PES Environmental, Inc.
Engineering & Environmental Services
AN NV5 COMPANY

January 30, 2023

1413.001.10

Washington Department of Ecology
Northwest Regional Office Toxics Control Program
15700 Dayton Avenue North
Shoreline, Washington 98133

Attn: Ms. Tena Seeds

BY EMAIL ONLY

2023 GROUNDWATER AND SOIL VAPOR MONITORING PLAN
AMERICAN LINEN SUPPLY CO DEXTER AVE SITE
AGREED ORDER NO. DE 14302

Dear Ms. Seeds:

On behalf of BMR-Dexter LLC ("BMRD"), PES Environmental, Inc. ("PES"), is submitting this proposed 2023 plan for monitoring groundwater and soil vapor at the American Linen Supply Co Dexter Ave Site, including monitoring to be conducted at the 700 Dexter Avenue North property (the "Property"; Figure 1) and outside of the Property (together, the "Site"). PES has monitored groundwater and soil vapor at the Site since 2017, with monitoring being conducted pursuant to the Final Interim Action Work Plan ("IAWP"), [1] Final Contingent Action Addendum ("CAA") to the IAWP [2], Final Remedial Investigation/Feasibility Study ("RI/FS") Work Plan,[3] Final RI/FS Work Plan Addendum,[4] and the Proposed Groundwater and Soil Vapor Monitoring Plan.[5] PES is proposing that the monitoring plan be revised for 2023 based on the number of wells included in the monitoring network since 2017 and the extensive size of the resulting data set, the generally stable to downward volatile organic compound ("VOC") trends in most of the wells, the generally stable extent of the VOC plume[6] in the four monitored water-bearing zones, and the low to non-detect concentrations of gasoline-range organics ("GRO").

[1] PES Environmental, Inc. ("PES"). 2018. *Final Interim Action Work Plan, American Linen Supply Co-Dexter Avenue Site, 700 Dexter Avenue North, Seattle, Washington.* August.
[2] PES Environmental, Inc. 2019. *Final Contingent Action Addendum to the Final Interim Action Work Plan, Former American Linen Supply Co-Dexter Avenue Site, Agreed Order No. DE 14302.* February 14.
[3] PES Environmental, Inc. 2019. *Final Remedial Investigation/Feasibility Study Work Plan, American Linen Supply Co-Dexter Avenue Site, 700 Dexter Avenue North, Seattle, Washington.* Prepared for BMR-Dexter LLC. December 4.
[4] PES Environmental, Inc. 2020. *Final Remedial Investigation/Feasibility Study Work Plan Addendum, American Linen Supply Co-Dexter Avenue Site, 700 Dexter Avenue North, Seattle, Washington.* Prepared for BMR-Dexter LLC. June 11.
[5] PES Environmental, Inc. 2020. *Proposed Groundwater and Soil Vapor Monitoring Plan, American Linen Supply Co-Dexter Avenue Site, Agreed Order No. DE 14302.* Submitted to the Washington Department of Ecology, Northwest Regional Office Toxics Cleanup Program. October 7.
[6] Refers to the areas above the proposed cleanup levels in the Draft RI Report dated October 14, 2022.

This letter provides a summary of the current sampling program, the rationale for the proposed changes to the monitoring plan, and descriptions of the proposed wells to be monitored, the monitoring frequency, and the analytical parameters.

CURRENT MONITORING PROGRAM

Monitoring Wells

PES has conducted groundwater monitoring consistent with the Proposed Groundwater and Soil Vapor Monitoring Plan ("the plan") since its submittal in 2020. Groundwater monitoring has included both measurement of groundwater levels and collection of groundwater samples, with groundwater levels monitored quarterly in all available network monitoring wells (Figure 2), groundwater levels monitored continually in 24 monitoring wells, and groundwater samples collected either quarterly (IA monitoring wells) or semiannually (plume monitoring wells) as shown in Table 1. All groundwater samples have been analyzed for VOCs by United States Environmental Protection Agency ("EPA") Method 8260, with samples from five shallow wells also analyzed for GRO by Ecology Method NWTPH-Gx. Consistent with the plan, groundwater samples were also analyzed at least annually for either a limited or full suite of geochemical parameters.[7]

Soil Vapor Probes

Consistent with Ecology's email dated October 26, 2021, soil vapor probes SV01 and SV-18 (the only two probes with chlorinated VOCs ("CVOCs"), specifically vinyl chloride, above the soil vapor screening levels) were sampled quarterly. To confirm the limited nature of the soil vapor vinyl chloride screening level exceedances, the soil vapor probes nearest SB01 and SV-18 were sampled in the first quarter of 2022, including SV-08, SV-09, SV-12, SV-13, SV-17, SV-21, SV-22, and SV-23 (Figure 2). All samples were analyzed for VOCs by EPA Method TO-15.

PROPOSED MONITORING LOCATIONS AND SAMPLING FREQUENCY

The overall objectives for 2023 monitoring are to provide sufficient data to evaluate the performance of the IA, provide periodic CVOC data in the groundwater plume beyond the locations monitoring the IA, provide regular soil vapor CVOC data in the two probes with vinyl chloride screening level exceedances, and periodically confirm the continued low CVOC concentrations in soil vapor in probes nearest the vinyl chloride exceedances. The proposed monitoring for 2023 is considered a baseline monitoring plan reflecting the current conditions and property redevelopment activity in the South Lake Union area. If laboratory results vary significantly, or redevelopment activities (e.g., dewatering) begin at one or more locations potentially affecting the Site, or additional data is needed during implementation of the FS, PES may request to Ecology that the monitoring plan be amended.

Monitoring Wells

Table 1 summarizes the proposed 2023 monitoring in the Shallow, Intermediate A and B, and Deep Zones. PES is proposing an approximate 40 percent reduction in the number of groundwater samples collected in 2023 based on the relatively stable or decreasing CVOC concentrations, the relative stability

[7] The full suite of geochemical parameters included alkalinity, chloride, nitrate, sulfate, total organic carbon, ferrous and ferric iron, total manganese, and dissolved gases (methane, ethane, and ethene). The limited suite of geochemical parameters included sulfate, TOC, total metals (total iron and manganese), and dissolved gases (methane, ethane, and ethene).

of the size of the CVOC plume in each water-bearing zone, and the adequacy of the reduced monitoring effort to detect long-term CVOC trends. Generally, PES is proposing to (1) reduce the sampling frequency within the plume (and select other wells used to define the edge of the plume) from quarterly to semiannual, (2) reduce the sampling frequency outside the plume from semiannual to annual, (3) eliminate sampling wells that are located far from the edge of the plume and where other wells are located closer to the plume edge, and (4) reduce the frequency of analysis of geochemical parameters. Table 1 provides the rationale for the monitoring changes on a well by well basis, and Figures 3 through 6 depict the groundwater sampling frequency and extent of the CVOC plume. The CAA wells, which were screened according to IA treatment zones, are shown on Figures 3 through 6 in the stratigraphic zone most applicable to their screen depths, with Treatment Zone A wells in the Intermediate A Zone, Treatment Zones B and C wells in the Intermediate B Zone, and Treatment Zone D wells in the Deep Zone.

PES proposes to continue to collect groundwater samples quarterly in the monitoring wells on the 800 Mercer Street property that are monitoring the HMW-9IB IA area. PES has also added the two wells replacing MW119 and MW-326, which will be decommissioned during redevelopment of the 800 Mercer Street property. The replacement for MW119 (MW-351) will be sampled semiannually since it is in a different location than MW119. Since MW-326 and its replacement well (MW-326R) are co-located, both will be sampled in the second quarter (for confirmation purposes) and only MW-326R will be sampled in the fourth quarter.

Due to the lack of known construction dewatering in South Lake Union and the usefulness of accurate groundwater elevation contours in the upcoming FS, PES proposes to continue monitoring groundwater levels in available network monitoring wells on a quarterly basis and maintain the pressure transducers that are currently deployed in 24 monitoring wells at the Site (Table 1). PES will continue to incorporate data collected by others on properties in and around the Site into the Site database, including data collected at 800 Mercer Street property.

Soil Vapor Probes

PES proposes to continue monitoring the soil vapor probes as in 2022, sampling the two probes with vinyl chloride exceedances (SV01 and SV-18) quarterly and the probes surrounding those two (SV-08, SV-09, SV-12, SV-13, SV-17, SV-21, SV-22, SV-23, and SV-24) once in the second quarter.

PROPOSED ANALYTICAL TESTING FREQUENCY

Table 1 summarizes the proposed analytical testing frequency and test methods.

Monitoring Wells

All groundwater samples will be analyzed for VOCs. Due to the low or non-detect concentrations of GRO, PES proposes to eliminate GRO analysis in the five Shallow Zone monitoring wells (MW-9, MW121, MW125, MW-301, and R-MW5) where it was analyzed in 2022. Groundwater samples collected from wells nearest the IA injection wells will be analyzed for a limited suite of geochemical parameters (which includes sulfate, total organic carbon (“TOC”), total metals (total iron and manganese), and dissolved gases (methane, ethane, and ethene)) in the second quarter and the full suite of geochemical parameters (alkalinity, chloride, nitrate, sulfate, TOC, total metals (total iron, ferrous iron, and manganese), and dissolved gases (methane, ethane, and ethene)) in the fourth quarter. Groundwater samples collected from wells with higher concentrations of CVOCs and geochemical

parameter results favorable for CVOC biodegradation will be tested for the full suite of geochemical parameters annually (fourth quarter) to confirm the historical consistency of the results.

Soil Vapor Probes

All collected soil vapor samples will be analyzed for VOCs.

FUTURE SAMPLING SCHEDULE

The sampling events for 2023 are scheduled in February, May, August, and November. PES requests that Ecology approve the proposed monitoring plan in time for implementation in the February 2023 sampling event. If you have any questions regarding this letter, please do not hesitate to call either of us at (206) 529-3980. Thank you for assistance.

Sincerely,
PES ENVIRONMENTAL, INC.

Brian O'Neal, P.E.
Principal Engineer

William R. Haldeman, LHG, R.G.
Associate Hydrogeologist

Attachments: Table 1 – 2023 Groundwater and Soil Vapor Monitoring Plan
Figure 1 – Property Location
Figure 2 – Existing CAA, IA, and RI Monitoring Network
Figure 3 – Proposed 2023 Shallow Zone Monitoring
Figure 4 – Proposed 2023 Intermediate A Zone Monitoring
Figure 5 – Proposed 2023 Intermediate B Zone Monitoring
Figure 6 – Proposed 2023 Deep Zone Monitoring

cc: John Moshy, BMRD
Elizabeth Dickey, BMRD
Drew Graham, OAC

Table 1

2023 Groundwater and Soil Vapor Monitoring Plan
American Linen Supply Co Dexter Ave Site
700 Dexter Avenue North, Seattle, Washington

Sampling Location	Well or Probe Depth (feet bgs)	Well or Probe Screen Elevation (feet NAVD88)	2022 Monitoring			Proposed 2023 Monitoring												Rationale for Change
						Quarterly Water Levels	First Quarter			Second Quarter			Third Quarter			Fourth Quarter		
								Geochem			Geochem			Geochem			Geochem	
			VOCs	GRO	Geochem		VOCs	Full Suite	Limited Suite	VOCs	Full Suite	Limited Suite	VOCs	Full Suite	Limited Suite	VOCs	Full Suite	Limited Suite	
Shallow Zone Wells																			
FMW-143	28	10 to 5	–	–	–	X	–	–	–	–	–	–	–	–	–	–	–	–	No change
MW121	25	26.7 to 16.7	Q	Q	Q	X (t)	–	–	–	X	–	–	–	–	–	X	X	–	ND to low GRO, steady geochem results, in plume
MW125	30	28.6 to 13.6	Q	Q	Q	X	–	–	–	–	–	–	–	–	–	X	–	–	ND VOCs and GRO, beyond plume
MW-154	35	28.1 to 18.1	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	X	–	Steady geochem results, in plume
MW-155	30	24.4 to 14.4	Q	–	Q	X (t)	–	–	–	X	–	–	–	–	–	X	X	–	Steady geochem results, in plume
MW-159	30.4	22.9 to 12.9	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	–	–	ND to low VOCs, at edge of plume
MW-210	20	17.1 to 7.1	–	–	–	X	–	–	–	–	–	–	–	–	–	–	–	–	Formerly designated SMW-3
MW-214	17	20.8 to 10.8	–	–	–	X	–	–	–	–	–	–	–	–	–	–	–	–	No change
MW-301	28.3	35.6 to 25.6	Q	Q	Q	X	–	–	–	–	–	–	–	–	–	X	–	–	ND to low GRO and VOC concentrations
MW-305	32.8	37.4 to 27.4	S	–	A	X	–	–	–	–	–	–	–	–	–	X	–	–	ND to low VOC concentrations, beyond plume, upgradient
MW-310	23.8	19.2 to 9.2	S	–	A	X	–	–	–	–	–	–	–	–	–	X	–	–	ND to low VOC concentrations, beyond plume
MW-312	25.8	19.9 to 9.9	S	–	A	X (t)	–	–	–	–	–	–	–	–	–	X	–	–	ND to low VOC concentrations, beyond plume
MW-313	29.5	20.4 to 10.4	S	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	ND to low VOC concentrations, but in plume
MW-320	25.5	18.6 to 8.6	S	–	A	X (t)	–	–	–	–	–	–	–	–	–	–	–	–	ND to low VOC concentrations, MW-312 closer
MW-332	30.3	16.0 to 6.0	S	–	A	X	–	–	–	–	–	–	–	–	–	X	–	–	ND to low VOC concentrations, beyond plume
MW-337	19.7	18.1 to 8.1	S	–	A	X	–	–	–	–	–	–	–	–	–	–	–	–	ND to low VOC concentrations, far beyond plume
MW-339	20.1	18.2 to 8.2	S	–	A	X	–	–	–	–	–	–	–	–	–	–	–	–	ND to low VOC concentrations, far beyond plume
MW-8	19	28.7 to 14.2	–	–	–	X	–	–	–	–	–	–	–	–	–	–	–	–	No change
MW-9	22	34.1 to 19.1	Q	Q	Q	X	–	–	–	X	–	–	–	–	–	X	X	–	ND to low VOCs and GRO, in plume
R-MW5	30	42.4 to 27.4	Q	Q	Q	X	–	–	–	–	–	–	–	–	–	X	X	–	ND to low VOCs and GRO, steady geochem results, upgradient
R-MW6	22	33.3 to 23.3	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	X	–	Steady geochem results, in plume
SCL-MW101	15	25.5 to 15.5	S	–	A	X	–	–	–	–	–	–	–	–	–	X	–	–	ND CVOC concentrations, beyond plume
SCL-MW105	30	11.3 to 1.3	–	–	–	X	–	–	–	–	–	–	–	–	–	–	–	–	No change
SCS-2	21	28.2 to 18.2	–	–	–	X	–	–	–	–	–	–	–	–	–	–	–	–	No change
Intermediate A Zone Wells																			
BB-8	40	14.0 to 4.0	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	X	–	Steady geochem results, in plume
FMW-142	42.5	-4.6 to -9.6	S	–	A	X	–	–		–	–	–	–	–	–	X	–	–	ND to low VOC concentrations, beyond plume
GEI-1	36.8	1.2 to -8.8	–	–	–	X	–	–	–	–	–	–	–	–	–	–	–	–	No change
GEI-MW-1	59.8	-9.7 to -29.7	S	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	ND to low VOC concentrations, beyond plume
MW107	45	8.8 to -1.2	Q	–	Q	X	X	–	–	X	–	X	X	–	–	X	X	–	Steady geochem results, in plume near injection wells
MW108	50	-7.2 to -17.2	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	X	–	Steady geochem results, in plume
MW109	45	-0.0 to -10.0	Q	–	Q	X (t)	–	–	–	X	–	–	–	–	–	X	X	–	Relatively low and decreasing VOCs, in plume
MW110	45	4.7 to -5.3	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	X	–	Slowly decreasing VOC concentrations, in plume
MW115	45	-0.6 to -10.6	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	–	–	ND to low VOC concentrations, at edge of plume
MW116	45	-3.0 to -13.0	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	–	–	ND to low VOC concentrations, just beyond plume
MW119	45	2.7 to -7.3	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	–	–	ND to low VOC concentrations, just beyond plume
MW120	50	-0.0 to -10.0	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	X	–	Steady geochem results, in plume
MW127	50	-1.0 to -11.0	S	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	ND to low VOC concentrations, beyond plume
MW-142	50	2.4 to -7.6	Q	–	Q	X (t)	–	–	–	X	–	X	–	–	–	X	X	–	Steady geochem results, in plume near injection wells
MW-144R	50.1	2.8 to -7.3	Q	–	Q	X	–	–	–	X	–	X	–	–	–	X	X	–	Steady geochem results, in plume near injection wells
MW-146	49.8	12.9 to 2.9	Q	–	Q	X	–	–	–	X	–	X	–	–	–	X	X	–	Steady geochem results, in plume near injection wells
MW-156	49.6	2.0 to -8.0	Q	–	Q	X	–	–	–	X	–	X	–	–	–	X	X	–	Steady geochem results, in plume near injection wells
MW-189	58.8	-1.2 to -11.2	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	X	–	Relatively low VOCs, steady geochem, in plume
MW-302	64.3	3.0 to -7.0	S	–	A	X	–	–	–	–	–	–	–	–	–	X	–	–	ND to low VOC concentrations, upgradient

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						Quarterly Water Levels	First Quarter			Second Quarter			Third Quarter			Fourth Quarter			Rationale for Change
								Geochem			Geochem			Geochem			Geochem		
			VOCs	GRO	Geochem		VOCs	Full Suite	Limited Suite	VOCs	Full Suite	Limited Suite	VOCs	Full Suite	Limited Suite	VOCs	Full Suite	Limited Suite	
MW-306	52.8	17.2 to 7.2	S	–	A	X (t)	–	–	–	–	–	–	–	–	–	X	–	–	ND to low VOC concentrations, upgradient
MW-308	45.1	-4.7 to -14.7	S	–	A	X (t)	–	–	–	X	–	–	–	–	–	X	–	–	ND to low VOC concentrations, but in plume
MW-315	47.4	12.2 to 2.3	S	–	A	X	–	–	–	–	–	–	–	–	–	X	–	–	ND CVOCs, low VOCs, beyond plume, sidegradient
MW-317	38.2	3.4 to -6.6	S	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	ND to low VOC concentrations, beyond plume
MW-325	44.5	7.0 to -3.0	Q	–	A	X (t)	–	–	–	X	–	–	–	–	–	X	–	–	ND to low VOC concentrations, beyond plume
MW-327	34.8	3.6 to -6.3	S	–	A	X (t)	–	–	–	–	–	–	–	–	–	X	–	–	ND to low VOC concentrations, far beyond plume
MW-330	62.1	-0.1 to -10.1	S	–	A	X	–	–	–	–	–	–	–	–	–	X	–	–	ND to low VOCs, beyond plume, sidegradient
MW-331	45.5	-4.3 to -14.3	S	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	ND to low VOC concentrations, near edge of plume
MW-333	43.2	-1.5 to -11.5	S	–	A	X	–	–	–	–	–	–	–	–	–	–	–	–	ND CVOCs, low VOCs, beyond plume
MW-344	49.7	13.6 to 3.6	Q4	–	Q4	X	–	–	–	–	–	–	–	–	–	X	–	–	ND to low VOC concentrations, near edge of plume
MW-351	45	Yet to be surveyed	–	–	–	X	–	–	–	X	–	–	–	–	–	X	–	–	New well, eventual MW119 replacement
Intermediate B Zone Wells																			
FMW-141	57.5	-12.1 to -22.1	S	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	Decreasing VOCs, steady geochem results, in plume
HMW-9IB	67.0	-1.6 to -11.6	Q	–	Q	X	X	–	X	X	–	X	X	–	X	X	X	–	SDOT MP IA performance monitoring
MW111	80	-33.5 to -43.5	Q	–	Q	X (t)	–	–	–	X	–	–	–	–	–	X	–	–	Decreasing VOCs, steady geochem results, in plume
MW112	85	-17.2 to -27.2	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	–	–	ND to low VOC concentrations, upgradient
MW126	95	-54.1 to -64.1	Q	–	Q	X (t)	–	–	–	–	–	–	–	–	–	X	–	–	ND to low VOC concentrations, beyond plume
MW-143	80	-27.7 to -37.6	Q	–	Q	X (t)	–	–	–	X	–	X	–	–	–	X	X	–	Steady geochem results, in plume near injection wells
MW-145R	80.2	-27.5 to -37.5	Q	–	Q	X	–	–	–	X	–	X	–	–	–	X	X	–	Steady geochem results, in plume near injection wells
MW-147	80	-17.6 to -27.6	Q	–	Q	X	–	–	–	X	–	X	–	–	–	X	X	–	Steady geochem results, in plume near injection wells
MW-148	80	-25.7 to -35.7	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	–	–	ND to low VOCs, steady geochem, in plume
MW-157	79.8	-28.3 to -38.2	–	–	–	X	–	–	–	X	–	X	–	–	–	X	X	–	Well contains EVO; in plume near injection wells
MW-190	88.8	-30.2 to -40.2	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	X	–	Steady geochem results, in plume
MW-303	81.4	-13.8 to -23.8	S	–	A	X	–	–	–	–	–	–	–	–	–	X	–	–	ND to low VOC concentrations, upgradient
MW-307	82.8	-12.4 to -22.4	S	–	A	X (t)	–	–	–	–	–	–	–	–	–	X	–	–	ND to low VOC concentrations, upgradient
MW-309	72.4	-32.0 to -42.0	S	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	Only VC > proposed CULs, near edge of plume
MW-311	72.2	-29.1 to -39.1	S	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	Only VC > proposed CULs, near edge of plume
MW-314	77.8	-28.0 to -38.0	S	–	A	X	–	–	–	X	–	–	–	–	–	X	X	–	No change
MW-316	69.8	-10.0 to -20.0	S	–	A	X (t)	–	–	–	–	–	–	–	–	–	X	–	–	ND to low VOCs, beyond plume, sidegradient
MW-318	64.8	-23.1 to -33.1	S	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	ND to low VOC concentrations, near edge of plume
MW-322	64.7	-21.3 to -31.3	S	–	A	X (t)	–	–	–	X	–	–	–	–	–	X	X	–	No change
MW-334	63	-21.7 to -31.7	S	–	A	X	–	–	–	–	–	–	–	–	–	X	–	–	ND CVOCs, low VOCs, beyond plume
MW-335	70.8	-25.6 to -35.6	Q	–	A	X	–	–	–	X	–	–	–	–	–	X	X	–	Semiannual data adeqeuate for long-term monitoring
MW-338	54.4	-16.6 to -26.6	S	–	A	X	–	–	–	–	–	–	–	–	–	X	–	–	ND to low VOC concentrations, far beyond plume
MW-340	54.4	-16.1 to -26.1	S	–	A	X	–	–	–	–	–	–	–	–	–	X	–	–	ND to low VOC concentrations, far beyond plume
MW-345	64.7	-1.6 to -11.6	Q	–	Q	X	–	–	–	–	–	–	–	–	–	X	–	–	ND to low VOC concentrations, near edge of plume
MW-346	64.23	-2.2 to -12.2	Q	–	Q	X	X	–	X	X	–	X	X	–	X	X	X	–	SDOT MP IA performance monitoring
MW-347	64.34	-1.3 to -13.3	Q	–	Q	X	X	–	X	X	–	X	X	–	X	X	X	–	SDOT MP IA performance monitoring
MW-348	68.87	-4.6 to -14.6	Q	–	Q	X	X	–	X	X	–	X	X	–	X	X	X	–	SDOT MP IA performance monitoring
MW-349	68.92	-2.8 to -12.8	Q	–	Q	X	X	–	X	X	–	X	X	–	X	X	X	–	SDOT MP IA performance monitoring
MW-350	69.73	-1.7 to -10.7	Q	–	Q	X	X	–	X	X	–	X	X	–	X	X	X	–	SDOT MP IA performance monitoring
W-MW-01	80	-25.1 to -35.1	Q	–	Q	X	X	–	–	X	–	X	X	–	–	X	X	–	Steady geochem results, in plume near injection wells
W-MW-02	80	-26.3 to -36.3	–	–	–	X	X	–	–	X	–	X	X	–	–	X	X	–	Well contains EVO; in plume near injection wells

Table 1

2023 Groundwater and Soil Vapor Monitoring Plan
American Linen Supply Co Dexter Ave Site
700 Dexter Avenue North, Seattle, Washington

Sampling Location	Well or Probe Depth (feet bgs)	Well or Probe Screen Elevation (feet NAVD88)	2022 Monitoring			Proposed 2023 Monitoring													Rationale for Change
						Quarterly Water Levels	First Quarter			Second Quarter			Third Quarter			Fourth Quarter			
								Geochem			Geochem			Geochem			Geochem		
			VOCs	GRO	Geochem		VOCs	Full Suite	Limited Suite	VOCs	Full Suite	Limited Suite	VOCs	Full Suite	Limited Suite	VOCs	Full Suite	Limited Suite	
Deep Zone Wells																			
FMW-129	89.2	-45.6 to -50.6	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	–	–	Steady geochem, in plume, semiannual data adequate
FMW-131	72.5	-34.7 to -44.7	Q	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	ND to low VOC concentrations, near edge of plume
FMW-137	85	-39.9 to -54.9	Q	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	ND to low VOC concentrations, beyond plume
FMW-140	80	-38.0 to -48.0	Q	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	In plume, semiannual data adeqeuate for trends
GEI-2	60.5	-21.1 to -31.1	Q	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	In plume, semiannual data adeqeuate for trends
MW102	125	-65.8 to -75.8	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	–	–	ND CVOCs, low VOCs, semiannual data adequate
MW103	113.5	-67.6 to -77.6	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	–	–	Steady geochem, in plume, semiannual data adequate
MW104	129	-76.3 to -86.3	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	–	–	Only VC > proposed CULs, semiannual data adequate
MW105	140	-85.3 to -95.3	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	–	–	Low VOCs, steady geochem, semiannual data adequate
MW106	140	-78.0 to -88.0	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	–	–	ND CVOCs, low VOCs, semiannual data adequate
MW113	80	-36.8 to -46.8	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	–	–	Steady geochem, in plume, semiannual data adequate
MW122	115	-75.0 to -85.0	S	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	Low VOCs, steady geochem results, beyond plume
MW123	80	-42.5 to -52.5	Q	–	A	X	–	–	–	–	–	–	–	–	–	X	–	–	ND CVOCs, low VOCs, beyond plume
MW124	120	-53.8 to -63.8	Q	–	A	X (t)	–	–	–	X	–	–	–	–	–	X	–	–	Low VOCs, beyond plume, semiannual data adequate
MW128	70	-30.8 to -40.8	Q	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	Semiannual data adeqeuate for long-term monitoring
MW-138	115	-47.6 to -57.6	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	–	–	Low VOCs, steady geochem, semiannual data adequate
MW-153	130	-65.3 to -75.3	Q	–	Q	X (t)	–	–	–	X	–	–	–	–	–	X	–	–	Only VC > proposed CULs, semiannual data adequate
MW-158A	100	-48.2 to -58.5	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	–	–	Only VC > proposed CULs, semiannual data adequate
MW-160	128	-75.4 to -85.4	Q	–	Q	X (t)	–	–	–	X	–	–	–	–	–	X	–	–	Only VC > proposed CULs, semiannual data adequate
MW-161	140	-85.6 to -95.6	Q	–	Q	X	–	–	–	X	–	–	–	–	–	X	–	–	Steady geochem, in plume, semiannual data adequate
MW-304	115.2	-47.6 to -57.6	S	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	ND CVOCs, low VOCs, steady geochem, beyond plume
MW-319	84.5	-42.8 to -52.8	S	–	A	X (t)	–	–	–	X	–	–	–	–	–	X	–	–	Steady geochem, in plume
MW-323	110	-65.4 to -75.4	S	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	Steady geochem, in plume
MW-324	76.3	-32.1 to -42.1	S	–	A	X (t)	–	–	–	X	–	–	–	–	–	X	–	–	Steady geochem, in plume
MW-326	100	-48.7 to -58.7	Q	–	A	X (t)	–	–	–	X	–	–	–	–	–	–	–	–	ND to low VOCs, near edge of plume, replaced by MW-326R
MW-326R	100.6	Yet to be surveyed	–	–	–	X	–	–	–	X	–	–	–	–	–	X	–	–	New well, results comparison and eventual MW-326 replacement
MW-328	74.5	-36.1 to -46.1	S	–	A	X (t)	–	–	–	X	–	–	–	–	–	X	–	–	ND to low VOCs, steady geochem, near edge of plume
MW-329	108.3	-69.0 to -79.0	Q	–	A	X (t)	–	–	–	X	–	–	–	–	–	X	–	–	Only VC > proposed CULs, steady geochem, in plume
MW-336	95.3	-51.6 to -61.6	Q	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	Decreasing VOCs, steady geochem results, in plume
MW-341	105.2	-66.8 to -76.8	S	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	Steady geochem, in plume
MW-342	70.1	-32.4 to -42.4	S	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	ND to low VOC concentrations, near edge of plume
MW-343	107.7	-71.5 to -81.5	S	–	A	X	–	–	–	X	–	–	–	–	–	X	–	–	ND to low VOC concentrations, near edge of plume
Basement Wells – Treatment Zone A																			
MW-165	22.7	1.2 to -8.8	Q	–	S	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
MW-169	22.7	1.2 to -8.8	Q	–	S	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
MW-173	21.7	2.2 to -7.8	Q	–	A	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
MW-177	21.6	2.3 to -7.7	Q	–	S	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
MW-181	22.4	1.5 to -8.5	Q	–	S	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
MW-185	22.6	1.4 to -8.6	Q	–	A	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
Basement Wells – Treatment Zone B																			
MW-166	36.5	-12.6 to -22.6	Q	–	S	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
MW-170	36.7	-12.8 to -22.8	Q	–	S	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
MW-174	36.2	-12.3 to -22.3	Q	–	A	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
MW-178	35.6	-11.7 to -21.7	Q	–	S	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections

Table 1

2023 Groundwater and Soil Vapor Monitoring Plan
American Linen Supply Co Dexter Ave Site
700 Dexter Avenue North, Seattle, Washington

Sampling Location	Well or Probe Depth (feet bgs)	Well or Probe Screen Elevation (feet NAVD88)	2022 Monitoring			Proposed 2023 Monitoring												Rationale for Change
						Quarterly Water Levels	First Quarter			Second Quarter			Third Quarter			Fourth Quarter		
								Geochem			Geochem			Geochem			Geochem	
			VOCs	GRO	Geochem		VOCs	Full Suite	Limited Suite	VOCs	Full Suite	Limited Suite	VOCs	Full Suite	Limited Suite	VOCs	Full Suite	Limited Suite	
MW-182	36.4	-12.5 to -22.5	Q	–	S	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
MW-186	36.6	-12.7 to -22.7	Q	–	A	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
Basement Wells – Treatment Zone C																			
MW-167	51.8	-27.9 to -37.9	Q	–	A	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
MW-171	51.5	-27.6 to -37.6	Q	–	S	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
MW-175	51.7	-27.8 to -37.8	Q	–	A	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
MW-179	51.1	-27.2 to -37.2	Q	–	S	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
MW-183	51.3	-27.4 to -37.4	Q	–	S	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
MW-187	50.9	-27.0 to -37.0	Q	–	A	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
Basement Wells – Treatment Zone D																			
MW-168	66.9	-43.0 to -53.0	Q	–	A	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
MW-172	66.4	-42.5 to -52.5	Q	–	S	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
MW-176	66.6	-42.7 to -52.7	Q	–	A	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
MW-180	66.6	-42.7 to -52.7	Q	–	S	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
MW-184	66.4	-42.5 to -52.5	Q	–	S	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
MW-188	66.1	-42.2 to -52.2	Q	–	A	X	–	–	–	X	–	X	–	–	–	X	X	–	Semiannual data adequate for trends post 2022 injections
Total Primary Samples or Measurements			**432**	**20**	**296**	**141**	**9**	**0**	**6**	**106**	**0**	**41**	**9**	**0**	**6**	**129**	**57**	**0**	
Shallow Soil Vapor Probes																			
SV-04	6	38.6 to 38.1	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	No change
SV-06	6	47.9 to 47.4	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	No change
SV-09	6	35.3 to 34.8	Q1	–	–	–	–	–	–	X	–	–	–	–	–	–	–	–	No change
SV-10	6	46.3 to 45.8	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	No change
SV-12	6	39.1 to 38.6	Q1	–	–	–	–	–	–	X	–	–	–	–	–	–	–	–	No change
SV-14	6	35.4 to 34.9	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	No change
SV-16	6	37.5 to 37.0	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	No change
SV-17	6	36.6 to 36.1	Q1	–	–	–	–	–	–	X	–	–	–	–	–	–	–	–	No change
SV-18	6	36.6 to 36.1	Q	–	–	–	X	–	–	X	–	–	X	–	–	X	–	–	No change
SV-19	6	29.7 to 29.2	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	No change
SV-21	6	29.8 to 29.3	Q1	–	–	–	–	–	–	X	–	–	–	–	–	–	–	–	No change
SV-23	6	27.9 to 27.4	Q1	–	–	–	–	–	–	X	–	–	–	–	–	–	–	–	No change
SV-25	6	52.7 to 52.2	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	No change
SV-28	6	53.1 to 52.6	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	No change
Deep Soil Vapor Probes																			
SV01	12.3	30.4 to 29.9	Q	–	–	–	X	–	–	X	–	–	X	–	–	X	–	–	No change
SV02	11.8	32.1 to 31.6	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	No change
SV03	12.8	31.8 to 31.3	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	No change
SV-05	13	31.6 to 31.1	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	No change
SV-07	15	38.9 to 38.4	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	No change
SV-08	10	31.4 to 30.9	Q1	–	–	–	–	–	–	X	–	–	–	–	–	–	–	–	No change
SV-11	14.8	37.4 to 36.9	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	No change
SV-13	12	32.9 to 32.4	Q1	–	–	–	–	–	–	X	–	–	–	–	–	–	–	–	No change
SV-15	13	28.5 to 28.0	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	No change
SV-20	10	25.7 to 25.2	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	No change
SV-22	10	25.7 to 25.2	Q1	–	–	–	–	–	–	X	–	–	–	–	–	–	–	–	No change
SV-24	10	23.8 to 23.3	Q1	–	–	–	–	–	–	X	–	–	–	–	–	–	–	–	No change

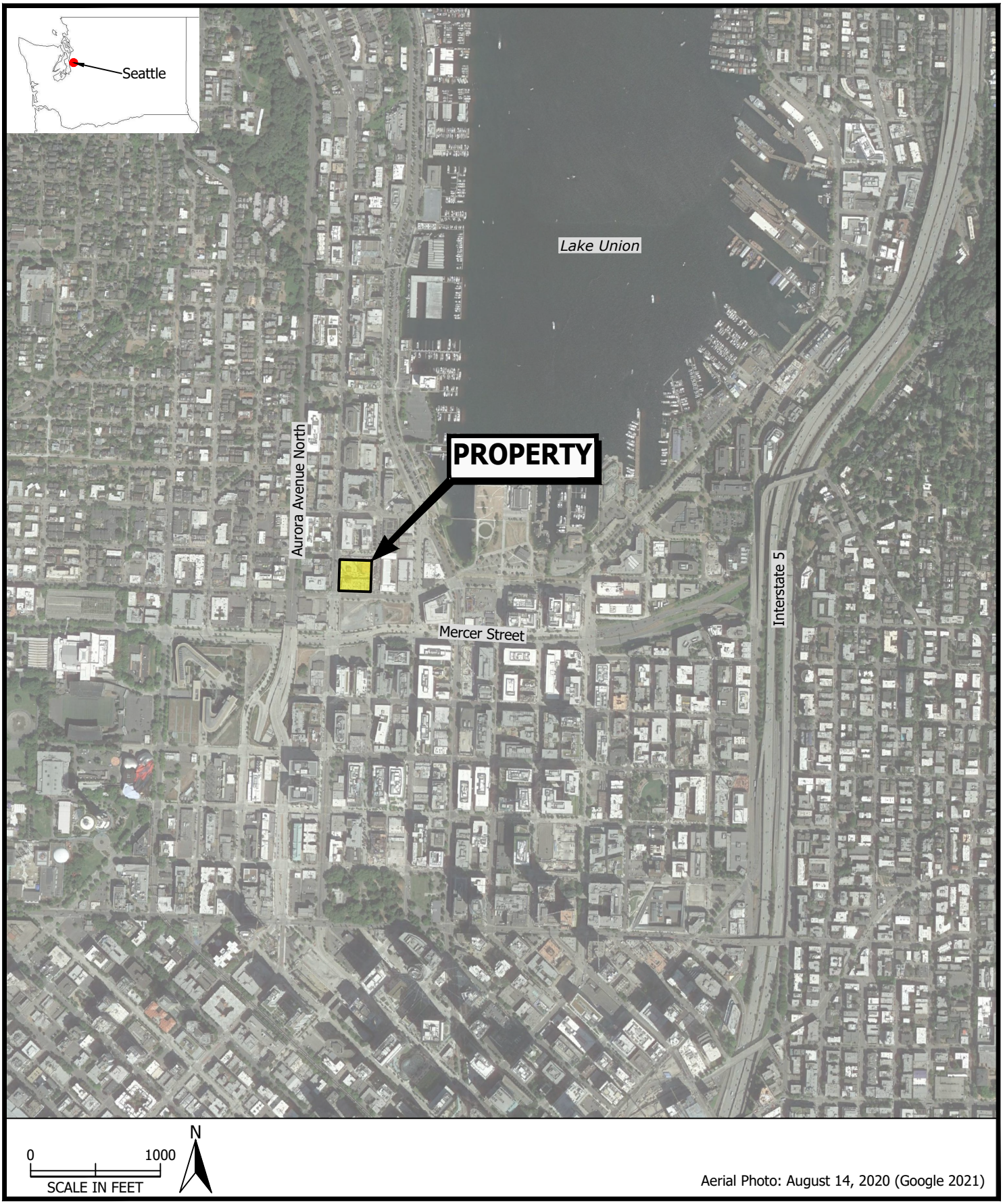
Table 1

2023 Groundwater and Soil Vapor Monitoring Plan
American Linen Supply Co Dexter Ave Site
700 Dexter Avenue North, Seattle, Washington

Sampling Location	Well or Probe Depth (feet bgs)	Well or Probe Screen Elevation (feet NAVD88)	2022 Monitoring			Proposed 2023 Monitoring												Rationale for Change
						Quarterly Water Levels	First Quarter			Second Quarter			Third Quarter			Fourth Quarter		
								Geochem			Geochem			Geochem			Geochem	
			VOCs	GRO	Geochem		VOCs	Full Suite	Limited Suite	VOCs	Full Suite	Limited Suite	VOCs	Full Suite	Limited Suite	VOCs	Full Suite	Limited Suite	
SV-26	12	46.7 to 46.2	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	No change
SV-27	15	44.1 to 43.6	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	No change
Total Primary Soil Vapor Samples			**17**	–	–	**–**	**2**	**0**	**0**	**11**	**0**	**0**	**2**	**0**	**0**	**2**	**0**	**0**	

Notes:

1. bgs = below ground surface
2. NAVD88 = North American Vertical Datum of 1988
3. VOCs = volatile organic compounds by EPA Method 8260 (water) or TO-15 (soil vapor)
4. GRO = gasoline-range organics by Ecology Method NWTPH-Gx
5. Geochem = geochemical
6. X = to be analyzed for the parameter shown
7. – = not specified for sampling or not applicable
8. (t) = pressure transducer deployed in well
9. Q = analyzed quarterly; SA = analyzed semiannually; A = analyzed annually; Q# = analyzed in the quarter listed
10. Full geochemical suite includes alkalinity (Method 2320 B); chloride, nitrate, and sulfate (Method 9056A); total organic carbon (TOC; Method 9060A); total iron and manganese (Method 6020B); total ferrous iron (Hach Kit); and dissolved gases (methane, ethane, and ethene; Method RSK175)
11. Limited geochemical suite includes sulfate, TOC, total metals (total iron and manganese), and dissolved gases (methane, ethane, and ethene)



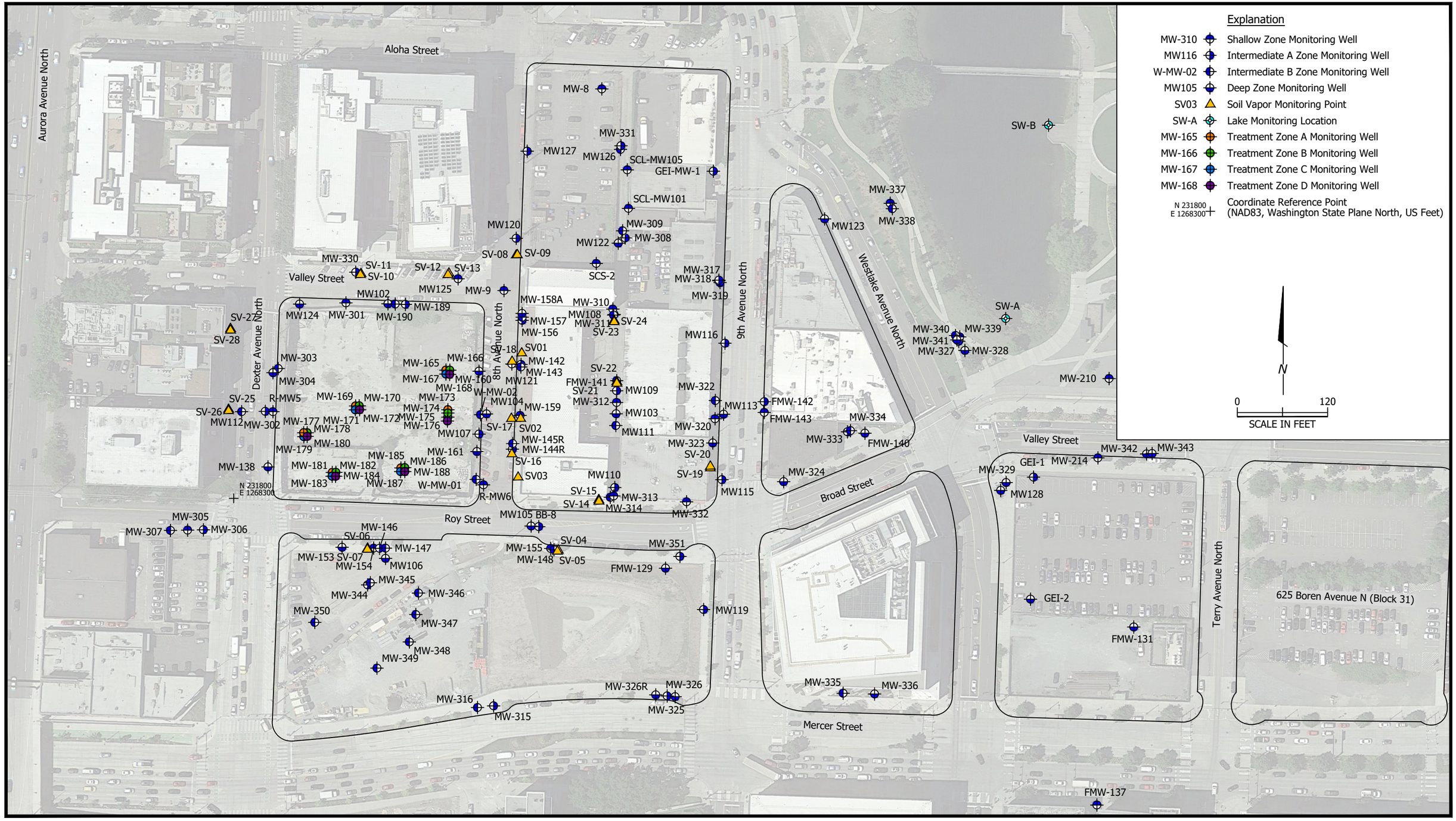
Aerial Photo: August 14, 2020 (Google 2021)

NV5

Property Location
American Linen Supply Co Dexter Ave Site
700 Dexter Avenue North
Seattle, Washington

FIGURE
1

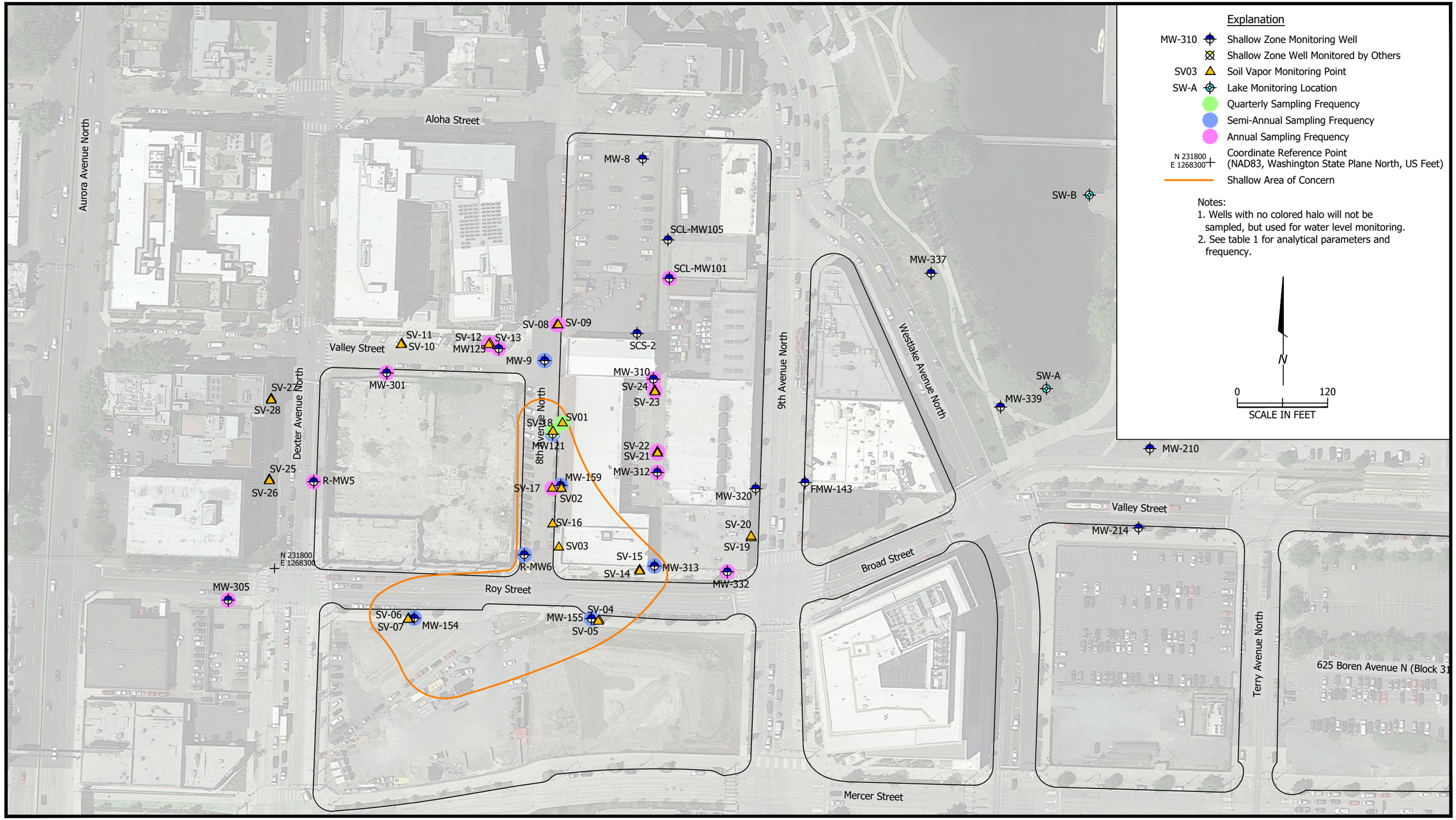
1413.001.01.701.05	14130011070105_GWSV23_1	WRH	1/23
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE



Existing CAA, IA, and RI Monitoring Network
American Linen Supply Co Dexter Ave Site
700 Dexter Avenue North
Seattle, Washington

FIGURE
2

1413.001.01.701.05	14130011070105_GWSV23_2	WRH	1/23
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE

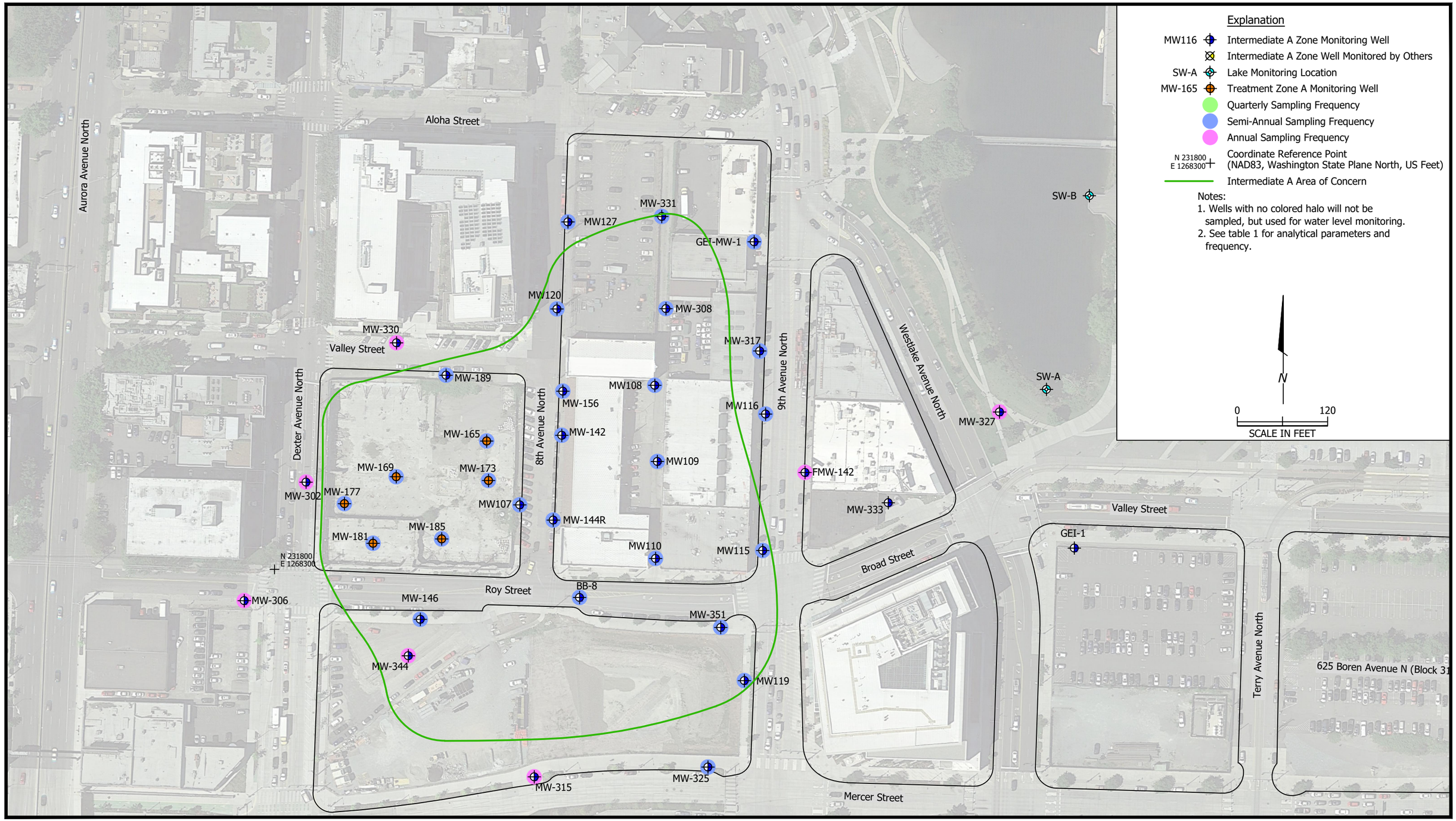


NV5

Proposed 2023 Shallow Zone Monitoring
American Linen Supply Co Dexter Ave Site
700 Dexter Avenue North
Seattle, Washington

FIGURE
3

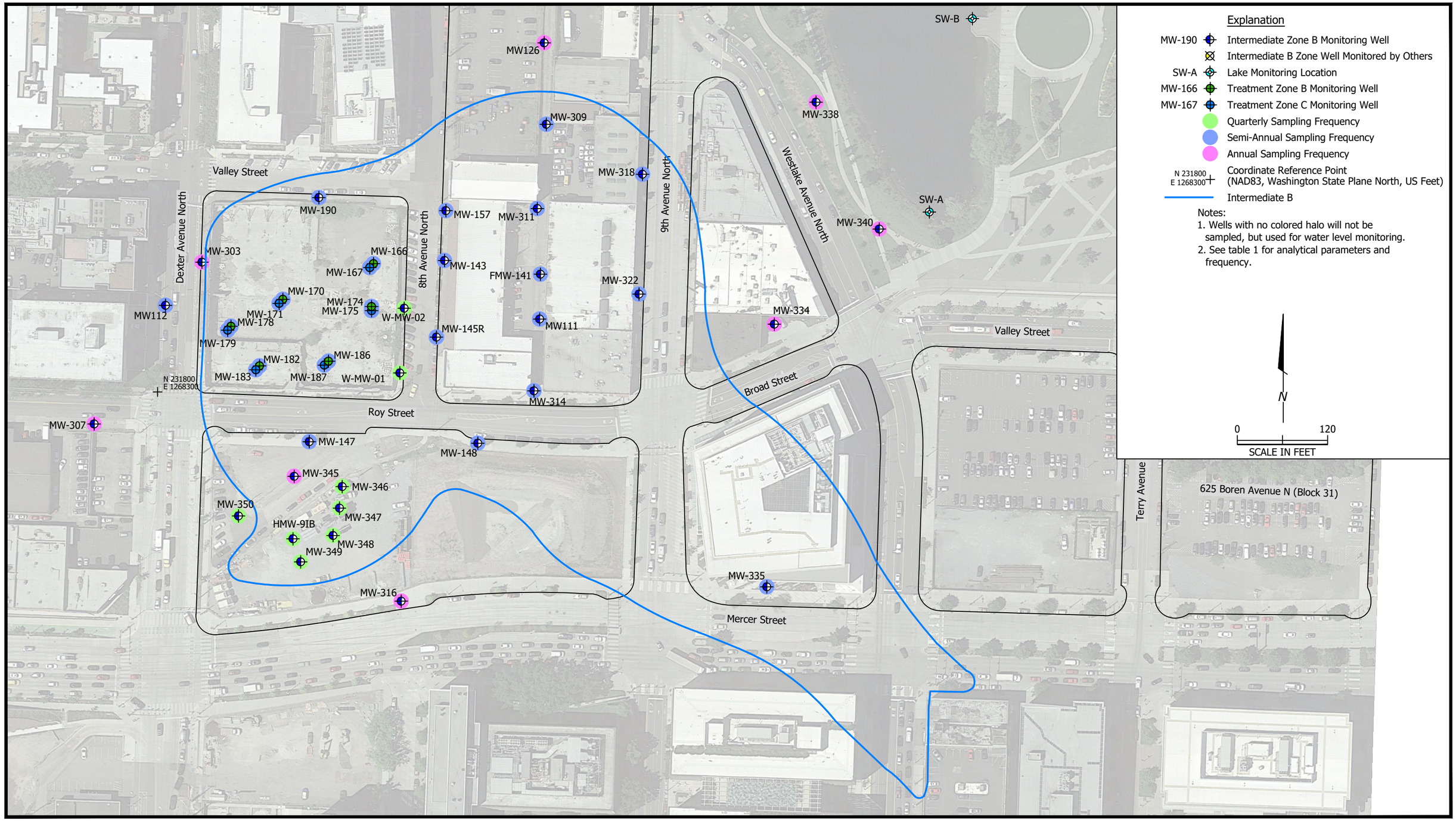
1413.001.01.701.05	141300110701O5_GWSV23_3	WRH	1/23
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE



Proposed 2023 Intermediate A Zone Monitoring
American Linen Supply Co Dexter Ave Site
700 Dexter Avenue North
Seattle, Washington

FIGURE
4

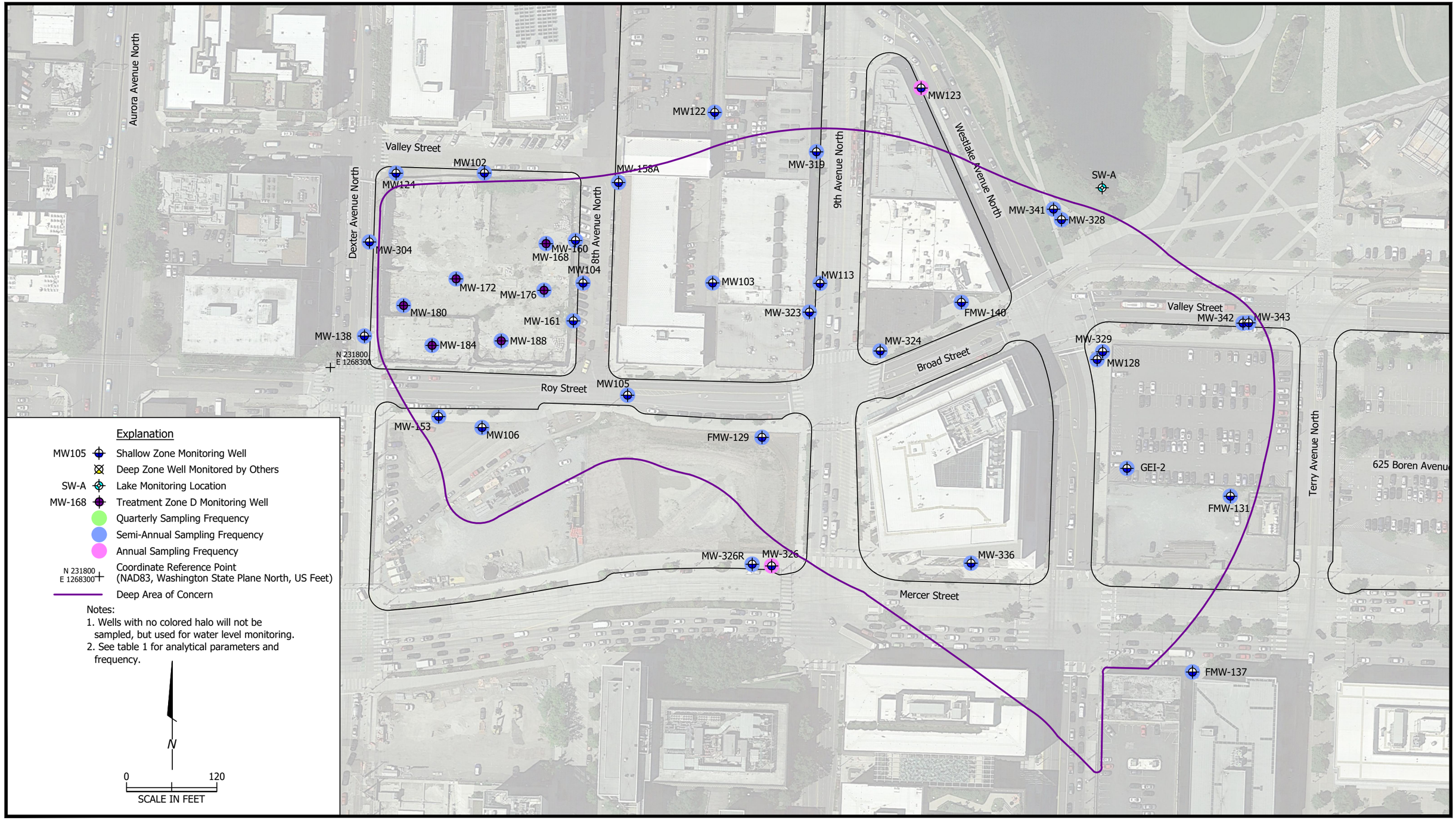
1413.001.01.701.05	14130011070105_GWSV23_4	WRH	1/23
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE



Proposed 2023 Intermediate B Zone Monitoring
American Linen Supply Co Dexter Ave Site
700 Dexter Avenue North
Seattle, Washington

FIGURE
5

1413.001.01.701.05	14130011070105_GWSV23_5	WRH	12/22
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE



NV5

Proposed 2023 Deep Zone Monitoring
American Linen Supply Co Dexter Ave Site
700 Dexter Avenue North
Seattle, Washington

FIGURE
6

1413.001.01.701.05	14130011070105_GWSV23_6	WRH	1/23
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE