

July 10, 2020

Mr. Ed Jones, Project Manager
Washington State Department of Ecology
3190 160th Avenue Southeast
Bellevue, Washington 98008-5452

**RE: PROGRESS REPORT, APRIL THROUGH JUNE 2020
 REMEDIAL INVESTIGATION MONITORING AND FEASIBILITY STUDY
 CAPITAL INDUSTRIES, INC.
 5801 THIRD AVENUE SOUTH, SEATTLE, WASHINGTON
 AGREED ORDER NO. DE 10402
 FARALLON PN: 457-008**

Dear Mr. Jones:

Farallon Consulting, L.L.C. (Farallon) has prepared this progress report on behalf of Capital Industries, Inc. (CI) to summarize the activities conducted during the second quarter of 2020, April through June, as part of the ongoing remedial investigation monitoring and feasibility study (FS) being conducted at the CI facility at 5801 3rd Avenue South in Seattle, Washington (herein referred to as the CI Site). This progress report has been prepared in accordance with Agreed Order No. DE 10402 dated April 23, 2014, entered into by potentially liable persons that include CI; Art Brass Plating, Inc.; Blaser Die Casting Co.; and PSC Environmental Services, LLC (Burlington Environmental, LLC is a wholly owned subsidiary of PSC Environmental Services, LLC, which is a wholly owned subsidiary of Stericycle Environmental Solutions, Inc.); and by the Washington State Department of Ecology (Ecology) (Agreed Order). CI and the other potentially liable persons listed above are collectively referred to as the West of 4th Group. The West of 4th Group Site under the Agreed Order consists of Site Unit 1 (SU1) and Site Unit 2 (SU2) as depicted on the figure presented in Attachment A. The CI Site is located in SU2.

ACTIVITIES DURING REPORTING PERIOD

Activities completed during this progress reporting period included:

- Processing data from the semiannual groundwater monitoring and sampling event conducted in March 2020 (Attachment B);
- Continuing operation of vapor intrusion mitigation subslab depressurization systems (SSDSs) at the Pacific Food Systems North Building at 5815 4th Avenue South and the Natus Medical Facility at 5900 First Avenue South in Seattle, Washington.¹

¹ The Natus Medical Facility at 5900 First Avenue South in Seattle, Washington was previously known as the Olympic Medical Facility.



- Processing data from air samples collected from the SSDS at the Pacific Food Systems North Building in March 2020 (Attachment C); and
- Processing data from air samples collected from the SSDS at the Natus Medical Facility in March 2020 (Attachment D).

These activities are summarized in the sections that follow.

GROUNDWATER MONITORING AND SAMPLING

Groundwater monitoring and sampling was performed during the week of March 16, 2020 in accordance with the technical memorandum regarding FINAL West of 4th Groundwater Monitoring Program Plan, 2017 through Draft Cleanup Action Plan, W4 Joint Deliverable, Agreed Order No. DE 10402 dated March 21, 2017, from Ms. Janet Knox of Pacific Groundwater Group to Mr. Jones of Ecology. Groundwater elevation data were collected at SU1 and SU2 monitoring wells on March 16, 2020. Groundwater samples were collected from an expanded group of monitoring wells, as directed by Ecology in preparation for the upcoming Feasibility Study Addendum (FS Addendum) for SU2. The purpose for conducting the expanded monitoring well sampling was to confirm plume stability and current chlorinated volatile organic compound (CVOC) concentrations throughout SU2 prior to evaluating the cleanup alternatives that will be presented in the FS Addendum. Groundwater samples from select monitoring wells also were analyzed for natural attenuation parameters, including nitrate, ferrous iron, sulfate, methane, and ethane/ethene. The groundwater data are included on summary figures provided in Attachment B.

VAPOR INTRUSION MITIGATION

The SSDSs at the Pacific Food Systems North Building and the Natus Medical Facility operated continuously during the second quarter of 2020. Farallon inspected the SSDSs and collected system influent and ambient air samples at both facilities on March 19, 2020. Farallon evaluated the influent and ambient air monitoring results from the Pacific Food Systems North Building and Natus Medical Facility in March 2020, which are summarized in Table 1 and Figure 1 in Attachment C; and in Table 2 and Figure 1 in Attachment D.

Pacific Food Systems North Building

Tetrachloroethene was detected at concentrations of 0.475 and 0.598 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) and trichloroethene was detected at concentrations of 5.52 and 1.43 $\mu\text{g}/\text{m}^3$ in the indoor ambient air samples collected from the shop area and front office of the Pacific Food Systems North Building (Table 1 and Figure 1, Attachment C). These concentrations are consistent with historical indoor ambient air sampling events at the Pacific Food Systems North Building (Table 1, Attachment C). Operations of the SSDS have been optimal and evaluation of depressurization of the slab indicated that a vapor intrusion condition should not exist.

Natus Medical Facility

Tetrachloroethene was detected at concentrations of 0.411 and 0.734 $\mu\text{g}/\text{m}^3$ and trichloroethene was detected at concentrations of 0.213 and 0.176 $\mu\text{g}/\text{m}^3$ in the indoor ambient air samples collected from the main office and warehouse of the Natus Medical Facility (Table 2 and Figure 1, Attachment D).



These concentrations are consistent with historical indoor ambient air sampling events at the Natus Medical Facility that were not affected by indoor air sources (Table 2, Attachment C). Operations of the SSDS have been optimal and evaluation of depressurization of the slab indicated that a vapor intrusion condition should not exist.

FEASIBILITY STUDY REPORT

A pilot study was conducted at SU1 to evaluate groundwater treatment technologies for CVOCs and metals. The SU1 pilot study work was completed in the first quarter of 2020, was presented to Ecology, and will be summarized in the forthcoming FS Addendum for SU1. Select portions of the pilot study work related to the CVOCs may be applicable to the evaluation of cleanup technologies and alternatives in the FS Addendum for SU2 and will be referenced where applicable.

A draft FS Addendum is being prepared for SU2 during the second quarter of 2020 with a current due date of September 1, 2020. The selected cleanup action will not be implemented until Ecology has approved the FS Addendum and Cleanup Action Plan for SU2. The Cleanup Action Plan for SU2 will be drafted following Ecology's acceptance of the final FS Addendum.

PUBLIC COMMUNICATIONS

No public communication activities were completed by CI during this period.

ANTICIPATED WORK IN THE NEXT QUARTER

Work anticipated to be performed during the third quarter of 2020, July through September, is summarized below.

MONITORING WELL MAINTENANCE

Evaluation of the condition of the monitoring wells is conducted during each semiannual groundwater monitoring event. Based on the results of the March 2020 groundwater monitoring event, routine monitoring well maintenance activities, including replacement of monuments at monitoring wells MW-3, MW-4, MW-7, CI-12-WT, CI-18-WT, CI-MW-1-60, CI-12-60, and CI-14-70, will be coordinated during the third quarter of 2020.

GROUNDWATER MONITORING AND SAMPLING

A groundwater monitoring and sampling event will be conducted in September 2020. The purpose of the ongoing groundwater monitoring is to evaluate the stability of the plumes, monitor the ongoing natural attenuation processes to refine the time frame for achieving cleanup levels, evaluate existing and potential vapor intrusion risk, and provide data to refine evaluation of the cleanup alternatives presented in the FS.

VAPOR INTRUSION MITIGATION

SSDS operations and maintenance events will be conducted at the Pacific Food Systems North Building and Natus Medical Facility in September 2020. During that work, vacuum pressures will be observed and recorded and SSDS influent and ambient air samples will be collected. Farallon



continues to monitor the condition of the blower applying the vacuum to the SSDS at the Natus Medical Facility. The blower condition has continued to deteriorate, and a replacement will likely be required in the third quarter of 2020.

FEASIBILITY STUDY WORK

CI and the other SU2 consultants are preparing the draft FS Addendum for SU2, which currently is due to Ecology on September 1, 2020.

PUBLIC COMMUNICATIONS

The project website (<http://www.farallonconsulting.com/457-capital-industries>) will be updated with an electronic copy of this progress report.

The next progress report will summarize activities completed from July through September 2020 and will be submitted on or before October 9, 2020.

CLOSING

Farallon trusts that this quarterly progress report provides sufficient information for Ecology needs. If you have questions regarding this project, please contact either of the undersigned at (425) 295-0800.

Sincerely,

Farallon Consulting, L.L.C.

Jennifer L. Moore
Senior Scientist

Jeffrey Kaspar, L.G., L.H.G.
Principal Geologist

Attachment: Attachment A, Site Diagram
Attachment B, Groundwater Data Figures
Attachment C, Subslab Depressurization System Analytical Results – Pacific Food Systems – North Building
Attachment D, Subslab Depressurization System Analytical Results – Natus Medical Facility

cc: Ron Taylor, Capital Industries, Inc.
Donald Verfurth, Gordon and Rees, L.L.P.
Eva Sabo, Gordon and Rees, L.L.P.
Kenneth Luther, Chubb Group of Insurance Companies
Alborz Wozniak, Veritas Environmental Consulting, Inc.
Peter J. Mintzer, Selman Breitman LLP
Erika Lewis, Zurich Insurance Group
Robert Plotz, The Travelers Companies
Jane E. Kelly, The Travelers Companies



Email with link to electronic copy on project website:

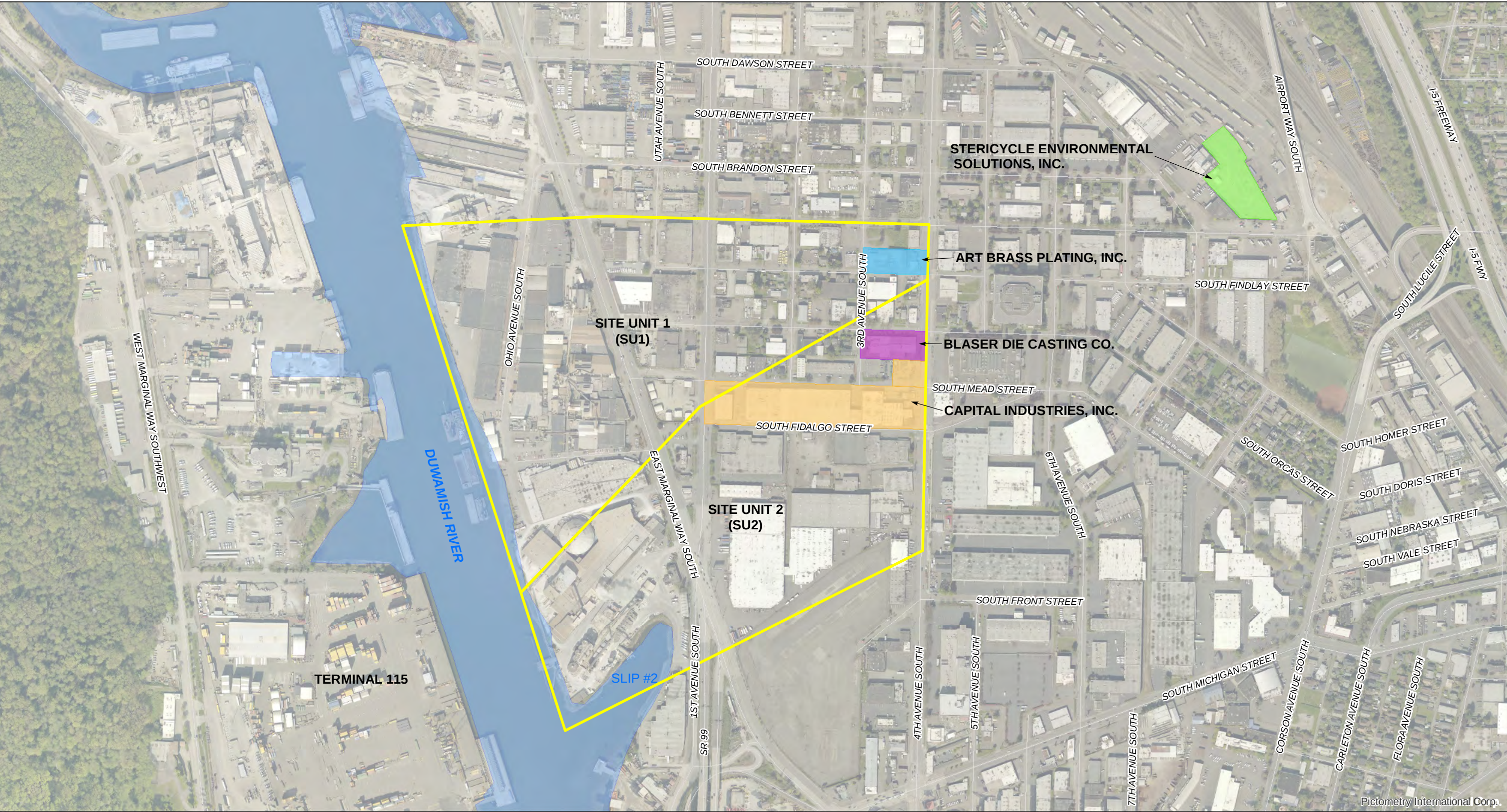
Janet Knox, Pacific Groundwater Group
Dana Cannon, Aspect Consulting
Bill Carroll, Arrow Environmental
Greg Fink, PSC Environmental Services, LLC

ATTACHMENT A
SITE DIAGRAM

PROGRESS REPORT, APRIL THROUGH JUNE 2020

Capital Industries, Inc.
5801 Third Avenue South
Seattle, Washington

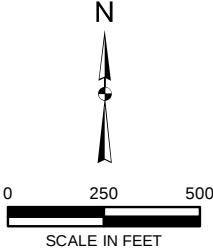
Farallon PN: 457-008



LEGEND

- ART BRASS PLATING, INC.
- BLASER DIE CASTING CO.
- CAPITAL INDUSTRIES, INC.
- STERICYCLE ENVIRONMENTAL SOLUTIONS, INC.
- SITE UNIT BOUNDARY

DRAFT



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Drawn By: tperrin

Checked By: JK

Date: 5/7/2018

Disc Reference:

FIGURE 1

SITE DIAGRAM
WEST OF 4TH GROUP SITE
CAPITAL INDUSTRIES, INC.
5801 3RD AVENUE SOUTH
SEATTLE, WASHINGTON

FARALLON PN: 457-008

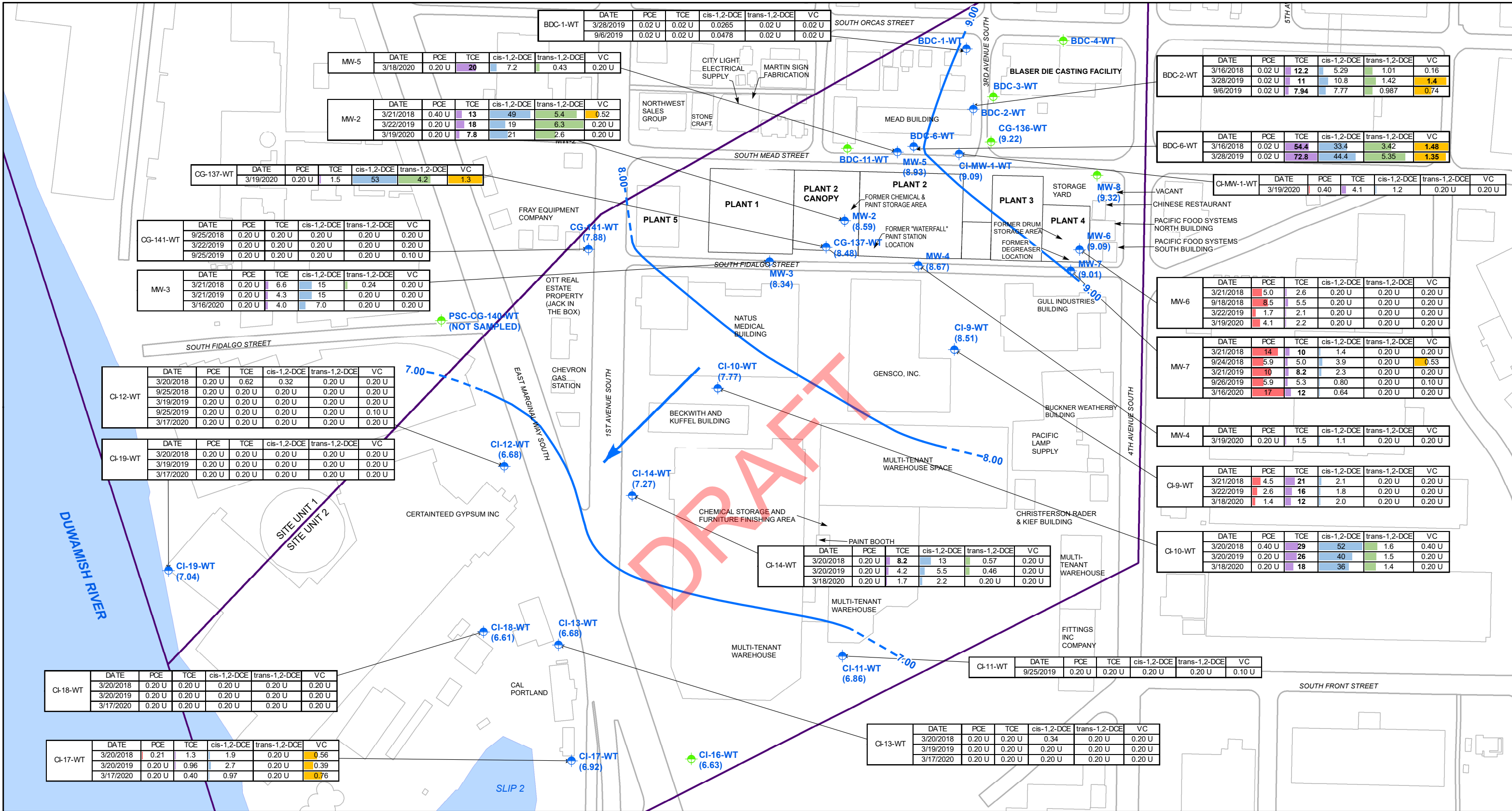
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ATTACHMENT B
GROUNDWATER DATA FIGURES

PROGRESS REPORT, APRIL THROUGH JUNE 2020

Capital Industries, Inc.
5801 Third Avenue South
Seattle, Washington

Farallon PN: 457-008



LEGEND

- WATER TABLE ZONE MONITORING WELL, SAMPLED
- WATER TABLE ZONE MONITORING WELL, NOT SAMPLED
- SITE UNIT BOUNDARY
- GROUNDWATER SURFACE ELEVATION CONTOUR (DASHED WHERE INFERRED)
- APPROXIMATE DIRECTION OF GROUNDWATER FLOW
- GROUNDWATER LEVEL ELEVATION NAVD88, MARCH 16, 2020

- ALL GROUNDWATER ANALYTICAL RESULTS IN MICROGRAMS PER LITER, SAMPLE DATES LISTED
- CELL SHADING INDICATES RELATIVE CONCENTRATION OF CONSTITUENT BASED ON HIGHEST DETECTED CONCENTRATION OF THAT CONSTITUENT DEPICTED ON FIGURE.

DCE = DICHLOROETHENE
PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
VC = VINYL CHLORIDE

BOLD = INDICATES CONCENTRATIONS EXCEED WEST OF FOURTH GROUNDWATER PRELIMINARY CLEANUP LEVELS FOR PROTECTION OF AIR

U = INDICATES CONCENTRATIONS NOT DETECTED ABOVE THE STATED LABORATORY PRACTICAL QUANTITATION LIMIT

1. ALL LOCATIONS ARE APPROXIMATE

2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

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FIGURE 1

**GROUNDWATER ANALYTICAL RESULTS FOR
WATER TABLE ZONE: 2018 - 2020
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON**

FARALLON PN: 457-008

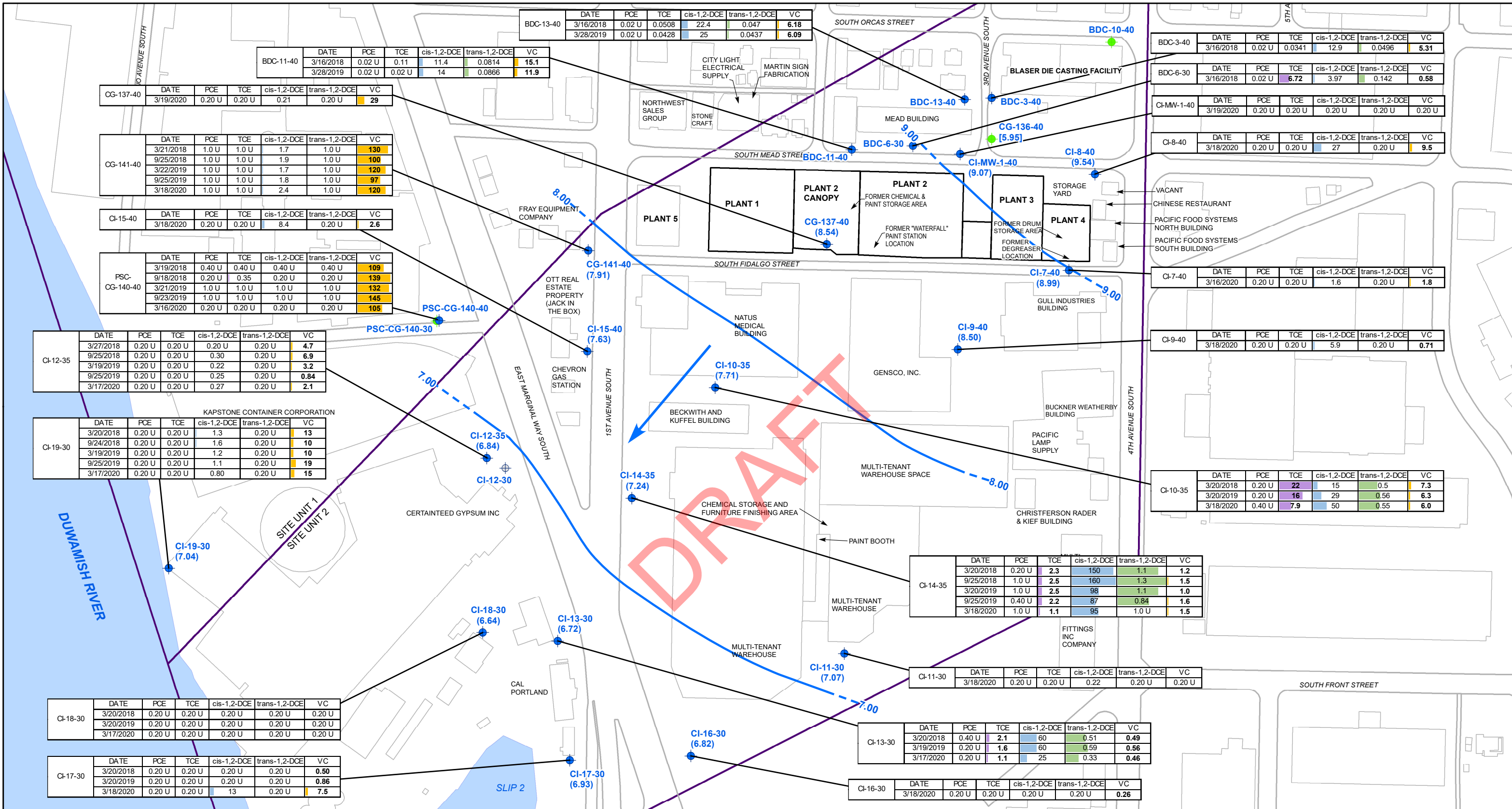
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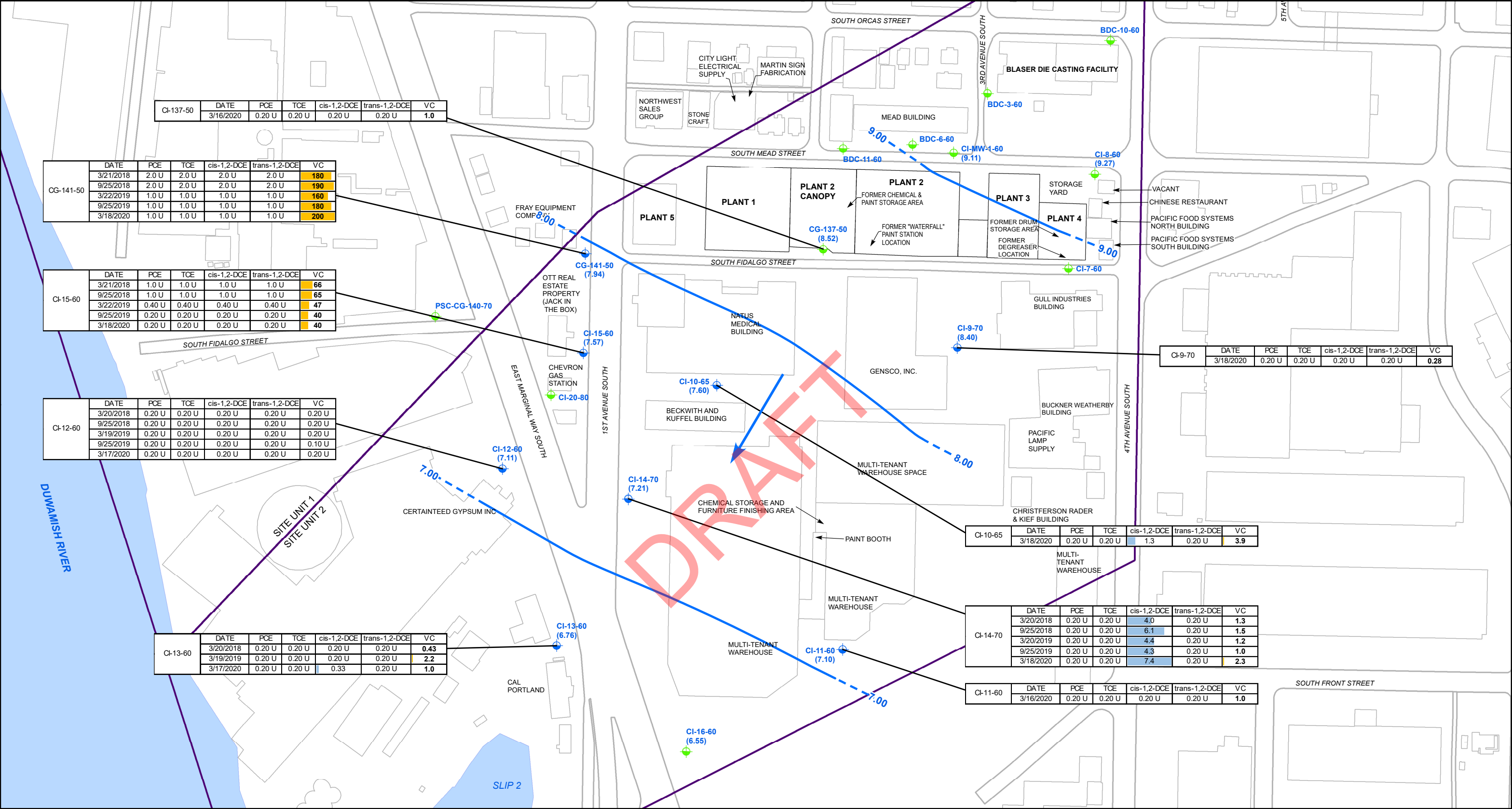
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Date: 5/6/2020

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LEGEND

- INTERMEDIATE WATER-BEARING ZONE WELL, SAMPLED
- INTERMEDIATE WATER-BEARING ZONE WELL, NOT SAMPLED
- SITE UNIT BOUNDARY
- GROUNDWATER SURFACE ELEVATION CONTOUR (DASHED WHERE INFERRED)
- APPROXIMATE DIRECTION OF GROUNDWATER FLOW
- GROUNDWATER LEVEL ELEVATION NAVD88, MARCH 16, 2020

- ALL GROUNDWATER ANALYTICAL RESULTS IN MICROGRAMS PER LITER, SAMPLE DATES LISTED
- CELL SHADING INDICATES RELATIVE CONCENTRATION OF CONSTITUENT BASED ON HIGHEST DETECTED CONCENTRATION OF THAT CONSTITUENT DEPICTED ON FIGURE.

DCE = DICHOROETHENE
PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
VC = VINYL CHLORIDE
BOLD = INDICATES CONCENTRATIONS EXCEED WEST OF FOURTH GROUNDWATER PRELIMINARY CLEANUP LEVELS FOR PROTECTION OF SURFACE WATER
U = INDICATES CONCENTRATIONS NOT DETECTED ABOVE THE STATED LABORATORY PRACTICAL QUANTITATION LIMIT

1. ALL LOCATIONS ARE APPROXIMATE
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

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FIGURE 3
GROUNDWATER ANALYTICAL RESULTS FOR INTERMEDIATE ZONE: 2018 - 2020
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON

FARALLON PN: 457-008

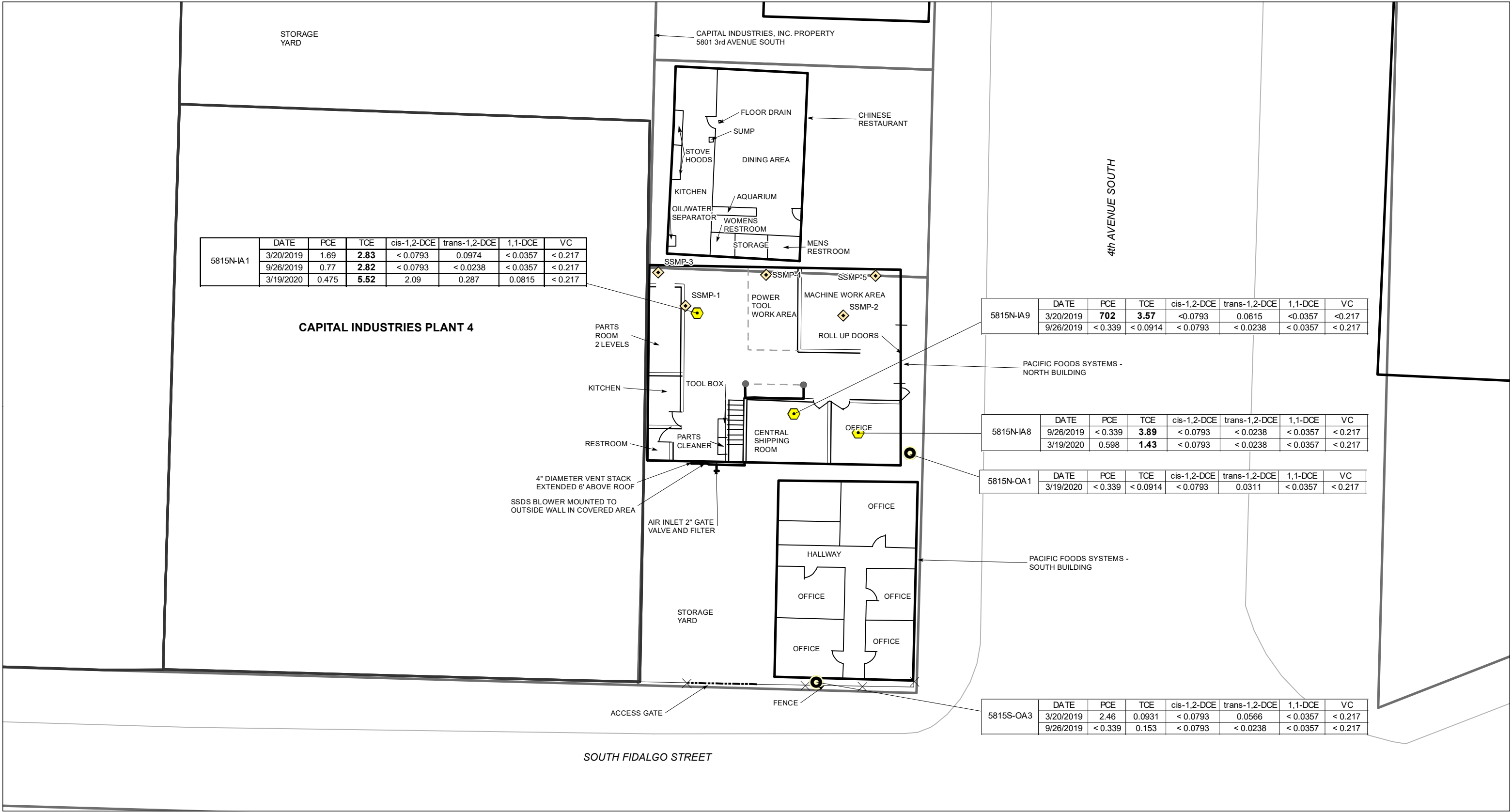
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Checked By: JM
Date: 5/6/2020
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ATTACHMENT C
SUBSLAB DEPRESSURIZATION SYSTEM ANALYTICAL RESULTS –
PACIFIC FOOD SYSTEMS – NORTH BUILDING

PROGRESS REPORT, APRIL THROUGH JUNE 2020

Capital Industries, Inc.
5801 Third Avenue South
Seattle, Washington

Farallon PN: 457-008



LEGEND

- SSDS EXTRACTION SUMP LOCATION
- ⦿ OUTDOOR AIR SAMPLE LOCATION
- ⬡ INDOOR AIR SAMPLE LOCATION
- ◆ EXISTING SUBSLAB MONITORING PORT
- ▭ KING COUNTY PARCEL BOUNDARY

NOTES:

ANALYTICAL RESULTS IN MICROGRAMS PER CUBIC METER

DCE = DICHLOROETHENE
PCE = TETRACHLOROETHENE
SSDS = SUBSLAB DEPRESSURIZATION SYSTEM
TCE = TRICHLOROETHENE
VC = VINYL CHLORIDE

BOLD = INDICATES CONCENTRATIONS THAT EXCEED THE COMMERCIAL INDOOR INHALATION PATHWAY INTERIM MEASURE ACTION LEVELS (IPIMAL)

< = INDICATES CONCENTRATIONS NOT DETECTED AT OR EXCEEDING THE REPORTING LIMIT LISTED

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Drawn By: sgaynier
Checked By: JM
Date: 5/15/2020

FIGURE 1

SUB-SLAB DEPRESSURIZATION SYSTEM FEATURES
PACIFIC FOOD SYSTEMS - NORTH BUILDING
5815 4th AVENUE SOUTH
SEATTLE, WASHINGTON

FARALLON PN: 457-008

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Table 1
Summary of Vapor Intrusion Assessment Analytical Results
Pacific Food Systems, Inc. North Building
5815 4th Avenue South
Seattle, Washington
Farallon PN: 457-008

Sample Type	Location	Location Description	Sample Identification	Sample Date	Analytical Results (micrograms per cubic meter)					
					PCE ¹	TCE ¹	cis-1,2-Dichloroethene ¹	trans-1,2-Dichloroethene ¹	1,1-Dichloroethene ¹	Vinyl Chloride ¹
Indoor and Outdoor Air Results										
Indoor Air	5815N-IA1	Western Side of Pacific Food Systems North Building Shop Area	FAR-36029-022112	2/21/2012	1.5	4.4	0.98	<0.67	<0.067	<0.043
			IA-3-1565-032013	3/20/2013	1.6	7.0	1.6	<0.68	<0.068	<0.044
			IA6-22497-060115	6/1/2015	0.39	2.0	<0.12	<0.63	<0.063	<0.040
			IA5-15899-113015	11/30/2015	0.534	0.971	<0.0793	<0.0238	<0.0357	<0.217
			IA2-1042616-Warehouse	4/26/2016	0.61	4.68	<0.0793	<0.0238	NM	<0.217
			IA2-083116-Warehouse	8/31/2016	0.475	2.15	<0.0793	<0.0238	<0.0357	<0.217
			IA2-010517-Warehouse	1/5/2017	0.905	2.95	0.201	<0.0238	<0.0357	<0.217
			IA-2-033017	3/30/2017	<0.339	1.51	<0.0793	<0.0238	<0.0357	<0.217
			IA-3-15901-032019	3/20/2019	1.69 B	2.83	< 0.0793	0.0974	< 0.0357	< 0.217
			5815N-IA-1-092619	9/26/2019	0.770	2.82	< 0.0793	< 0.0238	< 0.0357	< 0.217
			5815N-IA1-031920	3/19/2020	0.475	5.52	2.09	0.287	0.0815	< 0.217
	5815N-IA3	Pacific Food Systems North Building Parts Cleaner Area in Shop	IA-5-13844-042414	4/24/2014	1.1	3.4	0.49	<0.65	<0.065	<0.042
	5815N-IA4		IA-6-33970-050514	5/5/2014	0.95	3.6	0.34	<0.65	<0.065	<0.042
	5815N-IA8	Pacific Food Systems North Building Front Office	FAR-25243-022112	2/21/2012	0.60	1.9	0.32	<0.68	<0.068	<0.044
			IA-4-34193-032013	3/20/2013	0.66	2.4	0.43	<0.67	<0.067	<0.043
			IA7-34758-060115	6/1/2015	1.1	1.9	<0.12	<0.62	<0.062	<0.040
			IA4-17646-113015	11/30/2015	0.606	0.938	<0.0793	<0.0238	<0.0357	<0.217
			IA1-1042616-Office	4/26/2016	0.475	4.84	<0.0793	<0.0238	NM	<0.217
			IA1-083116-Office	8/31/2016	0.475	2.26	<0.0793	<0.0238	<0.0357	<0.217
			IA2-010517-Office	1/5/2017	0.585	39.5	<0.0793	<0.0238	<0.0357	<0.217
			IA-1-033017	3/30/2017	0.351	3.42	<0.0793	<0.0238	<0.0357	<0.217
			5815N-IA-8-092619	9/26/2019	< 0.339	3.89	< 0.0793	< 0.0238	< 0.0357	< 0.217
			5815N-IA8-031920	3/19/2020	0.598	1.43	< 0.0793	< 0.0238	< 0.0357	< 0.217
	5815N-IA9	Pacific Food Systems North Building Central Shipping Room Proximate to Door	IA-2-17244-032019	3/20/2019	702 B,E	3.57	<0.0793	0.0615	<0.0357	<0.217
			5815N-IA-9-092619	9/26/2019	< 0.339	< 0.0914	< 0.0793	< 0.0238	< 0.0357	< 0.217
Commercial Indoor Air IPIMAL - Cancer ²					22	1.5	Not Applicable ³	Not Applicable ³	Not Applicable ³	0.66
Commercial Indoor Air IPIMAL - Non-cancer ²					7.5	0.39		12	39	19

Table 1
Summary of Vapor Intrusion Assessment Analytical Results
Pacific Food Systems, Inc. North Building
5815 4th Avenue South
Seattle, Washington
Farallon PN: 457-008

Sample Type	Location	Location Description	Sample Identification	Sample Date	Analytical Results (micrograms per cubic meter)					
					PCE ¹	TCE ¹	cis-1,2-Dichloroethene ¹	trans-1,2-Dichloroethene ¹	1,1-Dichloroethene ¹	Vinyl Chloride ¹
Outdoor Air	5815S-OA1	Outside, South of Pacific Food Systems South Building	FAR-5659-022112	2/21/2012	<0.22	<0.17	<0.13	<0.64	<0.064	<0.041
			OA-1-35995-032013	3/20/2013	<0.23	<0.18	<0.13	<0.66	<0.066	<0.043
	5815S-OA2	Outside Pacific Food Systems South Building at Southeastern Corner at Telephone Pole	OA-2-34748-040214	4/24/2014	<0.21	0.27	<0.12	<0.61	<0.061	<0.039
			AA3-96113-060115	6/1/2015	<0.21	2.9	<0.12	<0.61	<0.061	<0.039
			AA1-042616-UW	4/26/2016	<0.339	14.8	<0.0793	<0.0238	NM	<0.217
			OA1-010517-UW	1/5/2017	0.573	4.96	<0.0793	<0.0238	<0.0357	<0.217
	5815S-OA3	Outside, South of Pacific Food Systems South Building	OA-3-15422-032019	3/20/2019	2.46 B	0.0931	< 0.0793	0.0566	< 0.0357	< 0.217
			5815N-OA-3-092619	9/26/2019	< 0.339	0.153	< 0.0793	< 0.0238	< 0.0357	< 0.217
	5815N-OA1	Outside, East of Pacific Food Systems Buildings at Telephone Pole	AA1-15423-113015	11/30/2015	<0.339	<0.0914	<0.0793	<0.0238	<0.0357	<0.217
			AA1-083116-DO	8/31/2016	<0.339	<0.0914	<0.0793	<0.038	<0.0357	<0.217
			OA-1-033017	3/30/2017	<0.339	<0.0914	<0.0793	<0.0238	<0.357	<0.217
			5815N-OA1-031920	3/19/2020	< 0.339	< 0.0914	< 0.0793	0.0311	< 0.0357	< 0.217
Commercial Indoor Air IPIMAL - Cancer ²					22	1.5	Not Applicable ³	Not Applicable ³	Not Applicable ³	0.66
Commercial Indoor Air IPIMAL - Non-cancer ²					7.5	0.39		12	39	19

Table 1
Summary of Vapor Intrusion Assessment Analytical Results
Pacific Food Systems, Inc. North Building
5815 4th Avenue South
Seattle, Washington
Farallon PN: 457-008

Sample Type	Location	Location Description	Sample Identification	Sample Date	Analytical Results (micrograms per cubic meter)					
					PCE ¹	TCE ¹	cis-1,2-Dichloroethene ¹	trans-1,2-Dichloroethene ¹	1,1-Dichloroethene ¹	Vinyl Chloride ¹
Soil Gas Results ⁴										
Subslab ⁴	5815N-SS1	Western Side of Pacific Food Systems North Building Shop Area	5815N-Warehouse1-041311	4/13/2011	840	1,400	74	<1.4	<0.68	<0.44
	5815N-SS2	Central Portion of Pacific Food Systems North Building Shop Area	5815N-Warehouse2-041311	4/13/2011	4,200	28,000	<42	<42	<42	<27
SSDS ⁴	SSDS Influent	SSDS Influent Sample Port	SYSTEMINFLUENT-042616	4/26/2016	170	243	12.9	0.238	NM	<0.217
			SYSTEM-083116	8/31/2016	497	482	23.9	0.278	<0.0357	<0.217
			PFS-Influent-010517	1/5/2017	153	266	5.95	0.211	<0.0357	<0.217
			PFS-Influent-033017	3/30/2017	138	169	9.95	0.264	<0.0357	<0.217
			PFS-INF-17637-032019	3/20/2019	148 B,E	219	3.14	0.154	< 0.0357	< 0.217
			5815N-INFLUENT-092619	9/26/2019	196	232	6.07	0.331	< 0.0357	< 0.217
			5815N-INFLUENT-031920	3/19/2020	98.0	87.4	2.30	0.108	< 0.0357	< 0.217

NOTES:

Results in **bold** denote concentrations exceeding an IPIMAL.

< denotes analyte not detected at or exceeding the reporting limit listed.

¹ Samples analyzed by U.S. Environmental Protection Agency (EPA) Method Modified TO-15 Selective Ion Mode.

² Interim action levels presented from Updated Air and Groundwater IPIMALS/VIRLS for Residential and Commercial Scenarios for the Georgetown Site dated October 19, 2012. Note that only compounds representing a vapor intrusion risk are listed.

³ "Not Applicable" is used where the constituent of concern will not affect the medium of potential concern due to an incomplete pathway or no pertinent standard exists.

⁴IPIMALs are not applicable to soil gas results.

SSDS = subslab depressurization system

IPIMAL = inhalation pathway interim measure action level

B = Analyte detected in the associated method blank

E = Value above quantitation range

Pacific Food Systems = Pacific Food Systems, Inc.

PCE = tetrachloroethene

TCE = trichloroethene

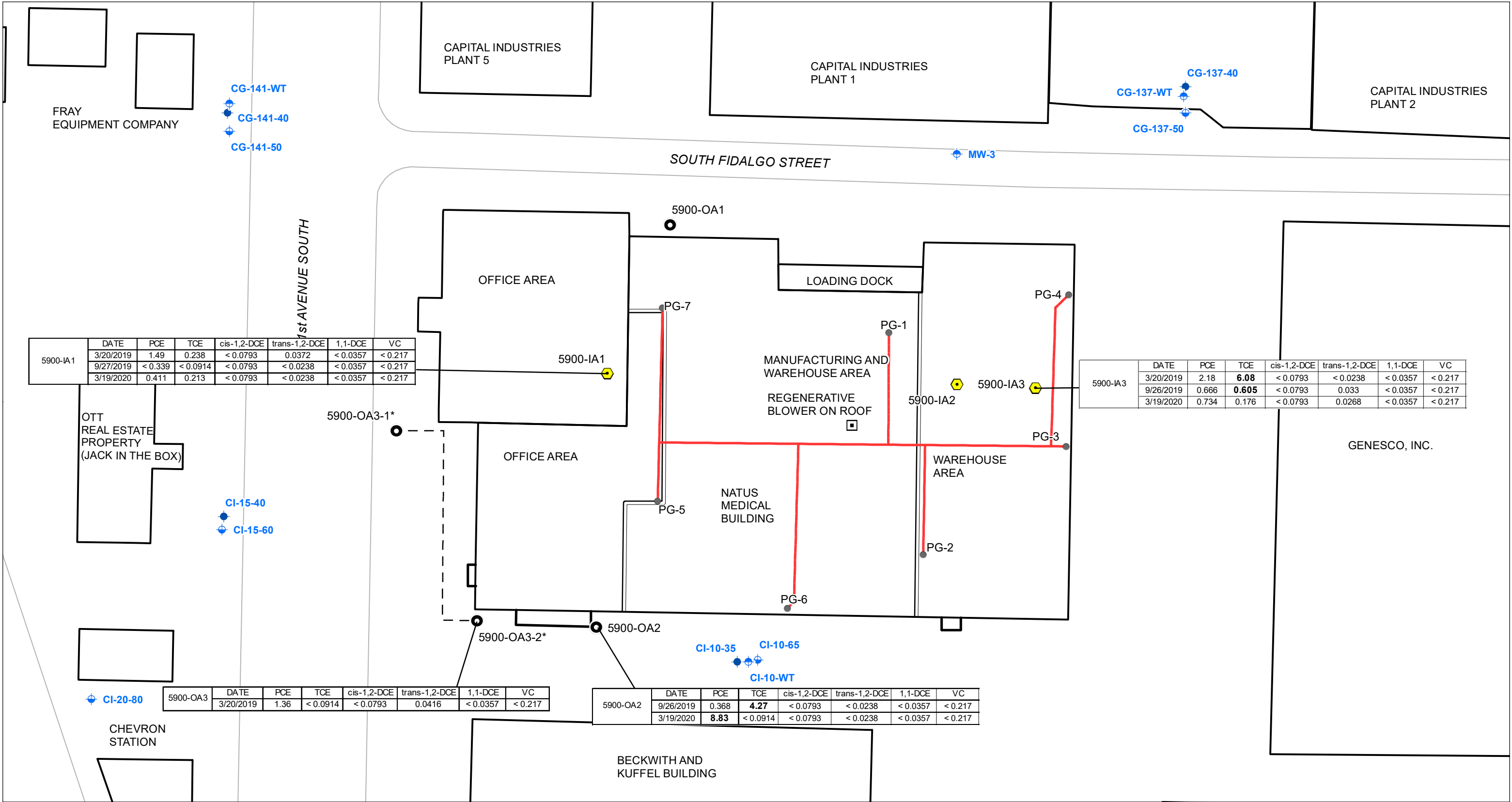
VIRLS = vapor intrusion remediation levels

ATTACHMENT D
SUBSLAB DEPRESSURIZATION SYSTEM ANALYTICAL RESULTS –
NATUS MEDICAL FACILITY

PROGRESS REPORT, APRIL THROUGH JUNE 2020

Capital Industries, Inc.
5801 Third Avenue South
Seattle, Washington

Farallon PN: 457-008



LEGEND

- OUTDOOR AIR SAMPLE LOCATION
- INDOOR AIR SAMPLE LOCATION
- WATER TABLE INTERVAL MONITORING WELL
- SHALLOW INTERVAL MONITORING WELL
- INTERMEDIATE INTERVAL MONITORING WELL
- SSDS EXTRACTION SUMP LOCATION
- BUILDING OUTLINE
- INTERIOR WALL
- SSDS PIPING (ON ROOF)

NOTES:

ANALYTICAL RESULTS IN MICROGRAMS PER CUBIC METER

DCE = DICHLOROETHENE
PCE = TETRACHLOROETHENE
SSDS = SUBSLAB DEPRESSURIZATION SYSTEM
TCE = TRICHLOROETHENE
VC = VINYL CHLORIDE

BOLD = INDICATES CONCENTRATIONS THAT EXCEED THE COMMERCIAL INDOOR INHALATION PATHWAY INTERIM MEASURE ACTION LEVELS (IPIMAL)
< = INDICATES CONCENTRATIONS NOT DETECTED AT OR EXCEEDING THE REPORTING LIMIT LISTED
* = SAMPLE 5900-OA3 WAS MOVED FROM 5900-OA3-1 TO 5900-OA3-2 AFTER SAMPLE WAS INTERFERED WITH BY A THIRD PARTY

ALL LOCATIONS ARE APPROXIMATE. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

DRAFT

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FIGURE 1
AIR MONITORING RESULTS
NATUS MEDICAL BUILDING
5900 1st AVENUE SOUTH
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON

FARALLON PN: 457-008

Drawn By: sgaynier

Checked By: JM

Date: 5/14/2020

Disc Reference: Q:\Projects\457 CapitalIndust\008 PilotStudy\Mapfiles\VI mitigation\Figure-01 NatusMedical AirSampling.mxd

Table 2
Summary of Vapor Intrusion Assessment Analytical Results
Natus (Formerly Olympic) Medical Facility
5900 First Avenue South
Seattle, Washington
Farallon PN: 457-008

Sample Type	Sample Location	Sample Location Description	Sample Identification	Sample Date	Analytical Results (micrograms per cubic meter)					
					PCE ¹	TCE ¹	cis-1,2-Dichloroethene ¹	trans-1,2-Dichloroethene ¹	1,1-Dichloroethene ¹	Vinyl Chloride ¹
Indoor and Outdoor Air Results										
Indoor Air	5900-IA1	Building Main Office	IA8-33937-060215	6/2/2015	< 0.22	< 0.17	< 0.13	< 0.63	< 0.063	< 0.041
			NATUS-OFFICE-032118	3/21/2018	0.882	1.11	< 0.0793	< 0.0238	< 0.0357	< 0.217
			5900-IA1-10945-032019	3/20/2019	1.49	0.238	< 0.0793	0.0372	< 0.0357	< 0.217
			5900-IA-1-092719	9/27/2019	< 0.339	< 0.0914	< 0.0793	< 0.0238	< 0.0357	< 0.217
			5900-IA1-031920	3/19/2020	0.411	0.213	< 0.0793	< 0.0238	< 0.0357	< 0.217
	5900-IA2	Building Shipping Office	IA9-34348-060215	6/2/2015	< 0.21	< 0.17	< 0.12	< 0.62	< 0.062	< 0.040
	5900-IA3	Building Warehouse	NATUS-WAREHOUSE-032118	3/21/2018	0.583	25.3	< 0.0793	0.102	0.117	0.261
			NATUS-5900-IA3-080218	8/2/2018	< 0.339	< 0.0914	< 0.0793	< 0.0238	< 0.0357	< 0.217
			5900-IA3-15893-032019	3/20/2019	2.18	6.08	< 0.0793	< 0.0238	< 0.0357	< 0.217
			5900-IA3-092619	9/26/2019	0.666	0.605	< 0.0793	0.0330	< 0.0357	< 0.217
			5900-IA3-031920	3/19/2020	0.734	0.176	< 0.0793	0.0268	< 0.0357	< 0.217
Outdoor Air	5900-OA1	Outside, North of Building at Telephone Pole	AA4-34322-060215	6/2/2015	< 0.21	< 0.16	< 0.12	< 0.61	< 0.061	< 0.039
	5900-OA2	Outside, South of Building on Western Side	NATUS-UPWIND-032118	3/21/2018	0.600	0.430	< 0.0793	< 0.0238	< 0.0357	< 0.217
			NATUS-5900-OA2-080218	8/2/2018	< 0.339	< 0.0914	< 0.0793	< 0.0238	< 0.0357	< 0.217
			5900-OA2-092619	9/26/2019	0.368	4.27	< 0.0793	< 0.0238	< 0.0357	< 0.217
			5900-OA2-031920	3/19/2020	8.83	< 0.0914	< 0.0793	< 0.0238	< 0.0357	< 0.217
	5900-OA3	Ouside, West Building; Moved to Southwestern Corner of Building	5900-OA3-15421-032019	3/20/2019	1.36	< 0.0914	< 0.0793	0.0416	< 0.0357	< 0.217
	Commercial Indoor Air IPIMAL - Cancer ²					22	1.5	Not Applicable ³	Not Applicable ³	0.66
Commercial Indoor Air IPIMAL - Non-cancer ²					7.5	0.39	12		39	19
System Influent Soil Gas Results										
SSDS ⁴	SSDS Exhaust Blower Influent	Monitoring Port on Influent of SSDS Exhaust Blower	OLY-Influent-010517	1/5/2017	1.49	9.47	2.21	0.511	0.0979	<0.217
			NATUS-INFLUENT-032118	3/21/2018	0.675	1.06	0.118	0.0948	< 0.0357	< 0.217
			NATUS-INF-15894-032019	3/20/2019	1.46	0.567	< 0.0793	< 0.0238	< 0.0357	< 0.217
			5900-INFLUENT-092619	9/26/2019	0.750	1.72	< 0.0793	< 0.0238	< 0.0357	< 0.217
			5900-INFLUENT-031920	3/19/2020	0.596	0.525	0.177	< 0.0238	< 0.0357	< 0.217
	Sump 2	Manometer Port	5900-SUMP-2-092619	9/26/2019	< 0.339	0.154	< 0.0793	< 0.0238	< 0.0357	< 0.217
	Sump 3	Manometer Port	5900-SUMP-3-092619	9/26/2019	< 0.339	0.108	< 0.0793	< 0.0238	< 0.0357	< 0.217
	Sump 4	Manometer Port	5900-SUMP-4-092619	9/26/2019	0.372	1.38	< 0.0793	< 0.0238	< 0.0357	< 0.217

NOTES:

Results in **bold** denote concentrations exceeding an IPIMAL.

< denotes analyte not detected at or exceeding the reporting limit listed.

¹ Indoor and outdoor air samples analyzed by U.S. Environmental Protection Agency (EPA) Method Modified TO-15 Selective Ion Mode.

² Interim action levels presented from Updated Air and Groundwater IPIMALS/VIRLS for Residential and Commercial Scenarios for the Georgetown Site dated October 19, 2012. Note that only compounds representing a vapor intrusion risk are listed.

³ "Not Applicable" is used where the constituent of concern will not affect the medium of potential concern due to an incomplete pathway or no pertinent standard exists.

⁴IPIMALs are not applicable to soil gas results.

SSDS = subslab depressurization system

IPIMAL = inhalation pathway interim measure action level

PCE = tetrachloroethene

TCE = trichloroethene

VIRLS = vapor intrusion remediation levels