



September 15, 2025

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

Re: Progress Report No. 86, July/August 2025
American Linen Supply Co Dexter Ave Site
Facility Site ID No. 3573 | Cleanup Site ID No. 12004
Agreed Order No. DE 14302
Project No. AS240461

Dear Tena:

This progress report was prepared by Aspect Consulting, a Geosyntec company, (Aspect) on behalf of BMR-Dexter LLC (BMRD) for the American Linen Supply Co Dexter Ave Site¹ (Site) located in Seattle, King County, Washington. A cleanup action for the Site is being conducted in accordance with the Model Toxics Control Act (MTCA), Chapter 70A.305 Revised Code of Washington (RCW), and the MTCA Cleanup Regulation, Chapter 173-340 Washington Administrative Code (WAC).

This progress report was prepared as a condition to Agreed Order No. DE 14302 (AO) between BMRD and the Washington State Department of Ecology (Ecology) for the Site, effective October 14, 2017, and describes the following:

1. A list of activities that have taken place during the reporting period.
2. Any deviations from the required AO tasks or project schedule during the reporting period, and any anticipated issues that have the potential to impact the project schedule in the upcoming reporting period, that are not otherwise documented in project plans or amendment requests.
3. Validated data received during the reporting period and summary of data submittals to Ecology's Environmental Information Management system (EIM).
4. Summary of communications with the public and/or with government personnel during the reporting period.
5. Work planned for the upcoming reporting period.

The following sections describe the actions taken during the reporting period to implement the requirements of the AO.

¹ In this progress report, "Site" refers to an area where contamination released at the property located at 700 Dexter Avenue North has come to be located, consistent with the definition of "site" or "facility" in MTCA.

Activities During the Reporting Period

Activities completed during the reporting period in compliance with the AO consisted of the following:

- Performed the Third Quarter 2025 groundwater and soil vapor monitoring event on August 18 through 20, 2025. Received raw data from the laboratory by August 28, 2025, and began data validation on September 2, 2025.
- Submitted Progress Report No. 85 for the May/June 2025 reporting period to Ecology on July 11, 2025.
- Submitted the Final Interim Action Work Plan (IAWP) Addendum No. 3 to Ecology on August 14, 2025. The BMRD team revised the IAWP Addendum No. 3 in response to Ecology's review comments dated June 30, 2025.
- Began revisions to the Draft First Quarter 2025 Groundwater and Soil Vapor Monitoring Report, dated June 30, 2025, in response to Ecology's review comments dated August 4, 2025.
- Began preparing the Draft Second Quarter 2025 Groundwater and Soil Vapor Monitoring Report.
- Submitted the Revised Agency Review Draft Interim Action Completion Report on July 2, 2025. The revised draft reflects revisions addressing Ecology's review comments.
- Continued early preparation and logistics for implementing the IAWP Addendum No. 3 scope, including
 - submitting the Street Use Permit application to Seattle Department of Transportation (SDOT), including the appended IAWP; and
 - requesting guidance from the Washington State Department of Archaeology and Historic Preservation (DAHP) on May 27, 2025, regarding cultural resources processes and requirements. DAHP responded on June 5, 2025, recommending that the scope of work proceed under an Inadvertent Discovery Plan. Aspect began preparing the Inadvertent Discovery Plan on June 12, 2025, which it then submitted to Ecology on July 21, 2025.

Deviations from Required Tasks or Schedule Not Otherwise Documented

There were no deviations from the required AO tasks or schedule during the reporting period.

Validated Data Received and EIM Submittals

Validated data received and EIM submittals during the reporting period consist of the following:

- Submitted EIM data submittals for data from Second Quarter 2025 to Ecology's EIM Coordinator on August 18, 2025.²

² This data, along with the First Quarter 2025 data, will be resubmitted in September 2025 to include J-flagged data, as discussed with Ecology during the September 4, 2025 Touch Base call.

Communications with Public and Government Personnel Not Otherwise Documented

BMRD conducted routine communications with Ecology to provide status updates. BMRD did not issue any press releases or fact sheets related to the project. BMRD did not participate in any major meetings with interested public or local governments.

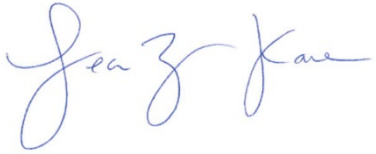
Work Planned for the Next Reporting Period

The next reporting period will cover September 1 through October 31, 2025. Work planned to occur during the next reporting period includes the following:

- Prepare for the Fourth Quarter 2025 monitoring event scheduled for November 2025.
- Validate and prepare data to submit to the EIM Coordinator following receipt of laboratory groundwater and soil vapor data from the Third Quarter 2025 monitoring event.
- Submit revised EIM data submittals for First Quarter 2025 and Second Quarter 2025 to Ecology's EIM Coordinator.
- Submit the revised Agency Review Draft First Quarter 2025 Groundwater and Soil Vapor Monitoring Report to Ecology for review.
- Submit the Agency Review Draft Second Quarter 2025 Groundwater and Soil Vapor Monitoring Data report to Ecology for review.
- Submit the Public Review Draft Interim Action Completion Report, revised to address Ecology's comments, to Ecology for review and approval.
- Submit the Public Review Draft Remedial Investigation (RI) Report, revised to address Ecology's comments, to Ecology for review and approval.
- Submit the decommissioning record for MW112 to Ecology's Water Resources Program.
- Continue preparation and logistics for implementing the IAWP Addendum No. 3 scope, including
 - reviewing SDOT comments on the Street Use Permit Application, received on September 3, 2025, to implement the IAWP; and
 - submitting revisions to SDOT following any necessary discussion between Ecology and the BMRD team.

If you have any questions or comments regarding the information presented in this progress report, please reach out to Lea Kane at lea.kane@geosyntec.com.

Sincerely,



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