



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

February 3, 2009

Mr. Gary Tomlinson
Tomlinson Inc.
C/O Morris PIHA
P.O. Box 53290
Bellevue, WA 98015

Dear Mr. Tomlinson:

Re: Opinion pursuant to WAC 173-340-515(5) on Proposed Remedial Action for the following Hazardous Waste Site:

- Name: Hogan's Corner Prim Laundry
- Address: 5501 25th Ave NE, Seattle
- Facility/Site No.: 77112263
- VCP No.: NW1899

Thank you for submitting documents regarding your proposed remedial action for the Hogan's Corner Prim Laundry facility (Site) for review by the Washington State Department of Ecology (Ecology) under the Voluntary Cleanup Program (VCP). Ecology appreciates your initiative in pursuing this administrative option for cleaning up hazardous waste sites under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

This letter constitutes an advisory opinion regarding a review of submitted documents/reports pursuant to requirements of MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing the following release(s) at the Site:

- Tetrachloroethylene (PCE) in Soil and Ground Water.

Ecology is providing this advisory opinion under the specific authority of RCW 70.105D.030(1)(i) and WAC 173-340-515(5).

This opinion does not resolve a person's liability to the state under MTCA or protect a person from contribution claims by third parties for matters addressed by the opinion. The state does not have the authority to settle with any person potentially liable under MTCA except in accordance with RCW 70.105D.040(4). The opinion is advisory only and not binding on Ecology.



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Ecology's Toxics Cleanup Program has reviewed the following information regarding your proposed remedial action(s):

1. Geotechnical Report Proposed Interim Action Hogan's Corner, dated May 2nd 2008 Revised January 22nd 2009, prepared by Terra Associates Inc.
2. Updated Phase II Environmental Site Assessment Hogan's Corner, dated December 31st 2007, prepared by Terra Associates Inc.

The reports listed above will be kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. Appointments can be made by calling the NWRO resource contact at 425.649.7239.

The Site is defined by the extent of contamination caused by the following release(s):

- Tetrachloroethylene (PCE) in Soil and Ground Water.

The Site is more particularly described in Enclosure A to this letter, which includes a detailed Site diagram. The description of the Site is based solely on the information contained in the documents listed above.

Based on a review of supporting documentation listed above, pursuant to **requirements contained in MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing the following release(s) at the Site, Ecology has determined:**

- The proposed Interim Action should include appropriate confirmational sampling;
- PCE impacts to soil and groundwater have not been fully characterized;
- Sampling beneath the existing building for PCE should be performed;
- Additional groundwater investigation should also be performed;
- Once the site has been fully characterized please submit the Remedial Investigation/Feasibility Study (RI/FS) to Ecology for review.

This opinion does not represent a determination by Ecology that a proposed remedial action will be sufficient to characterize and address the specified contamination at the Site or that no further remedial action will be required at the Site upon completion of the proposed remedial action. To obtain either of these opinions, you must submit appropriate documentation to Ecology and request such an opinion under the VCP. **This letter also does not provide an opinion regarding the sufficiency of any other remedial action proposed for or conducted at the Site.**

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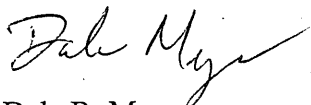
Please note that this opinion is based solely on the information contained in the documents listed above. Therefore, if any of the information contained in those documents is materially false or misleading, then this opinion will automatically be rendered null and void.

The state, Ecology, and its officers and employees make no guarantees or assurances by providing this opinion, and no cause of action against the state, Ecology, its officers or employees may arise from any act or omission in providing this opinion.

Again, Ecology appreciates your initiative in conducting independent remedial action and requesting technical consultation under the VCP. As the cleanup of the Site progresses, you may request additional consultative services under the VCP, including assistance in identifying applicable regulatory requirements and opinions regarding whether remedial actions proposed for or conducted at the Site meet those requirements.

If you have any questions regarding this opinion, please contact me at 425.649.4446.

Sincerely,



Dale R. Myers
VCP Site Manager
NWRO Toxics Cleanup Program

dm/kp

Enclosures: 1

c.c. Mr. Charles Lie
Terra Associates, Inc.
12525 Willows Road, Suite 101
Kirkland, WA 98034

Enclosure A

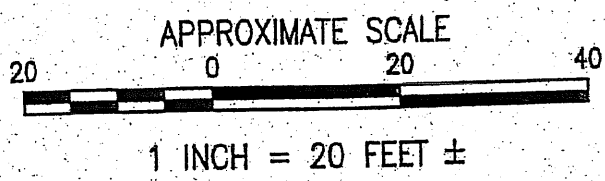
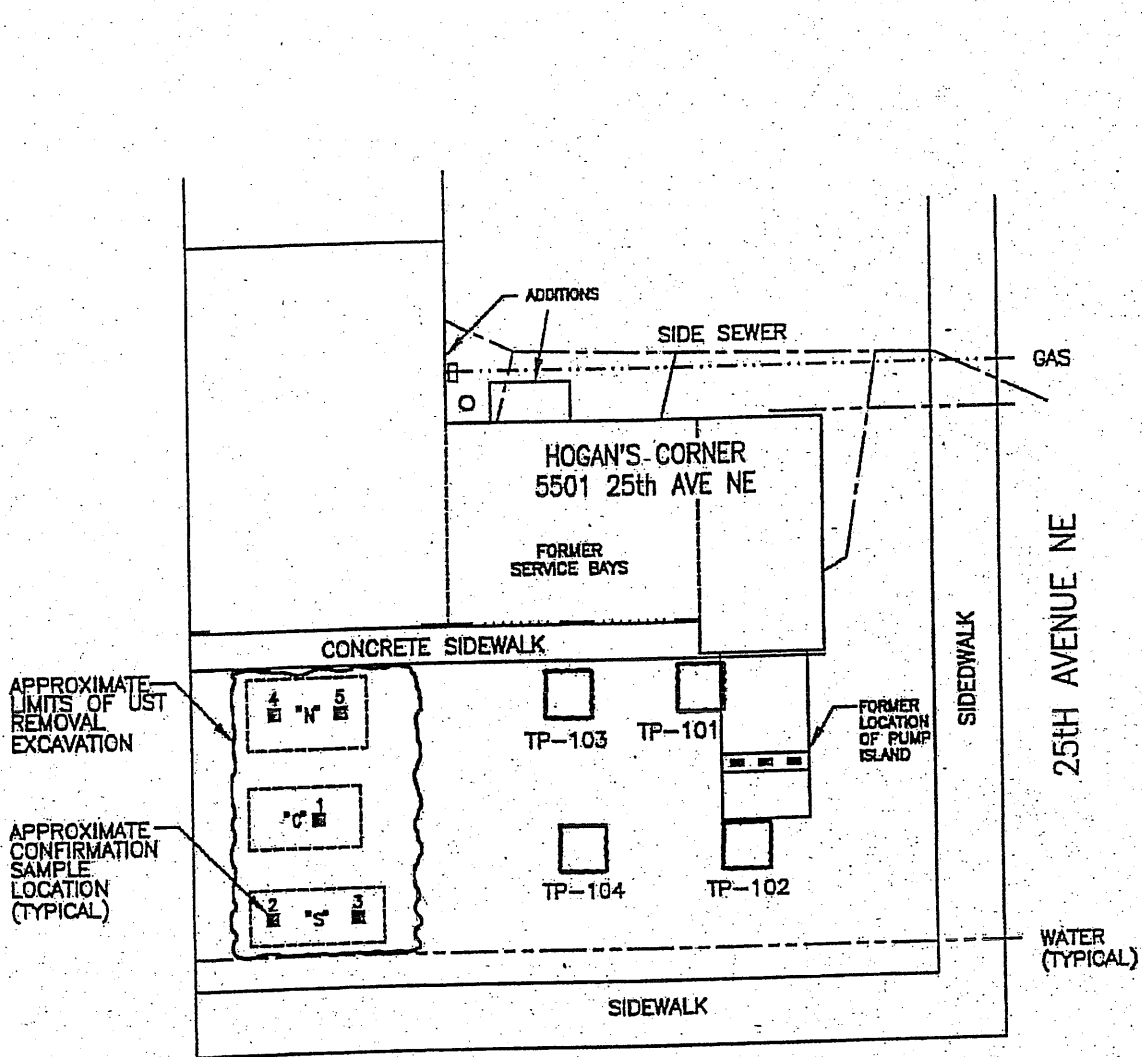
Description and Diagram of the Site

The Hogan's Corner site is located at 5501 25th Ave NE in Seattle, Washington. The site was an active gasoline service station from 1938 until about 1958. In 1958, the facility appears to have changed into a laundry. The former gasoline stations underground storage tanks (UST) were removed in 1994 and detailed in the report titled "UST Closure Assessment" dated October 20th 1994. "The USTs removed from the site were in good condition. The original paint was still present on the USTs. No defects due to corrosion or construction flaws were noted" Additionally, no petroleum hydrocarbons were detected in any soil sample submitted for analysis.

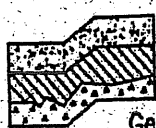
The site is currently occupied by a single-story building. The western three-quarters of the building is a self-service laundry facility. The eastern quarter of the facility is the location of the dry cleaning equipment. The site is bordered on the north by a single-family residence. The site fronts 25th Ave NE to the east and 55th Ave NE to the south. Immediately west of the site is a broad greenbelt/park area (Ravenna Park). Ravenna Park is approximately 15 feet lower in elevation than the site. The single-family residence located north of the site is approximately 15 feet higher than the site grade. Regional topographic conditions slope gently towards the south. The site is within the watershed of Lake Washington.

Subsurface soil conditions at the site consist of loose to very dense sands to the depths of the borings. These sands vary from being relatively clean to resembling a sandy till-like soil. A significant till soil was encountered at approximately 45 feet below existing grade. In Boring B-3, a lower sand and gravel unit was encountered beneath this till. Borings B-3, B-301, and B-302 were terminated at 65 to 70 feet below existing grade in a sand unit within a very dense till soil unit.

Groundwater was encountered at approximately 34 to 39 feet below existing grades. In MW-3 the screened interval is beneath the till unit found at 45 feet below existing grade. This till unit may be an aquitard. Monitoring wells MW-3, MW-301, and MW-302 are all screened in the lower sands.



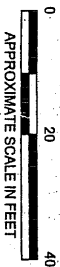
REFERENCE:
CITY OF SEATTLE SEWER AS BUILTS AND TERRA ASSOCIATES FIELD NOTES



TERRA ASSOCIATES
Geotechnical Consultants

UST LOCATION SKETCH
5501 25th AVENUE NE
SEATTLE, WASHINGTON

Proj. No. T-2706	Date 10/94	Figure 2
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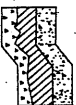


MONITORING WELL BY TERRA-ASSOCIATES

THIS SITE PLAN IS SCHEMATIC. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE. IT IS INTENDED FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

SITE PLAN PROVIDED BY BAIMA HOLMBERG SURVEY

MW-402



EXPLORATION LOCATION PLAN
HOGANS CORNER
SEATTLE, WASHINGTON

Date JAN 2008

Figure 3