

January 15, 2026

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

Subject: Progress Report No. 88, November/December 2025
American Linen Supply Co Dexter Ave Site
Facility Site ID No. 3573 | Cleanup Site ID No. 12004
Agreed Order No. DE 14302

Geosyntec Project No: AS240461

Dear Tena:

Geosyntec Consultants Inc. (Geosyntec) prepared this progress report 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.

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.

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

Activities During the Reporting Period

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

- Submitted *Progress Report No. 87* for the September/October 2025 reporting period to Ecology on November 7, 2025.
- Submitted the *Agency Review Draft Third Quarter 2025 Groundwater and Soil Vapor Monitoring Data Report* to Ecology for review on December 19, 2025.
- Submitted the *Extension Request for Agency Review Draft Feasibility Study (FS) Report* to Ecology on November 6, 2025, and received concurrence from Ecology on November 19, 2025 (discussed below).
- Implemented the Fourth Quarter 2025 monitoring event in November 2025.
- Began validating groundwater and soil vapor data from the Fourth Quarter 2025 monitoring event.
- Began implementing the Interim Action Work Plan Addendum No. 3 (IAWP) scope, which included the following actions:
 - Participated in a pre-construction meeting with Seattle Department of Transportation (SDOT) on November 19, 2025, to discuss the scope of work, project schedule, and the final Street Use Permit requirements.
 - Received the final Street Use Permit from SDOT on November 24, 2025.
 - Submitted the *Variance Request – Minimum Standards for Well Construction Interim Action Injection Well Installation* to Ecology’s Water Resources Program on December 2, 2025, and received concurrence from Ecology on December 10, 2025.
 - Notified neighboring property owners of the project schedule and anticipated road closures.
 - Began installing and developing injection wells on December 2, 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. We submitted the *Extension Request for Agency Review Draft Feasibility Study (FS) Report* to Ecology on November 6, 2025, and Ecology concurred with the request on November 19, 2025. The new deadline for submitting the Draft FS to Ecology will be within 90 days following Ecology’s request for the final Interim Action Addendum No.3 completion memorandum. The Draft FS will include a summary of interim actions and other activities completed following the remedial investigation, relevant findings regarding remedy performance, and updates to the conceptual site model.

Validated Data Received and EIM Submittals

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

- Submitted the validated data² for the First Quarter 2025 to EIM on November 4, 2025.

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.

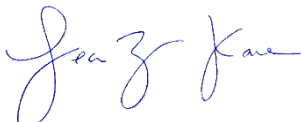
Work Planned for the Next Reporting Period

The next reporting period will cover January 1 through February 28, 2026. Work planned to occur during the next reporting period includes the following:

- Complete the First Quarter 2026 monitoring event scheduled for February 2026.
- Validate groundwater and soil vapor data from the Fourth Quarter 2025 monitoring event and begin preparing the *Fourth Quarter 2025 Groundwater and Soil Vapor Monitoring Data Report*.
- Submit revised EIM data from Second Quarter 2025, and data from Third Quarter 2025 to Ecology's EIM Coordinator following Ecology's approval of the Second and Third Quarter 2025 Groundwater and Soil Vapor Monitoring Data reports.
- Continue implementing the IAWP Addendum No. 3 scope, including installing, developing, and sampling injection wells, and preparing for injections.
- Review and address public comments on the *Public Review Draft Remedial Investigation (RI) Report* if comments are received following the public comment period ending January 29, 2026.

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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Copies to: John Moshy, BMRD
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² The First Quarter 2025 data was resubmitted to include missing J-flagged data, as discussed with Ecology during the September 4, 2025, Touch Base call.