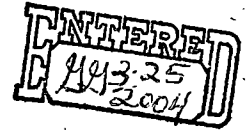




STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

March 22, 2004



Mr. Brad Liger
Mr. Rick Lapinski
Liger Lapinski Properties
PO Box 5603
Everett, WA 98201

Dear Mr. Liger & Mr. Lapinski:

Re: Former Valetor Cleaners
3011 Grand Avenue
Everett, Washington
NW 1220

Thank you for submitting the results of your independent remedial action for review by the Washington State Department of Ecology (Ecology). Ecology appreciates your initiative in pursuing this administrative option under the Model Toxics Control Act (MTCA).

Ecology's Toxics Cleanup Program has reviewed the following information regarding the former Valetor Cleaners facility:

1. Dept. of Ecology File
Valetor Cleaners
Everett, SNO
WAD982654782
HZW 3.1.1
2. Dept. of Ecology File
Valetor Cleaners
Everett, SNO
WAD982654782
HZW 3.2.1 Inspection



3. Phase I Environmental Site Assessment

Vacant Commercial Building

3011 Grand Avenue

Everett, Washington

Wolfe Environmental Consulting, dated November 15, 2002

4. Environmental Consulting Services

UST Removal

Former Valetor Cleaners

3011 Grand Avenue

Everett, Washington

Pinnacle GeoSciences, dated September 24, 2003

5. Soil Sampling and Analysis

Former Valetor Cleaners

3011 Grand Avenue

Everett, Washington

ADEPT Geoscience & Environment, dated January 2004

The reports listed above will be kept in the Central Records of the Northwest Regional Office (NWRO) of Ecology. The documents are available for review by appointment only. Appointments can be made by calling Sally Perkins at (425) 649-7190.

Based upon the information in the reports listed above, Ecology has identified a number of concerns that must be addressed prior to issuance of a "no further action" determination. The following is a summary of Ecology's concerns:

- The solvent tank over-excavation work performed prior to ADEPT's November 27, 2003 soil sampling event lacks documentation that verifies who performed the work; depth of final excavation; soil chemical analysis from side walls and bottom of excavation.
- ADEPT's November 27, 2003 soil sampling event collected solvent tank excavation samples from 8 ft. bgs. The original tank removal work performed by Glacier/Pinnacle on September 8, 2003 excavated to a depth of 8 ft. bgs and confirmed contaminated soils. The undocumented over-excavation removed contaminated soils to an undocumented depth and was subsequently backfilled. ADEPT's soil sample from 8 ft. bgs corresponds to a backfill sample and does not represent the unknown depth of the excavation bottom. Additional vertical soil characterization work is needed in the solvent tank area.

Mr. Liger & Mr. Lapinski
March 22, 2004
Page 3 of 3

- Groundwater needs to be investigated if contaminated soils extend to the water table.
- Soil and possibly groundwater in the vicinity of the former dry cleaner building interior needs to be thoroughly characterized. Known areas of interest include the pipe trenches; dry cleaning machinery areas (two machines); solvent reclaimer; former boiler; and possible floor sump. Other areas of interest not yet identified may also need further investigation.

Please note that because your actions were not, or will not be conducted under a consent decree with Ecology, this letter is not a settlement by the state under RCW 70.105D.040(4) and is not binding on the agency. Further action could be required at your site regardless of how strictly you follow Ecology's advice.

Ecology will add your site to its Leaking Underground Storage Tank database to reflect this "Further Action" determination. Your site will appear in future publications of the LUST database.

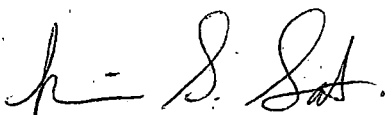
The opinions presented by Ecology in this letter are made only with respect to the information provided in the reports, and files listed above. This opinion is only applicable to the specified site (or area of site) and may not be used to justify action at another site (or area of the site.)

Ecology does not assume any liability for any release, threatened release or other conditions at the site, or for any actions taken or omitted by any person or his/her agents or employees with regard to the release, threatened release, or other conditions at the site.

Again, thank you for taking the initiative to voluntarily address the contamination at your site. Your efforts are recognized by Ecology as a positive step in our work to protect human health and the environment in Washington State.

If you have any questions regarding this letter, please contact me at (425) 649-7265 or bsat461@ecy.wa.gov.

Sincerely,



Brian S. Sato, P.E.
Toxics Cleanup Program

BSS:bs