STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
PO Box 47600 • Olympia, Washington 98504-7600 • 360-407-6300

October 29, 2024

William Matthews
Bucklin Place LLC
8192 NW Hidden Cove Rd
Bainbridge Island, WA 98110
matthewsarchitects@msn.com

SENT BY EMAIL ONLY

Re: No Further Action opinion for the following contaminated Site

Site Name:	Ultra Custom Cleaners
Site Address:	2222 NW Bucklin Hill Rd Ste 105, Silverdale, Kitsap County, WA 98383
Facility/Site ID:	18955
Cleanup Site ID:	14334
VCP Project ID:	XN0050

Dear William Mathews:

Ecology received your Remedial Investigation/Feasibility Study and Cleanup Action Report dated May 31, 2024, with an application to enroll in the Washington State Department of Ecology's (Ecology's) expedited Voluntary Cleanup Program (VCP). The Site was enrolled in the expedited VCP process on June 24, 2024.

This letter provides our opinion and analysis. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA),[1] chapter 70A.305[2] Revised Code of Washington (RCW).

[1] https://apps.ecology.wa.gov/publications/SummaryPages/9406.html
[2] https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305

Opinion

Ecology has determined that no further remedial action is necessary at the Site.

Ecology bases this opinion on an analysis of whether the remedial action meets the substantive requirements of MTCA and its implementing regulations, which are specified in chapter 70A.305 RCW and chapter 173-340 WAC[3] (collectively called "MTCA").

Site Description

This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following release:

- Tetrachloroethene (PCE) into the soil and groundwater.

Enclosure A includes Site description, history, and diagrams. The Site is fully contained within Kitsap County parcel no. 162501-4-111-2006 (0.96 acres), in Silverdale, Washington (the Property).

The PCE in soil contamination at the Site is attributable to releases of the dry-cleaning solvent PCE from historical operations at the former Ultra Custom Cleaners dry cleaners, which operated on the Property from the 1990s until March of 2021. One 9,823 square feet shopping center building is located on the Property. The southern part of the Property consists of paved parking and landscaping adjacent to NW Bucklin Hill Road.

Please note that releases from multiple sites can affect a parcel of real property. At this time, Ecology has no information that other sites affect the parcel associated with this Site.

Basis for the Opinion

Ecology bases this opinion on the information contained in the following documents:

1. GeoEngineers. *Addendum to Remedial Investigation/Feasibility Study and Cleanup Action Report, Ultra Custom Cleaners.* October 8, 2024.

2. GeoEngineers. *Remedial Investigation/Feasibility Study and Cleanup Action Report, Ultra Custom Cleaners.* May 31, 2024.

[3] https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340

3. GeoEngineers. *Focused Soil and Groundwater Investigation, Ultra Custom Cleaners Site*. October 1, 2021.

4. Landau Associates. *Air, Sub-Slab Soil Vapor, Soil, and Groundwater Sampling and Analysis Results, Ultra Custom Cleaners Tenant Space – Bucklin Place*. June 29, 2016.

You can request these documents by filing a records request.[4] For help making a request, contact the Public Records Officer at publicrecordsofficer@ecy.wa.gov or call 360-407-6040. Before making a request, check whether the documents are available on Ecology's Cleanup Site Search web page.[5]

This opinion is void if any of the information contained in the documents is materially false or misleading.

Analysis of the Cleanup

Ecology has concluded that no further remedial action is necessary to clean up contamination at the Site. Ecology bases its conclusion on the following analysis:

Characterizing the Site

Ecology has determined your completed Site characterization was sufficient for setting cleanup standards and selecting a cleanup action for the Site. **Enclosure A** describes the Site. Contamination at the Property was characterized through soil and groundwater sampling and analysis activities.

Site Contaminants and Affected Media

The sole site contaminant found above MTCA cleanup levels in soil and groundwater was the dry-cleaning solvent PCE. No Trichloroethene (TCE), cis-1,2-DCE (cDCE) or Vinyl Chloride (VC) (degradation products of PCE) were detected in any soil samples. In addition, of these degradation products, none were detected in groundwater samples except for in one of seven groundwater samples from MW-5, which had a detection of 0.575 µg/L in October 2022, well below the Method A cleanup level of 5.0 µg/L.

PCE was found in indoor air samples collected in 2016 and 2017, but at concentrations below the Method B cleanup level. TCE was found in indoor air at concentrations above the Method B cleanup level in 2016. Although TCE is a common degradation product of PCE in groundwater,

[4] https://ecology.wa.gov/About-us/Accountability-transparency/Public-records-requests
[5] https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=14334

TCE has generally not been detected in other media at the Site and TCE was commonly used for spot cleaning at dry cleaners. In addition, no TCE has been detected in indoor air at concentrations above cleanup levels during a sampling round in 2017. Ecology has concluded that the TCE found in indoor air in 2016 was likely attributable to spot cleaning during the operations of the dry cleaners, and not likely attributable to a contamination release. Characterization of each media of potential concern is further discussed below.

Soil Characterization

The extent of soil contamination appears to have been sufficiently defined for the selection of cleanup levels and cleanup actions at the Site. During Remedial Investigation (RI) activities performed between 2016 and 2022, 47 soil samples were collected from 26 locations and analyzed for chlorinated volatile organic compounds (CVOCs), including PCE.

PCE was detected above the Method A cleanup level of 0.05 milligrams per kilogram (mg/kg) in five soil samples with a maximum concentration of 0.121 mg/kg, during the RI phase of the project. The highest concentration was at location MW-4 at a depth of 6.5 to 7.5 feet below ground surface (ft bgs). This was also the depth and location of the deepest cleanup level exceedance.

Soil confirmation sampling was conducted following the excavation cleanup work conducted in 2022. Results of the soil confirmation sampling are discussed below.

Groundwater Characterization

Between 2016 and 2024, groundwater was found at a depth of approximately 5.3 to 7.8 ft bgs. Groundwater is expected to flow slightly south of the west beneath the Site, toward Dyes Inlet of Puget Sound.

During the RI, between 2016 and 2024, groundwater samples were collected from five temporary sampling locations and from six monitoring wells. Highest PCE concentrations were found at temporary sampling locations SB-3 and SB-5 in 2016 (210 and 170 micrograms per liter [µg/L], respectively). Permanent monitoring wells MW-3, MW-4, and MW-5 were installed nearby to SB-3 and SB-5. The maximum PCE concentration in these wells was 9.75 µg/L in MW-5 in June of 2022. That was the sole cleanup level exceedance in any of the monitoring well sample. Since June of 2022, MW-5 has been sampled for five consecutive quarters. PCE was detected in MW-5 in October 2022 at 0.58 µg/L (well below the Method A cleanup level of 5 µg/L), but subsequently was below detection limits for four consecutive quarters.

Ecology has concluded that although PCE groundwater contamination was present in 2016 through 2022, no groundwater contamination above the Method A cleanup level appears to remain at the Site.

Soil Gas and Indoor Air Characterization

Indoor air sampling was conducted in 2016 and 2017 when the dry cleaners was reportedly still in operation. PCE was detected in indoor air samples but at concentrations below the Method B cleanup level. As discussed above, TCE was detected in Indoor Air at concentrations above the Method B cleanup level in 2016; however, Ecology has determined that the TCE appears to be likely attributable to spot cleaning during operations at the dry cleaners as opposed to a release of contamination.

In July of 2024, subsequent to excavation cleanup work conducted at the Site, a sub-slab vapor sample was collected at Ecology's request. This sub-slab soil gas sample, SV-1, had PCE detected at 190 micrograms per cubic meter (µg/m^3), below the Method B screening level of 320 µg/m^3. Therefore, Ecology has concluded that vapor intrusion does not appear to be a concern at the Site. No further characterization of sub-slab soil gas or indoor air appears to be warranted at the Site.

Setting Cleanup Standards

Ecology has determined the cleanup levels and points of compliance set for the Site meet the substantive requirements of MTCA. The following cleanup levels have been selected for soil, groundwater, and indoor air at the Site:

Table 1. Cleanup Levels for Soil and Groundwater

Contaminant	**Soil Cleanup Level** (mg/kg)	**Groundwater Cleanup Level** (µg/L)	**Sub-Slab Soil Gas Screening Level** (µg/m^3)	**Indoor Air Cleanup Level** (µg/m^3)
PCE	0.05*/480†	5.0*/21†	320	9.62
TCE	0.03*/12†	5.0*/0.54†	11	0.33

* Method A Cleanup Level. As discussed below, Method A cleanup levels for soil do not apply at the Site.
† Method B, direct contact, cancer-based cleanup level.

Because no groundwater contamination remains at the Site, Ecology has concluded that an Empirical Demonstration has been made consistent with the requirements of WAC-173-340-747 (9). Therefore, cleanup of soil can be based on the Method B direct contact-based cleanup level for soil. The Method A cleanup level for soil is based on the soil-protective-of-groundwater pathway. Since Ecology has determined that an Empirical Demonstration of a lack of continued impacts to groundwater from the soil has been successfully made, cleanup levels based on the soil-protective-of-groundwater pathway do not apply. Both Method A and Method B cleanup levels for PCE and TCE are provided in the above table for both soil and groundwater. Both Method A and Method B cleanup levels for groundwater have been achieved throughout the Site.

Points of Compliance

The points of compliance for soil and groundwater are throughout the Site. Cleanup levels based on the direct contact pathway apply to soils to a depth of 15 ft bgs. The maximum depth of soil contamination found at concentrations above cleanup levels at the Site during the remedial investigation (RI) was 6.5 to 7.5 ft bgs.

Terrestrial Ecological Evaluation (TEE)

The Site is located in a commercial area in Silverdale, Washington. The nearest open space is approximately 400 feet to the south, across NW Bucklin Hill Road, and beyond commercial businesses on the south side of the road. This open space comprises 1.82 acres within 500 feet of the Site. Based on completion of MTCA Table 749-1, the simplified TEE process has been determined to be ended.

In addition, all remaining PCE in soil is currently covered by the Site structure or pavement, so exposure to ecological receptors is prevented. Because the property is within an active commercial area, future land uses that include exposed soils is also considered unlikely.

Selecting and implementing the cleanup action

Ecology determined the cleanup action you selected and implemented for the Site meets the substantive requirements of MTCA. The cleanup action consisted of excavation and offsite disposal of contaminated soil. Details are provided within the RI/FS/CAP dated May 31, 2024, and the RI/FS/CAP Addendum dated October 8, 2024. Ecology considers the cleanup of contaminated soil via excavation and offsite disposal to be a permanent cleanup solution under MTCA, hence, no feasibility study or disproportionate cost analysis was needed for this option.

Remedial Excavation of Contaminated Soil

Remedial excavation was conducted in January of 2024. A total of 93.84 tons of contaminated soil were removed and disposed of at the Greater Wenatchee Regional Landfill. The disposal was conducted under a contained-in determination by Ecology's Hazardous Waste and Toxics Reduction program (HWTR) and documentation of the contained-in determination[6] and disposal receipts were provided within the RI/FS/CAP. Ecology has concluded that all contamination above the Method B direct contact-based cleanup level for PCE in soil appears to have been removed from the Site and properly disposed of at the off-Site disposal facility.

[6] https://ecology.wa.gov/regulations-permits/guidance-technical-assistance/contained-in-determinations

Groundwater Confirmation Sampling

As discussed above, continued monitoring well sampling through July of 2024 has confirmed the absence of remaining PCE contamination in groundwater. All monitoring wells have had at least five sampling rounds with all results below cleanup levels, with most results below detection limits.

Long-Term Protectiveness of the Implemented Cleanup Action

Ecology has determined that the completed cleanup work constitutes a permanent cleanup solution under MTCA. All identified soil with concentrations of contamination above Method B cleanup levels has been removed and properly disposed of. No exceedances of Method A or Method B cleanup levels for Site contaminants have been found in groundwater samples collected at the Site. No vapor intrusion risk is apparent at the Site, since the sub-slab soil gas results following cleanup were below the vapor intrusion screening level for PCE in soil gas.

Listing of the Site

Based on this opinion, Ecology will initiate the process of removing the Site from the Contaminated Sites List. The Site will be added to the No Further Action sites list.

Limitations of the Opinion

Opinion does not settle liability with the state

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion **does not**:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under chapter 70A.305.040(4) RCW.[7]

Opinion does not constitute a determination of substantial equivalence

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you performed is substantially equivalent. Courts make that determination. See chapter 70A.305.080 RCW [8] and chapter 173-340-545 WAC.[9]

State is immune from liability

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. See chapter 70A.305.170(6) RCW.[10]

[7] https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.040
[8] https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.080
[9] https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340-545
[10] https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.170

Termination of Agreement

Thank you for cleaning up the Site under the VCP. This opinion terminates the VCP Agreement governing VCP Project No. XN0050. Ecology will deduct labor charges and the applicable close-out fee of $1,500 from the prepayment deposit and refund the remaining balance to you in the near future.

Questions

If you have any questions about this opinion, please contact me at frank.winslow@ecy.wa.gov or 509-424-0543.

Sincerely,

Frank P. Winslow, LHG
Cleanup Project Manager
Headquarters Section

FPW/tam

Enclosure: A – Site Description, History, and Diagrams

cc by email: Ian Young, GeoEngineers, iyoung@geoengineers.com
Erik Snyder, Ecology, erik.snyder@ecy.wa.gov
Treasure Mitchell, Ecology, treasure.mitchell@ecy.wa.gov
TCP Operating Budget Analyst, Ecology, tra.thai@ecy.wa.gov
VCP Fiscal Analyst, Ecology, ecyrevcp@ecy.wa.gov
Ecology Site File

Enclosure A

Site Description, History, and Diagrams

Site Description

Site

The Site is defined by the extent of Tetrachloroethene (PCE) contamination in soil. The Site is associated with releases from a dry-cleaning operation historically located at 2222 NW Bucklin Hill Rd Ste 105 in Silverdale Washington.

Area and Property Description

The Site is fully contained within Kitsap County parcel no. 162501-4-111-2006 (0.96 acres), in Silverdale, Washington (the Property). The Property is located in eastern Kitsap, Washington, and is surrounded by commercial businesses to the north, south and west, and multi-family residential units to the east and north. The southern part of the Property consists of paved parking and landscaping adjacent to NW Bucklin Hill Road.

One 9,823 square feet shopping center building is located on the Property. That building abuts a larger commercial building on the adjacent property to the north (Kitsap County parcel no. 162501-4-111-2007 (5.43 acres).

Site History and Sources of Contamination

The PCE in soil contamination at the Site is attributable to releases of the dry-cleaning solvent PCE from historical operations at the former Ultra custom Cleaners dry cleaners, which operated on the Property from about 1999 until March of 2021.

Physiographic Setting

The Site is located in Silverdale, Washington, in the northern part of the Kitsap Peninsula, approximately 1,300 feet northeast of Dyes Inlet of Puget Sound. Silverdale is located within a glacial valley surrounded by undulating glacial terrain within the Puget Lowland Physiographic Province. Silverdale is at an elevation of approximately 20 to 50 feet above mean sea level (amsl), with north-south oriented hills rising to several hundred feet to the east and west of the town. Ground surface elevation at the Property ranges from 50 ft amsl to the northeast to 38 ft amsl to the southwest.

Surface/Storm Water

Stormwater at the Site is expected to generally flow to the south and west, toward the Dyes Inlet of Puget Sound. Dyes Inlet is the nearest surface water body from the Site, located approximately 1,300 feet to the southwest.

Ecological Setting

The Site is located in a commercial area in Silverdale. The nearest open space is approximately 400 feet to the south, across NW Bucklin Hill Road, and beyond commercial businesses on the south side of the road. This open space comprises 1.82 acres within 500 feet of the Site. Based on completion of MTCA Table 749-1, the simplified TEE process has been determined to be ended.

Geology and Hydrogeology

The following discussion regarding Site geology is from an email from GeoEngineers dated October 16, 2024:

> *According to the United States Geological Survey (USGS) geomorphic map of the Kitsap Peninsula, the ground surface of the Site and surrounding area are located on a hillside sloping downward to the west and southwest toward Dyes Inlet. The underlying soil is identified as "modified" Late Pleistocene unconsolidated Vashon lodgment glacial deposits consisting of unsorted and unstratified compacted silt, sand, pebbles and cobbles, commonly resembling concrete.*
>
> *Based on the investigations completed at the Site, the subsurface soils at the Property/Site consist of generally 3 feet or less of sand and/or gravel fill overlying uniform compacted glacial deposits. During the drilling for deep monitoring well MW-1 the shallow sand and/or gravel fill was underlain by gray sandy silt with fine sand and gray silty fine-to-coarse sand, with occasional gravel from 10 to 27 feet bgs, underlain by a very dense gray silty sand from 27 to 45 feet bgs, transitioning to a black/gray to brown sand from 45 feet to the termination of drilling at 70 feet bgs.*

The following discussion regarding Site hydrogeology is from the RI/FS/CAR report dated May 31, 2024:

> *Depths to the perched shallow groundwater at the Property generally ranged between 5.5 to 7 feet bgs (elevations generally from 39 feet to 42 feet) with seasonal variations, and groundwater flow direction generally to the southwest. Deep aquifer well MW-1 produced water under artesian/confined conditions during all monitoring events.*

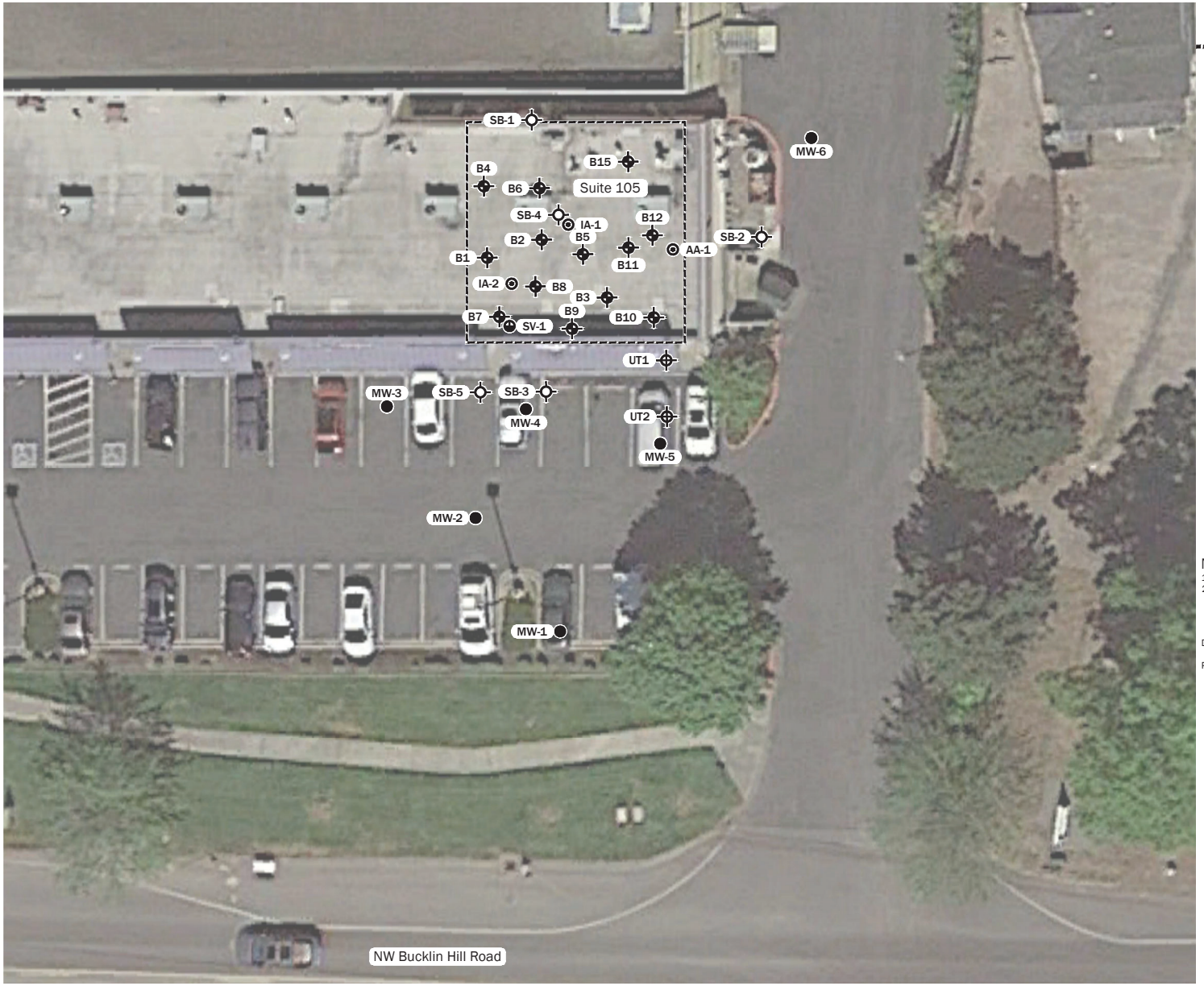
Water Supply

Potable water is provided to the Site by the Silverdale Water District. The nearest Group A/B well is a Silverdale Water District water supply well located approximately 2,010 feet to the northeast. The Site is located approximately 1,032 feet from the 5-year well head protection zone for this well.

Because no groundwater cleanup level exceedances remain at the Site, risk to water supplies from the Site contamination appear to be low. Ecology has concluded that impacts to the Silverdale Water District well or other water supplies wells in the area are unlikely.

Site Diagrams

The following diagrams are from GeoEngineers' RI/FS/CAP Addendum dated October 8, 2024:



Legend

- Study Area
- SV-1 Soil Vapor Sample by GeoEngineers, 2024
- MW-1 Monitoring Well by GeoEngineers, Inc., 2018 and 2021
- B-1 Soil Boring by GeoEngineers, 2018 and 2021
- UT1 Grab Sample Location (GeoEngineers, 2021)
- IA-1 Air Sample by GeoEngineers, 2017
- SB-2 Soil Boring by Landau Associates, 2016
- AA-1 Air Sample by Landau Associates, 2016

Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Aerial from Google Earth Pro., Dated May 2019..

Projection: Washington State Plane, North Zone, NAD83, US Foot

N

0 20

Feet

Site Plan

Ultra Custom Cleaners
2222 NW Bucklin Hill Road
Silverdale, Washington

GeoEngineers

Figure 2

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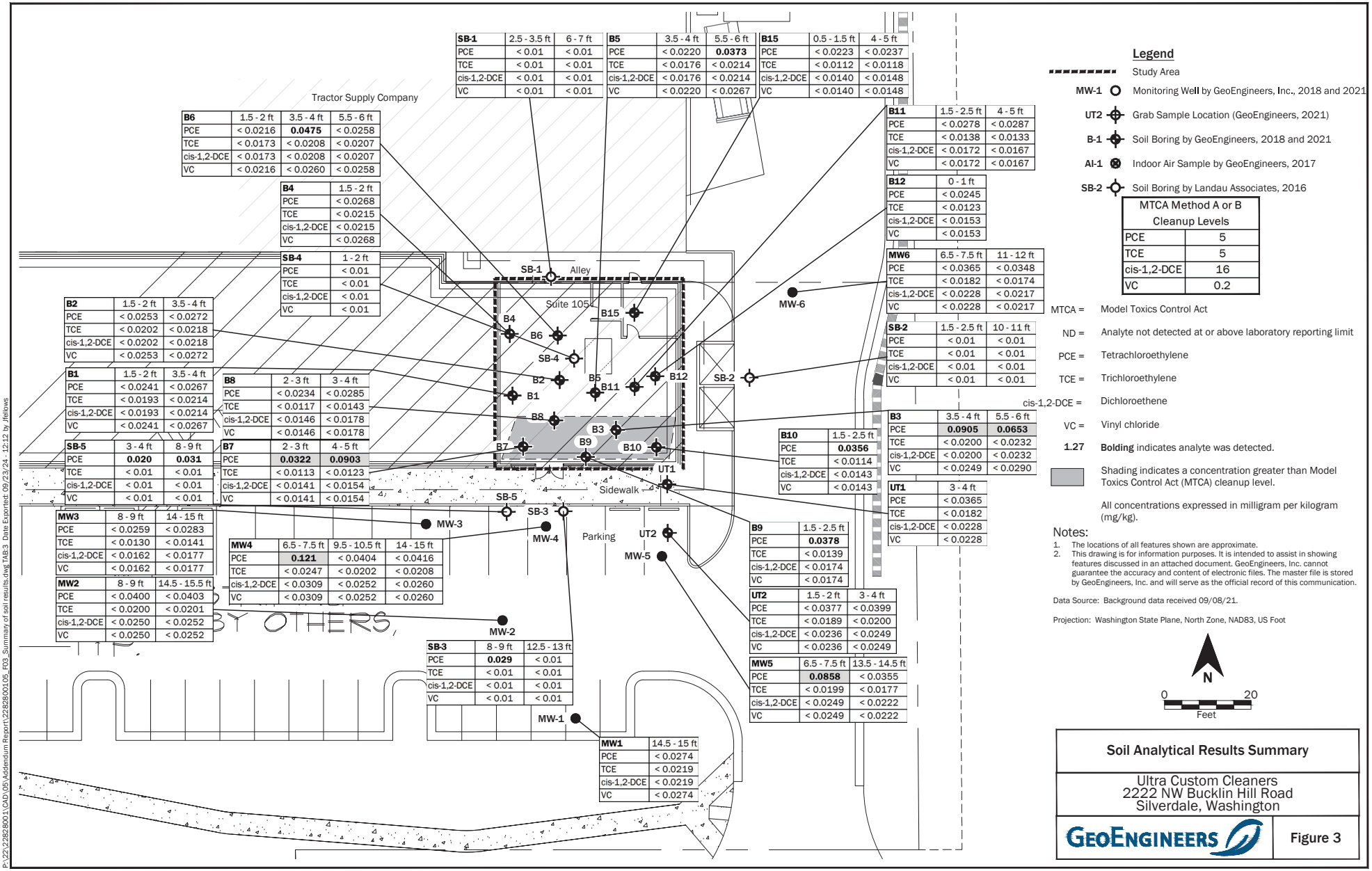


SB-1	2.5 - 3.5 ft	6 - 7 ft
PCE	< 0.01	< 0.01
TCE	< 0.01	< 0.01
cis-1,2-DCE	< 0.01	< 0.01
VC	< 0.01	< 0.01

B5	3.5 - 4 ft	5.5 - 6 ft
PCE	< 0.0220	**0.0373**
TCE	< 0.0176	< 0.0214
cis-1,2-DCE	< 0.0176	< 0.0214
VC	< 0.0220	< 0.0267

B15	0.5 - 1.5 ft	4 - 5 ft
PCE	< 0.0223	< 0.0237
TCE	< 0.0112	< 0.0118
cis-1,2-DCE	< 0.0140	< 0.0148
VC	< 0.0140	< 0.0148

B6	1.5 - 2 ft	3.5 - 4 ft	5.5 - 6 ft
PCE	< 0.0216	**0.0475**	< 0.0258
TCE	< 0.0173	< 0.0208	< 0.0207
cis-1,2-DCE	< 0.0173	< 0.0208	< 0.0207
VC	< 0.0216	< 0.0260	< 0.0258

B4	1.5 - 2 ft
PCE	< 0.0268
TCE	< 0.0215
cis-1,2-DCE	< 0.0215
VC	< 0.0268

SB-4	1 - 2 ft
PCE	< 0.01
TCE	< 0.01
cis-1,2-DCE	< 0.01
VC	< 0.01

B11	1.5 - 2.5 ft	4 - 5 ft
PCE	< 0.0278	< 0.0287
TCE	< 0.0138	< 0.0133
cis-1,2-DCE	< 0.0172	< 0.0167
VC	< 0.0172	< 0.0167

B12	0 - 1 ft
PCE	< 0.0245
TCE	< 0.0123
cis-1,2-DCE	< 0.0153
VC	< 0.0153

MW6	6.5 - 7.5 ft	11 - 12 ft
PCE	< 0.0365	< 0.0348
TCE	< 0.0182	< 0.0174
cis-1,2-DCE	< 0.0228	< 0.0217
VC	< 0.0228	< 0.0217

SB-2	1.5 - 2.5 ft	10 - 11 ft
PCE	< 0.01	< 0.01
TCE	< 0.01	< 0.01
cis-1,2-DCE	< 0.01	< 0.01
VC	< 0.01	< 0.01

B2	1.5 - 2 ft	3.5 - 4 ft
PCE	< 0.0253	< 0.0272
TCE	< 0.0202	< 0.0218
cis-1,2-DCE	< 0.0202	< 0.0218
VC	< 0.0253	< 0.0272

B1	1.5 - 2 ft	3.5 - 4 ft
PCE	< 0.0241	< 0.0267
TCE	< 0.0193	< 0.0214
cis-1,2-DCE	< 0.0193	< 0.0214
VC	< 0.0241	< 0.0267

B8	2 - 3 ft	3 - 4 ft
PCE	< 0.0234	< 0.0285
TCE	< 0.0117	< 0.0143
cis-1,2-DCE	< 0.0146	< 0.0178
VC	< 0.0146	< 0.0178

B3	3.5 - 4 ft	5.5 - 6 ft
PCE	**0.0905**	**0.0653**
TCE	< 0.0200	< 0.0232
cis-1,2-DCE	< 0.0200	< 0.0232
VC	< 0.0249	< 0.0290

SB-5	3 - 4 ft	8 - 9 ft
PCE	**0.020**	**0.031**
TCE	< 0.01	< 0.01
cis-1,2-DCE	< 0.01	< 0.01
VC	< 0.01	< 0.01

B7	2 - 3 ft	4 - 5 ft
PCE	**0.0322**	**0.0903**
TCE	< 0.0113	< 0.0123
cis-1,2-DCE	< 0.0141	< 0.0154
VC	< 0.0141	< 0.0154

B10	1.5 - 2.5 ft
PCE	**0.0356**
TCE	< 0.0114
cis-1,2-DCE	< 0.0143
VC	< 0.0143

UT1	3 - 4 ft
PCE	< 0.0365
TCE	< 0.0182
cis-1,2-DCE	< 0.0228
VC	< 0.0228

MW3	8 - 9 ft	14 - 15 ft
PCE	< 0.0259	< 0.0283
TCE	< 0.0130	< 0.0141
cis-1,2-DCE	< 0.0162	< 0.0177
VC	< 0.0162	< 0.0177

MW4	6.5 - 7.5 ft	9.5 - 10.5 ft	14 - 15 ft
PCE	**0.121**	< 0.0404	< 0.0416
TCE	< 0.0247	< 0.0202	< 0.0208
cis-1,2-DCE	< 0.0309	< 0.0252	< 0.0260
VC	< 0.0309	< 0.0252	< 0.0260

B9	1.5 - 2.5 ft
PCE	**0.0378**
TCE	< 0.0139
cis-1,2-DCE	< 0.0174
VC	< 0.0174

UT2	1.5 - 2 ft	3 - 4 ft
PCE	< 0.0377	< 0.0399
TCE	< 0.0189	< 0.0200
cis-1,2-DCE	< 0.0236	< 0.0249
VC	< 0.0236	< 0.0249

MW2	8 - 9 ft	14.5 - 15.5 ft
PCE	< 0.0400	< 0.0403
TCE	< 0.0200	< 0.0201
cis-1,2-DCE	< 0.0250	< 0.0252
VC	< 0.0250	< 0.0252

MW5	6.5 - 7.5 ft	13.5 - 14.5 ft
PCE	**0.0858**	< 0.0355
TCE	< 0.0199	< 0.0177
cis-1,2-DCE	< 0.0249	< 0.0222
VC	< 0.0249	< 0.0222

SB-3	8 - 9 ft	12.5 - 13 ft
PCE	**0.029**	< 0.01
TCE	< 0.01	< 0.01
cis-1,2-DCE	< 0.01	< 0.01
VC	< 0.01	< 0.01

MW1	14.5 - 15 ft
PCE	< 0.0274
TCE	< 0.0219
cis-1,2-DCE	< 0.0219
VC	< 0.0274

Legend

- Study Area
- MW-1 — Monitoring Well by GeoEngineers, Inc., 2018 and 2021
- UT2 — Grab Sample Location (GeoEngineers, 2021)
- B-1 — Soil Boring by GeoEngineers, 2018 and 2021
- AI-1 — Indoor Air Sample by GeoEngineers, 2017
- SB-2 — Soil Boring by Landau Associates, 2016

MTCA Method A or B Cleanup Levels	
PCE	5
TCE	5
cis-1,2-DCE	16
VC	0.2

MTCA = Model Toxics Control Act

ND = Analyte not detected at or above laboratory reporting limit

PCE = Tetrachloroethylene

TCE = Trichloroethylene

cis-1,2-DCE = Dichloroethene

VC = Vinyl chloride

1.27 **Bolding** indicates analyte was detected.

Shading indicates a concentration greater than Model Toxics Control Act (MTCA) cleanup level.

All concentrations expressed in milligram per kilogram (mg/kg).

Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Background data received 09/08/21.

Projection: Washington State Plane, North Zone, NAD83, US Foot

N

0 20

Feet

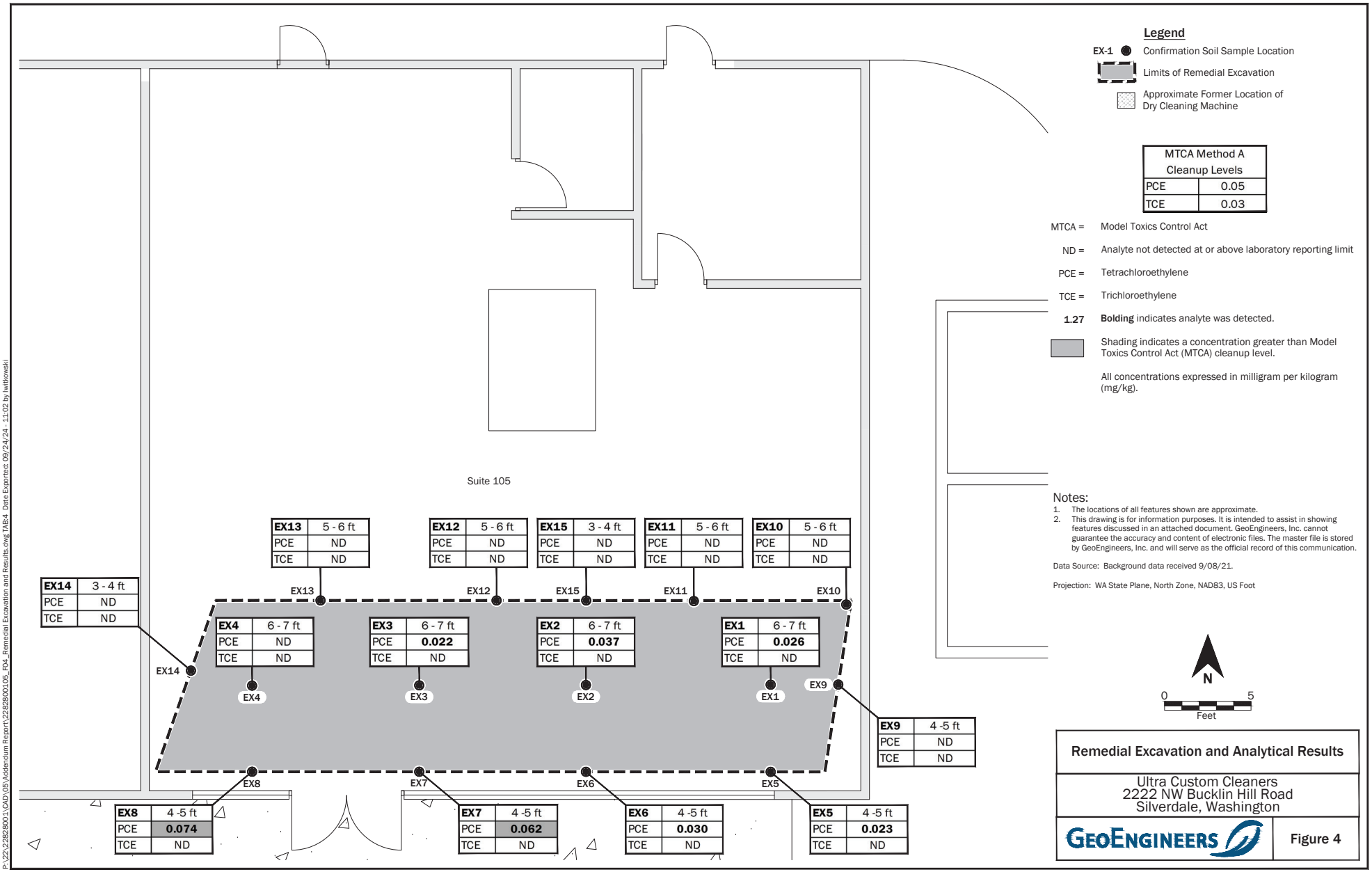
Soil Analytical Results Summary

Ultra Custom Cleaners
2222 NW Bucklin Hill Road
Silverdale, Washington

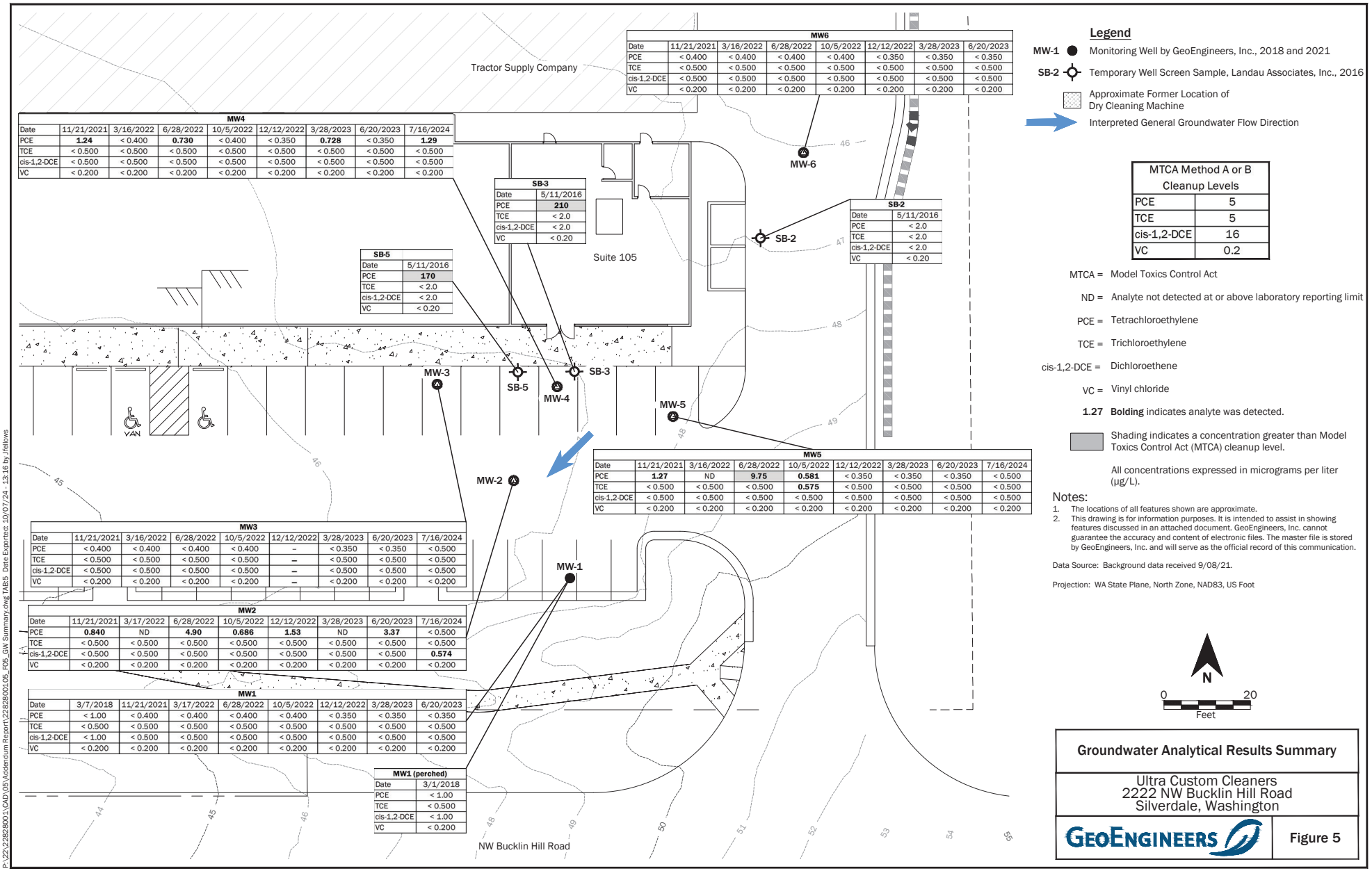
GeoEngineers

Figure 3

P:\22\22828001\CAD\05\Addendum Report\22828001005_F03_Summary of soil results.dwg TAB:3 Date Exported: 09/23/24 - 12:12 by jfellows



P:\22\2282800.1\CAD\05\Addendum Report\2282800105_F04_Remedial Excavation and Results.dwg TAB:4 Date Exported: 09/24/24 - 11:02 by iwitkowski



MW6

Date	11/21/2021	3/16/2022	6/28/2022	10/5/2022	12/12/2022	3/28/2023	6/20/2023
PCE	< 0.400	< 0.400	< 0.400	< 0.400	< 0.350	< 0.350	< 0.350
TCE	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500
cis-1,2-DCE	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500
VC	< 0.200	< 0.200	< 0.200	< 0.200	< 0.200	< 0.200	< 0.200

MW4

Date	11/21/2021	3/16/2022	6/28/2022	10/5/2022	12/12/2022	3/28/2023	6/20/2023	7/16/2024
PCE	**1.24**	< 0.400	**0.730**	< 0.400	< 0.350	**0.728**	< 0.350	**1.29**
TCE	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500
cis-1,2-DCE	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500
VC	< 0.200	< 0.200	< 0.200	< 0.200	< 0.200	< 0.200	< 0.200	< 0.200

SB-3

Date	5/11/2016
PCE	**210**
TCE	< 2.0
cis-1,2-DCE	< 2.0
VC	< 0.20

SB-2

Date	5/11/2016
PCE	< 2.0
TCE	< 2.0
cis-1,2-DCE	< 2.0
VC	< 0.20

SB-5

Date	5/11/2016
PCE	**170**
TCE	< 2.0
cis-1,2-DCE	< 2.0
VC	< 0.20

MW5

Date	11/21/2021	3/16/2022	6/28/2022	10/5/2022	12/12/2022	3/28/2023	6/20/2023	7/16/2024
PCE	**1.27**	ND	**9.75**	**0.581**	< 0.350	< 0.350	< 0.350	< 0.500
TCE	< 0.500	< 0.500	< 0.500	**0.575**	< 0.500	< 0.500	< 0.500	< 0.500
cis-1,2-DCE	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500
VC	< 0.200	< 0.200	< 0.200	< 0.200	< 0.200	< 0.200	< 0.200	< 0.200

MW3

Date	11/21/2021	3/16/2022	6/28/2022	10/5/2022	12/12/2022	3/28/2023	6/20/2023	7/16/2024
PCE	< 0.400	< 0.400	< 0.400	< 0.400	–	< 0.350	< 0.350	< 0.500
TCE	< 0.500	< 0.500	< 0.500	< 0.500	–	< 0.500	< 0.500	< 0.500
cis-1,2-DCE	< 0.500	< 0.500	< 0.500	< 0.500	–	< 0.500	< 0.500	< 0.500
VC	< 0.200	< 0.200	< 0.200	< 0.200	–	< 0.200	< 0.200	< 0.200

MW2

Date	11/21/2021	3/17/2022	6/28/2022	10/5/2022	12/12/2022	3/28/2023	6/20/2023	7/16/2024
PCE	**0.840**	ND	**4.90**	**0.686**	**1.53**	ND	**3.37**	< 0.500
TCE	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500
cis-1,2-DCE	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	**0.574**
VC	< 0.200	< 0.200	< 0.200	< 0.200	< 0.200	< 0.200	< 0.200	< 0.200

MW1

Date	3/7/2018	11/21/2021	3/17/2022	6/28/2022	10/5/2022	12/12/2022	3/28/2023	6/20/2023
PCE	< 1.00	< 0.400	< 0.400	< 0.400	< 0.400	< 0.350	< 0.350	< 0.350
TCE	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500
cis-1,2-DCE	< 1.00	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500	< 0.500
VC	< 0.200	< 0.200	< 0.200	< 0.200	< 0.200	< 0.200	< 0.200	< 0.200

MW1 (perched)

Date	3/1/2018
PCE	< 1.00
TCE	< 0.500
cis-1,2-DCE	< 1.00
VC	< 0.200

Legend

- **MW-1** Monitoring Well by GeoEngineers, Inc., 2018 and 2021
- **SB-2** Temporary Well Screen Sample, Landau Associates, Inc., 2016
- Approximate Former Location of Dry Cleaning Machine
- Interpreted General Groundwater Flow Direction

MTCA Method A or B Cleanup Levels	
PCE	5
TCE	5
cis-1,2-DCE	16
VC	0.2

MTCA = Model Toxics Control Act

ND = Analyte not detected at or above laboratory reporting limit

PCE = Tetrachloroethylene

TCE = Trichloroethylene

cis-1,2-DCE = Dichloroethene

VC = Vinyl chloride

1.27 **Bolding** indicates analyte was detected.

Shading indicates a concentration greater than Model Toxics Control Act (MTCA) cleanup level.

All concentrations expressed in micrograms per liter (µg/L).

Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Background data received 9/08/21.

Projection: WA State Plane, North Zone, NAD83, US Foot

Groundwater Analytical Results Summary

Ultra Custom Cleaners
2222 NW Bucklin Hill Road
Silverdale, Washington

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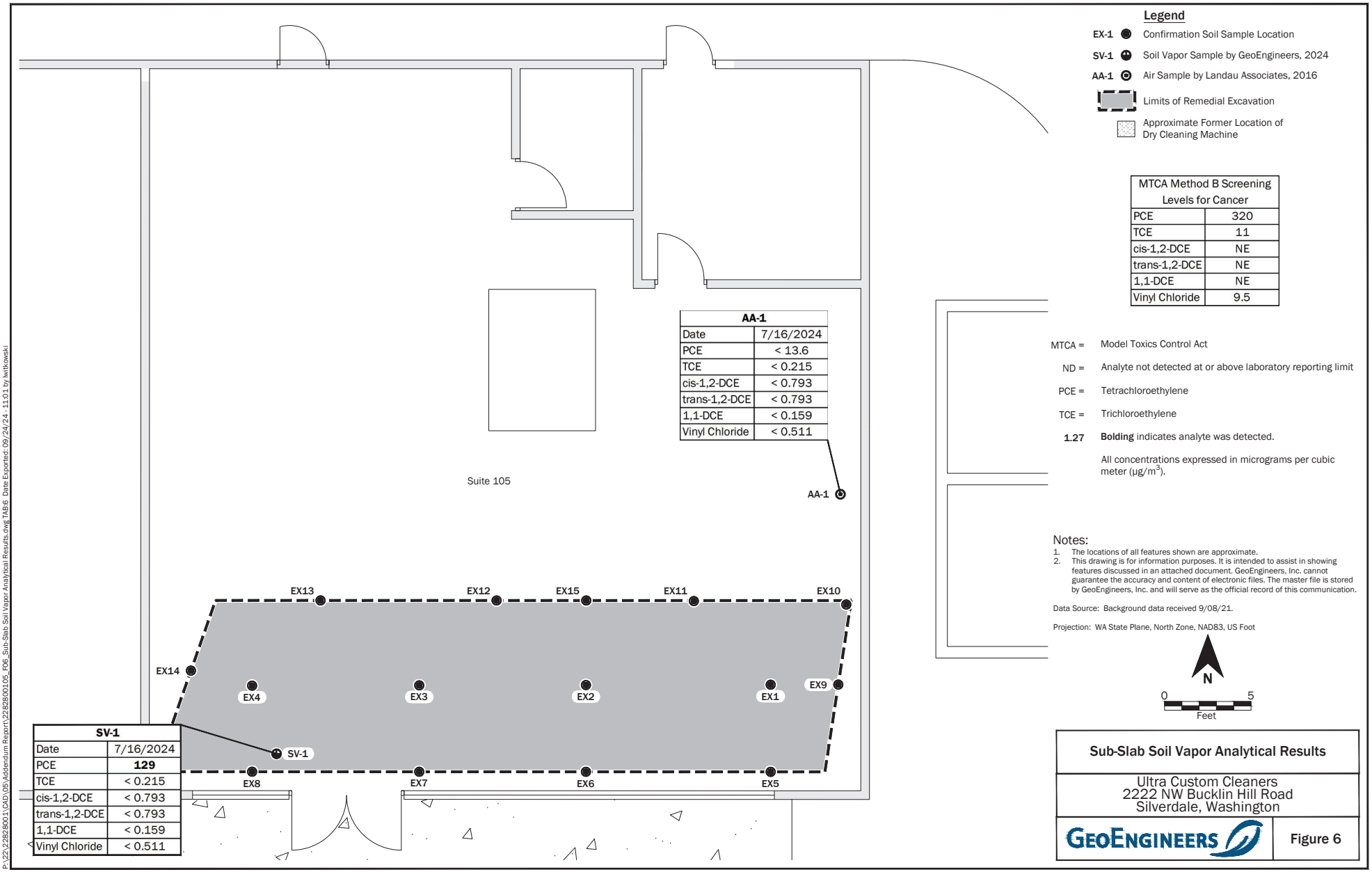
Figure 5

P:\22\2282800.1\CAD\05\Addendum Report\2282800105_F05_GW Summary.dwg TAB:5 Date Exported: 10/07/24 - 13:16 by JFellows



MTCA Method B Screening Levels for Cancer	
PCE	320
TCE	11
cis-1,2-DCE	NE
trans-1,2-DCE	NE
1,1-DCE	NE
Vinyl Chloride	9.5

MTCA = Model Toxics Control Act

ND = Analyte not detected at or above laboratory reporting limit

PCE = Tetrachloroethylene

TCE = Trichloroethylene

1.27 **Bolding** indicates analyte was detected.

All concentrations expressed in micrograms per cubic meter ($\mu g/m^3$).

Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Background data received 9/08/21.

Projection: WA State Plane, North Zone, NAD83, US Foot

N

0 5

Feet

Sub-Slab Soil Vapor Analytical Results

Ultra Custom Cleaners
2222 NW Bucklin Hill Road
Silverdale, Washington

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Figure 6