



Memorandum

Page 1 of 2

To:	Sarah Bernhard	From:	Colby Hunt
Company:	Tacoma Alpha Land Investors, LLC c/o Williams & Dame Development, Inc.	Date:	August 27, 2007
Address:	1308 NW Everett Street Portland, OR 97209		
cc:	N/A		
GDI Project:	WilliamsD-30-04		
RE:	Tacoma Elks Lodge Air Sampling Results		

BACKGROUND

This memorandum summarizes the results of air sampling activities completed at the Tacoma Elks Lodge site located at 565 Broadway in Tacoma, Washington (project site). GeoDesign, Inc. completed a limited asbestos-containing materials survey and limited lead-based paint survey of the project site structure in May 2007. Lead-based paint was detected on painted surfaces throughout the interior and exterior of the structure. In addition, asbestos was detected in wall and ceiling texture, pipe insulation, floor tile, sheet flooring, and mastic inside the project site structure, as well as roofing materials on an addition to the project site structure constructed in 1937.

In July 2007, workers with the J.E. Dunn Construction, the demolition contractor, began completing preliminary work on the building interior in order to shore up interior walls and ceilings, add protective guard rails and other safety features in hazardous areas of the building, and to secure the structure from trespassers. Due to the presence of asbestos in some building materials present in the project site structure, Williams and Dame Development requested that GeoDesign complete indoor air sampling activities to evaluate the potential presence of airborne asbestos in the building.

FIELD ACTIVITIES

GeoDesign subcontracted Assured Quality Environmental (AQE) of Tacoma, Washington, to complete air sampling activities to assess the potential presence of airborne asbestos fibers in the interior of the Tacoma Elks Lodge building. On August 6, 2007, a representative of AQE collected three 90-minute air samples from the main work areas of the building. All three air samples were collected from work areas located on the third floor of the building. Air sample #1 was collected by the stage near the northern interior wall, air sample #2 was collected near the center of the ballroom, and air sample #3 was collected near the southern doorway. Workers with J.E. Dunn Construction were working on site at the time of the air sampling events.



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ANALYTICAL RESULTS

The three air samples were submitted to Orion Environmental Services of Federal Way, Washington. The samples were analyzed for asbestos content by National Institute of Occupation Safety and Health Method 7400A. Based on the analytical results, asbestos was not detected at concentrations greater than or equal to 0.003 fibers per cubic centimeter in any of the samples analyzed. The laboratory analytical results are summarized in Table 1, and a copy of the laboratory analytical report is attached to this memorandum.

CRH:REB:kes

Attachments

One copy submitted (via email only)

Document ID: WilliamsD-30-04-082707-envm

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TABLE 1
Summary of Air Sample Analytical
NIOSH Method 7400A
Tacoma Elks Lodge
Tacoma, Washington

Sample I.D.	Date	Location	Results (fibers per cubic centimeter)
1	08/07/07	Storage Room - 3rd Floor	<0.003
2	08/07/07	Front Door Entry - 3rd Floor	<0.003
3	08/07/07	Back Room	<0.003

ORION Environmental Services

An Environmental Compliance Consulting Firm

RECEIVED

AUG 14 2007

Phase Contrast Microscopy Test Report NIOSH Method 7400A

Client Assured Quality Environmental, Inc.
2702 "A" Street
Tacoma, WA 98402

Date August 8, 2007
Page Page 1 of 2
Invoice 073475
Date Received August 7, 2007

Project Number N/A
Project Name Elks Lodge
565 Broadway
Tacoma, WA. 98402

<u>Client ID</u>	<u>Orion Number</u>	<u>Date</u>	<u>Sample Type</u>	<u>Total Minutes</u>	<u>Flow Rate (Liters/Minute)</u>	<u>Volume (Liters)</u>
1	70807-140	8/7/07	CL.	90	13	1170
<u>LOD</u>	<u>Fibers</u>	<u>Fields</u>	<u>Comments</u>			<u>Fibers/cc</u>
0.003	4	100	Stage Room			<0.003

<u>Client ID</u>	<u>Orion Number</u>	<u>Date</u>	<u>Sample Type</u>	<u>Total Minutes</u>	<u>Flow Rate (Liters/Minute)</u>	<u>Volume (Liters)</u>
2	70807-141	8/7/07	CL.	90	13	1170
<u>LOD</u>	<u>Fibers</u>	<u>Fields</u>	<u>Comments</u>			<u>Fibers/cc</u>
0.003	3	100	Front Door Entry			<0.003

<u>Client ID</u>	<u>Orion Number</u>	<u>Date</u>	<u>Sample Type</u>	<u>Total Minutes</u>	<u>Flow Rate (Liters/Minute)</u>	<u>Volume (Liters)</u>
3	70807-142	8/7/07	CL.	90	13	1170
<u>LOD</u>	<u>Fibers</u>	<u>Fields</u>	<u>Comments</u>			<u>Fibers/cc</u>
0.003	6	100	Back Room			<0.003

34004 - 9th Avenue South ♦ Suite 5 ♦ Federal Way, Washington 98003-6740
♦ Tacoma (253) 952-6717 ♦ Seattle (253) 874-8118 ♦ Facsimile (253) 927-4714 ♦ Email Info@OrionES.net

WBE W2F9219763

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Phase Contrast Microscopy Test Report NIOSH Method 7400A

Client Assured Quality Environmental, Inc.
2702 "A" Street
Tacoma, WA 98402

Date August 8, 2007
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Invoice 073475
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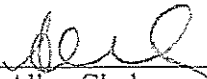
Project Number N/A
Project Name Elks Lodge
565 Broadway
Tacoma, WA. 98402

Laboratory Method Information

Microscope Nomenclature Used for Analysis: Olympus CH2
Microscope Field Size Area: 0.00785 square millimeters
Effective Collection Area: 385 mm²
Blank Count Means: 0 Fibers per 100 Fields
Blank Count Fiber Density: 0.0 fibers per square millimeter
Limit of Quantitation (LOQ): 7 fibers/mm²

ORION Environmental Services participates in the AIHA PAT Program.

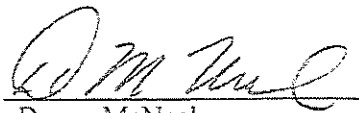
Analyst



Allen Clark
Laboratory Analyst

Date: August 7, 2007

Reviewer



Donna McNeal
Laboratory Director / CEO

Date: August 8, 2007

073475

Air Data Sheet & Chain of Custody

565 Broadway
Tacoma wa 98402

Date: 8-7-07
Job #: _____
Job Name: Elks Lodge
Supervisor: Shannon
Lab Name: _____
Batch #: _____

70807

ID	Type	Description	Time	LPM	Tot Liters	f/cc
1 1 -143	CL	Location: <u>Stige room</u> Activity: Employee: Shannon SSN: 554-7-057 Cert #	Start: 10:45 End: 12:00 Min: 90	Start: 13 End: 13 Avg: 13	1170 0.003	4/100 20.003
2 2	CL	Location: <u>Front Door Entry</u> Activity: Employee: <u>same</u> SSN: <u>same</u> Cert #	Start: 10:45 End: 12:00 Min: 90	Start: 13 End: 13 Avg: 13	1170 0.003	3/100 20.003
3 3 -147	CL	Location: <u>Back room</u> Activity: Employee: <u>same</u> SSN: <u>same</u> Cert #	Start: 10:45 End: 12:00 Min: 90	Start: 13 End: 13 Avg: 13	1170 0.003	6/100 20.003
		Location: Activity: Employee: SSN: Cert #	Start: End: Min:	Start: End: Avg:		
		Location: Activity: Employee: SSN: Cert #	Start: End: Min:	Start: End: Avg:		
		Location: Activity: Employee: SSN: Cert #	Start: End: Min:	Start: End: Avg:		

I certify that the information on this page is a complete and accurate record and that I performed the sampling described hereon.

	Signature	Date	Time
Sampled			
Exposured by			
Received by		8-7-07	
Analyzed by		8/7/07	1:30pm

Reg Air	Rush Air
Reg Bulk	Rush Bulk