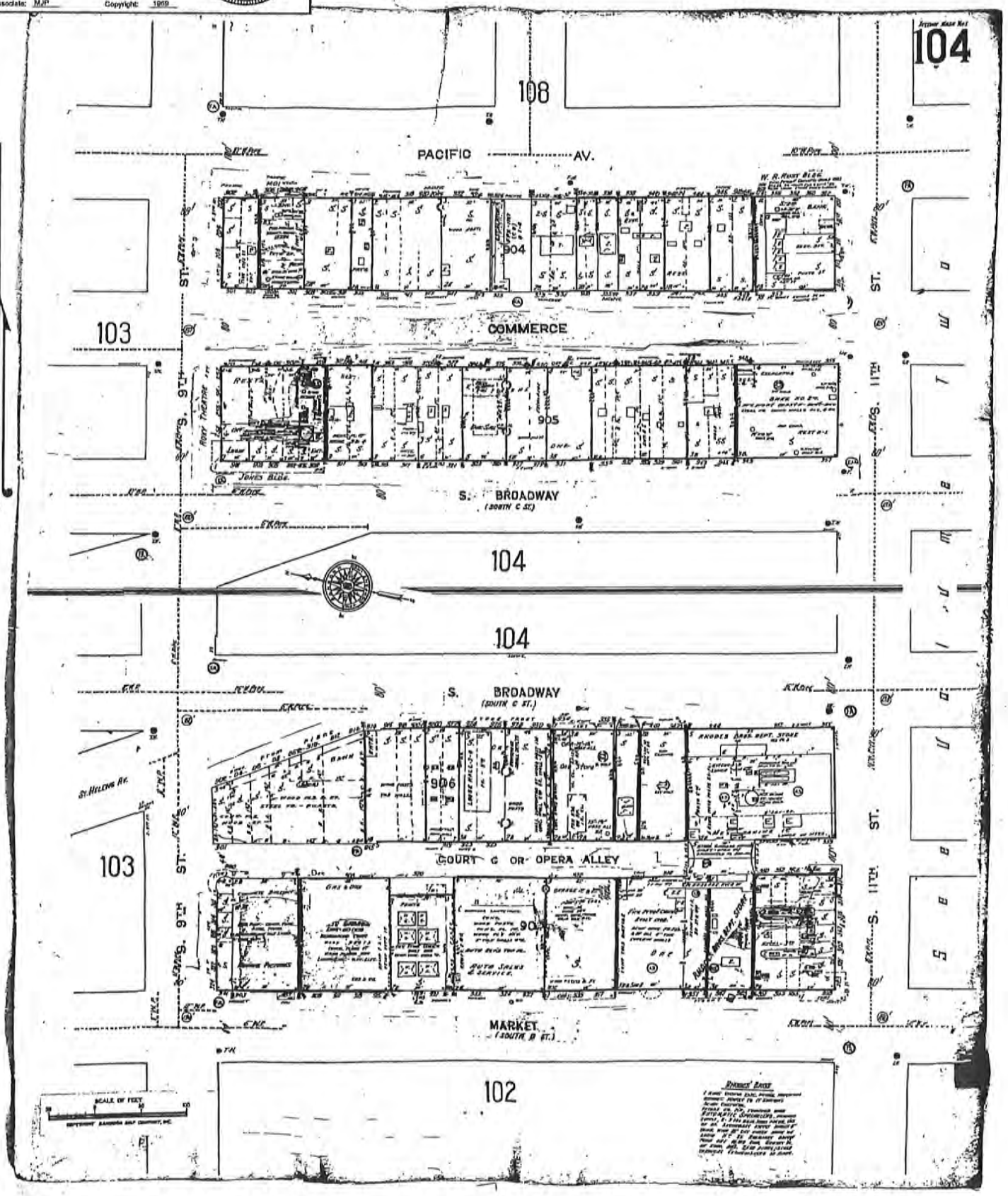
Certification # C35E-4480-A12C

Site Name: Tacoma Rhodes Center
Address: 944 Broadway & 939-949 Market
City, ST, ZIP: Tacoma WA 98402

Client: Nowicki Env. Services Inc
EDR Inquiry: 2034117.3S
Order Date: 9/21/2007 9:21:16 AM
Certification #: C35E-4480-A12C

Research Associate: MJP
Copyright: 1969

1969



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Certification # C35E-4480-A12C

EDR Historical Topographic Map Report

Tacoma Rhodes Center
944 Broadway & 939-949 Market
Tacoma, WA 98402

Inquiry Number: 2034117.4

September 21, 2007

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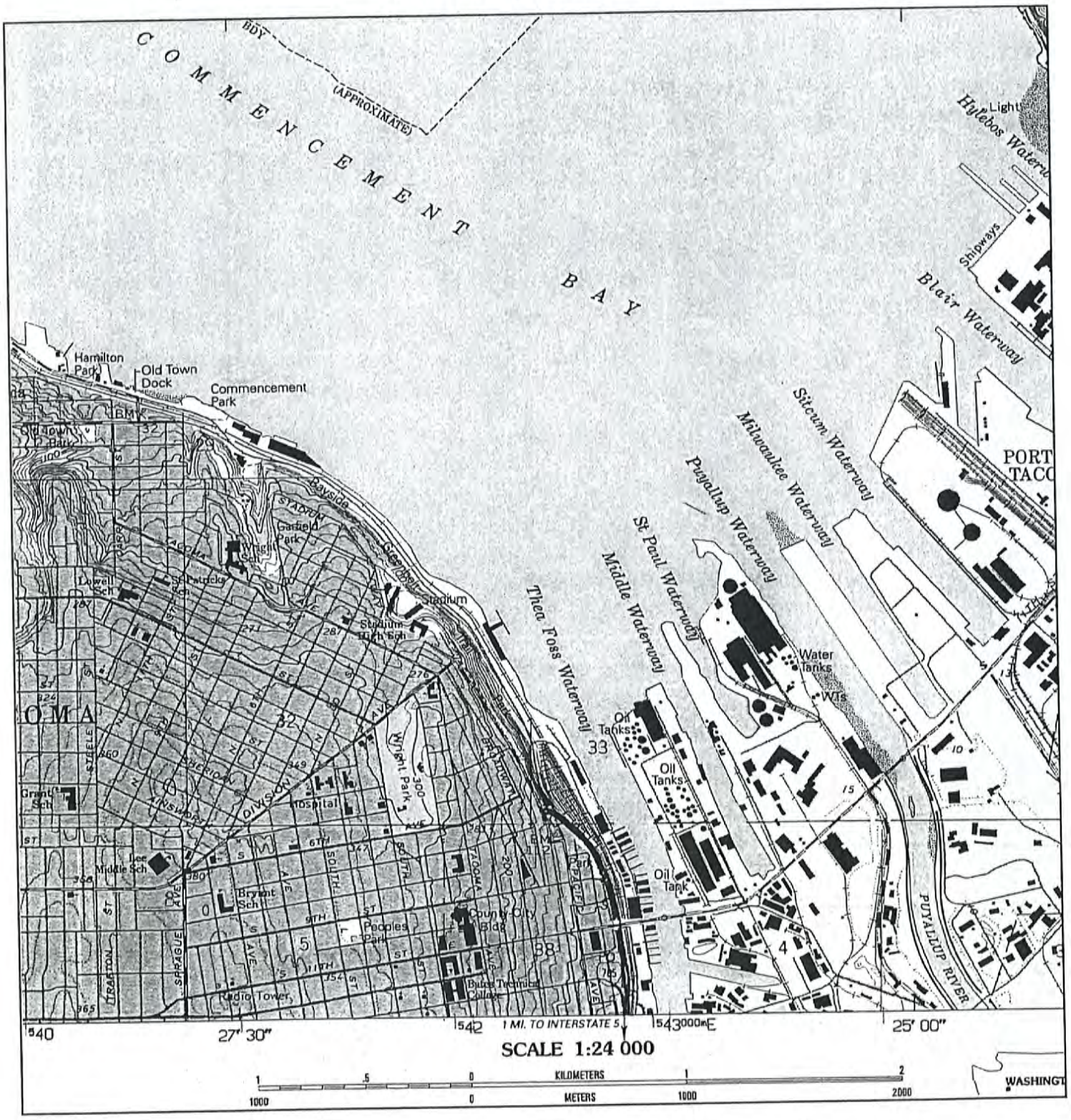
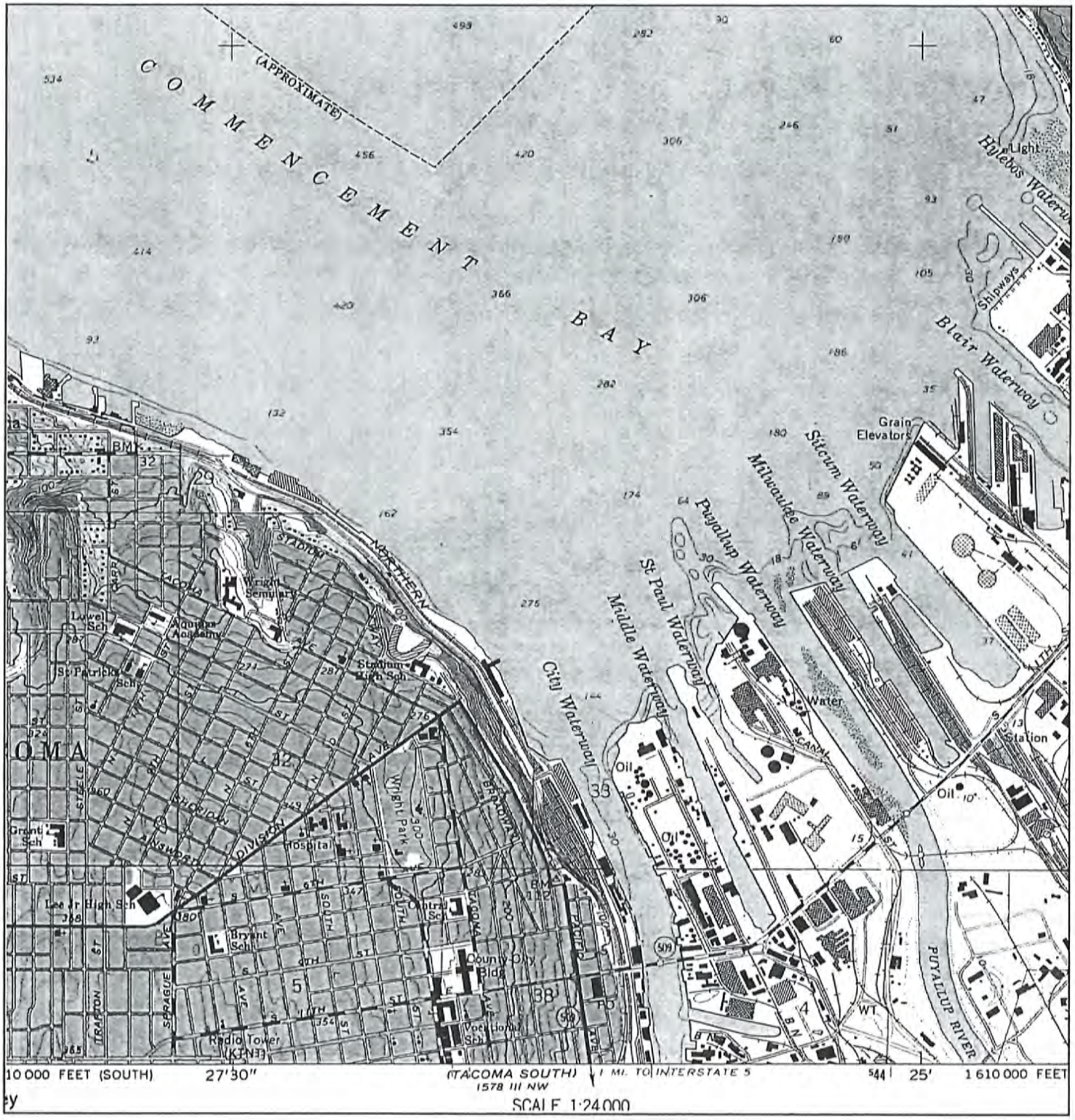
Historical Topographic Map



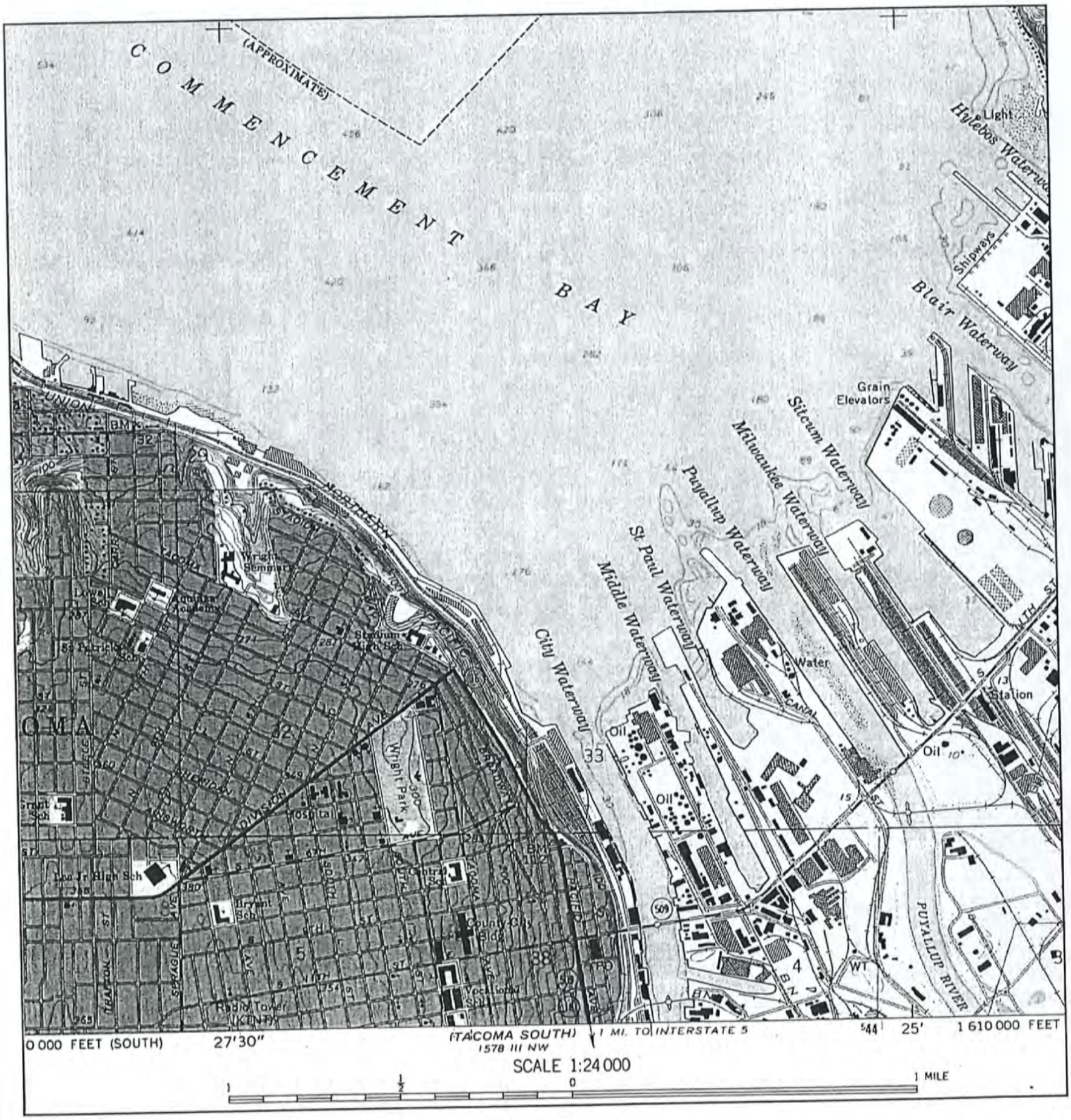
N	TARGET QUAD NAME: Tacoma North, WA MAP YEAR: 1994 REVISED FROM:1961 SERIES: 7.5 SCALE: 1:24,000	SITE NAME: Tacoma Rhodes Center ADDRESS: 944 Broadway & 939-949 Market Tacoma, WA 98402 LAT/LONG: 47.2538 / 122.4405 **1994**	CLIENT: Nowicki Env. Services Inc CONTACT: Walt Pich INQUIRY#: 2034117.4 RESEARCH DATE: 09/21/2007

Historical Topographic Map



N	TARGET QUAD NAME: Tacoma North, WA MAP YEAR: 1981 PHOTOREVISED FROM:1961 SERIES: 7.5 SCALE: 1:24,000	SITE NAME: Tacoma Rhodes Center ADDRESS: 944 Broadway & 939-949 Market Tacoma, WA 98402 LAT/LONG: 47.2538 / 122.4405 **1981**	CLIENT: Nowicki Env. Services Inc CONTACT: Walt Pich INQUIRY#: 2034117.4 RESEARCH DATE: 09/21/2007

Historical Topographic Map

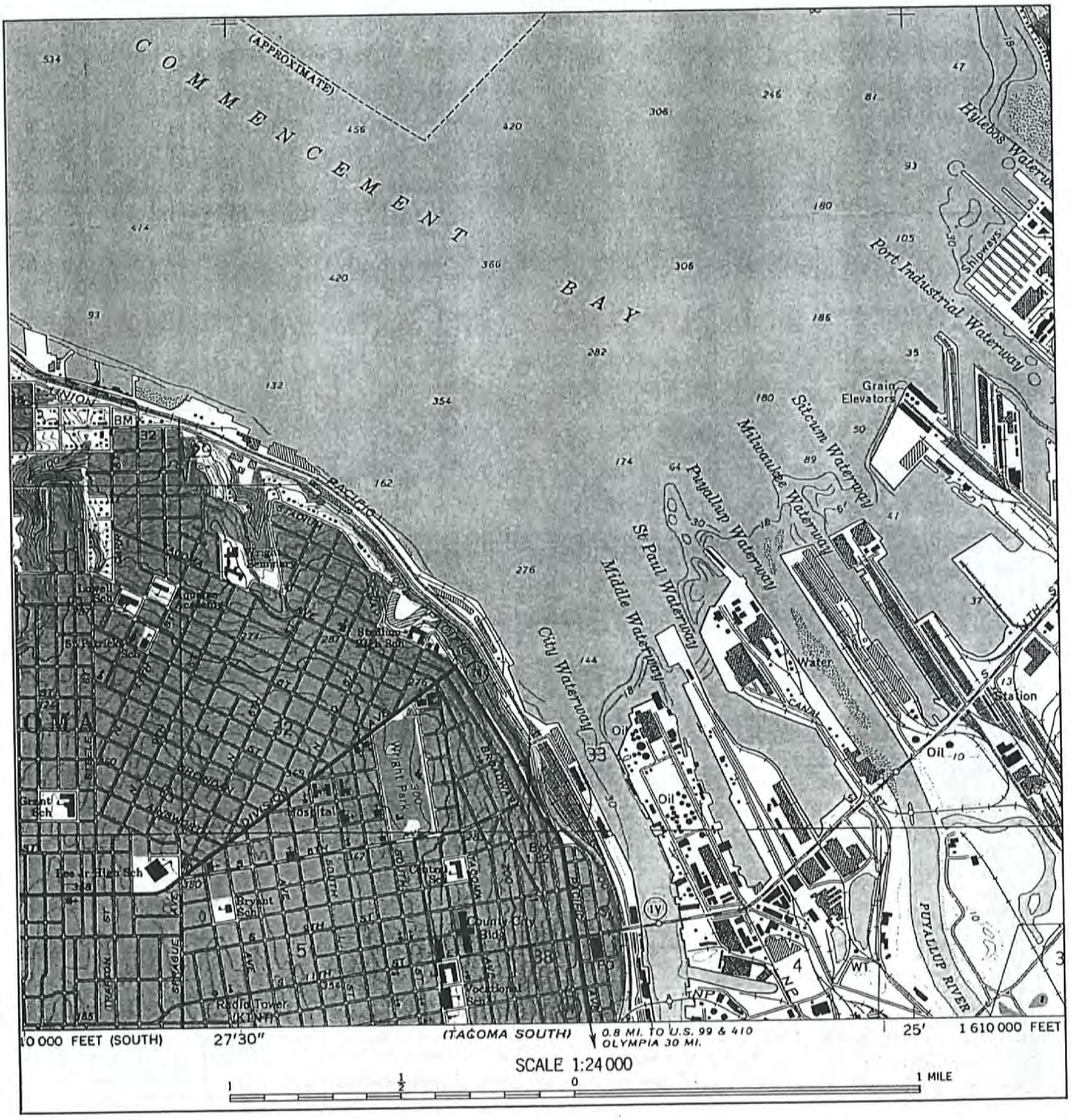


N	TARGET QUAD NAME: Tacoma North, WA MAP YEAR: 1973 PHOTOREVISED FROM:1961 SERIES: 7.5 SCALE: 1:24,000	SITE NAME: Tacoma Rhodes Center ADDRESS: 944 Broadway & 939-949 Market Tacoma, WA 98402 LAT/LONG: 47.2538 / 122.4405 **1973**	CLIENT: Nowicki Env. Services Inc CONTACT: Walt Pich INQUIRY#: 2034117.4 RESEARCH DATE: 09/21/2007

Historical Topographic Map

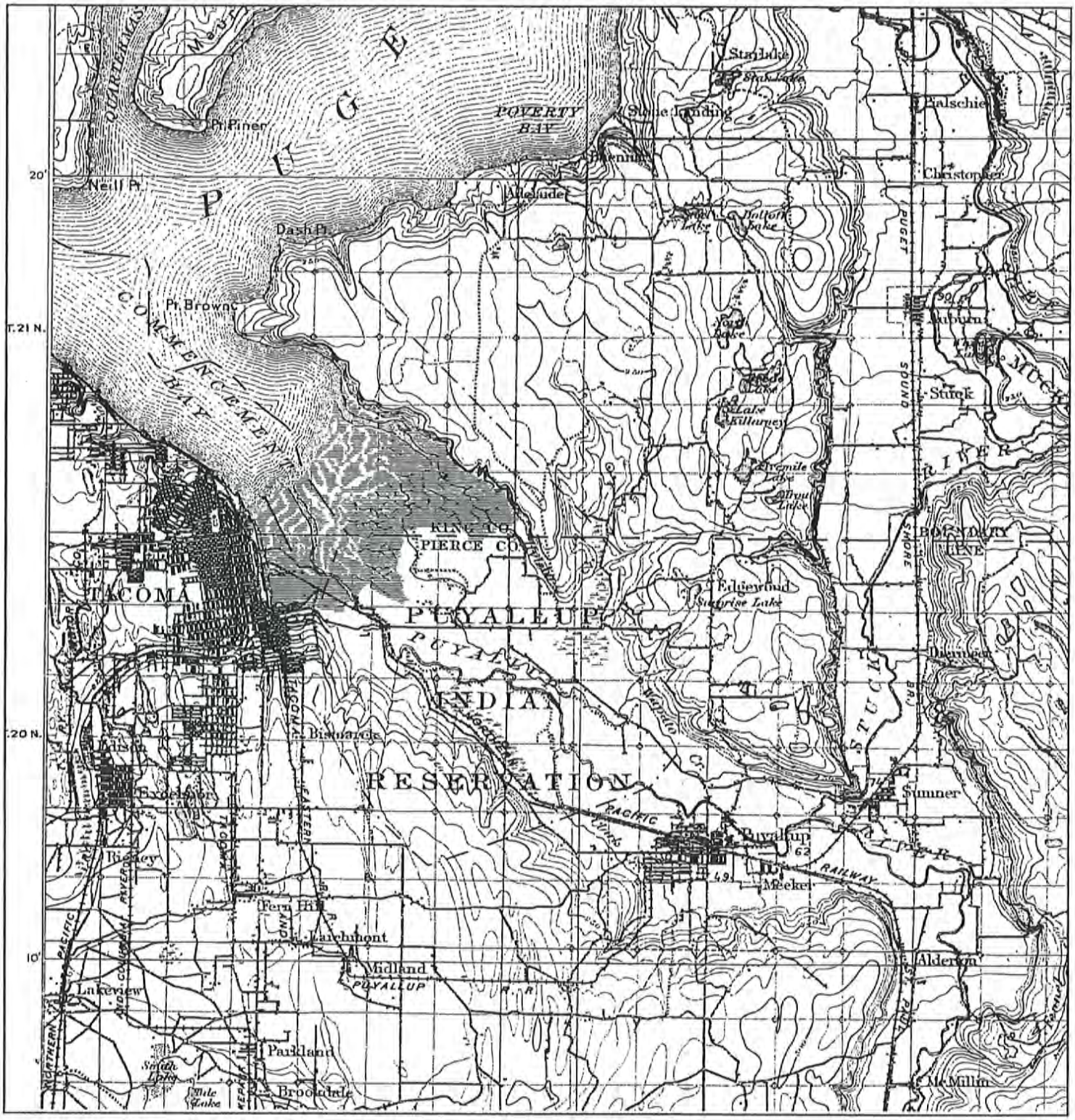
N	TARGET QUAD NAME: Tacoma North, WA MAP YEAR: 1968 PHOTOREVISED FROM:1961 SERIES: 7.5 SCALE: 1:24,000	SITE NAME: Tacoma Rhodes Center ADDRESS: 944 Broadway & 939-949 Market Tacoma, WA 98402 LAT/LONG: 47.2538 / 122.4405 **1968**	CLIENT: Nowicki Env. Services Inc CONTACT: Walt Pich INQUIRY#: 2034117.4 RESEARCH DATE: 09/21/2007

Historical Topographic Map



N	TARGET QUAD NAME: Tacoma North, WA MAP YEAR: 1961 SERIES: 7.5 SCALE: 1:24,000	SITE NAME: Tacoma Rhodes Center ADDRESS: 944 Broadway & 939-949 Market Tacoma, WA 98402 LAT/LONG: 47.2538 / 122.4405 **1961**	CLIENT: Nowicki Env. Services Inc CONTACT: Walt Pich INQUIRY#: 2034117.4 RESEARCH DATE: 09/21/2007

Historical Topographic Map



N	TARGET QUAD NAME: Tacoma, WA MAP YEAR: 1900 SERIES: 30 SCALE: 1:125,000	SITE NAME: Tacoma Rhodes Center ADDRESS: 944 Broadway & 939-949 Market Tacoma, WA 98402 LAT/LONG: 47.2538 / 122.4405 **1900**	CLIENT: Nowicki Env. Services Inc CONTACT: Walt Pich INQUIRY#: 2034117.4 RESEARCH DATE: 09/21/2007

Search term entered: **rhodes**

The search retrieved 66 matches. Displaying full information for number 18 of 66 below.

Search Match Number 18

Address: 950 BROADWAY, Tacoma

Built: 1903

Notes: Rhodes Bros. Dept. Store
Judge Wm. A. Snell, builder
Russell & Heath, arch.
F.H. Goss, contr.
-three stories added in 1911
-"All Roads Lead to Rhodes"
-Rhodes Bros. Dept. Store closed 12/28/1974
-occupied by University of Puget Sound Law School (Norton Clapp Law Center) from 1980 to 1999 (school purchased by Seattle University in 1994, relocated to Seattle in 1999)
-site includes 944-56 Broadway
TDL 1/18/1903 p.17 (mention)
TDL 3/22/1903 Contract for Snell block let
TDL 3/29/1903 p.15 (sketch)
TDL 5/17/1903 p.17 Excavating for Snell building completed
TDL 7/19/1903 p.23 (il under construction)
TDL 7/26/1903 p.23 (sketch)
TDL 11/5/1903 p.7 (ad for grand opening,il)
TDL 11/8/1903 p.17 Auspicious opening of new store
TDN Annual 1/18/1904 p.49 (il)
TDN 6/29/1905 (il)
TDL 10/1/1905 p.21 Sprinkler system for big dept. store
TDL 10/29/1905 p.20 (water tank installed)
TDL 7/7/1907 p.16 Department store will be enlarged
TDL 7/21/1907 p.17 Permit issued for C St. building (addition by Frederick Heath, arch. and J.E. Bonnell, contr.)
TDL 7/12/1908 p.8 Rhodes Brothers open their new tea room

TDL 1/9/1910 p.37 (addition)
TDL 3/19/1911 p.40 Big store to be twice as large (three-story addition by Frederick Heath, arch. and J.E. Bonnell, contr.) (il)
T.Daily Tribune 7/4/1911 ... addition of three stories> (sketch)
TDL 8/27/1911 p.15 (ad,sketch)
TDL 10/1/1911 p.29 (remodeling by J.E. Bonnell, contr.)
TDL 12/3/1911 p.17 (ad for opening of "Greater Rhodes Bros. Store") p.21 Rhodes Brothers enlarged store opens tomorrow (full page) (il)
TDL 7/3/1914 p.7 Lunch where the cool breezes blow (il of the Rhodes Roof Garden)
TDL 1/4/1920 p.B6 Contract let for store extension; Rhodes Bros. will bridge Court C (Heath & Gove, arch. and J.E. Bonnell, contr.)
TDL 4/4/1920 p.B4 Many changes for department store (Rhodes Bros. purchases bdlgs. on Market St. and connects to main store by bridge over alley) (il of alley bridge)
TDL 11/7/1920 p.B6 Spend $120,000 on new store addition (il of alley bridge)
TDL 12/5/1920 p.B6 Tons of candy for all Tacoma kiddies (interior il of Rhodes candy kitchen)
TDL 4/29/1923 p.C6 Rhodes' sign crew on the job now (il)
TDL 10/11/1925 p.B1 Store "date" book one index of life
TDL 7/25/1927 p.10 (ad,il)
TDL 7/9/1928 p.10 (full page ad) (sketch)
TDL 4/20/1930 p.D8 (addition to roof)
TDL 4/18/1931 p.1 Auto crashes into Rhodes Brothers store window
TDL 3/17/1935 p.A1 New elevators for big store
T.Times 8/27/1935 Enlarged cash annex will open Wednesday ...
TNT 9/5/1935 Rhodes remodeling work in full swing
TDL 10/13/1935 p.A14 (ad showingfloor plan of 3rd floor) p.B5 (interior il)
TDL 6/14/1936 p.A2 Branch library at Rhodes busy
TDL 3/14/1937 p.A6 New department is opened (interior il of men's shoes department)
TDL 5/13/1937 p.10 Rhodes new men's shop (interior il)
TNT 7/14/1937 p.7 New shop is modern (interior il of Rhodes Bros. Beauty Salon) p.11 (full page ad)
T.Times 11/3/1937 p.19 Ox cart days to 1937 - the story of roads and Rhodes (il)

TNT 5/20/1938 p.23 Rhodes Brothers in 1938 and 1905 (il)
TNT 8/8/1938 p.3 Rhodes' new toiletry department (interior il)
TNT 11/13/1938 p.A8,A9 Rhodes Brothers foresight lauded ... first-floor housewarming (interior il)
TNT 3/9/1939 p.14 Modernize third floor
T.Times 7/19/1939 Pioneers recall road signs by Rhodes
T.Times 2/27/1940 Rhodes record shows many contrasts (il)
TNT 4/4/1940 p.13 (il)
TNT 3/14/1941 p.24 New shop for boys at Rhodes (interior il)
TNT 4/17/1941 p.25 Rhodes is ready for biggest annual sale (il)
TNT 3/12/1942 p.16,17 New Rhodes parking lot; Market Street site now available for customers (il)
T.Times 3/12/1942 Fee parking for Rhodes customers (il)
TNT 4/23/1942 p.8 Dollar Day headquarters (il)
TNT 5/10/1942 p.B9 Room for 5,000 coats in new vault at Rhodes (interior il)
TNT 6/4/1942 p.25-32 Rhodes salutes 50 years of progress (il)
TNT 7/1/1942 p.5 Rhodes Bros. organized for war bond sales; corner window is Victory Booth
TNT 8/26/1942 p.9 Rhodes new lunchroom ready (interior il)
TNT 9/17/1942 p.26-32 Rhodes of yesteryear (il, interior il)
TNT 5/31/1943 p.19-24 51st anniversary (il in 1907 and 1943)
TNT 6/20/1944 p.9 $1,000 warrior hat (interior il of Greek community war bond headquarters at Tryfon's Hat Shop at 944 1/2 Broadway)
TNT 3/19/1946 p.1 Snores betray stocking foot police eluder
TNT 5/16/1946 p.12 Rhodes steps ahead with Tacoma (interior il)
TNT 5/28/1946 p.1 Leap kills Miss Todd
TNT 9/15/1946 p.B9 Betty MacDonald, "Egg, I" author, at Rhodes Mon.
TNT 2/10/1949 p.1 Bandit escapes after Rhodes Bros. holdup
TNT 12/18/1951 p.1 Tacoma woman heads big department store

TNT 4/1/1952 Escalators operating
TNT 11/29/1959 Budget Store promises new buying era
TNT 3/27/1960 p.A1,A4 Store plans to build huge parking garage (sketch)
TNT 7/20/1960 Rhodes lot will park 2,500 cars (il of ground breaking)
TNT 3/12/1961 Vast, new Rhodes parking garage to accommodate 2,000 cars daily (il)
TNT 5/15/1966 Rhodes began as coffee shop in 1892 (il,interior il)
TNT 3/21/1967 Planners OK "sky-bridge" at Rhodes (sky bridge by Concrete Technology Corp., contr. to connect with parking garage)
TNT 11/16/1973 Rhodes plans Mall store
TNT 10/4/1974 p.A6,B23 Downtown Rhodes was first of chain (il)
TNT 11/10/1974 p.D2 Popular Rhodes Brothers' tea room ... now only a memory (il)
TNT 12/28/1974 Rhodes' first link in chain melts away (store to be closed)
TNT 12/29/1974 p.F4 Solemn shoppers, employees pay last respects to time-worn Rhodes store
TNT 1/12/1976 Old Rhodes building may be knocked down
TNT 1/14/1976 Rhodes building spared
TNT 2/12/1976 p.A3 Rhodes Building fate pondered (demolition of bldg. proposed) (il)
TNT 2/19/1976 Rhodes fate still up in air
TNT 3/24/1976 City death march for old building (interior il)
TNT 3/31/1976 Council reverses Rhodes wrecking
TNT 5/16/1996 p.B4 All Rhodes lead to "family" reunion at department store
658.87 R346M p.84-87,137-142
917.97 W52W 1905 p.45 Rhodes Bros. daylight store (il)
917.972 T11Co p.13 (il)
917.972 T11Ct (il)
979.72 H91 Vol.I p.357,372 (bldg. site once occupied by orchard, Chinese garden) (il)
979.72 T11T p.46 (il)
979.778 H628H Vol.III p.73; Vol.IV p.16 (il of employees in front of bldg.)
979.778 M364T p.73 (il of delivery wagons)
979.778 T119TV p.349-56 All roads lead to Rhodes

University of Puget Sound Law School /
Norton Clapp Law Center
TNT 4/26/1978 UPS Law School eyes downton
TNT 6/7/1978 UPS seeking loans for law school (sketch)
TNT 10/3/1978 Grant makes law school sure bet
TNT 2/20/1979 $250,000 grant give to UPS Law School (from the Weyerhaeuser Co.)
TNT 5/23/1979 p.A3 UPS downtown law school plan assured
TNT 5/27/1979 p.H7 It's all systems go for UPS's new Law Center (remodeling for law school by Burr & Associates, arch.)
TNT 8/18/1979 Work under way on Law Center
TNT 10/21/1979 UPS Law Center progressing (il, interior il)
TNT 8/4/1980 UPS Law Center guaranteed to be ready for Sept. 1 sign-up
TNT 9/7/1980 Law Center dedication honors Clapp (il)
TNT 11/23/1980 Before and after (il)
TNT 10/13/1982 UPS Law Center refinancing plan OK'd by city council
TNT 11/9/1993 p.A1 UPS Law School to leave Tacoma
TNT 8/13/1999 p.B1 Law school bids farewell to Tacoma; today is official moving day ...
720.28 T119TR p.68-70 (rehab for Norton Clapp Law Center by Burr Associates, arch. and Hoffman Construction Co., contr.) (il)

Tacoma Rhodes Center
-State of Washington offices housed in the Tacoma Rhodes Center, including the Broadway Bldg., Market Bldg. & Market Garage
TNT 3/27/1996 p.C1 State eyes law school site in Tacoma
TNT 9/27/1996 p.B1 Downtown Tacoma gets lift as state buys law-school site
T.City Paper 2/3/2000 p.A5 Agencies co-locate to save bucks (remodeling by McGranahan Architects, arch.)
TNT 3/30/2000 p.D1 Loss of law school meant eventual gain of state offices
TNT 1/11/2001 p.B2 Rhodes name to grace downtown building once again
TNT 1/12/2001 p.TG6 Pastrami's might bring a real deli into the Tacoma mix (Pastrami's New York Eatery & Expresso to open in bldg.)
T.Weekly 2/2/2001 p.3 Tacoma Rhodes Center ready

for business
TNT 2/4/2001 p.D1 Remaking history (il of bldg. model)
Business Examiner 3/19/2001 p.4 (ad,il)
TNT 4/24/2001 p.B1 A tale of two buildings ... (remodeling by the McGranahan Partnership, arch., Bob Bonnett principal architect)
Business Examiner 5/28/2001 p.19 Featured building (the Berschauer Phillips Construction Co., contr. for remodeling) (il,interior il)
TNT 6/22/2001 p.D1 This is no ordinary state office building (interior il)
TNT 9/29/2001 p.B2 Court of Appeals will dedicate new courtroom on Tuesday
T.Daily Index 10/3/2001 p.1 Grand opening ... (interior il)
TNT 10/28/2001 p.D1 Rhodes name lives on downtown (includes history of the Rhodes Dept. Store) (il,interior il)
Business Examiner 10/29/2001 p.19 Department store, law school library now hosts conferences
TNT 2/1/2002 p.TG7 Uncompromising quality marks Pastrami's menu
TNT 2/1/2007 p.A1 The colossus of Rhodes, a tale of disappointment (state puts bldg. up for sale) (il)
TNT 7/15/2007 p.B1 Fix two problems at once if county buys the Rhodes
TNT 7/20/2007 p.D1 Here's a way for the building to start and the snickering to stop

17 images linked to this address:

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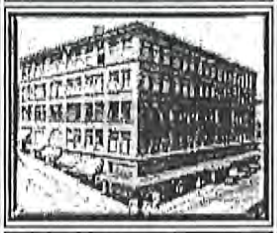
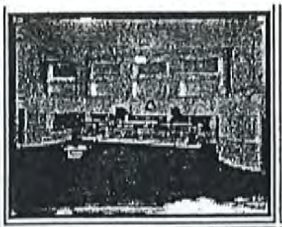
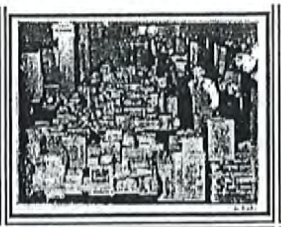
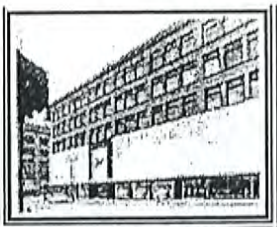
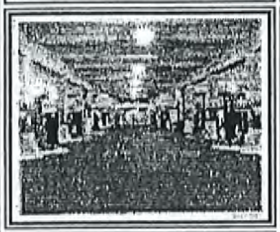
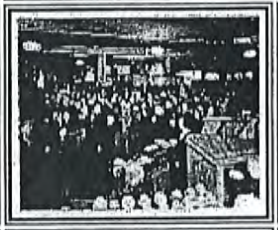
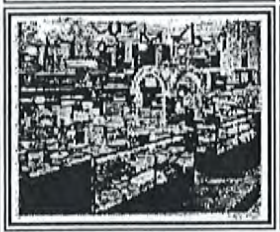
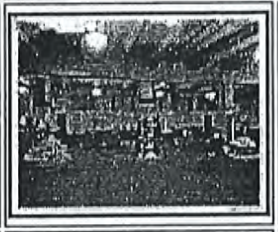
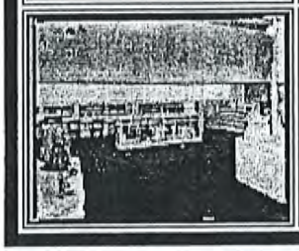
	Date: unknown #BU-10919		Date: unknown #BU-10947		Date: 19270504 #BU-12524
	Date: c.1930s #BU-13833		Date: 1934 #BU-13834		Date: 19640607 #BU-13835

					
	Date: 1934 #BU-13826		Date: 1936 #BU-13827		Date: 193612 #BU-13828
	Date: 193612 #BU-13829		Date: 193612 #BU-13830		Date: 193612 #BU-13831
	Date: c.1930s #BU-13832		Date: c.1980 #BU-14138		

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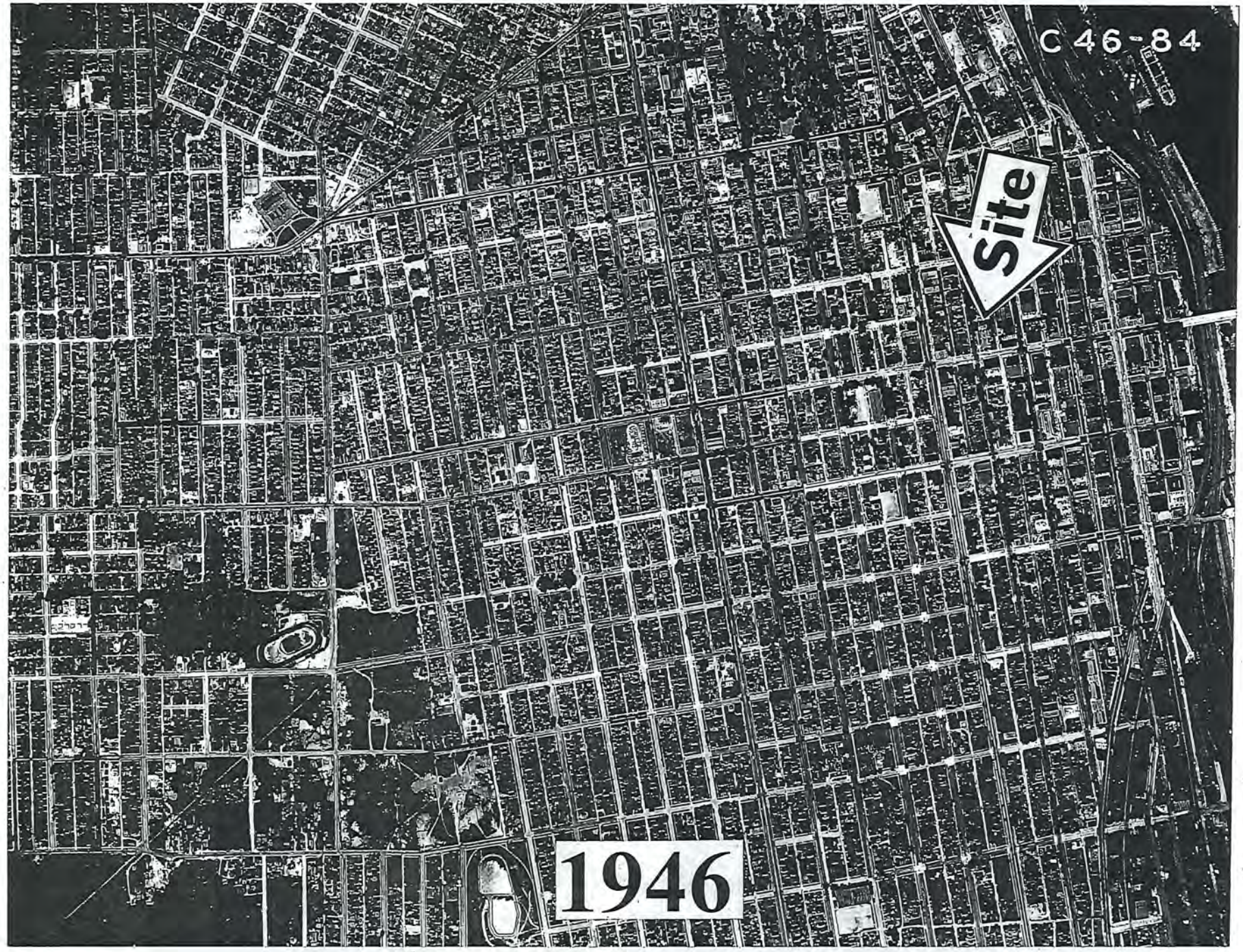
1931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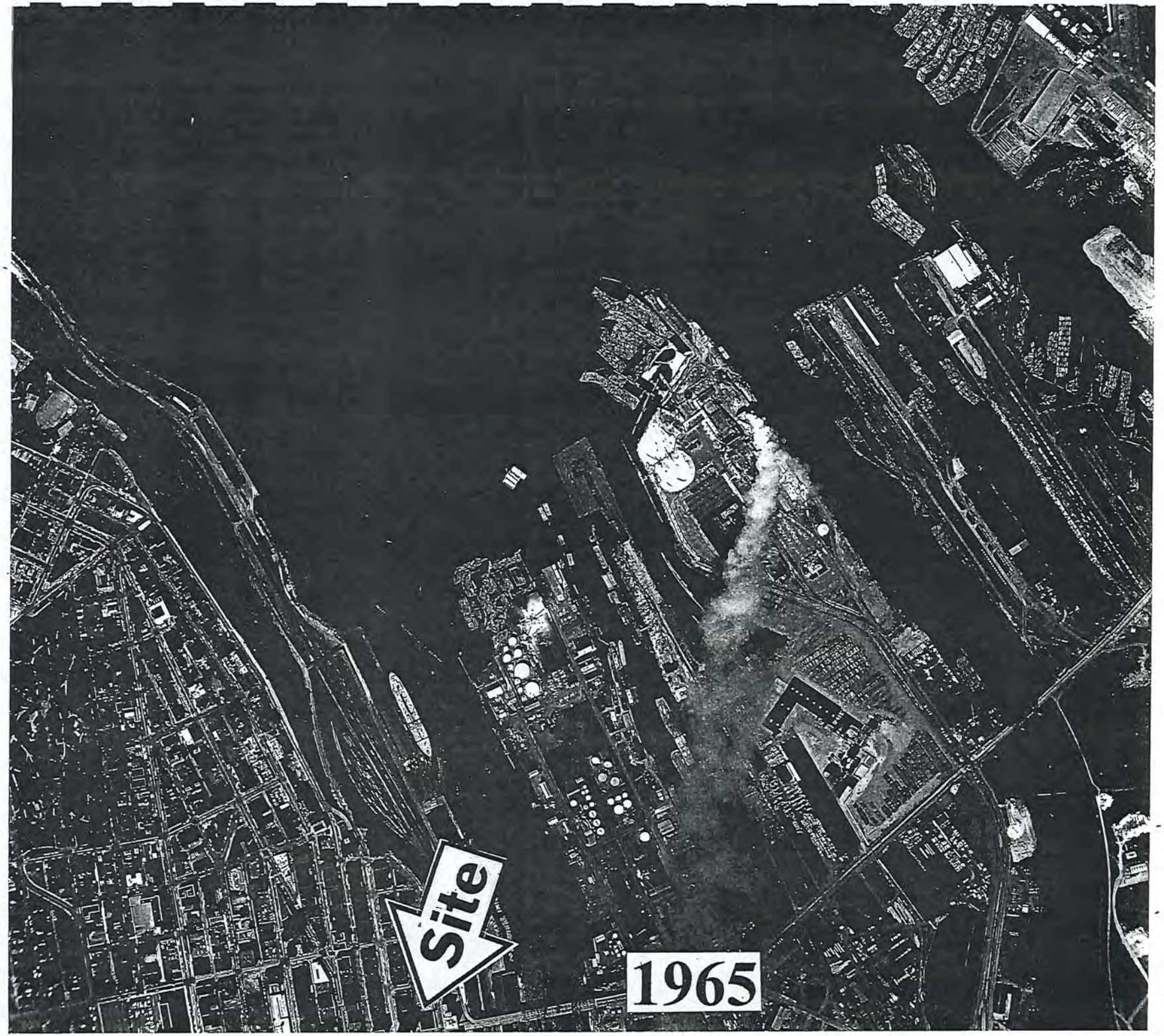
Site
1946

1950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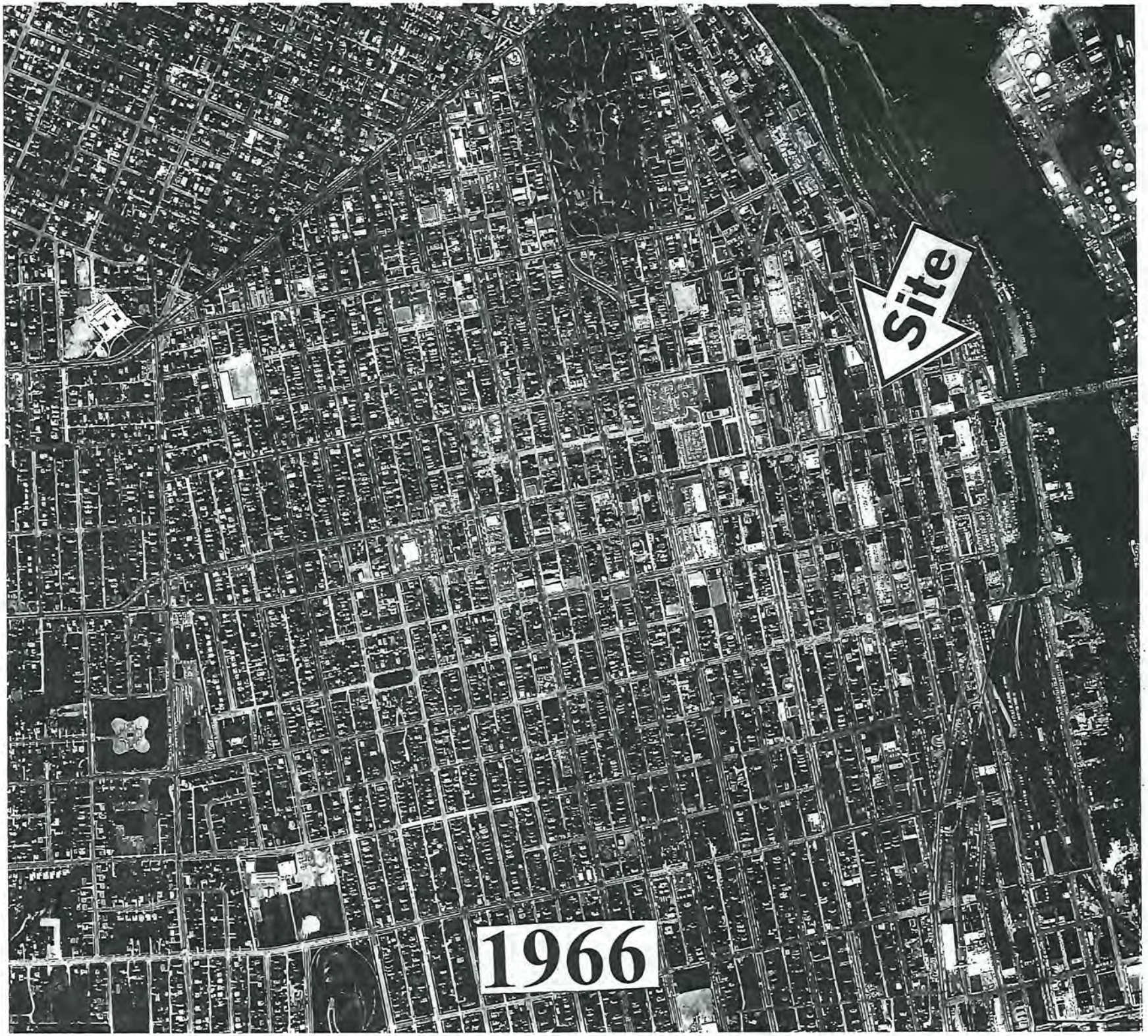
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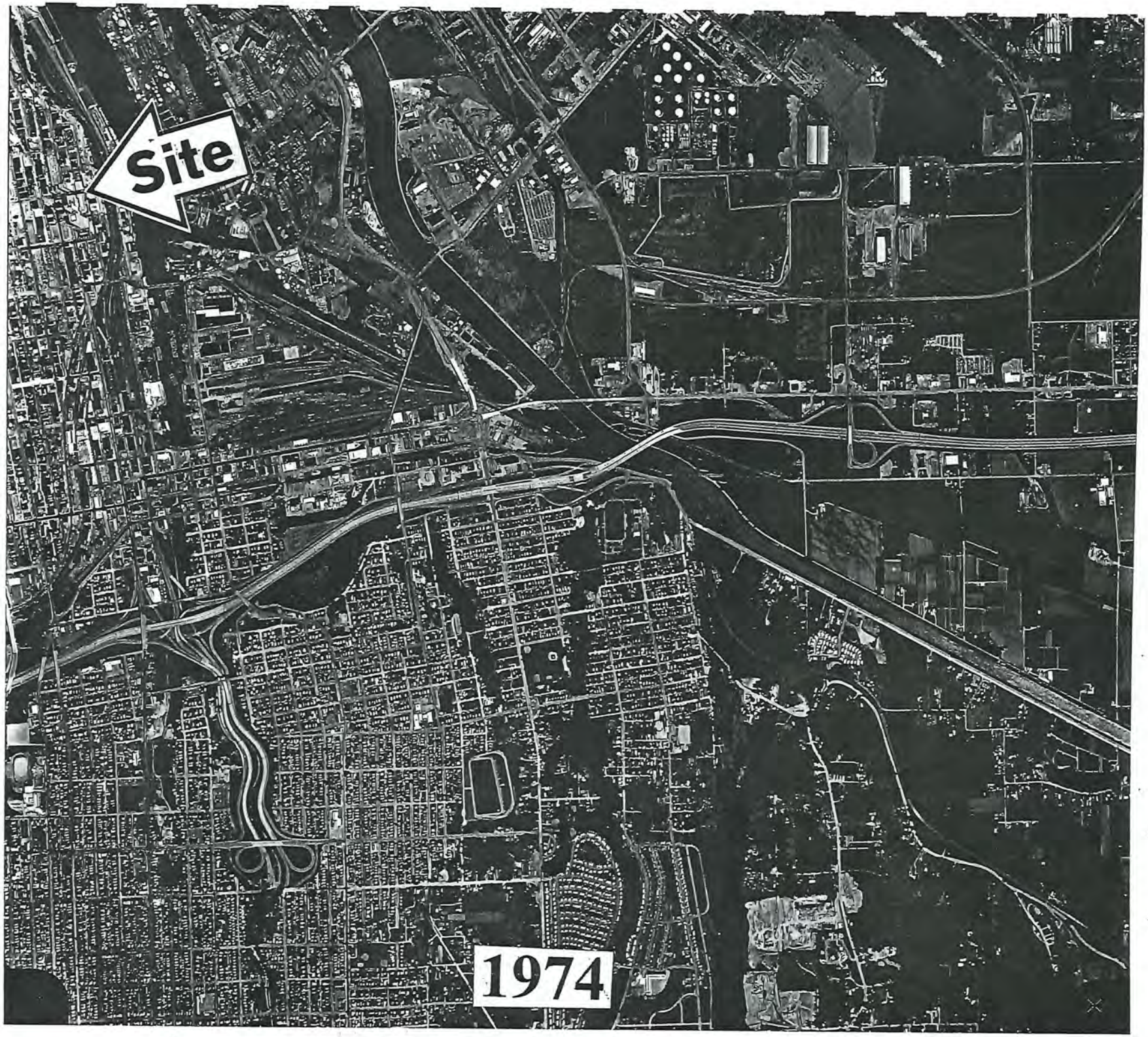
1973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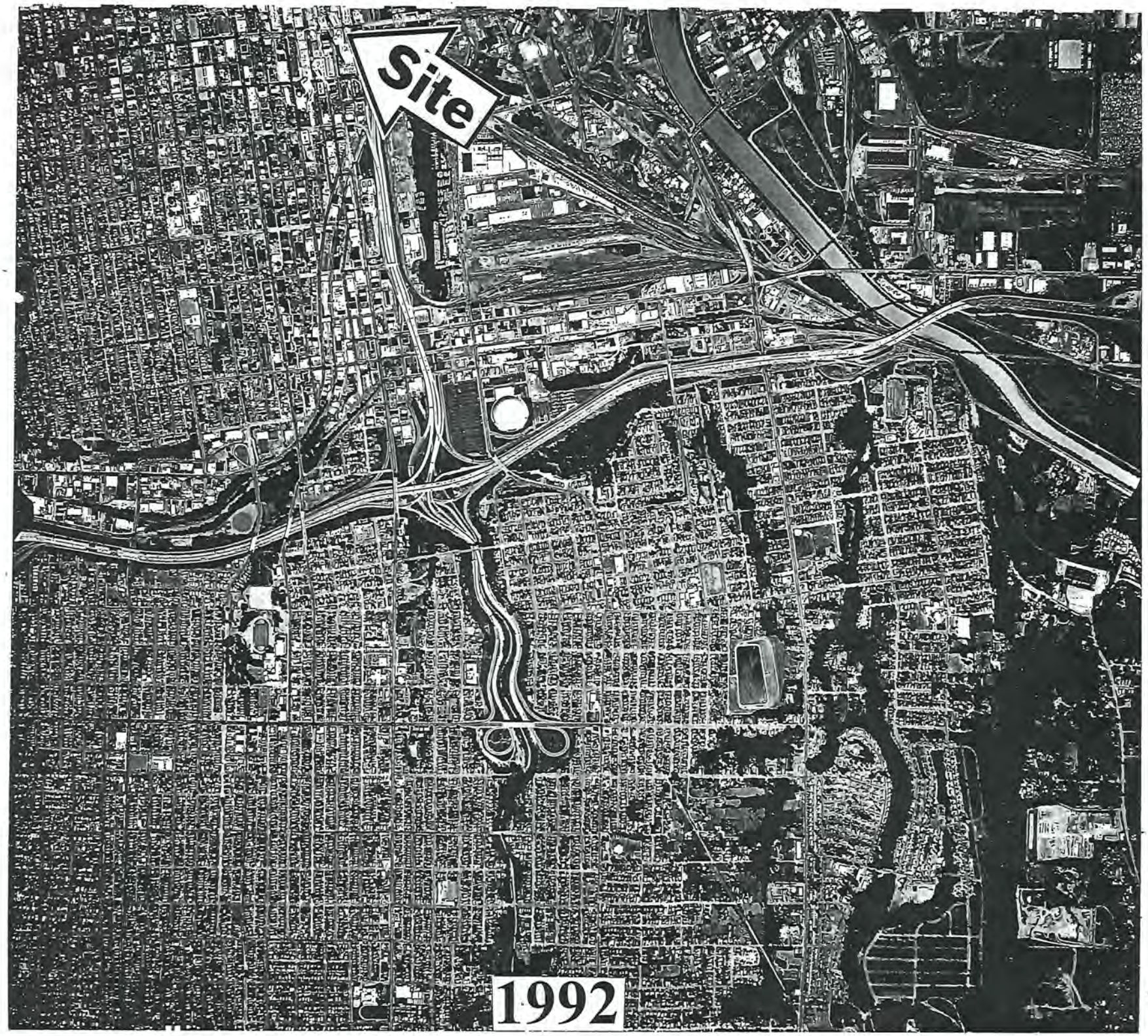
Site
1982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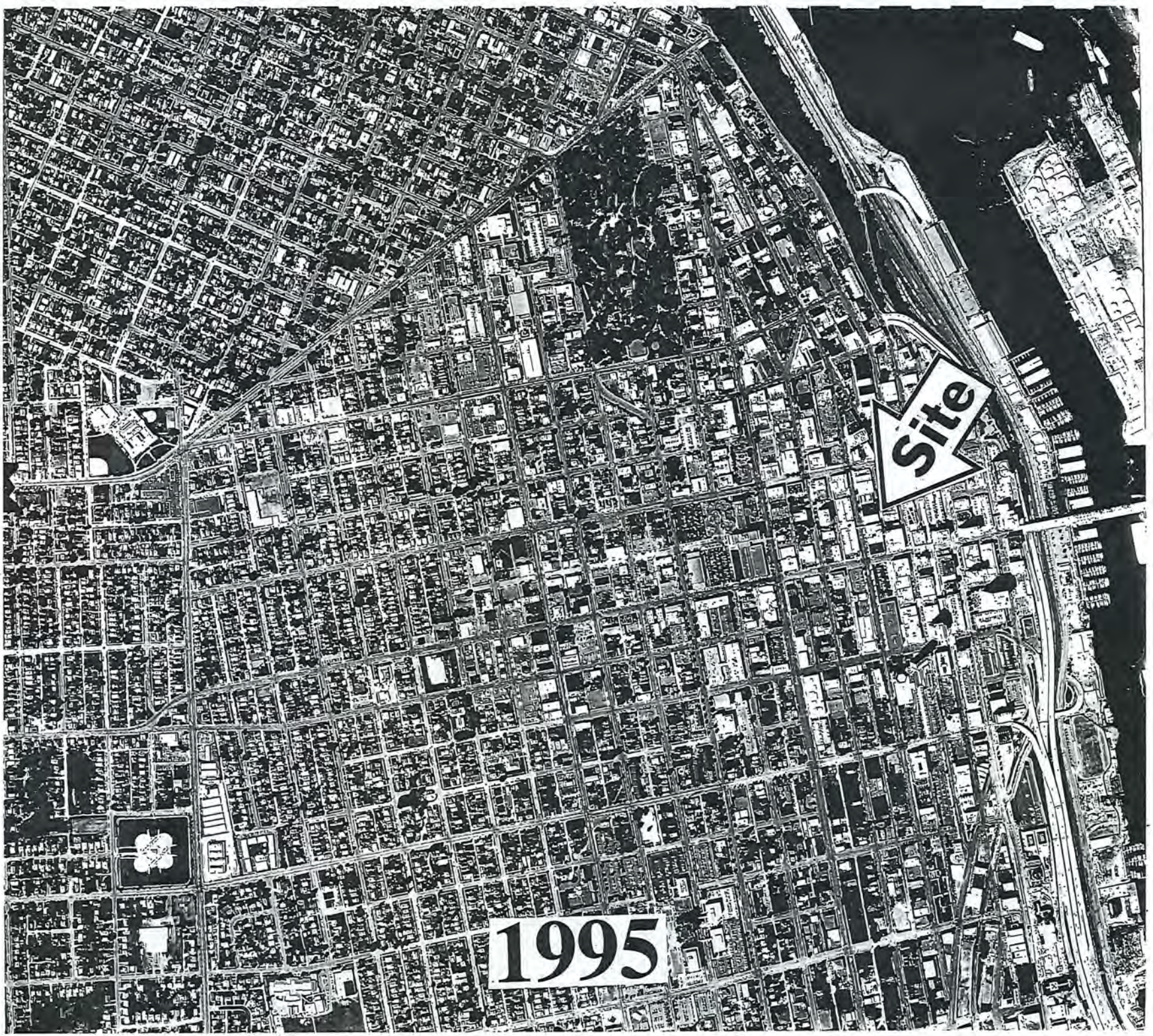
Site
1995

Site
2003

City of Tacoma

Property 2006
- Address
- Parcel

Street
- Abc Street Name
- PW Off Street Line
- Street Centerline
- Highway

- Puget Sound
- Pierce County
- King County
- Thurston County

- 2 foot pixel

City Backgrounds
- Tacoma
- Federal Way

SCALE 1 : 2,182

100 0 100 200 300

FEET

2006

Wednesday, September 19, 2007 4:00 PM

944 broadway plaza, tacoma, wa
Tacoma
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Google
Pointer 47°15'13.82" N 122°26'28.43" W elev 163 ft
Streaming 100%
Eye alt 1367 ft

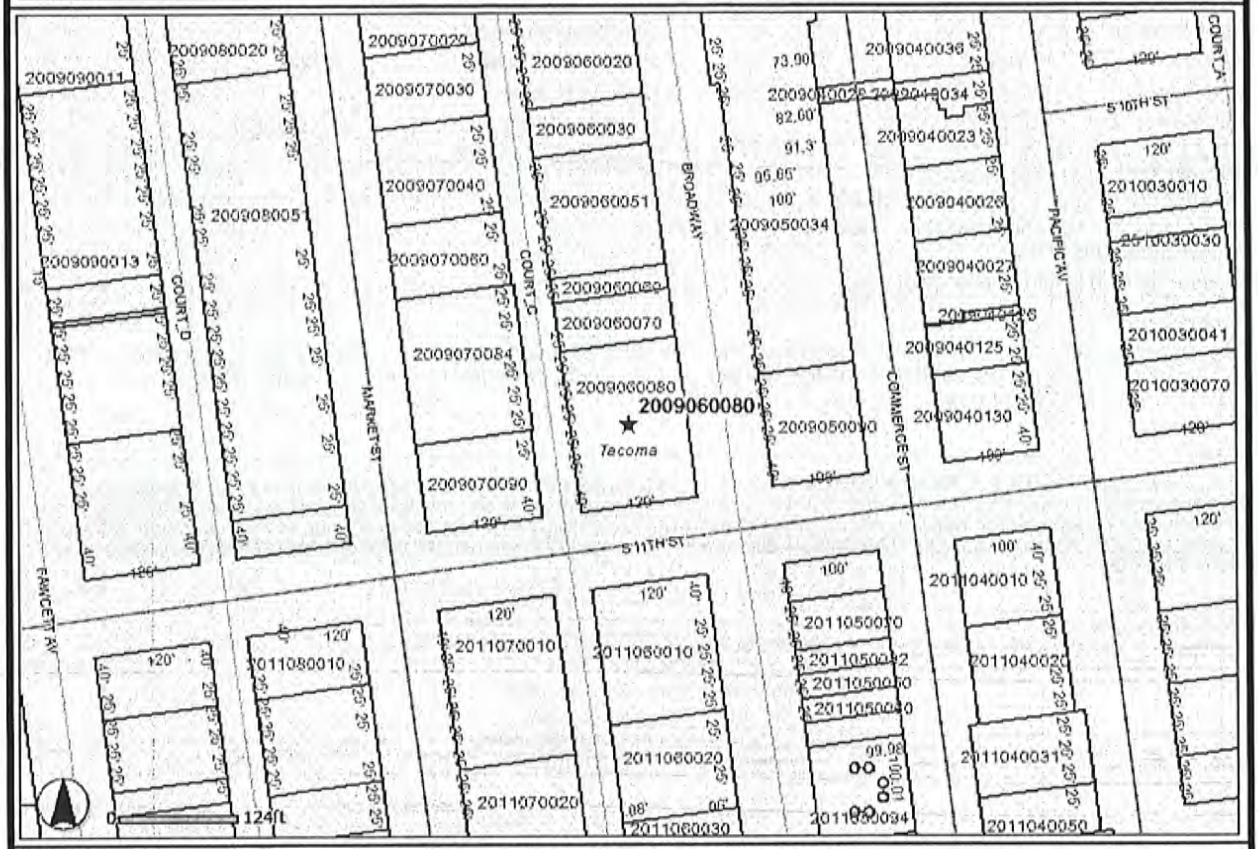
Pierce County Assessor-Treasurer
electronic Property
Information Profile (e-PIP)

Ken Madsen
Assessor-Treasurer

Parcel Map for 2009060080

09/19/2007 03:10 PM

Taxpayer Details		Property Details	
Taxpayer Name:	STATE OF WA	**Parcel Number:**	2009060080
Mailing Address:	DEPT OF GENERAL ADMIN PO BOX 41000 OLYMPIA WA 98504-1000	**Site Address:**	944 TO 956 BROADWAY
		Account Type:	Real Property
		Category:	Land and Improvements
		Use Code:	6199-MISC OFFICE SPACE



For additional mapping options, visit Public GIS

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(253)798-6111 or Fax (253)798-3142
www.piercecountywa.org/atr

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Information Profile (e-PIP)

Ken Madsen
Assessor-Treasurer

Parcel Summary for 2009060080

09/19/2007 02:55 PM

Taxpayer Details		Property Details	
Taxpayer Name:	STATE OF WA	**Parcel Number:**	2009060080
Mailing Address:	DEPT OF GENERAL ADMIN PO BOX 41000 OLYMPIA WA 98504-1000	**Site Address:**	944 TO 956 BROADWAY
		Account Type:	Real Property
		Category:	Land and Improvements
		Use Code:	6199-MISC OFFICE SPACE

Appraisal Details		Tax/Assessment	
Value Area:	PI Year 5	**Current Tax Year:**	2008
Appr Acct Type:	Commercial	**Taxable Value:**	0
Business Name:	RHODES CENTER	**Assessed Value:**	11,569,300

Related Parcels

Group Account Number: 1161

Mobile/MFG Home and Personal Property parcel(s) located on this parcel: 2000200203 2000200215

Real parcel on which this parcel is located: n/a

Tax Description

Section 04 Township 20 Range 03 Quarter 22 : NEW TACOMA L 21 THRU 26 B 906 TOG/W 0.5 FT ABUTT ON W, S & E VAC UNDER ORD #22143 INCL MAIN BLDG NW OF NW 04-20-03E APPROX 20,026 SQ FT (DCGREMS12-3-80) DCCBEMS6-17-81 & (DCCBHBEMS11-16-81)DC JJ1-25-95

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Ken Madsen
Assessor-Treasurer

Land Characteristics for 2009060080

09/19/2007 02:56 PM

Taxpayer Details		Property Details	
Taxpayer Name:	STATE OF WA	**Parcel Number:**	2009060080
Mailing Address:	DEPT OF GENERAL ADMIN PO BOX 41000 OLYMPIA WA 98504-1000	**Site Address:**	944 TO 956 BROADWAY
		Account Type:	Real Property
		Category:	Land and Improvements
		Use Code:	6199-MISC OFFICE SPACE
Location:		**Size**	
LEA:	7305	**SF:**	20,026
RTSQQ:	03-20-04-2-2	**Acres:**	0.46
		Front Ft:	165
Amenities		**Utilities**	
WF Type:		**Electric:**	Power Installed
View Quality:		**Sewer:**	Sewer/Septic Installed
Street Type:	Paved	**Water:**	Water Installed

Warning: Appraisal data provided is for informational purposes only and is incomplete for determination of value.

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Information Profile (e-PIP)

Ken Madsen
Assessor-Treasurer

Building Characteristics for 2009060080

09/19/2007 02:57 PM

Taxpayer Details	
Taxpayer Name:	STATE OF WA
Mailing Address:	DEPT OF GENERAL ADMIN PO BOX 41000 OLYMPIA WA 98504-1000

Property Details	
Parcel Number:	2009060080
Site Address:	944 TO 956 BROADWAY
Account Type:	Real Property
Category:	Land and Improvements
Use Code:	6199-MISC OFFICE SPACE

Construction		Size		Other	
Built-As:	Office Building	**Stories:**	5	**Property Type:**	Commercial
Condition:	Average	**SF:**	114,300	**Neighborhood:**	702
Quality:	Average	**Fin Attic SF:**		**Occupancy:**	Office Class B
Exterior:		**Total Bsmnt SF:**	5,100	**Bedrooms:**	
Class:	Reinforced Concrete	**Fin Bsmnt SF:**		**Bathrooms:**	
Roof:		**Garage SF:**		**Fireplaces:**	
HVAC:	Forced Air	**Det Garage SF:**		**Net SF:**	89,628
Year Built:	1919	**Bsmnt Gar Door:**		**Sprinkler SF:**	114,300
Adj Year Built:	1980			**Units:**	1

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Ken Madsen
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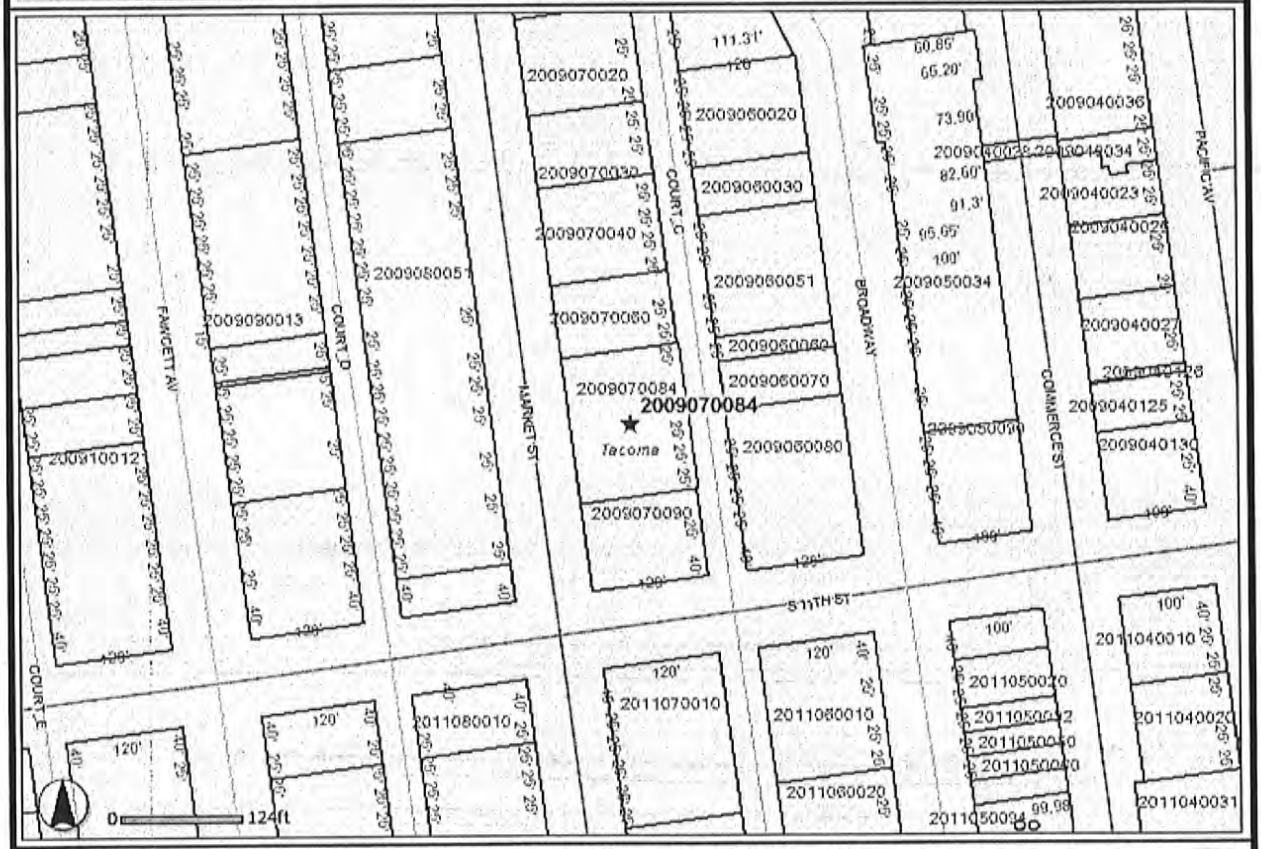
Parcel Map for 2009070084

09/19/2007 03:32 PM

Taxpayer Details		Property Details	
Taxpayer Name:	STATE OF WASHINGTON	**Parcel Number:**	2009070084
Mailing Address:	DEPT OF GENERAL ADMIN PO BOX 41000 OLYMPIA WA 98504-1000	**Site Address:**	939 MARKET ST
		Account Type:	Real Property
		Category:	Land and Improvements
		Use Code:	6700-GOVERNMENTAL SERVICES



For additional mapping options, visit Public GIS

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Ken Madsen
Assessor-Treasurer

Parcel Summary for 2009070084

09/19/2007 03:29 PM

Taxpayer Details		Property Details	
Taxpayer Name:	STATE OF WASHINGTON	**Parcel Number:**	2009070084
Mailing Address:	DEPT OF GENERAL ADMIN PO BOX 41000 OLYMPIA WA 98504-1000	**Site Address:**	939 MARKET ST
		Account Type:	Real Property
		Category:	Land and Improvements
		Use Code:	6700-GOVERNMENTAL SERVICES

Appraisal Details		Tax/Assessment	
Value Area:	PI Year 5	**Current Tax Year:**	2008
Appr Acct Type:	Commercial	**Taxable Value:**	0
Business Name:	RHODES CENTER ANNEX	**Assessed Value:**	9,513,000

Related Parcels

Group Account Number:	1161
Mobile/MFG Home and Personal Property parcel(s) located on this parcel:	n/a
Real parcel on which this parcel is located:	n/a

Tax Description

Section 04 Township 20 Range 03 Quarter 22 : NEW TACOMA NW OF NW 4-20-03E L 18 THRU 23 B 907 TOG/W WLY 2 FT OF COURT "C" ABUTT & AIR RIGHTS VAC BY ORD 21823 & TOG/W AIR SPACE VAC BY ORD 18292 APPROX 18,300 SQ FT COMB TO RESTORE PARCEL SEG'D FOR TAX PURPOSES ONLY COMB 008-3 & 008-2 SEG N-0486 JU 1/28/02JU

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electronic Property Information Profile (e-PIP)

Ken Madsen
Assessor-Treasurer

Land Characteristics for 2009070084

09/19/2007 03:30 PM

Taxpayer Details		**Property Details**	
Taxpayer Name:	STATE OF WASHINGTON	**Parcel Number:**	2009070084
Mailing Address:	DEPT OF GENERAL ADMIN PO BOX 41000 OLYMPIA WA 98504-1000	**Site Address:**	939 MARKET ST
		Account Type:	Real Property
		Category:	Land and Improvements
		Use Code:	6700-GOVERNMENTAL SERVICES
Location:		**Size**	
LEA:	7305	**SF:**	18,300
RTSQQ:	03-20-04-2-2	**Acres:**	0.42
		Front Ft:	150
Amenities		**Utilities**	
WF Type:		**Electric:**	Power Installed
View Quality:		**Sewer:**	Sewer/Septic Installed
Street Type:	Paved	**Water:**	Water Installed

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Assessor-Treasurer

Building Characteristics for 2009070084

09/19/2007 03:30 PM

Taxpayer Details		Property Details	
Taxpayer Name:	STATE OF WASHINGTON	**Parcel Number:**	2009070084
Mailing Address:	DEPT OF GENERAL ADMIN PO BOX 41000 OLYMPIA WA 98504-1000	**Site Address:**	939 MARKET ST
		Account Type:	Real Property
		Category:	Land and Improvements
		Use Code:	6700-GOVERNMENTAL SERVICES

Construction		Size		Other	
Built-As:	Office Building	**Stories:**	7	**Property Type:**	Commercial
Condition:	Average	**SF:**	69,000	**Neighborhood:**	702
Quality:	Average	**Fin Attic SF:**		**Occupancy:**	Office Class B
Exterior:		**Total Bsmnt SF:**	29,158	**Bedrooms:**	
Class:	Reinforced Concrete	**Fin Bsmnt SF:**	6,842	**Bathrooms:**	
Roof:		**Garage SF:**		**Fireplaces:**	
HVAC:	Heat Pump	**Det Garage SF:**		**Net SF:**	55,475
Year Built:	1919	**Bsmnt Gar Door:**		**Sprinkler SF:**	69,000
Adj Year Built:	1985			**Units:**	1

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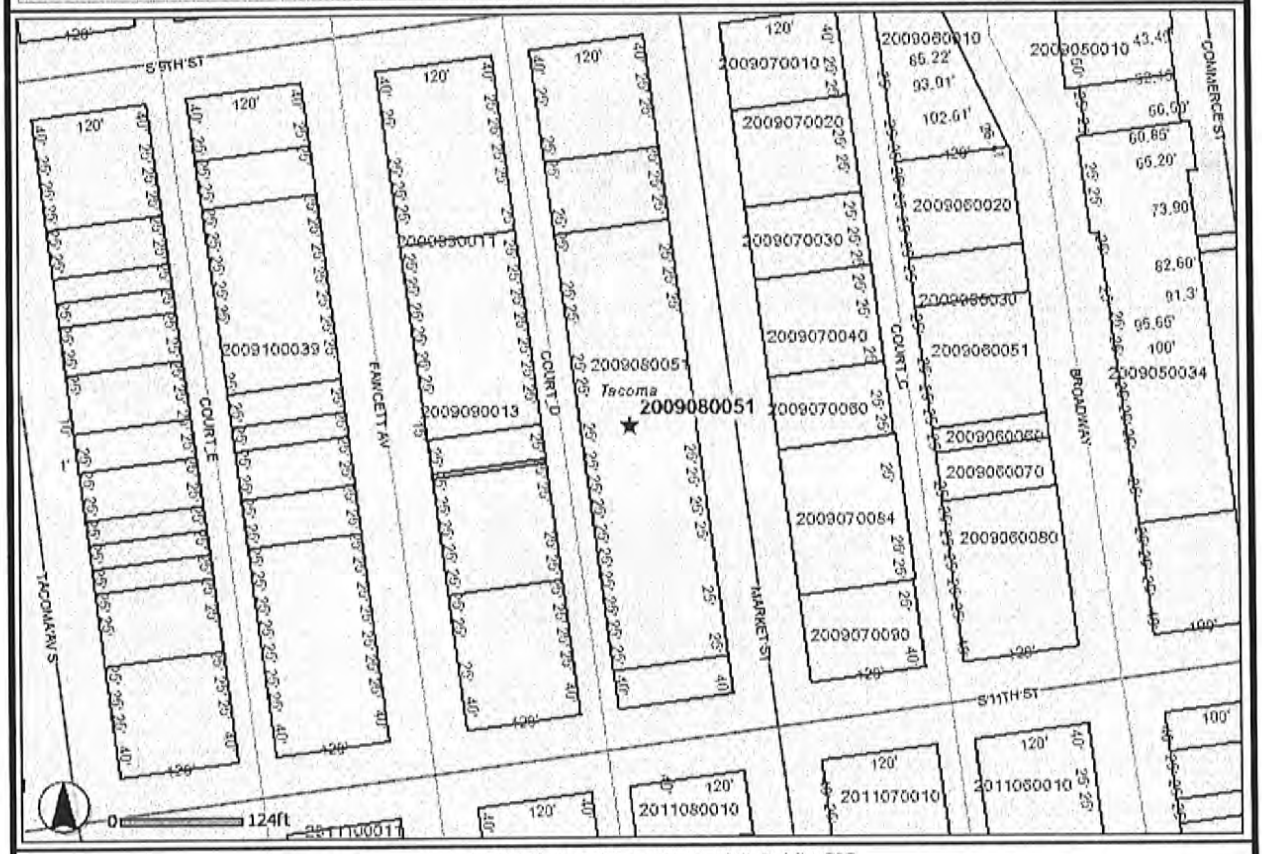
Ken Madsen
Assessor-Treasurer

Parcel Map for 2009080051

09/19/2007 03:15 PM

Taxpayer Details		Property Details	
Taxpayer Name:	STATE OF WASHINGTON	**Parcel Number:**	2009080051
Mailing Address:	DEPT OF GENERAL ADMIN PO BOX 41000 OLYMPIA WA 98504-1000	**Site Address:**	940 MARKET ST
		Account Type:	Real Property
		Category:	Land and Improvements
		Use Code:	4600-AUTO PARKING



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Information Profile (e-PIP)

Ken Madsen
Assessor-Treasurer

Land Characteristics for 2009080051

09/19/2007 03:12 PM

Taxpayer Details		Property Details	
Taxpayer Name:	STATE OF WASHINGTON	**Parcel Number:**	2009080051
Mailing Address:	DEPT OF GENERAL ADMIN PO BOX 41000 OLYMPIA WA 98504-1000	**Site Address:**	940 MARKET ST
		Account Type:	Real Property
		Category:	Land and Improvements
		Use Code:	4600-AUTO PARKING
Location:		**Size**	
LEA:	7305	**SF:**	54,000
RTSQQ:	03-20-04-2-2	**Acres:**	1.24
		Front Ft:	450
Amenities		**Utilities**	
WF Type:		**Electric:**	Power Installed
View Quality:		**Sewer:**	Sewer/Septic Installed
Street Type:	Paved	**Water:**	Water Installed

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Ken Madsen
Assessor-Treasurer

Parcel Summary for 2009080051

09/19/2007 03:11 PM

Taxpayer Details		**Property Details**	
Taxpayer Name:	STATE OF WASHINGTON	**Parcel Number:**	2009080051
Mailing Address:	DEPT OF GENERAL ADMIN PO BOX 41000 OLYMPIA WA 98504-1000	**Site Address:**	940 MARKET ST
		Account Type:	Real Property
		Category:	Land and Improvements
		Use Code:	4600-AUTO PARKING

Appraisal Details		**Tax/Assessment**	
Value Area:	PI Year 5	**Current Tax Year:**	2008
Appr Acct Type:	Commercial	**Taxable Value:**	0
Business Name:	RHODES CENTER PARKING	**Assessed Value:**	4,379,500

Related Parcels

Group Account Number: n/a

Mobile/MFG Home and Personal Property parcel(s) located on this parcel: 1200054593

Real parcel on which this parcel is located: n/a

Tax Description

Section 04 Township 20 Range 03 Quarter 22 : NEW TACOMA NE OF NE 5 & NW OF NW 4-20-03E L 8 THRU 25 B 908 TOG/W AIR SPACE VAC BY ORD 18292 APPROX 54,000 SQ FT COMB TO RESTORE PARCEL SEG'D FOR TAX PURPOSES ONLY COMB 006-6 THRU 006-9 SEG N-0487 JU 1/28/02JU

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Ken Madsen
Assessor-Treasurer

Building Characteristics for 2009080051

09/19/2007 03:13 PM

Taxpayer Details		Property Details	
Taxpayer Name:	STATE OF WASHINGTON	**Parcel Number:**	2009080051
Mailing Address:	DEPT OF GENERAL ADMIN PO BOX 41000 OLYMPIA WA 98504-1000	**Site Address:**	940 MARKET ST
		Account Type:	Real Property
		Category:	Land and Improvements
		Use Code:	4600-AUTO PARKING

Construction		Size		Other	
Built-As:	Parking Structure	**Stories:**	3	**Property Type:**	Commercial
Condition:	Average	**SF:**	139,200	**Neighborhood:**	702
Quality:	Average	**Fin Attic SF:**		**Occupancy:**	Parking
Exterior:		**Total Bsmnt SF:**		**Bedrooms:**	
Class:	Reinforced Concrete	**Fin Bsmnt SF:**		**Bathrooms:**	
Roof:		**Garage SF:**		**Fireplaces:**	
HVAC:	None	**Det Garage SF:**		**Net SF:**	139,000
Year Built:	1919	**Bsmnt Gar Door:**		**Sprinkler SF:**	
Adj Year Built:	1970			**Units:**	541

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Walt Pich

From: Nelson, Debbie (ECY) [DENE461@ECY.WA.GOV]
Sent: Thursday, September 27, 2007 10:15 AM
To: Walt Pich
Subject: RE: Rhodes Center

Hi Walt,

I'm not finding any files for these addresses. If you need anything else, please let me know.

Thanks!

Debbie Nelson
Public Disclosure Coordinator
Department of Ecology
SWRO
PH 360-407-6365

From: Walt Pich [mailto:wpich@nowenvironmental.com]
Sent: Thursday, September 27, 2007 9:18 AM
To: Nelson, Debbie (ECY)
Subject: Rhodes Center

Hi Debbie:

The state is disposing of their facilities at:

Rhodes Center (3 buildings)
944 Broadway
939-949 Market
Tacoma 98402

Any files?

Thanks

Walt Pich

EXHIBIT A
Legal Description

Tax Parcel Numbers: R 200 906-008-0; R 200 907-008-2; R 200 907-008-3; R 200 908-006-7; R 200 908-006-8; R 200 908-006-9

PARCEL A:

Lots 21 to 26 inclusive in Block 906 of MAP OF NEW TACOMA, WASHINGTON TERRITORY, according to Plat filed for record February 3, 1875, in the office of the County Auditor in Tacoma, Pierce County, Washington.

TOGETHER WITH certain rights to a tunnel and arcade or bridge lying between said property and Lots 21, 22 and 23 in Block 907 of said Plat, as set forth in Resolution No. 6940 of the City of Tacoma.

ALSO TOGETHER WITH certain air rights above elevation 180.00 city of Tacoma Datum over that portion of Court "C" abutting Lot 21 and the North 15 feet of Lott 22, in Block 9065, as vacated by Ordinance No. 21823 of the City of Tacoma, recorded under Auditor's File No. 2944556, as the same attaches by operation of law.

ALSO TOGETHER WITH the East 0.5 feet of Court "C" and the West 0.5 feet of Broadway Plaza abutting Lots 21 through 26, Block 906 and the North 0.5 feet of South 11th Street abutting Lot 26, Block 906, as vacated by ordinance No. 22143 of the City of Tacoma, recorded under Auditor's File No. 3005769, as the same attaches by operation of law.

Situate in the City of Tacoma, County of Pierce, State of Washington.

PARCEL B:

Lots 18 through 23, in Block 907 of MAP OF NEW TACOMA, WASHINGTON TERRITORY, according to Plat filed for record February 3, 1875, in the office of the County Auditor, in Tacoma, Pierce County, Washington.

TOGETHER WITH certain air rights for a sky bridge and certain ground rights for building improvements on the Westerly 2 feet of Court "C" abutting Lots 18 through 23, in Block 907; and

TOGETHER WITH certain air rights above elevation 180.00 City of Tacoma Datum over that portion of Court "C" abutting Lot 21 and the North 15 feet of Lot 22, in Block 907, all as vacated by Ordinance No. 21823 of the city of Tacoma, recorded under Auditor's File No. 2944556, as the same attaches by operation of law.

ALSO TOGETHER WITH certain air space above a plane of 24 feet above the established curb grade of Market Street as vacated by Ordinance No. 18292 of the city of Tacoma, recorded under auditor's File No. 2191761, as the same attaches by operation of law.

Situate in the City of Tacoma, County of Pierce, State of Washington.

PARCEL C:

Lots 8 to 18, inclusive, in Block 908 of MAP OF NEW TACOMA, WASHINGTON TERRITORY, according to Plat filed for record February 3, 1875, in the office of the County Auditor, in Tacoma, Pierce County, Washington.

ALSO TOGETHER WITH certain air space above a plane of 24 feet above the established curb grade of Market Street as vacated by Ordinance No. 18292 of the City of Tacoma, recorded under Auditor's File No. 2191761, as the same attaches by operation of law.

Situate in the City of Tacoma, County of Pierce, State of Washington.

PARCEL D:

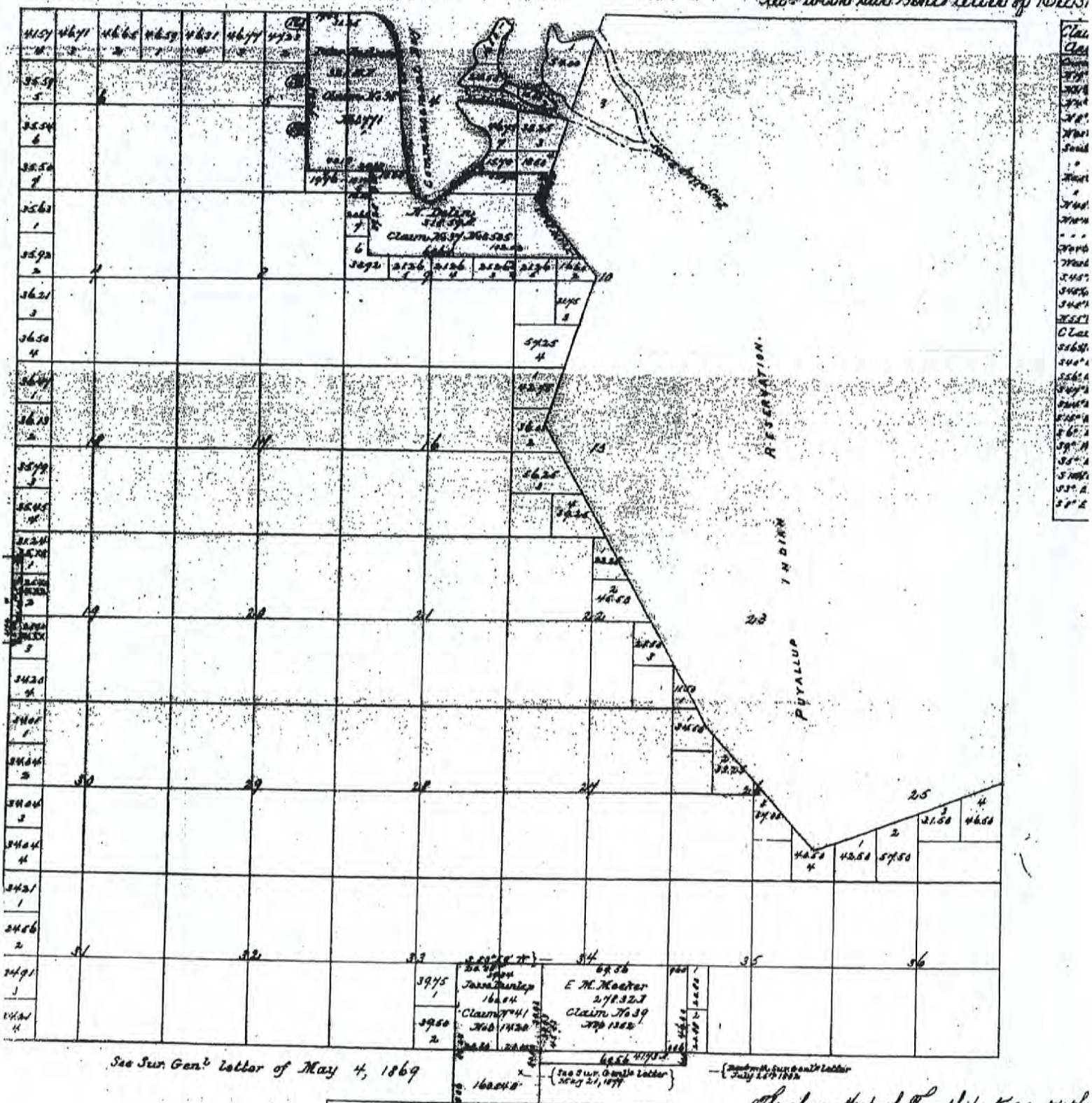
Lots 19, ~~20~~ 20, 21, 22, 23, 24 and 25, Block 908, NEW TACOMA, W.T., according to Plat filed for record February 3, 1875, in the Office of the County Auditor, Pierce County, Washington.

Situate in City of Tacoma, County of Pierce, State of Washington.

1884

Township No 20 North Range No 3 East Will. Mer.

Rec'd with Sur. Genl's letter of Dec 3



See Sur. Genl letter of May 4, 1869

Aggregate Area of Public Lands	14,556.35
Private Surveys	918.09
Subtract Error in Computation	7.23
Total returns on Township Plat	15,467.21

The above Map of Township No 20 North Willamette Meridian in the Territory of of tracts made fractional by survey of Dona lines on file in this Office which have been exa

Surveyor General's Office at Olympia W.T. Dec 31st 1868

Township 20 North, Range 3 East W.M.
Site
1888
Claim 38
Donation
Peter Judson
Cert 480
Nat 771
N. Delin
Donation
Cl. 37
No 3
Puyallup Indian Re
Robt Sprawt
Thos Hood
Thos Kennovan
Wm H. Laing
D. Lunderman
S. B. Alvey
T. S. Kiling
S. Cook
Jas DeLaney
Jas Q. McCoy
H. Malon
J. F. Root
Coal DS 816
Coal DS 817
Coal DS 814
Coal DS 815
N. P. R. R. Co.
N. P. R. R.
23
22
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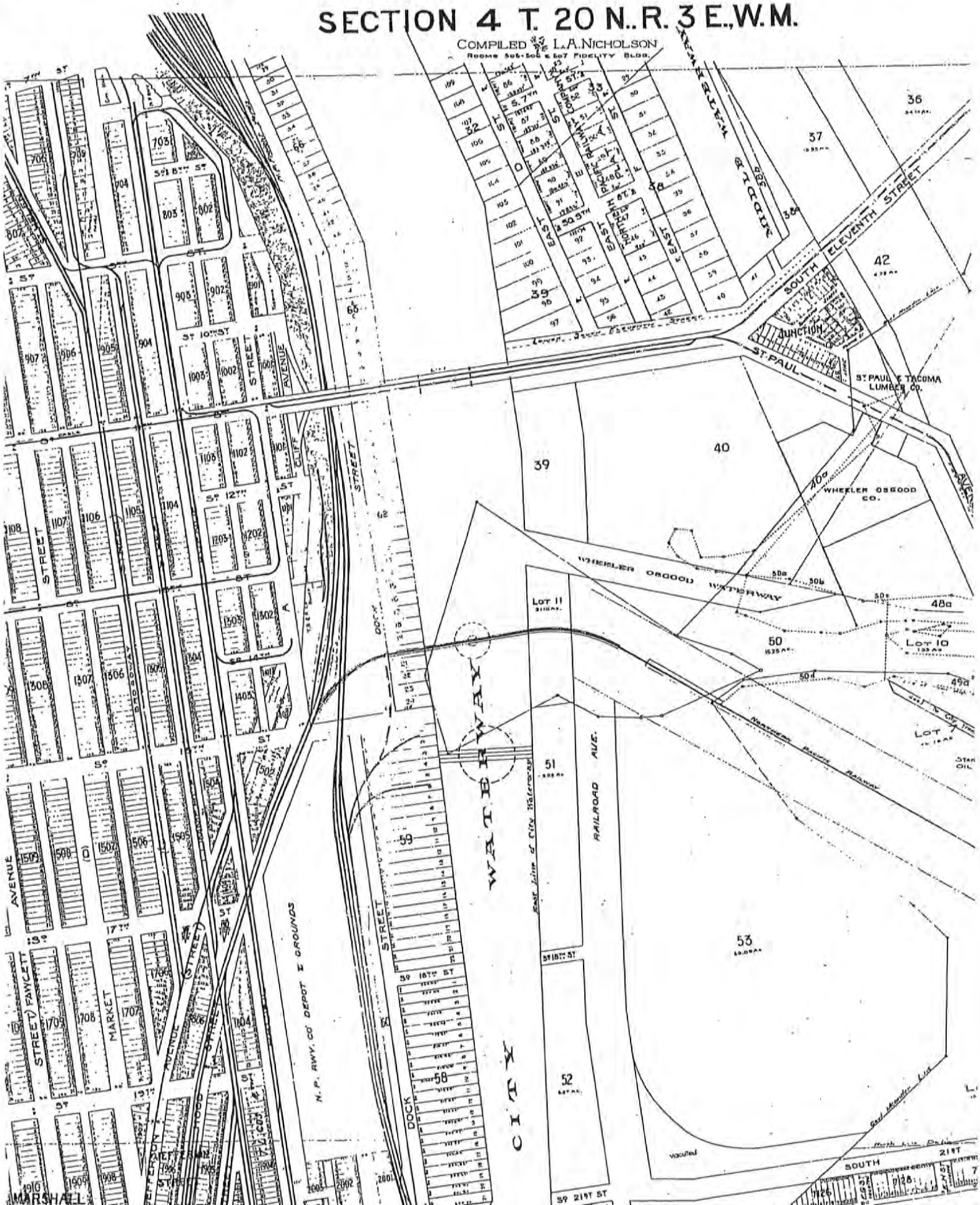
29
28
27
26

1910

SECTION 4 T. 20 N.. R. 3 E.,W.M.



KROLL'S ATLAS OF PIERCE COUNTY, WASH. **1915**

T. 20 N. R 3 E.

SCALE 2" 1 MILE — KROLL MAP CO. 413-14-15 MEHLHORN BLDG., SEATTLE — MAY 1915

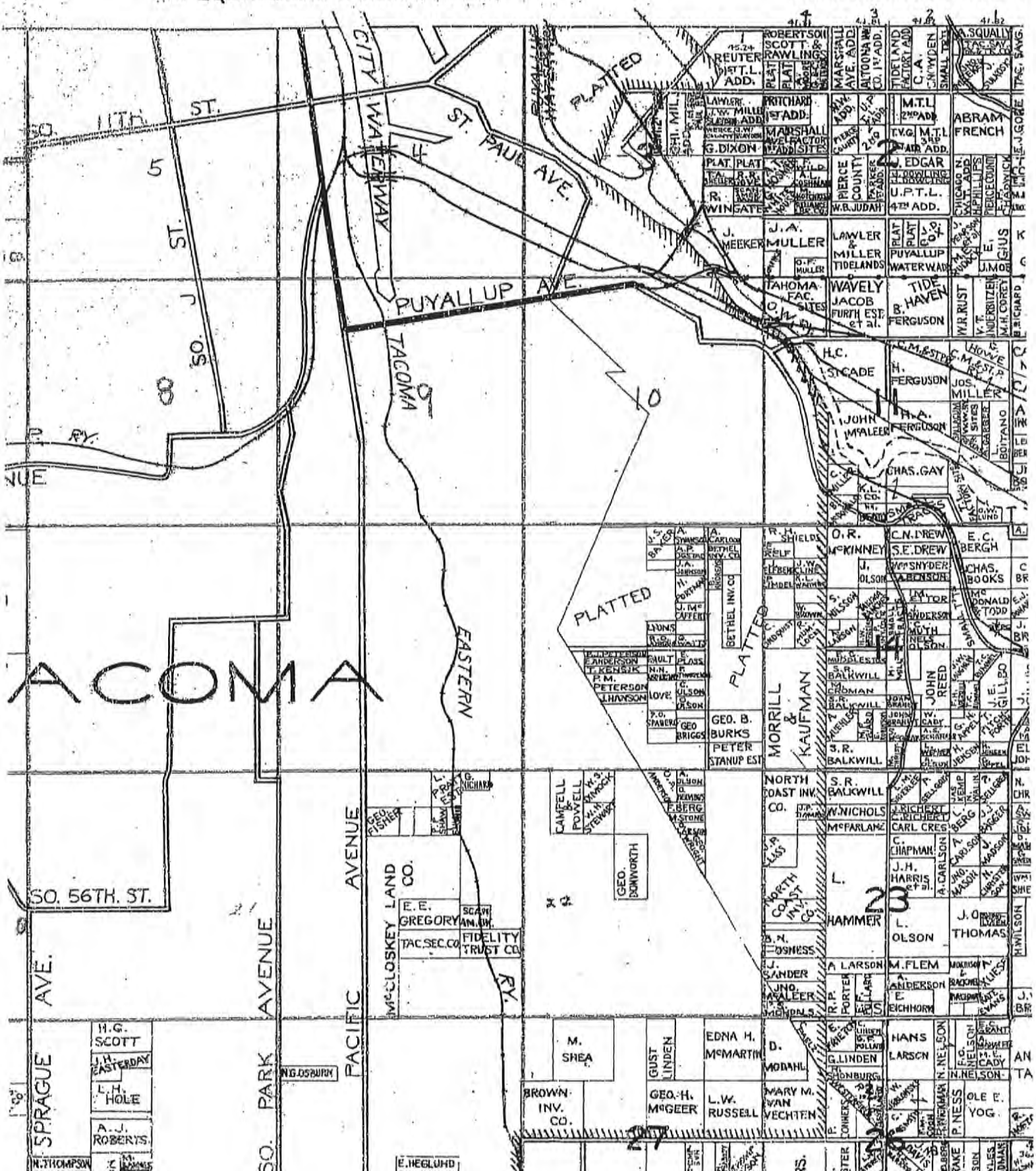
1924

TOWNSHIP 20 N., RANGE 3 E. W.M.

PIERCE COUNTY

CHAS. F. METSKER CIVIL ENGINEER
801 EQUIT. BLDG. TACOMA, WASH.

SCALE 2 IN. = 1 MILE.



TOWNSHIP 20 N., RANGE 3 E.W.M.

PIERCE COUNTY

ENGINEER
ASHINGTON
ASHINGTON
), OREGON

TOWNSHIP 20 N., RANGE 3 E.W.M

PIERCE COUNTY

SCALE 2IN. = 1

iKINGTON
KINGTON
OREGON

TOWNSHIP 20N., RANGE 3 E.W.M.

PIERCE COUNTY

SHINGTON
SHINGTON
OREGON

TOWNSHIP 20 N., RANGE 3 E.W.M

PIERCE COUNTY

SCALE 2 IN. =

CITY OF TACOMA

TOWNSHIP 20 N., RANGE 3 E.W.M.

NORTHWEST QUARTER

(56)

PIERCE COUNTY, WASHINGTON

N.W.¼ SEC. 4, T. 20 N., R. 3 E. W.M.

SCALE ONE IN. = 200 FT. - COPYRIGHT BY CHAS. F. METSKER

1926

NEW TACOMA

PACIFIC AVE. TACOMA WASH
SCALE ONE INCH = 200 FEET
1926
COPYRIGHT 1926 BY CHAS. F. METSKER
50
PARK
AVE.
ST.
MARKET
ALEXANDER
BAKER
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Tacoma | Pierce County
Health Department
Healthier. Safer. Smarter.
tpchd.org

Governed by a local Board of Health

September 27, 2007

Mr. Walt Pich
NOW Environmental
34004 9th Ave South, Suite A-12
Federal Way, WA 98003

Dear Mr. Pich:

Enclosed is the information I told you I would send regarding the properties located at 944 Broadway and 939-949 Market Street.

My historic gas station information indicates there were probably two stations located in the Rhodes Parking lot at some time in the past that we do not have clean up information on. There appear to be two historic stations north of the Market Street storefronts for the Rhodes Center (944 Broadway). I have enclosed some photos for the one just to the north.

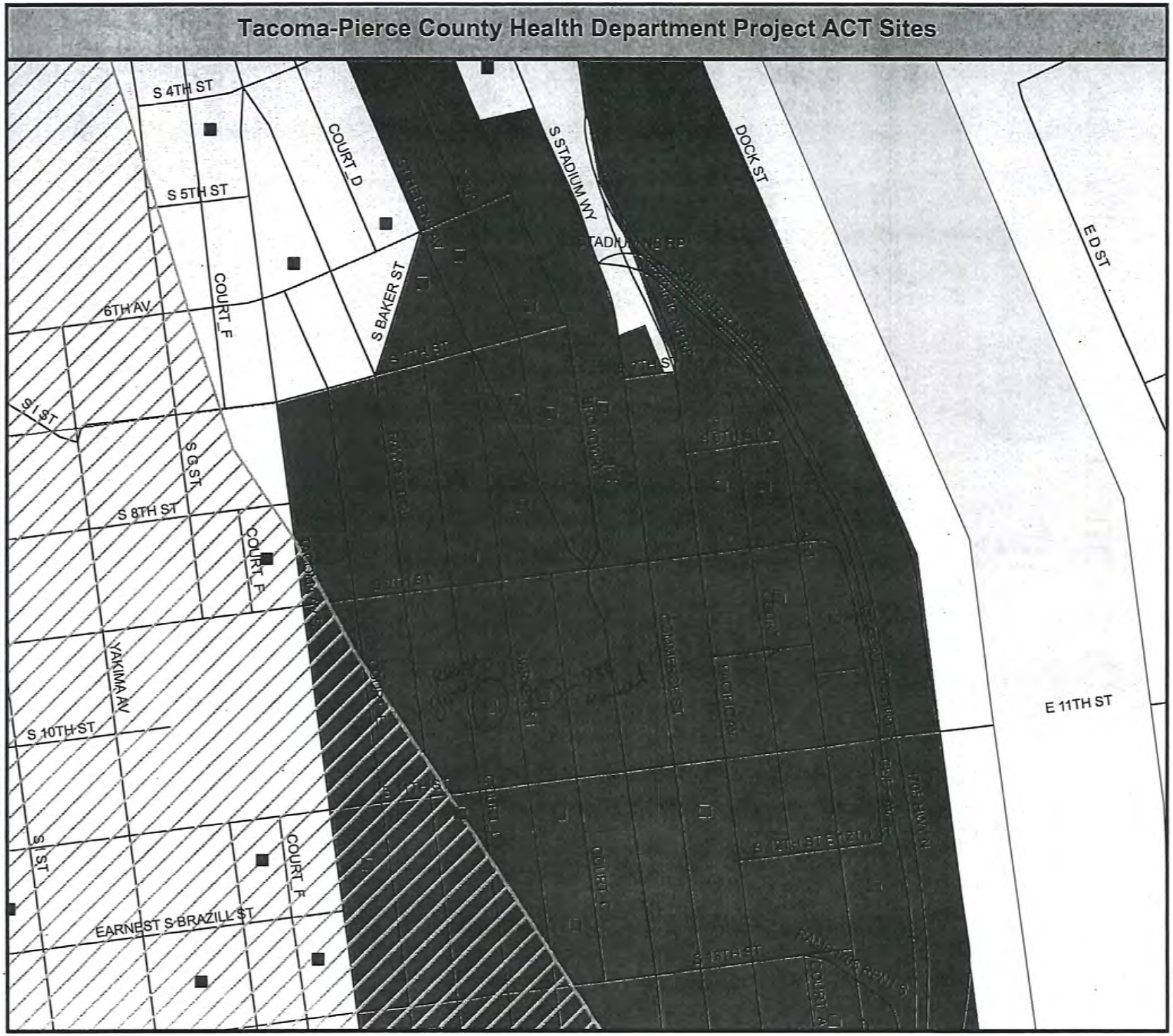
Please contact me at (253) 798-4784 or gtanbara@tpchd.org if you have questions.

Sincerely,

Gregory M. Tanbara, Brownfields Coordinator

Enclosure

Tacoma-Pierce County Health Department Project ACT Sites



Tacoma | Pierce County Health Department

Legend

ACT Sites

Tanks Pulled
- Yes
- Unknown

Wellhead Protection Zone
- 10yr Modeled

Poverty Density

% of Pop. Below 200% Pov. Lvl.
- 0 to 10 %
- 10 to 30 %
- 30 to 50 %
- 50 to 70 %
- 70 to 100 %

Neighborhood BROWNFIELDS PROGRAM

0 0.03 0.06 Miles

Tacoma | Pierce County
Health Department
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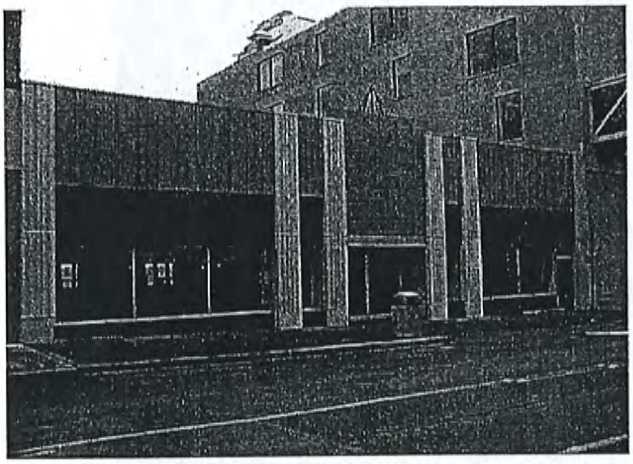
ACT Site Information



933 MARKET ST

APN: 2009070060
Business Name: .
Address: 933 MARKET ST
CITY: Tacoma
STATE: WA
ZIP: 9
RESIDENCE: N
RECORD_ID: RO0002543
SITE_ID: SD0002372
Clean Up Completed? : N

PROPERTY TO THE NORTH OF 939 MARKET.

Ground Truthing Survey

Survey Date: 3/19/2004
Interview: No
Survey Type: Off Site
Survey Reason: Historic Reference
Vent Pipe: No Determination Made
Fill Pipe: No Determination Made
Fuel Island: None Observed
Structure: Yes

Tacoma | Pierce County
Health Department
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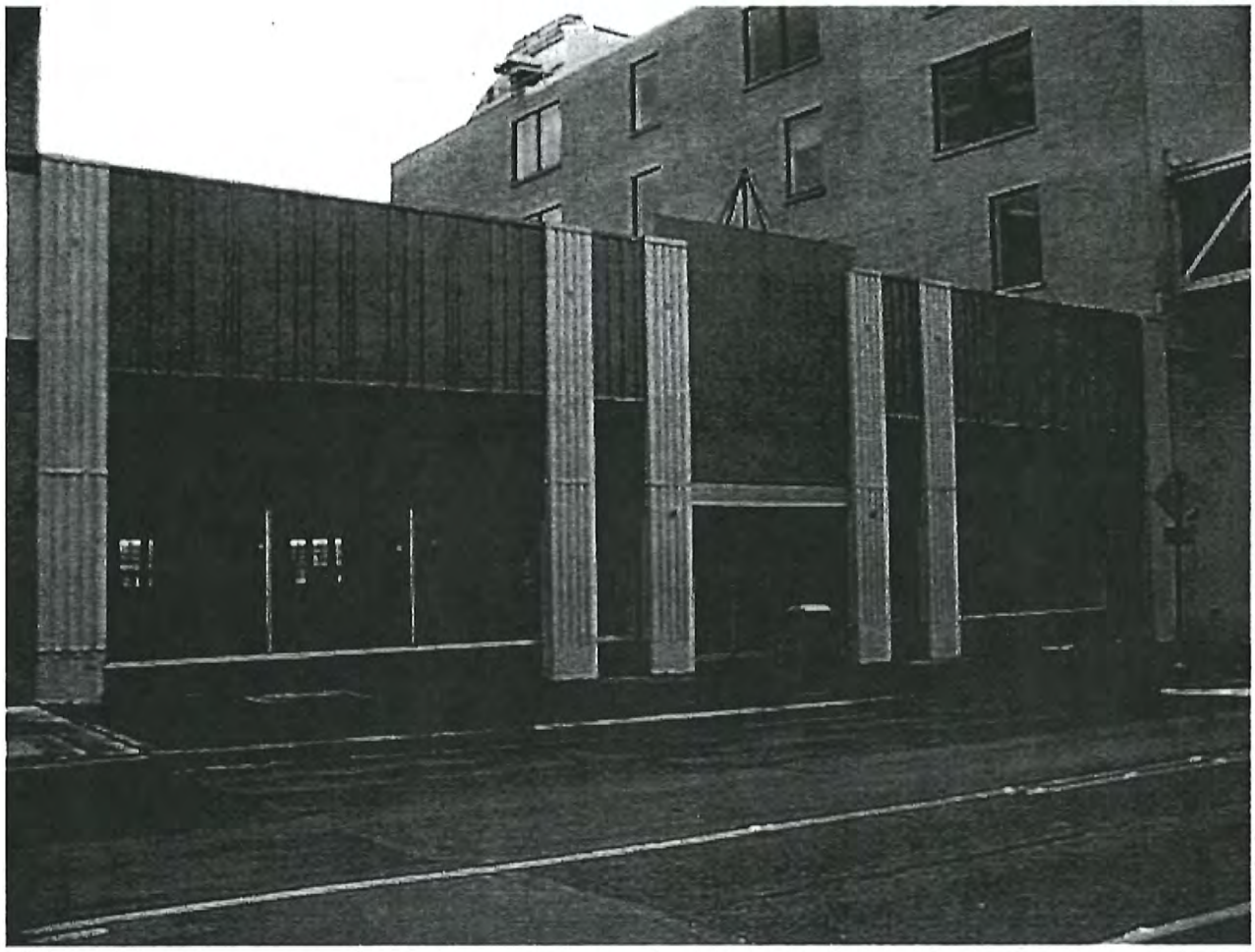
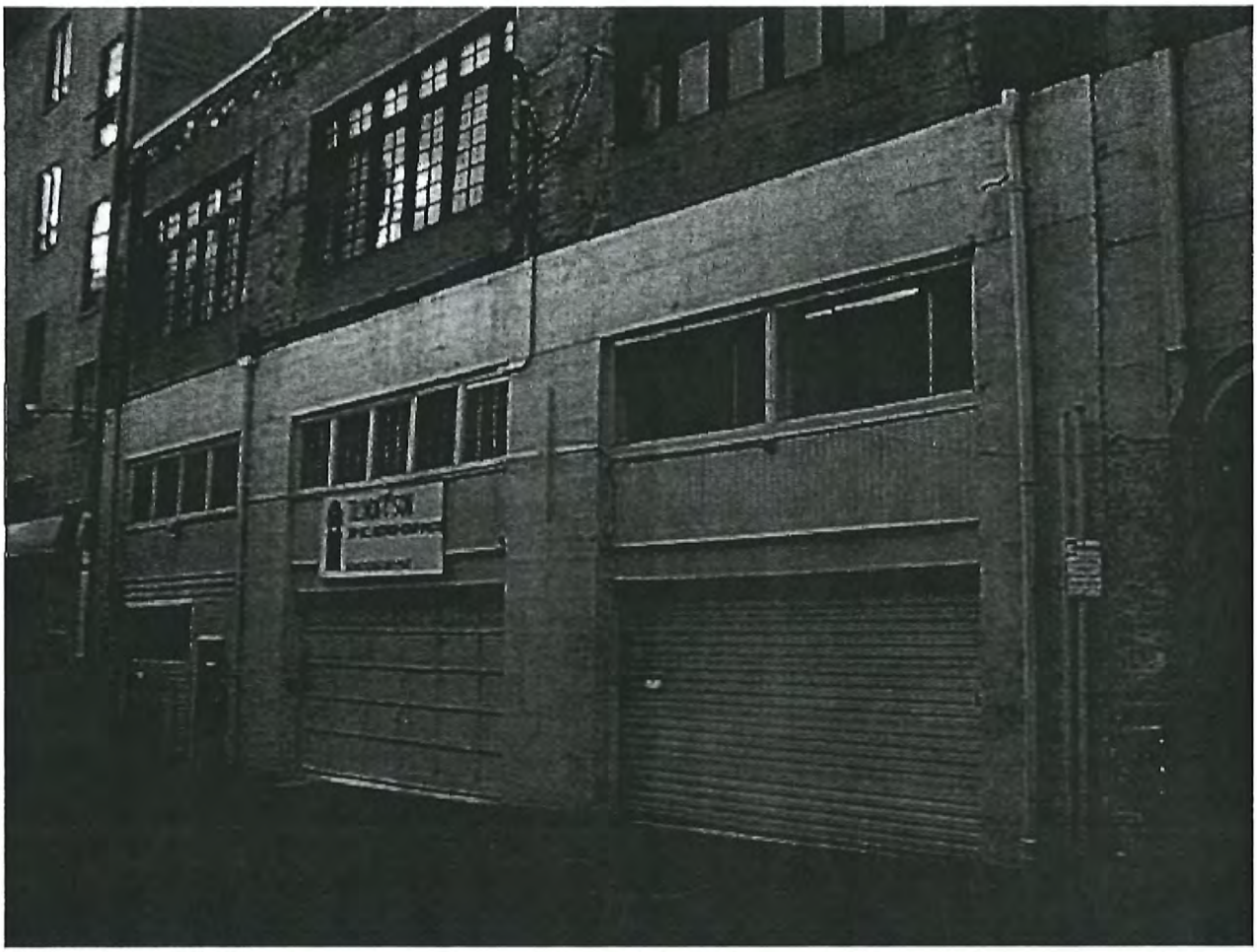
APN: 2009070060 ADDRESS: 933 MARKET ST



Print this Photo

Print this Photo



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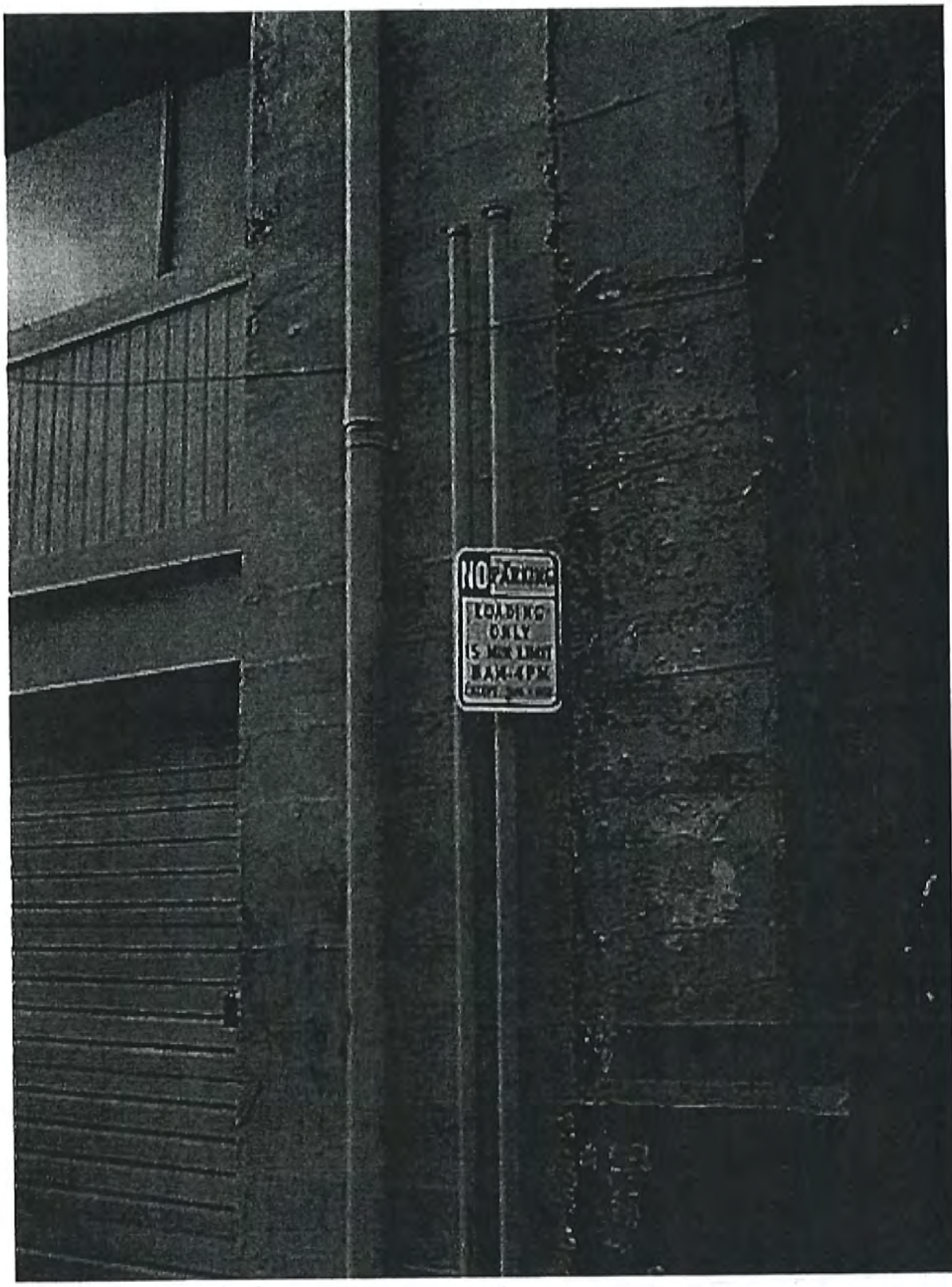
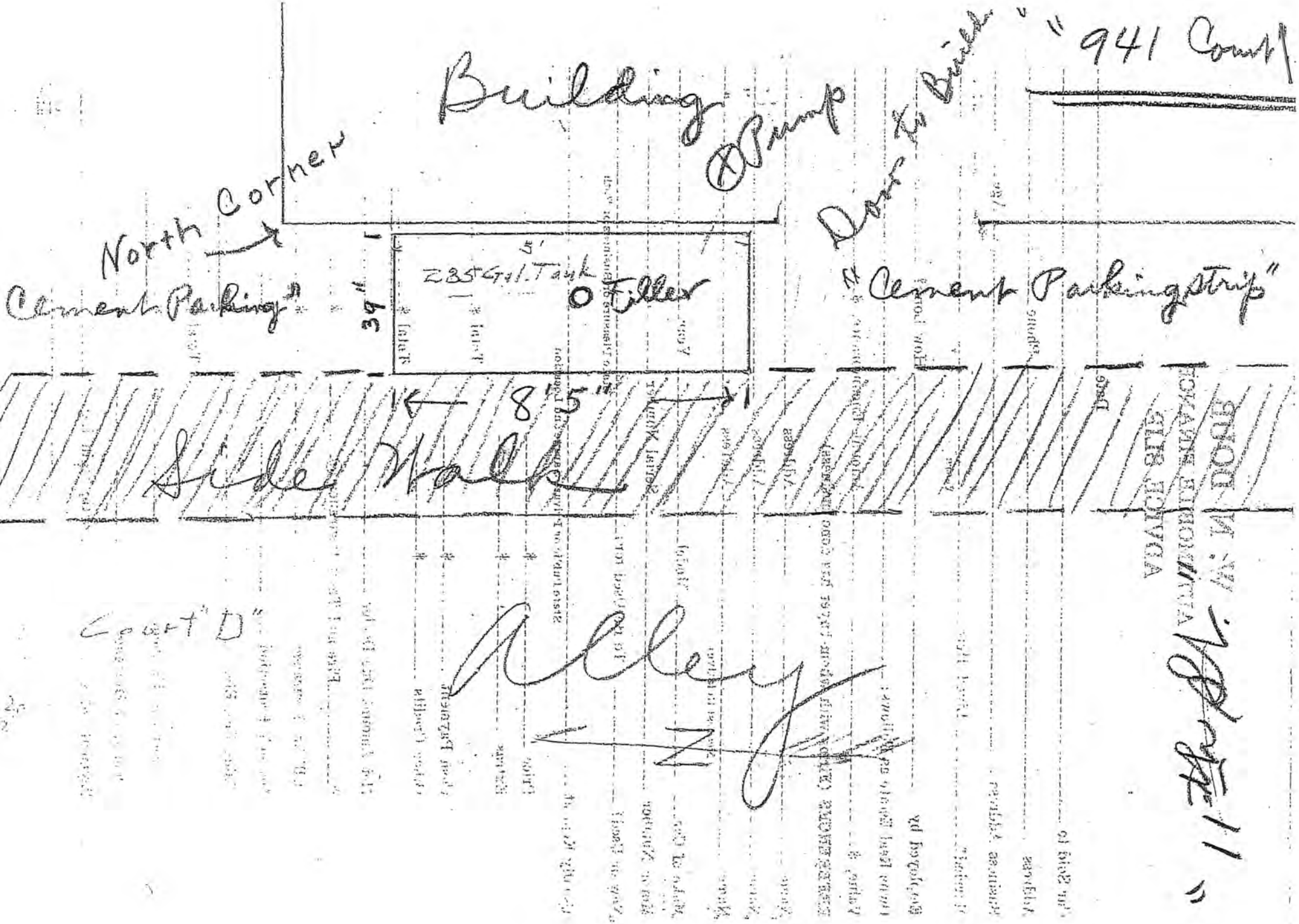


Print this Photo



Building
Pump
Door to Building
"941 Court"
North Corner
Cement Parking"
39"
5'
235 Gal. Tank
Filler
"Cement Parking strip"
8'5"
Side Walk
Court "D"
Alley
N
"11th St"

936 Market

Decker's Oil Well

EDR® Environmental
Data Resources Inc

The EDR Radius Map
with GeoCheck®

Tacoma Rhodes Center
944 Broadway & 939-949 Market
Tacoma, WA 98402

Inquiry Number: 2034117.2s

September 20, 2007

The Standard in Environmental Risk Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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Detail Map	3
Map Findings Summary	4
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Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-8
Physical Setting Source Records Searched	A-26

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

944 BROADWAY & 939-949 MARKET
TACOMA, WA 98402

COORDINATES

Latitude (North):	47.253800 - 47° 15' 13.7"
Longitude (West):	122.440500 - 122° 26' 25.8"
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	542335.8
UTM Y (Meters):	5233302.0
Elevation:	138 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	47122-C4 TACOMA NORTH, WA
Most Recent Revision:	1994
South Map:	47122-B4 TACOMA SOUTH, WA
Most Recent Revision:	1994

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

Proposed NPL	Proposed National Priority List Sites
Delisted NPL	National Priority List Deletions
NPL LIENS	Federal Superfund Liens
RCRA-TSDF	Resource Conservation and Recovery Act Information
RCRA-LQG	Resource Conservation and Recovery Act Information
ERNS	Emergency Response Notification System
HMIRS	Hazardous Materials Information Reporting System

EXECUTIVE SUMMARY

DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
US BROWNFIELDS	A Listing of Brownfields Sites
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS	Section 7 Tracking Systems
LUCIS	Land Use Control Information System
DOT OPS	Incident and Accident Data
ICIS	Integrated Compliance Information System
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
US CDL	Clandestine Drug Labs
RADINFO	Radiation Information Database
LIENS 2	CERCLA Lien Information
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

HSL	Hazardous Sites List
SWF/LF	Solid Waste Facility Database
SWTIRE	Solid Waste Tire Facilities
AST	Aboveground Storage Tank Locations
SPILLS	Reported Spills
DRYCLEANERS	Drycleaner List
BROWNFIELDS	Brownfields Sites Listing
CDL	Clandestine Drug Lab Contaminated Site List
NPDES	Water Quality Permit System Data
AIRS (EMI)	Washington Emissions Data System
Inactive Drycleaners	Inactive Drycleaners

TRIBAL RECORDS

INDIAN RESERV	Indian Reservations
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

FEDERAL RECORDS

NPL: Also known as Superfund, the National Priority List database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

A review of the NPL list, as provided by EDR, and dated 07/18/2007 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
US EPA COMMENCEMT BAY NEARSHOR	*TIDEFLATS INDUSTRIAL SE*	*1/4 - 1/2 ENE*	*0*	*6*

CERCLIS: The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the CERCLIS list, as provided by EDR, and dated 04/23/2007 has revealed that there is 1 CERCLIS site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
US EPA COMMENCEMT BAY NEARSHOR	*TIDEFLATS INDUSTRIAL SE*	*1/4 - 1/2 ENE*	*0*	*6*

CERCLIS-NFRAP: Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

A review of the CERC-NFRAP list, as provided by EDR, and dated 06/21/2007 has revealed that there is 1 CERC-NFRAP site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
OLYMPIC CHEMICAL CORP	*1002 E D ST*	*1/4 - 1/2 E*	*76*	*127*

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 06/26/2007 has revealed that there are 2 CORRACTS sites within approximately 1 mile of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
WA UW TACOMA BR CAMP	*1930 C ST*	*1/2 - 1 SSE*	*V87*	*154*
AMERICAN PLATING	*2110 E D ST*	*1/2 - 1 SE*	*97*	*184*

EXECUTIVE SUMMARY

RCRAInfo: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store , treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/13/2006 has revealed that there are 23 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
TACOMA CITY JONES BLDG	*901 BROADWAY ST*	*0 - 1/8 N*	*2*	*58*
TOPPING MOTORS	*925 MARKET ST*	*0 - 1/8 NW*	*A3*	*58*
TACOMA RUBBER STAMP CO	*919 MARKET ST*	*0 - 1/8 NW*	*A6*	*61*
WA WSP CRIME LAB TACOMA	*930 TACOMA AVE S RM B 7*	*1/8 - 1/4 W*	*F21*	*73*
TACOMA CITY GENERAL SVCS FLEET	*930 TACOMA AVE S POLICE*	*1/8 - 1/4 W*	*F24*	*75*
OLD PIERCE COUNTY COURT HOUSE	*930 TACOMA AVE*	*1/8 - 1/4 W*	*G27*	*77*
US DEA TACOMA AVE TACOMA	*1117 TACOMA AVE S*	*1/8 - 1/4 SW*	*35*	*84*
TACOMA CITY GRAPHIC SERVICES D	*747 MARKET ST B20*	*1/8 - 1/4 NNW*	*38*	*87*
AT&T CORP FAWCETT	*757 FAWCETT AVE*	*1/8 - 1/4 NW*	*K42*	*89*
USWCOM TACOMA OPERATOR BLDG	*750 FAWCETT AVE*	*1/8 - 1/4 NW*	*K46*	*92*

Lower Elevation	Address	Dist / Dir	Map ID	Page
WASHINGTON MUTUAL BANK TACOMA	1102 PACIFIC AVE	0 - 1/8 ESE	1	57
WEST ONE BANK TACOMA	*1102 COMMERCE ST*	*0 - 1/8 SE*	*5*	*60*
PIERCE CNTY MEDICAL BUREAU INC	*1102 BROADWAY PLAZA*	*0 - 1/8 SSE*	*B9*	*63*
TED BROWN MUSIC CO	*1121 BROADWAY PLAZA*	*1/8 - 1/4 SSE*	*B10*	*64*
FIRST INTERSTATE PLAZA BLDG CA	*1201 PACIFIC AVE*	*1/8 - 1/4 SE*	*11*	*64*
PERKINS BLDG	*1103 S A ST*	*1/8 - 1/4 E*	*C12*	*65*
SPEEDY ONE HOUR PHOTO TACOMA	*1117 A ST*	*1/8 - 1/4 ESE*	*C14*	*66*
JOHNSON COX CO INC	*726 PACIFIC AVE*	*1/8 - 1/4 NNE*	*17*	*68*
A STREET SITE	*1201 A ST*	*1/8 - 1/4 ESE*	*E20*	*71*
SEAFIRST PLAZA 9TH & A BRANCH	*820 A ST*	*1/8 - 1/4 NE*	*25*	*76*
LUZON BLDG	*1302 PACIFIC AVE*	*1/8 - 1/4 SSE*	*I31*	*81*
US WEST COMMUNICATIONS INC W00	*1313 SOUTH BROADWAY STR*	*1/8 - 1/4 SSE*	*H32*	*81*
PIERCE CNTY	*1314 THRU 1316 PACIFIC*	*1/8 - 1/4 SSE*	*37*	*86*

ENG CONTROLS: A listing of sites with engineering controls in place.

A review of the US ENG CONTROLS list, as provided by EDR, and dated 04/20/2007 has revealed that there is 1 US ENG CONTROLS site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
US EPA COMMENCEMT BAY NEARSHOR	*TIDEFLATS INDUSTRIAL SE*	*1/4 - 1/2 ENE*	*0*	*6*

EXECUTIVE SUMMARY

INST CONTROLS: A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

A review of the US INST CONTROL list, as provided by EDR, and dated 04/20/2007 has revealed that there is 1 US INST CONTROL site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
US EPA COMMENCEMT BAY NEARSHOR	*TIDEFLATS INDUSTRIAL SE*	*1/4 - 1/2 ENE*	*0*	*6*

CONSENT: Major Legal settlements that establish responsibility and standards for cleanup at NPL (superfund) sites. Released periodically by U.S. District Courts after settlement by parties to litigation matters.

A review of the CONSENT list, as provided by EDR, and dated 04/13/2007 has revealed that there is 1 CONSENT site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
US EPA COMMENCEMT BAY NEARSHOR	*TIDEFLATS INDUSTRIAL SE*	*1/4 - 1/2 ENE*	*0*	*6*

RODS: Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid the cleanup.

A review of the ROD list, as provided by EDR, and dated 06/08/2007 has revealed that there is 1 ROD site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
US EPA COMMENCEMT BAY NEARSHOR	*TIDEFLATS INDUSTRIAL SE*	*1/4 - 1/2 ENE*	*0*	*6*

STATE AND LOCAL RECORDS

CSCSL: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Ecology's Confirmed & Suspected Contaminated Sites List.

A review of the CSCSL list, as provided by EDR, and dated 05/09/2007 has revealed that there are 39 CSCSL sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
OLD PIERCE COUNTY COURT HOUSE	*930 TACOMA AVE*	*1/8 - 1/4 W*	*G27*	*77*
SEVENCOM	717-737 BROADWAY	1/4 - 1/2 N	M49	93
PIERCE COUNTY DETENTION & CORR	701 NOLLMEYER LN	1/4 - 1/2 W	N51	97
DISCOUNT AUTO REPAIR & BODYWOR	*1009 S 9TH ST*	*1/4 - 1/2 W*	*77*	*134*
CARL T MADSEN INC	*1929 TACOMA AVE S*	*1/2 - 1 S*	*84*	*150*
WALKER CHEVROLET	*633 DIVISION AVE*	*1/2 - 1 NNW*	*89*	*166*
TACOMA CITY FIRE STATION 4	1453 S 12TH ST	1/2 - 1 WSW	91	173
YAKIMA VILLAS	2345 2349 2353 2355 YAK	1/2 - 1 SSW	106	221
CRITTENDON PROPERTY	2155 MARTIN LUTHER KING	1/2 - 1 SSW	107	222

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
NILSEN PLAT TOWNHOMES	2303 / 2315 S G ST	1/2 - 1 S	108	223
STADIUM HIGH SCHOOL	***111 N E ST***	***1/2 - 1 NNW***	***109***	***224***

Lower Elevation	Address	Dist / Dir	Map ID	Page
1301 A STREET SITE KEY BANK	1201 A ST	1/8 - 1/4 ESE	E19	70
SAUROS CLEANERAMA TACOMA	***1401 S PACIFIC AVE***	***1/4 - 1/2 SSE***	***O52***	***99***
1147 DOCK STREET TACOMA	***1147 DOCK ST***	***1/4 - 1/2 ESE***	***56***	***105***
PAX ASSOCIATION	***1502 MARKET ST***	***1/4 - 1/2 S***	***P59***	***111***
TACOMA CITY CONVENTION CTR GAR	1500 BROADWAY	1/4 - 1/2 S	65	116
PACIFIC QUICKSTOP	***1548 PACIFIC AVE***	***1/4 - 1/2 SSE***	***U75***	***123***
OLYMPIC CHEMICAL CORP	***1002 E D ST***	***1/4 - 1/2 E***	***76***	***127***
D ST PETROLEUM	3RD-7TH / D ST	1/2 - 1 NNE	79	137
OLYMPIC PIPE LINE CO TACOMA DF	706 E F ST	1/2 - 1 ENE	80	140
SHORE TERMINAL LLC VALERO LP	***250 E D ST***	***1/2 - 1 NNE***	***81***	***141***
MIDDLE WATERWAY STEEL SLAG	***E F ST & 11TH ST***	***1/2 - 1 E***	***82***	***147***
JM MARTINAC SHIPBUILDING CORP	***401 E 15TH ST***	***1/2 - 1 ESE***	***83***	***149***
BNSF D ST PIPELINE	18TH / D ST	1/2 - 1 SE	85	151
WA UW TACOMA BRANCH	1900 COMMERCE	1/2 - 1 SSE	V86	152
WASHINGTON STATE HISTORY MUSEU	1911 PACIFIC AVE	1/2 - 1 SSE	88	164
CITY PROPERTIES CLEANUP	2112-2122 JEFFERSON AVE	1/2 - 1 S	90	171
PUGNETTI PARK	***2085 PACIFIC AVE S***	***1/2 - 1 SSE***	***92***	***173***
UNION PACIFIC RR D ST	***457 E 18TH ST***	***1/2 - 1 SE***	***93***	***177***
TACOMA COAL GASIFICATION	22ND ST / A ST	1/2 - 1 SSE	W95	179
STANDARD CHEMICAL CO SITE FORM	22ND ST / DOCK ST	1/2 - 1 SSE	96	181
AMERICAN PLATING	***2110 E D ST***	***1/2 - 1 SE***	***97***	***184***
BNRR MCCARVER PROJECT	11 SCHUSTER PKWY	1/2 - 1 NNW	99	193
SIMPSON TACOMA KRAFT CO	***801 PORTLAND AVE***	***1/2 - 1 NE***	***100***	***194***
BOWMAN OIL & PROPANE	1656 E J ST	1/2 - 1 ESE	101	209
BNRR TACOMA YARD PARCEL 207126	***21ST ST / S D ST***	***1/2 - 1 SE***	***X102***	***212***
BNRR TACOMA YARD PARCEL 471502	21ST ST / S D ST	1/2 - 1 SE	X103	215
BNRR TACOMA YARD PARCEL 895000	21ST ST / S D ST	1/2 - 1 SE	X104	217
JUNEAU ST ASSOCIATES PROPERTY	***2320 PACIFIC AVE***	***1/2 - 1 SSE***	***105***	***220***

CSCSL NFA: The data set contains information about sites previously on the Confirmed and Suspected Contaminated Sites list that have received a No Further Action (NFA) determination. Because it is necessary to maintain historical records of sites that have been investigated and cleaned up, sites are not deleted from the database when cleanup activities are completed. Instead a No Further Action code is entered based upon the type of NFA determination the site received.

A review of the CSCSL NFA list, as provided by EDR, and dated 05/09/2007 has revealed that there are 6 CSCSL NFA sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
PARTNERS MORTGAGE CORP SITE	901 S 11TH ST	1/4 - 1/2 WSW	S66	118
CHRISTOPHERSON PROPERTY	***414 ST HELENS***	***1/4 - 1/2 NNW***	***T71***	***120***

Lower Elevation	Address	Dist / Dir	Map ID	Page
US WEST COMMUNICATIONS INC W00	***1313 SOUTH BROADWAY STR***	***1/8 - 1/4 SSE***	***H32***	***81***
KEY BANK PARCEL A	1301 A ST	1/8 - 1/4 SE	L44	91
PIONEER MASONRY RESTORATION BE	***1501 PACIFIC AVE***	***1/4 - 1/2 SSE***	***60***	***113***
HEAVY DUTY SHOP	***1200 E D ST***	***1/4 - 1/2 E***	***78***	***137***

EXECUTIVE SUMMARY

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Ecology's Leaking Underground Storage Tanks Site List.

A review of the LUST list, as provided by EDR, and dated 06/07/2007 has revealed that there are 14 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
TOPPING MOTORS INC	***925 MARKET ST***	***0 - 1/8 NW***	***A4***	***59***
CITY OF TACOMA FIRE DEPT.	***901 FAWCETT***	***1/8 - 1/4 WNW***	***13***	***65***
TACOMA PIERCE CO BUILDING	***930 TACOMA AVE S***	***1/8 - 1/4 W***	***F23***	***74***
DUNSON EQUITIES	***1348 MARKET ST***	***1/8 - 1/4 S***	***J36***	***85***
CONIFER DEVELOPMENTS, INC.	***755 TACOMA AVE SOUTH C***	***1/8 - 1/4 NW***	***K39***	***87***
LABOR READY	***1222 TACOMA AVE. SO.***	***1/4 - 1/2 SW***	***53***	***101***

Lower Elevation	Address	Dist / Dir	Map ID	Page
MOTOR RAMP PROPERTY TRUST	745 COMMERCE ST	1/8 - 1/4 N	D16	68
BUDGET CAR & TRUCK RENTAL OF T	***1315 PACIFIC AVE***	***1/8 - 1/4 SSE***	***I33***	***82***
COLONIAL FRUIT & PRODUCE	1179 DOCK ST	1/4 - 1/2 ESE	47	92
SCHOENFELDS INC	***1423 PACIFIC AVE***	***1/4 - 1/2 SSE***	***O54***	***104***
ABANDONED STATION	***1502 MARKET ST***	***1/4 - 1/2 S***	***P57***	***108***
PARKING LOT	***1516 COMMERCE***	***1/4 - 1/2 SSE***	***Q62***	***114***
DOCK STREET	***1501 E DOCK ST***	***1/4 - 1/2 SE***	***R63***	***115***
PACIFIC QUICKSTOP	***1548 PACIFIC AVE***	***1/4 - 1/2 SSE***	***U75***	***123***

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Ecology's Statewide UST Site/Tank Report.

A review of the UST list, as provided by EDR, and dated 06/07/2007 has revealed that there are 15 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
TOPPING MOTORS INC	***925 MARKET ST***	***0 - 1/8 NW***	***A4***	***59***
RIALTO GARAGE	907 MARKET STREET	0 - 1/8 NW	A8	63
CITY OF TACOMA FIRE DEPT.	***901 FAWCETT***	***1/8 - 1/4 WNW***	***13***	***65***
TACOMA PIERCE CO BUILDING	***930 TACOMA AVE S***	***1/8 - 1/4 W***	***F23***	***74***
EQUIPMENT RENTAL SHOP	930 TACOMA AVE S	1/8 - 1/4 W	G26	76
BEACON SENIOR CENTER	415 S 13TH ST	1/8 - 1/4 SSW	30	80
VILLAGIO II APARTMENTS	1328 MARKET ST	1/8 - 1/4 S	J34	84
DUNSON EQUITIES	***1348 MARKET ST***	***1/8 - 1/4 S***	***J36***	***85***
CONIFER DEVELOPMENTS, INC.	***755 TACOMA AVE SOUTH C***	***1/8 - 1/4 NW***	***K39***	***87***
TACOMA/B530110/TACMWA02	757 FAWCETT AVE	1/8 - 1/4 NW	K41	89
FAWCETT CO 070377	750 FAWCETT	1/8 - 1/4 NW	K45	91

Lower Elevation	Address	Dist / Dir	Map ID	Page
MOTOR RAMP PROPERTY TRUST	745 COMMERCE ST	1/8 - 1/4 N	D15	67
BROADWAY PLAZA 070851	1313 BROADWAY	1/8 - 1/4 SSE	H28	79
BUDGET CAR & TRUCK RENTAL OF T	***1315 PACIFIC AVE***	***1/8 - 1/4 SSE***	***I33***	***82***
WEYERHAEUSER COMPANY	TACOMA BLDG, 1015 A STR	1/8 - 1/4 E	40	88

EXECUTIVE SUMMARY

MANIFEST: Hazardous waste manifest information.

A review of the WA MANIFEST list, as provided by EDR, and dated 12/31/2006 has revealed that there is 1 WA MANIFEST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
A STREET SITE	***1201 A ST***	***1/8 - 1/4 ESE***	***E20***	***71***

INST CONTROL: Sites that have institutional controls.

A review of the INST CONTROL list, as provided by EDR, and dated 06/05/2007 has revealed that there is 1 INST CONTROL site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
PIERCE COUNTY DETENTION & CORR	***701 NOLLMEYER LN***	***1/4 - 1/2 W***	***N50***	***95***

ICR: These are remedial action reports Ecology has received from either the owner or operator of the site. These actions have been conducted without department oversight or approval and are not under an order or decree.

A review of the ICR list, as provided by EDR, and dated 12/01/2002 has revealed that there are 14 ICR sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
TOPPING MOTORS	***925 MARKET ST***	***0 - 1/8 NW***	***A3***	***58***
PIERCE COUNTY JAIL	930 TACOMA AVE. S.	1/8 - 1/4 W	F22	74
DUNSON EQUITIES	***1348 MARKET ST***	***1/8 - 1/4 S***	***J36***	***85***
LABOR READY	***1222 TACOMA AVE. SO.***	***1/4 - 1/2 SW***	***53***	***101***
VACANT (FORMER GARAGE SERVICE)	901 S. 11TH ST.	1/4 - 1/2 WSW	S68	119
BOLIVAR APARTMENTS	1121 S. "I" ST.	1/4 - 1/2 WSW	S69	119
VACANT PROPERTY	414 ST. HELENS	1/4 - 1/2 NNW	T70	120

Lower Elevation	Address	Dist / Dir	Map ID	Page
VOLKER - STEVIN PACIFIC	9TH / COMMERCE	0 - 1/8 NNE	7	62
U.S. WEST (BROADWAY OFFICE)	1313 BROADWAY	1/8 - 1/4 SSE	H29	80
SCHOENFELDS, INC.	1423 PACIFIC AVE.	1/4 - 1/2 SSE	O55	105
TACOMA AUTOBODY	1502 MARKET ST.	1/4 - 1/2 S	P58	110
DIAMOND PARKING LOT	1516 COMMERCE ST.	1/4 - 1/2 SSE	Q61	114
CITY OF TACOMA	1501 E. DOCK ST.	1/4 - 1/2 SE	R64	116
CALLINSKY BP/DEPOT SERVICE	1548 PACIFIC AVE.	1/4 - 1/2 SSE	U74	122

VCP: Sites that have entered either the Voluntary Cleanup Program or its predecessor Independent Remedial Action Program.

A review of the VCP list, as provided by EDR, and dated 05/09/2007 has revealed that there are 7 VCP sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
SEVENCOM	***717-737 BROADWAY***	***1/4 - 1/2 N***	***M48***	***93***
PARTNERS MORTGAGE CORP SITE	***901 S 11TH ST***	***1/4 - 1/2 WSW***	***S67***	***119***
CHRISTOPHERSON PROPERTY	***414 ST HELENS ST***	***1/4 - 1/2 NNW***	***T72***	***121***

Lower Elevation	Address	Dist / Dir	Map ID	Page
1301 A STREET SITE KEY BANK	1201 A ST	1/8 - 1/4 ESE	E18	69
KEY BANK PARCEL A	*1301 A ST*	*1/8 - 1/4 SE*	*L43*	*91*
PIONEER MASONRY RESTORATION BE	*1501 PACIFIC AVE*	*1/4 - 1/2 SSE*	*60*	*113*
SOUND TRANSIT DEPOT PARTNERSHI	*1548 PACIFIC AVE*	*1/4 - 1/2 SSE*	*U73*	*122*

EDR PROPRIETARY RECORDS

EDR Manufactured Gas Plants: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

A review of the Manufactured Gas Plants list, as provided by EDR, has revealed that there are 2 Manufactured Gas Plants sites within approximately 1 mile of the target property.

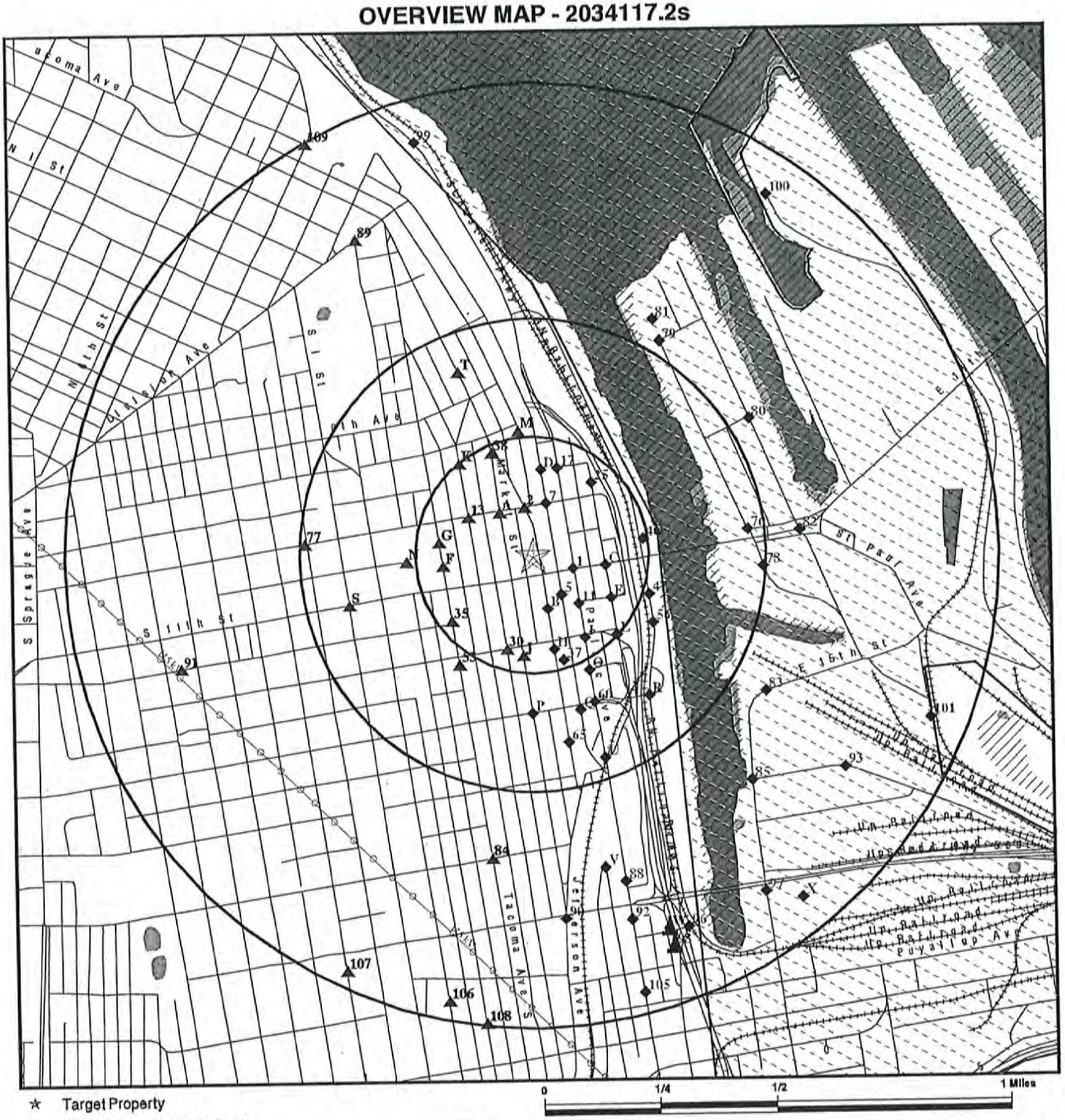
Lower Elevation	Address	Dist / Dir	Map ID	Page
TACOMA COAL GASIFICATION	E 22ND AND A STS	1/2 - 1 SSE	W94	179
TACOMA COAL GASIFICATION	A STREET	1/2 - 1 SSE	98	193

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
TACOMA SD 10	FTTS, HIST FTTS
TACOMA SD	FTTS, HIST FTTS
PETRICH MARINE DOCK	CSCSL, VCP
BNSF OIL PIPELINE SITE	CSCSL
PETARCIK OCCIDENTAL CHEMICAL	CSCSL, FINDS, BROWNFIELDS
SR 7 & 38TH ST GULCH PIT ST WASTE	SWF/LF
CITY OF TACOMA	SPILLS
WA STATE FERRY OPS CENTER	SPILLS
CITY OF TACOMA	SPILLS
CITY OF TACOMA	SPILLS
TACOMA NARROWS CONTRUCTORS	SPILLS
WDOT STATE ROUTE 509 TACOMA	RCRA-SQG, FINDS
US WEST UTILITY HOLE 183	FINDS, RCRA-LQG
ON CANAL STREET AT TACOMA WATERFRO	ERNS
CORNER OF STEEL ST AND SOUTH TACOM	ERNS
U OF W - JOY BUILDING	US BROWNFIELDS
U OF W - TACOMA CAMPUS	US BROWNFIELDS
U OF W - CONTAMINATED GROUNDWATER	US BROWNFIELDS
TACOMA CITY GRAPHIC SERVICES DIV	ICIS
TACOMA CITY ABANDONED WASTE	WA MANIFEST

OVERVIEW MAP - 2034117.2s



- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Tacoma Rhodes Center ADDRESS: 944 Broadway & 939-949 Market Tacoma WA 98402 LAT/LONG: 47.2538 / 122.4405	CLIENT: Nowicki Env. Services Inc CONTACT: Walt Pich INQUIRY #: 2034117.2s DATE: September 20, 2007 1:38 pm

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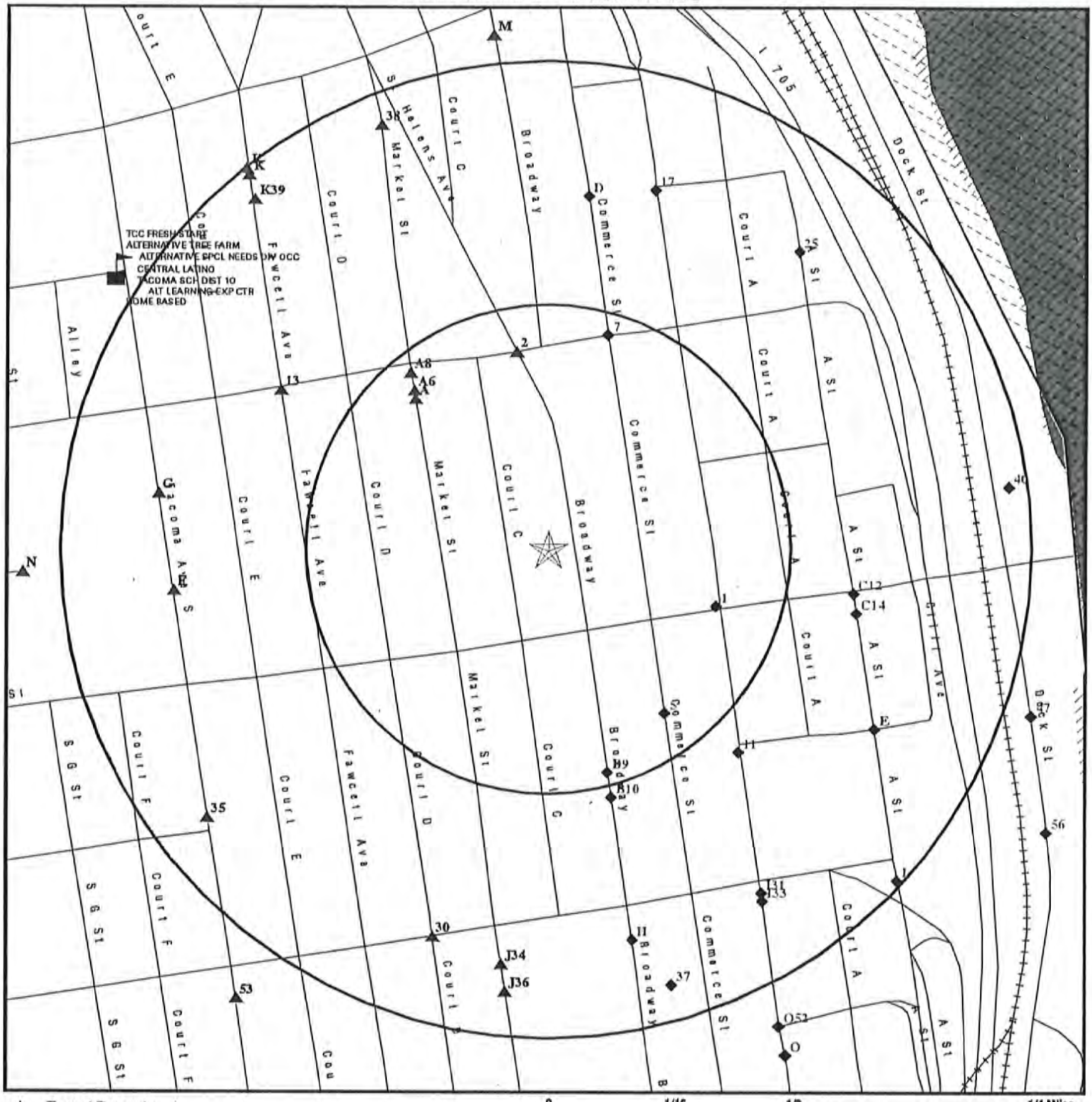
DETAIL MAP - 2034117.2s



- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory

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MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL RECORDS								
NPL		1.000	0	0	1	0	NR	1
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	0	1	NR	NR	1
CERC-NFRAP		0.500	0	0	1	NR	NR	1
CORRACTS		1.000	0	0	0	2	NR	2
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.250	6	17	NR	NR	NR	23
ERNS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	1	NR	NR	1
US INST CONTROL		0.500	0	0	1	NR	NR	1
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
CONSENT		1.000	0	0	1	0	NR	1
ROD		1.000	0	0	1	0	NR	1
UMTRA		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
LIENS 2		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
STATE AND LOCAL RECORDS								
CSCSL		1.000	0	2	9	28	NR	39
HSL		1.000	0	0	0	0	NR	0
CSCSL NFA		0.500	0	2	4	NR	NR	6
State Landfill		0.500	0	0	0	NR	NR	0
SWTIRE		0.500	0	0	0	NR	NR	0
LUST		0.500	1	6	7	NR	NR	14
UST		0.250	2	13	NR	NR	NR	15
AST		0.250	0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MANIFEST		0.250	0	1	NR	NR	NR	1
SPILLS		TP	NR	NR	NR	NR	NR	0
INST CONTROL		0.500	0	0	1	NR	NR	1
ICR		0.500	2	3	9	NR	NR	14
VCP		0.500	0	2	5	NR	NR	7
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
BROWNFIELDS		0.500	0	0	0	NR	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
NPDES		TP	NR	NR	NR	NR	NR	0
WA Air Emissions		TP	NR	NR	NR	NR	NR	0
Inactive Drycleaners		0.250	0	0	NR	NR	NR	0
TRIBAL RECORDS								
INDIAN RESERV		1.000	0	0	0	0	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
EDR PROPRIETARY RECORDS								
Manufactured Gas Plants		1.000	0	0	0	2	NR	2

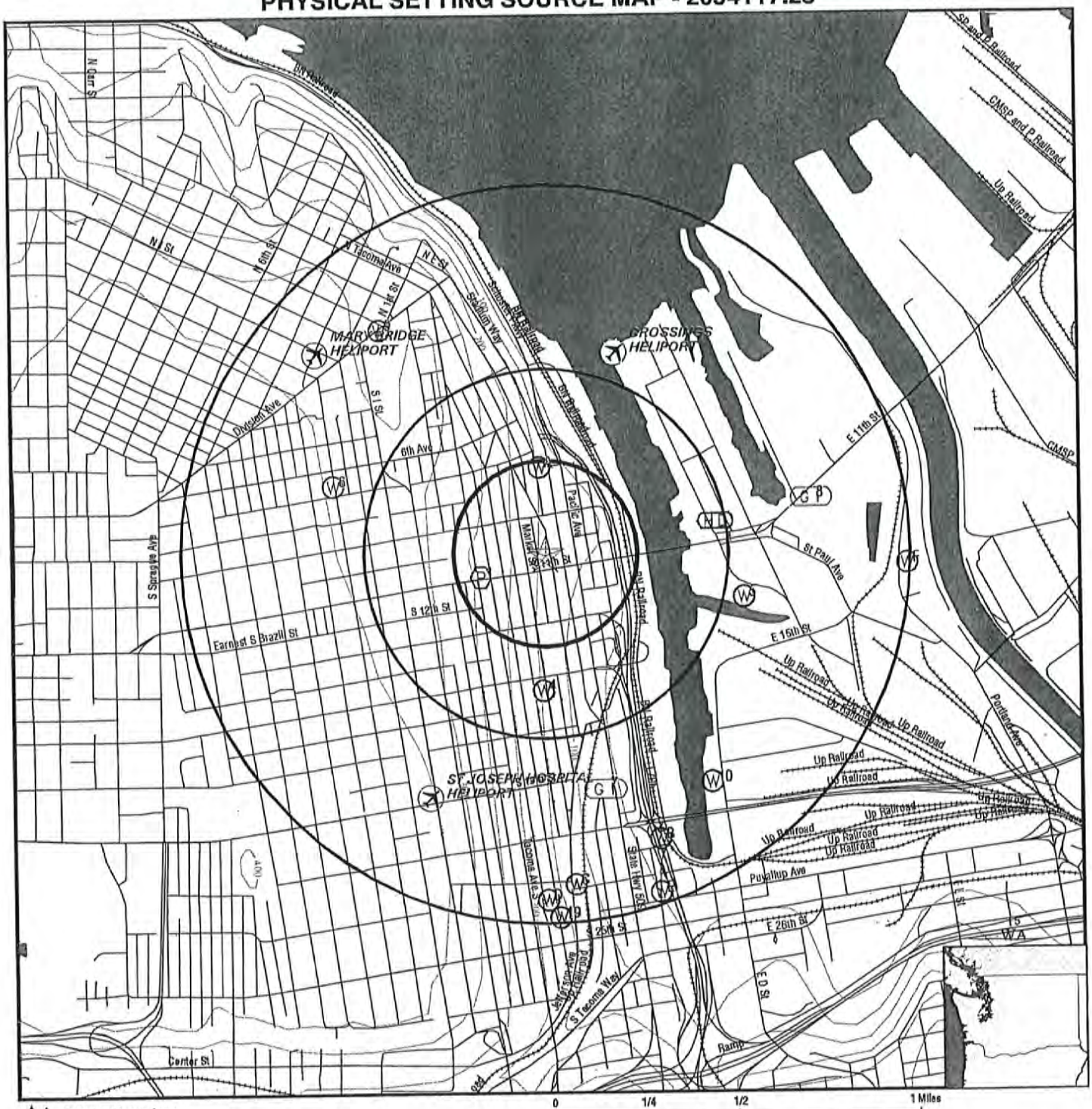
NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

PHYSICAL SETTING SOURCE MAP - 2034117.2s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data

SITE NAME: Tacoma Rhodes Center	CLIENT: Nowicki Env. Services Inc
ADDRESS: 944 Broadway & 939-949 Market Tacoma WA 98402	CONTACT: Walt Pich
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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

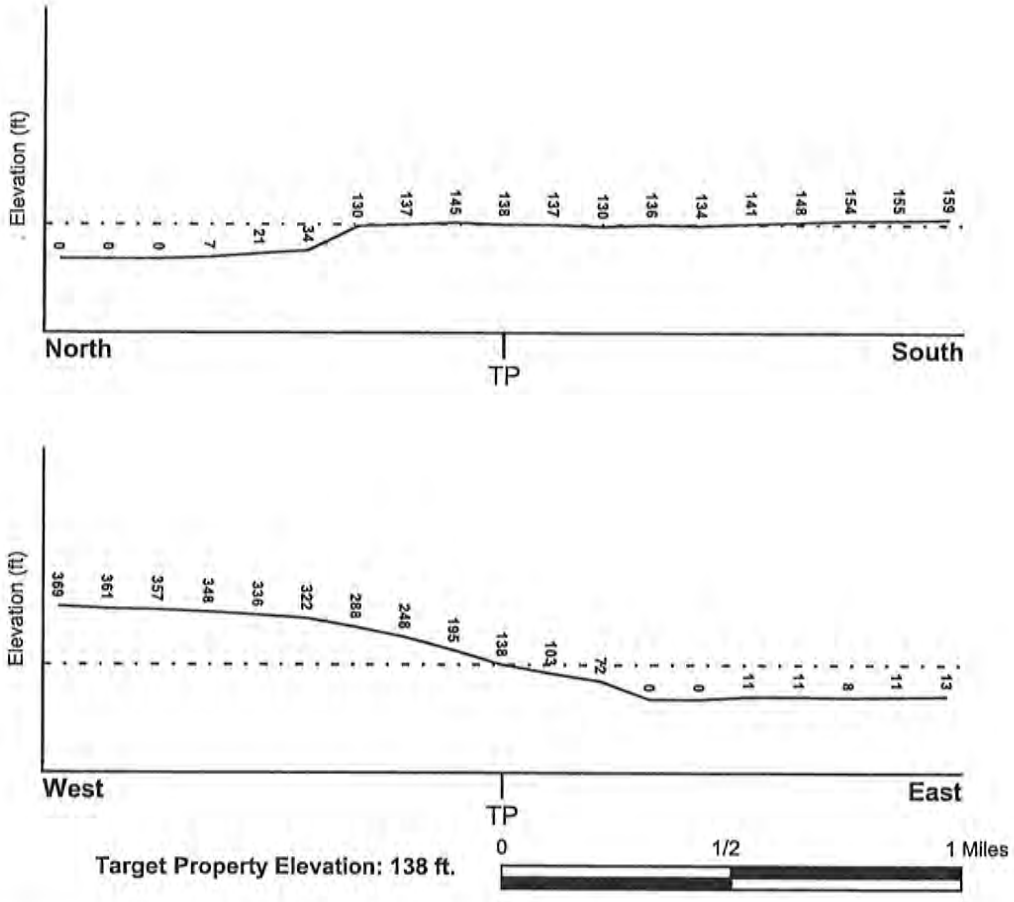
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General East

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

EDR® Environmental
Data Resources Inc

EDR Site Report™

U OF W - CONTAMINATED GROUNDWATE
MULTIPLE ALONG MARKET STREET
TACOMA, WA 00000

Inquiry Number:

September 26, 2007

The Standard in Environmental Risk Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

TABLE OF CONTENTS

The EDR-Site Report™ is a comprehensive presentation of government filings on a facility identified in a search of over 4 million government records from more than 600 federal, state and local environmental databases. The report is divided into three sections:

Section 1: Facility Summary ..... **Page 3**

Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.

Section 2: Facility Detail Reports ..... **Page 4**

All available detailed information from databases where sites are identified.

Section 3: Databases Searched and Update Information. ..... **Page 5**

Name, source, update dates, contact phone number and description of each of the databases searched for this report.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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SECTION 1: FACILITY SUMMARY

FACILITY AREA	FACILITY 1 U OF W - CONTAMINATED GROUNDWATER PLUME MULTIPLE ALONG MARKET STREET TACOMA, WA 00000 EDR ID #1009311639
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p4
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

U OF W - CONTAMINATED GROUNDWATER PLUME
MULTIPLE ALONG MARKET STREET
TACOMA, WA 00000
EDR ID #1009311639

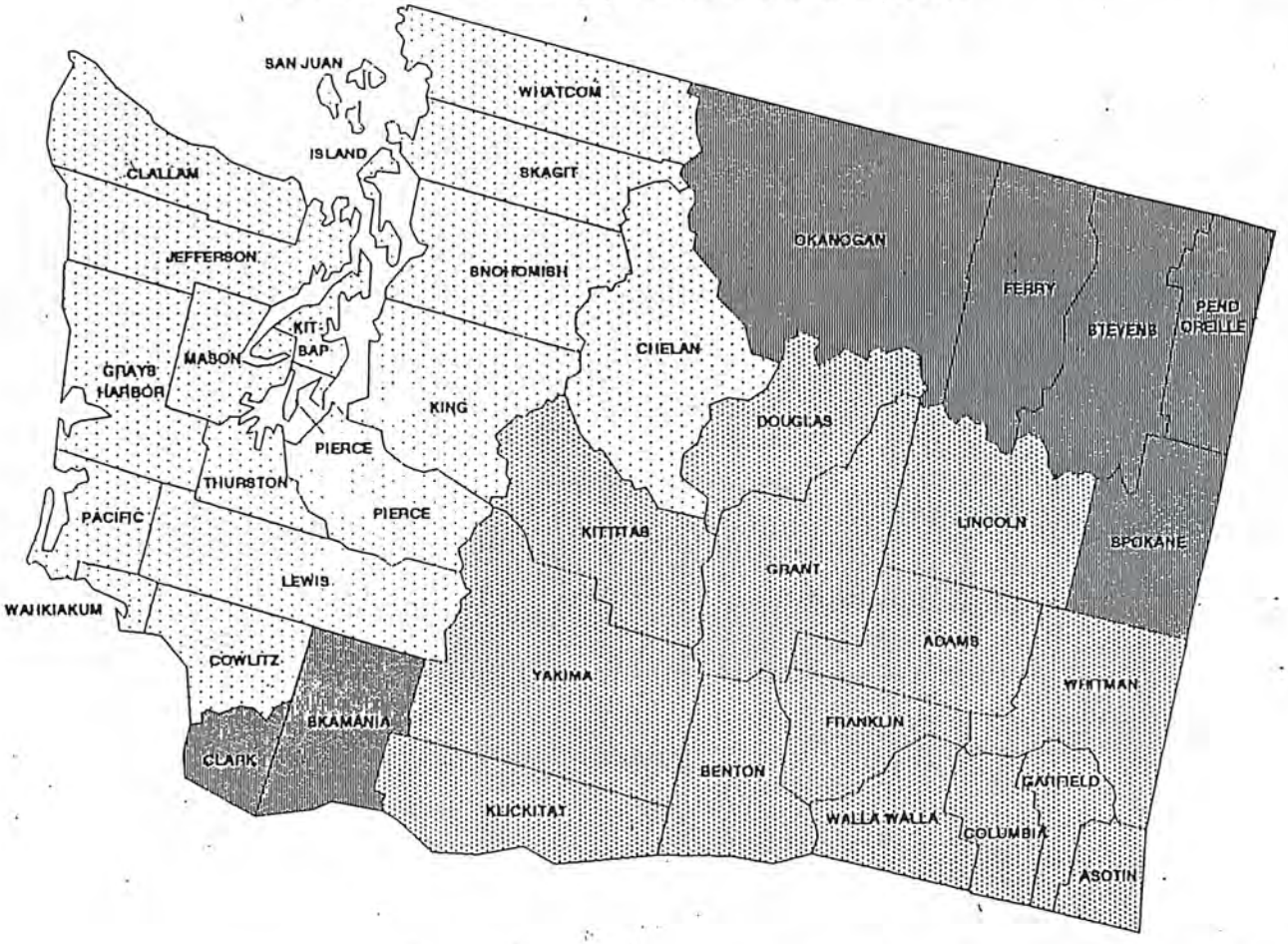
US BROWNFIELDS:

Recipient Name:	R10 TBA (STAG Funded)
Project Name:	R10 TBA (STAG Funded)
Name:	U of W - Contaminated Groundwater Plume
Parcel #:	Not reported
Parcel size:	0.00
Latitude:	Not reported
Longitude:	Not reported
Region:	10
HCM:	Not reported
Map scale:	Not reported
Point of reference:	Not reported
Horiz. collect. method:	Not reported
ACRES property ID:	11415
Start date:	03/31/2003
Complete date:	3/31/2003
Accomplishment:	Phase I Environmental Assessment
Ownership entity:	Not reported

Recipient Name:	R10 TBA (STAG Funded)
Project Name:	R10 TBA (STAG Funded)
Name:	U of W - Contaminated Groundwater Plume
Parcel #:	Not reported
Parcel size:	0.00
Latitude:	Not reported
Longitude:	Not reported
Region:	10
HCM:	Not reported
Map scale:	Not reported
Point of reference:	Not reported
Horiz. collect. method:	Not reported
ACRES property ID:	11415
Start date:	07/31/2005
Complete date:	7/31/2005
Accomplishment:	Phase II Environmental Assessment
Ownership entity:	Not reported

WASHINGTON - EPA Map of Radon Zones

EPA defines the three zones as follows: Zone One areas have an average predicted indoor radon screening potential greater than 4 pCi/L. Zone Two areas are predicted to have an average indoor radon screening potential between 2 pCi/L and 4 pCi/L. Zone Three areas are predicted to have an average indoor radon screening potential less than 2 pCi/L.



Zone 1 Zone 2 Zone 3

IMPORTANT: Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of Washington" before using this map. This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area.

TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of Washington conducted during 1991-92. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested.

COUNTY	NO. OF MEAS.	MEAN	GEOM. MEAN	MEDIAN	STD. DEV.	MAXIMUM	%>4 pCi/L	%>20 pCi/L
ADAMS	11	3.5	2.3	2.0	4.4	15.9	18	0
ASOTIN	18	2.9	1.5	1.3	6.3	27.8	6	6
BENTON	106	1.8	1.0	1.1	3.5	28.1	7	2
CHELAN	9	2.2	1.4	1.8	2.2	7.4	11	0
CLALLAM	22	0.3	0.1	0.2	0.4	1.6	0	0
CLARK	69	2.4	1.1	1.3	3.5	23.0	12	1
COLUMBIA	5	3.4	3.0	4.0	1.7	5.4	40	0
COWLITZ	35	0.5	0.2	0.2	1.4	8.2	3	0
DOUGLAS	17	1.6	1.0	1.2	1.3	4.0	0	0
FERRY	28	3.2	1.5	1.3	3.9	10.8	25	0
FRANKLIN	26	1.6	1.1	1.2	1.4	5.1	12	0
GARFIELD	5	0.8	0.5	0.6	0.7	1.9	0	0
GRANT	54	1.9	0.9	1.0	2.9	17.7	9	0
GRAYS HARBOR	29	0.7	0.2	0.2	1.4	6.8	3	0
ISLAND	10	0.1	0.1	0.2	0.2	0.4	0	0
JEFFERSON	11	0.3	0.2	0.2	0.4	1.1	0	0
KING	215	0.4	0.2	0.3	0.8	6.2	2	0
KITSAP	34	0.4	0.3	0.3	0.5	1.8	0	0
KITTITAS	4	1.2	0.9	1.4	0.7	1.9	0	0
KLICKITAT	22	1.7	1.1	0.8	2.3	10.1	14	0
LEWIS	24	0.7	0.4	0.5	0.7	2.8	0	0
LINCOLN	15	2.2	1.7	1.8	1.6	5.7	7	0
MASON	18	0.6	0.3	0.3	0.7	2.5	0	0
OKANOGAN	43	2.8	1.5	1.3	3.7	18.7	21	0
PACIFIC	11	0.2	0.1	0.1	0.2	0.6	0	0
PEND OREILLE	55	7.2	2.2	2.0	19.1	136.9	31	5
PIERCE	132	0.8	0.3	0.4	1.7	13.6	5	0
SKAGIT	9	0.4	0.2	0.0	0.6	1.3	0	0
SKAMANIA	35	8.3	1.9	1.4	17.4	79.5	34	11
SNOHOMISH	63	0.2	0.1	0.1	0.3	1.4	0	0
SPOKANE	449	9.9	5.1	4.9	14.2	152.2	59	13
STEVENS	47	5.1	2.1	1.7	11.3	73.7	32	4
THURSTON	45	0.8	0.3	0.3	1.8	9.1	4	0
WAHKIAKUM	21	1.0	0.4	0.4	1.8	6.7	10	0
WALLA WALLA	56	2.6	1.7	1.9	2.3	9.4	23	0
WHATCOM	17	0.4	0.3	0.3	0.3	1.3	0	0
WHITMAN	31	5.9	2.2	2.3	14.0	79.2	39	3
YAKIMA	134	1.8	1.1	1.1	2.5	17.8	6	0

BACKGROUND

Radon (Rn^{222}) is a colorless, odorless, radioactive gas. It comes from the natural decay of uranium that is found in nearly all soils. It typically moves through the ground to the air above and into homes and other buildings through cracks and openings in the foundation. Any home, school or workplace may have a radon problem, regardless of whether it is new or old, well-sealed or drafty, or with or without a basement. Nearly one out of every 15 homes in the U.S. is estimated to have elevated annual average levels of indoor radon.

Radon first gained national attention in early 1984, when extremely high levels of indoor radon were found in areas of Pennsylvania, New Jersey, and New York, along the Reading Prong-physiographic province. EPA established a Radon Program in 1985 to assist States and homeowners in reducing their risk of lung cancer from indoor radon.

Since 1985, EPA and USGS have been working together to continually increase our understanding of radon sources and the migration dynamics that cause elevated indoor radon levels. Early efforts resulted in the 1987 map entitled "Areas with Potentially High Radon Levels." This map was based on limited geologic information only because few indoor radon measurements were available at the time. The development of EPA's Map of Radon Zones and its technical foundation, USGS' National Geologic Radon Province Map, has been based on additional information from six years of the State/EPA Residential Radon Surveys, independent State residential surveys, and continued expansion of geologic and geophysical information, particularly the data from the National Uranium Resource Evaluation project.

Units of measure

pCi/L (picocuries per liter)- a unit of measure of radioactivity used to describe radon concentrations in a volume of air. One picocurie (10^{-12} curies) is equal to about 2.2 disintegrations of radon atoms per minute. A liter is about 1.06 quarts. The average concentration of radon in U.S. homes measured to date is between 1 and 2 pCi/L.

Puget Lowland-Willamette River Valley

The Puget Lowland (3, fig. 1) is underlain almost entirely by glacial deposits and Holocene alluvium. Most of the glacial and alluvial material of the Puget Lowland is derived from the Cascades to the east, and from the mountains of the Olympic peninsula to the west. River alluvium and river terraces underlie most of the Willamette River valley (4, fig. 1). However, many of the hills that rise above the plains of the Lowland are underlain by Tertiary basalts and marine sediments.

The Puget Lowland overall has very low radon potential because of low uranium content of soils and because high rainfall produces high soil moisture, which slows radon movement. Houses in most townships in the Bonneville Power Administration study from Tacoma northward average less than 1 pCi/L radon. Structures built on locally very steep or well-drained soils, especially on the east side of the lowland area, may be among the few likely to have elevated indoor radon levels. The geologic radon potential is moderate only in the southern part of the Puget Lowland, south of Tacoma, where excessively drained soils and somewhat elevated uranium in soils occur.

APPENDIX B
GLOSSARY OF TERMS

Units of measure

pCi/L (picocuries per liter)- a unit of measure of radioactivity used to describe radon concentrations in a volume of air. One picocurie (10^{-12} curies) is equal to about 2.2 disintegrations of radon atoms per minute. A liter is about 1.06 quarts. The average concentration of radon in U.S. homes measured to date is between 1 and 2 pCi/L.

Bq/m^3 (Becquerels per cubic meter)- a metric unit of radioactivity used to describe radon concentrations in a volume of air. One becquerel is equal to one radioactive disintegration per second. One pCi/L is equal to 37 Bq/m^3.

ppm (parts per million)- a unit of measure of concentration by weight of an element in a substance, in this case, soil or rock. One ppm of uranium contained in a ton of rock corresponds to about 0.03 ounces of uranium. The average concentration of uranium in soils in the United States is between 1 and 2 ppm.

in/hr (inches per hour)- a unit of measure used by soil scientists and engineers to describe the permeability of a soil to water flowing through it. It is measured by digging a hole 1 foot (12 inches) square and one foot deep, filling it with water, and measuring the time it takes for the water to drain from the hole. The drop in height of the water level in the hole, measured in inches, is then divided by the time (in hours) to determine the permeability. Soils range in permeability from less than 0.06 in/hr to greater than 20 in/hr, but most soils in the United States have permeabilities between these two extremes.

Geologic terms and terms related to the study of radon

aerial radiometric, aeroradiometric survey A survey of radioactivity, usually gamma rays, taken by an aircraft carrying a gamma-ray spectrometer pointed at the ground surface.

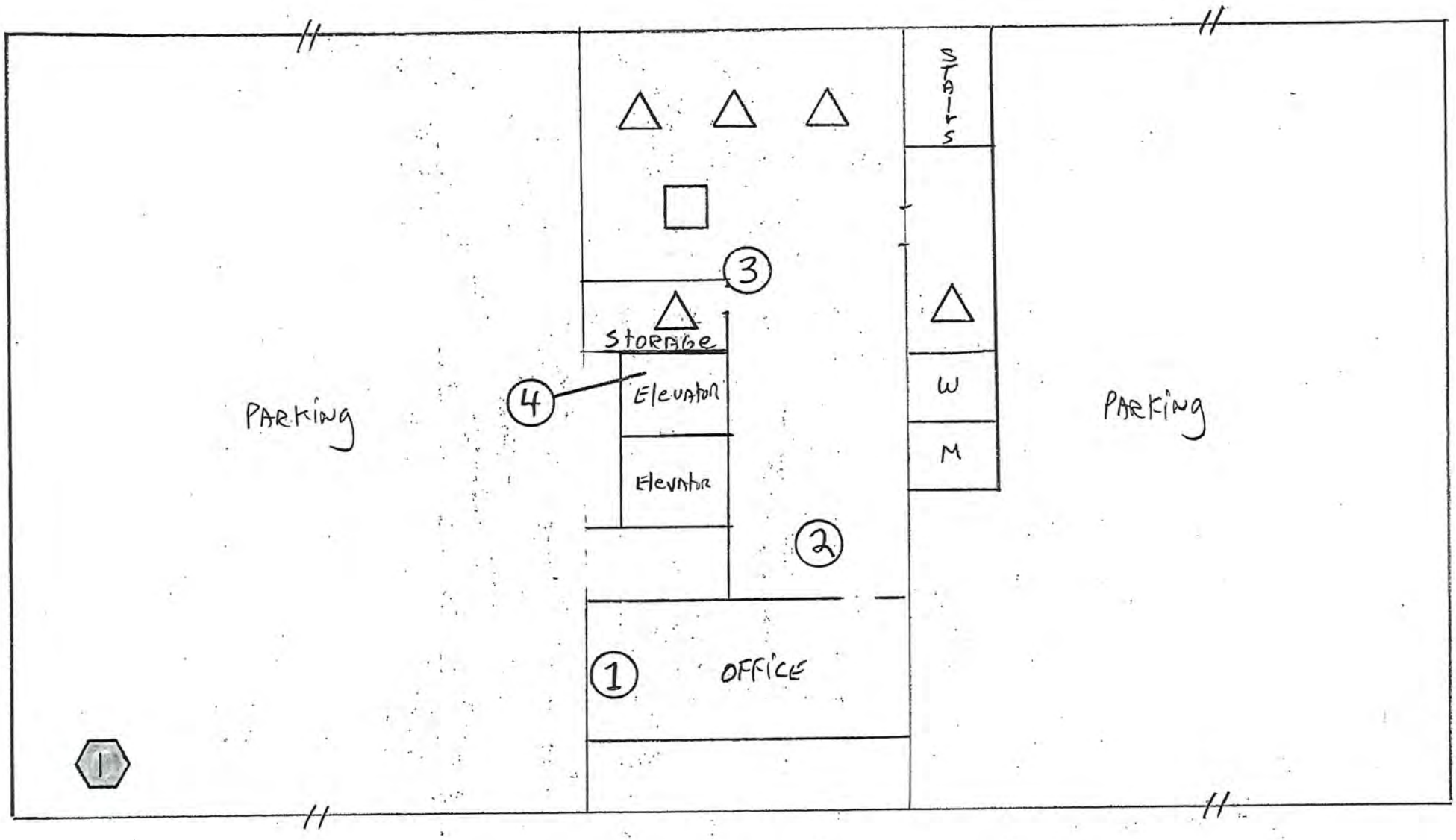
alluvial fan A low, widespread mass of loose rock and soil material, shaped like an open fan and deposited by a stream at the point where it flows from a narrow mountain valley out onto a plain or broader valley. May also form at the junction with larger streams or when the gradient of the stream abruptly decreases.

alluvium, alluvial General terms referring to unconsolidated detrital material deposited by a stream or other body of running water.

alpha-track detector A passive radon measurement device consisting of a plastic film that is sensitive to alpha particles. The film is etched with acid in a laboratory after it is exposed. The etching reveals scratches, or "tracks", left by the alpha particles resulting from radon decay , which can then be counted to calculate the radon concentration. Useful for long-term (1-12 months) radon tests.

amphibolite A mafic metamorphic rock consisting mainly of pyroxenes and(or) amphibole and plagioclase.

Rhodes Parking Garage



○ = ASBESTOS SAMPLE LOCATION

⬡ = PAINT SAMPLE LOCATION

△ = HYDRAULIC LIFT

□ = FLOOR DRAIN

ORION Environmental Services

An Environmental Compliance Consulting Firm

Polarized Light Microscopy Test Report
EPA Method 600/R-98/116

Client NOW Environmental Services, Inc
34004 – 9th Avenue South, Suite # 12
Federal Way, WA 98003

Date October 9, 2007
Page Page 1 of 1
Invoice 074456
Date Received October 4, 2007

Client Name / Number Rhodes Center / 07-0475
Project Name Parking Garage

Client Number	Orion Number	Stereo Scope Exam	Sample Treatment	Asbestos Percent	Asbestos Type	Other Fibers
PG-01	71004-112	Ceiling Tile Homogeneous	-	ND	-	Cellulose Fiberglass
PG-02	71004-113	Ceiling Tile Homogeneous	-	ND	-	Cellulose Fiberglass
PG-03a	71004-114a	Joint Compound Assoc. w/ PG-03b	-	ND	-	Cellulose
PG-03b	71004-114b	Wallboard Homogeneous	-	ND	-	Cellulose
PG-04a	71004-115a	Vinyl Sheeting w/ Gray Felt Backing Homogeneous	-	ND	-	Cellulose
PG-04b	71004-115b	Tan Mastic Assoc. w/ PG-04a	Chloroform	ND	-	Cellulose

Dup: Laboratory QA/QC Duplicate; M; Mastic [(a), (b), (c), etc.]: Sample layers numbered from front to back. Comments: For layered samples, each component has been analyzed separately. ND means non-detect for asbestos fibers by EPA Method 600/R-98/116.Disclaimers: PLM has been known to miss asbestos in a small percentage of samples that contain asbestos. Thus, these laboratory results represent due diligence , however negative or <1 % PLM results can not be guaranteed. Per EPA guidelines samples will be archived for 30 days then will be disposed of. This report may only be reproduced in full with written approval of ORION Environmental Services.

Analyzed By
Donna McNeal
Laboratory Director, CEO

Reviewed By
Dennis Rauschenberg
Laboratory Analyst

Leading Environmental Compliance Consulting Into the 21st Century

PARKING GARAGE

07 4456

NOW ENVIRONMENTAL SERVICES, INC.

Environmental Consulting & Compliance

Chain of Custody Form

Client/Name: NOW ENVIRONMNTL
Address:

Telephone:
FAX:
Cellular:
E-mail:

Laboratory ID:
Project#/Name: Rhodes CENTER
Date Sampled: WEDNESDAY 10-3-07
Sampled By: WC PICH

Turn-Around Time (Please check appropriate box)
☒ 4-hour * ☐ 24-hour * ☐ 3-day

☐ **FULL PARTICULATE** (Air Sample Only)

	Sample #	Description of Sample	Analysis (check appropriate box)
2	PG-001	SAT - SCHELL OFFICE MAINSTYLE	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
3	PG-002	SAT - " "	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
4	PG-003	COMB COMP - GARAGE BAY	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
5	PG-004	SV - ELEVATOR	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
			☐ Asbestos ☐ Lead ☐ Mold ☐ Other
			☐ Asbestos ☐ Lead ☐ Mold ☐ Other
			☐ Asbestos ☐ Lead ☐ Mold ☐ Other
			☐ Asbestos ☐ Lead ☐ Mold ☐ Other
			☐ Asbestos ☐ Lead ☐ Mold ☐ Other
			☐ Asbestos ☐ Lead ☐ Mold ☐ Other
			☐ Asbestos ☐ Lead ☐ Mold ☐ Other
			☐ Asbestos ☐ Lead ☐ Mold ☐ Other
			☐ Asbestos ☐ Lead ☐ Mold ☐ Other

Relinquished By:	
Signature:	WC Mil
Printed Name:	WC PICH
Company Name:	NOW ENVIRONMNTL
Time: 10:00 PM	Date: 10-3-07

Received By:	
Signature:	Eddie Rob
Printed Name:	Eddie Robinson
Company Name:	DES
Time: 3:10PM	Date: 10/4/07

Notice: *Samples must be enclosed in a sealed bag or container. Unless otherwise requested all samples will be disposed of five (5) working days after analysis. You will be contacted if the sample is insufficient in quantity for analysis. Analysis method is in accordance with EPA Method 600/R-93-116 for Polarized Light Microscopy.*

Received By:	
Signature:	
Printed Name:	
Company Name:	
Time:	Date:

** Additional charges apply for 4-hour and 24-hour sample analysis. Please contact NOW Environmental for further details.*

34004 9th Avenue South, Suite 12, Federal Way, WA 98003
Phone: (253) 927-5233 FAX: (253) 924-0323
E-mail: info@nowenvironmental.com Website: www.nowenvironmental.com

PARKING GARAGE

07 4456

NOW ENVIRONMENTAL SERVICES, INC.

Environmental Consulting & Compliance

Chain of Custody Form

Client/Name: NOW ENVIRONMNTL
Address:

Telephone:
FAX:
Cellular:
E-mail:

Laboratory ID:
Project#/Name: Rhodes Center
Date Sampled: WEDNESDAY 10-3-07
Sampled By: WC PICH

Turn-Around Time (Please check appropriate box)
☒ 4-hour * ☐ 24-hour * ☐ 3-day

☐ FULL PARTICULATE (Air Sample Only)

	Sample #	Description of Sample	Analysis (check appropriate box)
2	P6-001	SAT - Schell OFFICE MAINSTYLE	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
3	P6-002	SAT - " "	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
4	P6-003	GWB COMP - GARAGE BAY	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
5	P6-004	SV - ELEVATOR	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
			☐ Asbestos ☐ Lead ☐ Mold ☐ Other
			☐ Asbestos ☐ Lead ☐ Mold ☐ Other
			☐ Asbestos ☐ Lead ☐ Mold ☐ Other
			☐ Asbestos ☐ Lead ☐ Mold ☐ Other
			☐ Asbestos ☐ Lead ☐ Mold ☐ Other
			☐ Asbestos ☐ Lead ☐ Mold ☐ Other
			☐ Asbestos ☐ Lead ☐ Mold ☐ Other
			☐ Asbestos ☐ Lead ☐ Mold ☐ Other

Relinquished By:	
Signature:	WC Pich
Printed Name:	WC PICH
Company Name:	NOW ENVIRONMNTL
Time: 10:00 PM	Date: 10-3-07

Received By:	
Signature:	Eddie Robinson
Printed Name:	Eddie Robinson
Company Name:	DES
Time: 3:10PM	Date: 10/4/07

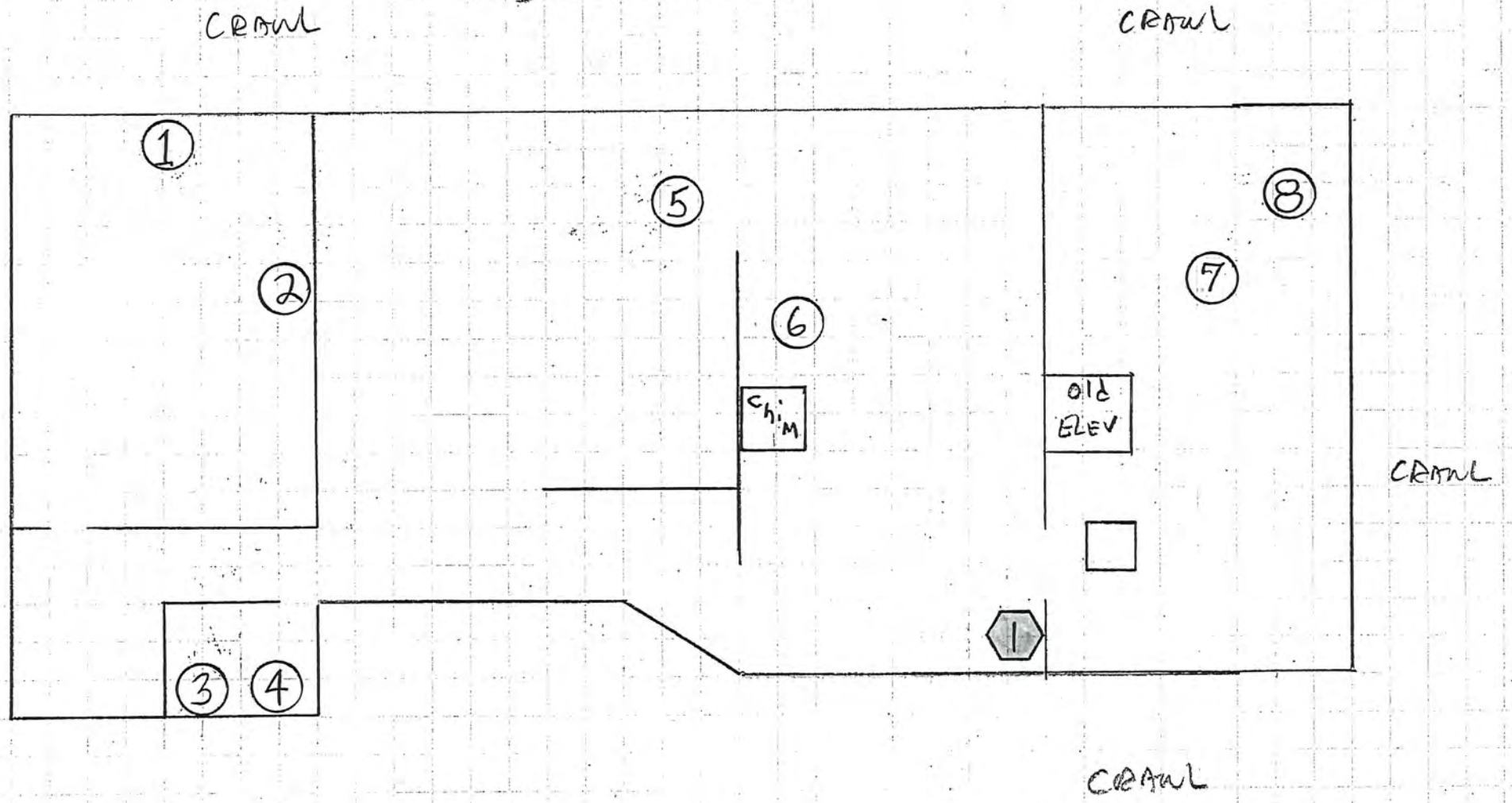
Notice: *Samples must be enclosed in a sealed bag or container. Unless otherwise requested all samples will be disposed of five (5) working days after analysis. You will be contacted if the sample is insufficient in quantity for analysis. Analysis method is in accordance with EPA Method 600/R-93-116 for Polarized Light Microscopy.*

Received By:	
Signature:	
Printed Name:	
Company Name:	
Time:	Date:

** Additional charges apply for 4-hour and 24-hour sample analysis. Please contact NOW Environmental for further details.*

34004 9th Avenue South, Suite 12, Federal Way, WA 98003
Phone: (253) 927-5233 FAX: (253) 924-0323
E-mail: info@nowenvironmental.com Website: www.nowenvironmental.com

BROADWAY Building
BASEMENT



○ = ASBESTOS SAMPLE

⬡ = PAINT SAMPLE

□ = FLOOR DRAIN

ORION Environmental Services

An Environmental Compliance Consulting Firm

Polarized Light Microscopy Test Report
EPA Method 600/R-98/116

Client NOW Environmental Services, Inc
34004 – 9th Avenue South, Suite # 12
Federal Way, WA 98003

Date October 9, 2007
Page Page 1 of 2
Invoice 074458
Date Received October 4, 2007

Client Name / Number Rhodes Center / 07-0475
Project Name Broadway Building

Client Number	Orion Number	Stereo Scope Exam	Sample Treatment	Asbestos Percent	Asbestos Type	Other Fibers
B-001	71004-125	Tan Cove Base Mastic Homogeneous	Chloroform	ND	-	Cellulose
B-002	71004-126	Wallboard Homogeneous	-	ND	-	Cellulose
B-003	71004-127	Wall Patch Homogeneous	-	ND	-	-
B-004	71004-128	Brick Mortar Homogeneous	Crush	ND	-	-
B-005	71004-129	Plaster Patch Homogeneous	-	ND	-	Cellulose
B-006	**71004-130**	**Heat Shield Paper Homogeneous**	-	**65**	**Chrysotile**	**Cellulose**
B-007	71004-131	Debris Homogeneous	-	ND	-	Cellulose
B-008	71004-132	Wire Wrap Homogeneous	-	ND	-	Cellulose
B-009a	71004-133a	White 12" x 12" Vinyl Tile Homogeneous	Ash	ND	-	-
B-009b	71004-133b	Dark Mastic Assoc. w/ B-009a	Chloroform	ND	-	Cellulose
B-010	71004-134	Cove Base Mastic Homogeneous	Chloroform	ND	-	Cellulose
B-011	71004-135	Leveling Compound Homogeneous	-	ND	-	Cellulose
B-012	71004-136	Black Flooring Paper Homogeneous	-	ND	-	Cellulose

ORION Environmental Services

An Environmental Compliance Consulting Firm

Polarized Light Microscopy Test Report
EPA Method 600/R-98/116

Client NOW Environmental Services, Inc
34004 – 9th Avenue South, Suite # 12
Federal Way, WA 98003

Date October 9, 2007
Page Page 2 of 2
Invoice 074458
Date Received October 4, 2007

Client Name / Number Rhodes Center / 07-0475
Project Name Broadway Building

Client Number	Orion Number	Stereo Scope Exam	Sample Treatment	Asbestos Percent	Asbestos Type	Other Fibers
B-013	71004-137	Mudded Joint Fitting Homogeneous	-	ND	-	Cellulose Fiberglass
B-014	71004-138	Plaster Homogeneous	-	ND	-	Cellulose
B-015	71004-139	Ceiling Tile Homogeneous	-	ND	-	Cellulose Fiberglass
B-016	71004-140	Duct Sealant Homogeneous	-	ND	-	-
B-16A	71004-141	White / Beige Vinyl Sheeting w/ Gray Felt Backing Homogeneous	-	ND	-	Cellulose
B-017	71004-142	Popcorn Ceiling Texture Homogeneous	-	ND	-	Cellulose
B-018	71004-143	Popcorn Ceiling Texture Homogeneous	-	ND	-	Cellulose
B-019	71004-144	Vapor Barrier Homogeneous	-	ND	-	Cellulose

Dup: Laboratory QA/QC Duplicate; M; Mastic [(a), (b), (c), etc.]: Sample layers numbered from front to back. Comments: For layered samples, each component has been analyzed separately. ND means non-detect for asbestos fibers by EPA Method 600/R-98/116.Disclaimers: PLM has been known to miss asbestos in a small percentage of samples that contain asbestos. Thus, these laboratory results represent due diligence , however negative or <1 % PLM results can not be guaranteed. Per EPA guidelines samples will be archived for 30 days then will be disposed of. This report may only be reproduced in full with written approval of ORION Environmental Services.

Analyzed By
Donna McNeal
Laboratory Director, CEO

Reviewed By
Dennis Rauschenberg
Laboratory Analyst

BROADWAY BLDG -1-

07-4458

NOW ENVIRONMENTAL SERVICES, INC.

Environmental Consulting & Compliance

Chain of Custody Form

Client/Name: NOW ENVIRONMNTL
Address:

Telephone:
FAX:
Cellular:
E-mail:

Laboratory ID: 07-0475
Project#/Name: Rhodes Center
Date Sampled: WEDNESDAY 10-3-07
Sampled By: WC PICH

Turn-Around Time (Please check appropriate box)
☒ 4-hour * ☐ 24-hour * ☐ 3-day

☐ FULL PARTICULATE (Air Sample Only)

	Sample #	Description of Sample	Analysis (check appropriate box)
25	B-001	COVE MASTIC - BASEMENT	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
26	B-002	GWB COMP - "	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
27	B-003	GRAY WALL PATCHING - "	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
28	B-004	BRICK MORTAR - "	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
29	B-005	WHITE CEILING PATCHING CMPD	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
30	B-006	HEAT SHIELD PAPER - BSMNT	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
31	B-007	DEBRIS BETWEEN JOISTS - CRAWLSPACE	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
32	B-008	KNT WIRE SHEATH - BSMNT	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
33	B-009	12"-2 VTS + BLACK MASTIC - 1ST FLR	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
34	B-010	COVE MASTIC - 1ST FLOOR	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
35	B-011	LEVELING COMPOUND	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
36	B-012	BLACK FLOOR PAPER - 1ST FLOOR	☑ Asbestos ☐ Lead ☐ Mold ☐ Other

Relinquished By:	
Signature:	WC Pich
Printed Name:	WC PICH
Company Name:	NOW ENVIRONMNTL
Time: 10:00 PM	Date: 10-3-07

Received By:	
Signature:	Eddie Rob
Printed Name:	Eddie Robinson
Company Name:	OES
Time: 3:23 PM	Date: 10/4/07

Notice: *Samples must be enclosed in a sealed bag or container. Unless otherwise requested all samples will be disposed of five (5) working days after analysis. You will be contacted if the sample is insufficient in quantity for analysis. Analysis method is in accordance with EPA Method 600/R-93-116 for Polarized Light Microscopy.*

Received By:	
Signature:	
Printed Name:	
Company Name:	
Time:	Date:

** Additional charges apply for 4-hour and 24-hour sample analysis. Please contact NOW Environmental for further details.*

34004 9th Avenue South, Suite 12, Federal Way, WA 98003
Phone: (253) 927-5233 FAX: (253) 924-0323
E-mail: info@nowenvironmental.com Website: www.nowenvironmental.com

Broadway Bldg — 2 —

NOW ENVIRONMENTAL SERVICES, INC.

Environmental Consulting & Compliance

074458

Chain of Custody Form

Client/Name: NOW ENVIRONMNTL
Address:
Telephone:
FAX:
Cellular:
E-mail:

Laboratory ID:
Project#/Name: Rhodes Center
Date Sampled: WEDNESDAY 10-3-07
Sampled By: WC PICH

Turn-Around Time (Please check appropriate box)
☒ 4-hour * ☐ 24-hour * ☐ 3-day

☐ FULL PARTICULATE (Air Sample Only)

Sample #	Description of Sample	Analysis (check appropriate box)
B-013	MJF 1st Flr	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
B-014	PLASTER "	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
B-015	SAT - WECU "	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
B-016	DUCT SEALANT - WECU	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
B-016-A	SV - Third Floor	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
B-017	POPCORN 5th Floor	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
B-018	" "	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
B-019	Black Vapor Barrier - D/E 5th Flr	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other

Relinquished By:
Signature: WC Pich
Printed Name: WC PICH
Company Name: NOW ENVIRONMNTL
Time: 10:00 PM Date: 10-3-07

Received By:
Signature: Eddie "Bob"
Printed Name: Eddie Robinson
Company Name: OES
Time: 3:23PM Date: 10/4/07

Notice: *Samples must be enclosed in a sealed bag or container. Unless otherwise requested all samples will be disposed of five (5) working days after analysis. You will be contacted if the sample is insufficient in quantity for analysis. Analysis method is in accordance with EPA Method 600/R-93-116 for Polarized Light Microscopy.*

Received By:
Signature:
Printed Name:
Company Name:
Time: Date:

** Additional charges apply for 4-hour and 24-hour sample analysis. Please contact NOW Environmental for further details.*

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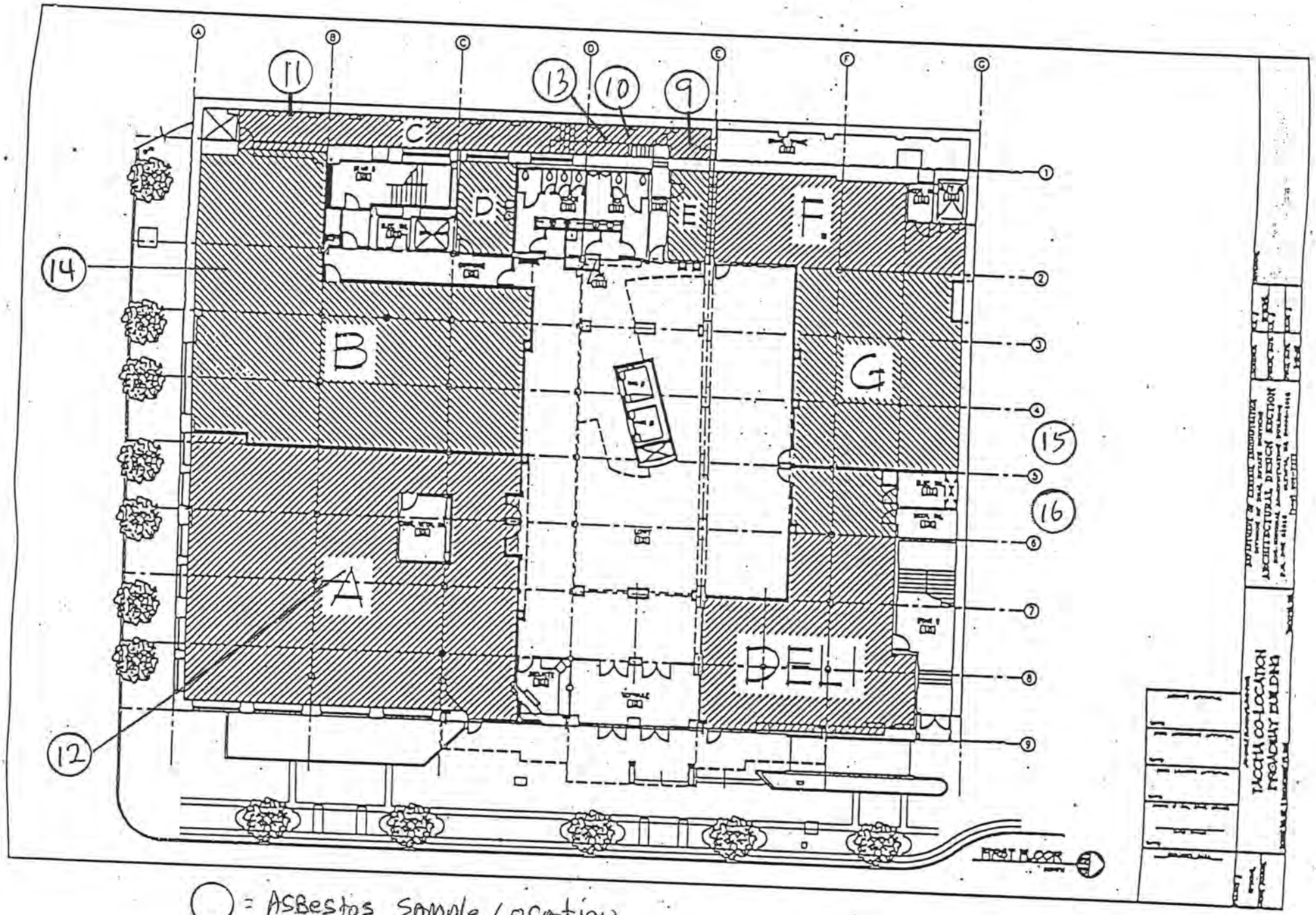
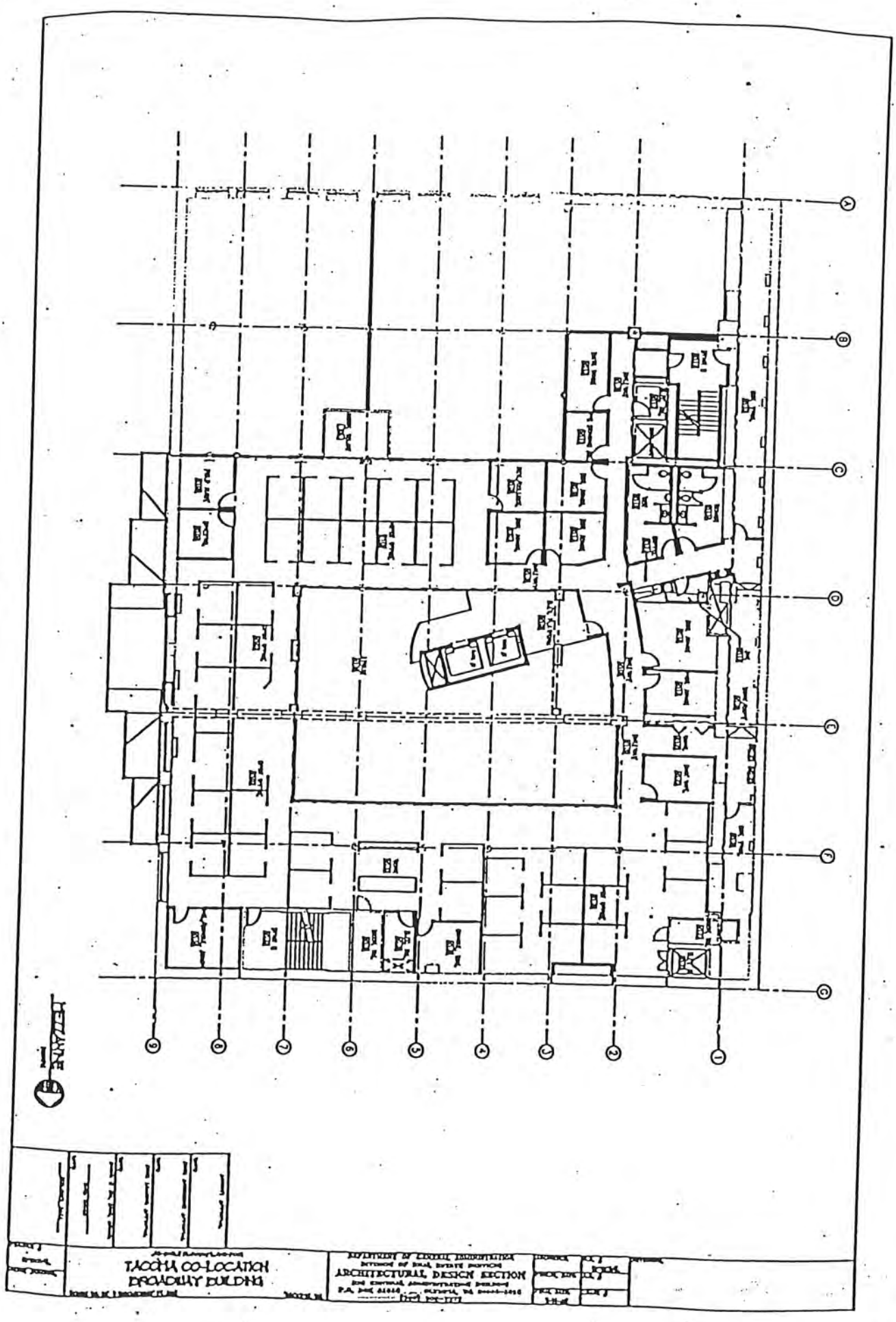
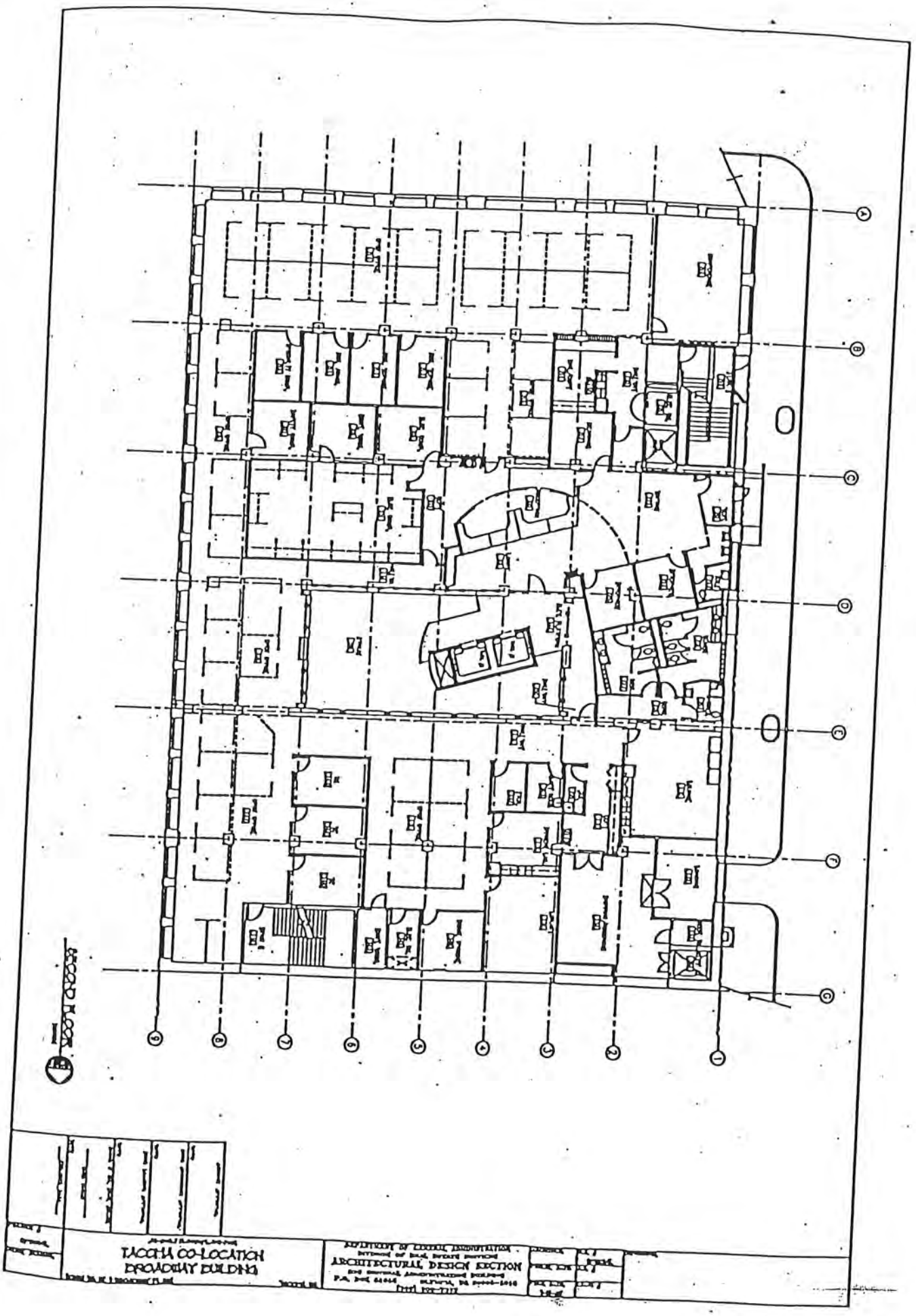


○ = Asbestos Sample Location



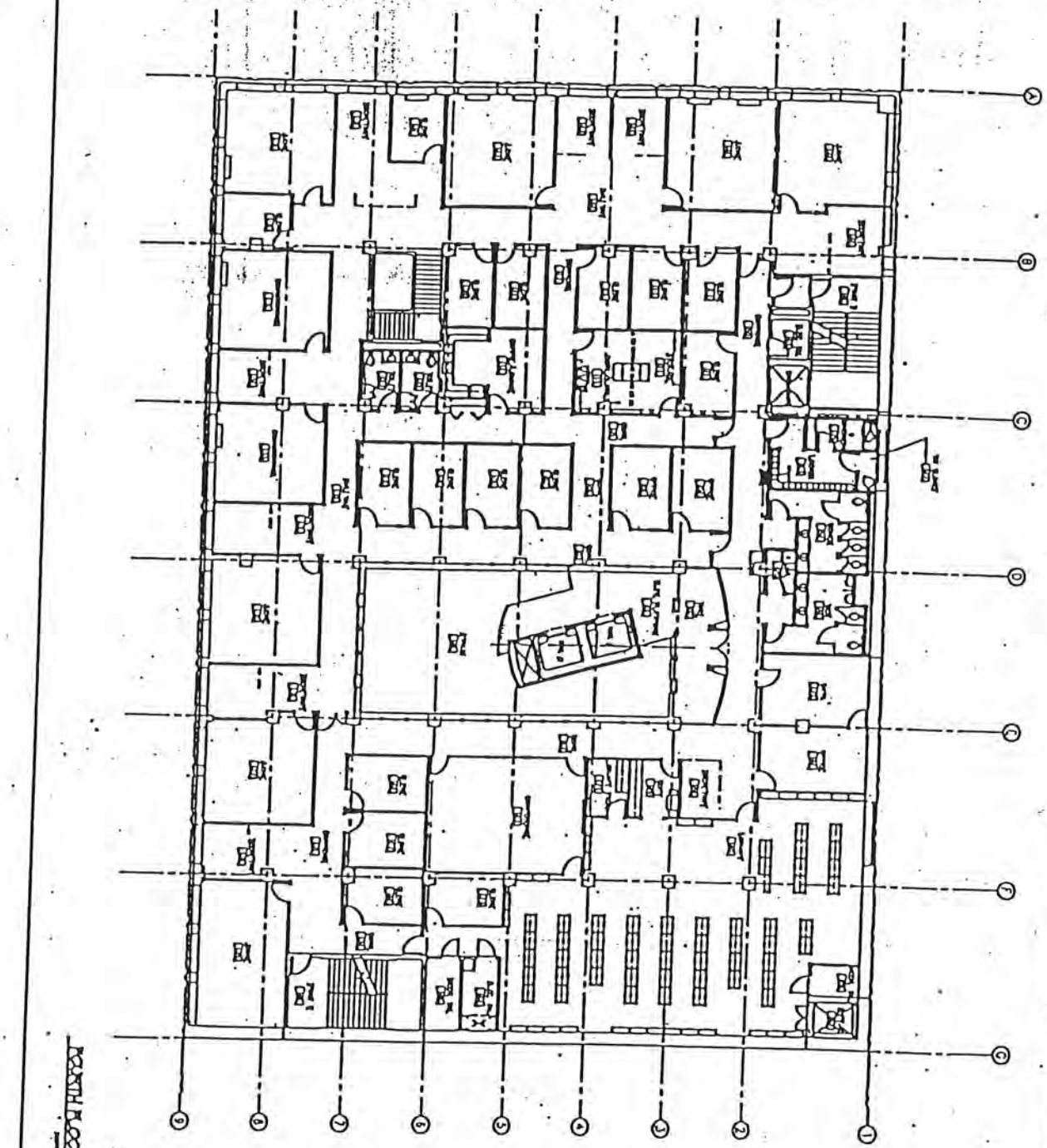
TACOMA CO-LOCATION
BROADWAY BUILDING

ARCHITECTURAL DESIGN SECTION


TACOMA CO-LOCATION
BROADWAY BUILDING
ARCHITECTURAL DESIGN SECTION

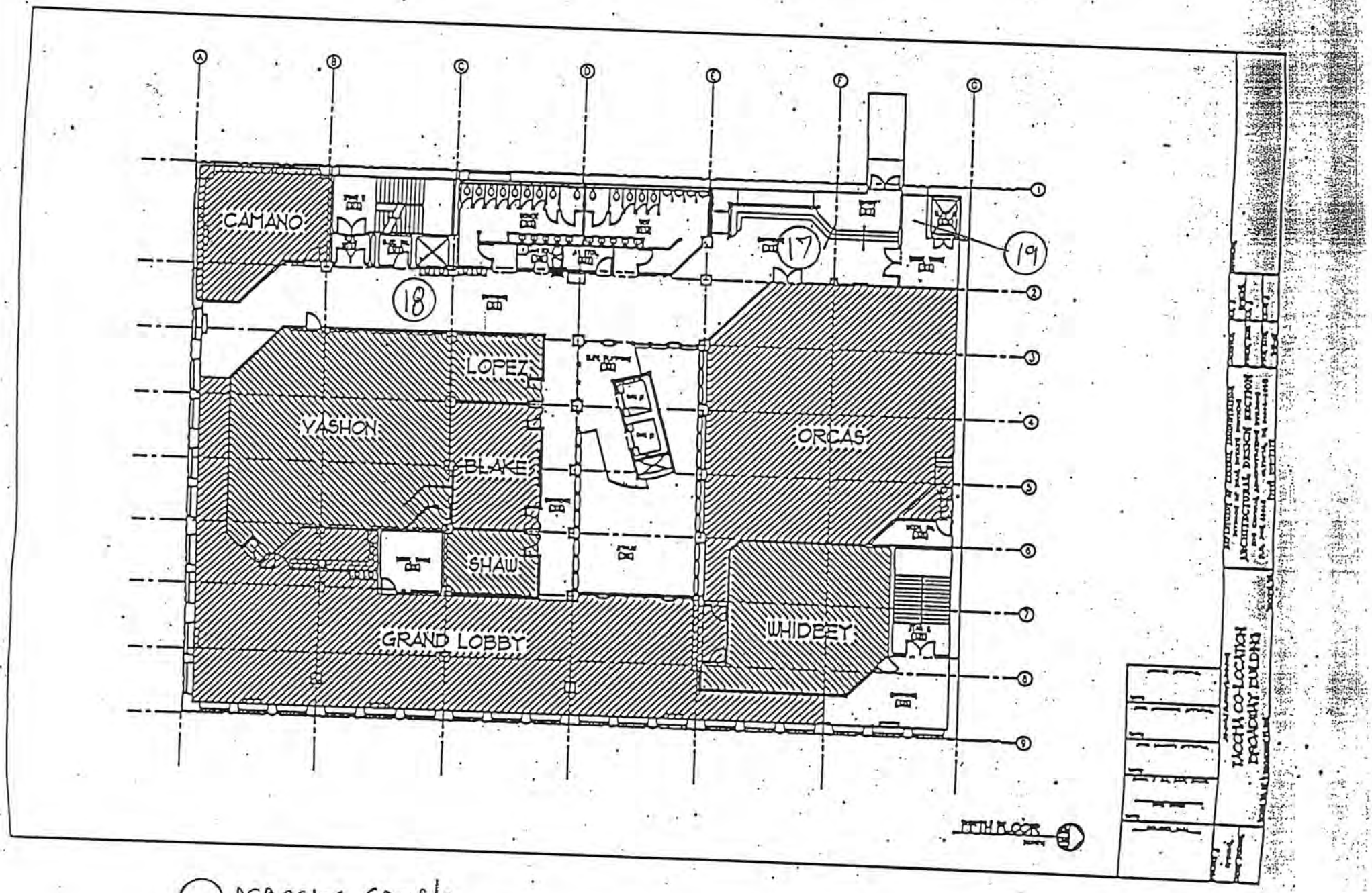
ASBestos sample

PAINT sample



FACILITY CO-LOCATION
BROADWAY BUILDING

ARCHITECTURAL DESIGN SECTION



○ Asbestos sample

BROADWAY BLDG

NOW ENVIRONMENTAL SERVICES, INC.

Environmental Consulting & Compliance

Chain of Custody Form

Client/Name: NOW ENVIRONMNTL
Address:
Telephone:
FAX:
Cellular:
E-mail:

Laboratory ID:
Project#/Name: Rhodes Center
Date Sampled: WEDNESDAY 10-3-07
Sampled By: WC PICH

Turn-Around Time (Please check appropriate box)
☒ 4-hour * ☐ 24-hour * ☐ 3-day

☐ FULL PARTICULATE (Air Sample Only)

Sample #	Description of Sample	Analysis (check appropriate box)
B-001	COVE MASTIC - BASEMENT	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
B-002	GWB COMP - "	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
B-003	GRAY WALL PATCHING - "	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
B-004	BRICK MORTAR - "	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
B-005	White Ceiling Patching Cmpd	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
B-006	Heat Shield PAPER - BSMNT	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
B-007	Debris Between Joists - CRAWLSPACE	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
B-008	KNT WIRE SHEATH - BSMNT	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
B-009	12"-2 VTS + Black MASTIC. 1st FLR	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
B-010	COVE MASTIC - 1st FLOOR	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
B-011	LEVELING Compound	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
B-012	Black FLOOR PAPER - 1st FLOOR	☒ Asbestos ☐ Lead ☐ Mold ☐ Other

Relinquished By:	
Signature:	WC Pich
Printed Name:	WC PICH
Company Name:	NOW ENVIRONMNTL
Time: 10:00 PM	Date: 10-3-07

Received By:	
Signature:	
Printed Name:	
Company Name:	
Time:	Date:

Notice: *Samples must be enclosed in a sealed bag or container. Unless otherwise requested all samples will be disposed of five (5) working days after analysis. You will be contacted if the sample is insufficient in quantity for analysis. Analysis method is in accordance with EPA Method 600/R-93-116 for Polarized Light Microscopy.*

Received By:	
Signature:	
Printed Name:	
Company Name:	
Time:	Date:

** Additional charges apply for 4-hour and 24-hour sample analysis. Please contact NOW Environmental for further details.*

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Broadway Bldg — 2 —

NOW ENVIRONMENTAL SERVICES, INC.

Environmental Consulting & Compliance

Chain of Custody Form

Client/Name: NOW ENVIRONMNTL
Address:

Telephone:
FAX:
Cellular:
E-mail:

Laboratory ID:
Project#/Name: Rhodes Center
Date Sampled: WEDNESDAY 10-3-07
Sampled By: WC PICH

Turn-Around Time (Please check appropriate box)
☒ 4-hour * ☐ 24-hour * ☐ 3-day

☐ FULL PARTICULATE (Air Sample Only)

Sample #	Description of Sample	Analysis (check appropriate box)
B-013	MJF 1st Flr	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
B-014	PLASTER "	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
B-015	SAT - WECK "	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
B-016	DUCT SEALANT - WECK	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
B-016-A	SV - Third Floor	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
B-017	POPCORN 5th Floor	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
B-018	" "	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
B-019	Black Vapor Barrier - D/E 5th Flr	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other

Relinquished By:	
Signature:	WC Pich
Printed Name:	WC PICH
Company Name:	NOW ENVIRONMNTL
Time: 10:00 PM	Date: 10-3-07

Received By:	
Signature:	
Printed Name:	
Company Name:	
Time:	Date:

Notice: *Samples must be enclosed in a sealed bag or container. Unless otherwise requested all samples will be disposed of five (5) working days after analysis. You will be contacted if the sample is insufficient in quantity for analysis. Analysis method is in accordance with EPA Method 600/R-93-116 for Polarized Light Microscopy.*

Received By:	
Signature:	
Printed Name:	
Company Name:	
Time:	Date:

** Additional charges apply for 4-hour and 24-hour sample analysis. Please contact NOW Environmental for further details.*

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E-mail: info@nowenvironmental.com Website: www.nowenvironmental.com

MARKET BLDG

NOW ENVIRONMENTAL SERVICES, INC.

Environmental Consulting & Compliance

Chain of Custody Form

Client/Name: NOW ENVIRONMNTL
Address:

Telephone:
FAX:
Cellular:
E-mail:

Laboratory ID:
Project#/Name: Rhodes CENTER
Date Sampled: WEDNESDAY 10-3-07
Sampled By: WC PICH

Turn-Around Time (Please check appropriate box)
☒ 4-hour * ☐ 24-hour * ☐ 3-day

☐ **FULL PARTICULATE (Air Sample Only)**

Sample #	Description of Sample	Analysis (check appropriate box)
001	CMU COMP BASEMENT	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
002	CMU W OPT	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
003	WALL CONTIG BASEMENT (CONTROL)	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
004	RL SQ+RCTNGL PATTERN - 2ND FLR	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
005	RL 4" SQUARE PATTERN " "	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
006	PLASTER " "	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
007	CMU COMP - 2nd FLOOR	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
008	SV 4TH FLOOR	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
009	SV " "	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other

Relinquished By:	
Signature:	WC Pich
Printed Name:	WC PICH
Company Name:	NOW ENVIRONMNTL
Time: 10:00 PM	Date: 10-3-07

Received By:	
Signature:	
Printed Name:	
Company Name:	
Time:	Date:

Notice: *Samples must be enclosed in a sealed bag or container. Unless otherwise requested all samples will be disposed of five (5) working days after analysis. You will be contacted if the sample is insufficient in quantity for analysis. Analysis method is in accordance with EPA Method 600/R-93-116 for Polarized Light Microscopy.*

Received By:	
Signature:	
Printed Name:	
Company Name:	
Time:	Date:

** Additional charges apply for 4-hour and 24-hour sample analysis. Please contact NOW Environmental for further details.*

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ORION Environmental Services

An Environmental Compliance Consulting Firm

Polarized Light Microscopy Test Report
EPA Method 600/R-98/116

Client NOW Environmental Services, Inc
34004 – 9th Avenue South, Suite # 12
Federal Way, WA 98003

Date October 9, 2007
Page Page 1 of 2
Invoice 074457
Date Received October 4, 2007

Client Name / Number Rhodes Center / 07-0475
Project Name Market Building

Client Number	Orion Number	Stereo Scope Exam	Sample Treatment	Asbestos Percent	Asbestos Type	Other Fibers
001a	71004-116a	Joint Compound Assoc. w/ 001b	-	ND	-	Cellulose
001b	71004-116b	Wallboard Homogeneous	-	ND	-	Cellulose
002	71004-117	Wallboard Homogeneous	-	ND	-	Cellulose
003	71004-118	Wall Coating Homogeneous	-	ND	-	-
004a	71004-119a	Square & Rectangular Pattern Vinyl Sheeting w/ Gray Felt Backing & Non-Separable Green Mastic Homogeneous	-	ND	-	Cellulose
004b	71004-119b	Building Paper Assoc. w/ 004a	-	ND	-	Cellulose
005a	71004-120a	Red Square Pattern Vinyl Sheeting Homogeneous	-	ND	-	-
005b	71004-120b	Brown Fibrous Backing Assoc. w/ 005a	-	ND	-	Cellulose
005c	71004-120c	Mastic Assoc. w/ 005a	Chloroform	ND	-	Cellulose
006	71004-121	Plaster Homogeneous	-	ND	-	-
007	71004-122	Wallboard Homogeneous	-	ND	-	Cellulose

ORION Environmental Services

An Environmental Compliance Consulting Firm

Polarized Light Microscopy Test Report
EPA Method 600/R-98/116

Client NOW Environmental Services, Inc
34004 – 9th Avenue South, Suite # 12
Federal Way, WA 98003

Date October 9, 2007
Page Page 2 of 2
Invoice 074457
Date Received October 4, 2007

Client Name / Number Rhodes Center / 07-0475
Project Name Market Building

Client Number	Orion Number	Stereo Scope Exam	Sample Treatment	Asbestos Percent	Asbestos Type	Other Fibers
008	71004-123	Flecked Pattern Vinyl Sheeting w/ Gray Felt Backing Homogeneous	-	ND	-	Cellulose
009	**71004-124**	**Off-White Vinyl Sheeting w/ Felt Backing Homogeneous**	-	**25**	**Chrysotile**	**Cellulose**

Dup: Laboratory QA/QC Duplicate; M; Mastic [(a), (b), (c), etc.]: Sample layers numbered from front to back. Comments: For layered samples, each component has been analyzed separately. ND means non-detect for asbestos fibers by EPA Method 600/R-98/116.Disclaimers: PLM has been known to miss asbestos in a small percentage of samples that contain asbestos. Thus, these laboratory results represent due diligence , however negative or <1 % PLM results can not be guaranteed. Per EPA guidelines samples will be archived for 30 days then will be disposed of. This report may only be reproduced in full with written approval of ORION Environmental Services.

Analyzed By
Donna McNeal
Laboratory Director, CEO

Reviewed By
Dennis Rauschenberg
Laboratory Analyst

Leading Environmental Compliance Consulting Into the 21st Century

MARKET Bldg

0744 57

NOW ENVIRONMENTAL SERVICES, INC.

Environmental Consulting & Compliance

Chain of Custody Form

Client/Name: NOW ENVIRONMNTL
Address:
Telephone:
FAX:
Cellular:
E-mail:

Laboratory ID:
Project#/Name: Rhodes CENTER
Date Sampled: WEDNESDAY 10-3-07
Sampled By: WC PICH

Turn-Around Time (Please check appropriate box)
☒ 4-hour * ☐ 24-hour * ☐ 3-day

☐ **FULL PARTICULATE (Air Sample Only)**

	Sample #	Description of Sample	Analysis (check appropriate box)
004	001	GWB COMP BASEMENT	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
116	002	GWB W OPT	☒ Asbestos ☐ Lead ☐ Mold ☐ Other
117	003	WALL coating BASEMENT (center)	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
118	004	RL SQ + RCTNGL PATTERN - 2nd FLR	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
119	005	RL 4" SQUARE PATTERN - " "	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
120	006	PLASTER " "	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
121	007	GWB COMP - 2nd FLOOR	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
122	008	SV 4th FLOOR	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
123	009	SV " "	☐ Asbestos ☐ Lead ☐ Mold ☐ Other
124			☐ Asbestos ☐ Lead ☐ Mold ☐ Other
			☐ Asbestos ☐ Lead ☐ Mold ☐ Other
			☐ Asbestos ☐ Lead ☐ Mold ☐ Other

Relinquished By:	
Signature:	WC Pich
Printed Name:	WC PICH
Company Name:	NOW ENVIRONMNTL
Time: 10:00 PM	Date: 10-3-07

Received By:	
Signature:	
Printed Name:	
Company Name:	
Time:	Date:

Notice: *Samples must be enclosed in a sealed bag or container. Unless otherwise requested all samples will be disposed of five (5) working days after analysis. You will be contacted if the sample is insufficient in quantity for analysis. Analysis method is in accordance with EPA Method 600/R-93-116 for Polarized Light Microscopy.*

Received By:	
Signature:	
Printed Name:	
Company Name:	
Time:	Date:

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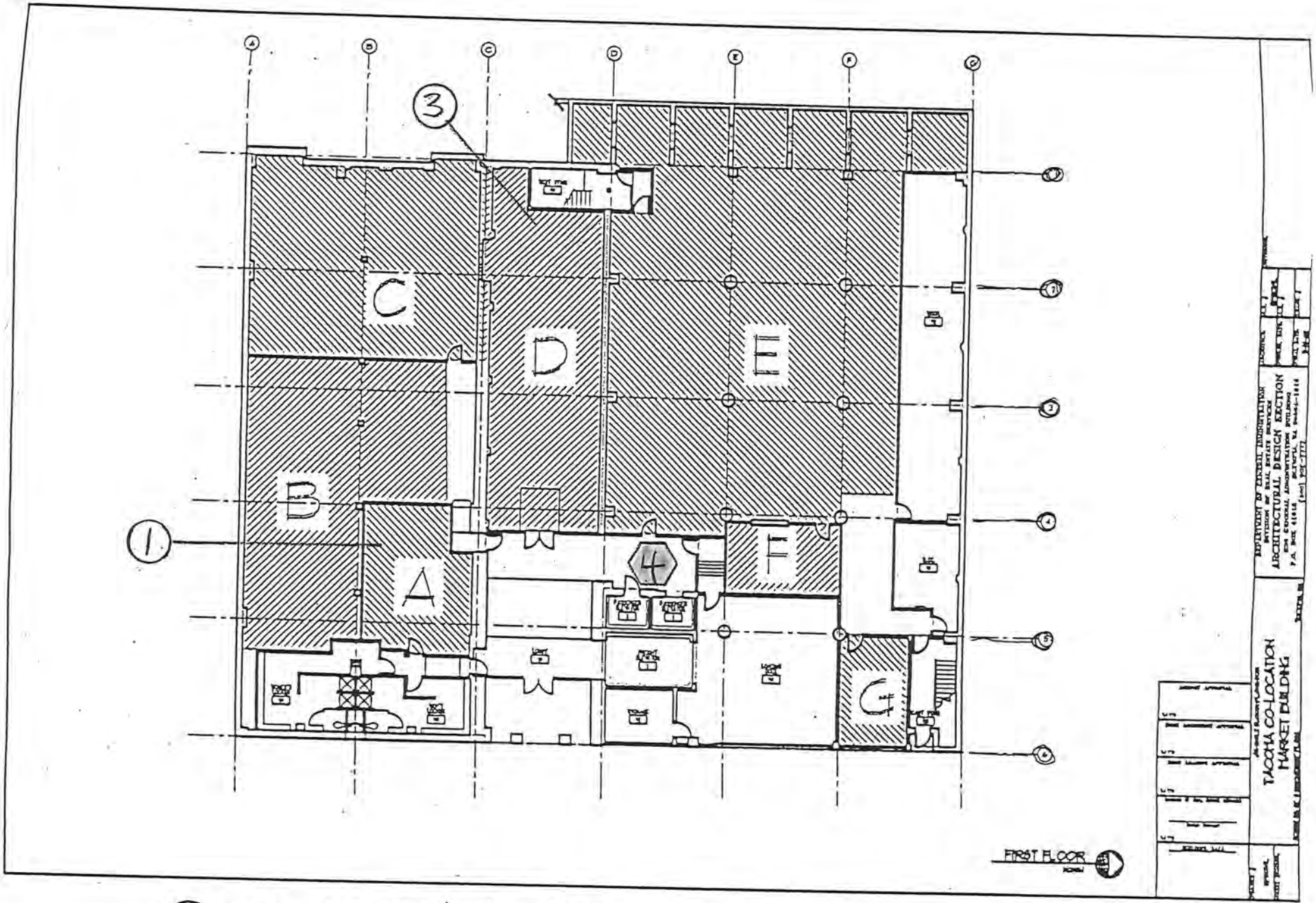
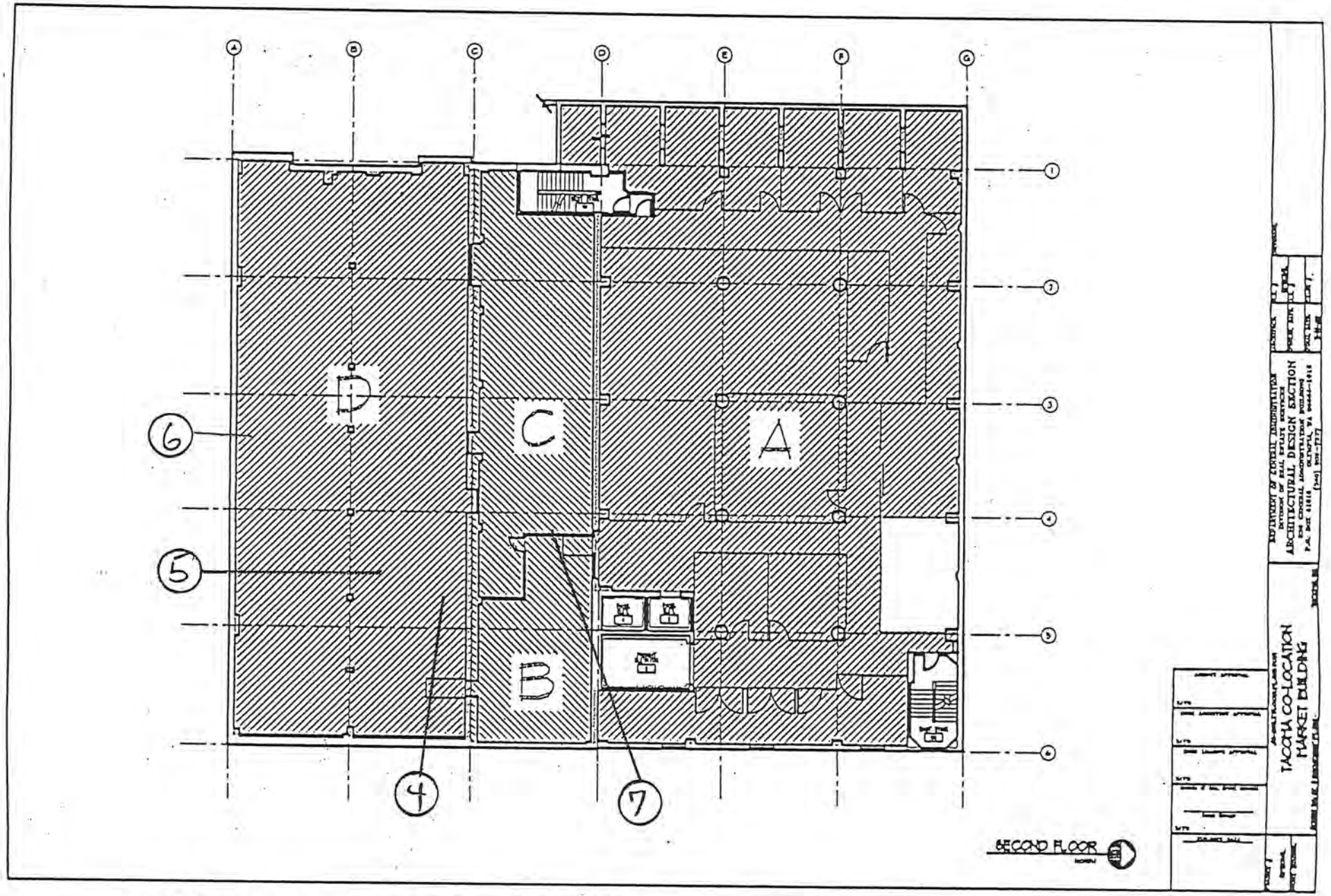


○ = ASBESTOS SAMPLE LOCATION

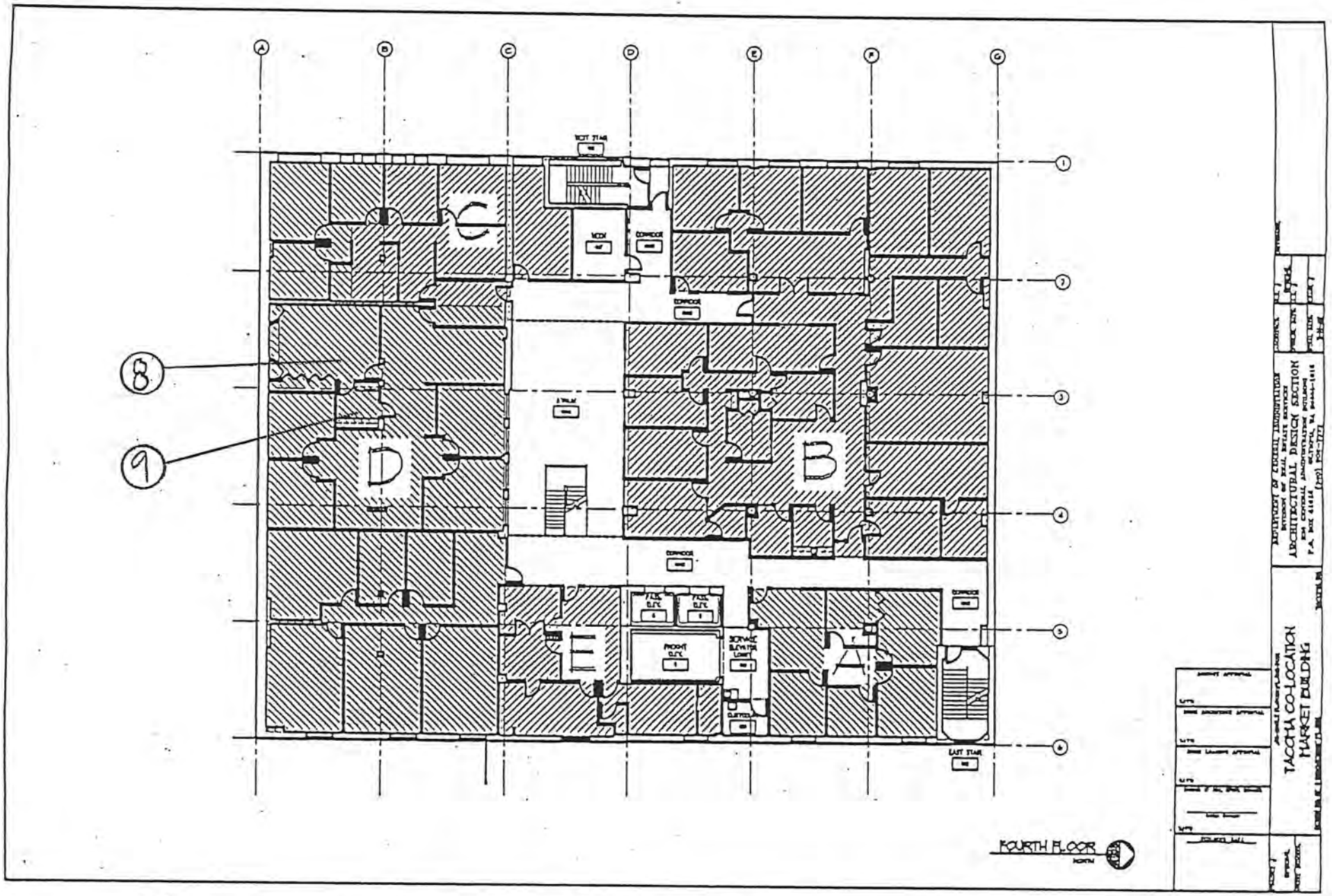
⬢ = PAINT SAMPLE LOCATION



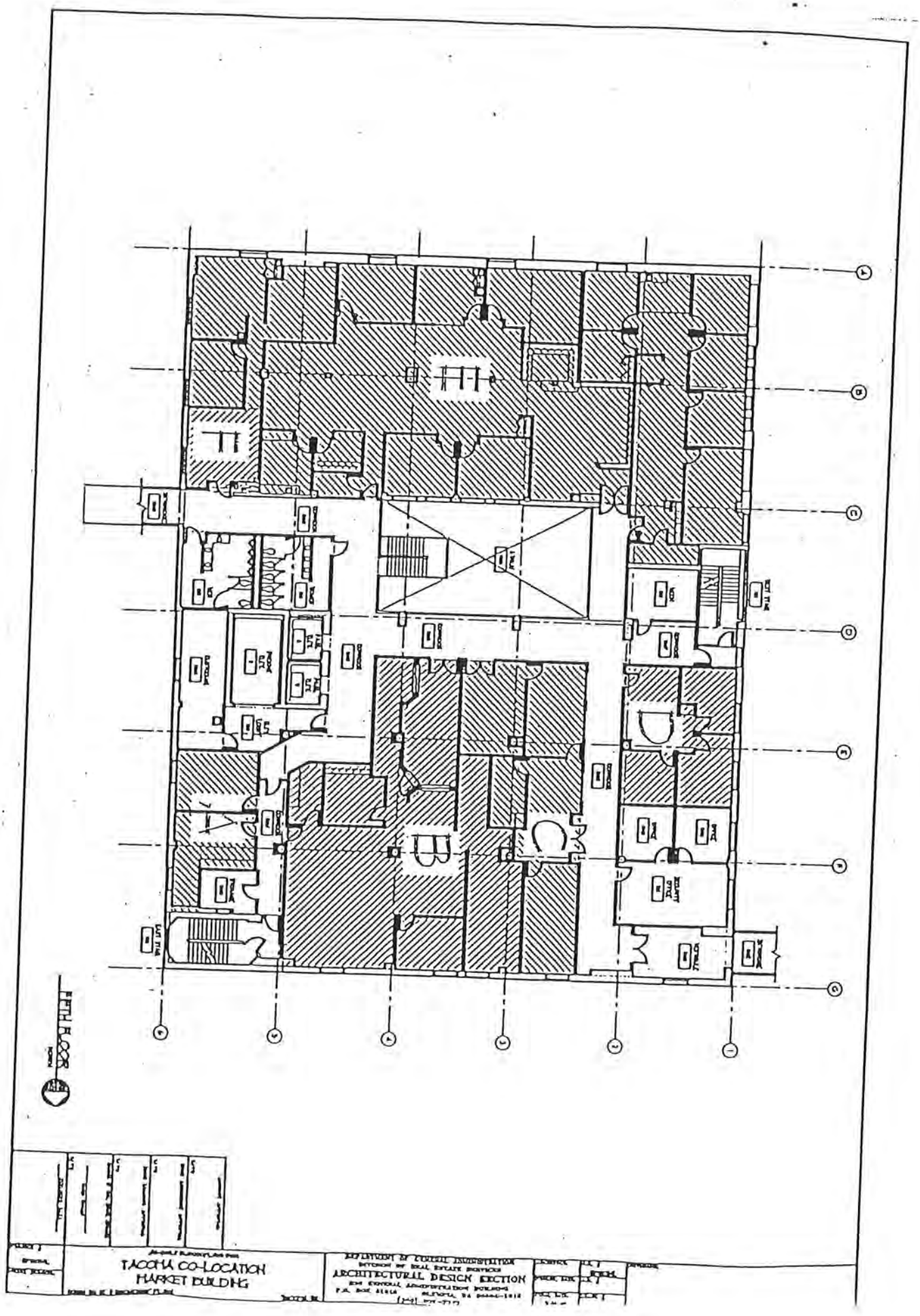
○ AS Bestos Sample Location

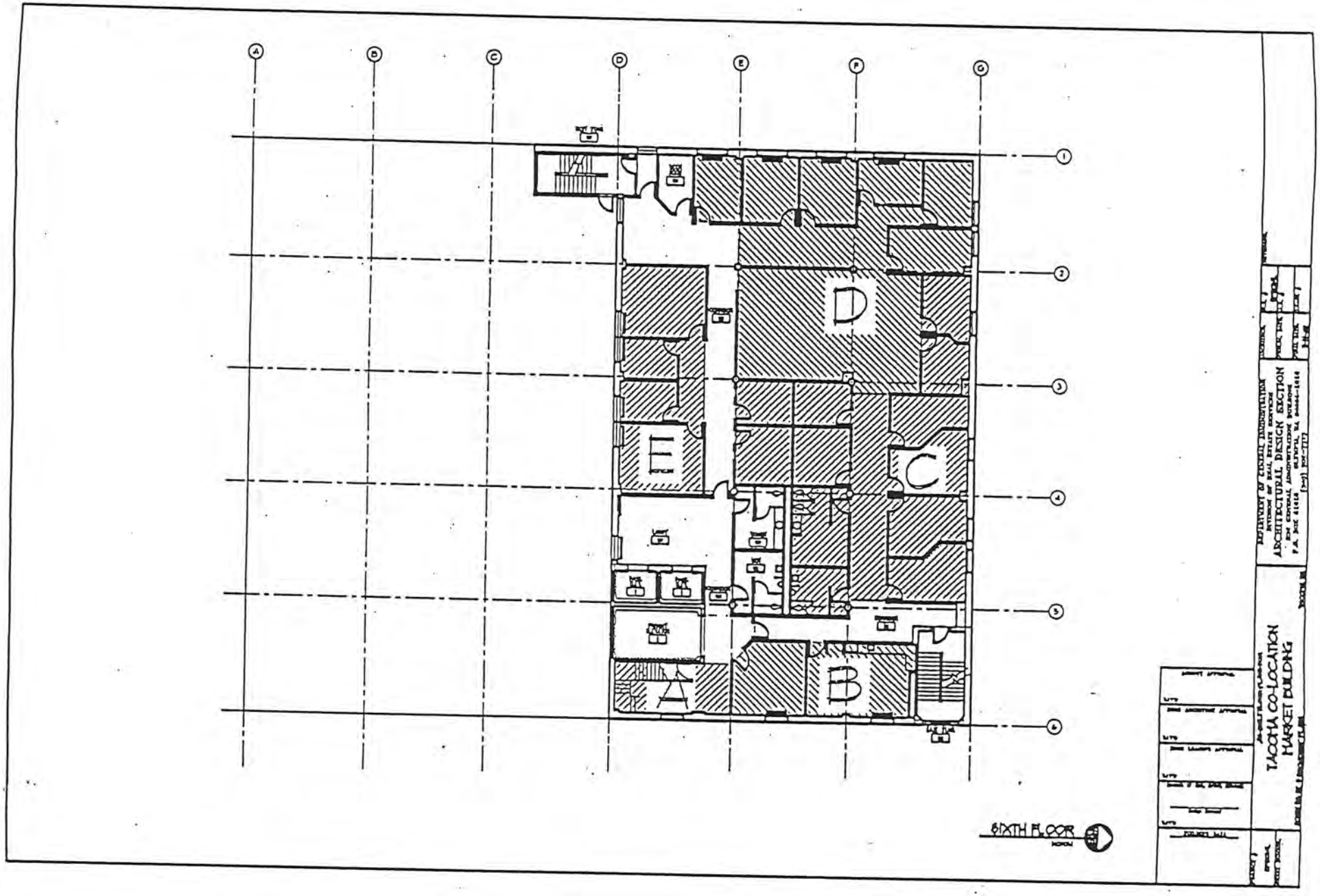
○ ASBESTOS SAMPLE

⬢ PAINT SAMPLE



○ = Asbestos sample location


TACOMA CO-LOCATION
MARKET BUILDING
ARCHITECTURAL DESIGN SECTION



A
B
C
D
E
F
G
1
2
3
4
5
6
SIXTH FLOOR
TACOMA CO-LOCATION
MARKET BUILDING
ARCHITECTURAL DESIGN SECTION

MARKET BLDG.

A
B
C
D
SEVENTH FLOOR
TACOMA CO-LOCATION
MARKET BUILDING
ARCHITECTURAL DESIGN SECTION

Market Building
BOMA Calculations

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
column calculation	[illegible]	[illegible]	[illegible]	(2-4)	[illegible]	[illegible]	[illegible]	[illegible]	(7+8+9)	(5-10)	(5 / 10)	(7*12)	(8*12)	(9*12)	(sum13+sum14+sum15)	16/(16-sum15)	(13*17)	(14*17)	(18+19)
						Usable Areas						Basic Rentable Areas					Rentable Area		
FLOOR	GROSS BUILDING AREA	GROSS MEASURED AREA	MAJOR VERTICAL PENETRATION	FLOOR RENTABLE AREA	SPACE I.D.	OFFICE AREA	STORE AREA	BUILDING COMMON AREA	FLOOR USABLE AREA	FLOOR COMMON AREA	FLOOR R/U RATIO	OFFICE AREA	STORE AREA	BUILDING COMMON AREA	BUILDING RENTABLE AREA	BUILDING R/U RATIO	OFFICE AREA	STORE AREA	TOTAL RENTABLE AREA
1					[illegible]	630						698	0	0			787	0	787
					[illegible]	1958						2,170	0	0			2,447	0	2,447
					[illegible]	1953						2,164	0	0			2,440	0	2,440
					[illegible]	1412						1,565	0	0			1,764	0	1,764
					[illegible]	5364						6,033	0	0			6,802	0	6,802
					[illegible]	935						392	0	0			442	0	442
					[illegible]	1198						371	0	0			419	0	419
					[illegible]	1412						0	0	1,328			0	0	0
					[illegible]	951						0	0	1,565			0	0	0
					[illegible]	282						0	0	1,054			0	0	0
	19,210	18,560	929	17,631		12,086	0	3,823	15,909	1,722	1.11	13,394	0	290			0	0	0
														4,237			15,102	0	15,102
2					[illegible]	827						9,011	0	0			10,159	0	10,159
					[illegible]	820						939	0	0			1,059	0	1,059
					[illegible]	1885						1,924	0	0			2,170	0	2,170
					[illegible]	652						5,770	0	0			6,505	0	6,505
	19,210	18,638	894	17,644		17,284	0	0	17,284	360	1.02	17,644	0	0			19,893	0	19,893
3					[illegible]	375						1,517	0	0			1,711	0	1,711
					[illegible]	345						8,073	0	0			9,102	0	9,102
					[illegible]	423						4,861	0	0			5,504	0	5,504
					[illegible]	1469						0	0	1,621			0	0	0
					[illegible]	192						0	0	212			0	0	0
	18,089	17,207	902	16,305		13,113	0	1,661	14,774	1,531	1.10	14,472	0	1,833			16,317	0	16,317
4					[illegible]	1095						1,227	0	0			1,383	0	1,383
					[illegible]	5410						6,060	0	0			6,833	0	6,833
					[illegible]	1067						1,216	0	0			1,373	0	1,373
					[illegible]	4728						5,352	0	0			6,035	0	6,035
					[illegible]	994						1,113	0	0			1,255	0	1,255
					[illegible]	2142						0	0	159			0	0	0
					[illegible]	1094						0	0	1,226			0	0	0
	18,089	17,265	910	16,355		13,364	0	1,236	14,600	1,755	1.12	14,970	0	1,385			16,879	0	16,879
5					[illegible]	473						528	0	0			596	0	596
					[illegible]	2,445						2,704	0	0			3,049	0	3,049
					[illegible]	1190						1,316	0	0			1,486	0	1,486
					[illegible]	681						754	0	0			850	0	850
					[illegible]	6826						6,232	0	0			7,026	0	7,026
					[illegible]	264						292	0	0			330	0	330
					[illegible]	1161						0	0	178			0	0	0
					[illegible]	1985						0	0	2,199			0	0	0
					[illegible]	583						0	0	646			0	0	0
					[illegible]	283						0	0	313			0	0	0
					[illegible]	155						0	0	172			0	0	0
	18,253	17,457	2,120	15,337		10,679	0	3,167	13,846	1,491	1.11	11,829	0	3,506			13,337	0	13,337
6					[illegible]	260						329	0	0			371	0	371
					[illegible]	583						738	0	0			832	0	832
					[illegible]	2163						2,762	0	0			3,114	0	3,114
					[illegible]	2186						2,766	0	0			3,118	0	3,118
					[illegible]	851						1,077	0	0			1,214	0	1,214
					[illegible]	93						0	0	118			0	0	0
	9,230	8,771	922	7,789		6,063	0	93	6,156	1,633	1.27	7,671	0	118			8,649	0	8,649
7					[illegible]	273						342	0	0			386	0	386
					[illegible]	537						678	0	0			764	0	764
					[illegible]	4602						5,807	0	0			6,547	0	6,547
					[illegible]	703						887	0	0			1,000	0	1,000
					[illegible]	78						0	0	98			0	0	0
	9,194	8,699	887	7,812		6,113	0	78	6,191	1,621	1.26	7,714	0	98			8,697	0	8,697
TOTAL	111,275	106,437	7,564	96,873		78,702	0	10,058	88,760	10,113		87,694	0	11,179	96,873	1.13	96,873	0	96,873

ORION Environmental Services

An Environmental Compliance Consulting Firm

Total Lead Test Report
EPA Method 7420

Client NOW Environmental Services, Inc
34004 – 9th Avenue South, Suite # 12
Federal Way, WA 98003

Date October 4, 2007
Page Page 1 of 1
Invoice 074455
Date Received October 4, 2007

Client Name / Number
Project Name Rhodes Center - Parking Garage

Client Number	ORION Number	Material Description	LOD (mg/kg)	Total Lead PPM (mg/kg)	% by Weight
LD-001	71004-111	Main Ext.- Wall Paint	16.7	29.5	0.003

Quality Assurance Information

Method Blank: <0.5 mg/kg
Linear Regression Lower Limit: 0.990
Actual Batch Linear Regression: 0.999
Check Standard Per Set: +5.0 mg/l

Analyzed By A Clark
Allen Clark
Laboratory Analyst

Reviewed By D McNeal
Donna McNeal
Laboratory Director, CEO

Leading Environmental Compliance Consulting In the 21st Century

PARKING GARAGE

NOW ENVIRONMENTAL SERVICES, INC.

Environmental Consulting & Compliance

LEAD

Chain of Custody Form

Client/Name: NOW ENVIRONMNTL
Address:

Telephone:
FAX:
Cellular:
E-mail:

Laboratory ID:
Project#/Name: Rhodes Center
Date Sampled: WEDNESDAY 10-3-07
Sampled By: WC PICH

Turn-Around Time (Please check appropriate box)
☒ 4-hour * ☐ 24-hour * ☐ 3-day

☐ FULL PARTICULATE (Air Sample Only)

Sample #	Description of Sample	Analysis (check appropriate box)
LD 001	MAIN ENT AMI PARK	☐ Asbestos ☒ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other

Relinquished By:	
Signature:	WC Mul
Printed Name:	WC PICH
Company Name:	NOW ENVIRONMNTL
Time: 10:00 PM	Date: 10-3-07

Received By:	
Signature:	
Printed Name:	
Company Name:	
Time:	Date:

Notice: *Samples must be enclosed in a sealed bag or container. Unless otherwise requested all samples will be disposed of five (5) working days after analysis. You will be contacted if the sample is insufficient in quantity for analysis. Analysis method is in accordance with EPA Method 600/R-93-116 for Polarized Light Microscopy.*

Received By:	
Signature:	
Printed Name:	
Company Name:	
Time:	Date:

** Additional charges apply for 4-hour and 24-hour sample analysis. Please contact NOW Environmental for further details.*

34004 9th Avenue South, Suite 12, Federal Way, WA 98003
Phone: (253) 927-5233 FAX: (253) 924-0323
E-mail: info@nowenvironmental.com Website: www.nowenvironmental.com

BROADWAY + MARKET

LEAD

NOW ENVIRONMENTAL SERVICES, INC.

Environmental Consulting & Compliance

Chain of Custody Form

Client/Name: NOW ENVIRONMNTL
Address:

Telephone:
FAX:
Cellular:
E-mail:

Laboratory ID:
Project#/Name: Rhodes CENTER
Date Sampled: WEDNESDAY 10-3-07
Sampled By: WC PICH

Turn-Around Time (Please check appropriate box)
☒ 4-hour * ☐ 24-hour * ☐ 3-day

☐ FULL PARTICULATE (Air Sample Only)

Sample #	Description of Sample	Analysis (check appropriate box)
LBP-001	BASEMENT - SILVER WALL PAINT (BR)	☐ Asbestos ☒ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
LBP 002	3RD FLOOR - ELEVATOR ROOM (BR)	☐ Asbestos ☒ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
LBP 003	PUBLIC DEFENDER OFFICE (MARKET)	☐ Asbestos ☒ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
LBP 004	MAINT ROOM - old yellow (")	☐ Asbestos ☒ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other
		☐ Asbestos ☐ Lead ☐ Mold ☐ Other

Relinquished By:	
Signature:	WC Pich
Printed Name:	WC PICH
Company Name:	NOW ENVIRONMNTL
Time: 10:00 PM	Date: 10-3-07

Received By:	
Signature:	
Printed Name:	
Company Name:	
Time:	Date:

Notice: *Samples must be enclosed in a sealed bag or container. Unless otherwise requested all samples will be disposed of five (5) working days after analysis. You will be contacted if the sample is insufficient in quantity for analysis. Analysis method is in accordance with EPA Method 600/R-93-116 for Polarized Light Microscopy.*

Received By:	
Signature:	
Printed Name:	
Company Name:	
Time:	Date:

** Additional charges apply for 4-hour and 24-hour sample analysis. Please contact NOW Environmental for further details.*

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AHERA

BUILDING INSPECTOR / MANAGEMENT PLANNER REFRESHER TRAINING

This is to certify that

Walter C. Pich

Has successfully completed all requirements necessary to maintain accreditation as an AHERA Building Inspector and Management Planner In accordance with the Toxic Substances Control Act Title (Section 206) and 40 CFR 763

This training was completed on: March 19, 2007

Accreditation Number: BI/MP-NES-08-005

Valid Through: March 18, 2008

Donna McNeal

Nowicki Environmental Services Inc.
34004 9th Avenue South, Suite 12
Federal Way, WA 98003
(253) 927-5233

TNT MAR 1 2 1942

New Rhodes Parking Lot—Market street site, close to store, now available to customers of Rhodes Brothers, without charge, provides ample facilities for many automobiles.

Market Street Site Now Abailable for Customers

TNT MAR 1 2 1942

Officials at Rhodes Brothers department store today cited the opening of their new parking station on Market streeet between 9th and 11th streets as one of the major accomplishments in a far reaching program of improvements which will know completion during 1942, the store's golden anniversary year.

This new parking space, scientifically planned to accommodate a large number of cars without crowding has modern, individual stalls for the automobiles which Rhodes' customers may leave while they are shopping at the store.

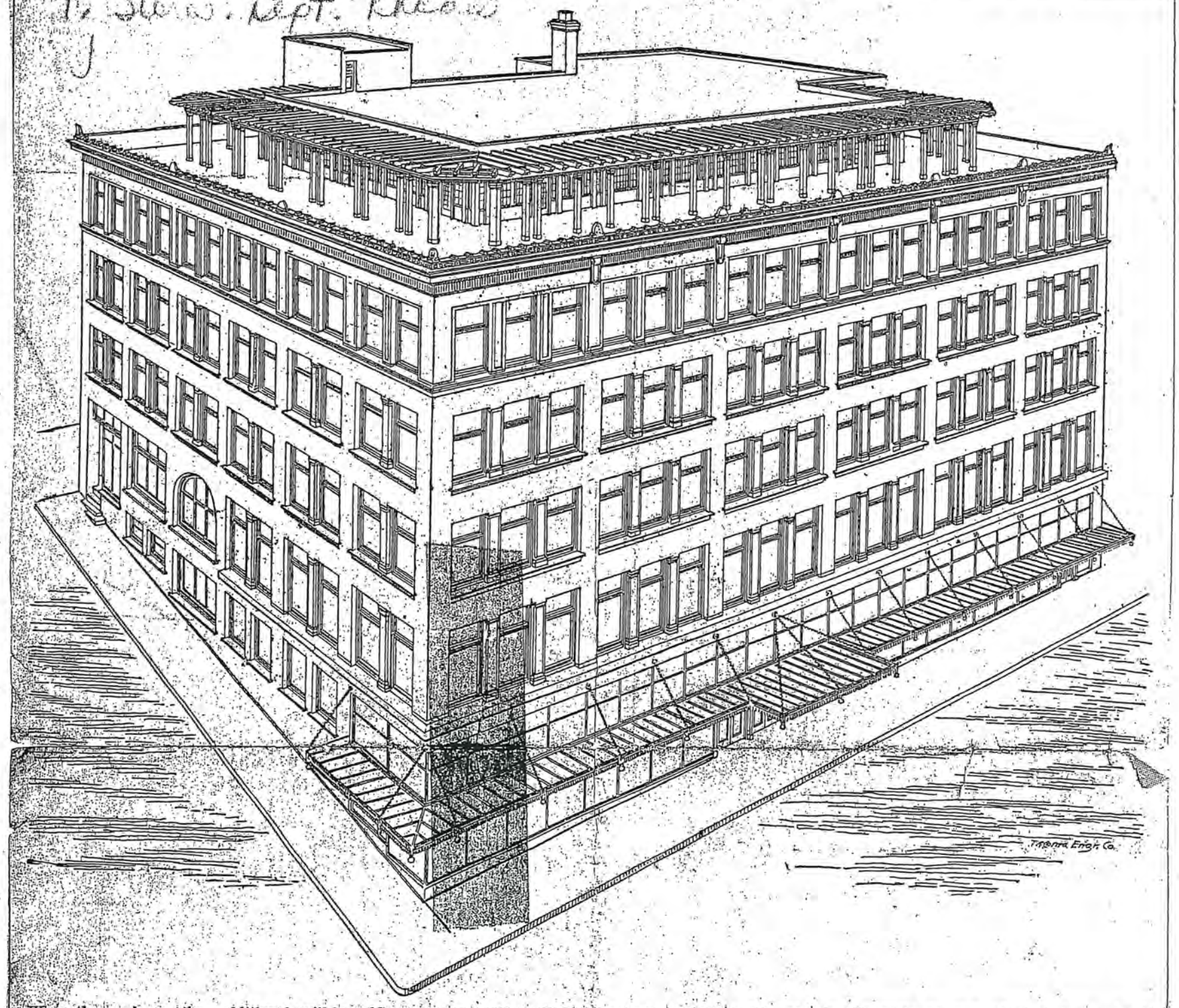
There is no charge for two full hours of this service; necessary only is the presentation of a sales receipt from Rhodes showing date of purchase which must coincide with the day automobile is parked. For parking longer than the maximum period, a very nominal charge is made.

Conveniently located only a few steps across and up the street from Rhodes' Market street entrance, the new parking lot has a substantial paved asphalt surface. The entire property has been improved to present a clean, orderly parking space as modern as any in the city.

Parking in the new station is under the supervision of Bill Coffin, Standard dealer, operating the new super service station which has been opened on the lot. Coincidental with the public opening of Rhodes' new parking facilities, Mr. Coffin announces that his new station is ready for business and features a complete line of Standard products.

RHODES BROTHERS' DEPARTMENT STORE, WHICH HAS JUST HAD AN ADDITION OF THREE STORIES

T. Stores. Dept. Rhodes
J



When the work on the additional three stories of the Rhodes Brothers' store is completed this firm will have a department store occupying a floor space of approximately 100,000 square feet, making it one of the largest stores in the Northwest. The contractors on the additional three stories are rushing their work, and the complete big store will be well settled before the summer is over. The work is being done by J. E. Bonnell, one of the best known of the local builders, and the additional stories will be ready for occupancy on or about the first of August. In the meantime the store is doing its usual business in the original lower floors.

Work Costing $40,000

The additional stories to the Rhodes building at Eleventh and C streets will cost, when completed and furnished, about $40,000. Under the plans, drawn by Architect Frederick Heath, one of the features of the addition will be the tea and roof garden which will constitute the sixth floor. The roof will be provided with a great promenade, a main tea room and a grill room for men. The walls on all four sides will be set back twenty-four feet from the surrounding top, and this wide space will be devoted to the promenade where soft drinks and ice cream will be sold. Chairs and tables will be provided, making this one of the pleasure places of the city. A grand view of the harbor and the surrounding city can be had from the roof of the building, and when completed it promises to be one of the most popular places for afternoon teas in the city.

Over the promenade will be an awning to protect the visitors and sightseers from the sun or rain. On the top floor will be a main tea room with a seating capacity of 300 and a grill for men. Here will also be found an art museum to contain costly paintings and other works of art, the company contemplating installing the exhibit for the benefit of its patrons and their friends.

Some New Features

A regular photographer's gallery will also be opened on the top floor along with the camera and photographers' supplies which the company handles. A new feature will be a dressmaking establishment on this floor and handsome rooms for hairdressing and manicuring. Glass show cases where handsome imported dresses and laces will be displayed will be installed.

The grocery department will be housed on the fifth floor. A meat market will be another new feature added. These two departments with the bakery and restaurant will occupy the entire floor. The restaurant will accommodate 250 patrons.

The rug department will be opened on the fourth floor, where imported Persian and Oriental rugs, draperies, tapestries and other like articles will be carried in stock. The furniture department, another new feature of the big department store, will be housed on the fourth floor. The general offices of the company will be moved to this floor from their present location on the second floor.

The crockery department will be enlarged so as to cover the third floor where the grocery stock is now located. A complete line of stoves and ranges will be added and this department established on this floor.

To Have a New Entrance

The plans call for a change in the present building on the main floor. The Eleventh street entrance leading to the second floor will be closed and another doorway cut in the southwest corner, which opens into the shoe department. Prismatic glass will be placed in the windows, lighting every inch of the store. The old fixtures will be removed and new ones installed.

The present main entrance will be enlarged one-third and a glass awning placed over the sidewalk. The lighting plant will be installed in the basement, where a refrigerator and a complete vacuum plant will also be installed. It is planned to have lounging rooms with large easy chairs on every floor for the use of the patrons of the store. On the fifth floor will be a room devoted to the use of the employes of the company. This will be in the nature of a club and recreation room, while another room will be provided for the employes as a lunch room and rest room.

Another elevator will be installed making three in the building.

Store Opened in 1892.

The Rhodes' Bros. store was opened in Tacoma on C street, July 9, 1892, in the rooms occupied by the R. S. Albright company. The stock at that time could have been placed in a dray. One year later the firm moved two doors north, in a building occupied by the Owl Drug company. Another move was made in 1894, across the street to a place formerly occupied by the Kauffman Furniture company.

In the year 1897 the firm moved to Pacific avenue, taking a fifty-foot front store a few doors below Eleventh street. In 1903 the firm moved to its present location. Four years later an addition was constructed on the north, adding nearly 15,000 square feet to the floor space of the company.

Since then the growth of the store has been remarkable, and today it is one of the largest on the coast.

T-State--Department--Rhodes?

Rhodes name lives on downtown

Earlier this month, the State of Washington held its grand opening of the Tacoma Rhodes Center.

The beautifully restored downtown building at South 11th Street and Broadway now houses a collection of state agencies and the Court of Appeals.

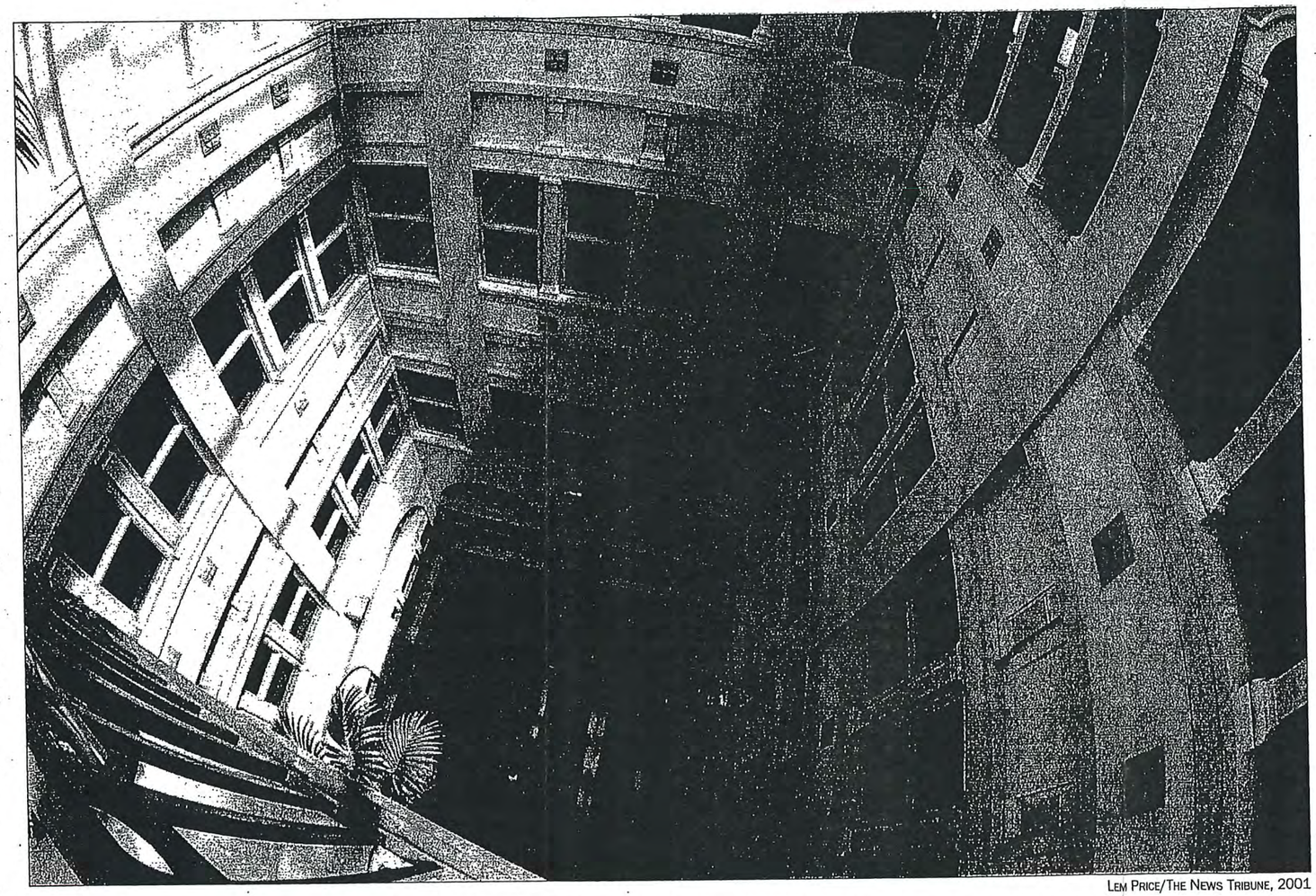
Some newcomers may be wondering just who or what this Rhodes was that merits having its name on a state building.

Obviously, these Tacoma neophytes don't realize that "all roads lead to Rhodes," as Rhodes Department Store advertising placards proclaimed for decades throughout the state. Each roadside sign also specified the distance from that point to downtown Tacoma's premier department store.

ART POPHAM
News Tribune columnist

Whether your connection to Rhodes stemmed from those signs, childhood rides on its Santa train, personal service from a sales person who came to feel like your own special attendant, or lunches at the Roof Garden or Tea Room, everyone in Tacoma knew Rhodes Department Store.

"Most people always thought Rhodes was the store in Tacoma," said Gary Reese, Tacoma Public Library manager of special collections. "Part of what was neat about it was there really was a Mr. Rhodes."



LEM PRICE/THE NEWS TRIBUNE, 2001

The Rhodes building at South 11th Street and Broadway now holds offices of the Washington State Court of Appeals and various state agencies.

In 1892, Henry Rhodes, in partnership with his brother Will, opened a tea and coffee store at 932 C St., now known as Broadway. His initial mercantile training had come from his father's operation of a local Grange in his native Wisconsin. To save money, Granges pooled farmers' orders for such commodities as tea, coffee and sugar. In his memoirs, Rhodes wrote, "It was here I actually launched my career as a merchant."

In 1893, a third brother, Albert, joined the partnership. They withstood the Panic of 1893 and a takeover attempt by a creditor. Rhodes Brothers moved twice to accommodate growth. By 1897, Henry Rhodes wanted to make Rhodes Brothers a full-fledged department store, like Wanamaker's or Marshall Fields.

In 1903, Rhodes Brothers arranged construction of the building at 11th and Broadway that now bears the family name. Or, at least, the first three floors went up. In 1911, the top three levels of the six-story building were added.

Two years later, the brothers separated their business interests. Henry Rhodes kept what became the Rhodes Department Store.

And what a grand store it was.

With the growth of automobiles and travel, the "All Roads Lead to Rhodes" signs became highway icons that persisted for decades.

Not all times were joyous. In 1925, Henry Rhodes decided to retire and sold to East Coast operators. Their high-pressure tactics almost drove it to insolvency. Rhodes tried to buy it back, to no avail.

In 1933, John J. Reilly rode to the rescue. His Western Department Stores bought Rhodes and operated it as Rhodes-Western. "Under (Reilly's) direction as its president, Western Department Stores has restored my cherished enterprise to a position of leadership and prestige in the community," Rhodes wrote in his memoirs.

The store entered an era of nearly 40 years of prosperity in downtown Tacoma. In the late '40s, Rhodes added a seven-floor building on Market Street. In 1957, it built a downtown parking garage and opened a store in Lakewood's new Villa Plaza.

Building on its Tacoma success, Western changed the name of all its stores to Rhodes-Western in the '60s. By 1967, the name appeared on 13 stores in Portland, Oakland, Sacramento, Fresno, Mountain View, Phoenix, Albuquerque and San Antonio. In 1966, company publicity touted Rhodes-Western as the only department store represented in all West Coast and Southwest states.

The chain was high-tech for its day. It used computers to track sales of several hundred items that accounted for one-third of its profits.

In the pre-mall golden era of downtowns, the Tacoma store held a special place. Even with prestigious Fisher's directly across 11th Street and the likes of Peoples, Sears and J.C. Penney operating downtown, Rhodes held the top spot.

"When you came to Rhodes, you were shopping at the best store," said Dorothy Hayden, former Rhodes candy and gourmet counter worker. "If you mention to someone today you worked at Rhodes, they say, 'Oh, that was the best store. I loved shopping there.' You had a special relationship with your customers. Customers had a specific sales person who always worked with them. When our clothes buyers went to New York, they bought clothes with certain regular shoppers in mind."

Rhodes carried more than apparel. Stock included paint, furniture, appliances, jewelry, carpeting, draperies, notions,

Please see **Popham, D8**

OCT 28 2001