

ENVIRONMENTAL ASSOCIATES, INC.

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RECEIVED

MAR 16 2011

DEPT OF ECOLOGY
TCP-NWRO

JN-20209-3

March 15, 2011

Toxics Cleanup Program
Washington State Department of Ecology
3190 - 160th Avenue SE
Bellevue, Washington 98008-5452

RE: SITE DISCOVERY REPORTING
King County Tax Parcels 322305-9132 & 322305-9270
Mac's One Hour Cleaners
10825 SE 176th Street
Renton, Washington

Greetings:

On behalf of the owner of the above-referenced property, Tri Western Syndicated Investments, Inc., we are submitting this written hazardous substance release report in fulfillment of the reporting requirements outlined in the Model Toxic's Control Act (MTCA; WAC 173-340) on their behalf.

Environmental Associates, Inc (EAI) has investigated soil and groundwater at the Tri Western property and at the neighboring property owned by Bayview Associates. The findings of these efforts are presented in several environmental reports, which are provided herein, for inclusion in the Washington State Department of Ecology (WDOE) files.

Explorations completed to date appear to be sufficient to establish that both soil and groundwater underlying portions of the Tri-Western parcels (King County tax parcels 322305-9132 and -9270) have been impacted by the dry-cleaning solvent tetrachloroethene, often informally referred to as "perc" or (PCE). The dry-cleaner on the subject property (Tri-Western parcels) appears to be the most likely source of the release. To date, two (2) separate potential "source" areas have been identified, both appear to coincide with sanitary sewer alignments.



A plume of PCE-impacted groundwater, with concentrations exceeded standard Method-A compliance levels for unrestricted land use, extends to the west-southwest underlying northern portions of the adjacent Bayview property (King County tax parcel 322305-9120). The attached site plan depicts the current conceptualization of the possible lateral extent of contamination exceeding MTCA Method-A guidelines.

A remediation investigation feasibility study (RIFS) is presently underway to identify actions to both prevent further dry-cleaning solvent release, and to stabilize and reduce the contaminant mass already impacting the subsurface.

Additional reports will be submitted to the WDOE as further site assessment and remediation feasibility options are explored and such reports are prepared. In the interim, inquiries for additional information can be directed to the offices of Environmental Associates, Inc.

Sincerely submitted,
ENVIRONMENTAL ASSOCIATES, INC..



Robert B. Roe, Msc., LHG.
Senior Hydrogeologist
License: 1125 (Washington)

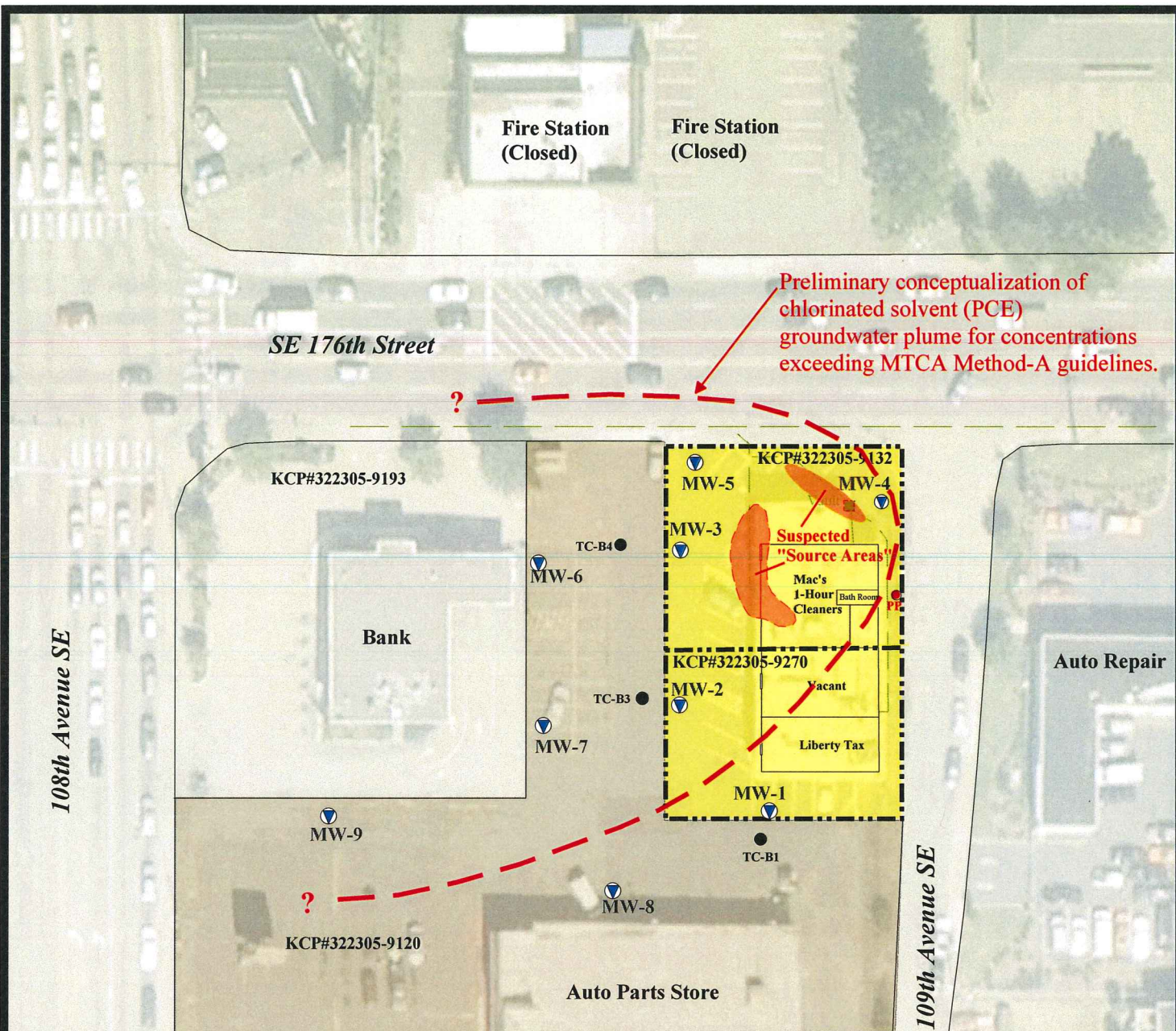


Attachments: Plate 1: Vicinity/Topographic Map
Plate 2: Study Area

Reports Enclosed:

- Environmental Associates, Inc. (EAI), February 5, 2010, Preliminary Site Exploration Report.
- EAI, June 2, 2010, Supplemental Site Exploration Report.
- EAI, January 26, 2011, Supplemental Monitoring Well Installation Report.





Approximate boarder of parcels owned by Tri Western Syndicated Investments, Inc.



Approximate boarder of the west adjacent Bayview Associates parcel.



Existing Monitoring wells as of November 2010.



Approximate locations of borings made by Terracon (TC) on the adjacent property.



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Bellevue, Washington 98004

STUDY AREA

Mac's One Hour Cleaners
10825 SE 176th Street
Renton, Washington

Job Number:

JN-20209-3

Date:

December 2010

Scale:

1"=80'

Plate:

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