

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.

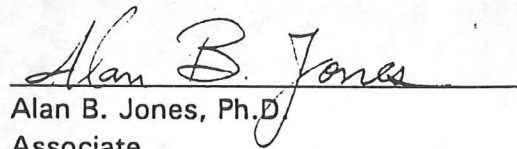
AEE appreciates the opportunity to be of continued service on this project. If you should have any questions or comments regarding this phase of work or any aspect of this project, please do not hesitate to call.

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



LOCATION MAP



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

LEGEND

B-11/MW-3



2" ID MONITORING WELL NUMBER AND LOCATION

B-12



SPECIAL CASED BORING NUMBER AND LOCATION



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

cis-1,2-DICHLOROETHENE
TRICHLOROETHENE
TETRACHLOROETHENE

ND
TI

cis-DCE
TCE
PCE

DATE COLLECTED

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

CONCENTRATIONS IN PPB



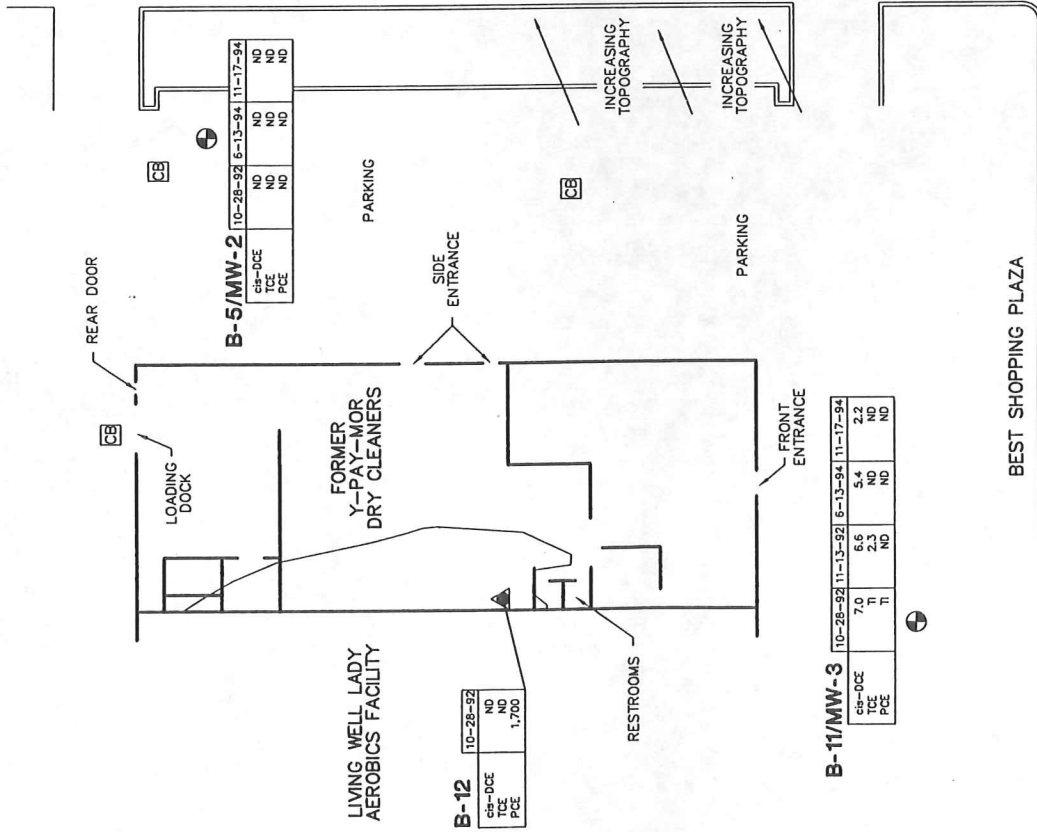
FIGURE 2

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

SITE PLAN

W.O.	7-91M-11502-0
DESIGN	ELS
DRAWN	BDT
DATE	MAR 1997
SCALE	1"=30'

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



B-11/MW-3

10-28-92	11-13-92	6-13-94	11-17-94
cis-DCE	7.0	6.6	5.4
TCE	TI	2.3	ND
PCE	TI	ND	ND

B-5/MW-2

10-28-92	6-13-94	11-17-94
cis-DCE	ND	ND
TCE	ND	ND
PCE	ND	ND

B-12

10-28-92	ND	1,700
cis-DCE	ND	1,700
TCE	ND	1,700
PCE	ND	1,700