



October 10, 2025

Zak Wall  
Northwest Region Toxics Cleanup Program  
Washington State Department of Ecology  
PO Box 330316  
Shoreline, Washington 98133

Via email: zak.wall@ecy.wa.gov

Regarding: Monthly Progress Report No. 17 (September 2025)  
Spic N Span Cleaners Site  
SCIDpda PPCD No. 24-2-05868-1  
652 S Dearborn Street  
Seattle, Washington  
PBS Project 41593.006

Dear Zak:

This progress report was prepared by Apex Companies, LLC through its wholly owned subsidiary PBS Engineering and Environmental LLC (Apex) for the Spic N Span Cleaners site (Site), which has undergone thermal remediation and monitoring to ultimately facilitate redevelopment of the property into affordable housing by Seattle Chinatown International District Preservation and Development Authority (SCIDpda).

This progress report is being completed as a condition of the Prospective Purchaser Consent Decree (PPCD) signed between SCIDpda and the Washington State Department of Ecology (Ecology), filed March 18, 2024.

The following is a summary of project activities completed for September 2025.

**A. On-Site Activities and Progress Made during Reporting Period**

- Prepared monthly progress report for August 2025 and submitted it on September 5, 2025.
- Received right-of-way permit correction comments from the Seattle Department of Transportation (SDOT).
- Corrected and uploaded revised Letter-of-Authorization form to SDOT portal.
- Conducted third quarter groundwater monitoring and sampling event on September 22-23, 2025.
- Postponed monitoring well installation activities due to continued permitting delays.

**B. Deviations from Required Tasks**

- There were no deviations of required tasks during the reporting period.

**C. Description of Deviations from the Scope of Work and Schedule**

- No deviations from the scope of work or schedule.

**D. Plan for Recovering Lost Time for Schedule Deviations**

- Not applicable.

**E. Raw Data Received from Laboratory**

- Not applicable during this reporting period. Final laboratory data from September 22-23, 2025, is still pending from the analytical laboratory. Laboratory data will be submitted with the October 2025 monthly progress report.

**F. List of Planned Activities for the Next Month**

- Reschedule monitoring well installation (planned to be completed in October 2025).
- Obtain ROW permit from Seattle Department of Transportation for drilling and installing one new monitoring well.
- Conduct monitoring well installation and development activities in October 2025.

Please feel free to contact me at 206.766.7640 or melanie.young@apexcos.com with any questions or comments.

Sincerely,

Melanie Young, PE  
Senior Environmental Engineer

cc:      Josh Sellers Park, SCIDpda  
          Crystal Ng, SCIDpda

BG:MY