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August 19, 2010

Adapt Project No. WA08-15142-PH2

Essex Property Trust, Inc.
925 East Meadow Drive
Palo Alto, CA 94303

Attention: Mr. Jeff Lambert

Subject: Quarterly Groundwater Monitoring Report – July 2010
Joule Apartments Property
523 Broadway East
Seattle, WA 98122

Dear Mr. Lambert,

Adapt Engineering, Inc. (Adapt) is pleased to provide you with the results of our Quarterly Groundwater Monitoring Report for the above-referenced property. This report is provided for Essex Property Trust, Inc. and their agents. If this report is to be reproduced and/or transmitted to a third party, it must be reproduced and/or transmitted in its entirety. Any exceptions will be made only with the written permission of Adapt. Authorization to perform this project was given by Adapt proposal number P-3332, dated May 27, 2009.

Adapt appreciates the opportunity to be of service to you on this project. Should you have any questions concerning this report, or if we can assist you in any way, please feel free to contact us at (206) 654-7045.

Respectfully Submitted,

Adapt Engineering, Inc.

John T. Bhend, L. G.
Senior Project Manager

JTB/jtb

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Appendix A – Figures and Tables
Appendix B – Laboratory Certification

1.0 INTRODUCTION

This assessment consists of groundwater completed to further assess groundwater near the northeastern portion of the subject property and areas down-gradient of the subject property for petroleum hydrocarbon impacts. A former Exxon gasoline station was historically operated on the northeastern portion of the subject property.

This report builds on previous work completed at the site, the most recently completed work that was documented in the Quarterly Groundwater Monitoring Report – April 2010, prepared by Adapt, dated May 19, 2010 (this report and other reports for work completed a the site are referenced in Section 7.0).

2.0 PROPERTY DESCRIPTION AND HISTORY

The subject property is comprised of five tax parcels and is bounded by Broadway East to the east, East Republican Street to the south, Harvard Avenue East to the west, and East Mercer Street to the north in Seattle, Washington (Section 17, Township 25 North, Range 4 East, W.M) as shown on Figure 1.

The subject property is located at 523 Broadway East in Seattle, Washington. The subject property is bounded by Broadway East to the east, East Republican Street to the south, Harvard Avenue East to the west, and East Mercer Street to the north (see Figure 2). The property currently supports one multi-use apartment building under construction.

Former gasoline stations were located near the northeast and southeast corners of the subject property; two tenant spaces in buildings located along the eastern side of the subject property were reportedly used as commercial laundries and reported dry cleaner pick-up and drop-off sites; and heating oil underground storage tanks (USTs) were reportedly located on a tax parcel that supported a residential duplex near the northwest portion of the subject property. Prior environmental assessments were completed at the subject property between 1999 and 2006 by Terra Associates, Inc., RETEC Group, Inc., and Adapt (further discussed in Section 2.2, with reports referenced in Section 7.0).

In addition to completion of the environmental assessments, remediation activities were also completed at the subject property in association with site redevelopment activities from June 2008 to November 2008. Remediation activities consisted of the excavation and offsite disposal of contaminated and impacted soil and the application of an insitu chemical oxidation product (i.e., RegenOx) in the former Exxon gas station area located near the northeast portion of the subject property (further discussed in Section 2.3, with the report referenced in Section 7.0).

2.1 Physical Setting

The subject property is located in the Puget Sound Lowland Physiographic Region of Washington, which is bounded on the east by the Cascade Mountains and on the west by Puget Sound. Upland terraces, rolling hills and troughs create north-south ridges that characterize the region. According to the United States Geological Survey (USGS) 7.5-minute series topographic map for the "Seattle South, WA Quadrangle," the subject property is situated at an approximate elevation of 338 (+/-) feet above mean sea level. Topographically, the subject property is relatively level. The area surrounding the subject property tends to slope down towards the west.

2.1.1 Geology

The geology of the Greater Puget Sound region is characterized by glacially-derived sediments, which were deposited during several episodes, concluding with the Vashon Stade of the Fraser Glaciation, which ended approximately 13,500 years ago. The advance of the Vashon glacier deepened and widened north-south trending valleys. Thick bodies of sand, gravel, and till were deposited over the area. With the retreat of the glacier, ice-contact stratified drift was deposited over much of the area, followed by a period of alluvial valley filling, peat deposition, minor erosion, and soil development.

Observations made during the previous subsurface assessments and soil remediation activities completed at the subject property appear to indicate that the subject property is primarily underlain by limited fill overlying dense, compact sand with varying amounts of gravel, silt, and clay.

2.1.2 Hydrogeology

Review of reported water levels collected by others from a former on-property water level observation well and observations made during the soil remediation activities indicated groundwater depths at approximately 30 feet bgs.

2.2 Prior Environmental Assessments

Prior environmental assessments were completed at the subject property between 1999 and 2006 by Terra, RETEC, and Adapt (reports are referenced in Section 6.0).

Adapt completed a Preliminary Historical Review on the northwest portion of the subject property (Adapt report number WA99-2765, dated September 17, 1999). The historical review indicated that up to four heating oil underground storage tanks (USTs) may be located on the tax parcel associated with the residential duplex located at 526 Harvard Avenue East and that potential hazardous material releases to the underlying soils may have occurred from the heating oil USTs or from potential releases from the former gasoline station located to the northeast of the duplex

Adapt completed a preliminary Limited Phase II Environmental Site Assessment (ESA) on the northern portion of the site (Adapt report No. WA00-3677, dated March 15, 2000), that included a limited historical review and five geoprobe borings. The historical evaluation indicated that the northeast corner of the site formerly supported a small service station, and the residence at 524-526 Harvard Avenue East supported a 500-gallon capacity underground storage tank (UST) that was closed-in-place. Soil samples collected from a boring advanced adjacent to the SW corner of the Taco Bell restaurant exhibited detectable concentrations of motor oil range total petroleum hydrocarbons (TPH) that were below the Washington Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A cleanup level. Soil samples collected from the other borings did not exhibit significant concentrations of TPH.

Terra completed a Phase I ESA for the entire subject property in April 2006, which identified the following four recognized environmental conditions (RECs):

1. *The former presence of a gasoline station at the northeast corner of the Site. A Limited Phase II Assessment has been done at this site; however, the existing Taco Bell Restaurant preclude an evaluation of the northern half of the site.*
2. *The former presence of a gasoline station at the southeast corner of the Site. No assessment of this former gasoline station appears to exist.*
3. *The former use of two tenant spaces for commercial laundries. The current property owner reports that the facilities were pick-up and drop-off only. However, on-site cleaning may have occurred prior to his ownership of the site. Commercial laundry facilities were located at 501 and 507 Broadway.*
4. *The former presence of a series of heating oil tanks in the northwest corner of the Site. A limited Phase II Assessment has been done on the UST cluster: however additional sampling will need to be done during or following demolition to verify site conditions.*

RETEC completed a subsurface assessment across the entire subject property in August 2006 that included 16 geoprobe boring supplemented with analytical testing. The report indicated that a former service station resided on the southeast corner of the property from about 1930 to 1949, and that two active and one decommissioned heating fuel USTs were located at the properties addressed as 524-526 Harvard Avenue. The results of the assessment indicated elevated concentrations of gasoline range TPH at a depth of 20 feet adjacent to the north side of the Taco Bell restaurant that was in excess of the MTCA Method A cleanup level. Also, test results revealed low level concentrations of oil range TPH near the southeast corner of the property, and detectable concentrations of percholorethylene along the east-central margin of the property that were below the MTCA Method A cleanup level. Soil samples collected from other borings located in the vicinity of the heating fuel USTs and throughout the western parking lot for the former QFC building did not indicate significant concentrations of TPH.

Adapt completed a Phase I ESA Update on the subject property (Adapt Report No. WA08-15142-PH1, dated January 28, 2008. The Phase I ESA Update indicated that "This assessment has revealed no new evidence of recognized environmental conditions since the completion of the April 2006 Phase I, and the August, 2006 Phase II (see sections 1.5 and 4.0) in connection with the property."

Adapt completed a Supplemental Phase II ESA on the subject property (Adapt Report No. WA08-15142-PH2, dated July 16, 2009. The Supplemental Phase II ESA report indicated that no detectable levels of petroleum hydrocarbons were observed in the soil and groundwater samples collected from three borings/monitoring wells completed along the western and northern limits of the subject property.

Adapt also completed groundwater monitoring events on the subject property in September 2009 (Adapt Report No. WA08-15142-PH2, dated January 8, 2010) and in April 2010 (Adapt Report no. WA08-15142-REM, dated May 19, 2010). The September 2009 and April 2010 groundwater monitoring reports indicated that groundwater was only observed in one of the three completed monitoring wells (i.e., MW-3 located near the northeastern corner of the subject site), and stated that the initially observed petroleum hydrocarbon impacts to groundwater (observed during the soil excavation activities completed in August through October 2008) have not migrated offsite and are most likely limited in extent to the north-central portion of the

subject property as the shallow groundwater below the subject property appears to be limited to a perched groundwater zone that appears to be discontinuous across the subject property, as demonstrated by the lack of observable groundwater in monitoring well MW-1 and MW-2, located along the western property boundary.

2.3 Prior Remedial Actions

In addition to completion of the environmental assessments, remediation activities were also completed at the subject property in association with site redevelopment activities from June 2008 to November 2008. Remediation activities consisted of the excavation and offsite disposal of contaminated and impacted soil and the application of an insitu chemical oxidation product (i.e., RegenOx) in the former Exxon gas station area. In summary, the following quantities of contaminated and impacted soils were removed and transported offsite for disposal as part of the soil remediation project:

- Approximately 12,347 tons of Class 3 / Class 4 contaminated soil and approximately 32 tons of Class 2 impacted soil associated with the former Exxon gas station area.
- Approximately 1,527 tons of Class 3 / Class 4 contaminated soil associated with the former heating oil USTs area.
- Approximately 171 tons of Class 3 / Class 4 contaminated soil and approximately 590 tons of Class 2 impacted soil associated with the former southeastern gas station area.

A total of approximately 10,800 pounds of RegenOx was applied at fourteen (14) application sites.

Laboratory analytical results for soil samples collected at the final limits of the remedial excavation in the former heating oil USTs area and the former southeastern gas station area appeared to indicate that the remaining soils were in compliance with the appropriate State of Washington Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A Soil Cleanup Levels for Unrestricted Land Uses.

Laboratory analytical results for soil samples collected at the final limits of the remedial excavation in the former Exxon gas station area appeared to indicate that residual contaminated soil was left in place along the northern excavation sidewall in the northeastern portion of the subject property and along the excavation bottom and soil / groundwater interface at several locations in the former Exxon gas station impact area.

Laboratory analytical results for a groundwater sample collected from a temporary monitoring well located within the former Exxon gas station area indicated elevated levels of gasoline range total petroleum hydrocarbons (TPH) and benzene, toluene, ethylbenzene, and xylenes (BTEX) at concentrations above the MTCA Method A Groundwater Cleanup Level value. However, gasoline range TPH and BTEX was not detected in three samples collected from the exposed groundwater surface at points located within the former Exxon gas station area.

3.0 ACTIVITIES

3.1 Groundwater Sampling

Prior to the start of the sampling activities, an electronic water level meter was used to measure the depth to groundwater in the three monitoring wells on July 14, 2010. Water level

measurements indicated that no measurable groundwater was observed in monitoring wells MW-1 and MW-2, and therefore, no samples were collected from these wells. A disposable hand bailer was used to collect a groundwater sample from monitoring well MW-3. This sample was collected in laboratory prepared glass containers with teflon-lined lids. The groundwater sample was stored at 4 degrees C, and transported as soon as possible to a subcontracted analytical laboratory under Adapt's chain-of-custody procedures.

The collected groundwater sample was submitted for the following laboratory analyses:

- Gasoline-range total petroleum hydrocarbons (TPH) by Ecology Method NWTPH-Gx;
- Volatile organic compounds (VOCs) by EPA Method 8260C; and
- Lead by EPA Method 200.8.

The analytical testing was performed by Friedman & Bruya, Inc.'s laboratory in Seattle, Washington, which is a Washington state certified laboratory.

4.0 RESULTS

4.1 Subsurface Conditions and Quantitative Analyses - Groundwater

Subsurface Conditions

Groundwater levels were observed at monitoring well MW-3 at a depth of approximately 29.88 feet bgs prior to the sampling activities completed on July 14, 2010. While saturated soils were observed at approximately 30 feet bgs during the drilling of monitoring wells MW-1 and MW-2, no measurable groundwater was observed in these wells during either the well development or sampling activities. Groundwater levels were also measured in monitoring well MW-3 at a depth of approximately 29.69 feet bgs prior to the re-sampling activities complete on April 14, 2010. Free product was not observed during water level measurement and sampling activities.

Based on the observed groundwater conditions, it is assumed that the shallow observed groundwater below the subject property appear to be limited to a perched groundwater zone that appears to be discontinuous across the subject property. Based on the size and orientation of the contaminated soils located at and directly above the perched groundwater zone, observed during the soil remediation activities, it appears that the observed contamination moved predominantly in a southwesterly direction from the source area (i.e., former Exxon gas station).

Quantitative Analyses

Groundwater samples were collected from monitoring well MW-3 on July 14, 2010. Monitoring wells MW-1 and MW-2 were not sampled during the July 14, 2010 sampling event because no measurable groundwater was observed in these wells at the time of sampling.

The analytical testing was performed by Friedman & Bruya, Inc.'s laboratory in Seattle, Washington, which is a Washington state certified laboratory.

Groundwater samples collected during the July 14, 2010 sampling event was analyzed for the following:

- Gasoline range TPH by Ecology Method NWTPH-Gx;

- VOCs by EPA Method 8260C; and
- Lead by EPA Method 200.8.

Gasoline range TPH and VOCs were not detected in the sample collected from MW-3.

Total lead was detected in the sample collected from MW-3 at a level of 1.75 ppb, which was below the MTCA Method A Groundwater Cleanup value of 15 ppb.

Analytical test results are summarized in Table 1 and analytical test certificates are included in Appendix B.

5.0 CONCLUSIONS

Groundwater sampling was initially completed from a temporary monitoring well located near the north-central portion of the subject property during completion of the August through October 2008 soil excavation activities. The results from this sampling indicated elevated concentrations of gasoline range TPH and BTEX at levels above the respective Method A groundwater cleanup levels. The relatively high levels observed were most likely biased due to the sampling method used. Results from temporary wells are typically used for screening purposes only to assess whether further evaluation or assessment is necessary. No detectable impacts from gasoline range TPH and BTEX were detected in groundwater samples collected from exposed groundwater surface sampling locations located in the northeast and west-central portions of the subject property during completion of the August through October 2008 soil excavation activities.

The results of the sampling events completed in June 2009, September 2009, April 2010, and July 2010, combined with the results of the groundwater sampling completed during the August through October 2008 soil excavation activities, appear to indicate that the initially observed petroleum hydrocarbon impacts to groundwater have not migrated offsite and are most likely limited in extent to the north-central portion of the subject property as the shallow groundwater below the subject property appears to be limited to a perched groundwater zone that appears to be discontinuous across the subject property, as demonstrated by the lack of observable groundwater in monitoring wells MW-1 and MW-2.

In addition to the removal of accessible unsaturated contaminated soils, the residual contaminated saturated soils and groundwater located beneath the footprint of the multi-story mixed residential/commercial retail site building were treated through the application of the chemical oxidation product RegenOx. The removal of the petroleum hydrocarbon contaminated soils, combined with the RegenOx application, should enhance the natural degradation of the residual hydrocarbon contaminated groundwater at the subject property. The presence of a multi-story mixed residential/commercial retail site building and associated concrete paved underground parking garage at the subject property will greatly limit the potential for direct contact with the residual petroleum hydrocarbon contaminated saturated soils and groundwater at the subject property. Additionally, the ventilation system for the underground parking garage should sufficiently mitigate any potential petroleum hydrocarbon vapor intrusion issues related to the underlying residual contaminated saturated soils and groundwater.

Adapt previously discussed the site status with Mr. Christopher Maurer, the Ecology project manager for the site. Based on our discussion with Mr. Maurer and on our review of applicable

Ecology guidance documents, the subject regulatory site (as defined by the full extent of impacted soil and/or groundwater) may qualify for a Site Partial Sufficiency (PS) Opinion as contaminated soil is being left in place along a thin section of the subject property (between the outer limits of the original shoring wall and the tax parcel limits) and also beyond the tax parcel limits under the sidewalk right-of-way near the northeastern corner of the subject property. Under the PS Opinion scenario, post-cleanup remedial actions (e.g., compliance with institutional controls, as executed by an environmental covenant and/or operation and maintenance of engineered controls) may be necessary to maintain compliance with the cleanup standards for the subject regulatory site and monitoring to confirm compliance may be necessary. Mr. Maurer indicated that he would need to review the soil remediation and groundwater sampling summary reports prior to issuing a formal written opinion regarding the sufficiency of the cleanup and sampling activities for the subject regulatory site.

6.0 RECOMMENDATIONS

Based on the findings of the soil remediation, initial monitoring well sampling activities, and of our prior discussions with Mr. Maurer (Ecology site manager) about the site status, it is Adapt's professional opinion that it is highly unlikely that additional soil or groundwater remediation will be required. Mr. Maurer indicated that at a minimum, four "clean" quarterly rounds of groundwater sampling needs to be completed to qualify the subject property for a NFA determination. As the initial four rounds of groundwater sampling indicated no significant levels of contamination, under the best case scenario, no additional rounds of groundwater sampling may be required. The worst case scenario we currently envision assumes that Ecology may require the completion of up to five years of groundwater sampling. The estimated cost for completion of five years of groundwater sampling is approximately $40,000. In the highly unlikely scenario in which the residual contaminated soil left in place beneath the sidewalk right-of-way would require remediation, the estimated soil cleanup cost is approximately $30,000 to $50,000.

7.0 REFERENCES

Adapt, Preliminary Historical Review – 526 Harvard Avenue East, Seattle, WA, dated September 17, 1999.

Adapt, Limited Phase II Subsurface Characterization – 533 Broadway Avenue East and 526 Harvard Avenue East, Seattle, WA, dated March 15, 2000.

Terra Associates, Inc., Phase I Environmental Site Assessment – 523 Broadway Avenue East, Seattle, WA, dated April 13, 2006.

RETEC Group, Inc., Phase 2 Environmental Assessment for the Broadway Property in Seattle, WA, dated August 25, 2006.

Adapt, Phase I Environmental Site Assessment Update & Previous Report Summary – Commercial Property, 523 Broadway Avenue East and Four Adjoining Parcels, Seattle, WA, dated January 28, 2008.

Adapt, Soil Remediation Report – Mixed-Use Development Property, 523 Broadway East, Seattle, WA, dated January 23, 2009.

Adapt, Supplemental Phase II Environmental Site Assessment, 523 Broadway East, Seattle, WA, dated July 16, 2009.

Adapt, Quarterly Groundwater Monitoring Report – September 2009, 523 Broadway East, Seattle, WA, dated January 8, 2010.

Adapt, Quarterly Groundwater Monitoring Report – April 2010, 523 Broadway East, Seattle, WA, dated May 19, 2010.

8.0 LIMITATIONS

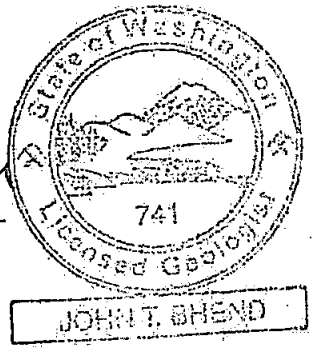
Information contained in this report is based upon subsurface characterization, field observations, and the laboratory analyses completed for this study. Conclusions presented are professional opinions based upon our interpretation of the analytical laboratory test results, as well as our experience and observations during the field activities. The location and depth of the exploration, as well as the analytical scope were completed within the subject property and proposal constraints. Adapt's observations and the analytical data are limited to the vicinity of each test location and do not necessarily reflect conditions across the subject property. No other warranty, express or implied is made. In the event that additional information regarding either the subject property or surrounding properties becomes known, or changes to existing conditions occurs, the conclusions in this report should be reviewed, and if necessary, revised to reflect the updated information. Project specific limitations are presented in the appropriate sections of this report.

This report has been prepared for the exclusive use of Essex Property Trust, Inc., and their agents for specific application to the project property. Use or reliance upon this report by a third is at their own risk. Adapt does not make any representation or warranty, express or implied, to such other parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatever, known or unknown, to Adapt.

Adapt appreciates the opportunity to be of service to you on this project. Should you have any questions concerning this report, or if we can assist you in any way, please contact us at (206) 654-7045.

Respectfully Submitted,

Adapt Engineering, Inc.



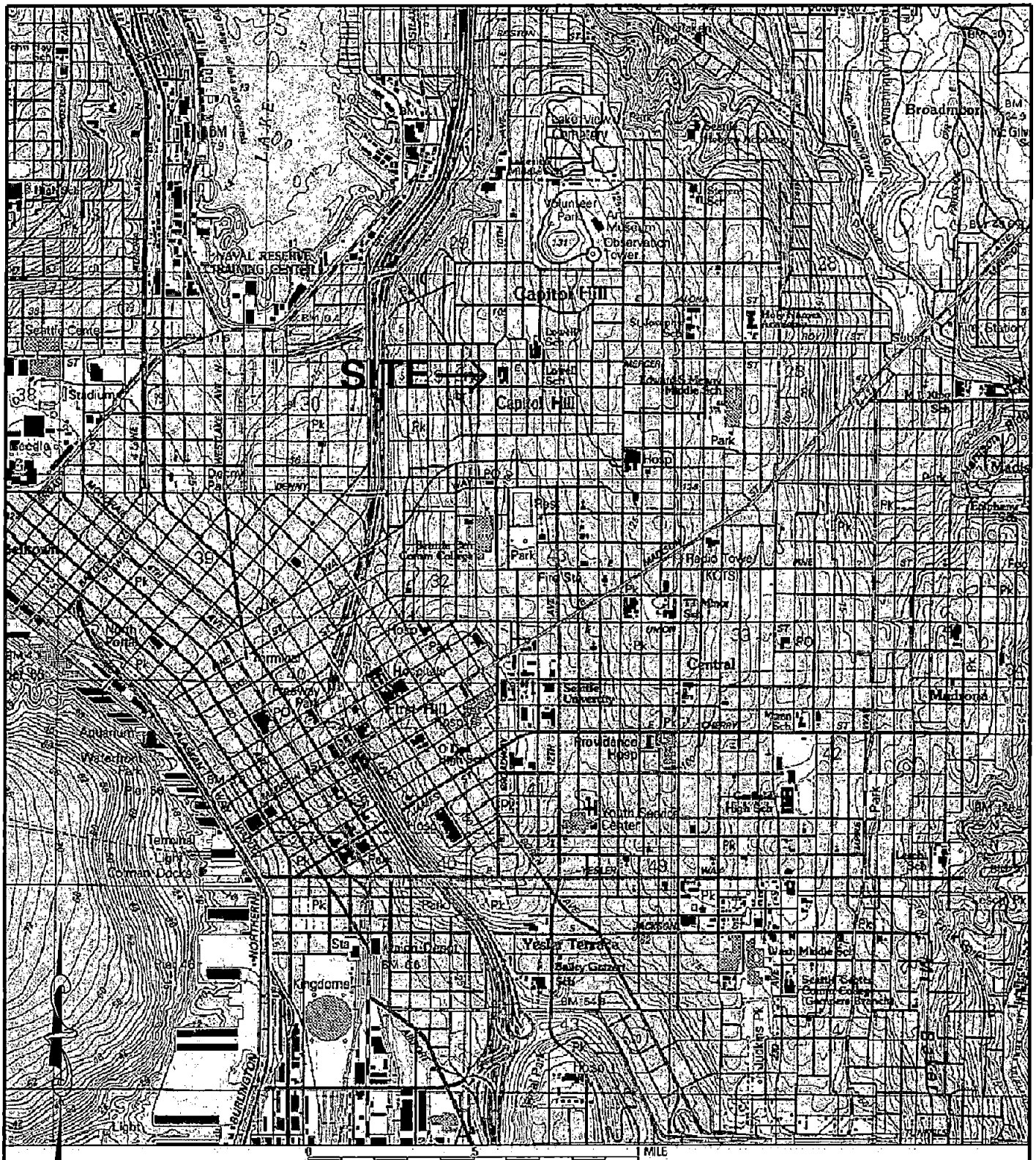
John T. Bhend, L. G.
Senior Project Manager

Daryl S. Petrarca, L.H.G.
Principal

JTB/jtb

APPENDIX A

FIGURES AND TABLES



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Adapt Engineering, Inc.
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FIGURE 1 – Location/Topographic Map

Project : Joule Apartments
Location : 523 Broadway East
Seattle, WA 98122
Client : Essex Property Trust, Inc.
Project No : WA08-15142-REM **Date** : 08/06/10

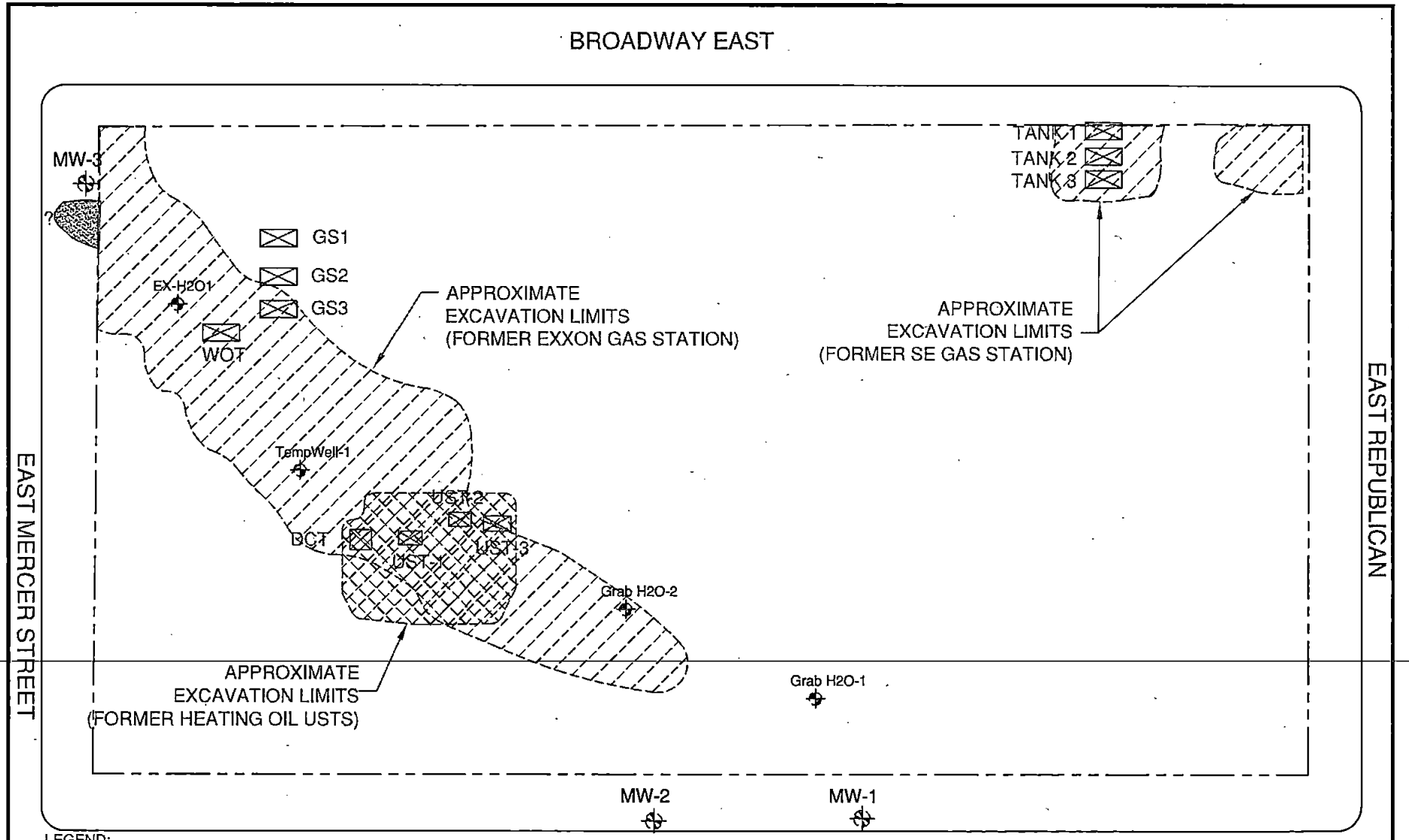

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FIGURE 2 – Site and Vicinity Plan

Project : Joule Apartments
Location : 523 Broadway East
Seattle, WA 98122
Client : Essex Property Trust, Inc.
Project No : WA08-15142-REM **Date** : 08/06/10

Table 1: Summary of Groundwater Analytical Results

Sample No.	Date	TPH-G	Benzene	Toluene	Ethylbenzene	Xylenes	Naphthalene	1,2,4-TMB	1,3,5-TMB	MTBE	EDB	EDC	Chloroform	All Other VOCs	Lead
MW-1	06/11/09	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	09/30/09	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	04/05/10	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	07/14/10	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
MW-2	06/11/09	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	09/30/09	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	04/05/10	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
	07/14/10	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
MW-3	06/11/09	<100	<1	<1	<1	<2	<1	<1	<1	<1	<1	<1	2	ND	**25.7 (c)**
	09/30/09	<100	<1	<1	<1	<2	<1	<1	<1	<1	<1	<1	<1	ND	<1
	04/05/10	<100	<0.35	<1	<1	<2	<1	<1	<1	<1	<1	<1	<1	ND	**41.9 (c)**
	04/14/10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<1
	07/14/10	<100	<0.35	<1	<1	<2	<1	<1	<1	<1	<1	<1	<1	ND	1.75
MTCA Method A Cleanup Level		800 / 1,000 (a)	5	1,000	700	1,000	160	400 (b)	400 (b)	20	0.01	5	NV	Varies	15

All concentrations given in parts per billion (ppb), which is equivalent to micrograms per liter
MTCA = Model Toxics Control Act (MTCA Cleanup levels shown)
(a) = Value is 800 ppb if benzene is detected, 1,000 ppb if benzene is not detected
(b) = Method B Non-carcinogenic Stardard Formula Value
(c) = Elevated lead concentration due to elevated tubidity of the groundwater sample
ND = Not detected
NV = No value has been established
NS = Not sampled because no groundwater was observed in the well at the time of sampling
TPH-Gx = Total petroleum hydrocarbons – gasoline
VOCs = Volatile Organic Compounds (by EPA Method 8260C)
MTCA = Model Toxics Control Act (MTCA Cleanup levels shown)
MTBE = Methyl t-butyl Ether
EDB = 1,2-Dibromoethane
EDC = 1,2-Dichloroethane
TMB = Trimethylbenzene

APPENDIX B

LABORATORY CERTIFICATION

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
Kurt Johnson, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

July 27, 2010

John Bhend, Project Manager
Adapt Engineering
615 8th Avenue South
Seattle, WA 98104

Dear Mr. Bhend:

Included are the results from the testing of material submitted on July 16, 2010 from the WA08-15142-REM, F&BI 007193 project. There are 11 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
ADP0727R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on July 16, 2010 by Friedman & Bruya, Inc. from the Adapt Engineering WA08-15142-REM, F&BI 007193 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Adapt Engineering
007193-01	MW-3

All quality control requirements were acceptable.

Date of Report: 07/27/10
Date Received: 07/16/10
Project: WA08-15142-REM, F&BI 007193
Date Extracted: 07/16/10
Date Analyzed: 07/17/10

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS GASOLINE USING METHOD NWTPH-Gx

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Gasoline Range	Surrogate (% Recovery) (Limit 51-134)
MW-3 007193-01	<100	71
Method Blank 00-1072 MB	<100	93

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 200.8

Client ID:	MW-3	Client:	Adapt Engineering
Date Received:	07/16/10	Project:	WA08-15142-REM, F&BI 007193
Date Extracted:	07/16/10	Lab ID:	007193-01
Date Analyzed:	07/19/10	Data File:	007193-01.024
Matrix:	Water	Instrument:	ICPMS1
Units:	ug/L (ppb)	Operator:	AP

Internal Standard:	% Recovery:	Lower Limit:	Upper Limit:
Holmium	85	60	125

Analyte:	Concentration ug/L (ppb)
Lead	1.75

Analysis For Total Metals By EPA Method 200.8

Client ID:	Method Blank	Client:	Adapt Engineering
Date Received:	NA	Project:	WA08-15142-REM, F&BI 007193
Date Extracted:	07/16/10	Lab ID:	I0-380 mb
Date Analyzed:	07/19/10	Data File:	I0-380 mb.015
Matrix:	Water	Instrument:	ICPMS1
Units:	ug/L (ppb)	Operator:	AP

Internal Standard:	% Recovery:	Lower Limit:	Upper Limit:
Holmium	97	60	125

Analyte:	Concentration ug/L (ppb)
Lead	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW-3	Client:	Adapt Engineering
Date Received:	07/16/10	Project:	WA08-15142-REM, F&BI 007193
Date Extracted:	07/19/10	Lab ID:	007193-01
Date Analyzed:	07/20/10	Data File:	071931.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	102	63	127
Toluene-d8	98	60	129
4-Bromofluorobenzene	105	51	145

Compounds:	Concentration ug/L (ppb)	Compounds:	Concentration ug/L (ppb)
Dichlorodifluoromethane	<1	1,3-Dichloropropane	<1
Chloromethane	<10	Tetrachloroethene	<1
Vinyl chloride	<0.2	Dibromochloromethane	<1
Bromomethane	<1	1,2-Dibromoethane (EDB)	<1
Chloroethane	<1	Chlorobenzene	<1
Trichlorofluoromethane	<1	Ethylbenzene	<1
Acetone	<10	1,1,1,2-Tetrachloroethane	<1
1,1-Dichloroethene	<1	m,p-Xylene	<2
Methylene chloride	<5	o-Xylene	<1
Methyl t-butyl ether (MTBE)	<1	Styrene	<1
trans-1,2-Dichloroethene	<1	Isopropylbenzene	<1
1,1-Dichloroethane	<1	Bromoform	<1
2,2-Dichloropropane	<1	n-Propylbenzene	<1
cis-1,2-Dichloroethene	<1	Bromobenzene	<1
Chloroform	<1	1,3,5-Trimethylbenzene	<1
2-Butanone (MEK)	<10	1,1,2,2-Tetrachloroethane	<1
1,2-Dichloroethane (EDC)	<1	1,2,3-Trichloropropane	<1
1,1,1-Trichloroethane	<1	2-Chlorotoluene	<1
1,1-Dichloropropene	<1	4-Chlorotoluene	<1
Carbon tetrachloride	<1	tert-Butylbenzene	<1
Benzene	<0.35	1,2,4-Trimethylbenzene	<1
Trichloroethene	<1	sec-Butylbenzene	<1
1,2-Dichloropropane	<1	p-Isopropyltoluene	<1
Bromodichloromethane	<1	1,3-Dichlorobenzene	<1
Dibromomethane	<1	1,4-Dichlorobenzene	<1
4-Methyl-2-pentanone	<10	1,2-Dichlorobenzene	<1
cis-1,3-Dichloropropene	<1	1,2-Dibromo-3-chloropropane	<10
Toluene	<1	1,2,4-Trichlorobenzene	<1
trans-1,3-Dichloropropene	<1	Hexachlorobutadiene	<1
1,1,2-Trichloroethane	<1	Naphthalene	<1
2-Hexanone	<10	1,2,3-Trichlorobenzene	<1

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	Method Blank	Client:	Adapt Engineering
Date Received:	Not Applicable	Project:	WA08-15142-REM, F&BI 007193
Date Extracted:	07/19/10	Lab ID:	00937 mb
Date Analyzed:	07/19/10	Data File:	071920.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	104	63	127
Toluene-d8	99	60	129
4-Bromofluorobenzene	103	51	145

Compounds:	Concentration ug/L (ppb)	Compounds:	Concentration ug/L (ppb)
Dichlorodifluoromethane	<1	1,3-Dichloropropane	<1
Chloromethane	<10	Tetrachloroethene	<1
Vinyl chloride	<0.2	Dibromochloromethane	<1
Bromomethane	<1	1,2-Dibromoethane (EDB)	<1
Chloroethane	<1	Chlorobenzene	<1
Trichlorofluoromethane	<1	Ethylbenzene	<1
Acetone	<10	1,1,1,2-Tetrachloroethane	<1
1,1-Dichloroethene	<1	m,p-Xylene	<2
Methylene chloride	<5	o-Xylene	<1
Methyl t-butyl ether (MTBE)	<1	Styrene	<1
trans-1,2-Dichloroethene	<1	Isopropylbenzene	<1
1,1-Dichloroethane	<1	Bromoform	<1
2,2-Dichloropropane	<1	n-Propylbenzene	<1
cis-1,2-Dichloroethene	<1	Bromobenzene	<1
Chloroform	<1	1,3,5-Trimethylbenzene	<1
2-Butanone (MEK)	<10	1,1,2,2-Tetrachloroethane	<1
1,2-Dichloroethane (EDC)	<1	1,2,3-Trichloropropane	<1
1,1,1-Trichloroethane	<1	2-Chlorotoluene	<1
1,1-Dichloropropene	<1	4-Chlorotoluene	<1
Carbon tetrachloride	<1	tert-Butylbenzene	<1
Benzene	<0.35	1,2,4-Trimethylbenzene	<1
Trichloroethene	<1	sec-Butylbenzene	<1
1,2-Dichloropropane	<1	p-Isopropyltoluene	<1
Bromodichloromethane	<1	1,3-Dichlorobenzene	<1
Dibromomethane	<1	1,4-Dichlorobenzene	<1
4-Methyl-2-pentanone	<10	1,2-Dichlorobenzene	<1
cis-1,3-Dichloropropene	<1	1,2-Dibromo-3-chloropropane	<10
Toluene	<1	1,2,4-Trichlorobenzene	<1
trans-1,3-Dichloropropene	<1	Hexachlorobutadiene	<1
1,1,2-Trichloroethane	<1	Naphthalene	<1
2-Hexanone	<10	1,2,3-Trichlorobenzene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 07/27/10
Date Received: 07/16/10
Project: WA08-15142-REM, F&BI 007193

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR TPH AS GASOLINE USING METHOD NWTPH-Gx

Laboratory Code: 007159-03 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Gasoline	ug/L (ppb)	<100	190	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	ug/L (ppb)	1,000	100	69-134

Date of Report: 07/27/10
Date Received: 07/16/10
Project: WA08-15142-REM, F&BI 007193

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR TOTAL METALS USING EPA METHOD 200.8

Laboratory Code: 007193-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Lead	ug/L (ppb)	10	1.75	94	99	76-125	5

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Lead	ug/L (ppb)	10	105	67-135

Date of Report: 07/27/10
Date Received: 07/16/10
Project: WA08-15142-REM, F&BI 007193

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR VOLATILES BY EPA METHOD 8260C

Laboratory Code: 007193-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Dichlorodifluoromethane	ug/L (ppb)	50	<10	92	10-172
Chloromethane	ug/L (ppb)	50	<10	96	25-166
Vinyl chloride	ug/L (ppb)	50	<0.2	104	36-166
Bromomethane	ug/L (ppb)	50	<1	99	47-169
Chloroethane	ug/L (ppb)	50	<1	103	46-160
Trichlorofluoromethane	ug/L (ppb)	50	<1	108	44-165
Acetone	ug/L (ppb)	250	<10	100	10-182
1,1-Dichloroethene	ug/L (ppb)	50	<1	101	60-136
Methylene chloride	ug/L (ppb)	50	<5	97	67-132
Methyl t-butyl ether (MTBE)	ug/L (ppb)	50	<1	100	77-126
trans-1,2-Dichloroethene	ug/L (ppb)	50	<1	103	72-129
1,1-Dichloroethane	ug/L (ppb)	50	<1	100	70-128
2,2-Dichloropropane	ug/L (ppb)	50	<1	83	60-136
cis-1,2-Dichloroethene	ug/L (ppb)	50	<1	103	71-127
Chloroform	ug/L (ppb)	50	<1	99	65-132
2-Butanone (MEK)	ug/L (ppb)	250	<10	105	10-129
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	<1	98	69-133
1,1,1-Trichloroethane	ug/L (ppb)	50	<1	101	60-146
1,1-Dichloropropene	ug/L (ppb)	50	<1	99	69-133
Carbon tetrachloride	ug/L (ppb)	50	<1	103	56-152
Benzene	ug/L (ppb)	50	<0.35	97	77-122
Trichloroethene	ug/L (ppb)	50	<1	96	72-131
1,2-Dichloropropane	ug/L (ppb)	50	<1	99	79-124
Bromodichloromethane	ug/L (ppb)	50	<1	104	61-150
Dibromomethane	ug/L (ppb)	50	<1	104	66-141
4-Methyl-2-pentanone	ug/L (ppb)	250	<10	111	10-134
cis-1,3-Dichloropropene	ug/L (ppb)	50	<1	100	74-134
Toluene	ug/L (ppb)	50	<1	98	77-118
trans-1,3-Dichloropropene	ug/L (ppb)	50	<1	103	75-128
1,1,2-Trichloroethane	ug/L (ppb)	50	<1	102	68-131
2-Hexanone	ug/L (ppb)	250	<10	116	10-142
1,3-Dichloropropane	ug/L (ppb)	50	<1	103	71-128
Tetrachloroethene	ug/L (ppb)	50	<1	100	77-121
Dibromochloromethane	ug/L (ppb)	50	<1	112	70-139
1,2-Dibromoethane (EDB)	ug/L (ppb)	50	<1	108	69-134
Chlorobenzene	ug/L (ppb)	50	<1	100	78-120
Ethylbenzene	ug/L (ppb)	50	<1	100	72-130
1,1,1,2-Tetrachloroethane	ug/L (ppb)	50	<1	105	73-137
m,p-Xylene	ug/L (ppb)	100	<2	103	69-132
o-Xylene	ug/L (ppb)	50	<1	104	68-137
Styrene	ug/L (ppb)	50	<1	106	71-133
Isopropylbenzene	ug/L (ppb)	50	<1	104	71-125
Bromoform	ug/L (ppb)	50	<1	111	65-142
n-Propylbenzene	ug/L (ppb)	50	<1	99	68-127
Bromobenzene	ug/L (ppb)	50	<1	100	77-121
1,3,5-Trimethylbenzene	ug/L (ppb)	50	<1	101	72-131
1,1,2,2-Tetrachloroethane	ug/L (ppb)	50	<1	107	51-154
1,2,3-Trichloropropane	ug/L (ppb)	50	<1	103	53-150
2-Chlorotoluene	ug/L (ppb)	50	<1	98	66-127
4-Chlorotoluene	ug/L (ppb)	50	<1	99	65-130
tert-Butylbenzene	ug/L (ppb)	50	<1	101	69-122
1,2,4-Trimethylbenzene	ug/L (ppb)	50	<1	102	63-141
sec-Butylbenzene	ug/L (ppb)	50	<1	103	68-129
p-Isopropyltoluene	ug/L (ppb)	50	<1	105	70-133
1,3-Dichlorobenzene	ug/L (ppb)	50	<1	102	72-123
1,4-Dichlorobenzene	ug/L (ppb)	50	<1	101	69-126
1,2-Dichlorobenzene	ug/L (ppb)	50	<1	104	69-128
1,2-Dibromo-3-chloropropane	ug/L (ppb)	50	<10	116	32-164
1,2,4-Trichlorobenzene	ug/L (ppb)	50	<1	113	76-132
Hexachlorobutadiene	ug/L (ppb)	50	<1	107	68-128
Naphthalene	ug/L (ppb)	50	<1	128	44-164
1,2,3-Trichlorobenzene	ug/L (ppb)	50	<1	120	70-143

Date of Report: 07/27/10
Date Received: 07/16/10
Project: WA08-15142-REM, F&BI 007193

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR VOLATILES BY EPA METHOD 8260C

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Dichlorodifluoromethane	ug/L (ppb)	50	93	93	25-158	0
Chloromethane	ug/L (ppb)	50	99	96	45-156	3
Vinyl chloride	ug/L (ppb)	50	99	98	50-154	1
Bromomethane	ug/L (ppb)	50	97	94	55-143	3
Chloroethane	ug/L (ppb)	50	101	96	58-146	5
Trichlorofluoromethane	ug/L (ppb)	50	100	99	50-150	1
Acetone	ug/L (ppb)	250	105	102	60-155	3
1,1-Dichloroethene	ug/L (ppb)	50	98	93	67-136	5
Methylene chloride	ug/L (ppb)	50	95	91	39-148	4
Methyl t-butyl ether (MTBE)	ug/L (ppb)	50	104	101	64-147	3
trans-1,2-Dichloroethene	ug/L (ppb)	50	101	100	68-128	1
1,1-Dichloroethane	ug/L (ppb)	50	101	98	79-121	3
2,2-Dichloropropane	ug/L (ppb)	50	102	104	65-150	2
cis-1,2-Dichloroethene	ug/L (ppb)	50	102	100	80-123	2
Chloroform	ug/L (ppb)	50	102	99	80-121	3
2-Butanone (MEK)	ug/L (ppb)	250	108	102	57-149	6
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	100	98	73-132	2
1,1,1-Trichloroethane	ug/L (ppb)	50	103	100	83-130	3
1,1-Dichloropropene	ug/L (ppb)	50	103	100	77-129	3
Carbon tetrachloride	ug/L (ppb)	50	106	102	75-158	4
Benzene	ug/L (ppb)	50	98	96	72-127	2
Trichloroethene	ug/L (ppb)	50	99	97	80-120	2
1,2-Dichloropropane	ug/L (ppb)	50	102	98	77-123	4
Bromodichloromethane	ug/L (ppb)	50	106	103	81-133	3
Dibromomethane	ug/L (ppb)	50	104	101	82-125	3
4-Methyl-2-pentanone	ug/L (ppb)	250	113	109	70-140	4
cis-1,3-Dichloropropene	ug/L (ppb)	50	107	104	82-132	3
Toluene	ug/L (ppb)	50	99	97	72-122	2
trans-1,3-Dichloropropene	ug/L (ppb)	50	109	105	80-136	4
1,1,2-Trichloroethane	ug/L (ppb)	50	103	99	75-124	4
2-Hexanone	ug/L (ppb)	250	117	112	64-152	4
1,3-Dichloropropane	ug/L (ppb)	50	104	101	76-126	3
Tetrachloroethene	ug/L (ppb)	50	102	101	76-121	1
Dibromochloromethane	ug/L (ppb)	50	110	105	84-133	5
1,2-Dibromoethane (EDB)	ug/L (ppb)	50	110	105	82-125	5
Chlorobenzene	ug/L (ppb)	50	101	99	83-114	2
Ethylbenzene	ug/L (ppb)	50	103	101	77-124	2
1,1,1,2-Tetrachloroethane	ug/L (ppb)	50	106	103	84-127	3
m,p-Xylene	ug/L (ppb)	100	105	103	83-125	2
o-Xylene	ug/L (ppb)	50	106	102	86-121	4
Styrene	ug/L (ppb)	50	108	106	85-127	2
Isopropylbenzene	ug/L (ppb)	50	106	105	87-122	1
Bromoform	ug/L (ppb)	50	112	107	74-136	5
n-Propylbenzene	ug/L (ppb)	50	101	101	74-126	0
Bromobenzene	ug/L (ppb)	50	100	100	80-121	0
1,3,5-Trimethylbenzene	ug/L (ppb)	50	102	102	80-126	0
1,1,2,2-Tetrachloroethane	ug/L (ppb)	50	107	103	66-126	4
1,2,3-Trichloropropane	ug/L (ppb)	50	107	103	67-124	4
2-Chlorotoluene	ug/L (ppb)	50	100	99	77-127	1
4-Chlorotoluene	ug/L (ppb)	50	102	101	78-128	1
tert-Butylbenzene	ug/L (ppb)	50	101	101	85-122	0
1,2,4-Trimethylbenzene	ug/L (ppb)	50	104	103	82-125	1
sec-Butylbenzene	ug/L (ppb)	50	102	103	80-125	1
p-Isopropyltoluene	ug/L (ppb)	50	105	107	82-127	2
1,3-Dichlorobenzene	ug/L (ppb)	50	103	103	85-116	0
1,4-Dichlorobenzene	ug/L (ppb)	50	102	100	84-121	2
1,2-Dichlorobenzene	ug/L (ppb)	50	104	103	85-116	1
1,2-Dibromo-3-chloropropane	ug/L (ppb)	50	120	117	57-141	3
1,2,4-Trichlorobenzene	ug/L (ppb)	50	113	112	72-130	1
Hexachlorobutadiene	ug/L (ppb)	50	93	108	53-141	15
Naphthalene	ug/L (ppb)	50	122	118	64-133	3
1,2,3-Trichlorobenzene	ug/L (ppb)	50	116	116	65-136	0

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

A1 – More than one compound of similar molecule structure was identified with equal probability.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte indicated may be due to carryover from previous sample injections.

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.

fb - Analyte present in the blank and the sample.

fc – The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.

ht - Analysis performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j – The result is below normal reporting limits. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the compound indicated is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc – The sample was received in a container not approved by the method. The value reported should be considered an estimate.

pr – The sample was received with incorrect preservation. The value reported should be considered an estimate.

ve - Estimated concentration calculated for an analyte response above the valid instrument calibration range. A dilution is required to obtain an accurate quantification of the analyte.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

007193

SAMPLE CHAIN OF CUSTODY

ME 07/16 ~~FEE~~ V5/AI3

Send Report To John Bhend
Company Adapt Engineering, Inc.
Address 615 8th Avenue South
City, State, ZIP Seattle, WA 98104
Phone # 206-654-7045 Fax # 206-654-7048

SAMPLERS (signature) John Bhend
PROJECT NAME/NO. WA08-15142-REM
PO #
REMARKS

Page # 1 of 1

TURNAROUND TIME
☒ Standard (2 Weeks)
☐ RUSH
Rush charges authorized by:

SAMPLE DISPOSAL
☒ Dispose after 30 days
☐ Return samples
☐ Will call with instructions

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of containers	TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS	Lead						Notes
MW-3	01 AG	7-14-10	1250	Water	7		X		X			X						
																		Samples received at 4 °C

ANALYSES REQUESTED

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	John Bhend	Adapt	7-16-0	1110
Received by:				
Relinquished by:				
Received by: UNK	UNK	FBI	7/16/10	10:50

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
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