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CLEANUP ACTION REPORT

Trinity Lutheran College
4221 228th Avenue SE
Issaquah, Washington

April 23, 2007

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Reviewed by:

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Principal

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EXECUTIVE SUMMARY

This report documents the environmental conditions of the 6-acre project site located at 4221 228th Avenue Southeast in Issaquah, Washington. The report summarizes the cleanup activities to address a historic release of bunker fuel to a detention pond on the property. The report provides the results of compliance sampling following the removal of contaminated soil.

The property was remediated by the removal and off-site disposal of soil contaminated with polycyclic aromatic hydrocarbons from the bunker fuel release. The cleanup work was completed to remove contamination that resulted from the inflow of water contaminated with petroleum hydrocarbons and polycyclic aromatic hydrocarbons into a stormwater retention pond located on the project site.

The report documents the complete removal of the contaminated soil from the property and demonstrates that the site conditions are in compliance with the requirements of Model Toxics Control Act Method A Cleanup Levels. As a result, this report will be submitted to the Washington State Department of Ecology under the Voluntary Cleanup Program to request a No Further Action designation for the property.

1.0 INTRODUCTION

1.1 PURPOSE OF THE REPORT

The purpose of this Cleanup Action Report is to present the outcome of contaminated soil cleanup on the southern portion of the 28.86-acre Trinity Lutheran College (TLC) campus located at 4221 228th Avenue Southeast in Issaquah, Washington. The project site occupies the southernmost 6-acre parcel of the property (the project site).

This report provides a summary of the cleanup actions completed on the project site and presents the confirmation data from lab analysis of soil samples collected to document that the cleanup activities have attained compliance with applicable cleanup standards for unrestricted land use (residential land use) as required under the Model Toxics Control Act (MTCA) Cleanup Regulation (Chapter 173-340 WAC).

1.2 CLEANUP STANDARDS APPLIED TO THE SITE

The MTCA Method A soil cleanup levels for unrestricted land use (WAC 173-340-740; cleanup levels) served as the cleanup standard for the project site. The cleanup levels (CULs) under MTCA Method A that were applied to the project site included the following:

Chemicals of Concern (COCs)	mg/kg (ppm)
Total recoverable petroleum hydrocarbon (TRPH)	2,000
Polycyclic aromatic hydrocarbons (PAHs)	0.1
Benzo(a)pyrene	0.1

1.3 BACKGROUND INFORMATION

A Phase I Environmental Site Assessment conducted by others in 2004 identified the presence of a detention pond on the project site. The pond was used for containment of Stormwater and for water expelled from the swimming pool and boiler. In 2005, Urban Redevelopment received authorization to remove contaminated soil from the pond area during the dry season (August/September 2005).

2.0 REMEDIAL WORK ACTIVITIES

The cleanup activities on the site were implemented in accordance with the plans and procedures set forth in the work plan and were directed by Urban Redevelopment. Initially, 1 foot of surface material was excavated from the pond and the three discharge outlets of the pond. The areas of cleanup on the property documented in this report are shown on Figure 2. Compliance sampling locations are identified on Figure 3. Subcontractors that provided services on the project included Underground Detection Services, Inc., an excavation contractor (Clearcreek Contractors), and Friedman & Bruya, Inc., a Washington State Department of Ecology (Ecology)-accredited analytical laboratory.

2.1 REMEDIAL CLEANUP WORK SEQUENCE

In accordance with provisions of the work plan, the cleanup activities for the project site followed the logical sequence as follows:

- The property was secured from trespass and unauthorized entry with construction barricades.
- The perimeter of the work area was bounded with silt fencing and other temporary erosion and sediment measures (TESC).
- Water entering the pond was diverted, and water remaining in the pond was removed prior to initiating cleanup activities.
- Soil excavated from the pond was direct-loaded into trucks and transported off-site to a permitted disposal facility.
- Performance and confirmation samples were collected and analyzed following the first, second, and final excavation phases of the cleanup work.
- Upon receipt of cleanup confirmation standards, the excavated area was restored with rip rap, and a discharge weir was created to contain any possible future releases of oil.

3.0 CONFIRMATION OF CLEANUP ACTIVITIES

3.1 SCREENING SOILS IN EXCAVATED AREAS FOR COMPLIANCE

The full removal of the PAH-contaminated soil from the project site was confirmed with performance monitoring in the field during the remedial work. In accordance with the work plan, selected soil samples collected from representative areas of the excavation were placed into laboratory-prepared glassware for analysis of petroleum and PAH content.

In accordance with procedures identified in the work plan, the shallow soil layer was excavated within the pond, its sidewalls, and the discharge pathways. The PAH-contaminated material was direct-loaded onto trucks and disposed of offsite at a permitted facility. Performance samples were collected following excavation of the shallow soil. When lab results indicated that contamination above the MTCA CULs remained in soil at the project site, additional phases of excavation were conducted until all apparent PAH-contaminated soil had been removed from the project site. The maximum depth of the excavation did not exceed 3.5 feet below ground surface.

3.2 CONFIRMATION MONITORING – SOIL CONFIRMATION SAMPLING & ANALYSIS

To document that the soil on the project site complied with MTCA Method A cleanup levels, confirmation soil samples were collected in accordance with the procedures of the work plan. Figure 3 shows the soil sample locations, and Figure 4 presents the soil analytical results. At each location, a sample was collected within the uppermost 2 to 3 inches of soil in the exposed excavation surface. The soil sample was placed into a glass jar, stored on ice, and transported to an Ecology-certified analytical laboratory. Select samples were

analyzed for diesel-range petroleum hydrocarbons, oil-range petroleum hydrocarbons, and TRPH by Northwest Method NWTPH-Dx, for metals by EA Method 6010B, and for PAHs by EPA Method 8270C SIM.

When the performance sampling results indicated that soil remaining in the excavation contained concentrations of COCs in excess of their respective CULs, additional excavation was conducted and compliance samples were collected to document soil conditions. This process was continued until the soil confirmation results indicated that no contaminated soil remained on the project site. The laboratory analytical results are presented in the attached table and in Figure 4.

3.3 CONFIRMATION SAMPLING RESULTS

With the exception of one analyte (chrysene in B4- [-1]), concentrations of PAHs (including benzo(a)anthracene, benzo(a)pyrene, benzo(b)flouranthene, benzo(k)flouranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-cd)pyrene, and/or naphthalene) were all below the MTCA CULs. The confirmation sample results are compliant with the requirements set forth in WAC 173-340-740(7)(e), as only one confirmation sample concentration is greater than twice the CULs of 0.1 mg/kg, and less than 10 percent of the sample concentrations exceed the cleanup level for a single parameter – chrysene in B4 (-1) at 0.15 mg/kg. The confirmation results are presented in Table 1 and on Figure 3.

4.0 SITE RESTORATION

Following excavation activities, the pond area was restored by regrading and the placement of rip rap. The discharge of pond water was redirected toward its original discharge point to the south. In addition, a discharge weir was created in the south discharge area to contain any possible future oil releases to the pond area.

5.0 CONCLUSIONS OF THE REMEDIAL ACTIVITIES

5.1 SUMMARY OF SITE ENVIRONMENTAL CONDITIONS

The following summary is presented for the cleanup data obtained from the confirmation sampling for the cleanup work:

- Performance samples collected from the project site indicated that more than one phase of excavation was warranted.

- After successive overexcavation of remaining PAH-contaminated soil areas, final confirmation soil samples collected from the floor and sidewalls of the excavated area met compliance with MTCA Method A CULs.

- Only one sample originally contained an elevation concentration of TRPH (D2). The area in which the sample was collected was overexcavated during cleanup, and no petroleum compounds in the cleanup areas are significantly above laboratory detection limits for the tested constituents.

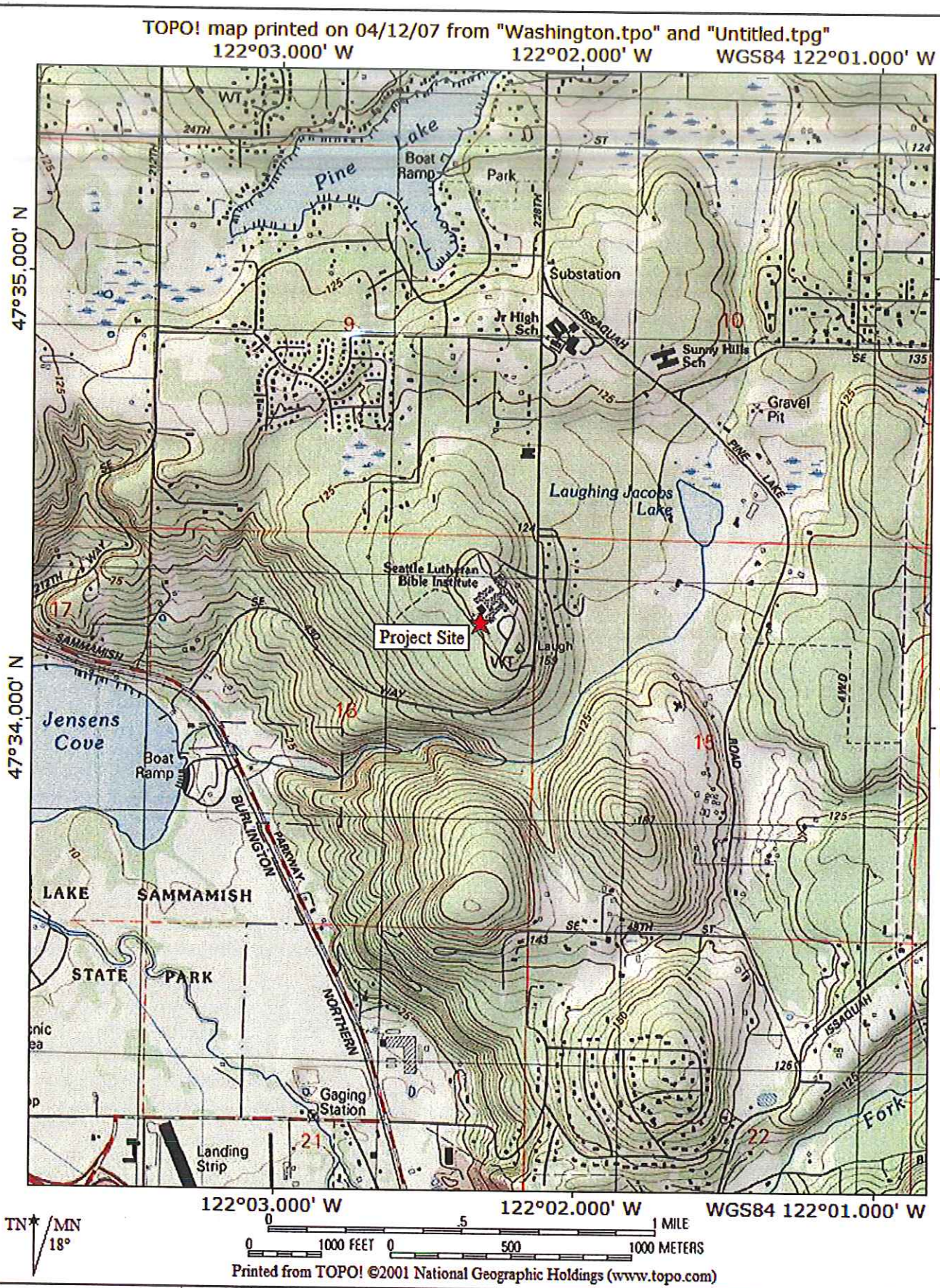
5.2 CONCLUSIONS OF THE REMEDIAL ACTION

The confirmation soil data summarized above and presented in the figures and table appended to this report show that the cleanup area has been effectively remediated. The confirmation data set shows the soil conditions in the cleanup area meet compliance with the MTCA standards for unrestricted land use.

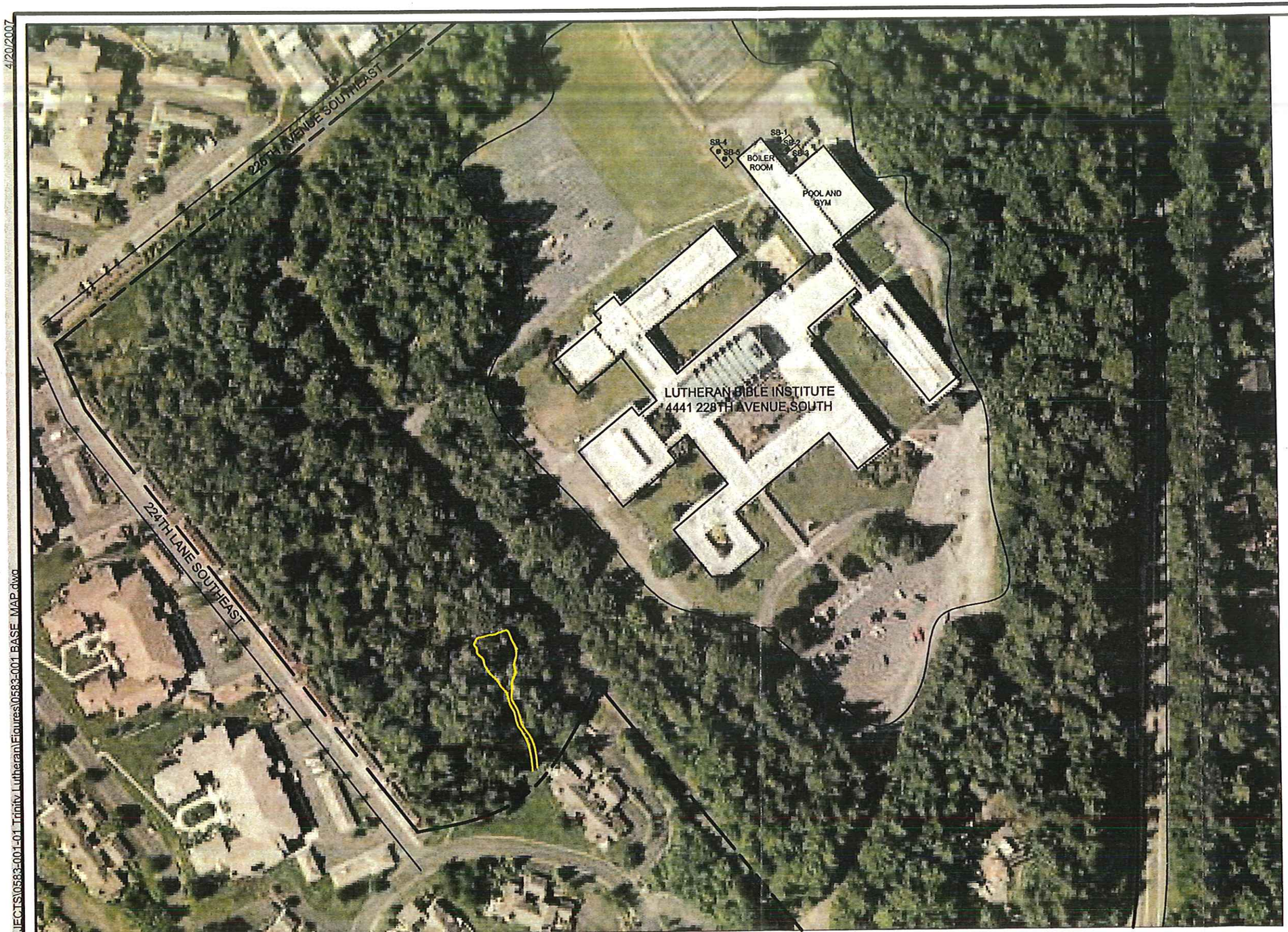
5.3 REQUEST FOR NO FURTHER ACTION DESIGNATION

The cumulative confirmation monitoring data for soil in cleanup areas indicate full compliance with MTCA Method A cleanup levels on the project site. Based on the cleanup activities conducted on the project site and on the confirmation data for the cleanup work summarized in this report, Urban Redevelopment requests a determination of No Further Action for the project site.

FIGURES



U.R	N	Date: April 12, 2007 Drawn By: E. Rothman Chk By: J. Funderburk SES Project No.: 0583-001-01 File ID: 583-001 Figure 1 Vicinity Map.doc	Trinity Lutheran College 4221 228th Street Southeast Issaquah, Washington	**FIGURE 1** Vicinity Map



UR	DATE: 04/02/07 DRAWN BY: BAD CHECKED BY: EKR CAD FILE: 0583-001 BASE MAP	PROJECT NAME: TRINITY LUTHERAN COLLEGE SES PROJECT NUMBER: 0583-001-01 STREET ADDRESS: 4221 228TH AVENUE SOUTHEAST CITY, STATE: ISSAQUAH, WASHINGTON	REGION:	0 30 60 120 240 APPROXIMATE SCALE IN FEET 1" = 120'

FIGURE 2
SITE AND POND LOCATION

4/20/2007
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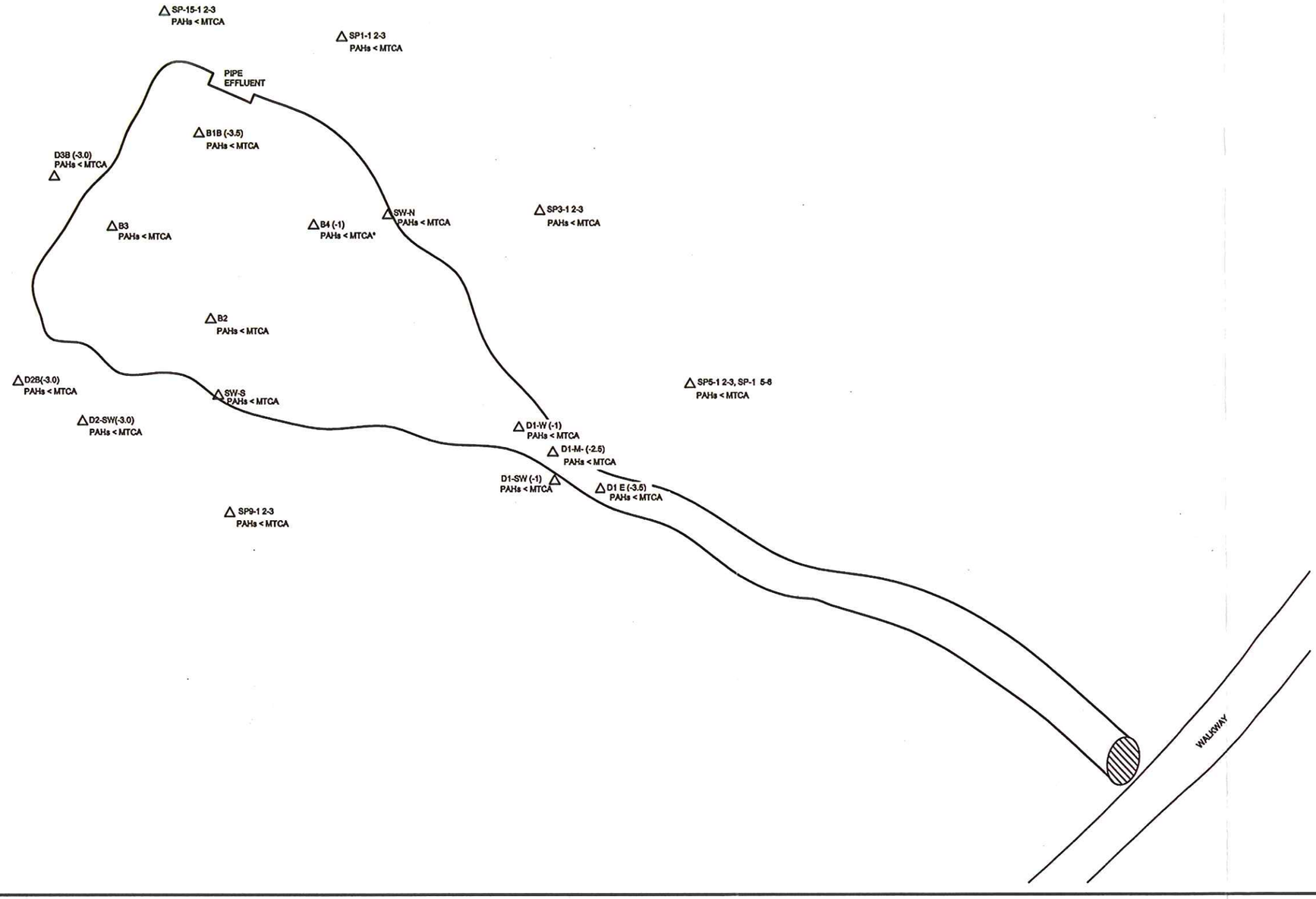
SOUNDENVIRONMENTAL.COM



LEGEND

———	APPROXIMATE BOUNDARY OF ON-SITE POND
△SP3-1	SOIL SAMPLE
PAHs	BENZO (A) ANTHRACENE
	BENZO (A) PYRENE
	BENZO (B) FLOURANTHENE
	BENZO (K) FLOURANTHENE
	CHRYSENE
	DIBENZO (A,H) ANTHRACENE
	INDENO (1,2,3-CD) PYRENE
PAH	POLYCYCLIC AROMATIC HYDROCARBON
MTCA	MODEL TOXICS CONTROL ACT

* B4(-1) CONTAINED A CONCENTRATION OF CHRYSENE (0.150 MG/KG) THAT EXCEEDED THE MTCA METHOD A CLEANUP LEVELS. REFER TO SECTION 3.1 OF THE CLEANUP ACTION REPORT FOR DETAILS.

DATE: 04/03/07
DRAWN BY:.....BAD
CHECKED BY: .....EKR
CAD FILE: 0583-001-01

PROJECT NAME: .....TRINITY LUTHERAN COLLEGE
SES PROJECT NUMBER:.....0583-001-01
STREET ADDRESS:.....4221 228TH AVENUE SOUTHEAST
CITY, STATE:.....ISSAQUAH, WASHINGTON

REGION:

0 5 10 20 40
APPROXIMATE SCALE IN FEET 1" = 20'

FIGURE 3
CONFIRMATION SAMPLE LOCATIONS

4/19/2007

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SOUNDENVIRONMENTAL.COM

TABLE

Table 1
Summary of Soil Analytical Results for Petroleum Hydrocarbons and PAHs
Trinity Lutheran College Detention Pond
4221 228th Avenue Southeast, Issaquah, Washington

Soil Sample Number	Date Sampled	Depth (feet)	GRPH[1]	DRPH[2]	ORPH[2]	TRPH[2]	Polycyclic Aromatic Hydrocarbons[3]																		
							Acenaphthene	Acenaphthylene	Anthracene	Benzo (a) anthracene	Benzo (a) pyrene	Benzo (b) fluoranthene	Benzo (g,h,i) perylene	Benzo (k) fluoranthene	Chrysene	Dibenzo (a,h) anthracene	Fluoranthene	Fluorene	Indeno (1,2,3-cd) pyrene	1-Methylnaphthalene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene
Performance Soil Samples																									
B1	10/05/05	—	—	<50	—	<250	0.056	<0.005	0.070	0.140	0.150	0.170	0.066	0.065	0.180	0.022	0.330	0.049	0.066	—	—	0.041	0.280	0.320
B4	10/05/05	—	—	140	—	<250	0.086	<0.050	0.160	0.300	0.230	0.280	0.051	0.095	0.420	<0.05	0.490	0.095	0.054	—	—	0.055	0.370	0.670
D2	10/05/05	—	—	1,200x	—	2,100	11	<0.500	9.7	19	19	23	8.5	8.2	25	1.5	50	7.4	7.8	—	—	7.7	47	47
D3	10/05/05	—	—	<50	—	<250	0.21	<0.050	0.230	0.810	0.940	1.40	0.270	0.420	1.1	0.077	1.8	0.140	0.300	—	—	0.070	1.2	1.8
D4	10/05/05	—	—	<50	—	<250	0.089	<0.050	0.130	0.510	0.590	0.800	0.170	0.340	0.700	0.068	1.1	0.065	0.190	—	—	<0.050	0.640	1.1
D5	10/05/05	—	—	<50	—	<250	0.160	<0.050	0.180	0.440	0.480	0.620	0.160	0.250	0.630	0.057	1.1	0.130	0.170	—	—	0.134	0.950	1.1
SW-NW	10/05/05	—	—	<50	—	<250	0.088	<0.005	0.089	0.190	0.210	0.250	0.079	0.097	0.260	0.027	0.460	0.067	0.083	—	—	0.055	0.390	0.440
B1- -1	10/19/05	1	—	<50	—	<250	0.520	<0.05	0.580	1.1	1.2	1.5	0.200	0.610	1.3	0.085	2.5	0.520	0.260	—	—	0.540	2.5	2.4
D1-W-1	10/19/05	1	—	<50	—	<250	0.016	<0.005	0.022	0.081	0.100	0.120	0.064	0.039	0.110	0.022	0.180	0.013	0.065	—	—	<0.005	0.110	0.180
D1-E-1	10/19/05	1	—	<50	—	<250	<0.050	<0.050	0.064	0.240	0.290	0.330	0.200	0.140	0.340	0.067	0.550	<0.050	0.190	—	—	<0.050	0.310	0.550
D2- -1	10/19/05	1	—	110	—	<250	1.000	<0.050	1.000	2.100	2.400	3.300	0.420	1.100	2.700	0.180	5.000ve	0.790	0.550	—	—	0.375	4.400ve	4.800ve
D3- -1	10/19/05	1	—	<50	—	<250	0.049	<0.005	0.064	0.170	0.210	0.270	0.050	0.110	0.230	0.020	0.390ve	0.040	0.061	—	—	0.020	0.270	0.390ve
D2-SW	10/19/05	—	—	<50	—	<250	0.370	<0.050	0.490	1.400	1.700	2.400	0.320	0.760	1.800	0.130	3.000	0.290	0.420	—	—	0.118	2.200	3.000
D1-SW	10/19/05	—	—	<50	—	<250	0.230	0.018	0.320	1.100ve	1.300ve	2.000ve	0.240	0.600ve	1.500ve	0.120	2.200ve	0.180	0.330ve	—	—	0.053	1.300ve	2.200ve
D1 E(-3)	11/30/05	3	—	—	—	—	0.057	<0.005	0.072	0.250	0.260J	0.370	0.085	0.150	0.290	0.032J	0.500ve	0.043	0.094J	—	—	0.015	0.340ve	0.490ve
D2 B(-2)	11/30/05	2	—	—	—	—	0.570	<0.050	0.510	1.100	0.990J	1.300	0.360	0.450	1.300	0.120J	2.300	0.420	0.380J	—	—	0.330	2.300	2.200
D2 SW(-2)	11/30/05	2	—	—	—	—	0.170	<0.005	0.110	0.200	0.190J	0.280	0.055	0.100	0.220	0.022J	0.480ve	0.110	0.061J	—	—	0.120	0.53ve	0.45ve
B1-B(-3)	11/30/05	3	—	—	—	—	0.170	<0.005	0.110	0.300	0.270J	0.340ve	0.110	0.140	0.340ve	0.041J	0.630ve	0.100	0.110J	—	—	0.066	0.570ve	0.600ve
SP11-1 2-3'	07/08/04	2-3	<6.3	<31	150	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
SP13-1 2-3'	07/08/04	2-3	<7.2	<36	<72	—	0.020	<0.0097	0.036	0.17	0.23	0.17	0.12	0.18	0.23	0.035	0.28	0.015	0.12	<0.0097	<0.0097	<0.0097	0.15	0.30
Pond Center 0-1'	07/08/04	0-1	<6.3	350	1,300	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Pond Center 1-2'	07/08/04	1-2	<6.9	65	350	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Tree 1-2'	07/08/04	1-2	<7.1	<36	79	—	0.024	<0.0095	0.039	0.15	0.18	0.14	0.081	0.14	0.20	0.028	0.25	0.024	0.088	<0.0095	<0.0095	<0.0095	0.17	0.25
Tree 0-1'	07/08/04	0-1	<7.0	<35	74	—	0.022	<0.0094	0.032	0.14	0.18	0.13	0.083	0.13	0.19	0.028	0.24	0.022	0.089	<0.0094	<0.0094	<0.0094	0.15	0.24
Culvert 0-1'	07/08/04	0-1	<6.4	<32	64	—	0.026	<0.0085	0.053	0.25	0.34	0.26	0.17	0.25	0.34	0.054	0.41	0.022	0.18	<0.0085	<0.0085	<0.0085	0.22	0.42
40' from Culvert 0-1'	07/08/04	0-1	<8.9	<45	<89	—	0.022	<0.012	0.035	0.18	0.24	0.21	0.12	0.16	0.25	0.039	0.31	0.017	0.12	<0.012	<0.012	<0.012	0.17	0.33
Confirmation Soil Samples																									
B2	10/05/05	—	—	<50	—	<250	<0.005	<0.005	<0.005	<0.005	<0.005	0.0062	<0.005	<0.005	0.0067	<0.005	0.018	<0.005	<0.005	—	—	<0.005	0.0054	0.018
B3	10/05/05	—	—	<50	—	<250	<0.005	<0.005	<0.005	<0.005	<0.005	0.0062	<0.005	<0.005	0.0065	<0.005	0.013	<0.005	<0.005	—	—	<0.005	0.0053	0.014
D1	10/05/05	—	—	<50	—	<250	0.0058	<0.005	0.0090	0.023	0.027	0.030	0.016	0.014	0.035	<0.005	0.059	0.0051	0.013	—	—	<0.005	0.039	0.064
SW-S	10/05/05	—	—	<50	—	<250	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.038	<0.025	<0.025	<0.025	0.027	<0.025	<0.025	—	—	<0.025	<0.025	0.031
SW-N	10/05/05	—	—	<50	—	<250	<0.005	<0.005	<0.005	0.0052	0.0063	0.0082	0.0058	<0.005	0.0068	<0.005	0.010	<0.005	<0.005	—	—	<0.005	0.0050	0.011
B4- (-1)	10/19/05	1	—	<50	—	<250	0.021	<0.005	0.029	0.100	0.069	0.072	0.011	0.023	0.150	0.0062	0.120	0.014	0.012	—	—	0.008	0.076	0.210
D1-M (-1)	10/19/05	1	—	<50	—	<250	<0.005	<0.005	<0.005	0.015	0.018	0.024	0.013	0.011	0.023	<0.005	0.037	<0.005	0.013	—	—	<0.005	0.020	0.038
D1 M(-2.5)	11/30/05	2.5	—	—	—	—	0.007	<0.005	0.0091	0.038	0.034J	0.051	0.023	0.021	0.046	0.0056J	0.079	<0.005	0.020J	—	—	<0.005	0.050	0.078
D1 SW(-1)	11/30/05	1	—	—	—	—	<0.005	<0.005	<0.005	0.0053	0.0055J	0.0087	<0.010	0.0054	0.0063	<0.005J	0.011	<0.005	<0.010J	—	—	<0.005	0.0068	0.011
B1B (-3.5')	12/08/05	3.5	—	—	—	—	<0.005	<0.005	<0.005	0.0063	0.0060	0.0075	<0.005	<0.005	0.0075	<0.005	0.014	<0.005	<0.005	—	—	<0.005	0.0095	0.015
D1E (-3.5')	12/08/05	3.5	—	—	—	—	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	—	—	<0.005	<0.005	<0.005
D2B (-3.0')	12/08/05	3	—	—	—	—	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	—	—	<0.005	<0.005	<0.005
D2SW (-3.0')	12/08/05	3	—	—	—	—	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	—	—	<0.005	<0.005	<0.005
D3B (-2.5')	12/08/05	2.5	—	—	—	—	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	—	—	<0.005	<0.005	<0.005
SP1-1 2-3'	07/08/04	2-3	<6.0	<30	<60	—	<0.0079	<0.0079	<0.0079	0.011	0.014	0.013	<0.0079	0.010	0.014	<0.0079	0.018	<0.0079	<0.0079	<0.0079	<0.0079	<0.0079	0.0091	0.018
SP3-1 2-3'	07/08/04	2-3	<6.2	<31	<62	—	<0.0082	<0.0082	<0.0082	0.010	0.014	0.014	<0.0082	0.011	0.015	<0.0082	0.019	<0.0082	<0.0082	<0.0082	<0.0082	<0.0082	0.0096	0.019
SP5-1 2-3'	07/08/04	2-3	<8.8	<44	<88	—	<0.012	<0.012	<0.012	0.020	0.027	0.020	0.015	0.021	0.026	<0.012	0.035	<0.012	0.015	<0.012	<0.012	<0.012	0.018	0.039
SP5-1 5-6'	07/08/04	5-6	<8.2	<41	<82	—	<0.011	<0.011	<0.011	0.024	0.033	0.025	0.016	0.025	0.032	<0.011	0.044	<0.011	0.016	<0.011	<0.011	<0.011	0.023	0.047
SP9-1 2-3'	07/08/04	2-3	<5.8	<29	<58	—	<0.0078	<0.0078	<0.0078	<0.0078	0.0095	0.010	<0.0078	<0.0078	0.010	<0.0078	0.013	<0.0078	<0.0078	<0.0078	<0.0078	<0.0078	<0.0078	0.012
SP15-1 2-3'	07/08/04	2-3	<8.5	<42	<85	—	<0.011	<0.011	<0.011	<0.011	0.012	0.011	<0.011	<0.011	0.012	<0.011	0.016	<0.011	<0.011	<0.011	<0.011	<0.011	<0.011	0.016
MTCA Method A Cleanup Levels[4]			100	2,000	2,000	2,000	NE	NE	NE	0.1	0.1	0.1	NE	0.1	0.1	0.1	NE	NE	0.1	NE	NE	5	NE	NE

NOTES:

Results in red indicate concentrations greater than the MTCA Method A cleanup level.
Results measured in milligrams per kilogram.
[1]Analyzed by Northwest Method NWTPH-Gx.
[2]Analyzed by Northwest Method NWTPH-Dx.
[3]Analyzed by EPA Method 8270C SIM.
[4]MTCA Method A cleanup levels for unrestricted land use from Table 740-1 of the Washington Administrative Code 173-340-900
x = The pattern of peaks present are indicative of motor oil.
ve = The value reported exceeded the calibration range established for the analyte. The reported concentration is an estimate.
J = The result for this analyte in the laboratory control samples is out of control limits. The reported concentration is an estimate.

< = concetration is less than the method reporting limit
— = not analyzed/not measured
EPA = United States Environmental Protection Agency
GRPH = gasoline-range petroleum hydrocarbons
DRPH = diesel-range petroleum hydrocarbons
ORPH = oil-range petroleum hydrocarbons
TRPH = total recoverable petroleum hydrocarbons
PAHs = polycyclic aromatic hydrocarbons
MTCA = Model Toxics Control Act
NE = (cleanup level) not established

APPENDIX A

Laboratory Analytical Results

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
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October 10, 2005

John Funderburk, Project Manager
Urban Redevelopment, LLC
1900 W. Nickerson St., Suite 116-64
Seattle, WA 98119

Dear Mr. Funderburk:

Included are the results from the testing of material submitted on October 5, 2005 from the TLC, F&BI 510036 project. There are 22 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Charlene Morrow

Charlene Morrow
Chemist

Enclosures
URD1011R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/10/05
Date Received: 10/05/05
Project: TLC, F&BI 510036
Date Extracted: 10/06/05
Date Analyzed: 10/06/05 and 10/07/05

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 Range (C_{10}-C_{25})	TRPH (C_{10}-C_{36})	Surrogate (% Recovery) (Limit 67-131)
B1 510036-01	<50	<250	89
B2 510036-02	<50	<250	98
B3 510036-03	<50	<250	101
D1 510036-04	<50	<250	89
D2 x 510036-05	1,200	2,100	103
D3 510036-06	<50	<250	97
D4 510036-07	<50	<250	97
D5 510036-08	<50	<250	99
SW-N 510036-09	<50	<250	89
SW-S 510036-10	<50	<250	95
B4 510036-11	140	<250	92
SW-NW 510036-12	<50	<250	91
Method Blank	<50	<250	99

x - The pattern of peaks present is not indicative of diesel. The sample was reanalyzed against motor oil.

Date of Report: 10/10/05
Date Received: 10/05/05
Project: TLC, F&BI 510036
Date Extracted: 10/06/05
Date Analyzed: 10/07/05

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

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

Sample ID Laboratory ID	Motor Oil Range (C_{25}-C_{36})	Surrogate (% Recovery) (Limit 67-131)
D2 510036-05	1,600	103
Method Blank	<50	99

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	B1	Client:	Urban Redevelopment, LLC
Date Received:	10/05/05	Project:	TLC, F&BI 510036
Date Extracted:	10/06/05	Lab ID:	510036-01
Date Analyzed:	10/06/05	Data File:	100623.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	89	38	158
Benzo(a)anthracene-d12	93	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	41
Acenaphthylene	<5
Acenaphthene	56
Fluorene	49
Phenanthrene	280
Anthracene	70
Fluoranthene	330
Pyrene	320
Benz(a)anthracene	140
Chrysene	180
Benzo(b)fluoranthene	170
Benzo(k)fluoranthene	65
Benzo(a)pyrene	150
Indeno(1,2,3-cd)pyrene	66
Dibenzo(a,h)anthracene	22
Benzo(g,h,i)perylene	66

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	B2	Client:	Urban Redevelopment, LLC
Date Received:	10/05/05	Project:	TLC, F&BI 510036
Date Extracted:	10/06/05	Lab ID:	510036-02
Date Analyzed:	10/06/05	Data File:	100620.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	93	38	158
Benzo(a)anthracene-d12	91	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	<5
Acenaphthylene	<5
Acenaphthene	<5
Fluorene	<5
Phenanthrene	5.4
Anthracene	<5
Fluoranthene	18
Pyrene	18
Benz(a)anthracene	<5
Chrysene	6.7
Benzo(b)fluoranthene	6.2
Benzo(k)fluoranthene	<5
Benzo(a)pyrene	<5
Indeno(1,2,3-cd)pyrene	<5
Dibenzo(a,h)anthracene	<5
Benzo(g,h,i)perylene	<5

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	B3	Client:	Urban Redevelopment, LLC
Date Received:	10/05/05	Project:	TLC, F&BI 510036
Date Extracted:	10/06/05	Lab ID:	510036-03
Date Analyzed:	10/06/05	Data File:	100621.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	88	38	158
Benzo(a)anthracene-d12	87	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	<5
Acenaphthylene	<5
Acenaphthene	<5
Fluorene	<5
Phenanthrene	5.3
Anthracene	<5
Fluoranthene	13
Pyrene	14
Benz(a)anthracene	<5
Chrysene	6.5
Benzo(b)fluoranthene	6.2
Benzo(k)fluoranthene	<5
Benzo(a)pyrene	<5
Indeno(1,2,3-cd)pyrene	<5
Dibenzo(a,h)anthracene	<5
Benzo(g,h,i)perylene	<5

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D1	Client:	Urban Redevelopment, LLC
Date Received:	10/05/05	Project:	TLC, F&BI 510036
Date Extracted:	10/06/05	Lab ID:	510036-04
Date Analyzed:	10/06/05	Data File:	100622.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	85	38	158
Benzo(a)anthracene-d12	86	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	<5
Acenaphthylene	<5
Acenaphthene	5.8
Fluorene	5.1
Phenanthrene	39
Anthracene	9.0
Fluoranthene	59
Pyrene	64
Benz(a)anthracene	23
Chrysene	35
Benzo(b)fluoranthene	30
Benzo(k)fluoranthene	14
Benzo(a)pyrene	27
Indeno(1,2,3-cd)pyrene	13
Dibenzo(a,h)anthracene	<5
Benzo(g,h,i)perylene	16

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D2	Client:	Urban Redevelopment, LLC
Date Received:	10/05/05	Project:	TLC, F&BI 510036
Date Extracted:	10/06/05	Lab ID:	510036-05 1/10
Date Analyzed:	10/07/05	Data File:	100716.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	186 vo	38	158
Benzo(a)anthracene-d12	157 vo	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	6,600
Acenaphthylene	<250
Acenaphthene	9,200
Fluorene	6,600
Phenanthrene	34,000 ve
Anthracene	8,400
Fluoranthene	37,000 ve
Pyrene	35,000 ve
Benz(a)anthracene	16,000
Chrysene	20,000 ve
Benzo(b)fluoranthene	24,000 ve
Benzo(k)fluoranthene	7,500 ve
Benzo(a)pyrene	17,000 ve
Indeno(1,2,3-cd)pyrene	4,700
Dibenzo(a,h)anthracene	1,600
Benzo(g,h,i)perylene	4,000

Note: The sample was diluted due to sample matrix effects. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

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

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D2	Client:	Urban Redevelopment, LLC
Date Received:	10/05/05	Project:	TLC, F&BI 510036
Date Extracted:	10/06/05	Lab ID:	510036-05 1/100
Date Analyzed:	10/10/05	Data File:	101004.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	540 vo	38	158
Benzo(a)anthracene-d12	147 vo	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	7,700
Acenaphthylene	<500
Acenaphthene	11,000
Fluorene	7,400
Phenanthrene	47,000
Anthracene	9,700
Fluoranthene	50,000
Pyrene	47,000
Benz(a)anthracene	19,000
Chrysene	25,000
Benzo(b)fluoranthene	23,000
Benzo(k)fluoranthene	8,200
Benzo(a)pyrene	19,000
Indeno(1,2,3-cd)pyrene	7,800
Dibenzo(a,h)anthracene	1,500
Benzo(g,h,i)perylene	8,500

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

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

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D3	Client:	Urban Redevelopment, LLC
Date Received:	10/05/05	Project:	TLC, F&BI 510036
Date Extracted:	10/06/05	Lab ID:	510036-06
Date Analyzed:	10/07/05	Data File:	100712.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	92	38	158
Benzo(a)anthracene-d12	108	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	61
Acenaphthylene	10
Acenaphthene	160
Fluorene	120
Phenanthrene	810 ve
Anthracene	180
Fluoranthene	1,200 ve
Pyrene	1,200 ve
Benz(a)anthracene	590 ve
Chrysene	810 ve
Benzo(b)fluoranthene	950 ve
Benzo(k)fluoranthene	350 ve
Benzo(a)pyrene	680 ve
Indeno(1,2,3-cd)pyrene	250
Dibenzo(a,h)anthracene	84
Benzo(g,h,i)perylene	230

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

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D3	Client:	Urban Redevelopment, LLC
Date Received:	10/05/05	Project:	TLC, F&BI 510036
Date Extracted:	10/06/05	Lab ID:	510036-06 1/10
Date Analyzed:	10/07/05	Data File:	100715.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	124	38	158
Benzo(a)anthracene-d12	121	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	70
Acenaphthylene	<50
Acenaphthene	210
Fluorene	140
Phenanthrene	1,200
Anthracene	230
Fluoranthene	1,800
Pyrene	1,800
Benz(a)anthracene	810
Chrysene	1,100
Benzo(b)fluoranthene	1,400
Benzo(k)fluoranthene	420
Benzo(a)pyrene	940
Indeno(1,2,3-cd)pyrene	300
Dibenzo(a,h)anthracene	77
Benzo(g,h,i)perylene	270

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

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D4	Client:	Urban Redevelopment, LLC
Date Received:	10/05/05	Project:	TLC, F&BI 510036
Date Extracted:	10/06/05	Lab ID:	510036-07 1/10
Date Analyzed:	10/07/05	Data File:	100713.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	130	38	158
Benzo(a)anthracene-d12	124	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	<50
Acenaphthylene	<50
Acenaphthene	89
Fluorene	65
Phenanthrene	640
Anthracene	130
Fluoranthene	1,100
Pyrene	1,100
Benz(a)anthracene	510
Chrysene	700
Benzo(b)fluoranthene	800
Benzo(k)fluoranthene	340
Benzo(a)pyrene	590
Indeno(1,2,3-cd)pyrene	190
Dibenzo(a,h)anthracene	68
Benzo(g,h,i)perylene	170

Note: The sample was diluted due to sample matrix effects. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D5	Client:	Urban Redevelopment, LLC
Date Received:	10/05/05	Project:	TLC, F&BI 510036
Date Extracted:	10/06/05	Lab ID:	510036-08
Date Analyzed:	10/06/05	Data File:	100626.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	88	38	158
Benzo(a)anthracene-d12	97	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	100
Acenaphthylene	<5
Acenaphthene	120
Fluorene	110
Phenanthrene	610 ve
Anthracene	140
Fluoranthene	700 ve
Pyrene	690 ve
Benz(a)anthracene	310
Chrysene	430 ve
Benzo(b)fluoranthene	460 ve
Benzo(k)fluoranthene	170
Benzo(a)pyrene	340
Indeno(1,2,3-cd)pyrene	110
Dibenzo(a,h)anthracene	40
Benzo(g,h,i)perylene	100

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 PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D5	Client:	Urban Redevelopment, LLC
Date Received:	10/05/05	Project:	TLC, F&BI 510036
Date Extracted:	10/06/05	Lab ID:	510036-08 1/10
Date Analyzed:	10/07/05	Data File:	100711.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	128	38	158
Benzo(a)anthracene-d12	123	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	134
Acenaphthylene	<50
Acenaphthene	160
Fluorene	130
Phenanthrene	950
Anthracene	180
Fluoranthene	1,100
Pyrene	1,100
Benz(a)anthracene	440
Chrysene	630
Benzo(b)fluoranthene	620
Benzo(k)fluoranthene	250
Benzo(a)pyrene	480
Indeno(1,2,3-cd)pyrene	170
Dibenzo(a,h)anthracene	57
Benzo(g,h,i)perylene	160

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	SW-N	Client:	Urban Redevelopment, LLC
Date Received:	10/05/05	Project:	TLC, F&BI 510036
Date Extracted:	10/06/05	Lab ID:	510036-09
Date Analyzed:	10/06/05	Data File:	100625.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	100	38	158
Benzo(a)anthracene-d12	99	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	<5
Acenaphthylene	<5
Acenaphthene	<5
Fluorene	<5
Phenanthrene	5.0
Anthracene	<5
Fluoranthene	10
Pyrene	11
Benz(a)anthracene	5.2
Chrysene	6.8
Benzo(b)fluoranthene	8.2
Benzo(k)fluoranthene	<5
Benzo(a)pyrene	6.3
Indeno(1,2,3-cd)pyrene	<5
Dibenzo(a,h)anthracene	<5
Benzo(g,h,i)perylene	5.8

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	SW-S	Client:	Urban Redevelopment, LLC
Date Received:	10/05/05	Project:	TLC, F&BI 510036
Date Extracted:	10/06/05	Lab ID:	510036-10
Date Analyzed:	10/07/05	Data File:	100709.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	120	38	158
Benzo(a)anthracene-d12	118	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	<25
Acenaphthylene	<25
Acenaphthene	<25
Fluorene	<25
Phenanthrene	<25
Anthracene	<25
Fluoranthene	27
Pyrene	31
Benz(a)anthracene	<25
Chrysene	<25
Benzo(b)fluoranthene	<25
Benzo(k)fluoranthene	<25
Benzo(a)pyrene	<25
Indeno(1,2,3-cd)pyrene	<25
Dibenzo(a,h)anthracene	<25
Benzo(g,h,i)perylene	38

Note: The sample was diluted due to sample matrix effects. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	B4	Client:	Urban Redevelopment, LLC
Date Received:	10/05/05	Project:	TLC, F&BI 510036
Date Extracted:	10/06/05	Lab ID:	510036-11
Date Analyzed:	10/07/05	Data File:	100710.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	97	38	158
Benzo(a)anthracene-d12	96	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	47
Acenaphthylene	<5
Acenaphthene	76
Fluorene	79
Phenanthrene	270
Anthracene	130
Fluoranthene	360 ve
Pyrene	480 ve
Benz(a)anthracene	210
Chrysene	290
Benzo(b)fluoranthene	220
Benzo(k)fluoranthene	70
Benzo(a)pyrene	180
Indeno(1,2,3-cd)pyrene	47
Dibenzo(a,h)anthracene	19
Benzo(g,h,i)perylene	46

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

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	B4	Client:	Urban Redevelopment, LLC
Date Received:	10/05/05	Project:	TLC, F&BI 510036
Date Extracted:	10/06/05	Lab ID:	510036-11 1/10
Date Analyzed:	10/07/05	Data File:	100714.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	130	38	158
Benzo(a)anthracene-d12	129	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	55
Acenaphthylene	<50
Acenaphthene	86
Fluorene	95
Phenanthrene	370
Anthracene	160
Fluoranthene	490
Pyrene	670
Benz(a)anthracene	300
Chrysene	420
Benzo(b)fluoranthene	280
Benzo(k)fluoranthene	95
Benzo(a)pyrene	230
Indeno(1,2,3-cd)pyrene	54
Dibenzo(a,h)anthracene	<50
Benzo(g,h,i)perylene	51

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	SW-NW	Client:	Urban Redevelopment, LLC
Date Received:	10/05/05	Project:	TLC, F&BI 510036
Date Extracted:	10/06/05	Lab ID:	510036-12
Date Analyzed:	10/06/05	Data File:	100624.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	84	38	158
Benzo(a)anthracene-d12	93	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	55
Acenaphthylene	<5
Acenaphthene	88
Fluorene	67
Phenanthrene	390
Anthracene	89
Fluoranthene	460
Pyrene	440
Benz(a)anthracene	190
Chrysene	260
Benzo(b)fluoranthene	250
Benzo(k)fluoranthene	97
Benzo(a)pyrene	210
Indeno(1,2,3-cd)pyrene	83
Dibenzo(a,h)anthracene	27
Benzo(g,h,i)perylene	79

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	Method Blank	Client:	Urban Redevelopment, LLC
Date Received:	Not Applicable	Project:	TLC, F&BI 510036
Date Extracted:	10/06/05	Lab ID:	05-1329 mb
Date Analyzed:	10/06/05	Data File:	100614.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	88	38	158
Benzo(a)anthracene-d12	86	35	146

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

Date of Report: 10/10/05
Date Received: 10/05/05
Project: TLC, F&BI 510036

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

Laboratory Code: 510036-04 (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)	5,000	<50	96	97	61-136	1

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	µg/g (ppm)	5,000	99	61-140

Date of Report: 10/10/05
Date Received: 10/05/05
Project: TLC, F&BI 510036

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR PNA'S BY EPA METHOD 8270C SIM

Laboratory Code: 510036-09 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Naphthalene	µg/kg (ppb)	<5	<5	nm
Acenaphthylene	µg/kg (ppb)	<5	<5	nm
Acenaphthene	µg/kg (ppb)	<5	<5	nm
Fluorene	µg/kg (ppb)	<5	<5	nm
Phenanthrene	µg/kg (ppb)	5	<5	nm
Anthracene	µg/kg (ppb)	<5	<5	nm
Fluoranthene	µg/kg (ppb)	10	7	35 a
Pyrene	µg/kg (ppb)	11	7	44 a
Benz(a)anthracene	µg/kg (ppb)	5	<5	nm
Chrysene	µg/kg (ppb)	7	<5	nm
Benzo(b)fluoranthene	µg/kg (ppb)	8	6	29 a
Benzo(k)fluoranthene	µg/kg (ppb)	<5	<5	nm
Benzo(a)pyrene	µg/kg (ppb)	6	<5	nm
Indeno(1,2,3-cd)pyrene	µg/kg (ppb)	<5	<5	nm
Dibenzo(a,h)anthracene	µg/kg (ppb)	<5	<5	nm
Benzo(g,h,i)perylene	µg/kg (ppb)	6	<5	nm

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

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

Date of Report: 10/10/05
Date Received: 10/05/05
Project: TLC, F&BI 510036

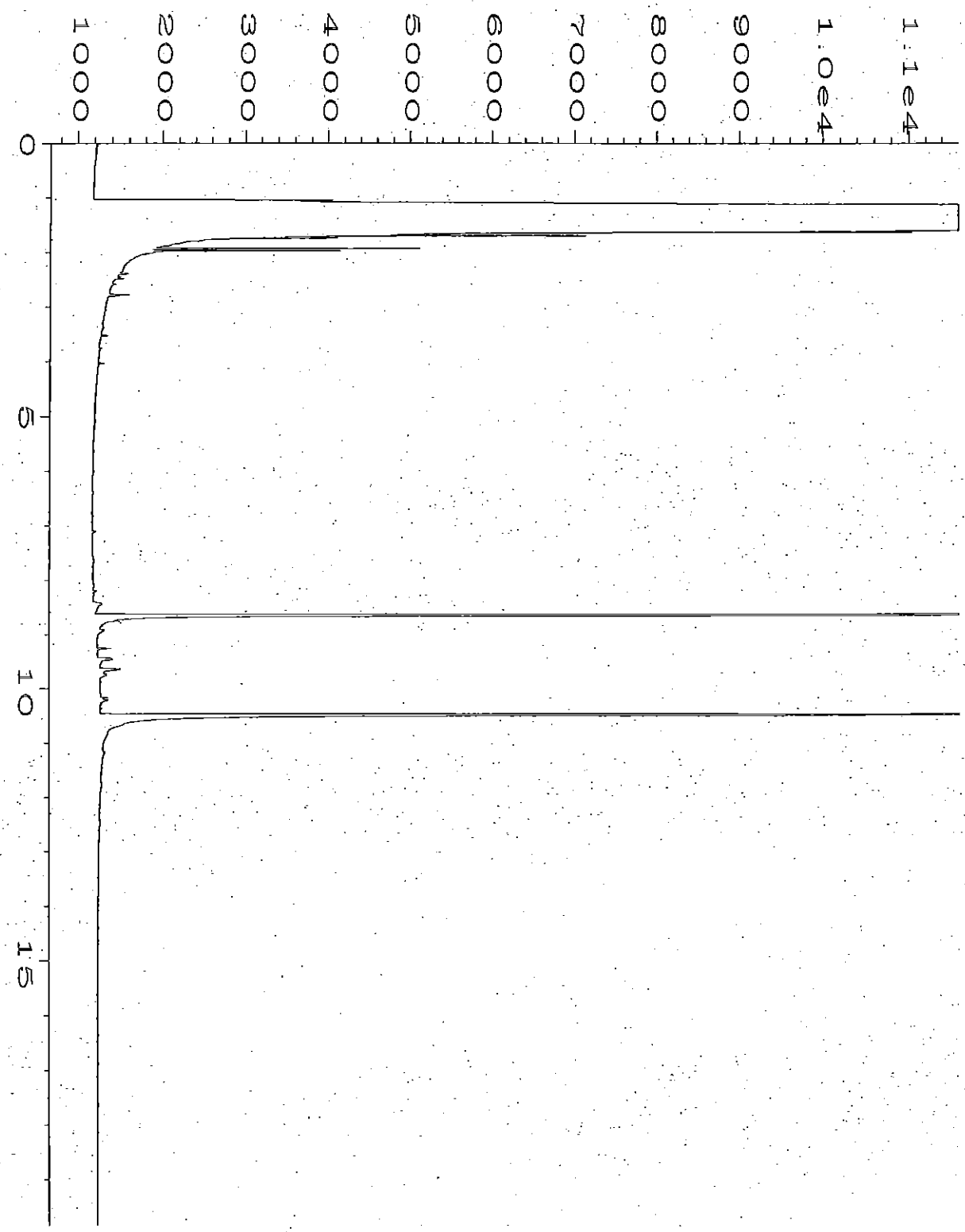
QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR PNA'S BY EPA METHOD 8270C SIM

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Naphthalene	µg/kg (ppb)	170	73	74	69-105	
Acenaphthylene	µg/kg (ppb)	170	76	77	62-117	
Acenaphthene	µg/kg (ppb)	170	77	78	66-115	
Fluorene	µg/kg (ppb)	170	78	79	62-116	
Phenanthrene	µg/kg (ppb)	170	74	76	68-109	
Anthracene	µg/kg (ppb)	170	73	75	56-102	
Fluoranthene	µg/kg (ppb)	170	78	80	64-115	
Pyrene	µg/kg (ppb)	170	75	77	67-118	
Benz(a)anthracene	µg/kg (ppb)	170	71	71	53-121	
Chrysene	µg/kg (ppb)	170	74	74	59-115	
Benzo(b)fluoranthene	µg/kg (ppb)	170	79	75	58-132	
Benzo(k)fluoranthene	µg/kg (ppb)	170	71	75	66-120	
Benzo(a)pyrene	µg/kg (ppb)	170	69	69	49-116	
Indeno(1,2,3-cd)pyrene	µg/kg (ppb)	170	77	76	61-121	
Dibenzo(a,h)anthracene	µg/kg (ppb)	170	83	82	63-126	
Benzo(g,h,i)perylene	µg/kg (ppb)	170	80	80	55-121	

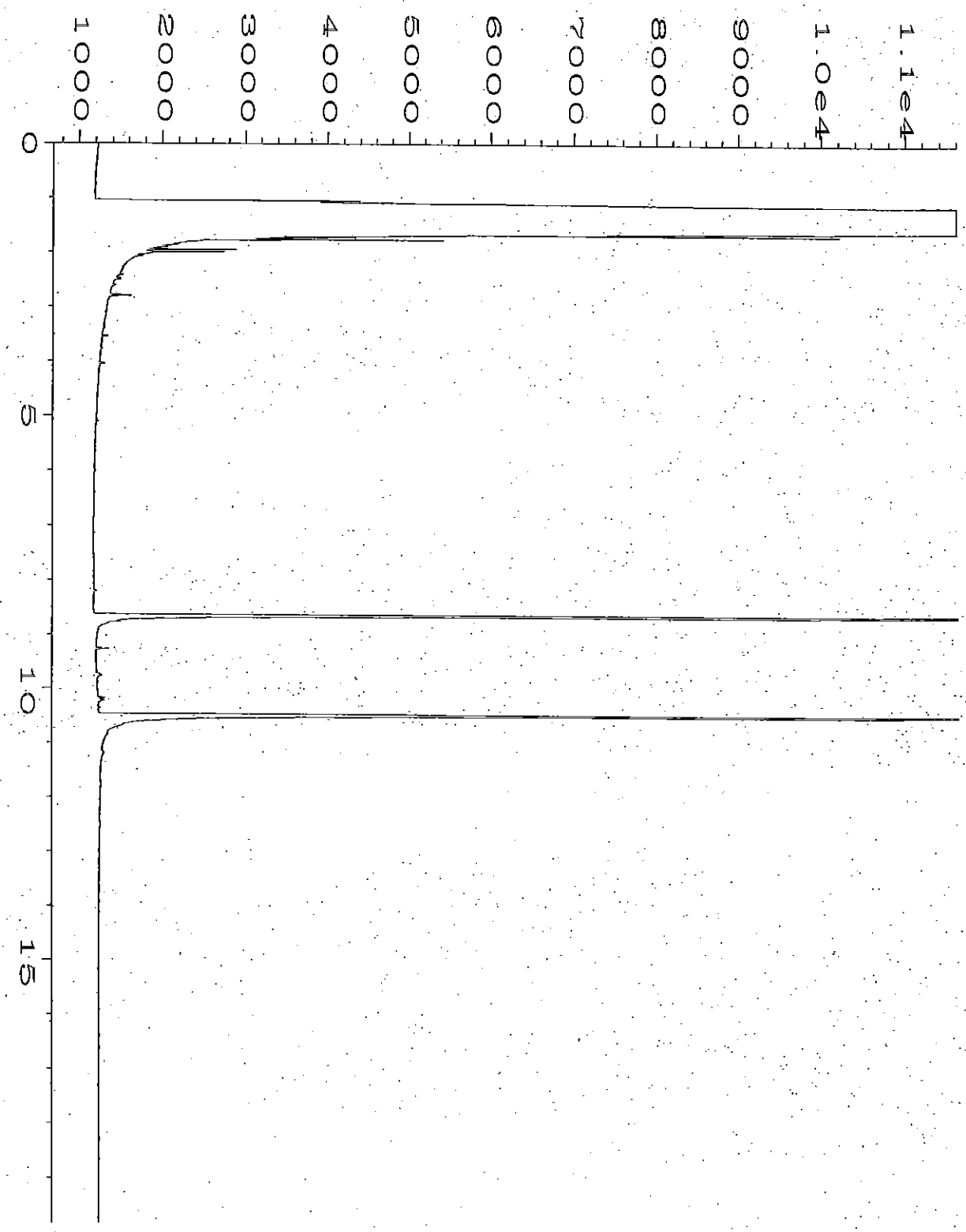
Note: 510036-09 dup. was analyzed out of 12hr shift.

Note: DDD degradation exceeded 20%. This applies to samples 510036-10, 510036-11, 510036-11 1/10, 510036-08 1/10, 510036-06, 510036-06 1/10, 510036-05 1/10, 510036-07 1/10.



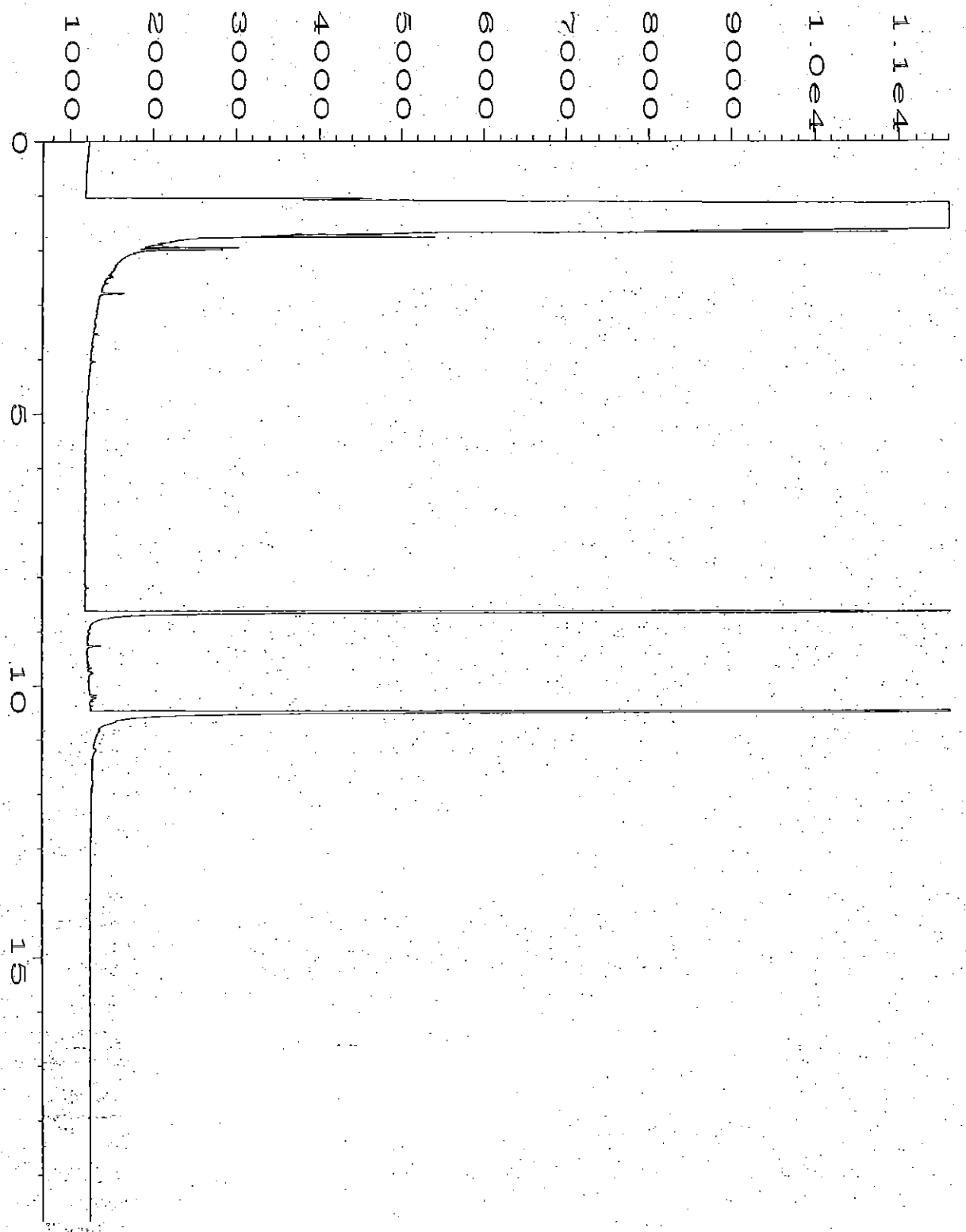
Data File Name : L:\HPCHEM\4\DATA\10-06-05\032F1201.D
Operator : ME
Instrument : GC#4
Sample Name : 510036-01
Run Time Bar Code:
Acquired on : 06 Oct 05 11:07 PM
Report Created on: 07 Oct 05 11:02 AM

Page Number : 1
Vial Number : 32
Injection Number : 1
Sequence Line : 12
Instrument Method: TPHD.MTH
Analysis Method : DEFAULT.MTH

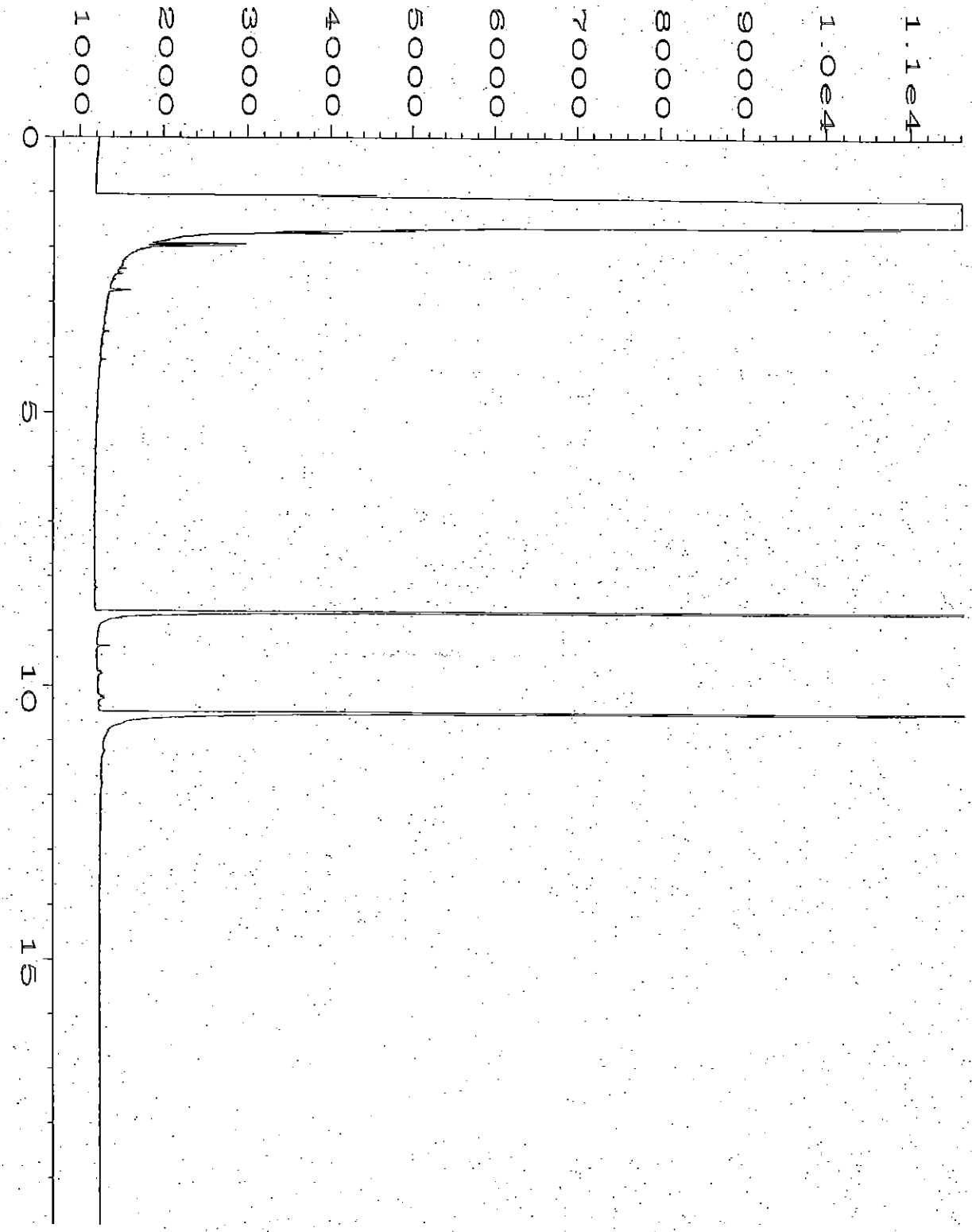


Data File Name : L:\HPCHEM\4\DATA\10-06-05\033F1201.D
Operator : ME
Instrument : GC#4
Sample Name : 510036-02
Run Time Bar Code:
Acquired on : 06 Oct 05 11:34 PM
Report Created on: 07 Oct 05 11;02 AM

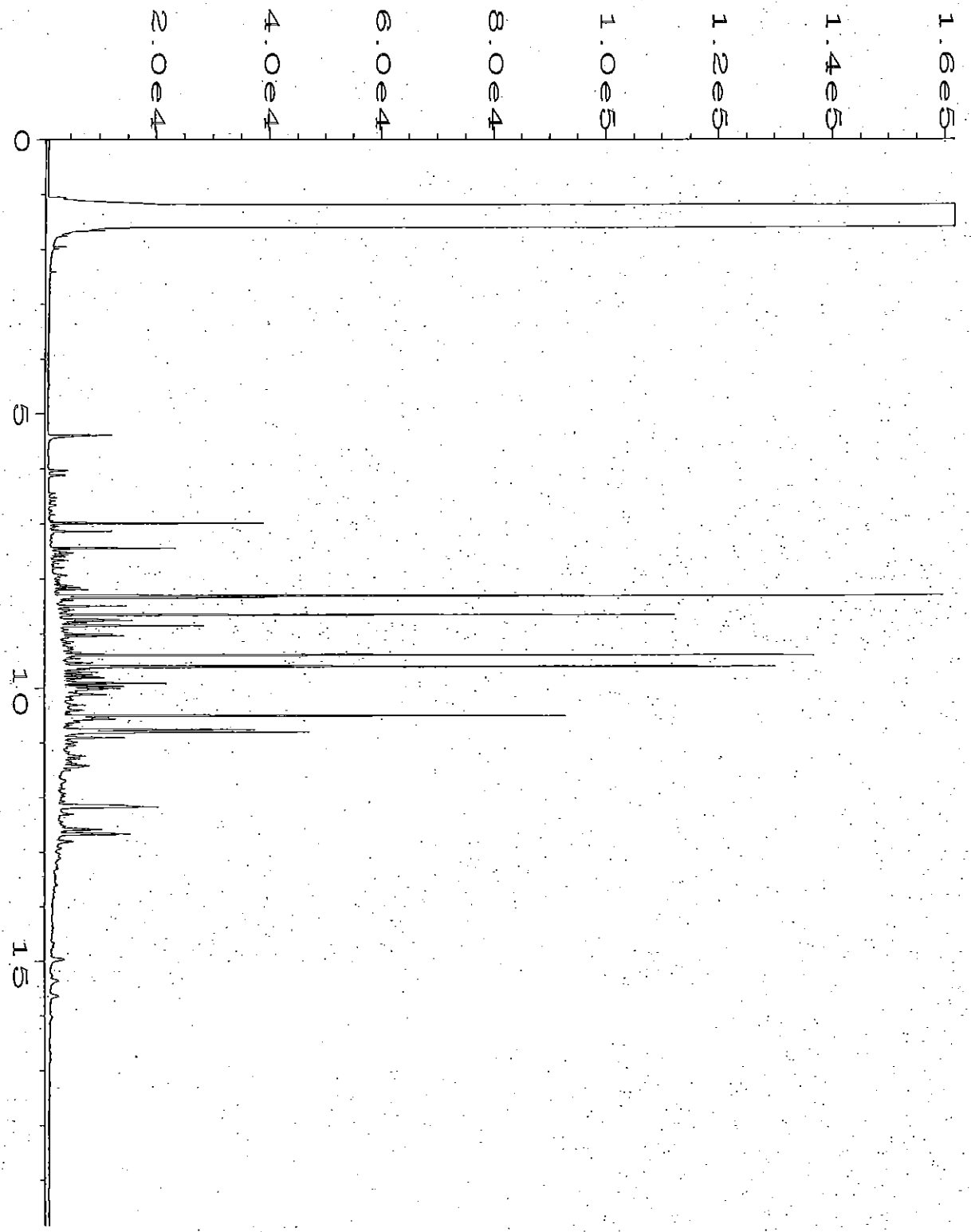
Page Number : 1
Vial Number : 33
Injection Number : 1
Sequence Line : 12
Instrument Method: TPHD.MTH
Analysis Method : DEFAULT.MTH



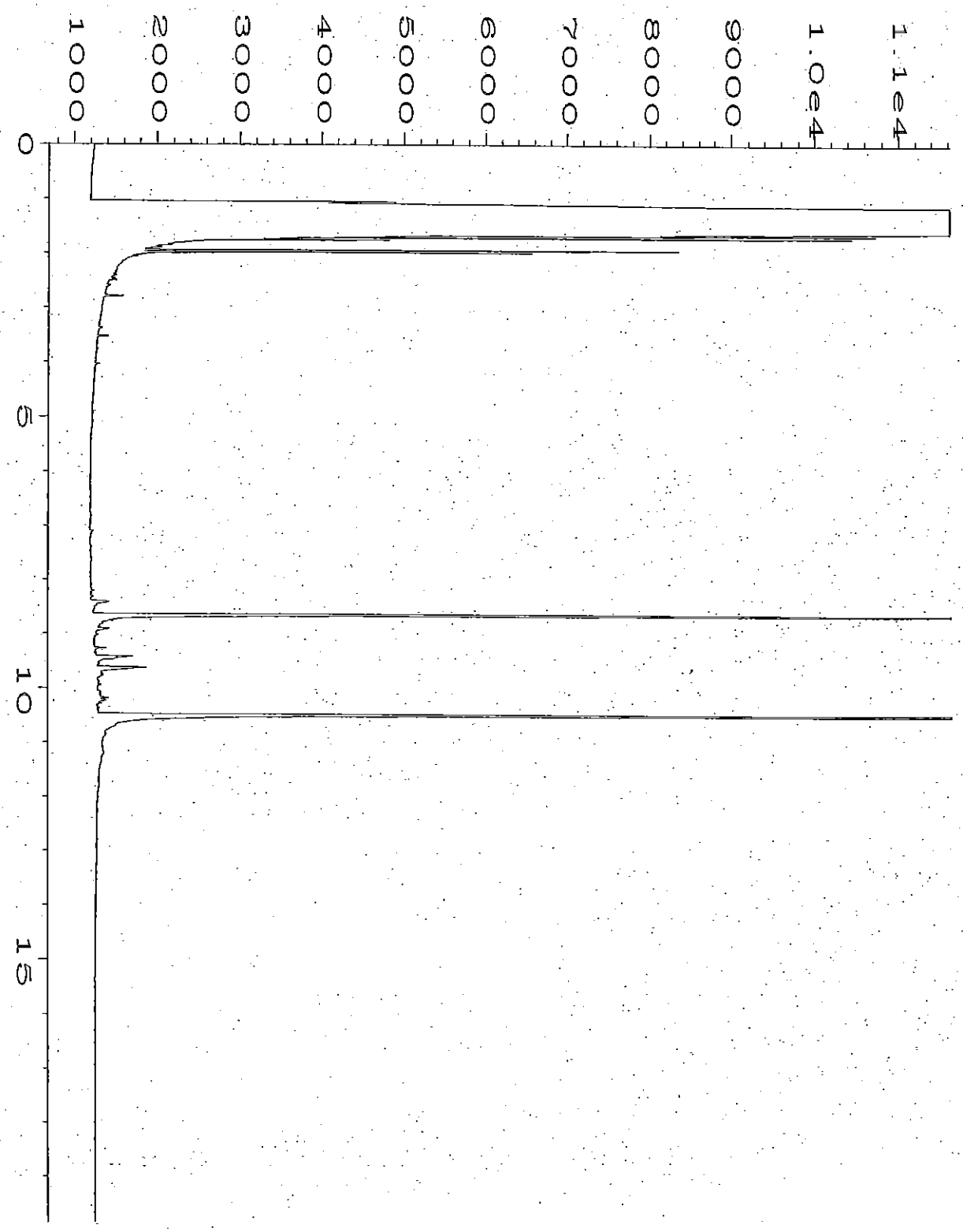
Data File Name	: L:\HPCHEM\4\DATA\10-06-05\034F1201.D		
Operator	: ME	Page Number	: 1
Instrument	: GC#4	Vial Number	: 34
Sample Name	: 510036-03	Injection Number	: 1
Run Time Bar Code:		Sequence Line	: 12
Acquired on	: 07 Oct 05 00:00 AM	Instrument Method	: TPHD.MTH
Report Created on	: 07 Oct 05 11:02 AM	Analysis Method	: DEFAULT.MTH



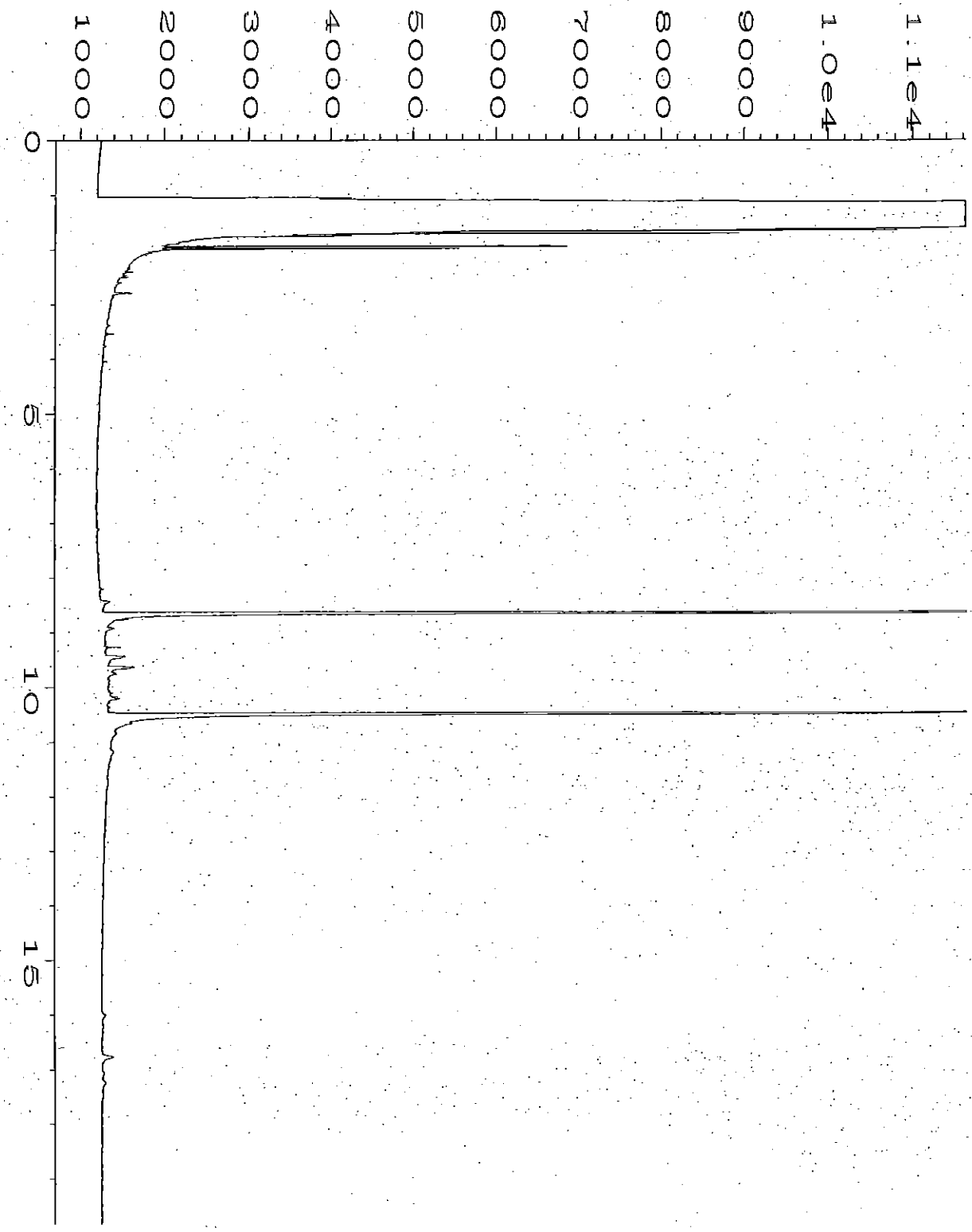
Data File Name	: L:\HPCHEM\4\DATA\10-06-05\035F1201.D		
Operator	: ME	Page Number	: 1
Instrument	: GC#4	Vial Number	: 35
Sample Name	: 510036-04	Injection Number	: 1
Run Time Bar Code:		Sequence Line	: 12
Acquired on	: 07 Oct 05 00:26 AM	Instrument Method:	TPHD.MTH
Report Created on:	07 Oct 05 11:02 AM	Analysis Method	: DEFAULT.MTH



Data File Name	: L:\HPCHEM\4\DATA\10-06-05\045F1501.D		
Operator	: ME	Page Number	: 1
Instrument	: GC#4	Vial Number	: 45
Sample Name	: 510036-05	Injection Number	: 1
Run Time Bar Code:		Sequence Line	: 15
Acquired on	: 07 Oct 05 05:55 AM	Instrument Method	: TPHD.MTH
Report Created on	: 07 Oct 05 11:03 AM	Analysis Method	: DEFAULT.MTH

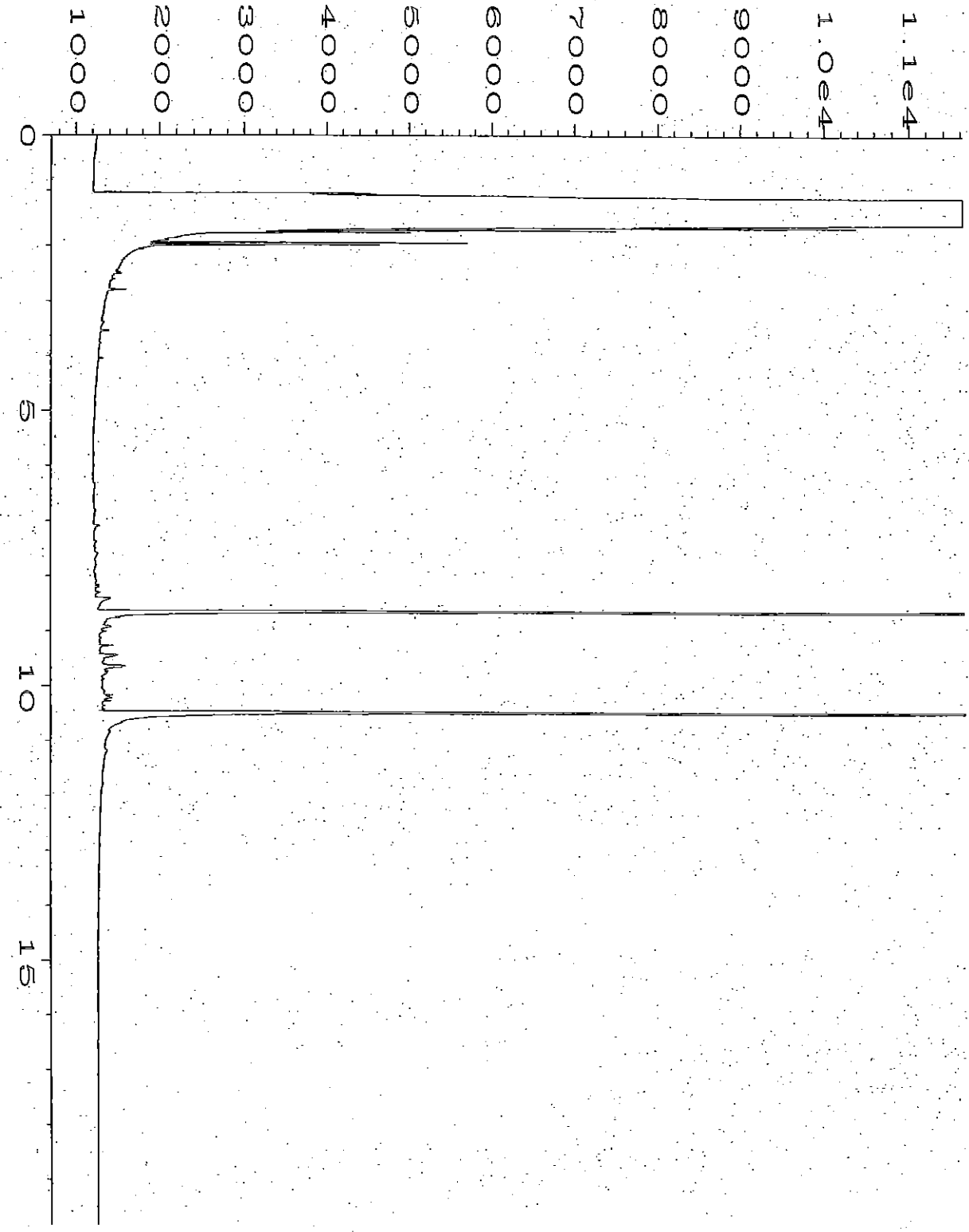


Data File Name	: L:\HPCHEM\4\DATA\10-06-05\038F1201.D		
Operator	: ME	Page Number	: 1
Instrument	: GC#4	Vial Number	: 38
Sample Name	: 510036-06	Injection Number	: 1
Run Time Bar Code:		Sequence Line	: 12
Acquired on	: 07 Oct 05 01:46 AM	Instrument Method	: TPHD.MTH
Report Created on	: 07 Oct 05 11:02 AM	Analysis Method	: DEFAULT.MTH



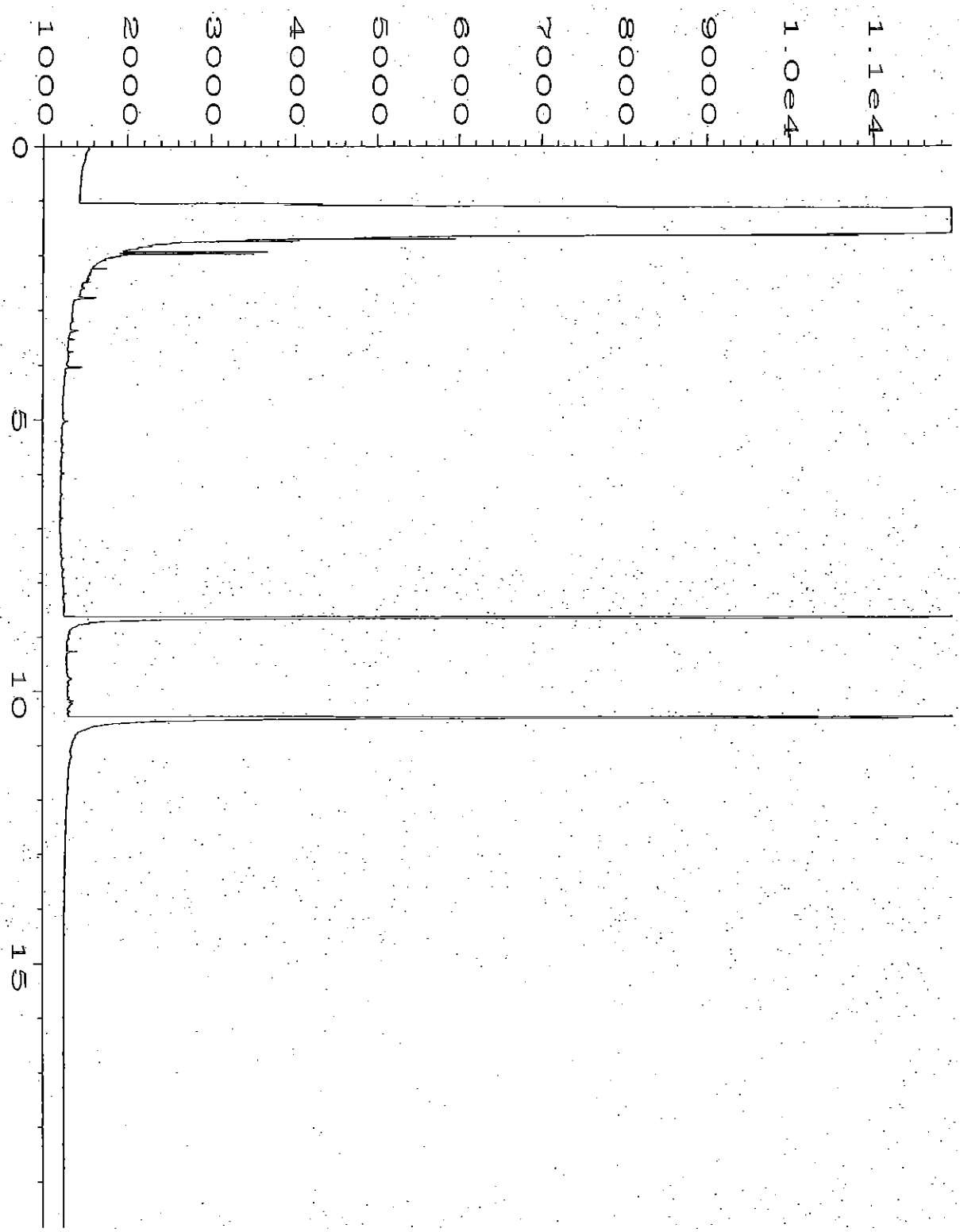
Data File Name : L:\HPCHEM\4\DATA\10-06-05\039F1201.D
Operator : ME
Instrument : GC#4
Sample Name : 510036-07
Run Time Bar Code:
Acquired on : 07 Oct 05 02:12 AM
Report Created on: 07 Oct 05 11:02 AM

Page Number : 1
Vial Number : 39
Injection Number : 1
Sequence Line : 12
Instrument Method: TPHD.MTH
Analysis Method : DEFAULT.MTH



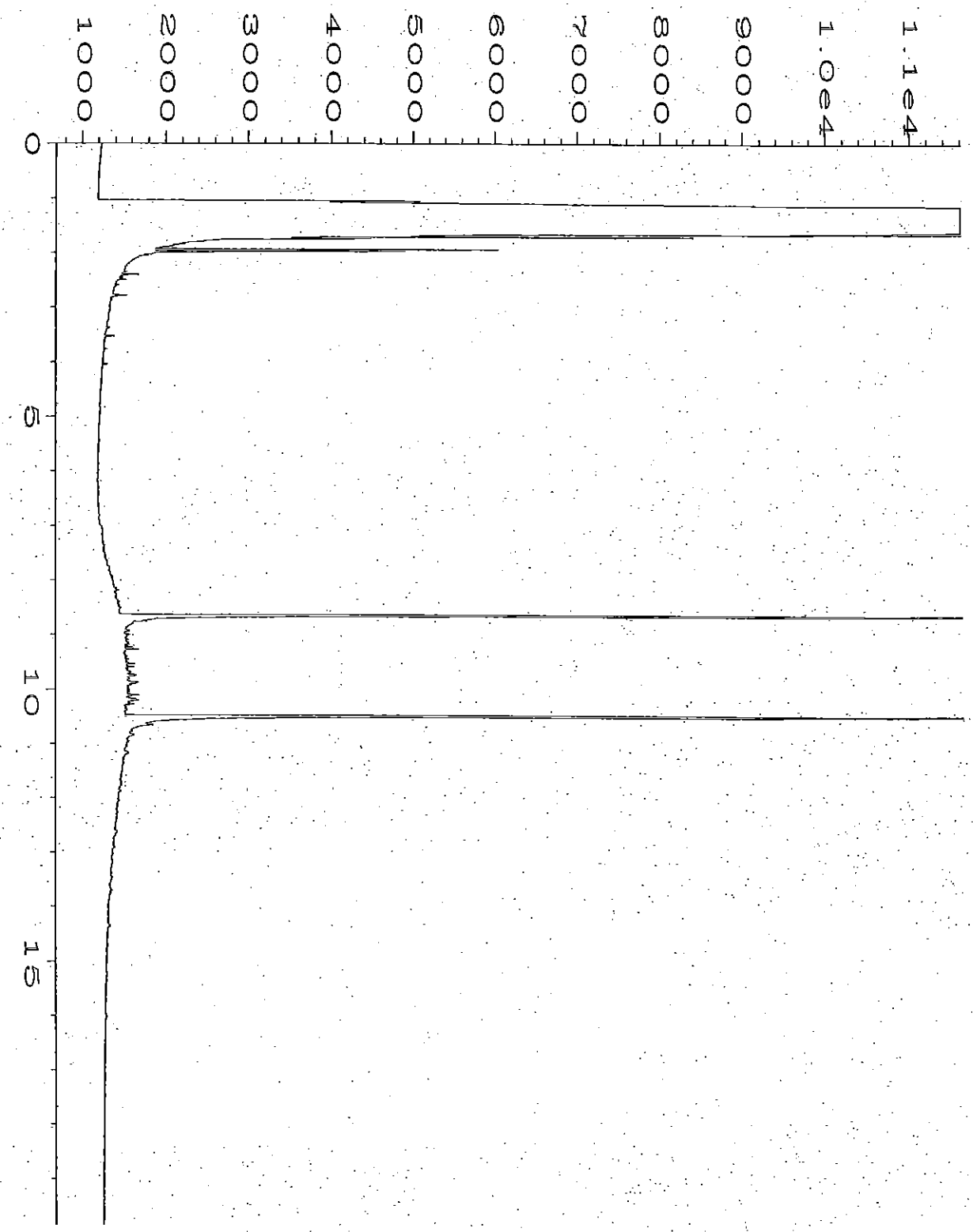
Data File Name : L:\HPCHEM\4\DATA\10-06-05\040F1201.D
Operator : ME
Instrument : GC#4
Sample Name : 510036-08
Run Time Bar Code:
Acquired on : 07 Oct 05 02:39 AM
Report Created on: 07 Oct 05 11:03 AM

Page Number : 1
Vial Number : 40
Injection Number : 1
Sequence Line : 12
Instrument Method: TPHD.MTH
Analysis Method : DEFAULT.MTH



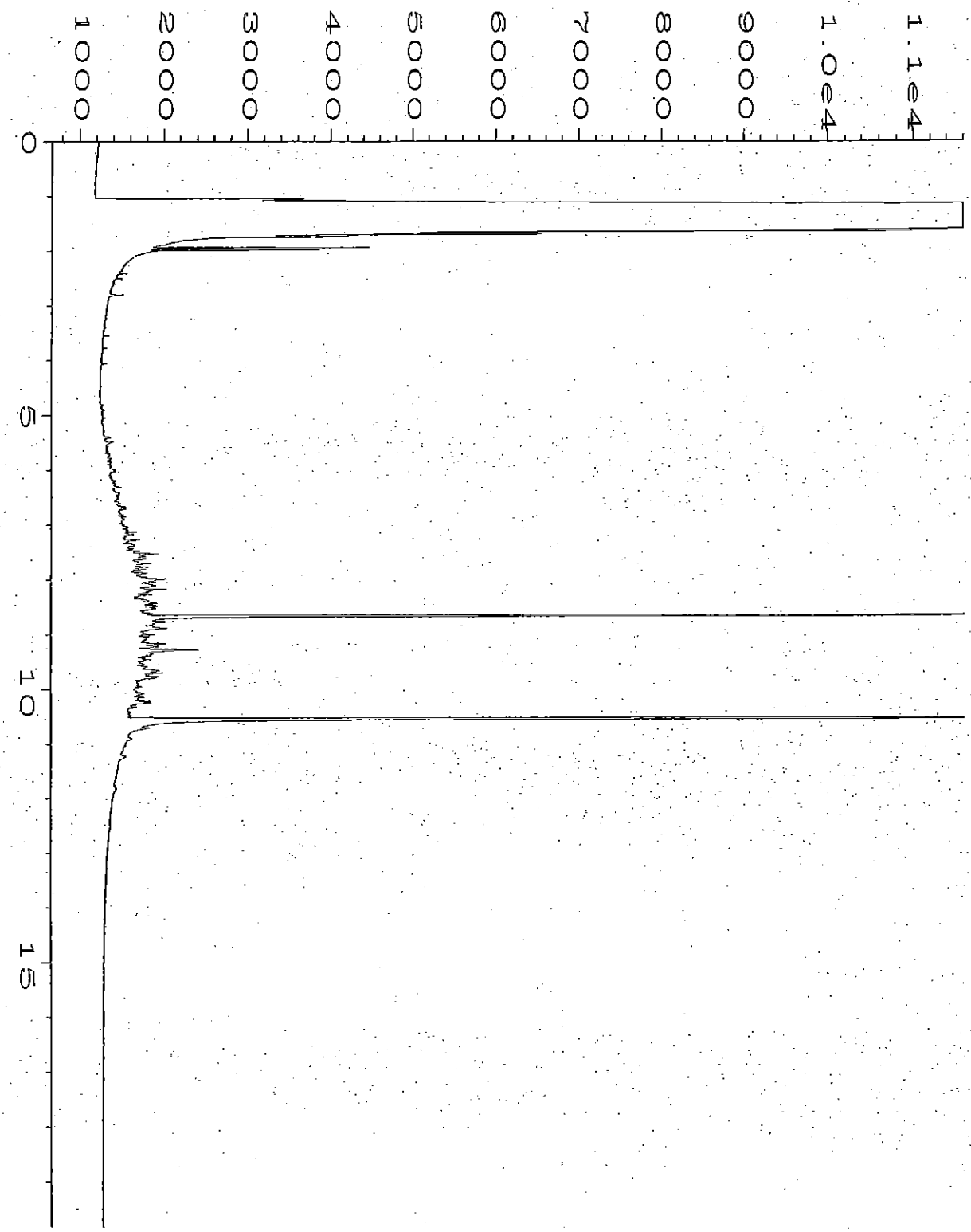
Data File Name : L:\HPCHEM\4\DATA\10-06-05\041F1501.D
Operator : ME
Instrument : GC#4
Sample Name : 510036-09
Run Time Bar Code:
Acquired on : 07 Oct 05 03:59 AM
Report Created on: 07 Oct 05 11:03 AM

Page Number : 1
Vial Number : 41
Injection Number : 1
Sequence Line : 15
Instrument Method: TPHD.MTH
Analysis Method : DEFAULT.MTH

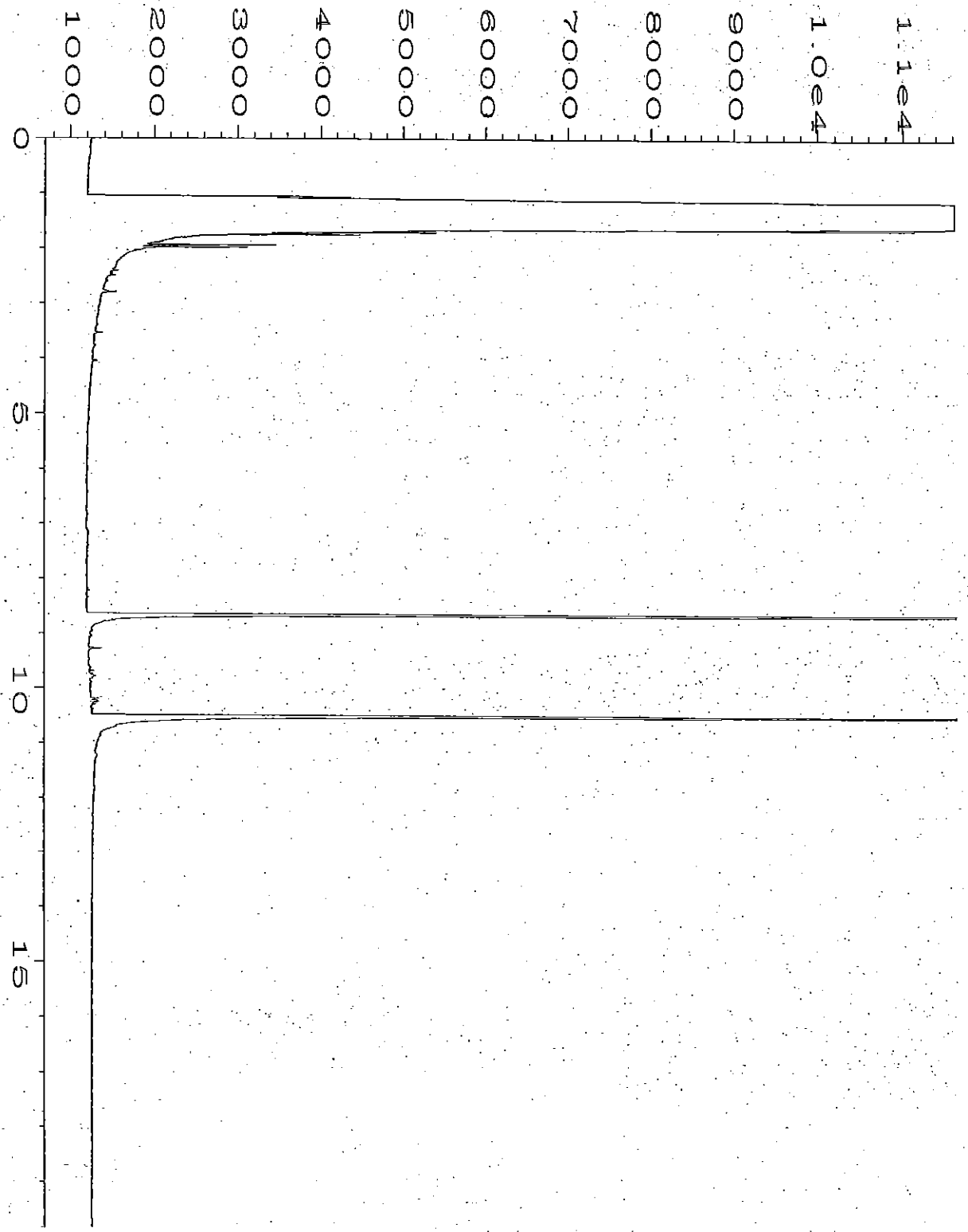


Data File Name : L:\HPCHEM\4\DATA\10-06-05\042F1501.D
Operator : ME
Instrument : GC#4
Sample Name : 510036-10
Run Time Bar Code:
Acquired on : 07 Oct 05 04:25 AM
Report Created on: 07 Oct 05 11:03 AM

Page Number : 1
Vial Number : 42
Injection Number : 1
Sequence Line : 15
Instrument Method: TPHD.MTH
Analysis Method : DEFAULT.MTH

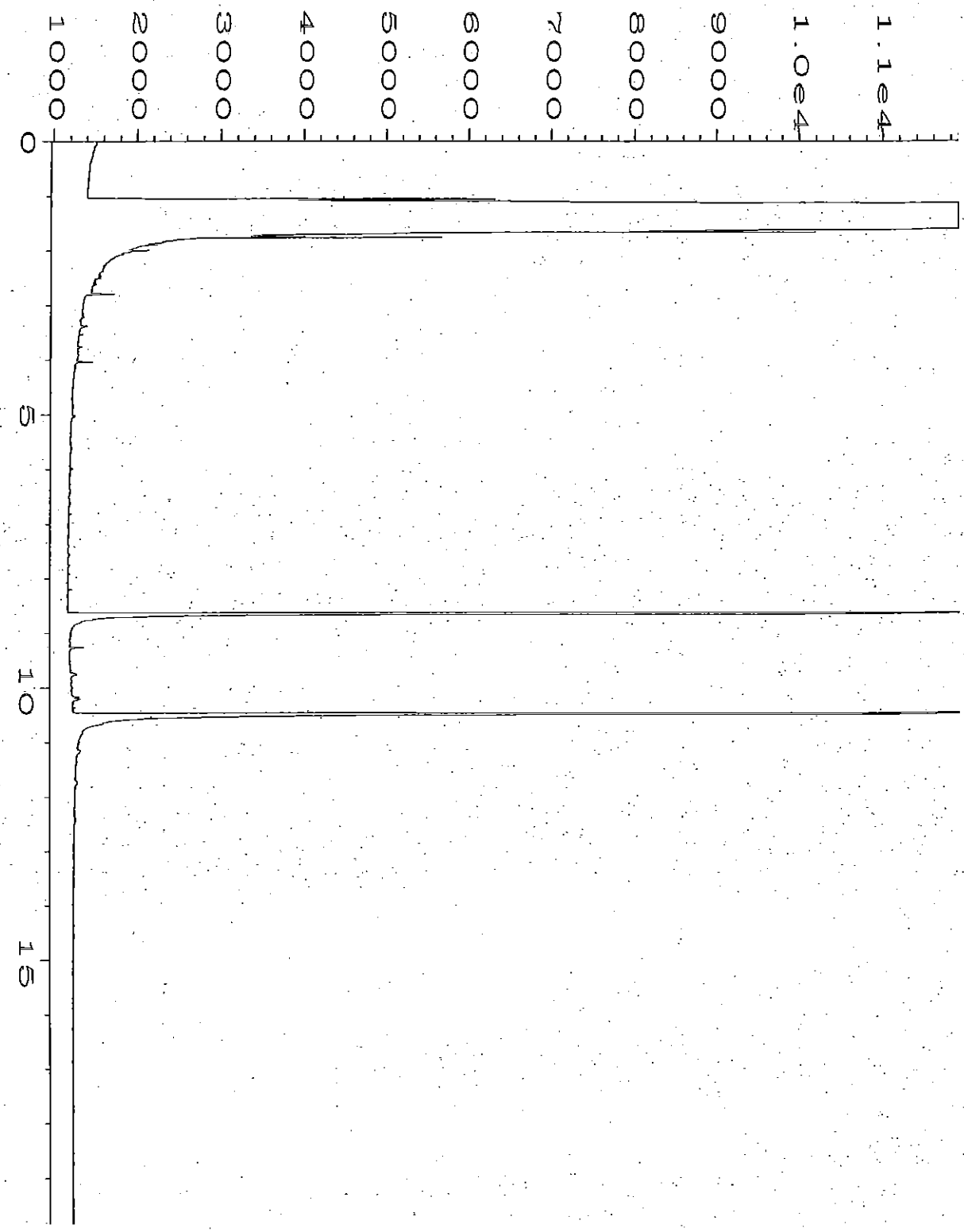


Data File Name	: L:\HPCHEM\4\DATA\10-06-05\043F1501.D		
Operator	: ME	Page Number	: 1
Instrument	: GC#4	Vial Number	: 43
Sample Name	: 510036-11	Injection Number	: 1
Run Time Bar Code:		Sequence Line	: 15
Acquired on	: 07 Oct 05 05:06 AM	Instrument Method	: TPHD.MTH
Report Created on	: 07 Oct 05 11:03 AM	Analysis Method	: DEFAULT.MTH



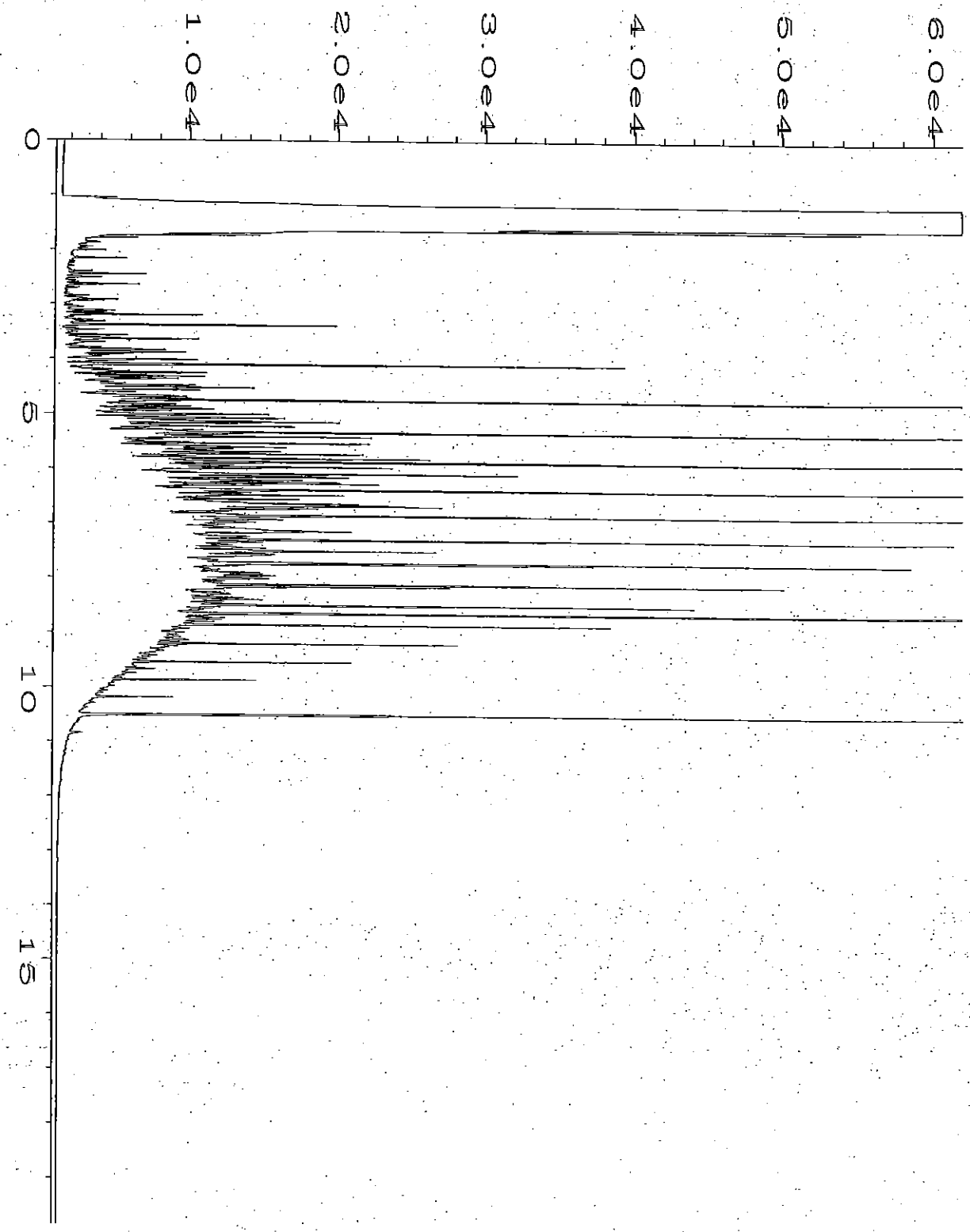
Data File Name : L:\HPCHEM\4\DATA\10-06-05\044F1501.D
Operator : ME
Instrument : GC#4
Sample Name : 510036-12
Run Time Bar Code:
Acquired on : 07 Oct 05 05:33 AM
Report Created on: 07 Oct 05 11:03 AM

Page Number : 1
Vial Number : 44
Injection Number : 1
Sequence Line : 15
Instrument Method: TPHD.MTH
Analysis Method : DEFAULT.MTH



Data File Name : L:\HPCHEM\4\DATA\10-06-05\022F0901.D
Operator : ME
Instrument : GC#4
Sample Name : 05-1331 mb
Run Time Bar Code:
Acquired on : 06 Oct 05 05:46 PM
Report Created on: 07 Oct 05 11:02 AM

Page Number : 1
Vial Number : 22
Injection Number : 1
Sequence Line : 9
Instrument Method: TPHD.MTH
Analysis Method : DEFAULT.MTH



Data File Name : L:\HPCHEM\4\DATA\10-06-05\002F0201.D
Operator : ME
Instrument : GC#4
Sample Name : 500 wadf 21-117
Run Time Bar Code:
Acquired on : 06 Oct 05 09:34 AM
Report Created on: 07 Oct 05 11:01 AM

Page Number : 1
Vial Number : 2
Injection Number : 1
Sequence Line : 2
Instrument Method: TPHD.MTH
Analysis Method : DEFAULT.MTH

510036

SAMPLE CHAIN OF CUSTODY

CM 10/05/05 B C04

Page # 1 of 1

Send Report To John Funderburk
Company Urban Redevelopment
Address 1900 W. Nickerson, Ste 116-G4
City, State, ZIP Seattle, WA 98122
Phone # 425/922-9922 Fax # 206/374-8246

SAMPLERS (signature) John R Funderburk
PROJECT NAME/NO. TLC
PO #

REMARKS
Rush — PAHs & TPH-Dx
Please provide C-grams for any hits.

TURNAROUND TIME
☐ Standard (2 Weeks)
☒ RUSH 3 Day
Rush charges authorized by:

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

Sample ID	Lab ID	Date	Time	Sample Type	# of containers	TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS	PAHs by 8270sim					Notes
						ANALYSES REQUESTED											
B1	01	10/5	4:10	Soil	1	X				1		X					
B2	02					X						X					
B3	03					X						X					
D1	04					X						X					
D2	05					X						X					
D3	06					X						X					
D4	07					X						X					
D5	08					X						X					
SW-N	09					X						X					
SW-S	10					X						X					
Per John F SW-~~S~~ B4 (NP)	11					X						X					
SW-NW	12		4:50			X						X					

10/6/05

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:	John R Funderburk	John R. Funderburk	Urban Redevelopment	10/5	6:30 p
Received by:		Kurt Johnson	F&B	10/5	6:30 p
Relinquished by:					
Received by:					

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

October 24, 2005

John Funderburk, Project Manager
Urban Redevelopment, LLC
1900 W. Nickerson St., Suite 116-64
Seattle, WA 98119

Dear Mr. Funderburk:

Included are the results from the testing of material submitted on October 19, 2005 from the TLC - Pond, F&BI 510185 project. There are 14 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Frank Colich
Project Manager

Enclosures
URD1024R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 10/24/03
Date Received: 10/19/03
Project: TLC - Pond, F&BI 510185
Date Extracted: 10/20/05
Date Analyzed: 10/20/05

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 Range (C_{10}-C_{25})	TRPH (C_{10}-C_{36})	Surrogate (% Recovery) (Limit 67-131)
B1- -1 510185-01	<50	<250	84
B4- -1 510185-02	<50	<250	98
D1- W-1 510185-03	<50	<250	91
D1- M-1 510185-04	<50	<250	84
D1- E-1 510185-05	<50	<250	95
D2- -1 510185-06	110	<250	88
D3- -1 510185-07	<50	<250	85
D2- SW 510185-08	<50	<250	87
D1-DW 510185-09	<50	<250	96
Method Blank	<50	<250	92

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	B1- -1	Client:	Urban Redevelopment, LLC
Date Received:	10/19/05	Project:	TLC - Pond
Date Extracted:	10/19/05	Lab ID:	510185-01 1/10
Date Analyzed:	10/21/05	Data File:	102023.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	119	38	158
Benzo(a)anthracene-d12	117	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	540
Acenaphthylene	<50
Acenaphthene	520
Fluorene	520
Phenanthrene	2,500
Anthracene	580
Fluoranthene	2,500
Pyrene	2,400
Benz(a)anthracene	1,100
Chrysene	1,300
Benzo(b)fluoranthene	1,500
Benzo(k)fluoranthene	610
Benzo(a)pyrene	1,200
Indeno(1,2,3-cd)pyrene	260
Dibenzo(a,h)anthracene	85
Benzo(g,h,i)perylene	200

Note: The sample was diluted due to sample matrix effects. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	B4- -1	Client:	Urban Redevelopment, LLC
Date Received:	10/19/05	Project:	TLC - Pond
Date Extracted:	10/19/05	Lab ID:	510185-02
Date Analyzed:	10/20/05	Data File:	102022.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	88	38	158
Benzo(a)anthracene-d12	95	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	8
Acenaphthylene	<5
Acenaphthene	21
Fluorene	14
Phenanthrene	76
Anthracene	29
Fluoranthene	120
Pyrene	210
Benz(a)anthracene	100
Chrysene	150
Benzo(b)fluoranthene	72
Benzo(k)fluoranthene	23
Benzo(a)pyrene	69
Indeno(1,2,3-cd)pyrene	12
Dibenzo(a,h)anthracene	6.2
Benzo(g,h,i)perylene	11

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D1- W-1	Client:	Urban Redevelopment, LLC
Date Received:	10/19/05	Project:	TLC - Pond
Date Extracted:	10/19/05	Lab ID:	510185-03
Date Analyzed:	10/20/05	Data File:	102018.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	81	38	158
Benzo(a)anthracene-d12	91	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	<5
Acenaphthylene	<5
Acenaphthene	16
Fluorene	13
Phenanthrene	110
Anthracene	22
Fluoranthene	180
Pyrene	180
Benz(a)anthracene	81
Chrysene	110
Benzo(b)fluoranthene	120
Benzo(k)fluoranthene	39
Benzo(a)pyrene	100
Indeno(1,2,3-cd)pyrene	65
Dibenzo(a,h)anthracene	22
Benzo(g,h,i)perylene	64

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D1- M-1	Client:	Urban Redevelopment, LLC
Date Received:	10/19/05	Project:	TLC - Pond
Date Extracted:	10/19/05	Lab ID:	510185-04
Date Analyzed:	10/20/05	Data File:	102019.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	83	38	158
Benzo(a)anthracene-d12	91	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	<5
Acenaphthylene	<5
Acenaphthene	<5
Fluorene	<5
Phenanthrene	20
Anthracene	<5
Fluoranthene	37
Pyrene	38
Benz(a)anthracene	15
Chrysene	23
Benzo(b)fluoranthene	24
Benzo(k)fluoranthene	11
Benzo(a)pyrene	18
Indeno(1,2,3-cd)pyrene	13
Dibenzo(a,h)anthracene	<5
Benzo(g,h,i)perylene	13

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D1- E-1	Client:	Urban Redevelopment, LLC
Date Received:	10/19/05	Project:	TLC - Pond
Date Extracted:	10/19/05	Lab ID:	510185-05 1/10
Date Analyzed:	10/21/05	Data File:	102104.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	114	38	158
Benzo(a)anthracene-d12	104	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	<50
Acenaphthylene	<50
Acenaphthene	<50
Fluorene	<50
Phenanthrene	310
Anthracene	64
Fluoranthene	550
Pyrene	550
Benz(a)anthracene	240
Chrysene	340
Benzo(b)fluoranthene	330
Benzo(k)fluoranthene	140
Benzo(a)pyrene	290
Indeno(1,2,3-cd)pyrene	190
Dibenzo(a,h)anthracene	67
Benzo(g,h,i)perylene	200

Note: The sample was diluted due to sample matrix effects. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D2- -1	Client:	Urban Redevelopment, LLC
Date Received:	10/19/05	Project:	TLC - Pond
Date Extracted:	10/19/05	Lab ID:	510185-06 1/10
Date Analyzed:	10/21/05	Data File:	102024.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	113	38	158
Benzo(a)anthracene-d12	121	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	375
Acenaphthylene	<50
Acenaphthene	1,000
Fluorene	790
Phenanthrene	4,400 ve
Anthracene	1,000
Fluoranthene	5,000 ve
Pyrene	4,800 ve
Benz(a)anthracene	2,100
Chrysene	2,700
Benzo(b)fluoranthene	3,300
Benzo(k)fluoranthene	1,100
Benzo(a)pyrene	2,400
Indeno(1,2,3-cd)pyrene	550
Dibenzo(a,h)anthracene	180
Benzo(g,h,i)perylene	420

Note: The sample was diluted due to sample matrix effects. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

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 PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D3- -1	Client:	Urban Redevelopment, LLC
Date Received:	10/19/05	Project:	TLC - Pond
Date Extracted:	10/19/05	Lab ID:	510185-07
Date Analyzed:	10/20/05	Data File:	102021.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	85	38	158
Benzo(a)anthracene-d12	96	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	20
Acenaphthylene	<5
Acenaphthene	49
Fluorene	40
Phenanthrene	270
Anthracene	64
Fluoranthene	390 ve
Pyrene	390 ve
Benz(a)anthracene	170
Chrysene	230
Benzo(b)fluoranthene	270
Benzo(k)fluoranthene	110
Benzo(a)pyrene	210
Indeno(1,2,3-cd)pyrene	61
Dibenzo(a,h)anthracene	20
Benzo(g,h,i)perylene	50

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 PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D2- SW	Client:	Urban Redevelopment, LLC
Date Received:	10/19/05	Project:	TLC - Pond
Date Extracted:	10/19/05	Lab ID:	510185-08 1/10
Date Analyzed:	10/21/05	Data File:	102025.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	111	38	158
Benzo(a)anthracene-d12	111	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	118
Acenaphthylene	<50
Acenaphthene	370
Fluorene	290
Phenanthrene	2,200
Anthracene	490
Fluoranthene	3,000
Pyrene	3,000
Benz(a)anthracene	1,400
Chrysene	1,800
Benzo(b)fluoranthene	2,400
Benzo(k)fluoranthene	760
Benzo(a)pyrene	1,700
Indeno(1,2,3-cd)pyrene	420
Dibenzo(a,h)anthracene	130
Benzo(g,h,i)perylene	320

Note: The sample was diluted due to sample matrix effects. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D1-DW	Client:	Urban Redevelopment, LLC
Date Received:	10/19/05	Project:	TLC - Pond
Date Extracted:	10/19/05	Lab ID:	510185-09
Date Analyzed:	10/21/05	Data File:	102026.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	77	38	158
Benzo(a)anthracene-d12	101	35	146

Compounds:	Concentration ug/kg (ppb)
Naphthalene	53
Acenaphthylene	18
Acenaphthene	230
Fluorene	180
Phenanthrene	1,300 ve
Anthracene	320
Fluoranthene	2,200 ve
Pyrene	2,200 ve
Benz(a)anthracene	1,100 ve
Chrysene	1,500 ve
Benzo(b)fluoranthene	2,000 ve
Benzo(k)fluoranthene	600 ve
Benzo(a)pyrene	1,300 ve
Indeno(1,2,3-cd)pyrene	330 ve
Dibenzo(a,h)anthracene	120
*Benzo(g,h,i)perylene	240

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 PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	Method Blank	Client:	Urban Redevelopment, LLC
Date Received:	Not Applicable	Project:	TLC - Pond
Date Extracted:	10/19/05	Lab ID:	051391mb
Date Analyzed:	10/20/05	Data File:	101924.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	74	38	158
Benzo(a)anthracene-d12	80	35	146

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

Date of Report: 10/24/03
Date Received: 10/19/03
Project: TLC - Pond, F&BI 510185

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

Laboratory Code: 510193-02 (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)	5,000	<50	103	108	61-136	5

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	µg/g (ppm)	5,000	100	61-140

Date of Report: 10/24/03
Date Received: 10/19/03
Project: TLC - Pond, F&BI 510185

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR PNA'S BY EPA METHOD 8270C SIM

Laboratory Code: 510173-04 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Naphthalene	µg/kg (ppb)	<5	<5	nm
Acenaphthylene	µg/kg (ppb)	<5	<5	nm
Acenaphthene	µg/kg (ppb)	<5	<5	nm
Fluorene	µg/kg (ppb)	<5	<5	nm
Phenanthrene	µg/kg (ppb)	<5	<5	nm
Anthracene	µg/kg (ppb)	<5	<5	nm
Fluoranthene	µg/kg (ppb)	<5	<5	nm
Pyrene	µg/kg (ppb)	<5	<5	nm
Benz(a)anthracene	µg/kg (ppb)	<5	<5	nm
Chrysene	µg/kg (ppb)	<5	<5	nm
Benzo(b)fluoranthene	µg/kg (ppb)	<5	<5	nm
Benzo(k)fluoranthene	µg/kg (ppb)	<5	<5	nm
Benzo(a)pyrene	µg/kg (ppb)	<5	<5	nm
Indeno(1,2,3-cd)pyrene	µg/kg (ppb)	<5	<5	nm
Dibenzo(a,h)anthracene	µg/kg (ppb)	<5	<5	nm
Benzo(g,h,i)perylene	µg/kg (ppb)	<5	<5	nm

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

e of Report: 10/24/03
ate Received: 10/19/03
roject: TLC - Pond, F&BI 510185

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR PNA'S 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)
Naphthalene	µg/kg (ppb)	170	70	71	69-105	1
Acenaphthylene	µg/kg (ppb)	170	75	77	62-117	2
Acenaphthene	µg/kg (ppb)	170	73	75	66-115	2
Fluorene	µg/kg (ppb)	170	75	74	62-116	1
Phenanthrene	µg/kg (ppb)	170	70	73	68-109	3
Anthracene	µg/kg (ppb)	170	70	73	56-102	3
Fluoranthene	µg/kg (ppb)	170	76	77	64-115	1
Pyrene	µg/kg (ppb)	170	75	75	67-118	0
Benz(a)anthracene	µg/kg (ppb)	170	71	72	53-121	1
Chrysene	µg/kg (ppb)	170	74	74	59-115	0
Benzo(b)fluoranthene	µg/kg (ppb)	170	74	77	58-132	4
Benzo(k)fluoranthene	µg/kg (ppb)	170	72	73	66-120	1
Benzo(a)pyrene	µg/kg (ppb)	170	70	73	49-116	4
Indeno(1,2,3-cd)pyrene	µg/kg (ppb)	170	96	98	61-121	2
Dibenzo(a,h)anthracene	µg/kg (ppb)	170	101	102	63-126	1
Benzo(g,h,i)perylene	µg/kg (ppb)	170	94	95	55-121	1

Note: The initial calibration verification result for dibenzo(a,h)anthracene exceeded 15% deviation. The average deviation for all compounds was less than or equal 15%, therefore the initial calibration is considered valid.

Note: The continuing calibration verification result for dibenzo(a,h)anthracene exceeded 15% deviation. The average deviation for all compounds was less than or equal 15%, therefore the initial calibration is considered valid. This applies to the sample 510185-05 1/10.

510185

SAMPLE CHAIN OF CUSTODY

Page # 1 of 1

Send Report To John Funderburk
Company Urban Redevelopment, LLC
Address 1900 W. Nickerson, Ste 116-64
City, State, ZIP Seattle, WA 98992
Phone # 425/922-9922 Fax # 206/374-8246

SAMPLERS (signature) John R Funderburk
PROJECT NAME/NO. TLC - Pond
PO #
REMARKS 3 Day - PAHs

TURNAROUND TIME
☐ Standard (2 Weeks)
☒ RUSH 3 Day
Rush charges authorized by:

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

Sample ID	Lab ID	Date	Time	Sample Type	# of containers	ANALYSES REQUESTED: TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS	PAHs					Notes
B1 - -1	01	10/19	9:06	Soil	1	X						X					
B4 - -1	02		9:17		1	X						X					
D1 - W -1	03		9:28		1	X						X					
D1 - N -1	04		9:45		1	X						X					
D1 - E -1	05		9:50		1	X						X					
D2 - -1	06		9:55		1	X						X					
D3 - -1	07		10:01		1	X						X					
D2 - SW	08		10:06		1	X						X					
D1 - SW	09		10:09		1	X						X					

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: John R Funderburk	John Funderburk	Urban Redevelopa	10/19/05	12:20
Received by: Nhan Phan	Nhan Phan	FrB I	10/19/05	12:20
Relinquished by:				
Received by:				

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

December 12, 2005

John Funderburk, Project Manager
Urban Redevelopment, LLC
1900 W. Nickerson St., Suite 116-64
Seattle, WA 98119

Dear Mr. Funderburk:

Included are the results from the testing of material submitted on November 30, 2005 from the TLC-Pond, F&BI 511299 project. There are 11 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
URD1212R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D1 E(-3)	Client:	Urban Redevelopment, LLC
Date Received:	11/30/05	Project:	TLC-Pond, F&BI 511299
Date Extracted:	12/01/05	Lab ID:	511299-01
Date Analyzed:	12/05/05	Data File:	120517.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	77	18	150
Benzo(a)anthracene-d12	73	40	143

Compounds:	Concentration ug/kg (ppb)
Naphthalene	15
Acenaphthylene	<5
Acenaphthene	57
Fluorene	43
Phenanthrene	340 ve
Anthracene	72
Fluoranthene	500 ve
Pyrene	490 ve
Benz(a)anthracene	250
Chrysene	290
Benzo(b)fluoranthene	370
Benzo(k)fluoranthene	150
Benzo(a)pyrene	260 J
Indeno(1,2,3-cd)pyrene	94 J
Dibenzo(a,h)anthracene	32 J
Benzo(g,h,i)perylene	85

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

J - The result for this analyte in the laboratory control samples is out of control limits. The reported concentration is an estimate.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D1 M(-2.5)	Client:	Urban Redevelopment, LLC
Date Received:	11/30/05	Project:	TLC-Pond, F&BI 511299
Date Extracted:	12/01/05	Lab ID:	511299-02
Date Analyzed:	12/05/05	Data File:	120514.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	79	18	150
Benzo(a)anthracene-d12	72	40	143

Compounds:	Concentration ug/kg (ppb)
Naphthalene	<5
Acenaphthylene	<5
Acenaphthene	7
Fluorene	<5
Phenanthrene	50
Anthracene	9.1
Fluoranthene	79
Pyrene	78
Benz(a)anthracene	38
Chrysene	46
Benzo(b)fluoranthene	51
Benzo(k)fluoranthene	21
Benzo(a)pyrene	34 J
Indeno(1,2,3-cd)pyrene	20 J
Dibenzo(a,h)anthracene	5.6 J
Benzo(g,h,i)perylene	23

J - The result for this analyte in the laboratory control samples is out of control limits. The reported concentration is an estimate.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D1 SW (-1)	Client:	Urban Redevelopment, LLC
Date Received:	11/30/05	Project:	TLC-Pond, F&BI 511299
Date Extracted:	12/01/05	Lab ID:	511299-03
Date Analyzed:	12/05/05	Data File:	120515.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	79	18	150
Benzo(a)anthracene-d12	72	40	143

Compounds:	Concentration ug/kg (ppb)
Naphthalene	<5
Acenaphthylene	<5
Acenaphthene	<5
Fluorene	<5
Phenanthrene	6.8
Anthracene	<5
Fluoranthene	11
Pyrene	11
Benz(a)anthracene	5.3
Chrysene	6.3
Benzo(b)fluoranthene	8.7
Benzo(k)fluoranthene	5.4
Benzo(a)pyrene	5.5 J
Indeno(1,2,3-cd)pyrene	<10 J
Dibenzo(a,h)anthracene	<5 J
Benzo(g,h,i)perylene	<10

J - The result for this analyte in the laboratory control samples is out of control limits. The reported concentration is an estimate.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D2 B(-2)	Client:	Urban Redevelopment, LLC
Date Received:	11/30/05	Project:	TLC-Pond, F&BI 511299
Date Extracted:	12/01/05	Lab ID:	511299-04
Date Analyzed:	12/05/05	Data File:	120522.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	81	18	150
Benzo(a)anthracene-d12	90	40	143

Compounds:	Concentration ug/kg (ppb)
Naphthalene	260
Acenaphthylene	9.4
Acenaphthene	480 ve
Fluorene	370 ve
Phenanthrene	1,600 ve
Anthracene	450 ve
Fluoranthene	1,600 ve
Pyrene	1,500 ve
Benz(a)anthracene	910 ve
Chrysene	980 ve
Benzo(b)fluoranthene	1,300 J, ve
Benzo(k)fluoranthene	420 J, ve
Benzo(a)pyrene	770 J, ve
Indeno(1,2,3-cd)pyrene	190 J
Dibenzo(a,h)anthracene	72 J
Benzo(g,h,i)perylene	170 J

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

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D2 B(-2)	Client:	Urban Redevelopment, LLC
Date Received:	11/30/05	Project:	TLC-Pond, F&BI 511299
Date Extracted:	12/01/05	Lab ID:	511299-04 1/10
Date Analyzed:	12/06/05	Data File:	120621.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	121	18	150
Benzo(a)anthracene-d12	97	40	143

Compounds:	Concentration ug/kg (ppb)
Naphthalene	330
Acenaphthylene	<50
Acenaphthene	570
Fluorene	420
Phenanthrene	2,300
Anthracene	510
Fluoranthene	2,300
Pyrene	2,200
Benz(a)anthracene	1,100
Chrysene	1,300
Benzo(b)fluoranthene	1,300
Benzo(k)fluoranthene	450
Benzo(a)pyrene	990 J
Indeno(1,2,3-cd)pyrene	380 J
Dibenzo(a,h)anthracene	120 J
Benzo(g,h,i)perylene	360

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.

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

Note: The sample was analyzed out of 12hr shift.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D2 SW(-2)	Client:	Urban Redevelopment, LLC
Date Received:	11/30/05	Project:	TLC-Pond, F&BI 511299
Date Extracted:	12/01/05	Lab ID:	511299-05
Date Analyzed:	12/05/05	Data File:	120518.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	80	18	150
Benzo(a)anthracene-d12	76	40	143

Compounds:	Concentration ug/kg (ppb)
Naphthalene	120
Acenaphthylene	<5
Acenaphthene	170
Fluorene	110
Phenanthrene	530 ve
Anthracene	110
Fluoranthene	480 ve
Pyrene	450 ve
Benz(a)anthracene	200
Chrysene	220
Benzo(b)fluoranthene	280
Benzo(k)fluoranthene	100
Benzo(a)pyrene	190 J
Indeno(1,2,3-cd)pyrene	61 J
Dibenzo(a,h)anthracene	22 J
Benzo(g,h,i)perylene	55

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

J - The result for this analyte in the laboratory control samples is out of control limits. The reported concentration is an estimate.

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	B1-B(-3)	Client:	Urban Redevelopment, LLC
Date Received:	11/30/05	Project:	TLC-Pond, F&BI 511299
Date Extracted:	12/01/05	Lab ID:	511299-06
Date Analyzed:	12/05/05	Data File:	120516.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	80	18	150
Benzo(a)anthracene-d12	83	40	143

Compounds:	Concentration ug/kg (ppb)
Naphthalene	66
Acenaphthylene	<5
Acenaphthene	170
Fluorene	100
Phenanthrene	570 ve
Anthracene	110
Fluoranthene	630 ve
Pyrene	600 ve
Benz(a)anthracene	300
Chrysene	340 ve
Benzo(b)fluoranthene	340 ve
Benzo(k)fluoranthene	140
Benzo(a)pyrene	270 J
Indeno(1,2,3-cd)pyrene	110 J
Dibenzo(a,h)anthracene	41 J
Benzo(g,h,i)perylene	110

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

J - The result for this analyte in the laboratory control samples is out of control limits. The reported concentration is an estimate.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	Method Blank	Client:	Urban Redevelopment, LLC
Date Received:	Not Applicable	Project:	TLC-Pond, F&BI 511299
Date Extracted:	12/01/05	Lab ID:	05-1594 mb
Date Analyzed:	12/05/05	Data File:	120512.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	69	18	150
Benzo(a)anthracene-d12	58	40	143

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

J - The result for this analyte in the laboratory control samples is out of control limits. The reported concentration is an estimate.

Date of Report: 12/12/05
Date Received: 11/30/05
Project: TLC-Pond, F&BI 511299

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR PNA'S BY EPA METHOD 8270C SIM

Laboratory Code: 511273-03 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Naphthalene	µg/kg (ppb)	<5	<5	nm
Acenaphthylene	µg/kg (ppb)	<5	<5	nm
Acenaphthene	µg/kg (ppb)	<5	<5	nm
Fluorene	µg/kg (ppb)	<5	<5	nm
Phenanthrene	µg/kg (ppb)	<5	<5	nm
Anthracene	µg/kg (ppb)	<5	<5	nm
Fluoranthene	µg/kg (ppb)	<5	<5	nm
Pyrene	µg/kg (ppb)	<5	<5	nm
Benz(a)anthracene	µg/kg (ppb)	<5	<5	nm
Chrysene	µg/kg (ppb)	<5	<5	nm
Benzo(b)fluoranthene	µg/kg (ppb)	<5	<5	nm
Benzo(k)fluoranthene	µg/kg (ppb)	<5	<5	nm
Benzo(a)pyrene	µg/kg (ppb)	<5	<5	nm
Indeno(1,2,3-cd)pyrene	µg/kg (ppb)	<10	<10	nm
Dibenzo(a,h)anthracene	µg/kg (ppb)	<5	<5	nm
Benzo(g,h,i)perylene	µg/kg (ppb)	<10	<10	nm

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: 12/12/05
Date Received: 11/30/05
Project: TLC-Pond, F&BI 511299

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR PNA'S BY EPA METHOD 8270C SIM

Laboratory Code: : 511273-03 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Naphthalene	µg/kg (ppb)	170	<5	75	52-109
Acenaphthylene	µg/kg (ppb)	170	<5	72	47-115
Acenaphthene	µg/kg (ppb)	170	<5	77	52-110
Fluorene	µg/kg (ppb)	170	<5	77	47-114
Phenanthrene	µg/kg (ppb)	170	<5	73	91-98
Anthracene	µg/kg (ppb)	170	<5	71	41-114
Fluoranthene	µg/kg (ppb)	170	<5	76	43-102
Pyrene	µg/kg (ppb)	170	<5	72	43-118
Benz(a)anthracene	µg/kg (ppb)	170	<5	78	64-105
Chrysene	µg/kg (ppb)	170	<5	68	50-110
Benzo(b)fluoranthene	µg/kg (ppb)	170	<5	87	48-114
Benzo(k)fluoranthene	µg/kg (ppb)	170	<5	90	52-107
Benzo(a)pyrene	µg/kg (ppb)	170	<5	70	57-119
Indeno(1,2,3-cd)pyrene	µg/kg (ppb)	170	<5	35 vo	57-116
Dibenzo(a,h)anthracene	µg/kg (ppb)	170	<5	36	23-128
Benzo(g,h,i)perylene	µg/kg (ppb)	170	<5	29	26-134

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

Date of Report: 12/12/05
Date Received: 11/30/05
Project: TLC-Pond, F&BI 511299

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR PNA'S 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)
Naphthalene	µg/kg (ppb)	170	76	78	57-111	2
Acenaphthylene	µg/kg (ppb)	170	69	71	61-108	3
Acenaphthene	µg/kg (ppb)	170	76	78	60-109	3
Fluorene	µg/kg (ppb)	170	73	76	60-109	4
Phenanthrene	µg/kg (ppb)	170	69	74	57-107	6
Anthracene	µg/kg (ppb)	170	66	69	57-106	5
Fluoranthene	µg/kg (ppb)	170	71	76	56-100	7
Pyrene	µg/kg (ppb)	170	67	72	56-102	7
Benz(a)anthracene	µg/kg (ppb)	170	70	75	56-115	8
Chrysene	µg/kg (ppb)	170	62	67	57-106	8
Benzo(b)fluoranthene	µg/kg (ppb)	170	72	78	58-110	8
Benzo(k)fluoranthene	µg/kg (ppb)	170	71	77	51-108	8
Benzo(a)pyrene	µg/kg (ppb)	170	51 vo	54	55-131	6
Indeno(1,2,3-cd)pyrene	µg/kg (ppb)	170	51 vo	57	54-124	11
Dibenzo(a,h)anthracene	µg/kg (ppb)	170	45 vo	49	47-128	9
Benzo(g,h,i)perylene	µg/kg (ppb)	170	54	61	50-134	11

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

Note: The calibration verification result for indeno(1,2,3-cd)pyrene and dibenzo-(a,h)anthracene exceeded 15% deviation. The average deviation for all compounds was less than or equal 15%, therefore the initial calibration is considered valid.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
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Yelena Aravkina, M.S.
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3012 16th Avenue West
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TEL: (206) 285-8282
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December 14, 2005

John Funderburk, Project Manager
Urban Redevelopment, LLC
1900 W. Nickerson St., Suite 116-64
Seattle, WA 98119

Dear Mr. Funderburk:

Included are the results from the testing of material submitted on December 9, 2005 from the TLC, F&BI 512102 project. There are 8 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
URD1214R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	B1B(-3.5')	Client:	Urban Redevelopment, LLC
Date Received:	12/09/05	Project:	TLC, F&BI 512102
Date Extracted:	12/12/05	Lab ID:	512102-01
Date Analyzed:	12/13/05	Data File:	121307.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	75	18	150
Benzo(a)anthracene-d12	88	40	143

Compounds:	Concentration ug/kg (ppb)
Naphthalene	<5
Acenaphthylene	<5
Acenaphthene	<5
Fluorene	<5
Phenanthrene	9.5
Anthracene	<5
Fluoranthene	14
Pyrene	15
Benz(a)anthracene	6.3
Chrysene	7.5
Benzo(b)fluoranthene	7.5
Benzo(k)fluoranthene	<5
Benzo(a)pyrene	6.0
Indeno(1,2,3-cd)pyrene	<5
Dibenzo(a,h)anthracene	<5
Benzo(g,h,i)perylene	<5

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D1E(-3.5')	Client:	Urban Redevelopment, LLC
Date Received:	12/09/05	Project:	TLC, F&BI 512102
Date Extracted:	12/12/05	Lab ID:	512102-02
Date Analyzed:	12/13/05	Data File:	121308.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	77	18	150
Benzo(a)anthracene-d12	91	40	143

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D2B(-3.0')	Client:	Urban Redevelopment, LLC
Date Received:	12/09/05	Project:	TLC, F&BI 512102
Date Extracted:	12/12/05	Lab ID:	512102-03
Date Analyzed:	12/13/05	Data File:	121309.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	77	18	150
Benzo(a)anthracene-d12	93	40	143

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D2SW (-3.0')	Client:	Urban Redevelopment, LLC
Date Received:	12/09/05	Project:	TLC, F&BI 512102
Date Extracted:	12/12/05	Lab ID:	512102-04
Date Analyzed:	12/13/05	Data File:	121310.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	82	18	150
Benzo(a)anthracene-d12	94	40	143

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	D3B (-2.5')	Client:	Urban Redevelopment, LLC
Date Received:	12/09/05	Project:	TLC, F&BI 512102
Date Extracted:	12/12/05	Lab ID:	512102-05
Date Analyzed:	12/13/05	Data File:	121311.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	73	18	150
Benzo(a)anthracene-d12	89	40	143

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For PNA Compounds By EPA Method 8270C SIM

Client Sample ID:	Method Blank	Client:	Urban Redevelopment, LLC
Date Received:	Not Applicable	Project:	TLC, F&BI 512102
Date Extracted:	12/12/05	Lab ID:	05-1638mb
Date Analyzed:	12/13/05	Data File:	121306.D
Matrix:	soil	Instrument:	GCMS3
Units:	ug/kg (ppb)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Anthracene-d10	81	18	150
Benzo(a)anthracene-d12	96	40	143

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

Date of Report: 12/14/05
Date Received: 12/09/05
Project: TLC, F&BI 512102

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR PNA'S BY EPA METHOD 8270C SIM

Laboratory Code: 512102-05(Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Naphthalene	µg/kg (ppb)	<5	7	nm
Acenaphthylene	µg/kg (ppb)	<5	<5	nm
Acenaphthene	µg/kg (ppb)	<5	<5	nm
Fluorene	µg/kg (ppb)	<5	<5	nm
Phenanthrene	µg/kg (ppb)	<5	27	nm
Anthracene	µg/kg (ppb)	<5	26	nm
Fluoranthene	µg/kg (ppb)	<5	27	nm
Pyrene	µg/kg (ppb)	<5	26	nm
Benz(a)anthracene	µg/kg (ppb)	<5	10	nm
Chrysene	µg/kg (ppb)	<5	12	nm
Benzo(b)fluoranthene	µg/kg (ppb)	<5	12	nm
Benzo(k)fluoranthene	µg/kg (ppb)	<5	10	nm
Benzo(a)pyrene	µg/kg (ppb)	<5	9	nm
Indeno(1,2,3-cd)pyrene	µg/kg (ppb)	<5	5	nm
Dibenzo(a,h)anthracene	µg/kg (ppb)	<5	<5	nm
Benzo(g,h,i)perylene	µg/kg (ppb)	<5	5	nm

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: 12/14/05
Date Received: 12/09/05
Project: TLC, F&BI 512102

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR PNA'S 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)
Naphthalene	µg/kg (ppb)	170	85	83	57-111	2
Acenaphthylene	µg/kg (ppb)	170	79	78	61-108	2
Acenaphthene	µg/kg (ppb)	170	83	82	60-109	1
Fluorene	µg/kg (ppb)	170	86	85	60-109	1
Phenanthrene	µg/kg (ppb)	170	78	79	57-107	1
Anthracene	µg/kg (ppb)	170	73	73	57-106	0
Fluoranthene	µg/kg (ppb)	170	88	90	56-100	3
Pyrene	µg/kg (ppb)	170	86	88	56-102	2
Benz(a)anthracene	µg/kg (ppb)	170	86	88	56-115	2
Chrysene	µg/kg (ppb)	170	77	80	57-106	4
Benzo(b)fluoranthene	µg/kg (ppb)	170	91	93	58-110	2
Benzo(k)fluoranthene	µg/kg (ppb)	170	77	78	51-108	2
Benzo(a)pyrene	µg/kg (ppb)	170	76	76	55-131	0
Indeno(1,2,3-cd)pyrene	µg/kg (ppb)	170	104	102	54-124	2
Dibenzo(a,h)anthracene	µg/kg (ppb)	170	125	122	47-128	3
Benzo(g,h,i)perylene	µg/kg (ppb)	170	97	95	50-134	2

Initial calibration verification result for indeno(1,2,3-cd)pyrene and dibenzo(a,h)anthracene exceeded 15% deviation. The average deviation for all compounds was less than or equal 15%, therefore the initial calibration is considered valid.

512102

SAMPLE CHAIN OF CUSTODY

ME 12/09/05

C03

Send Report To: Urban Redevelopment LLC
Company: John Funderburk
Address: 1900 W. Nickerson, Ste 116-64
City, State, ZIP: Seattle, WA 98119
Phone #: 425/922-9922 Fax #: 206/374-8246

SAMPLERS (signature): John R Funderburk
PROJECT NAME/NO.: TLC
PO #:
REMARKS: Rush - 3 Day! PAHs - MTCA standards

Page # 1 of 1

TURNAROUND TIME
- ☐ Standard (2 Weeks)
- ☒ RUSH 3 Day
- Rush charges authorized by:

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

Sample ID	Lab ID	Date	Time	Sample Type	# of containers	ANALYSES REQUESTED: TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS						Notes
B1B (-3.5')	01	12/8	1:10	Soil	1					X							
D1E (-3.5')	02	"	1:18	"	1					X							
D2B (-3.0)	03	"	1:24	"	1					X							
D2SW (-3.0')	04	"	1:38	"	1					X							
D3B (-2.5')	05	"	1:46	"	1					X							

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: John R Funderburk	John R. Funderburk	Urban Redevelopment	12/9	3:20p
Received by: Nhan Phan	Nhan Phan	FBI	12/9/05	3:20p
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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