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December 20, 2022

Ms. Tamara Welty, LG, LHG
Periodic Reviewer & Site Manager
Washington Department of Ecology
Toxics Cleanup Program
Northwest Region Office
PO Box 330316
Shoreline, WA 98133-9716

SUBJECT: Operations and Maintenance Report
Site name: Harbour Pointe Cleaners Lynnwood
Site address: 13619 Mukilteo Speedway, Lynnwood, WA 98037
Facility/Site ID: 41352598
Cleanup Site ID: 12413
VCP Project No.: NW2902
Atlas Project No. NPWRI18001

Dear Ms. Welty:

In accordance with the Environmental Covenant approved for the above-referenced Site, we are reporting the Operations and Maintenance (O&M) conducted during the Annual Inspection at the Site. Chlorinated volatile organic compounds (cVOCs) have been detected in shallow soils associated with a release from dry cleaning activities within the Harbour Point Cleaners tenant space.

On September 20, 2022, the Washington State Department of Ecology (Ecology) issued a No Further Action opinion based on continued performance and effectiveness of the post-cleanup remedial actions at the Site. Engineered controls prevent or limit movement of, or exposure to, contamination. The engineered control at the Site includes the concrete floor slab within the Remedial Action Area, which performs as an engineered control barrier for rainwater infiltration and vapor intrusion, and prevents direct contact with residual contamination in soil.

In order to assess system performance over time, annual O&M visits are required as a condition of the Environmental Covenant. During the O&M visit, the former Harbor Point Cleaners and adjacent tenant space were both inspected to confirm any changes in overall use and condition. Specifically, floor slab condition, the HVAC system, and possible new utilities (that break the floor) are inspected. The O&M visit also included an interview with the facility manager, as he has first-hand knowledge of the Site use and maintenance.

Atlas conducted the O&M inspection on December 13, 2022, within the former Harbour Point Cleaners tenant space and the adjacent-west tenant space. Specific items that were inspected included:

- Modifications to the facility;
- New floor penetrations;
- New cracks larger than ¼ inch in width;
- Repairs made to floor slab over the past year;
- Leaks of water from building roof drainage or storm water drainage piping;
- Leaks of water from piping associated with building plumbing; and

- If the HVAC/Ventilation system is/has been operational.

The Annual O&M Inspection did not reveal any changes to the Site that indicate that engineered controls are not being maintained. A copy of the filled-out Inspection Form is attached to this letter.

We appreciate the opportunity to submit this O&M Inspection report. Should you have questions, please contact our office.

Respectfully submitted,
ATLAS TECHNICAL CONSULTANTS, LLC



Elisabeth Silver
Senior Project Manager

Attachment: O&M Inspection Checklist

Distribution: Scott Gerber, WRI-URS Mukilteo Speedway, LLC
Jing Song, Ecology

ATTACHMENT
Operations and Maintenance Inspection Form

This Annual Inspection Summary Report Form may be used to document the inspections required under the Environmental Covenant for the properties identified above and described in the O&M Plan. Fill out each item listed below and submit to the Washington State Department of Ecology at the following address:

Environmental Covenants Coordinator Washington State Department of Ecology Toxics Cleanup Program
Northwest Regional Office
PO Box 330316
Shoreline, WA 98133-9716

INSPECTION CHECKLIST

Circle yes or no for each inspection item. If you answer yes, please describe the reason for your answer in the space provided. Use the back of the form or a separate sheet of paper if you need more room.

1. Have there been any modifications to the facility during the past year? Yes or No?
If "Yes," please describe:
demo of ceramic floor tile (dry cleaner space), removal of suspended ceiling grid tiles, installation of ceramic tiles in bathroom
2. Have there been any new floor penetrations during the past year? Yes or No?
If "Yes," please describe:
No
3. Have any new cracks larger than 1/4 inch in width been observed during the past year? Yes or No? If "Yes," please describe:
No
4. Have any repairs been made to floor slab over the past year? Yes or No?
If "Yes," please describe:
No
5. Have any leaks of water from building roof drainage or storm water drainage piping been observed over the past year? Yes or No? If "Yes," please describe:
No
6. Have any leaks of water from piping associated with building plumbing been observed over the past year? Yes or No? If "Yes," please describe:
No
7. Is the HVAC/Ventilation system operational? Yes or No? If "No", please describe:
No - HVAC unit working but ducting to space has been disconnected from effluent/return vents
If "No," when will it be operational?
TBD - dependent on re-occupancy of new tenant.
8. Is there evidence of water infiltration through shallow impacted soil? Yes or No?
If "Yes," please describe: No