



May 17, 2022

1413.001.12

Washington Department of Ecology
Northwest Regional Office Toxics Control Program
15700 Dayton Avenue North
Shoreline, WA 98133-9716
Attn: Ms. Tena Seeds

BY EMAIL ONLY

**APPROACH FOR MONITORING WELL MW112
DECOMMISSIONING AND REPLACEMENT
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”), has prepared this letter to summarize the approach for decommissioning and subsequently replacing monitoring well MW112. The well is located on Dexter Avenue North, west of the American Linen Supply Co Dexter Avenue Site (the “Site”), which is located at 700 Dexter Avenue North, Seattle, Washington. The property located at 701 Dexter Avenue North (the “701 Dexter Property”) is being redeveloped by Alexandria Real Estate (“ARE”). As part of this redevelopment work, a new sanitary sewer tie-in will be constructed in the area where well MW112 and soil vapor probes SV-25 and SV-26 are located. The sewer line excavation will require decommissioning of MW112 and the vapor probes.

The decommissioning and replacement of MW112, and the decommissioning of SV-25 and SV-26 were discussed during a March 15, 2022, meeting with you, Brian O’Neal from PES, and Jerry Boyd from TRC (ARE’s consultant). The following approach for addressing the well and vapor probe decommissioning and replacement was agreed on:

- Monitoring well MW112 and vapor probes SV-25 and SV-26 will be decommissioned by ARE in accordance with the applicable regulations;
- Vapor probes SV-25 and SV-26 will not require replacement based on the analytical results collected from these probes during the ongoing remedial investigation (“RI”) associated with the Site; and
- Monitoring well MW112 will require replacement to provide long-term groundwater monitoring and water level data at this location and depth. Well MW112 will be replaced after the redevelopment of the 701 Dexter Property is substantially completed, which is estimated to be in the first quarter of 2024. PES will install the replacement well at a location in the planting strip as close as possible to the existing location given the utility and traffic considerations in this

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area. The proposed location of the replacement well for MW112 will be submitted to Ecology for approval prior to installation.

ARE has prepared the enclosed letter confirming their concurrence with and understanding of the above approach.

We appreciate your review of this information. Please confirm your agreement with this approach so that the planning for the well and vapor probe decommissioning can proceed ahead of the planned sewer excavation work in June 2022.

Sincerely,

PES ENVIRONMENTAL, INC.



Brian L. O'Neal, P.E.
Principal Engineer



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

Enclosure: Letter to Jack Wells (ARE) from Jerry Boyd (TRC) dated April 28, 2022

cc: John Moshy, BMRD
Elizabeth Dickey, BMRD
Jeff Kray, Marten Law
Drew Graham, OAC
Jack Wells, ARE
Jerry Boyd, TRC
Ken Lederman, McCullough Hill Leary



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May 11, 2022

Mr. Jack Wells
ARE-Seattle No. 33, LLC
400 Dexter Avenue North
Seattle, Washington 98109

Re: Revised Conceptual Agreement for Monitoring Well Decommissioning & Replacement
701 Dexter Avenue North
Seattle, Washington 98109

TRC Project Number: 380824

Dear Mr. Wells,

At the request of ARE-Seattle No. 33, LLC (ARE), TRC Environmental Corporation (TRC) is providing this letter memorializing a conceptual agreement between the Washington Department of Ecology (Ecology), BMR-Dexter LLC (BMR), BMR's consultant NV5, ARE, and TRC (as ARE's consultant) (collectively the "Parties"). This conceptual agreement was developed during a telephone conference between the Parties on March 15, 2022, and further revised May 11, 2022. The conceptual agreement addresses the decommissioning and replacement of currently existing environmental monitoring locations within Dexter Avenue North related to the American Linen Supply Co Dexter Ave Site (American Linen Site).

ARE's redevelopment of 701 Dexter Ave N (subject property) requires a new sewer tie-in to the King County combined sewer pipeline beneath Dexter Avenue N. This work is planned to occur in June 2022. American Linen Site soil vapor monitoring locations SV-25 and SV-26 along with groundwater monitoring well MW112 are within ARE's planned excavation area for this work. It has been agreed by the Parties that prior to commencing the excavation, these monitoring locations will need to be decommissioned by ARE in accordance with applicable regulations.

It is understood that based on historical analytical data and the current American Linen Site Conceptual Site Model (CSM), Ecology will not require replacement of locations SV-25 and SV-26. However, well MW112 will require replacement because it provides necessary upgradient groundwater elevation and chemical concentration data for the American Linen Site. It has been agreed that replacement of MW112 can occur after access to the Dexter Avenue western right-of-way is restored following substantial completion of the 701 Dexter Ave N redevelopment by ARE. It has been agreed by the Parties that the replacement well will be constructed by NV5, at ARE's expense, in the western ROW of Dexter Avenue N within a landscaping strip. The current plan is for this to occur in the first quarter of 2024.

Mr. Jack Wells, ARE
Environmental Monitoring Locations Decommissioning
701 Dexter Avenue N, Seattle WA
May 11, 2022

It is also agreed by the Parties that BMR or its representatives will notify Ecology regarding the Parties agreement with the plan discussed above. It is understood that this letter will be attached to that notification as confirmation of ARE's concurrence with, and understanding of, the agreement.

Sincerely,



Prepared by:
Jerry Boyd, L.G.
Senior Geologist



Reviewed and approved by:
Thomas C. Morin, L.G.
Vice President / Principal Geologist

cc: Ken Lederman
Brian O'Neal, NV5