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Seattle, Washington 98107
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July 9, 2009

Charles Summers, P.G.
Senior Manager
Archon Group, LP
6011 Connection Drive
Irving, Texas 75039

Re: Phase II Environmental Site Assessment Report
Gateway 405 Property
11711 Southeast 8th Street
Bellevue, Washington 98004
ATC Project No.: 76.75003.0001

Dear Mr. Summers:

ATC Associates Inc. (ATC) performed a Limited Phase II Environmental Site Assessment (Phase II ESA) at the above referenced subject property. This report documents our findings and was prepared for the exclusive use of Archon Group (Archon).

The Limited Phase II ESA included an evaluation of the potential environmental issues identified during a January 15, 2007 Phase I Environmental Site Assessment (Phase I ESA) performed by EMG Corporation (EMG). The above referenced potential issues included the following:

- A review of historical records indicates that an automobile service station was located on the corner of SE 8th Street and 118th Avenue SE between 1960 and 1969. No further information is available concerning the former service station.

- Imported fill material has been used at the site. The January 15, 2007 Phase I ESA did not indicate the source or location of the fill material. Furthermore the January 15, 2007 Phase I ESA indicated that a previous Phase II ESA had been performed at the site and the groundwater contained detectable concentrations of petroleum hydrocarbons. In addition, investigations of the fill at the adjacent property had detected polycyclic aromatic hydrocarbons (PAHS) and PCBs in the soil and/or groundwater.

Due to the aforementioned potential environmental issues, ATC performed a Limited Phase II ESA which included subsurface investigation activities to determine if the subject property was adversely impacted. The results from ATC's Limited Phase II ESA are documented in this report.

SUBSURFACE INVESTIGATION

On July 2nd 2009, ATC monitored the advancement of 8 direct-push borings (B-1 through B-8) which were located near potential areas of concern identified in EMG's January 15th, 2007 Phase I ESA . Borings B-1 through B-8 were advanced near the intersection of SE 8th Street and 118th Avenue SE (reported location of the former service station) and throughout the accessible portions of the property due to the reported presence of fill materials.

The borings were advanced by Environmental Services Network Northwest, Inc. (ESN NW) of Olympia, Washington utilizing a truck-mounted, direct-push drilling equipment with 4-foot long, 2-inch diameter soil samplers. During boring advancement, soil samples were continuously collected to the terminus of the borings which ranged from eight (8) feet below ground surface (bgs) at boring location B-6, nine (9) feet bgs at boring location B-3, ten (10) feet bgs at boring location B-7, twelve (12) feet bgs at boring location B-1 and B-8, and twenty (20) feet bgs at boring locations B-2, B-4, and B-5. For boring location details, please refer to Appendix A – Soil Boring Location Map.

Soil samples were collected in duplicate (i.e., one (1) sample for laboratory analysis and one (1) sample for field screening purposes) with one (1) set of samples placed in pre-cleaned glass containers with Teflon lined lids, and the second set of samples placed in sealed zip-lock bags for field screening purposes. While awaiting laboratory analysis, the containerized samples were placed on ice in a cooler immediately after collection. Disposable gloves were worn by ATC's field staff and changed between samples to reduce the likelihood of cross-contamination. Soil samples were screened using a photo-ionization detector (PID) which measures total organic vapors (TOVs) in parts per million (ppm). The PID was calibrated in the field prior to use. Soil samples submitted for laboratory analysis were selected based on the field screening results (e.g., highest PID reading, at the vadose zone/groundwater interface, at the interface of a permeable soil type and a less permeable soil type, at a depth which may be impacted based on the potential concern, etc). After each soil sampling interval, the disposable acetate liner was replaced and the core barrel sampler was decontaminated using an Alconox-brand detergent and potable water wash followed by a clean potable water rinse and a final rinse with distilled water between each bore hole.

Due to the reported presence of undocumented fill material, the soil samples collected from borings B-1 and B-3 were submitted for laboratory analysis for the presence of Resource Conservation Recovery Act (RCRA) 8 Metals by United States Environmental Protection Agency (EPA) 6020 Series. Due to the former presence of a service station, the soil samples collected from borings B-2 and B-4 through B-8 were submitted for laboratory analysis for the presence of total petroleum hydrocarbons (TPH) by Washington State Department of Ecology (Ecology) Method HCID.

Groundwater samples were collected from borings B-1 through B-6 and boring B-8 from first encountered groundwater and submitted for laboratory analysis. Groundwater was not encountered in boring B-7 due to drilling refusal within unsaturated sediments. Groundwater was accessed by inserting a stainless steel casing with a discrete slotted screen interval into the borehole. Groundwater was removed from the casing by means of a peristaltic pump and polyethylene tubing. The polyethylene tubing was changed between the collection of each groundwater sample.

Due to the former presence of a service station at the site, the groundwater samples collected from borings B-1 through B-4 and boring B-6 and B-8 were submitted for laboratory analysis for the presence of TPH by Ecology Method HCID. Due to the reported presence of fill material at the site, groundwater collected from borings B-2, B-3, B-6, and B-8 was submitted for laboratory analysis for the presence of RCRA 8 Metals by EPA 6020 Series, polychlorinated biphenyls (PCBs) by EPA Method 8082, and semi volatile organic compounds (including PAHs) by EPA Method 8270.

The soil and groundwater samples were submitted for laboratory analysis to ESN Northwest located in Olympia, Washington utilizing chain-of-custody controls and expedited laboratory turn-around-times (TATs). For details, please refer to Appendix C – Analytical DataTables, and Appendix D – Laboratory Report.

RESULTS

Lithology

Subsurface soils at the site are inconsistent which is evident of fill material used at the site. The lithology generally consists of course-grained horizon predominately represented by gray sand and gravel. These course-grained sediments are generally underlain by silt and clay between 4 and 8 feet bgs to 20 feet bgs, the greatest depth explored during this investigation. Groundwater was encountered across the site at depths ranging between 6 to 17 feet bgs generally within course-grained stringers contained within the deeper fine-grained sediments.

Field Screening with Soil and Groundwater Sample Laboratory Analytical Results

Field screening results did not indicate the presence of staining, odors, or elevated PID readings during the advancement of borings B-1 through B-8.

Petroleum hydrocarbons were not detected in any of the soil samples analyzed for TPH. Concentrations of the RCRA metals arsenic, chromium and lead were detected in soil samples collected from soil borings B-1 and B-4, with a maximum concentration of 13 parts per million (ppm) or milligrams per kilogram (mg/kg) arsenic, 30 ppm total chromium and 25 ppm total lead. All these concentrations are below Ecology's Model Toxics Control Act (MTCA) Method A and/or B cleanup values for the respective parameter. None of the other RCRA metals were detected above laboratory detection limits.

Petroleum hydrocarbons and PCBs were not detected in any of the groundwater samples analyzed for those parameters. Concentrations of the RCRA metals arsenic, barium, and lead were detected in groundwater samples collected from soil borings B-2, B-3, B-6 and B-8, with a maximum concentration of 5.1 parts per billion (ppm) or micrograms per liter (µg/l) dissolved arsenic, 51 ppb dissolved barium and 3.6 ppb dissolved lead detected in the groundwater sampled from boring B-3. All of these concentrations are below Ecology's Model Toxics Control Act (MTCA) Method A and/or B cleanup values for the respective parameter except for arsenic which has a MTCA Method A cleanup value of 5.0 ppb. None of the other RCRA metals were detected above laboratory detection limits.

Semi volatile organic compounds were not detected in any of the groundwater samples analyzed for SVOCs except for the cPAH chrysene, which was detected in the groundwater sample from soil boring B-3 at a concentration of 0.2 ppb. The MTCA Method A cleanup value for chrysene is 0.1 ppb and is based on a sum total of the seven cPAHs as modified by Ecology's Toxicity Equivalency Factor (TEF) (Washington Administrative Code 173-340-900 Table 708-2). The calculated sum total of all cPAHs modified by the

TEF at the current laboratory reporting limits would be 0.152 ppb. Because all cPAHs with the exception of chrysene were non-detect, ATC feels that further analysis of the sample by a method with lower detection limits (i.e. SIM Method) would likely lower the detected, modified total cPAH value to a number below the MTCA Method A cleanup value.

For details on the soil and groundwater sample analytical results, please refer to Appendix C – Tables and Appendix D – Laboratory Report.

Conclusions

The concentration of arsenic in the groundwater sample from boring B-3 at 5.1 ppb is above the MTCA Method A cleanup value of 5.0 ppb. ATC understands that elevated concentrations of arsenic in groundwater can occur due to natural processes and although there is no evidence on whether the source is anthropogenic (aerial deposition of arsenic from historical industrial operations) or natural, it is ATC's opinion that the presence of arsenic in groundwater at maximum concentrations of 5.1 ppb does not represent a reportable release and does not warrant further investigation or remedial action.

A carcinogenic PAH was detected in the groundwater sample collected from boring B-3 at a concentration that when summed with other cPAH concentrations and modified by the TEFs is above the MTCA Method A cleanup value of 0.1 ppb. However all cPAHs with the exception of chrysene were non-detect and ATC feels that further analysis of the sample by a method with lower detection limits (i.e. SIM Method) would likely lower the detected, modified total cPAH value to a number below the MTCA Method A cleanup value.

Based on the limited, low detections of cPAHs and arsenic in groundwater, these concentrations would not be considered a reportable release to Ecology because the contaminants are not an immediate threat to the human health or the environment and groundwater in the area not a source of potable water. Based on the very low concentrations of detected analytes, apparent localized condition, and lack of exposure risk, ATC recommends no further action at this time.

Limitations and Qualifications

Our professional services have been performed, our findings obtained and our recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. This warranty is in lieu of all other warranties either expressed or implied. This company is not responsible for the independent conclusions, opinions or recommendations made by others based on the field exploration data presented in this report. It is noted that all environmental assessments are inherently limited in the sense that conclusions are drawn and recommendations developed from information obtained from limited research and site evaluation. The results and conclusions presented herein are based solely on the aforementioned field screening techniques and field observations. Additionally, the passage of time may result in a change in the environmental characteristics at this site and surrounding properties.

The work performed in conjunction with this assessment and the data developed are intended as a description of available information at the dates and locations given. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

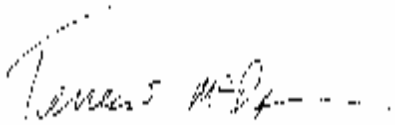
If there are any questions pertaining to this report, please do not hesitate to contact the undersigned at (206) 781-1449.

Respectfully Submitted,

ATC ASSOCIATES INC.

Simon Payne, L.G.
Project Manager

William E. Schwake, P.G.
Director, Client Management Services

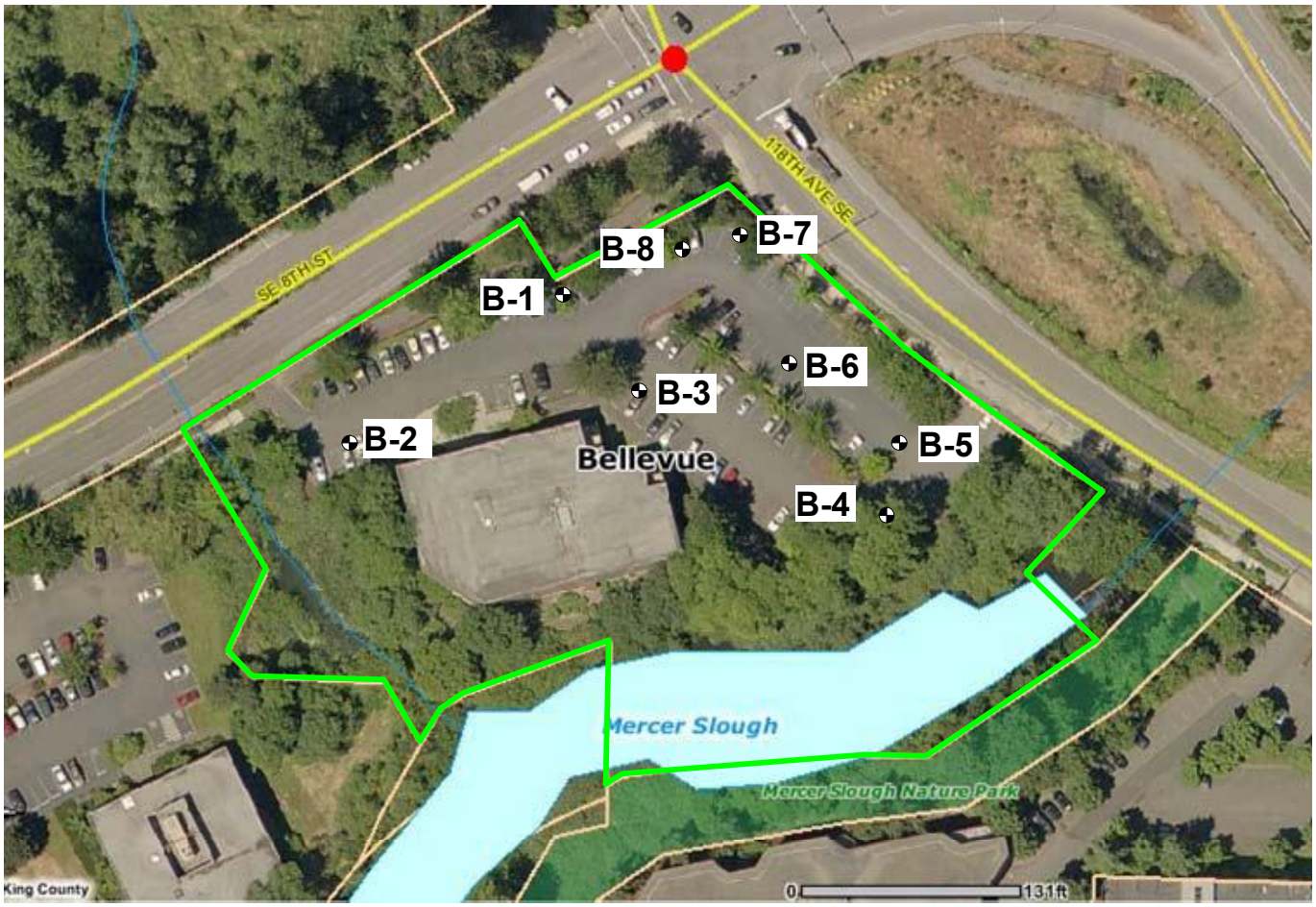


Terry McDunner
Branch Manager

Appendix A – Soil Boring Location Map
Appendix B – Boring Logs
Appendix C – Analytical Data Tables
Appendix D – Laboratory Report

Appendix A

Soil Boring Location Map



LEGEND

Boring Location

Site Boundary

B-X Boring Name

VATC ASSOCIATES INC.

6347 Seaview Avenue NW
Seattle, WA 98107
(206) 781-1449

PROJECT # : 76.75003.0001		
DRAWN BY: ES	SCALE: NTS	
REVIEWED BY: TM	DATE: 6/2009	FILE: SITE PLAN

Boring Location Map

PHASE II Soil/Groundwater Investigation
Gateway 405
11711 Southeast 8th Street
Bellevue, Washington 98004

Appendix B

Boring Logs

BORING LOG #: B-1 ; Page 1 of 1

ATC Project Name: Gateway 405

ATC Project Number: 76.75003.0001

Location: 1171 SE 8th Stree, Bellevue, WA

Drilling Information

Drilling Contractor:	ESN
Drilling Method:	Direct Push
Drillers Name:	Noel Knopf
Borehole Diameter:	2"
Sampler Type:	Macrocore

Event Information

Logged by:	E. Schmidt	MW Number:	NA
Boring Depth:	12'	Surface Elevation:	NA
GW Encountered	6'	Start Date:	07/02/09
Static GW Level:	NA	End Date:	07/02/09
Notes:			

Depth (ft)	Recovery	Sample Interval	Blow Counts	PID/FID Readings	USCS Classification	Soil Classification/ Description	Well Construction
						Surface: 4" asphalt	
1				0.0	ML	SILT with GRAVEL: gray; 80% course gravel, 20% silt;	backfilled with bentonite
						dry; no product odor	
2							
3							
4				0.0			
5							
6						Saturated below 6 feet	
7					CL	CLAY with GRAVEL: gray; 90% clay, 10% fine gravel; wet;	
						no product odor	
8				0.0			
9							
10							
11							
12				0.0	GM	SILTY GRAVEL; gray; 80% gravel; 20% silt; saturated; no	
						product odor	
13						Boring terminated at 12 feet below ground surface	
14							
15							
16							
17							
18							
19							
20							

BORING LOG #: B-2 ; Page 1 of 1

ATC Project Name: Gateway 405

ATC Project Number: 76.75003.0001

Location: 1171 SE 8th Stree, Bellevue, WA

Drilling Information

Drilling Contractor:	ESN
Drilling Method:	Direct Push
Drillers Name:	Noel Knopf
Borehole Diameter:	2"
Sampler Type:	Macrocore

Event Information

Logged by:	E. Schmidt	MW Number:	NA
Boring Depth:	20'	Surface Elevation:	NA
GW Encountered	14'	Start Date:	07/02/09
Static GW Level:	NA	End Date:	07/02/09
Notes:			

Depth (ft)	Recovery	Sample Interval	Blow Counts	PID/FID Readings	USCS Classification	Soil Classification/ Description	Well Construction
						Surface: asphalt	
1				0.0	SP	SAND: light gray fine to medium sand with 35% course gravel; dry; no product odor	backfilled with bentonite
2							
3							
4				0.0			
5							
6				0.0			
7							
8				0.0	CL	CLAY: brown with 5% fine sand; damp; very soft; no product odor	
9							
10							
11							
12				0.0			
13							
14	V					Saturated below 14 feet	
15							
16				0.0			
17							
18				0.0	SM	SILTY SAND: gray with 25% silt; saturated; no product odor	
19					CL	CLAY: gray with 10% fine sand; saturated; no product odor	
20				0.0			

Boring terminated at 20 feet below ground surface

BORING LOG #: B-3 ; Page 1 of 1

ATC Project Name: Gateway 405

ATC Project Number: 76.75003.0001

Location: 1171 SE 8th Stree
Bellevue, WA

Drilling Information

Drilling Contractor:	ESN
Drilling Method:	Direct Push
Drillers Name:	Noel Knopf
Borehole Diameter:	2"
Sampler Type:	Macrocore

Event Information

Logged by:	E. Schmidt	MW Number:	NA
Boring Depth:	9'	Surface Elevation:	NA
GW Encountered	6'	Start Date:	07/02/09
Static GW Level:	NA	End Date:	07/02/09
Notes:			

Depth (ft)	Recovery	Sample Interval	Blow Counts	PID/FID Readings	USCS Classification	Soil Classification/ Description	Well Construction
						Surface: asphalt	
1				0.0	SP	SAND: gray with 25% course gravel; dry; no product odor	backfilled with bentonite
2							
3							
4				0.0			
5							
6	▽			0.0	CL	CLAY: dark brown; saturated; no odor	
7							
8							
9							
						Boring terminated at 9 feet below ground surface	
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

BORING LOG #: B-4 ; Page 1 of 1

ATC Project Name: Gateway 405

ATC Project Number: 76.75003.0001

Location: 1171 SE 8th Stree, Bellevue, WA

Drilling Information

Drilling Contractor:	ESN
Drilling Method:	Direct Push
Drillers Name:	Noel Knopf
Borehole Diameter:	2"
Sampler Type:	Macrocore

Event Information

Logged by:	E. Schmidt	MW Number:	NA
Boring Depth:	20'	Surface Elevation:	NA
GW Encountered	17'	Start Date:	07/02/09
Static GW Level:	NA	End Date:	07/02/09
Notes:			

Depth (ft)	Recovery	Sample Interval	Blow Counts	PID/FID Readings	USCS Classification	Soil Classification/ Description	Well Construction
						Surface: asphalt	
1				0.0	SP	SAND: brown-gray with 15% course gravel; damp; no product odor	backfilled with bentonite
2							
3							
4				0.0	ML	SILT with GRAVEL: gray with 20% course gravel; damp; no product odor	
5							
6							
7							
8				0.0	CL	CLAY with GRAVEL: dark brown with 10% fine to course gravel, 5% fine to course sand; wet; no product odor	
9							
10						dense; damp below 9 feet	
11				0.0			
12							
13							
14				0.0	ML	SILT with SAND: gray with 35% fine sand; damp; no product odor	
15							
16							
17	▽			0.0		saturated below 17 feet	
18							
19				0.0	CL	CLAY: grayish brown; dense; damp; no product odor	
20							

Boring terminated at 20 feet below ground surface

BORING LOG #: B-5 ; Page 1 of 1

ATC Project Name: Gateway 405

ATC Project Number: 76.75003.0001

Location: 1171 SE 8th Stree, Bellevue, WA

Drilling Information

Drilling Contractor:	ESN
Drilling Method:	Direct Push
Drillers Name:	Noel Knopf
Borehole Diameter:	2"
Sampler Type:	Macrocore

Event Information

Logged by:	E. Schmidt	MW Number:	NA
Boring Depth:	20'	Surface Elevation:	NA
GW Encountered	17'	Start Date:	07/02/09
Static GW Level:	NA	End Date:	07/02/09
Notes:			

Depth (ft)	Recovery	Sample Interval	Blow Counts	PID/FID Readings	USCS Classification	Soil Classification/ Description	Well Construction
						Surface: asphalt	
1					ML	SILT with GRAVEL: brown with 20% course gravel; 10%	backfilled with bentonite
						fine sand; dry; no product odor	
2							
3						dark brown with 80% silt; 10% course gravel; 10% fine	
						gravel below 3 feet	
4							
5							
6							
7					CL	CLAY with GRAVEL: gray with 10% fine to course gravel;	
						5% sand; damp; no product odor	
8							
9							
10							
11							
12					ML	SILT with SAND: dark gray with 15% fine to course sand	
						damp; no product odor	
13							
14							
15							
16							
17	▽				CL	CLAY: brown; dense; saturated; no product odor	
18							
19							
20							

Boring terminated at 20 feet below ground surface

BORING LOG #: B-6 ; Page 1 of 1

ATC Project Name: Gateway 405

ATC Project Number: 76.75003.0001

Location: 1171 SE 8th Stree, Bellevue, WA

Drilling Information

Drilling Contractor:	ESN
Drilling Method:	Direct Push
Drillers Name:	Noel Knopf
Borehole Diameter:	2"
Sampler Type:	Macrocore

Event Information

Logged by:	E. Schmidt	MW Number:	NA
Boring Depth:	8'	Surface Elevation:	NA
GW Encountered	6'	Start Date:	07/02/09
Static GW Level:	NA	End Date:	07/02/09
Notes:			

Depth (ft)	Recovery	Sample Interval	Blow Counts	PID/FID Readings	USCS Classification	Soil Classification/ Description	Well Construction
						Surface: asphalt	
1				0.0	GM	SILTY GRAVEL: gray with 20% silt, 15% fine to course	backfilled with bentonite
						sand; dry; no product odor	
2							
3				0.0			
4							
5					SM	SILTY SAND: gray with 40% silt; wet; no product odor	
6	▽			0.0		saturated below 6 feet	
					ML	GRAVEL with SILT: gray with 15% course gravel, 20%	
7						fine gravel; 10% sand; dry no product odor	
8				0.0			
						Boring terminated at 8 feet below ground surface	
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

BORING LOG #: B-7 ; Page 1 of 1

ATC Project Name: Gateway 405

ATC Project Number: 76.75003.0001

Location: 1171 SE 8th Stree, Bellevue, WA

Drilling Information

Drilling Contractor:	ESN
Drilling Method:	Direct Push
Drillers Name:	Noel Knopf
Borehole Diameter:	2"
Sampler Type:	Macrocore

Event Information

Logged by:	E. Schmidt	MW Number:	NA
Boring Depth:	10'	Surface Elevation:	NA
GW Encountered		Start Date:	07/02/09
Static GW Level:	NA	End Date:	07/02/09
Notes:			

Depth (ft)	Recovery	Sample Interval	Blow Counts	PID/FID Readings	USCS Classification	Soil Classification/ Description	Well Construction
						Surface: asphalt	
1				0.0	SP	SAND: brown and gray with 40% fine to course gravel	backfilled with bentonite
						dry; no product odor	
2							
3				0.0			
4							
5				0.0		brown with 65% fine to course sand; 25% course gravel	
						10% silt; below 5 feet	
6						gray with 65% fine to course sand; 15% course gravel;	
						10% fine gravel; 10% silt below 6 feet	
7					SM	SILTY SAND: brown with 20% silt; 5% gravel; wet;	
						no product odor	
8						gray with 75% fine to course sand with 25% silt; dense;	
				0.0		dry below 7.5 feet	
9							
10				0.0		gray with 80% fine to course sand, 20% silt; 10%	
						course gravel; dry below 9.5 feet	
11						Boring terminated at 10 feet below ground surface	
						due to drilling refusal	
12							
13							
14							
15							
16							
17							
18							
19							
20							

BORING LOG #: B-8 ; Page 1 of 1

ATC Project Name: Gateway 405

ATC Project Number: 76.75003.0001

Location: 1171 SE 8th Stree
Bellevue, WA

Drilling Information

Drilling Contractor:	ESN
Drilling Method:	Direct Push
Drillers Name:	Noel Knopf
Borehole Diameter:	2"
Sampler Type:	Macrocore

Event Information

Logged by:	E. Schmidt	MW Number:	NA
Boring Depth:	12'	Surface Elevation:	NA
GW Encountered	6'	Start Date:	07/02/09
Static GW Level:	NA	End Date:	07/02/09
Notes:			

Depth (ft)	Recovery	Sample Interval	Blow Counts	PID/FID Readings	USCS Classification	Soil Classification/ Description	Well Construction
						Surface: asphalt	
1					SP	SAND: gray and tan with 15% course gravel; 5% fine	backfilled with bentonite
				0.0		gravel; 15% silt; dry; no product odor	
2							
					ML	SILT with GRAVEL: brown with 10% course gravel, 10%	
3						fine gravel; damp; no product odor	
4				0.0			
5							
6	V			0.0	SP	SAND: gray with 25% fine to course gravel, 10% silt; wet	
						no product odor	
7				0.0			
8							
9							
					ML	SILTY SAND: brown with 30% silt, 15% fine to course	
10						gravel; wet; no product odor	
11							
12				0.0			
						Boring terminated 12 feet below ground surface	
13							
14							
15							
16							
17							
18							
19							
20							

Appendix C

Analytical Data Tables

Table 1
Summary of Soil Analytical Results
11711 Southeast 8th Street
Bellevue, Washington
ATC Project No. 76.75003.0001

Sample No.	Sample Depth (ft)	Boring Depth (ft)	Sample Date	Total Petroleum Hydrocarbons[1]			Total RCRA 8 Metals[2]							
				Diesel	Lube Oil	Gasoline	Barium	Chromium	Selenium	Silver	Arsenic	Cadmium	Lead	Mercury
B-1-8	8	12	7/2/2009	--	--	--	<20	19	<20	<20	13	<1.0	25	<0.5
B-3-6	6	6	7/2/2009	<50	<100	<20	--	--	--	--	--	--	--	--
B-4-12	12	20	7/2/2009	--	--	--	<20	30	<20	<20	12	<1.0	<5.0	<0.5
B-5-12	12	20	7/2/2009	<50	<100	<20	--	--	--	--	--	--	--	--
B-7-5	5	10	7/2/2009	<50	<100	<20	--	--	--	--	--	--	--	--
B-7-8	8	10	7/2/2009	<50	<100	<20	--	--	--	--	--	--	--	--
B-8-7	7	12	7/2/2009	<50	<100	<20	--	--	--	--	--	--	--	--
B-8-12	12	12	7/2/2009	<50	<100	<20	--	--	--	--	--	--	--	--
MTCA-Method A Cleanup Values				2,000	2,000	100/30[3]	NAV	19/2000[4]	NAV	NAV	20	2	250	2
MTCA-Method B Cleanup Values for unrestricted land use				NAV	NAV	NAV	16,000	240/120,000[4]	400	400	24	80	NAV	24

Notes:

Sample Depth and Total Depth reported feet below ground surface
RCRA - Resource Conservation and Recovery Act
-- Parameter not analyzed
MTCA - Washington State Department of Ecology Model Toxics Control Act
NAV - Cleanup value not quantified
Bold denotes concentration at or above the MTCA Cleanup value
1 = Analytical results by gas chromatography by Washington State Department of Ecology Methods NWTPH-HCID
2 = Analytical results by EPA 6020 series
3 = Cleanup value of 100 mg/kg for gasoline mixtures without benzene and 30 mg/kg for all other gasoline mixtures
4 = Cleanup value of 19 mg/kg for chromium VI and 2,000 mg/kg for chromium III

All analytical results reported in miligrams per kilogram (mg/kg) or parts per million (ppm)

Table 2a
Summary of Groundwater Analytical Results - Petroleum Hydrocarbons, Metals, and PCBs
11711 Southeast 8th Street
Bellevue, Washington
ATC Project No. 76.75003.0001

Sample No.	Depth to Water (ft)	Sample Date	Total Petroleum Hydrocarbons[1]			Dissolved RCRA 8 Metals[2]								Polychlorinated Biphenyls[3]						
			Diesel	Heavy Oil	Gasoline	Barium	Chromium	Selenium	Silver	Arsenic	Cadmium	Lead	Mercury	PCB-1016	PCB-1221	PCB-1232	PCB-1242	PCB-1248	PCB-1254	PCB-1260
B-1	6	7/2/2009	<500	<500	<250	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-2	14	7/2/2009	<500	<500	<250	<20	<10	<10	<10	4.1	<2	<2	<1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
B-3	6	7/2/2009	<500	<500	<250	51	<10	<10	<10	**5.1**	<2	3.6	<1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
B-4	17	7/2/2009	<500	<500	<250	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-5	17	7/2/2009	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-6	6	7/2/2009	<500	<500	<250	32	<10	<10	<10	<2	<2	<2	<1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
B-8	6	7/2/2009	<500	<500	<250	<20	<10	<10	<10	<2	<2	<2	<1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
MTCA-Method A Cleanup Values			500	500	1,000/800[4]	NAV	50	NAV	NAV	5	5	15	2	Total PCB Mixture = 1						
MTCA-Method B Cleanup Values - unrestricted land use			NAV	NAV	NAV	3,200	48/24,000[5]	80	80	4.8	8	NAV	4.8	NAV						

Notes:

Depth to Water reported feet below ground surface
RCRA - Resource Conservation and Recovery Act
-- Parameter not analyzed
MTCA - Washington State Department of Ecology Model Toxics Control Act
NAV - Cleanup value not quantified
Bold denotes concentration at or above the MTCA Cleanup value
1 = Analytical results by gas chromatography by Washington State Department of Ecology Methods NWTPH-HCID and NWTPH-Gx
2 = Analytical results by EPA 6020 series
3 = Analytical results by gas chromatography by EPA Method 8260
4 = Cleanup value of 1,000 µg/kg for gasoline if benzene is not present in groundwater and 800 µg/kg if benzene present in groundwater
5 = Cleanup value of 48 µg/kg for chromium VI and 24,000 µg/kg for chromium III

All analytical results reported in micrograms per liter (µg/l) or parts per billion (ppb)

Table 2b
Summary of Groundwater Analytical Results - Carcinogenic Polycyclic Aromatic Hydrocarbons
11711 Southeast 8th Street
Bellevue, Washington
ATC Project No. 76.75003.0001

Sample No.	Depth to Water (ft)	Sample Date	Carcinogenic Polycyclic Aromatic Hydrocarbons (cPAHs)							Total cPAH Concentration
			Benzo[a]pyrene	Benzo[a]anthracene	Benzo[b]fluoranthene	Benzo[k]fluoranthene	Chrysene	Dibenz[a,h]anthracene	Indeno[1,2,3-cd]pyrene	
B-2	14	7/2/2009	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	**0.151**
B-3	6	7/2/2009	<0.2	<0.2	<0.2	<0.2	**0.20**	<0.2	<0.2	**0.152**
B-6	6	7/2/2009	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	**0.151**
B-8	6	7/2/2009	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	**0.151**
Toxicity Equivalency Factor			1.0	0.1	0.1	0.1	0.01	0.1	0.1	
MTCA-Method A Cleanup Values			Total cPAH Mixture = 0.1							

Notes:

Depth to Water reported feet below ground surface
MTCA - Washington State Department of Ecology Model Toxics Control Act
Bold denotes concentration at or above the MTCA Cleanup value
Analytical results by gas chromatography and mass spectrometry by EPA Method 8270

All analytical results reported in micrograms per liter (µg/l) or parts per billion (ppb)

Appendix D

Laboratory Report

ESN NORTHWEST CHEMISTRY LABORATORY

ATC
GATEWAY 405 PROJECT
Bellevue, Washington

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1210 Eastside Street SE Suite 200
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lab@esnnw.com

Hydrocarbon Identification Analysis of Soil by Method NWTPH-HCID

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Gasoline Range Organics (mg/kg)	Diesel Range Organics (mg/kg)	Lube Oil Range Organics (mg/kg)
Method Blank	7/6/2009	7/6/2009	121	nd	nd	nd
B-3-6	7/6/2009	7/6/2009	125	nd	nd	nd
B-7-5	7/6/2009	7/6/2009	121	nd	nd	nd
B-7-5 dup	7/6/2009	7/6/2009	119	nd	nd	nd
B-7-8	7/6/2009	7/6/2009	123	nd	nd	nd
B-8-7	7/6/2009	7/6/2009	119	nd	nd	nd
B-8-12	7/6/2009	7/6/2009	120	nd	nd	nd
B-5-12	7/6/2009	7/6/2009	121	nd	nd	nd
Reporting Limits				20	50	100

"nd" Indicates not detected at listed detection limits.
"D" Indicates detected above the listed detection limit.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE :50% TO 150%

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Hydrocarbon Identification Analysis of Water by Method NWTPH-HCID

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Gasoline Range Organics (ug/L)	Diesel Range Organics (ug/L)	Lube Oil Range Organics (ug/L)
Method Blank	7/6/2009	7/6/2009	129	nd	nd	nd
B-1	7/6/2009	7/6/2009	127	nd	nd	nd
B-2	7/6/2009	7/6/2009	124	nd	nd	nd
B-3	7/6/2009	7/6/2009	126	nd	nd	nd
B-4	7/6/2009	7/6/2009	126	nd	nd	nd
B-8	7/6/2009	7/6/2009	126	nd	nd	nd
B-6	7/6/2009	7/6/2009	127	nd	nd	nd
Reporting Limits				250	500	500

"nd" Indicates not detected at listed detection limits.
"D" Indicates detected above the listed detection limit.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

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Total Metals in Soil by EPA-6020 Series

Sample Number	Date Analyzed	Lead (Pb) (mg/kg)	Cadmium (Cd) (mg/kg)	Chromium (Cr) (mg/kg)	Arsenic (As) (mg/kg)	Silver (Ag) (mg/kg)	Barium (Ba) (mg/kg)	Selenium (Se) (mg/kg)	Mercury (Hg) (mg/kg)
Method Blank	7/6/2009	nd	nd	nd	nd	nd	nd	nd	nd
B-1-8	7/6/2009	**25**	nd	**19**	**13**	nd	**120**	nd	nd
B-1-8 Dup.	7/6/2009	**23**	nd	**20**	**12**	nd	**120**	nd	nd
B-4-12	7/6/2009	nd	nd	**30**	**12**	nd	**94**	nd	nd
Method Detection Limits		5.0	1.0	5.0	5.0	20	50	20	0.5

"nd" Indicates not detected at listed detection limits

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QA/QC Data - Total Metals EPA-6020

Sample Number: QC Batch

	Matrix Spike			Matrix Spike Duplicate			RPD
	Spiked Conc. (mg/kg)	Measured Conc. (mg/kg)	Spike Recovery (%)	Spiked Conc. (mg/kg)	Measured Conc. (mg/kg)	Spike Recovery (%)	(%)
Lead	100	100	100	100	102	102	1.98
Cadmium	100	87	87	100	88	88	1.14
Chromium	100	62	62M	100	61	61M	1.63
Arsenic	100	80	80	100	78	78	2.53
Silver	100	78	78	100	78	78	0.00
Barium	100	75	75	100	93	93	21.43
Selenium	100	66	66	100	63	63	4.65
Mercury	2.50	2.52	101	2.50	2.49	100	1.20

	Laboratory Control Sample		
	Spiked Conc. (mg/kg)	Measured Conc. (mg/kg)	Spike Recovery (%)
Lead	100	99	99
Cadmium	100	107	107
Chromium	100	94	94
Arsenic	100	106	106
Silver	100	91	91
Barium	100	94	94
Selenium	100	116	116
Mercury	10	11.3	113

ACCEPTABLE RECOVERY LIMITS FOR MATRIX SPIKES: 65%-135%
ACCEPTABLE RPD IS 35%
M - Matrix Spike recovery failed due to matrix interference

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Dissolved Metals in Water by EPA-6020 Method

Sample Number	Date Analyzed	Lead (Pb) (ug/L)	Cadmium (Cd) (ug/L)	Chromium (Cr) (ug/L)	Arsenic (As) (ug/L)	Silver (Ag) (ug/L)	Barium (Ba) (ug/L)	Selenium (Se) (ug/L)	Mercury (Hg) (ug/L)
Method Blank	7/6/2009	nd	nd	nd	nd	nd	nd	nd	nd
B-2	7/6/2009	nd	nd	nd	**4.1**	nd	nd	nd	nd
B-3	7/6/2009	**3.6**	nd	nd	**5.1**	nd	**51**	nd	nd
B-8	7/6/2009	nd	nd	nd	nd	nd	nd	nd	nd
B-6	7/6/2009	nd	nd	nd	nd	nd	**32**	nd	nd
B-6 Dup.	7/6/2009	nd	nd	nd	nd	nd	**28**	nd	nd
Method Detection Limits		2	2	10	2	10	20	10	1

"nd" Indicates not detected at listed detection limits.

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QA/QC Data - Dissolved Metals EPA-6020

Sample Number: QC Batch

	Matrix Spike			Matrix Spike Duplicate			RPD
	Spiked Conc. (ug/L)	Measured Conc. (ug/L)	Spike Recovery (%)	Spiked Conc. (ug/L)	Measured Conc. (ug/L)	Spike Recovery (%)	(%)
Lead	100	112	112	100	111	111	0.90
Cadmium	100	106	106	100	103	103	2.87
Chromium	100	53	53M	100	52	52M	1.90
Arsenic	100	112	112	100	109	109	2.71
Silver	100	102	102	100	100	100	1.98
Barium	100	117	117	100	116	116	0.86
Selenium	100	102	102	100	100	100	1.98
Mercury	10	11.1	111	10	10.6	106	4.61

	Laboratory Control Sample		
	Spiked Conc. (ug/L)	Measured Conc. (ug/L)	Spike Recovery (%)
Lead	100	85	85
Cadmium	100	88	88
Chromium	100	86	86
Arsenic	100	89	89
Silver	100	84	84
Barium	100	83	83
Selenium	100	94	94
Mercury	10	9.0	90

ACCEPTABLE RECOVERY LIMITS FOR MATRIX SPIKES: 65%-135%
ACCEPTABLE RPD IS 35%
M - Matrix Spike recovery failed due to matrix interference.

ESN NW BELLEVUE CHEMISTRY LABORATORY
Tel:(425) 957-9872, Fax: (425) 957-990

ESN Job Number: S90706.1
Client: ATC
Client Job Name: Gateway 40
Client Job Number 0

Analytical Results

8270, µg/L		MTH BLK	LCS	B-2	B-3	B-8	B-6
Matrix	Water	Water	Water	Water	Water	Water	Water
Date extracted	Reporting	07/06/09	07/06/09	07/06/09	07/06/09	07/06/09	07/06/09
Date analyzed	Limits	07/06/09	07/06/09	07/06/09	07/06/09	07/06/09	07/06/09
Pyridine	2.0	nd	ns	nd	nd	nd	nd
Aniline	2.0	nd	116%	nd	nd	nd	nd
Phenol	2.0	nd	105%	nd	nd	nd	nd
2-Chlorophenol	2.0	nd	121%	nd	nd	nd	nd
Bis (2-chloroethyl) ether	2.0	nd	86%	nd	nd	nd	nd
1,3-Dichlorobenzene	2.0	nd	119%	nd	nd	nd	nd
1,4-Dichlorobenzene	2.0	nd	145%	nd	nd	nd	nd
1,2-Dichlorobenzene	2.0	nd	133%	nd	nd	nd	nd
Benzyl alcohol	2.0	nd	ns	nd	nd	nd	nd
2-Methylphenol (o-cresol	2.0	nd	ns	nd	nd	nd	nd
Bis (2-chloroisopropyl) ether	10.0	nd	131%	nd	nd	nd	nd
3,4-Methylphenol (m,p-cresol	2.0	nd	ns	nd	nd	nd	nd
Hexacholorethane	2.0	nd	118%	nd	nd	nd	nd
N-Nitroso-di-n-propylamine	2.0	nd	130%	nd	nd	nd	nd
Nitrobenzene	2.0	nd	110%	nd	nd	nd	nd
Isophorone	2.0	nd	130%	nd	nd	nd	nd
2-Nitrophenol	10.0	nd	104%	nd	nd	nd	nd
4-Nitrophenol	10.0	nd	53%	nd	nd	nd	nd
2,4-Dimethylphenol	2.0	nd	113%	nd	nd	nd	nd
Bis (2-chloroethoxy) methane	2.0	nd	109%	nd	nd	nd	nd
2,4-Dichlorophenol	10.0	nd	117%	nd	nd	nd	nd
1,2,4-Trichlorobenzene	2.0	nd	117%	nd	nd	nd	nd
Naphthalene	2.0	nd	89%	nd	nd	nd	nd
4-Chloroaniline	10.0	nd	ns	nd	nd	nd	nd
Hexachlorobutadiene	2.0	nd	86%	nd	nd	nd	nd
4-Chloro-3-methylphenol	10.0	nd	97%	nd	nd	nd	nd
2-Methylnapthalene	2.0	nd	ns	nd	nd	nd	nd
1-Methylnapthalene	2.0	nd	ns	nd	nd	nd	nd
Hexachlorocyclopentadiene	2.0	nd	89%	nd	nd	nd	nd
2,4,6-Trichlorophenol	10.0	nd	89%	nd	nd	nd	nd
2,4,5-Trichlorophenol	10.0	nd	75%	nd	nd	nd	nd
2-Chloronaphthalene	2.0	nd	84%	nd	nd	nd	nd
2-Nitroaniline	10.0	nd	ns	nd	nd	nd	nd
1,4-Dinitrobenzene	10.0	nd	ns	nd	nd	nd	nd
Dimethylphthalate	2.0	nd	79%	nd	nd	nd	nd
Acenaphthylene	0.2	nd	86%	nd	nd	nd	nd
1,3-Dinotrobenzene	10.0	nd	ns	nd	nd	nd	nd
2,6-Dinitrotoluene	2.0	nd	81%	nd	nd	nd	nd
1,2-Dinitrobenzene	2.0	nd	ns	nd	nd	nd	nd
Acenaphthene	0.2	nd	129%	nd	nd	nd	nd
3-Nitroaniline	10.0	nd	ns	nd	nd	nd	nd
Dibenzofuran	2.0	nd	ns	nd	nd	nd	nd
2,4-Dinitrotoluene	2.0	nd	129%	nd	nd	nd	nd
2,3,4,6-Tetrachlorophenol	2.0	nd	ns	nd	nd	nd	nd
2,3,5,6-Tetrachlorophenol	2.0	nd	ns	nd	nd	nd	nd
2,4-Dinitrophenol	10.0	nd	117%	nd	nd	nd	nd
Fluorene	0.2	nd	127%	nd	nd	nd	nd

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Client Job Name: Gateway 40
Client Job Number 0

Analytical Results

8270, µg/L		MTH BLK	LCS	B-2	B-3	B-8	B-6
Matrix	Water	Water	Water	Water	Water	Water	Water
Date extracted	Reporting	07/06/09	07/06/09	07/06/09	07/06/09	07/06/09	07/06/09
Date analyzed	Limits	07/06/09	07/06/09	07/06/09	07/06/09	07/06/09	07/06/09
4-Chlorophenylphenylethe	2.0	nd	119%	nd	nd	nd	nd
Diethylphthalate	2.0	nd	120%	nd	nd	nd	nd
4-Nitroaniline	10.0	nd	ns	nd	nd	nd	nd
4,6-Dinitro-2-methylpheno	10.0	nd	104%	nd	nd	nd	nd
N-nitrosodiphenylamine	2.0	nd	ns	nd	nd	nd	nd
Azobenzene	2.0	nd	129%	nd	nd	nd	nd
4-Bromophenylphenylethe	2.0	nd	114%	nd	nd	nd	nd
Hexachlorobenzene	2.0	nd	119%	nd	nd	nd	nd
Pentachloropheno	10.0	nd	99%	nd	nd	nd	nd
Phenanthrene	0.2	nd	125%	nd	nd	nd	nd
Anthracene	0.2	nd	127%	nd	nd	nd	nd
Carbazole	2.0	nd	136%	nd	nd	nd	nd
Di-n-butylphthalate	2.0	nd	122%	nd	nd	nd	nd
Fluoranthene	0.2	nd	133%	nd	nd	nd	nd
Pyrene	0.2	nd	132%	nd	nd	nd	nd
Butylbenzylphthalate	2.0	nd	125%	nd	nd	nd	nd
Bis(2-ethylhexyl) adipat	2.0	nd	ns	nd	nd	nd	nd
Benzo(a)anthracene	0.2	nd	148%	nd	nd	nd	nd
Chrysene	0.2	nd	129%	nd	**0.20**	nd	nd
Bis (2-ethylhexyl) phthalat	2.0	nd	119%	nd	nd	nd	nd
Di-n-octyl phthalate	2.0	nd	113%	nd	nd	nd	nd
Benzo(b)fluoranthene	0.2	nd	134%	nd	nd	nd	nd
Benzo(k)fluoranthene	0.2	nd	149%	nd	nd	nd	nd
Benzo(a)pyrene	0.2	nd	131%	nd	nd	nd	nd
Dibenzo(a,h)anthracene	0.2	nd	146%	nd	nd	nd	nd
Benzo(ghi)perylene	0.2	nd	146%	nd	nd	nd	nd
Indeno(1,2,3-cd)pyrene	0.2	nd	146%	nd	nd	nd	nd
Surrogate recoveries							
2-Fluoropheno		131%	118%	11%	10%	10%	10%
Phenol-d6		131%	112%	31%	33%	28%	20%
Nitrobenzene-d5		116%	117%	83%	38%	36%	66%
2-Fluorobipheny		97%	82%	154%	87%	81%	63%
2,4,6-Tribromopheno		41%	114%	26%	11%	6%	25%
4-Terphenyl-d14		96%	123%	152%	76%	79%	44%

Data Qualifiers and Analytical Comment

nd - not detected at listed reporting limit

Acceptable Recovery limits:

2-Flurophenol: 10-135 %
Phenol - d5: 10-135 %
2,4,6- tribromophenol: 5-155%
Nitrobenzene - d5: 20-120 %
2-Flurobiphenyl: 50-150%
p-Terphenyl-d14: 40-160%
Acceptable RPD limit: 35%

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PCB Analyses of Water EPA Method 8082

Sample Description		Method Blank	B-2	B-3	B-8	B-6
Date Sampled			7/2/2009	7/2/2009	7/2/2009	7/2/2009
Date Prepared		7/7/2009	7/7/2009	7/7/2009	7/7/2009	7/7/2009
Date Analyzed	MDL (ug/L)	7/7/2009 (ug/L)	7/7/2009 (ug/L)	7/7/2009 (ug/L)	7/7/2009 (ug/L)	7/7/2009 (ug/L)
PCB-1016	0.1	nd	nd	nd	nd	nd
PCB-1221	0.1	nd	nd	nd	nd	nd
PCB-1232	0.1	nd	nd	nd	nd	nd
PCB-1242	0.1	nd	nd	nd	nd	nd
PCB-1248	0.1	nd	nd	nd	nd	nd
PCB-1254	0.1	nd	nd	nd	nd	nd
PCB-1260	0.1	nd	nd	nd	nd	nd
Total		0.0	0.0	0.0	0.0	0.0
TCMX		88	92	96	83	85
DCBP		92	98	103	74	81

"nd" Indicates not detected at listed detection limit
"int" Indicates that interference prevents determination

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (TCMX) AND (DCBP): 50% -150%