ROY ST. SITES #89
L-5916EE
U-7936

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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July 3, 2002

Roy Kuroiwa, Project Manager
Urban Redevelopment, LLC
4036 Williams Ave. W.
Seattle, WA 98199

Dear Mr. Kuroiwa:

Included are the results from the testing of material submitted on June 20, 2002 from your Roy St. Properties project. 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 should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Charlene Morrow

Charlene Morrow
Chemist

Enclosures
URD0703R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on June 20, 2002 by Friedman & Bruya, Inc. from the Urban Redevelopment, LLC Roy St. Properties project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Urban Redevelopment, LLC
206200-01	MW-10
206200-02	MW-7
206200-03	MW-6

All quality control requirements were acceptable.

The samples were sent to North Creek Analytical for total RCRA metals analysis. The report generated by NCA will be forwarded to your office upon receipt.

Date of Report: 07/03/02
Date Received: 06/20/02
Project: Roy St. Properties
Date Extracted: 06/21/02
Date Analyzed: 06/21/02 and 06/24/02

RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Results Reported as µg/L (ppb)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 81-124)
MW-10 206200-01	<1	<1	<1	<1	<50	110
MW-7 d 206200-02	650	37	470	150	8,400	116
MW-6 d 206200-03	1,900	14	250	53	8,500	118
Method Blank	<1	<1	<1	<1	<50	107

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	MW-10	Client:	Urban Redevelopment, LLC
Date Received:	06/20/02	Project:	Roy St. Properties
Date Extracted:	06/20/02	Lab ID:	206200-01
Date Analyzed:	06/20/02	Data File:	062014.D
Matrix:	Water	Instrument:	5972 -Ins
Units:	ug/L (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	97	89	111
1,2-Dichloroethane-d4	95	82	116
Toluene-d8	92	84	114
4-Bromofluorobenzene	114	85	127

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<1
Chloroethane	<1
1,1-Dichloroethene	<1
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	Method Blank	Client:	Urban Redevelopment, LLC
Date Received:	Not Applicable	Project:	Roy St. Properties
Date Extracted:	06/20/02	Lab ID:	02-485 mb3
Date Analyzed:	06/20/02	Data File:	062008.D
Matrix:	Water	Instrument:	5972 -Ins
Units:	ug/L (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	99	89	111
1,2-Dichloroethane-d4	98	82	116
Toluene-d8	95	84	114
4-Bromofluorobenzene	111	85	127

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<1
Chloroethane	<1
1,1-Dichloroethene	<1
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Semivolatile Compounds By EPA Method 8270C SIM

Client Sample ID:	MW-10	Client:	Urban Redevelopment, LLC
Date Received:	06/20/02	Project:	Roy St. Properties
Date Extracted:	06/25/02	Lab ID:	206200-01
Date Analyzed:	06/26/02	Data File:	062619.D
Matrix:	Water	Instrument:	GCMS3
Units:	ug/L (ppb)	Operator:	YA

Surrogates:	% Recovery	Lower Limit	Upper Limit
2-Fluorophenol	48	28	119
Phenol-d6	21	10	112
Nitrobenzene-d5	78	61	158
2-Fluorobiphenyl	72	49	121
2,4,6-Tribromophenol	99	46	134
Terphenyl-d14	79	63	115

Compounds:	Concentration ug/L (ppb)
Naphthalene	<0.1
Acenaphthylene	<0.1
Acenaphthene	<0.1
Fluorene	<0.1
Pentachlorophenol	<0.3
Phenanthrene	<0.1
Anthracene	<0.1
Fluoranthene	<0.1
Pyrene	<0.1
Benz(a)anthracene	<0.1
Chrysene	<0.1
Benzo(a)pyrene	<0.1
Benzo(b)fluoranthene	<0.1
Benzo(k)fluoranthene	<0.1
Indeno(1,2,3-cd)pyrene	<0.1
Dibenzo(a,h)anthracene	<0.1
Benzo(g,h,i)perylene	<0.1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Semivolatile Compounds By EPA Method 8270C SIM

Client Sample ID:	MW-7	Client:	Urban Redevelopment, LLC
Date Received:	06/20/02	Project:	Roy St. Properties
Date Extracted:	06/25/02	Lab ID:	206200-02
Date Analyzed:	06/26/02	Data File:	062620.D
Matrix:	Water	Instrument:	GCMS3
Units:	ug/L (ppb)	Operator:	YA

Surrogates:	% Recovery	Lower Limit	Upper Limit
2-Fluorophenol	60	28	119
Phenol-d6	44	10	112
Nitrobenzene-d5	119	61	158
2-Fluorobiphenyl	66	49	121
2,4,6-Tribromophenol	92	46	134
Terphenyl-d14	82	63	115

Compounds:	Concentration ug/L (ppb)
Naphthalene	77 ve
Acenaphthylene	0.1
Acenaphthene	1.4
Fluorene	1.5
Pentachlorophenol	<0.3
Phenanthrene	2.8
Anthracene	0.5
Fluoranthene	0.4
Pyrene	0.6
Benz(a)anthracene	0.1
Chrysene	0.1
Benzo(a)pyrene	0.1
Benzo(b)fluoranthene	0.1
Benzo(k)fluoranthene	<0.1
Indeno(1,2,3-cd)pyrene	<0.1
Dibenzo(a,h)anthracene	<0.1
Benzo(g,h,i)perylene	0.5

ve - The value reported exceeded the calibration range established for the analyte. The reported concentration is an estimate.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Semivolatile Compounds By EPA Method 8270C SIM

Client Sample ID:	MW-7	Client:	Urban Redevelopment, LLC
Date Received:	06/20/02	Project:	Roy St. Properties
Date Extracted:	06/25/02	Lab ID:	206200-02 1/100
Date Analyzed:	06/29/02	Data File:	062908.D
Matrix:	Water	Instrument:	GCMS3
Units:	ug/L (ppb)	Operator:	YA

Surrogates:	% Recovery	Lower Limit	Upper Limit
2-Fluorophenol	43	28	119
Phenol-d6	30	10	112
Nitrobenzene-d5	52 vo	61	158
2-Fluorobiphenyl	87	49	121
2,4,6-Tribromophenol	46	46	134
Terphenyl-d14	85	63	115

Compounds:	Concentration ug/L (ppb)
Naphthalene	190
Acenaphthylene	<10
Acenaphthene	<10
Fluorene	<10
Pentachlorophenol	<30
Phenanthrene	<10
Anthracene	<10
Fluoranthene	<10
Pyrene	<10
Benz(a)anthracene	<10
Chrysene	<10
Benzo(a)pyrene	<10
Benzo(b)fluoranthene	<10
Benzo(k)fluoranthene	<10
Indeno(1,2,3-cd)pyrene	<10
Dibenzo(a,h)anthracene	<10
Benzo(g,h,i)perylene	<10

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

Note: The sample was diluted due to the presence of high levels of material. Detection limits are raised due to dilution.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Semivolatile Compounds By EPA Method 8270C SIM

Client Sample ID:	Method Blank	Client:	Urban Redevelopment, LLC
Date Received:	Not Applicable	Project:	Roy St. Properties
Date Extracted:	06/25/02	Lab ID:	02-514 mb
Date Analyzed:	06/26/02	Data File:	062618.D
Matrix:	Water	Instrument:	GCMS3
Units:	ug/L (ppb)	Operator:	YA

Surrogates:	% Recovery	Lower Limit	Upper Limit
2-Fluorophenol	43	28	119
Phenol-d6	14	10	112
Nitrobenzene-d5	78	61	158
2-Fluorobiphenyl	82	49	121
2,4,6-Tribromophenol	58	46	134
Terphenyl-d14	81	63	115

Compounds:	Concentration ug/L (ppb)
Naphthalene	<0.1
Acenaphthylene	<0.1
Acenaphthene	<0.1
Fluorene	<0.1
Pentachlorophenol	<0.3
Phenanthrene	<0.1
Anthracene	<0.1
Fluoranthene	<0.1
Pyrene	<0.1
Benz(a)anthracene	<0.1
Chrysene	<0.1
Benzo(a)pyrene	<0.1
Benzo(b)fluoranthene	<0.1
Benzo(k)fluoranthene	<0.1
Indeno(1,2,3-cd)pyrene	<0.1
Dibenzo(a,h)anthracene	<0.1
Benzo(g,h,i)perylene	<0.1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 07/03/02
Date Received: 06/20/02
Project: Roy St. Properties
Date Analyzed: 06/21/02

RESULTS FROM THE ANALYSIS OF THE WATER SAMPLE FOR TURBIDITY MEASURED IN ACCORDANCE WITH SM214A

Results Reported as NTU

Sample ID Laboratory ID	Date Sampled	Time Sampled	Turbidity
MW-10 206200-01	06/19/02	1255	75
Method Blank			<0.5

Date of Report: 07/03/02
Date Received: 06/20/02
Project: Roy St. Properties

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Laboratory Code: 206148-04 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Benzene	µg/L (ppb)	<1	<1	nm
Toluene	µg/L (ppb)	<1	<1	nm
Ethylbenzene	µg/L (ppb)	<1	<1	nm
Xylenes	µg/L (ppb)	<1	<1	nm
Gasoline	µg/L (ppb)	<50	<50	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/L (ppb)	25	93	98	66-119	5
Toluene	µg/L (ppb)	25	95	101	65-119	6
Ethylbenzene	µg/L (ppb)	25	96	102	62-125	6
Xylenes	µg/L (ppb)	75	101	107	65-123	6
Gasoline	µg/L (ppb)	1,000	117	111	58-132	6

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

Date of Report: 07/03/02
Date Received: 06/20/02
Project: Roy St. Properties

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

Laboratory Code: 206142-01 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
1,1-Dichloroethene	µg/L (ppb)	<1	<1	nm
Trichloroethene	µg/L (ppb)	<1	<1	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
1,1-Dichloroethene	µg/L (ppb)	50	120	123	75-145	2
Trichloroethene	µg/L (ppb)	50	101	101	63-130	0

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

Date of Report: 07/03/02
Date Received: 06/20/02
Project: Roy St. Properties

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR SEMIVOLATILES BY EPA METHOD 8270C SIM

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Acenaphthene	µg/L (ppb)	5	70	81	35-129	15
Pentachlorophenol	µg/L (ppb)	7.5	22	26	8-151	17
Pyrene	µg/L (ppb)	5	66	76	39-143	14

Date of Report: 07/03/02
Date Received: 06/20/02
Project: Roy St. Properties

QUALITY ASSURANCE RESULTS FOR THE TURBIDITY OF WATER (SM214A)

Laboratory Code: 206200-01 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference	Acceptance Criteria
Turbidity	NTU	75	77	3	0-20

CASE NARRATIVE

This case narrative encompasses samples received on June 10, 2002 by Friedman & Bruya, Inc. from the Urban Redevelopment, LLC Roy St. Properties project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Urban Redevelopment, LLC
206081-01	B-100, S1
206081-02	B-100, S2
206081-03	MW-102, S1
206081-04	MW-102, S2
206081-05	MW-105, S1
206081-06	MW-105, S2
206081-07	MW-105, S3
206081-08	MW-105, S4

All quality control requirements were acceptable.

Samples B-100, S1 and B-100, S2 were sent to North Creek Analytical for total mercury analysis. The report generated by NCA will be forwarded to your office upon receipt.

Date of Report: 06/27/02
Date Received: 06/10/02
Project: Roy St. Properties
Date Extracted: 06/12/02
Date Analyzed: 06/12/02 and 06/13/02

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Results Reported on a Dry Weight Basis
Results Reported as µg/g (ppm)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 76-118)
B-100, S1 206081-01	<0.02	<0.02	<0.02	<0.02	<1	109
B-100, S2 206081-02	<0.02	<0.02	<0.02	<0.02	<1	107
MW-102, S1 206081-03	0.67	0.47	1.0	2.5	99	113
MW-102, S2 206081-04	0.05	<0.02	0.12	0.07	2	107
MW-105, S2 d 206081-06	2.1	1.5	11	24	650	114
MW-105, S4 206081-08	0.05	<0.02	<0.02	0.03	<1	107
Method Blank	<0.02	<0.02	<0.02	<0.02	<1	101

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/27/02
Date Received: 06/10/02
Project: Roy St. Properties
Date Extracted: 06/12/02
Date Analyzed: 06/13/02

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL USING METHOD NWTPH-Dx
Extended to Include Motor Oil Range Compounds
Results Reported on a Dry Weight Basis
Results Reported as µg/g (ppm)

Sample ID Laboratory ID	Diesel Extended (C_{10}-C_{36})	Surrogate (% Recovery) (Limit 45-147)
B-100, S1 206081-01	<50	88
B-100, S2 206081-02	<50	95
Method Blank	<50	94

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B-100, S1	Client:	Urban Redevelopment, LLC
Date Received:	06/10/02	Project:	Roy St. Properties
Date Extracted:	06/21/02	Lab ID:	206081-01
Date Analyzed:	06/21/02	Data File:	062115.D
Matrix:	Soil	Instrument:	5972 -Ins
Units:	ug/g (ppm)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	76	41	136
1,2-Dichloroethane-d4	72	41	135
Toluene-d8	76	36	134
4-Bromofluorobenzene	88	16	179

Compounds:	Concentration ug/g (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.05
1,1-Dichloroethene	<0.05
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.05
Tetrachloroethene	<0.05

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B-100, S2	Client:	Urban Redevelopment, LLC
Date Received:	06/10/02	Project:	Roy St. Properties
Date Extracted:	06/21/02	Lab ID:	206081-02
Date Analyzed:	06/21/02	Data File:	062116.D
Matrix:	Soil	Instrument:	5972 -Ins
Units:	ug/g (ppm)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	78	41	136
1,2-Dichloroethane-d4	74	41	135
Toluene-d8	77	36	134
4-Bromofluorobenzene	92	16	179

Compounds:	Concentration ug/g (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.05
1,1-Dichloroethene	<0.05
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.05
Tetrachloroethene	<0.05

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	Method Blank	Client:	Urban Redevelopment, LLC
Date Received:	Not Applicable	Project:	Roy St. Properties
Date Extracted:	06/21/02	Lab ID:	02-505 mb
Date Analyzed:	06/21/02	Data File:	062107.D
Matrix:	Soil	Instrument:	5972 -Ins
Units:	ug/g (ppm)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	128	41	136
1,2-Dichloroethane-d4	125	41	135
Toluene-d8	121	36	134
4-Bromofluorobenzene	147	16	179

Compounds:	Concentration ug/g (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.05
1,1-Dichloroethene	<0.05
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.05
Tetrachloroethene	<0.05

Date of Report: 06/27/02
Date Received: 06/10/02
Project: Roy St. Properties
Date Extracted: 06/19/02
Date Analyzed: 06/20/02

RESULTS FROM THE ANALYSIS OF SOIL SAMPLES FOR TOTAL METALS BY INDUCTIVELY COUPLED PLASMA (ICP) (METHOD 6010)

Results Reported as µg/g (ppm)

Sample ID Laboratory ID	As	Ba	Cd	Cr	Pb	Se	Ag
B-100, S1 206081-01	<10	50	<1.0	25	4.5	<10	<10
B-100, S2 206081-02	<10	45	<1.0	24	4.1	<10	<10
Method Blank	<10	<10	<1.0	<1.0	<2.0	<10	<10

As Arsenic
Ba Barium
Cd Cadmium
Cr Chromium
Pb Lead
Se Selenium
Ag Silver

Date of Report: 06/27/02
Date Received: 06/10/02
Project: Roy St. Properties

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Laboratory Code: 206051-01 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Benzene	µg/g (ppm)	<0.2	<0.2	nm
Toluene	µg/g (ppm)	0.3	0.3	0
Ethylbenzene	µg/g (ppm)	0.3	0.3	0
Xylenes	µg/g (ppm)	4.6	4.5	9
Gasoline	µg/g (ppm)	210	220	5

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/g (ppm)	1	90	88	60-122	2
Toluene	µg/g (ppm)	1	92	90	60-126	2
Ethylbenzene	µg/g (ppm)	1	93	92	56-130	1
Xylenes	µg/g (ppm)	3	98	97	58-128	1
Gasoline	µg/g (ppm)	20	139	142	43-143	2

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

Seattle 11720 North Creek Pkwy N, Suite 400, Bothell, WA 98011-8244
425.420.9200 fax 425.420.9210
Spokane East 11115 Montgomery, Suite B, Spokane, WA 99206-4776
509.924.9200 fax 509.924.9290
Portland 9405 SW Nimbus Avenue, Beaverton, OR 97008-7132
503.906.9200 fax 503.906.9210
Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
541.383.9310 fax 541.382.7588

www.ncalabs.com

26 June 2002

Charlene Morrow
Friedman & Bruya
3012 16th Ave W
Seattle, WA/USA 98119-2029

RE: Charlene Morrow

Enclosed are the results of analyses for samples received by the laboratory on 06/11/02 17:30. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Jeanne Garthwaite

Jeanne Garthwaite
Project Manager

Seattle 11720 North Creek Pkwy N, Suite 400, Bothell, WA 98011-8244
425.420.9200 fax 425.420.9210
Spokane East 11115 Montgomery, Suite B, Spokane, WA 99206-4776
509.924.9200 fax 509.924.9290
Portland 9405 SW Nimbus Avenue, Beaverton, OR 97008-7132
503.906.9200 fax 503.906.9210
Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
541.383.9310 fax 541.382.7588

Friedman & Bruya	Project: Charlene Morrow	
3012 16th Ave W	Project Number: 206081	Reported:
Seattle WA/USA, 98119-2029	Project Manager: Charlene Morrow	06/26/02 10:36

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B-100, S1	B2F0296-01	Soil	06/10/02 12:00	06/11/02 17:30
B-100, S2	B2F0296-02	Soil	06/10/02 12:00	06/11/02 17:30

Jeanne Garthwaite

Jeanne Garthwaite, Project Manager

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Friedman & Bruya	Project: Charlene Morrow	
3012 16th Ave W	Project Number: 206081	Reported:
Seattle WA/USA, 98119-2029	Project Manager: Charlene Morrow	06/26/02 10:36

Total Metals by EPA 6000/7000 Series Methods
North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-100, S1 (B2F0296-01) Soil Sampled: 06/10/02 12:00 Received: 06/11/02 17:30									
Mercury	ND	0.200	mg/kg dry	1	2F18035	06/18/02	06/19/02	EPA 7471A	
B-100, S2 (B2F0296-02) Soil Sampled: 06/10/02 12:00 Received: 06/11/02 17:30									
Mercury	ND	0.200	mg/kg dry	1	2F18035	06/18/02	06/19/02	EPA 7471A	

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Friedman & Bruya	Project: Charlene Morrow	
3012 16th Ave W	Project Number: 206081	Reported:
Seattle WA/USA, 98119-2029	Project Manager: Charlene Morrow	06/26/02 10:36

Physical Parameters by APHA/ASTM/EPA Methods

North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B-100, S1 (B2F0296-01) Soil Sampled: 06/10/02 12:00 Received: 06/11/02 17:30									
Dry Weight	78.2	1.00	%	1	2F20027	06/20/02	06/21/02	BSOPSPL003R07	
B-100, S2 (B2F0296-02) Soil Sampled: 06/10/02 12:00 Received: 06/11/02 17:30									
Dry Weight	77.4	1.00	%	1	2F20027	06/20/02	06/21/02	BSOPSPL003R07	

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Friedman & Bruya	Project: Charlene Morrow	
3012 16th Ave W	Project Number: 206081	Reported:
Seattle WA/USA, 98119-2029	Project Manager: Charlene Morrow	06/26/02 10:36

Total Metals by EPA 6000/7000 Series Methods - Quality Control
North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2F18035: Prepared 06/18/02 Using EPA 7471A										
Blank (2F18035-BLK1)										
Mercury	ND	0.200	mg/kg							
LCS (2F18035-BS1)										
Mercury	0.523	0.200	mg/kg	0.497		105	92-120			
LCS Dup (2F18035-BSD1)										
Mercury	0.514	0.200	mg/kg	0.496		104	92-120	1.74	20	
Matrix Spike (2F18035-MS1)					Source: B2F0237-01					
Mercury	0.619	0.200	mg/kg dry	0.562	ND	104	70-130			
Matrix Spike Dup (2F18035-MSD1)					Source: B2F0237-01					
Mercury	0.618	0.200	mg/kg dry	0.573	ND	102	70-130	0.162	30	

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Friedman & Bruya	Project: Charlene Morrow	
3012 16th Ave W	Project Number: 206081	Reported:
Seattle WA/USA, 98119-2029	Project Manager: Charlene Morrow	06/26/02 10:36

Physical Parameters by APHA/ASTM/EPA Methods - Quality Control

North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2F20027: Prepared 06/20/02 Using Dry Weight										
Blank (2F20027-BLK1)										
Dry Weight	100	1.00	%							

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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Jeanne Garthwaite, Project Manager

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Friedman & Bruya	Project: Charlene Morrow	
3012 16th Ave W	Project Number: 206081	**Reported:**
Seattle WA/USA, 98119-2029	Project Manager: Charlene Morrow	06/26/02 10:36

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

Jeanne Garthwaite

Jeanne Garthwaite, Project Manager

SAMPLE CHAIN OF CUSTODY

B2F0296

Send Report To Charlene Morrow

Company

Address

City, State, ZIP

Phone # Fax #

SAMPLERS *(signature)*

PROJECT NAME/NO. 206081

PO # D-449

REMARKS no fax or email needed

Page # of

TURNAROUND TIME
- [x] 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	PAH by 8270					Notes
B-100, S1		6-10-02		soil	1							x					-01
B-100, S2		↓		↓	1							x					-02

ANALYSES REQUESTED

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

FORMS\CHECKIN\COC.DOC

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: Charlene Morrow	Charlene Morrow	F&B	6-11-02	11:15
Received by:	Beth Jones	NCA	6/11/02	1430
Relinquished by: Beth Jones	Beth Jones	NCA	6/11/02	1930
Received by: Brany Tonk	BRANY TONK	NCA	6/11/02	1730

CASE NARRATIVE

This case narrative encompasses samples received on June 12, 2002 by Friedman & Bruya, Inc. from the Urban Redevelopment, LLC Roy St. Properties project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Urban Redevelopment, LLC
206093-01	SP-1 (S-1)
206093-02	SP-1 (S-2)
206093-03	SP-2 (S-1)
206093-04	SP-2 (S-2)
206093-05	SP-3 (S-1)
206093-06	SP-4 (S-1)
206093-07	SP-6 (S-1)
206093-08	SP-6 (S-2)
206093-09	SP-7 (S-1)
206093-10	SP-8 (S-1)
206093-11	SP-9 (S-1)
206093-12	SP-9 (S-2)
206093-13	SP-10 (S-2)
206093-14	SP-11 (S-1)
206093-15	SP-12 (S-1)
206093-16	SP-13 (S-1)
206093-17	SP-14 (S-1)
206093-18	SP-15 (S-6)
206093-19	SP-5 (S-1)
206093-20	SP-10-S1

All quality control requirements were acceptable.

Samples SP-1 (S-1), SP-2 (S-2), SP-3 (S-1) and SP-7 (S-1) were sent to North Creek Analytical for total mercury analysis. The report generated by NCA will be forwarded to your office upon receipt.

Date of Report: 06/27/02
Date Received: 06/12/02
Project: Roy St. Properties
Date Extracted: 06/17/02 and 06/18/02
Date Analyzed: 06/18/02

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Results Reported on a Dry Weight Basis
Results Reported as µg/g (ppm)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 76-118)
SP-1 (S-1) d2 206093-01	<0.1	<0.1	<0.1	<0.1	7	109
SP-1 (S-2) 206093-02	<0.02	<0.02	<0.02	<0.02	2	109
SP-6 (S-2) 206093-08	<0.02	<0.02	<0.02	<0.02	<1	105
SP-8 (S-1) 206093-10	<0.02	<0.02	<0.02	<0.02	<1	105
SP-9 (S-1) 206093-11	0.14	0.17	0.13	0.47	32	94
SP-9 (S-2) d 206093-12	0.94	1.7	3.3	5.1	500	96
SP-10 (S-2) d 206093-13	9.6	11	60	240	3,400	113
SP-11 (S-1) 206093-14	<0.02	<0.02	<0.02	<0.02	<1	104
SP-12 (S-1) 206093-15	0.10	0.07	0.04	0.06	9	107

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

d2 - The sample was diluted due to matrix effect (foamy). Detection limits are raised due to dilution.

Date of Report: 06/27/02
Date Received: 06/12/02
Project: Roy St. Properties
Date Extracted: 06/17/02 and 06/18/02
Date Analyzed: 06/18/02

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Results Reported on a Dry Weight Basis
Results Reported as µg/g (ppm)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 76-118)
SP-13 (S-1) 206093-16	0.34	0.17	0.03	0.15	26	111
SP-14 (S-1) d 206093-17	0.81	3.3	9.7	36	600	106
SP-15 (S-6) 206093-18	<0.02	<0.02	<0.02	<0.02	<1	103
Method Blank	<0.02	<0.02	<0.02	<0.02	<1	107
Method Blank	<0.02	<0.02	<0.02	<0.02	<1	102

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

Date of Report: 06/27/02
Date Received: 06/12/02
Project: Roy St. Properties
Date Extracted: 06/18/02
Date Analyzed: 06/19/02

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL USING METHOD NWTPH-Dx

Extended to Include Motor Oil Range Compounds

Results Reported on a Dry Weight Basis

Results Reported as µg/g (ppm)

Sample ID Laboratory ID	Diesel Extended (C_{10}-C_{36})	Surrogate (% Recovery) (Limit 45-147)
SP-1 (S-1) 206093-01	2,400	124
SP-1 (S-2) 206093-02	110	113
SP-2 (S-1) 206093-03	740	110
SP-2 (S-2) 206093-04	230	123
SP-3 (S-1) 206093-05	670	114
SP-4 (S-1) 206093-06	320	113
SP-6 (S-1) 206093-07	190	115
SP-7 (S-1) 206093-09	210	115
SP-9 (S-1) d 206093-11	1,800	125
SP-5 (S-1) 206093-19	280	111
Method Blank	<50	112

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	SP-3 (S-1)	Client:	Urban Redevelopment, LLC
Date Received:	06/12/02	Project:	Roy St. Properties
Date Extracted:	06/21/02	Lab ID:	206093-05
Date Analyzed:	06/21/02	Data File:	062114.D
Matrix:	Soil	Instrument:	5972 -Ins
Units:	ug/g (ppm)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	86	41	136
1,2-Dichloroethane-d4	83	41	135
Toluene-d8	82	36	134
4-Bromofluorobenzene	96	16	179

Compounds:	Concentration ug/g (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.05
1,1-Dichloroethene	<0.05
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.05
Tetrachloroethene	<0.05

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	Method Blank	Client:	Urban Redevelopment, LLC
Date Received:	06/12/02	Project:	Roy St. Properties
Date Extracted:	06/21/02	Lab ID:	02-505 mb
Date Analyzed:	06/21/02	Data File:	062107.D
Matrix:	Soil	Instrument:	5972 -Ins
Units:	ug/g (ppm)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	128	41	136
1,2-Dichloroethane-d4	125	41	135
Toluene-d8	121	36	134
4-Bromofluorobenzene	147	16	179

Compounds:	Concentration ug/g (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.05
1,1-Dichloroethene	<0.05
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.05
Tetrachloroethene	<0.05

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Semivolatile Compounds By EPA Method 8270C SIM

Client Sample ID:	SP-1 (S-1)	Client:	Urban Redevelopment, LLC
Date Received:	06/12/02	Project:	Roy St. Properties
Date Extracted:	06/25/02	Lab ID:	206093-01 1/10
Date Analyzed:	06/26/02	Data File:	062622.D
Matrix:	Soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery	Lower Limit	Upper Limit
2-Fluorophenol	67	45	114
Phenol-d6	26 vo	52	108
Nitrobenzene-d5	72	54	111
2-Fluorobiphenyl	82	48	115
2,4,6-Tribromophenol	75	47	123
Terphenyl-d14	110	52	114

Compounds:	Concentration ug/kg (ppb)
Naphthalene	63
Acenaphthylene	<50
Acenaphthene	<50
Fluorene	<50
Pentachlorophenol	<50
Phenanthrene	120
Anthracene	<50
Fluoranthene	150
Pyrene	260
Benz(a)anthracene	120
Chrysene	200
Benzo(a)pyrene	130
Benzo(b)fluoranthene	220
Benzo(k)fluoranthene	<50
Indeno(1,2,3-cd)pyrene	61
Dibenzo(a,h)anthracene	59
Benzo(g,h,i)perylene	94

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

Note: The sample was diluted due to high levels of interfering compounds. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

Analysis For Semivolatile Compounds By EPA Method 8270C SIM

Client Sample ID:	SP-3 (S-1)	Client:	Urban Redevelopment, LLC
Date Received:	06/12/02	Project:	Roy St. Properties
Date Extracted:	06/25/02	Lab ID:	206093-05
Date Analyzed:	06/27/02	Data File:	062629.D
Matrix:	Soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery	Lower Limit	Upper Limit
2-Fluorophenol	63	45	114
Phenol-d6	21 vo	52	108
Nitrobenzene-d5	63	54	111
2-Fluorobiphenyl	69	48	115
2,4,6-Tribromophenol	58	47	123
Terphenyl-d14	90	52	114

Compounds:	Concentration ug/kg (ppb)
Naphthalene	<25
Acenaphthylene	<25
Acenaphthene	<25
Fluorene	<25
Pentachlorophenol	<50
Phenanthrene	120
Anthracene	33
Fluoranthene	170
Pyrene	300
Benz(a)anthracene	130
Chrysene	180
Benzo(a)pyrene	130
Benzo(b)fluoranthene	250
Benzo(k)fluoranthene	81
Indeno(1,2,3-cd)pyrene	80
Dibenzo(a,h)anthracene	<25
Benzo(g,h,i)perylene	80

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

Note: The sample was diluted due to high levels of interfering compounds. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Semivolatile Compounds By EPA Method 8270C SIM

Client Sample ID:	SP-7 (S-1)	Client:	Urban Redevelopment, LLC
Date Received:	06/12/02	Project:	Roy St. Properties
Date Extracted:	06/25/02	Lab ID:	206093-09
Date Analyzed:	06/27/02	Data File:	062627.D
Matrix:	Soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery	Lower Limit	Upper Limit
2-Fluorophenol	58	45	114
Phenol-d6	56	52	108
Nitrobenzene-d5	85	54	111
2-Fluorobiphenyl	67	48	115
2,4,6-Tribromophenol	72	47	123
Terphenyl-d14	114	52	114

Compounds:	Concentration ug/kg (ppb)
Naphthalene	42
Acenaphthylene	19
Acenaphthene	22
Fluorene	20
Pentachlorophenol	<10
Phenanthrene	120
Anthracene	34
Fluoranthene	120
Pyrene	230
Benz(a)anthracene	110
Chrysene	110
Benzo(a)pyrene	99
Benzo(b)fluoranthene	140
Benzo(k)fluoranthene	56
Indeno(1,2,3-cd)pyrene	44
Dibenzo(a,h)anthracene	12
Benzo(g,h,i)perylene	44

Analysis For Semivolatile Compounds By EPA Method 8270C SIM

Client Sample ID:	Method Blank	Client:	Urban Redevelopment, LLC
Date Received:	06/12/02	Project:	Roy St. Properties
Date Extracted:	06/25/02	Lab ID:	02-516 mb
Date Analyzed:	06/26/02	Data File:	062617.D
Matrix:	Soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery	Lower Limit	Upper Limit
2-Fluorophenol	72	45	114
Phenol-d6	52	52	108
Nitrobenzene-d5	82	54	111
2-Fluorobiphenyl	81	48	115
2,4,6-Tribromophenol	76	47	123
Terphenyl-d14	83	52	114

Compounds:	Concentration ug/kg (ppb)
Naphthalene	<5
Acenaphthylene	<5
Acenaphthene	<5
Fluorene	<5
Pentachlorophenol	<10
Phenanthrene	<5
Anthracene	<5
Fluoranthene	<5
Pyrene	<5
Benz(a)anthracene	<5
Chrysene	<5
Benzo(a)pyrene	<5
Benzo(b)fluoranthene	<5
Benzo(k)fluoranthene	<5
Indeno(1,2,3-cd)pyrene	<5
Dibenzo(a,h)anthracene	<5
Benzo(g,h,i)perylene	<5

Date of Report: 06/27/02
Date Received: 06/12/02
Project: Roy St. Properties
Date Extracted: 06/19/02
Date Analyzed: 06/20/02

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR TOTAL METALS BY INDUCTIVELY COUPLED PLASMA (ICP) (METHOD 6010)

Results Reported as µg/g (ppm)

Sample ID Laboratory ID	As	Ba	Cd	Cr	Pb	Se	Ag
SP-1 (S-1) 206093-01	<10	170	<1.0	24	140	<10	<10
SP-2 (S-2) 206093-04	<10	83	1.7	18	44	<10	<10
SP-3 (S-1) 206093-05	<10	120	<1.0	20	230	<10	<10
SP-7 (S-1) 206093-09	16	230	1.0	18	410	<10	<10
Method Blank	<10	<10	<1.0	<1.0	<2.0	<10	<10

As Arsenic
Ba Barium
Cd Cadmium
Cr Chromium
Pb Lead
Se Selenium
Ag Silver

Date of Report: 06/27/02
Date Received: 06/12/02
Project: Roy St. Properties

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Laboratory Code: 206106-01 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Benzene	µg/g (ppm)	<0.02	<0.02	nm
Toluene	µg/g (ppm)	<0.02	<0.02	nm
Ethylbenzene	µg/g (ppm)	<0.02	<0.02	nm
Xylenes	µg/g (ppm)	<0.02	<0.02	nm
Gasoline	µg/g (ppm)	<1	<1	nm

Laboratory Code: 206106-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/g (ppm)	0.5	<0.02	104	106	34-136	2
Toluene	µg/g (ppm)	0.5	<0.02	106	108	35-140	2
Ethylbenzene	µg/g (ppm)	0.5	<0.02	107	109	37-150	2
Xylenes	µg/g (ppm)	1.5	<0.02	112	113	36-143	1

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/g (ppm)	0.5	96	94	60-122	2
Toluene	µg/g (ppm)	0.5	98	98	60-126	0
Ethylbenzene	µg/g (ppm)	0.5	99	99	56-130	0
Xylenes	µg/g (ppm)	1.5	103	103	58-128	0
Gasoline	µg/g (ppm)	40	75	80	43-143	6

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

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01 July 2002

Charlene Morrow
Friedman & Bruya
3012 16th Ave W
Seattle, WA/USA 98119-2029
RE: Charlene Morrow

Enclosed are the results of analyses for samples received by the laboratory on 06/17/02 17:30. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Jeanne Garthwaite

Jeanne Garthwaite
Project Manager

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Friedman & Bruya	Project: Charlene Morrow	
3012 16th Ave W	Project Number: 206093	Reported:
Seattle WA/USA, 98119-2029	Project Manager: Charlene Morrow	07/01/02 09:36

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SP-1 (S-1)	B2F0420-01	Soil	06/11/02 12:00	06/17/02 17:30
SP-2 (S-2)	B2F0420-02	Soil	06/11/02 12:00	06/17/02 17:30
SP-3 (S-1)	B2F0420-03	Soil	06/11/02 12:00	06/17/02 17:30
SP-7 (S-1)	B2F0420-04	Soil	06/11/02 12:00	06/17/02 17:30

Jeanne Garthwaite

Jeanne Garthwaite, Project Manager

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Friedman & Bruya	Project: Charlene Morrow	
3012 16th Ave W	Project Number: 206093	Reported:
Seattle WA/USA, 98119-2029	Project Manager: Charlene Morrow	07/01/02 09:36

Physical Parameters by APHA/ASTM/EPA Methods

North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SP-1 (S-1) (B2F0420-01) Soil	**Sampled: 06/11/02 12:00**	**Received: 06/17/02 17:30**							
Dry Weight	91.2	1.00	%	1	2F26015	06/26/02	06/27/02	BSOPSPL003R07	
SP-2 (S-2) (B2F0420-02) Soil	**Sampled: 06/11/02 12:00**	**Received: 06/17/02 17:30**							
Dry Weight	88.4	1.00	%	1	2F26015	06/26/02	06/27/02	BSOPSPL003R07	
SP-3 (S-1) (B2F0420-03) Soil	**Sampled: 06/11/02 12:00**	**Received: 06/17/02 17:30**							
Dry Weight	88.7	1.00	%	1	2F26015	06/26/02	06/27/02	BSOPSPL003R07	
SP-7 (S-1) (B2F0420-04) Soil	**Sampled: 06/11/02 12:00**	**Received: 06/17/02 17:30**							
Dry Weight	80.4	1.00	%	1	2F26015	06/26/02	06/27/02	BSOPSPL003R07	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Jeanne Garthwaite

Jeanne Garthwaite, Project Manager

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Friedman & Bruya	Project: Charlene Morrow	
3012 16th Ave W	Project Number: 206093	Reported:
Seattle WA/USA, 98119-2029	Project Manager: Charlene Morrow	07/01/02 09:36

Total Metals by EPA 6000/7000 Series Methods

North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SP-1 (S-1) (B2F0420-01) Soil	**Sampled: 06/11/02 12:00**	**Received: 06/17/02 17:30**							
Mercury	1.28	0.400	mg/kg dry	2	2F21026	06/21/02	06/25/02	EPA 7471A	
SP-2 (S-2) (B2F0420-02) Soil	**Sampled: 06/11/02 12:00**	**Received: 06/17/02 17:30**							
Mercury	ND	0.200	mg/kg dry	1	2F21026	06/21/02	06/24/02	EPA 7471A	
SP-3 (S-1) (B2F0420-03) Soil	**Sampled: 06/11/02 12:00**	**Received: 06/17/02 17:30**							
Mercury	1.32	0.400	mg/kg dry	2	2F21026	06/21/02	06/25/02	EPA 7471A	
SP-7 (S-1) (B2F0420-04) Soil	**Sampled: 06/11/02 12:00**	**Received: 06/17/02 17:30**							
Mercury	2.81	0.600	mg/kg dry	3	2F21026	06/21/02	06/25/02	EPA 7471A	

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Jeanne Garthwaite

Jeanne Garthwaite, Project Manager

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Friedman & Bruya	Project: Charlene Morrow	
3012 16th Ave W	Project Number: 206093	Reported:
Seattle WA/USA, 98119-2029	Project Manager: Charlene Morrow	07/01/02 09:36

Total Metals by EPA 6000/7000 Series Methods - Quality Control
North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2F21026: Prepared 06/21/02 Using EPA 7471A										
Blank (2F21026-BLK1)										
Mercury	ND	0.200	mg/kg							
LCS (2F21026-BS1)										
Mercury	0.533	0.200	mg/kg	0.499		107	92-120			
LCS Dup (2F21026-BSD1)										
Mercury	0.542	0.200	mg/kg	0.500		108	92-120	1.67	20	
Matrix Spike (2F21026-MS1)					Source: B2F0401-05					
Mercury	0.619	0.200	mg/kg dry	0.559	ND	103	70-130			
Matrix Spike Dup (2F21026-MSD1)					Source: B2F0401-05					
Mercury	0.594	0.200	mg/kg dry	0.556	ND	99.4	70-130	4.12	30	

Jeanne Garthwaite

Jeanne Garthwaite, Project Manager

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Friedman & Bruya	Project: Charlene Morrow	
3012 16th Ave W	Project Number: 206093	Reported:
Seattle WA/USA, 98119-2029	Project Manager: Charlene Morrow	07/01/02 09:36

Physical Parameters by APHA/ASTM/EPA Methods - Quality Control

North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2F26015: Prepared 06/26/02 Using Dry Weight										
Blank (2F26015-BLK1)										
Dry Weight	100	1.00	%							

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Jeanne Garthwaite

Jeanne Garthwaite, Project Manager

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Friedman & Bruya	Project: Charlene Morrow	
3012 16th Ave W	Project Number: 206093	Reported:
Seattle WA/USA, 98119-2029	Project Manager: Charlene Morrow	07/01/02 09:36

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

Jeanne Garthwaite

Jeanne Garthwaite, Project Manager

SAMPLE CHAIN OF CUSTODY VVU# B0T B2F0420

Send Report To Charlene Mosman
Company Friedman & Bruya
Address
City, State, ZIP
Phone # Fax #

SAMPLERS (signature)

PROJECT NAME/NO. 206093

PO # D-465

REMARKS Std turn
No fax or email needed

Page # of

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	ANALYSES REQUESTED: TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS	Hg						Notes
SP-1 (S-1)		6/11		Soil	1							✓						B2F0420-01
SP-2 (S-2)		↓		↓	↓							✓						02
SP-3 (S-1)		↓		↓	↓							✓						03
SP-7 (S-1)		↓		↓	↓							✓						04

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

FORMS\COC\COC.DOC

	SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Kate Trafton	Kate Trafton	FBI	6-17-02	
Received by:	BHJ	BH Jones	NCA	6/17/02	1300
Relinquished by:	BHJ	Beth Jones	NCA	6/17/02	1730
Received by:		PRANY TONTS	NCA	6/17/02	1730

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on June 12, 2002 by Friedman & Bruya, Inc. from the Urban Redevelopment, LLC Roy St. Properties project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Urban Redevelopment, LLC
206099-01	SP16 (S1 & S2)
206099-02	SP16 (S-5)
206099-03	SP16 (S-6)
206099-04	Concrete Core
206099-05	SP16 (S-7)
206099-06	SP21 (S-1)
206099-07	SP21 (S-2)
206099-08	SP19 (S-1)
206099-09	SP19 (S-2)
206099-10	SP18 (S-2)
206099-11	SP17 (S-2)
206099-12	SP17 (S-3)
206099-13	SP20 (S-2-5')
206099-14	SP20 (S-2-8')

All quality control requirements were acceptable.

Please note that PCB results for the sample Concrete Core are reported as $\mu g/cm^2$. This is because the sample could not be broken into small pieces for analysis by weight, therefore the entire sample was rinsed with solvent. The surface area was calculated and results are reported based on area.

Sample SP16 (S1 & S2) was sent to North Creek Analytical for total mercury analysis. The report generated by NCA will be forwarded to your office upon receipt.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/27/02
Date Received: 06/12/02
Project: Roy St. Properties
Date Extracted: 06/18/02
Date Analyzed: 06/19/02 and 06/20/02

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Results Reported on a Dry Weight Basis
Results Reported as µg/g (ppm)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 76-118)
SP21 (S-1) 206099-06	0.84	0.23	0.17	0.17	25	99
SP21 (S-2) d 206099-07	3.5	12	19	52	1,200	100
SP19 (S-1) 206099-08	2.2	1.0	1.9	3.6	85	98
SP19 (S-2) d 206099-09	16	120	110	500	4,100	115
SP18 (S-2) d 206099-10	12	83	74	320	2,600	112
SP17 (S-2) d 206099-11	2.6	24	15	66	530	111
SP17 (S-3) 206099-12	0.04	0.07	0.29	0.26	11	112
SP20 (S-2-5') 206099-13	0.14	0.03	0.15	0.26	5	114
SP20 (S-2-8') 206099-14	0.07	<0.02	<0.02	0.05	<1	102
Method Blank	<0.02	<0.02	<0.02	<0.02	<1	102

d - The sample was diluted.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/27/02
Date Received: 06/12/02
Project: Roy St. Properties
Date Extracted: 06/18/02
Date Analyzed: 06/18/02

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL USING METHOD NWTPH-Dx
Extended to Include Motor Oil Range Compounds
Results Reported on a Dry Weight Basis
Results Reported as µg/g (ppm)

Sample ID Laboratory ID	Diesel Extended (C_{10}-C_{36})	Surrogate (% Recovery) (Limit 45-147)
SP16 (S1 & S2) d 206099-01	650	112
SP16 (S-5) 206099-02	<50	106
SP16 (S-6) 206099-03	<50	111
SP16 (S-7) 206099-05	<50	105
SP21 (S-1) 206099-06	350	101
SP19 (S-1) 206099-08	570	106
Method Blank	<50	103

d - The sample was diluted.

Date of Report: 06/27/02
Date Received: 06/12/02
Project: Roy St. Properties
Date Extracted: 06/19/02
Date Analyzed: 06/20/02

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLE FOR TOTAL METALS BY INDUCTIVELY COUPLED PLASMA (ICP) (METHOD 6010)

Results Reported as µg/g (ppm)

Sample ID Laboratory ID	As	Ba	Cd	Cr	Pb	Se	Ag
SP16 (S1 & S2) 206099-01	<10	400	<1.0	30	220	<10	<10
Method Blank	<10	<10	<1.0	<1.0	<2.0	<10	<10

As Arsenic
Ba Barium
Cd Cadmium
Cr Chromium
Pb Lead
Se Selenium
Ag Silver

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Friedman & Bruya	Project: Charlene Morrow	
3012 16th Ave W	Project Number: 206099	Reported:
Seattle WA/USA, 98119-2029	Project Manager: Charlene Morrow	07/01/02 09:39

Physical Parameters by APHA/ASTM/EPA Methods

North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SP16 (S1 & S2) (B2F0421-01) Soil Sampled: 06/12/02 09:15 Received: 06/17/02 17:30									
Dry Weight	76.4	1.00	%	1	2F26015	06/26/02	06/27/02	BSOPSPL003R07	

Jeanne Garthwaite

Jeanne Garthwaite, Project Manager

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Friedman & Bruya 3012 16th Ave W Seattle WA/USA, 98119-2029	Project: Charlene Morrow Project Number: 206099 Project Manager: Charlene Morrow	Reported: 07/01/02 09:39

Total Metals by EPA 6000/7000 Series Methods

North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SP16 (S1 & S2) (B2F0421-01) Soil Sampled: 06/12/02 09:15 Received: 06/17/02 17:30									
Mercury	0.247	0.200	mg/kg dry	1	2F21026	06/21/02	06/24/02	EPA 7471A	

Jeanne Garthwaite

Jeanne Garthwaite, Project Manager

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Friedman & Bruya	Project: Charlene Morrow	
3012 16th Ave W	Project Number: 206099	Reported:
Seattle WA/USA, 98119-2029	Project Manager: Charlene Morrow	07/01/02 09:39

Total Metals by EPA 6000/7000 Series Methods - Quality Control
North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2F21026: Prepared 06/21/02 Using EPA 7471A										
Blank (2F21026-BLK1)										
Mercury	ND	0.200	mg/kg							
LCS (2F21026-BS1)										
Mercury	0.533	0.200	mg/kg	0.499		107	92-120			
LCS Dup (2F21026-BSD1)										
Mercury	0.542	0.200	mg/kg	0.500		108	92-120	1.67	20	
Matrix Spike (2F21026-MS1)					**Source: B2F0401-05**					
Mercury	0.619	0.200	mg/kg dry	0.559	ND	103	70-130			
Matrix Spike Dup (2F21026-MSD1)					**Source: B2F0401-05**					
Mercury	0.594	0.200	mg/kg dry	0.556	ND	99.4	70-130	4.12	30	

Jeanne Garthwaite

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Friedman & Bruya	Project: Charlene Morrow	
3012 16th Ave W	Project Number: 206099	Reported:
Seattle WA/USA, 98119-2029	Project Manager: Charlene Morrow	07/01/02 09:39

Physical Parameters by APHA/ASTM/EPA Methods - Quality Control

North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2F26015: Prepared 06/26/02 Using Dry Weight										
Blank (2F26015-BLK1)										
Dry Weight	100	1.00	%							

Jeanne Garthwaite

Jeanne Garthwaite, Project Manager

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Friedman & Bruya	Project: Charlene Morrow	
3012 16th Ave W	Project Number: 206099	Reported:
Seattle WA/USA, 98119-2029	Project Manager: Charlene Morrow	07/01/02 09:39

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Jeanne Garthwaite

Jeanne Garthwaite, Project Manager

SAMPLE CHAIN OF CUSTODY WW-BXT0421

Send Report To Charlene Monroe
Company Friedman and Bruya
Address
City, State, ZIP
Phone # Fax #

SAMPLERS (signature)

PROJECT NAME/NO. 206099

PO # D-465

REMARKS Standard Turn
No fax or email needed

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	ANALYSES REQUESTED: TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS	Hg						Notes
SP16 (S1+S2)		6.12.02	9:15	S	1							✓						B2F0421-01

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: Kate Trafton	Kate Trafton	FBI	6.17.02	
Received by:	Beth Jones	NCA	6/17/02	1300
Relinquished by:	Beth Jones	NCA	6/17/02	1730
Received by:	PRANEY TONG	NCA	6/17/02	17:30

21.5° HT

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

Date of Report: 07/03/02
Date Received: 06/18/02
Project: Roy St. Properties
Date Extracted: 06/20/02
Date Analyzed: 06/21/02

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Results Reported on a Dry Weight Basis
Results Reported as µg/g (ppm)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 76-118)
B101-S1&2 206161-01	<0.02	<0.02	<0.02	<0.02	2	111
B101-S3 206161-02	<0.02	<0.02	<0.02	<0.02	<1	109
B102-S2 206161-03	<0.02	<0.02	<0.02	<0.02	<1	108
B102-S1 206161-04	0.03	0.09	0.04	0.13	6	113
Method Blank	<0.02	<0.02	<0.02	<0.02	<1	106

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 07/03/02
Date Received: 06/18/02
Project: Roy St. Properties
Date Extracted: 06/19/02
Date Analyzed: 06/20/02

RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Results Reported as µg/L (ppb)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 81-124)
B101-W 206161-05	<1	<1	<1	<1	<50	110
B102-W 206161-06	<1	1	<1	3	150	109
Method Blank	<1	<1	<1	<1	<50	112

Date of Report: 07/03/02
Date Received: 06/18/02
Project: Roy St. Properties
Date Extracted: 06/21/02
Date Analyzed: 06/21/02

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL USING METHOD NWTPH-Dx

Extended to Include Motor Oil Range Compounds

Results Reported on a Dry Weight Basis

Results Reported as µg/g (ppm)

Sample ID Laboratory ID	Diesel Extended (C_{10}-C_{36})	Surrogate (% Recovery) (Limit 45-147)
B101-S1&2 206161-01	140	102
B101-S3 206161-02	<50	96
B102-S2 206161-03	<50	100
B102-S1 206161-04	430	101
Method Blank	<50	98

Date of Report: 07/03/02
Date Received: 06/18/02
Project: Roy St. Properties
Date Extracted: 06/20/02
Date Analyzed: 06/20/02

RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL USING METHOD NWTPH-Dx
Extended to Include Motor Oil Range Compounds
Results Reported as µg/L (ppb)

Sample ID Laboratory ID	Diesel Extended (C_{10}-C_{36})	Surrogate (% Recovery) (Limit 45-147)
B101-W 206161-05	<250	126
B102-W 206161-06	360	134
Method Blank	<250	115

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B101-S1&2	Client:	Urban Redevelopment, LLC
Date Received:	06/18/02	Project:	Roy St. Properties
Date Extracted:	06/21/02	Lab ID:	206161-01 rr
Date Analyzed:	06/21/02	Data File:	062113.D
Matrix:	Soil	Instrument:	5972 -Ins
Units:	ug/g (ppm)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	77	41	136
1,2-Dichloroethane-d4	74	41	135
Toluene-d8	68	36	134
4-Bromofluorobenzene	73	16	179

Compounds:	Concentration ug/g (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.05
1,1-Dichloroethene	<0.05
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.05
Tetrachloroethene	<0.05

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B101-S3	Client:	Urban Redevelopment, LLC
Date Received:	06/18/02	Project:	Roy St. Properties
Date Extracted:	06/21/02	Lab ID:	206161-02
Date Analyzed:	06/21/02	Data File:	062110.D
Matrix:	Soil	Instrument:	5972 -Ins
Units:	ug/g (ppm)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	77	41	136
1,2-Dichloroethane-d4	75	41	135
Toluene-d8	76	36	134
4-Bromofluorobenzene	91	16	179

Compounds:	Concentration ug/g (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.05
1,1-Dichloroethene	<0.05
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.05
Tetrachloroethene	<0.05

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B102-S2	Client:	Urban Redevelopment, LLC
Date Received:	06/18/02	Project:	Roy St. Properties
Date Extracted:	06/21/02	Lab ID:	206161-03
Date Analyzed:	06/21/02	Data File:	062111.D
Matrix:	Soil	Instrument:	5972 -Ins
Units:	ug/g (ppm)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	85	41	136
1,2-Dichloroethane-d4	83	41	135
Toluene-d8	84	36	134
4-Bromofluorobenzene	100	16	179

Compounds:	Concentration ug/g (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.05
1,1-Dichloroethene	<0.05
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.05
Tetrachloroethene	<0.05

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B102-S1	Client:	Urban Redevelopment, LLC
Date Received:	06/18/02	Project:	Roy St. Properties
Date Extracted:	06/21/02	Lab ID:	206161-04
Date Analyzed:	06/21/02	Data File:	062112.D
Matrix:	Soil	Instrument:	5972 -Ins
Units:	ug/g (ppm)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	72	41	136
1,2-Dichloroethane-d4	70	41	135
Toluene-d8	70	36	134
4-Bromofluorobenzene	77	16	179

Compounds:	Concentration ug/g (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.05
1,1-Dichloroethene	<0.05
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.05
Tetrachloroethene	<0.05

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	Method Blank	Client:	Urban Redevelopment, LLC
Date Received:	Not Applicable	Project:	Roy St. Properties
Date Extracted:	06/21/02	Lab ID:	02-505 mb
Date Analyzed:	06/21/02	Data File:	062107.D
Matrix:	Soil	Instrument:	5972 -Ins
Units:	ug/g (ppm)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	128	41	136
1,2-Dichloroethane-d4	125	41	135
Toluene-d8	121	36	134
4-Bromofluorobenzene	147	16	179

Compounds:	Concentration ug/g (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.05
1,1-Dichloroethene	<0.05
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.05
Tetrachloroethene	<0.05

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B101-W	Client:	Urban Redevelopment, LLC
Date Received:	06/18/02	Project:	Roy St. Properties
Date Extracted:	06/21/02	Lab ID:	206161-05
Date Analyzed:	06/20/02	Data File:	062012.D
Matrix:	Water	Instrument:	5972 -Ins
Units:	ug/L (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	97	89	111
1,2-Dichloroethane-d4	91	82	116
Toluene-d8	94	84	114
4-Bromofluorobenzene	114	85	127

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<1
Chloroethane	<1
1,1-Dichloroethene	<1
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B102-W	Client:	Urban Redevelopment, LLC
Date Received:	06/18/02	Project:	Roy St. Properties
Date Extracted:	06/21/02	Lab ID:	206161-06
Date Analyzed:	06/20/02	Data File:	062013.D
Matrix:	Water	Instrument:	5972 -Ins
Units:	ug/L (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	96	89	111
1,2-Dichloroethane-d4	92	82	116
Toluene-d8	92	84	114
4-Bromofluorobenzene	111	85	127

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<1
Chloroethane	<1
1,1-Dichloroethene	<1
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	Method Blank	Client:	Urban Redevelopment, LLC
Date Received:	Not Applicable	Project:	Roy St. Properties
Date Extracted:	06/20/02	Lab ID:	02-485 mb3
Date Analyzed:	06/20/02	Data File:	062008.D
Matrix:	Water	Instrument:	5972 -Ins
Units:	ug/L (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	99	89	111
1,2-Dichloroethane-d4	98	82	116
Toluene-d8	95	84	114
4-Bromofluorobenzene	111	85	127

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<1
Chloroethane	<1
1,1-Dichloroethene	<1
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

Date of Report: 07/03/02
Date Received: 06/18/02
Project: Roy St. Properties
Date Extracted: 06/19/02 and 06/21/02
Date Analyzed: 06/20/02 and 06/21/02

RESULTS FROM THE ANALYSIS OF SOIL SAMPLES FOR TOTAL METALS BY INDUCTIVELY COUPLED PLASMA (ICP) (METHOD 6010)

Results Reported as µg/g (ppm)

Sample ID Laboratory ID	As	Ba	Cd	Cr	Pb	Se	Ag
B101-S1&2 206161-01	<10	170	<1.0	18	230	<10	<10
B101-S3 206161-02	<10	82	<1.0	27	5.3	<10	<10
B102-S2 206161-03	<10	59	<1.0	28	9.9	<10	<10
B102-S1 206161-04	<10	210	<1.0	24	440	<10	<10
Method Blank	<10	<10	<1.0	<1.0	<2.0	<10	<10

As Arsenic
Ba Barium
Cd Cadmium
Cr Chromium
Pb Lead
Se Selenium
Ag Silver

Date of Report: 07/03/02
Date Received: 06/18/02
Project: Roy St. Properties

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Laboratory Code: 206144-02 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Benzene	µg/g (ppm)	<0.02	<0.02	nm
Toluene	µg/g (ppm)	<0.02	<0.02	nm
Ethylbenzene	µg/g (ppm)	<0.02	<0.02	nm
Xylenes	µg/g (ppm)	0.03	0.03	0
Gasoline	µg/g (ppm)	<1	<1	nm

Laboratory Code: 206144-02 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/g (ppm)	0.5	<0.02	96	98	34-136	2
Toluene	µg/g (ppm)	0.5	<0.02	100	102	35-140	2
Ethylbenzene	µg/g (ppm)	0.5	<0.02	102	104	37-150	2
Xylenes	µg/g (ppm)	1.5	0.03	105	108	36-143	3

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/g (ppm)	0.5	98	98	60-122	0
Toluene	µg/g (ppm)	0.5	100	100	60-126	0
Ethylbenzene	µg/g (ppm)	0.5	102	102	56-130	0
Xylenes	µg/g (ppm)	1.5	106	106	58-128	0
Gasoline	µg/g (ppm)	20	122	125	43-143	2

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

Date of Report: 07/03/02
Date Received: 06/18/02
Project: Roy St. Properties

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Laboratory Code: 206148-04 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Benzene	µg/L (ppb)	<1	<1	nm
Toluene	µg/L (ppb)	<1	<1	nm
Ethylbenzene	µg/L (ppb)	<1	<1	nm
Xylenes	µg/L (ppb)	<1	<1	nm
Gasoline	µg/L (ppb)	<50	<50	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/L (ppb)	25	93	98	66-119	5
Toluene	µg/L (ppb)	25	95	101	65-119	6
Ethylbenzene	µg/L (ppb)	25	96	102	62-125	6
Xylenes	µg/L (ppb)	75	101	107	65-123	6
Gasoline	µg/L (ppb)	1,000	117	111	58-132	6

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

Date of Report: 07/03/02
Date Received: 06/18/02
Project: Roy St. Properties

QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL EXTENDED USING METHOD NWTPH-Dx

Laboratory Code: 206194-28 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Diesel Extended	µg/g (ppm)	<50	<50	nm

Laboratory Code: 206194-28 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	µg/g (ppm)	500	<50	90	92	60-187	2

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	µg/g (ppm)	500	91	67-140

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

Date of Report: 07/03/02
Date Received: 06/18/02
Project: Roy St. Properties

QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL EXTENDED USING METHOD NWTPH-Dx

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	µg/L (ppb)	2,500	94	104	58-142	10

Date of Report: 07/03/02
Date Received: 06/18/02
Project: Roy St. Properties

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR VOLATILES BY EPA METHOD 8260B

Laboratory Code: 206093-05 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
1,1-Dichloroethene	µg/g (ppm)	<0.05	<0.05	nm
Trichloroethene	µg/g (ppm)	<0.05	<0.05	nm

Laboratory Code: 206093-05 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
1,1-Dichloroethene	µg/g (ppm)	2.5	<0.05	71	30-117
Trichloroethene	µg/g (ppm)	2.5	<0.05	74	35-115

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
1,1-Dichloroethene	µg/g (ppm)	2.5	82	84	43-136	2
Trichloroethene	µg/g (ppm)	2.5	84	91	52-126	8

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

Date of Report: 07/03/02
Date Received: 06/18/02
Project: Roy St. Properties

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

Laboratory Code: 206142-01 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
1,1-Dichloroethene	µg/L (ppb)	<1	<1	nm
Trichloroethene	µg/L (ppb)	<1	<1	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
1,1-Dichloroethene	µg/L (ppb)	50	120	123	75-145	2
Trichloroethene	µg/L (ppb)	50	101	101	63-130	0

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

Date of Report: 07/03/02
Date Received: 06/18/02
Project: Roy St. Properties

QUALITY ASSURANCE RESULTS FROM TOTAL METALS BY INDUCTIVELY COUPLED PLASMA (ICP) (METHOD 6010)

Laboratory Code: 206161-04 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference	Acceptance Criteria
Arsenic	µg/g (ppm)	<10	<10	nm	0-20
Barium	µg/g (ppm)	210	160	27 vo	0-20
Cadmium	µg/g (ppm)	<1.0	1.2	nm	0-20
Chromium	µg/g (ppm)	24	39	48 vo	0-20
Lead	µg/g (ppm)	440	360	20	0-20
Selenium	µg/g (ppm)	<10	<10	nm	0-20
Silver	µg/g (ppm)	<10	<20	nm	0-20

Laboratory Code: 206161-04 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	% Recovery MS	Acceptance Criteria
Arsenic	µg/g (ppm)	20	<10	125	50-150
Barium	µg/g (ppm)	10	210	68	50-150
Cadmium	µg/g (ppm)	10	<1.0	91	50-150
Chromium	µg/g (ppm)	20	24	81	50-150
Lead	µg/g (ppm)	40	440	132	50-150
Selenium	µg/g (ppm)	20	<10	61	50-150
Silver	µg/g (ppm)	10	<10	73	50-150

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	% Recovery LCS	% Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Arsenic	µg/g (ppm)	20	111	106	80-120	5
Barium	µg/g (ppm)	10	102	96	80-120	6
Cadmium	µg/g (ppm)	10	114	110	80-120	4
Chromium	µg/g (ppm)	10	111	104	80-120	7
Lead	µg/g (ppm)	20	114	106	80-120	7
Selenium	µg/g (ppm)	20	98	99	80-120	1
Silver	µg/g (ppm)	10	103	96	80-120	7

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

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

SAMPLE CHAIN OF CUSTODY

Send Report To: Ray Kurpinos
Company: Urban Redevelopment, LLC.
Address: 4036 Williams Ave. W
City, State, ZIP: Seattle, WA 98199
Phone #: 206-310-7446 Fax #:

SAMPLERS (signature): JEH

PROJECT NAME/NO.: Ray St. Properties

PO #:

REMARKS:

Page # 1 of 1

TURNAROUND TIME
- [x] Standard (2 Weeks)
- [ ] RUSH
- Rush charges authorized by:

SAMPLE DISPOSAL
- [x] Dispose after ~~30~~ days
- [ ] Return samples
- [ ] Will call with instructions

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of containers	ANALYSES REQUESTED: TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS	Total RCRA metals	Notes
B101-S1&2	01	6/17	1:27	S	1	X	X		X			X	
B101-S3	02	6/17	1:30	S	1	X	X		X			X	
B102-S2	03	6/17	4:03	S	1	X	X		X			X	
B102-S1	04	6/17	4:00	S	1	X	X		X			X	
B101-W	05	6/17	3:20	W	5	X	X		X			X	
B102-W	06	6/17	5:16	W	5	X	X		X			X	

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: Jennie Hardwick	Jennie Hardwick	Shannon Wilson	6/18/02	7:30
Received by: Kate Trafton	Kate Trafton	FBI	6/18/02	7:30
Relinquished by:				
Received by:				

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

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 2, 2002

Roy Kuroiwa, Project Manager
Urban Redevelopment, LLC
4036 Williams Ave. W.
Seattle, WA 98199

Dear Mr. Kuroiwa:

Included are the results from the testing of material submitted on June 21, 2002 from your Roy St. Properties project. 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 should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Charlene Morrow

Charlene Morrow
Chemist

Enclosures
URD0702R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on June 21, 2002 by Friedman & Bruya, Inc. from the Urban Redevelopment, LLC Roy St. Properties project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Urban Redevelopment, LLC
206206-01	MW-101
206206-02	MW-102
206206-03	MW-105
206206-04	MW-9

All quality control requirements were acceptable.

Sample MW-9 was sent to North Creek Analytical for total RCRA metals analysis. The report generated by NCA will be forwarded to your office upon receipt.

Date of Report: 07/02/02
Date Received: 06/21/02
Project: Roy St. Properties
Date Extracted: 06/21/02
Date Analyzed: 06/21/02, 06/24/02 and 06/26/02

RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Results Reported as µg/L (ppb)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 81-124)
MW-101 d 206206-01	810	100	1,200	1,700	19,000	124
MW-102 d 206206-02	970	200	280	1,300	10,000	116
MW-105 d2 206206-03	390	43	91	280	3,200	122
MW-9 206206-04	<1	<1	<1	<1	<50	106
Method Blank	<1	<1	<1	<1	<50	107

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

d2 - The sample was diluted for benzene. Detection limits are raised due to dilution.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	MW-9	Client:	Urban Redevelopment, LLC
Date Received:	06/21/02	Project:	Roy St. Properties
Date Extracted:	06/21/02	Lab ID:	206206-04
Date Analyzed:	06/22/02	Data File:	062131.D
Matrix:	Water	Instrument:	5972 -Ins
Units:	ug/L (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	98	89	111
1,2-Dichloroethane-d4	92	82	116
Toluene-d8	93	84	114
4-Bromofluorobenzene	117	85	127

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<1
Chloroethane	<1
1,1-Dichloroethene	<1
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	Method Blank	Client:	Urban Redevelopment, LLC
Date Received:	06/21/02	Project:	Roy St. Properties
Date Extracted:	06/21/02	Lab ID:	02-509 mb
Date Analyzed:	06/22/02	Data File:	062130.D
Matrix:	Water	Instrument:	5972 -Ins
Units:	ug/L (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	96	89	111
1,2-Dichloroethane-d4	90	82	116
Toluene-d8	92	84	114
4-Bromofluorobenzene	117	85	127

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<1
Chloroethane	<1
1,1-Dichloroethene	<1
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Semivolatile Compounds By EPA Method 8270C SIM

Client Sample ID:	MW-9	Client:	Urban Redevelopment, LLC
Date Received:	06/21/02	Project:	Roy St. Properties
Date Extracted:	06/25/02	Lab ID:	206206-04
Date Analyzed:	06/26/02	Data File:	062621.D
Matrix:	Water	Instrument:	GCMS3
Units:	ug/L (ppb)	Operator:	YA

Surrogates:	% Recovery	Lower Limit	Upper Limit
2-Fluorophenol	48	28	119
Phenol-d6	21	10	112
Nitrobenzene-d5	90	61	158
2-Fluorobiphenyl	74	49	121
2,4,6-Tribromophenol	106	46	134
Terphenyl-d14	85	63	115

Compounds:	Concentration ug/L (ppb)
Naphthalene	<0.1
Acenaphthylene	<0.1
Acenaphthene	<0.1
Fluorene	<0.1
Pentachlorophenol	<0.3
Phenanthrene	<0.1
Anthracene	<0.1
Fluoranthene	<0.1
Pyrene	<0.1
Benz(a)anthracene	<0.1
Chrysene	<0.1
Benzo(a)pyrene	<0.1
Benzo(b)fluoranthene	<0.1
Benzo(k)fluoranthene	<0.1
Indeno(1,2,3-cd)pyrene	<0.1
Dibenzo(a,h)anthracene	<0.1
Benzo(g,h,i)perylene	<0.1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Semivolatile Compounds By EPA Method 8270C SIM

Client Sample ID:	Method Blank	Client:	Urban Redevelopment, LLC
Date Received:	06/21/02	Project:	Roy St. Properties
Date Extracted:	06/25/02	Lab ID:	02-514 mb
Date Analyzed:	06/26/02	Data File:	062618.D
Matrix:	Water	Instrument:	GCMS3
Units:	ug/L (ppb)	Operator:	YA

Surrogates:	% Recovery	Lower Limit	Upper Limit
2-Fluorophenol	43	28	119
Phenol-d6	14	10	112
Nitrobenzene-d5	78	61	158
2-Fluorobiphenyl	82	49	121
2,4,6-Tribromophenol	45	46	134
Terphenyl-d14	81	63	115

Compounds:	Concentration ug/L (ppb)
Naphthalene	<0.1
Acenaphthylene	<0.1
Acenaphthene	<0.1
Fluorene	<0.1
Pentachlorophenol	<0.3
Phenanthrene	<0.1
Anthracene	<0.1
Fluoranthene	<0.1
Pyrene	<0.1
Benz(a)anthracene	<0.1
Chrysene	<0.1
Benzo(a)pyrene	<0.1
Benzo(b)fluoranthene	<0.1
Benzo(k)fluoranthene	<0.1
Indeno(1,2,3-cd)pyrene	<0.1
Dibenzo(a,h)anthracene	<0.1
Benzo(g,h,i)perylene	<0.1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 07/02/02
Date Received: 06/21/02
Project: Roy St. Properties
Date Analyzed: 06/21/02

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR TURBIDITY MEASURED IN ACCORDANCE WITH SM214A

Results Reported as NTU

Sample ID Laboratory ID	Date Sampled	Time Sampled	Turbidity
MW-9 206206-04	06/20/02	1006	270
Method Blank			<0.5

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/26/02
Date Received: 06/21/02
Project: Roy St. Properties
Date Extracted: 06/21/02
Date Analyzed: 06/21/02

RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Results Reported as µg/L (ppb)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 81-124)
MW-103 206207-01	<1	<1	<1	<1	<50	110
MW-8 206207-02	<1	<1	<1	<1	<50	109
Method Blank	<1	<1	<1	<1	<50	107

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on June 21, 2002 by Friedman & Bruya, Inc. from the Urban Redevelopment, LLC Roy St. Properties project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Urban Redevelopment, LLC
206207-01	MW-103
206207-02	MW-8

All quality control requirements were acceptable.

Sample MW-8 was sent to North Creek Analytical for RCRA metals analysis. The report generated by NCA will be forwarded to your office upon receipt.

Date of Report: 06/26/02
Date Received: 06/21/02
Project: Roy St. Properties

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Laboratory Code: 206148-04 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Benzene	µg/L (ppb)	<1	<1	nm
Toluene	µg/L (ppb)	<1	<1	nm
Ethylbenzene	µg/L (ppb)	<1	<1	nm
Xylenes	µg/L (ppb)	<1	<1	nm
Gasoline	µg/L (ppb)	<50	<50	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/L (ppb)	25	93	98	66-119	5
Toluene	µg/L (ppb)	25	95	101	65-119	6
Ethylbenzene	µg/L (ppb)	25	96	102	62-125	6
Xylenes	µg/L (ppb)	75	101	107	65-123	6
Gasoline	µg/L (ppb)	1,000	117	111	58-132	6

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

6027

SAMPLE CHAIN OF CUSTODY

CM 6.21.02 V

Send Report To Ray Kuroiwa
Company Urban Redevelopment
Address 4036 Williams Ave W.
City, State, ZIP Seattle, WA 98199
Phone # 206-310-7446 Fax #

SAMPLERS (signature) Jennie Hardwick

PROJECT NAME/NO. Roy St. Properties

PO #

REMARKS

Page # of

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

SAMPLE DISPOSAL
☒ Dispose after ~~30~~ 60 days
☐ Return samples
☐ Will call with instructions

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of containers	ANALYSES REQUESTED: TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS	RCRA metals						Notes
MW-103	01	6/21	11:00	H_2O	2		X	X										
MW-8	02	↓	9:15	↓	3		X	X				X						

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: Jennie Hardwick	Jennie Hardwick	Shannon & Wilson	6/21/02	12:
Received by: Eric Young	Eric Young	FRBEnc	6/21/02	12:20
Relinquished by:				
Received by:				

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

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FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on June 14, 2002 by Friedman & Bruya, Inc. from the Urban Redevelopment, LLC Roy St. Properties project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Urban Redevelopment, LLC
206160-01	MW101-S3
206160-02	MW103-S1&S2

All quality control requirements were acceptable.

The samples were sent to North Creek Analytical for total mercury analysis. The report generated by NCA will be forwarded to your office upon receipt.

Date of Report: 06/26/02
Date Received: 06/14/02
Project: Roy St. Properties
Date Extracted: 06/18/02
Date Analyzed: 06/19/02

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Results Reported on a Dry Weight Basis
Results Reported as µg/g (ppm)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 76-118)
MW101-S3 206160-01	0.07	<0.02	0.04	0.05	<1	104
MW103-S1&S2 206160-02	<0.02	<0.02	<0.02	<0.02	<1	104
Method Blank	<0.02	<0.02	<0.02	<0.02	<1	102

Date of Report: 06/26/02
Date Received: 06/14/02
Project: Roy St. Properties
Date Extracted: 06/19/02
Date Analyzed: 06/20/02

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR TOTAL METALS BY INDUCTIVELY COUPLED PLASMA (ICP) (METHOD 6010)

Results Reported as µg/g (ppm)

Sample ID Laboratory ID	As	Ba	Cd	Cr	Pb	Se	Ag
MW101-S3 206160-01	<10	27	<1.0	16	3.6	<10	<10
MW103-S1&S2 206160-02	<10	35	<1.0	33	4.5	<10	<10
Method Blank	<10	<10	<1.0	<1.0	<2.0	<10	<10

As Arsenic
Ba Barium
Cd Cadmium
Cr Chromium
Pb Lead
Se Selenium
Ag Silver

Date of Report: 06/26/02
Date Received: 06/14/02
Project: Roy St. Properties

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Laboratory Code: 206099-14 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Benzene	µg/g (ppm)	0.07	0.07	0
Toluene	µg/g (ppm)	<0.02	<0.02	nm
Ethylbenzene	µg/g (ppm)	<0.02	<0.02	nm
Xylenes	µg/g (ppm)	0.05	0.05	0
Gasoline	µg/g (ppm)	<1	<1	nm

Laboratory Code: 206099-14 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/g (ppm)	0.5	0.07	92	92	34-136	0
Toluene	µg/g (ppm)	0.5	<0.02	96	96	35-140	0
Ethylbenzene	µg/g (ppm)	0.5	<0.02	94	93	37-150	1
Xylenes	µg/g (ppm)	1.5	0.05	98	96	36-143	2

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/g (ppm)	0.5	94	94	60-122	0
Toluene	µg/g (ppm)	0.5	96	96	60-126	0
Ethylbenzene	µg/g (ppm)	0.5	96	96	56-130	0
Xylenes	µg/g (ppm)	1.5	101	101	58-128	0
Gasoline	µg/g (ppm)	20	112	108	43-143	4

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

2060 11

SAMPLE CHAIN OF CUSTODY

6/12/02 407

Send Report To: Ray Kuroiwa
Company: Urban Redevelopment, LLC
Address: 4036 Williams Ave W.
City, State, ZIP: Seattle, WA 98199
Phone #: 206-510-7446 Fax #:

SAMPLERS (signature):

PROJECT NAME/NO.: Ray St. Properties

PO #:

REMARKS:

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							Notes
SP17 (S-2)	11	6/12	12:45	S	1		X	X										
SP17 (S-3)	12	6/12	12:50	S	1		X	X										
SP20 (S-2-5')	13	6/12	1:30	S	1		X	X										
SP20 (S-2-8')	14	6/12	1:30	S	1		X	X										

ANALYSES REQUESTED

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

	SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Jennie Hardwick	Jennie Hardwick	Shannon Wilson	6/12/02	3:35
Received by:	Eric Young	ERIC YOUNG	F&B INC	6.12.02	3:35
Relinquished by:					
Received by:					

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