



January 9, 2026

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. 20 (December 2025)  
Spic N Span Cleaners Site  
SCIDpda PPCD No. 24-2-05868-1  
652 S Dearborn Street  
Seattle, Washington  
Apex 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 December 2025.

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

- Prepared monthly progress report for November 2025 and submitted it on December 9, 2025.
- Installed one new monitoring well (MW-15) downgradient of the Site in December 22, 2025.
- Completed fourth quarter groundwater monitoring event on December 29 and 30, 2025.

**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**

- A request for revision to the groundwater monitoring analytes and monitoring well network were submitted to Ecology for approval on December 22, 2025. Analyte revisions included removing dissolved hydrogen from sampling and replacing it with ethane and ethene by method RSK 175.

Wells to be removed from sampling include MW-10 following 4<sup>th</sup> quarter 2025 sampling, VE-1R, VE-1RD (*sample collected from VE-1R at a lower depth from within the well*), MW-11, and MW-3R.

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

- Not applicable.

**E. Raw Data Received from Laboratory**

- Soil laboratory data from the December 22, 2025, well installation of MW-15 is being sent with this progress report. Data from the December 29-30, 2025 groundwater sampling event has not yet been received.

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

- Review and tabulate groundwater monitoring data for fourth quarter groundwater monitoring event conducted in late December, upon receipt of data.
- Revise the remedial investigation report with details of MW-15 installation and updated groundwater monitoring data.

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Elizabeth Webber-Bruya  
Ann Webber-Bruya  
Michael Erdahl  
Vineta Mills  
Eric Young

5500 4th Ave South  
Seattle, WA 98108-2419  
(206) 285-8282  
office@friedmanandbruya.com  
www.friedmanandbruya.com

December 29, 2025

Melanie Young, Project Manager  
Apex Companies, LLC  
214 E. Galer St, Suite 300  
Seattle, WA 98102

Dear Ms Young:

Included are the results from the testing of material submitted on December 22, 2025 from the Spick N' Span 41593.006, F&BI 512431 project. There are 10 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days, or as directed by the Chain of Custody document. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl  
Project Manager

Enclosures  
c: Brianne Goulet  
APX1229R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on December 22, 2025 by Friedman & Bruya, Inc. from the Apex Companies, LLC Spick N' Span 41593.006, F&BI 512431 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Apex Companies, LLC</u>
512431 -01	MW-15:5
512431 -02	MW-15:11
512431 -03	MW-15:16
512431 -04	Dup-1

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 12/29/25  
Date Received: 12/22/25  
Project: Spick N' Span 41593.006, F&BI 512431  
Date Extracted: 12/24/25 and 12/26/25  
Date Analyzed: 12/24/25 and 12/26/25

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES  
FOR TOTAL PETROLEUM HYDROCARBONS AS GASOLINE  
USING METHOD NWTPH-Gx**

Results Reported on a Dry Weight Basis  
Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Gasoline Range</u>	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
MW-15:5 512431-01	<5	105
MW-15:16 512431-03	<5	110
Dup-1 512431-04	<5	111
Method Blank 05-2875 MB	<5	101
Method Blank 05-2877 MB	<5	105

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ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition LL

Client Sample ID:	MW-15:5	Client:	Apex Companies, LLC
Date Received:	12/22/25	Project:	Spick N' Span 41593.006
Date Extracted:	12/24/25	Lab ID:	512431-01 1/0.5
Date Analyzed:	12/24/25	Data File:	122415.D
Matrix:	Soil	Instrument:	GCMS13
Units:	mg/kg (ppm) Dry Weight	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	100	84	120
Toluene-d8	100	73	128
4-Bromofluorobenzene	110	57	146

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.002
Chloroethane	<0.1
1,1-Dichloroethene	<0.002
Methylene chloride	<0.4
trans-1,2-Dichloroethene	<0.002
1,1-Dichloroethane	<0.002
cis-1,2-Dichloroethene	<0.002
1,2-Dichloroethane (EDC)	<0.003
1,1,1-Trichloroethane	<0.002
Trichloroethene	<0.002
Tetrachloroethene	<0.002

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition LL

Client Sample ID:	MW-15:16	Client:	Apex Companies, LLC
Date Received:	12/22/25	Project:	Spick N' Span 41593.006
Date Extracted:	12/24/25	Lab ID:	512431-03 1/0.5
Date Analyzed:	12/24/25	Data File:	122416.D
Matrix:	Soil	Instrument:	GCMS13
Units:	mg/kg (ppm) Dry Weight	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	98	84	120
Toluene-d8	100	73	128
4-Bromofluorobenzene	104	57	146

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.002
Chloroethane	<0.1
1,1-Dichloroethene	<0.002
Methylene chloride	<0.4
trans-1,2-Dichloroethene	<0.002
1,1-Dichloroethane	<0.002
cis-1,2-Dichloroethene	<0.002
1,2-Dichloroethane (EDC)	<0.003
1,1,1-Trichloroethane	<0.002
Trichloroethene	<0.002
Tetrachloroethene	<0.002

# FRIEDMAN & BRUYA, INC.

## ENVIRONMENTAL CHEMISTS

### Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition LL

Client Sample ID:	Dup-1	Client:	Apex Companies, LLC
Date Received:	12/22/25	Project:	Spick N' Span 41593.006
Date Extracted:	12/24/25	Lab ID:	512431-04 1/0.5
Date Analyzed:	12/24/25	Data File:	122417.D
Matrix:	Soil	Instrument:	GCMS13
Units:	mg/kg (ppm) Dry Weight	Operator:	MD

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	101	84	120
Toluene-d8	100	73	128
4-Bromofluorobenzene	106	57	146

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.002
Chloroethane	<0.1
1,1-Dichloroethene	<0.002
Methylene chloride	<0.4
trans-1,2-Dichloroethene	<0.002
1,1-Dichloroethane	<0.002
cis-1,2-Dichloroethene	<0.002
1,2-Dichloroethane (EDC)	<0.003
1,1,1-Trichloroethane	<0.002
Trichloroethene	<0.002
Tetrachloroethene	<0.002

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260D Dual Acquisition LL

Client Sample ID:	Method Blank	Client:	Apex Companies, LLC
Date Received:	Not Applicable	Project:	Spick N' Span 41593.006
Date Extracted:	12/24/25	Lab ID:	05-3227 mb 1/0.5
Date Analyzed:	12/24/25	Data File:	122410.D
Matrix:	Soil	Instrument:	GCMS11
Units:	mg/kg (ppm) Dry Weight	Operator:	IJL

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	102	79	128
Toluene-d8	102	84	121
4-Bromofluorobenzene	101	84	116

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.002
Chloroethane	<0.1
1,1-Dichloroethene	<0.002
Methylene chloride	<0.4
trans-1,2-Dichloroethene	<0.002
1,1-Dichloroethane	<0.002
cis-1,2-Dichloroethene	<0.002
1,2-Dichloroethane (EDC)	<0.003
1,1,1-Trichloroethane	<0.002
Trichloroethene	<0.002
Tetrachloroethene	<0.002

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 12/29/25

Date Received: 12/22/25

Project: Spick N' Span 41593.006, F&BI 512431

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES  
FOR TPH AS GASOLINE  
USING METHOD NWTPH-G<sub>x</sub>**

Laboratory Code: 512431-03 (Duplicate)

Analyte	Reporting Units	Sample Result (Wet Wt)	Duplicate Result (Wet Wt)	RPD (Limit 20)
Gasoline	mg/kg (ppm)	<5	<5	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	mg/kg (ppm)	40	92	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 12/29/25

Date Received: 12/22/25

Project: Spick N' Span 41593.006, F&BI 512431

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES  
FOR TPH AS GASOLINE  
USING METHOD NWTPH-G<sub>x</sub>**

Laboratory Code: 512431-01 (Duplicate)

Analyte	Reporting Units	Sample Result (Wet Wt)	Duplicate Result (Wet Wt)	RPD (Limit 20)
Gasoline	mg/kg (ppm)	<5	<5	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	mg/kg (ppm)	40	97	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 12/29/25

Date Received: 12/22/25

Project: Spick N' Span 41593.006, F&BI 512431

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES  
FOR VOLATILES BY EPA METHOD 8260D**

Laboratory Code: 512431-03 1/0.5 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Vinyl chloride	mg/kg (ppm)	2	<0.002	76	75	10-138	1
Chloroethane	mg/kg (ppm)	2	<0.1	78	77	10-176	1
1,1-Dichloroethene	mg/kg (ppm)	2	<0.002	84	85	10-160	1
Methylene chloride	mg/kg (ppm)	2	<0.4	115	95	10-156	19
trans-1,2-Dichloroethene	mg/kg (ppm)	2	<0.002	89	88	14-137	1
1,1-Dichloroethane	mg/kg (ppm)	2	<0.002	89	89	19-140	0
cis-1,2-Dichloroethene	mg/kg (ppm)	2	<0.002	93	92	25-135	1
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2	<0.003	91	89	12-160	2
1,1,1-Trichloroethane	mg/kg (ppm)	2	<0.002	98	97	10-156	1
Trichloroethene	mg/kg (ppm)	2	<0.002	91	88	21-139	3
Tetrachloroethene	mg/kg (ppm)	2	<0.002	88	86	20-133	2

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Vinyl chloride	mg/kg (ppm)	2	85	22-139
Chloroethane	mg/kg (ppm)	2	84	10-163
1,1-Dichloroethene	mg/kg (ppm)	2	92	47-128
Methylene chloride	mg/kg (ppm)	2	96	10-184
trans-1,2-Dichloroethene	mg/kg (ppm)	2	96	64-132
1,1-Dichloroethane	mg/kg (ppm)	2	98	64-135
cis-1,2-Dichloroethene	mg/kg (ppm)	2	98	64-135
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2	98	56-135
1,1,1-Trichloroethane	mg/kg (ppm)	2	105	62-131
Trichloroethene	mg/kg (ppm)	2	98	63-139
Tetrachloroethene	mg/kg (ppm)	2	93	68-128

# FRIEDMAN & BRUYA, INC.

## ENVIRONMENTAL CHEMISTS

### **Data Qualifiers & Definitions**

- a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.
- b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.
- ca - The calibration results for the analyte were outside of acceptance criteria, biased low; or, the calibration results for the analyte were outside of acceptance criteria, biased high, with a detection for the analyte in the sample. The value reported is an estimate.
- c - The presence of the analyte may be due to carryover from previous sample injections.
- cf - The sample was centrifuged prior to analysis.
- d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.
- dv - Insufficient sample volume was available to achieve normal reporting limits.
- f - The sample was laboratory filtered prior to analysis.
- fb - The analyte was detected in the method blank.
- fc - The analyte is a common laboratory and field contaminant.
- hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.
- hs - Headspace was present in the container used for analysis.
- ht - The analysis was performed outside the method or client-specified holding time requirement.
- ip - Recovery fell outside of control limits due to sample matrix effects.
- j - The analyte concentration is reported between the method detection limit and the lowest calibration point. The value reported is an estimate.
- J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.
- jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.
- js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.
- k - The calibration results for the analyte were outside of acceptance criteria, biased high, and the analyte was not detected in the sample.
- lc - The presence of the analyte is likely due to laboratory contamination.
- L - The reported concentration was generated from a library search.
- nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.
- pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.
- ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.
- vo - The value reported fell outside the control limits established for this analyte.
- x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

512431

SAMPLE CHAIN OF CUSTODY

12/22/25

Page # 1 of 1

N2

Report To: Melanie Young, Branne Gould

SAMPLERS (signature) M. Young

TURNAROUND TIME

Company Apex Companies (PBS)

PROJECT NAME Spick N' Span

PO # 415093.006

Address 214 E Galer St, Ste 300

REMARKS

INVOICE TO

City, State, ZIP Seattle, Washington

REMARKS

INVOICE TO

Phone (206) 766-7644 Email melanie.young@apex.com

Project Specific RIs - Yes / No

INVOICE TO

SAMPLE DISPOSAL  
Dispose after 30 days  
Archive Samples  
Other \_\_\_\_\_

ANALYSES REQUESTED

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	ANALYSES REQUESTED										Notes
						NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082					
MW-15:5	01A-E	12/22/25	1030	Soil	5	X	X					X	(VOCs) (8260)			analyze per MP
MW-15:11	02	12/22/25	1035	Soil	5	*	X					*				not done
MW-15:16	03	12/22/25	1040	Soil	5	X	X					X				not done
Dup-1	04	12/22/25		Soil	5	X						X				

Friedman & Bruya, Inc.

5500 4th Avenue S

Seattle, WA 98108

Ph. (206) 285-8282

SIGNATURE

PRINT NAME

COMPANY

DATE

TIME

Relinquished by: [Signature]

Reinquinshed by: MATHW Pfeifferburg, Mt

Received by: Apex

Received by: F&B

Received by: 12/27/25 1525

Received by: [Signature]

Received by: Mount Truway

Received by: Samples received at 4 °C

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 512431 CLIENT Apex INITIALS/ DATE: 12/22/25

If custody seals are present on cooler, are they intact? [X] NA [ ] YES [ ] NO

Cooler/Sample temperature -4 °C Thermometer ID: Fluke 96312917

Were samples received on ice/cold packs? [X] YES [ ] NO

How did samples arrive? [X] Over the Counter [ ] Picked up by F&BI [ ] FedEx/UPS/GSO

Is there a Chain-of-Custody\* (COC)? [X] YES [ ] NO Initials/ Date: AWB 12/23

Number of days samples have been sitting prior to receipt at laboratory 0 days

Are the samples clearly identified? (explain "no" answer below) [X] YES [ ] NO

Were all sample containers received intact (i.e. not broken, leaking etc.)? (explain "no" answer below) [X] YES [ ] NO

Were appropriate sample containers used? [X] YES [ ] NO [ ] Unknown

If custody seals are present on samples, are they intact? [X] NA [ ] YES [ ] NO

Are samples requiring no headspace, headspace free? [X] NA [ ] YES [ ] NO

Is the following information provided on the COC, and does it match the sample label? (explain "no" answer below)

- Sample ID's [X] Yes [ ] No [ ] Not on COC/label
Date Sampled [X] Yes [ ] No [ ] Not on COC/label
Time Sampled [X] Yes [ ] No [ ] Not on COC/label
# of Containers [X] Yes [ ] No
Relinquished [X] Yes [ ] No
Requested analysis [X] Yes [ ] On Hold

Other comments (use a separate page if needed)

Air Samples: Were any additional canisters/tubes received? [X] NA [ ] YES [ ] NO

Number of unused TO15 canisters\*\* Number of unused TO17 tubes

\*\*Fill out Green manifolds billing sheet