



AGRA Earth &  
Environmental, Inc.  
11335 NE 122nd Way  
Suite 100  
Kirkland, Washington  
U.S.A. 98034-6918  
Tel (206) 820-4669  
Fax (206) 821-3914

28 February 1997  
7-91M-11502

Norman Property Management  
1420 Fifth Avenue, Suite 3600  
Seattle, Washington 98101

Attention: Ms. Melody Westerdal

Subject: **Sea-Tac Plaza**  
Biannual Sampling of Monitoring Well MW-3  
Former Y-Pay-Mor Dry Cleaners  
Federal Way, Washington

Dear Ms. Westerdal:

AGRA Earth & Environmental, Inc. (AEE) is pleased to present the results of our biannual groundwater sampling event on the above-referenced property under our current contract. This phase of work was completed in general accordance with our *Memorandum of Understanding* dated 5 February 1997.

AEE had previously completed an *Independent Remediation Action Report (IRAP)* (dated 22 December 1994) for the former Y-Pay-Mor dry cleaner site. It is our understanding that Washington State Department of Ecology (DOE) has requested additional sampling of the groundwater in monitoring well MW-3. The well is to be sampled twice per year, once in the wet season and once in the dry season. This letter presents the results of the first sampling event completed on 10 February 1997.

Prior to sampling, approximately 12 gallons of groundwater was purged from the monitoring well (MW-3). The well was purged dry. The purge water was returned to AEE for disposal. Following purging, the well was allowed to recover, and then a groundwater sample was collected using a disposable bailer. The sample was sent to AEE's analytical lab in Portland, Oregon under AEE's chain-of-custody procedures and submitted for analysis for volatile organic compounds by EPA Method 8260. The laboratory certificates are attached to this letter.

The analytical results indicate that the only analyte present at concentrations above the method detection limits is cis-1,2-Dichloroethene (cis-DCE). The observed concentration of cis-DCE was 1.82 ppb, and is well below the MTCA Method B cleanup level of 80 ppb. This concentration

is slightly lower than the concentration detected on the 17 November 1994 sampling event (2.2 ppb). The historic water level and analytical data are presented in Table 1.

The results of this groundwater sampling event indicate that cis-DCE is currently the only volatile organic compound present at concentrations above the method detection limit of 1 ppb. The results also indicate that the concentration of cis-DCE appears to be continuing to decline. AEE is scheduled to sample this site again in July of 1997.

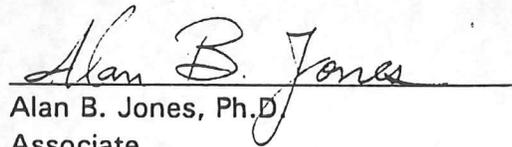
AEE appreciates the opportunity to be of continued service on this project. If you should have any questions or comments regarding this phase of work or any aspect of this project, please do not hesitate to call.

Respectfully submitted,

AGRA Earth & Environmental, Inc.



Eric L. Smith  
Staff Geologist



Alan B. Jones, Ph.D.  
Associate

ELS/ABJ/lad

Enclosures: Laboratory Analytical Test Certificates  
Figure 1 — Location Map  
Figure 2 — Site Map

AGRA EARTH & ENVIRONMENTAL, INC. DRAWING NO. \91\11502\LOCATION.DWG

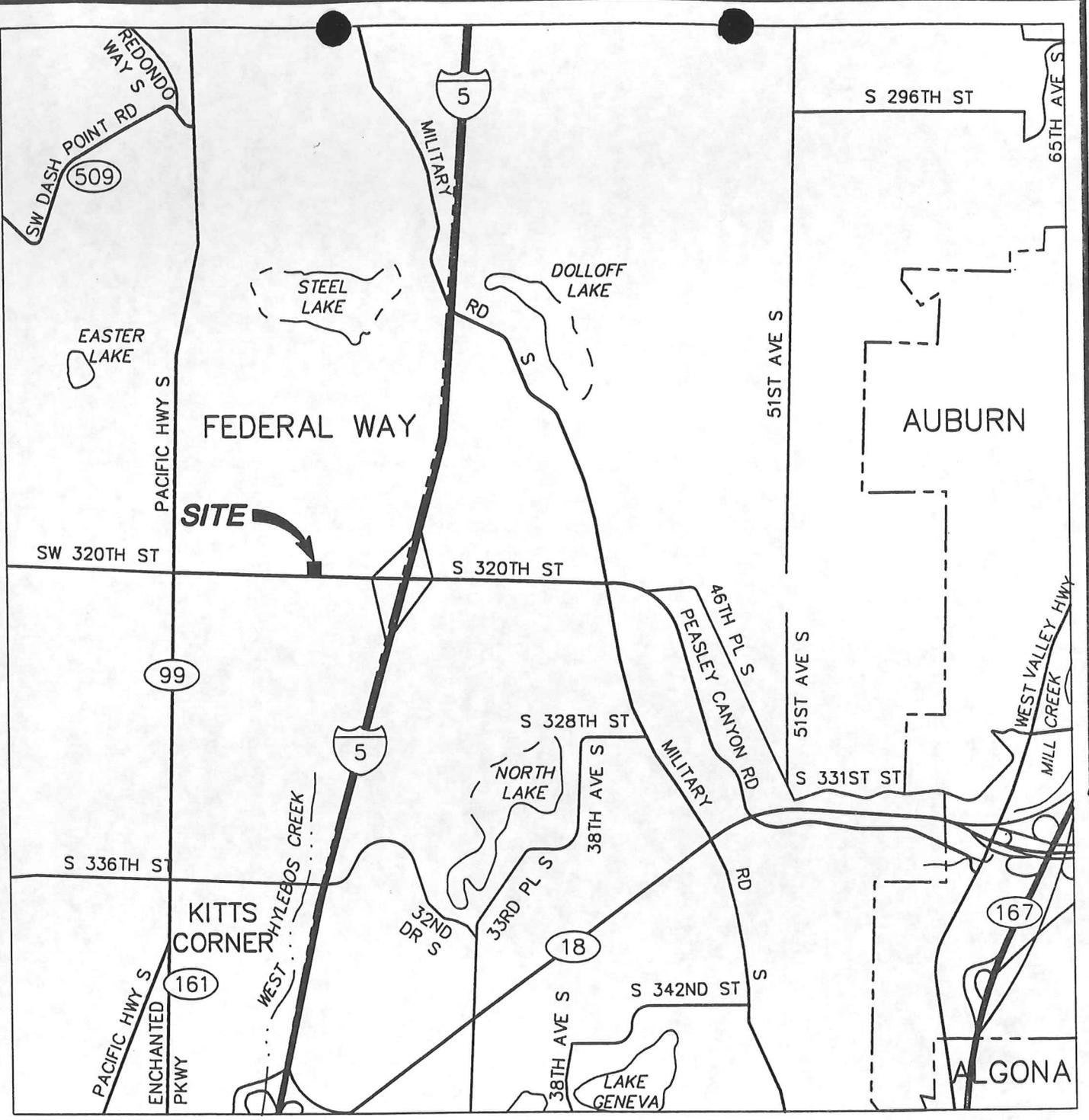


FIGURE 1

**AGRA**  
**Earth & Environmental**

11335 N.E. 122nd Way, Suite 100  
 Kirkland, WA, U.S.A. 98034-6918

W.O.	7-91M-11502-0
DESIGN	ELS
DRAWN	BDT
DATE	MAR 1997
SCALE	N.T.S.

**Y-PAY-MOR DRY CLEANERS**  
 2210 S.W. 320TH STREET  
 FEDERAL WAY, WASHINGTON

**LOCATION MAP**

**LEGEND**

**B-11/MW-3**



2" ID MONITORING WELL NUMBER AND LOCATION

**B-12**



SPECIAL CASSED BORING NUMBER AND LOCATION

**CB**



STORM DRAIN

APPROXIMATE LIMIT OF CHARACTERIZATION WITHIN SUBJECT SITE BUILDING

**GROUNDWATER TEST RESULTS**

CONCENTRATIONS IN PARTS PER BILLION (PPB) NOT DETECTED, BELOW METHOD DETECTION LIMIT COMPOUND IDENTIFIED, BELOW LABORATORY DETECTION LIMIT

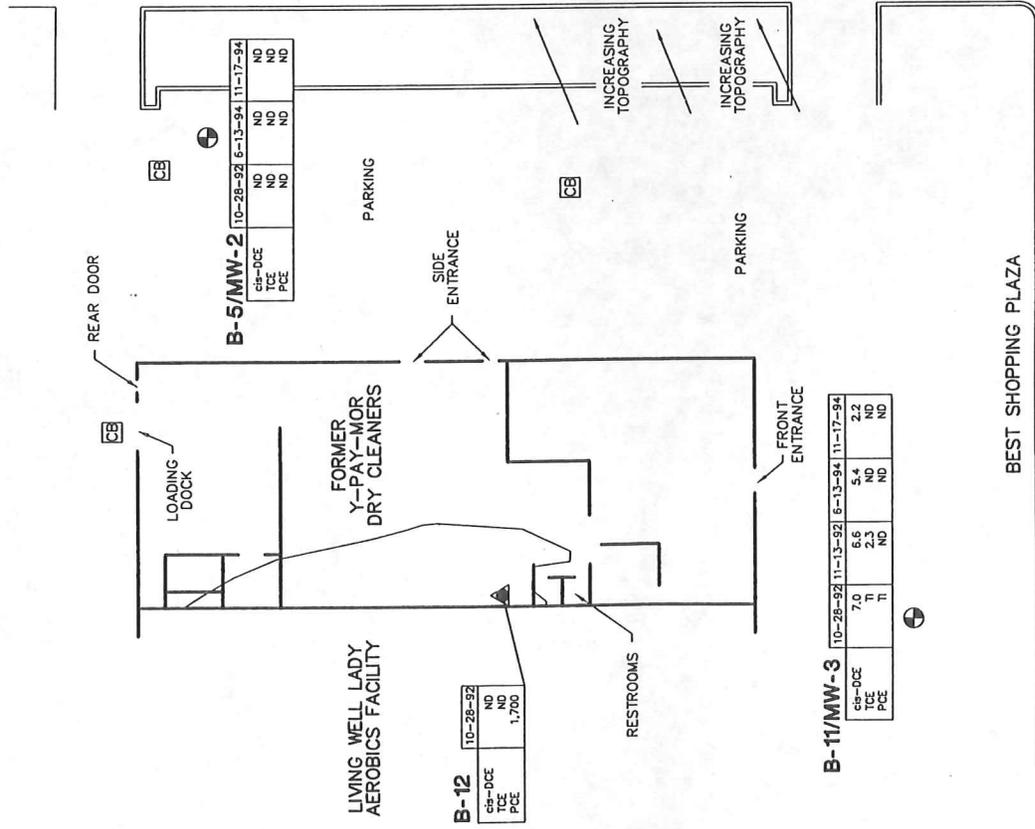
ND  
TI  
cis-DCE  
TCE  
PCE

cis-1,2-DICHLOROETHENE  
TRICHLOROETHENE  
TETRACHLOROETHENE

DATE COLLECTED

10-28-92	
cis-DCE	ND
TCE	ND
PCE	ND

CONCENTRATIONS IN PPB



**FIGURE 2**

**Y-PAY-MOR DRY CLEANERS**  
2210 S.W. 320TH STREET  
FEDERAL WAY, WASHINGTON

**SITE PLAN**

W.O. DESIGN	7-91M-11502-0
DRAWN	ELS
DATE	BOT
SCALE	MAR 1987
	1"=30'

**AGRA**  
**Earth & Environmental**  
11335 N.E. 122nd Way, Suite 100  
Kirkland, WA, U.S.A. 98034-6918