

September 23, 2015

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

BY E-MAIL ONLY

**RE: PROGRESS REPORT, JULY THROUGH SEPTEMBER 2015
REMEDIAL INVESTIGATION MONITORING AND FEASIBILITY STUDY
CAPITAL INDUSTRIES, INC., 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. (Capital) to summarize the activities conducted during the third quarter of 2015, July through September, as part of the ongoing Remedial Investigation (RI) monitoring and Feasibility Study (FS) being conducted at the Capital Site at 5801 3rd Avenue South in Seattle, Washington. This progress report has been prepared in accordance with Agreed Order No. DE 10402 entered into by Capital; Art Brass Plating, Inc.; Blaser Die Casting Co.; 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 the Washington State Department of Ecology (Ecology) dated April 23, 2014 (Agreed Order). Capital and the other Potentially Liable Persons listed above are referred to collectively 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 Figure 1. The Capital property is located within SU2.

ACTIVITIES DURING REPORTING PERIOD

Activities completed during the progress reporting period included:

- Continued operation of vapor intrusion mitigation subslab depressurization systems (SSDS) at the Pacific Foods North Building at 5815 4th Avenue South and at the Olympic Medical Facility at 5900 First Avenue South in Seattle, Washington;
- Finalizing work plans to address SU2 data gaps specific to Capital and implementing that work in September 2015;
- Conducting semiannual groundwater monitoring and sampling in September 2015; and
- Continuing work on the Feasibility Study documents/memoranda under the Agreed Order.



The activities above are summarized in the sections that follow.

MONITORING AND SAMPLING ACTIVITIES

Activities conducted during this reporting period included vapor intrusion mitigation, monitoring well installation, routine groundwater monitoring and sampling of select SU2 monitoring wells, and a soil gas survey at Capital Plant 4. The activities completed are described below.

Vapor Intrusion Mitigation Work

The SSDS at the Pacific Food Systems North Building and at the Olympic Medical Facility are operational and continue to be monitored periodically. Both SSDSs are operating in accordance with expected parameters.

Monitoring Well Installation

Monitoring well CI-20-80 was installed on September 15, 2015 in accordance with the Revised Groundwater Monitoring Well Installation Plan submitted to Ecology on May 21, 2015 and conditionally approved by Ecology on June 2, 2015. Monitoring well CI-20-80 is located on the Chevron Station property at 5940 East Marginal Way in Seattle, Washington. The monitoring well is constructed with a well screen set at an approximate depth of 75 to 80 feet below ground surface. Monitoring well CI-20-80 was sampled as part of the groundwater monitoring and sampling event conducted in September 2015. The results of the groundwater monitoring will be available in October 2015 and will be presented to Ecology for review.

Groundwater Monitoring and Sampling Data Management

Groundwater monitoring and sampling was performed in September 2015 in accordance with the Revised West of 4th Groundwater Monitoring Program Plan dated December 23, 2014, prepared by Pacific Groundwater Group.

Soil Investigation Work

A passive soil gas survey at Capital Plant 4 was conducted in September 2015 in accordance with the scope of work presented in the Revised Soil Investigation Plan submitted to Ecology on August 10, 2015 and conditionally approved by Ecology on August 17, 2015. A purpose of the soil gas survey is to evaluate prospective boring locations for collecting soil samples required to refine the understanding of soil contamination limits beneath Capital Plant 4. The soil gas and soil data will be used to evaluate whether soil cleanup is required at and proximate to Capital Plant 4.

INTERIM MEASURES

No interim measures were implemented during this reporting period.



FEASIBILITY STUDY WORK

The following documents have been completed during this reporting period:

- Revised Soil Investigation Work Plan submitted to Ecology on August 10, 2015 and conditionally approved by Ecology on August 17, 2015.
- Remedial Alternatives Technical Memorandum for Site Unit 2 was submitted on July 30, 2015. Ecology provided comments in the letter dated August 20, 2015. Ecology's comments will be addressed in the draft Feasibility Study.

Copies of each of these deliverables, including comments received from Ecology, are available on the West of 4th website (<http://aspectconsulting.com/clients/W4/>).

PUBLIC COMMUNICATIONS

No public communication activities were completed during this period.

ANTICIPATED WORK IN THE NEXT QUARTER

Work anticipated to be performed during fourth quarter of 2015, October through December, is summarized below.

MONITORING AND SAMPLING ACTIVITIES

In accordance with the Revised Soil Investigation Work Plan, Farallon will conduct soil sampling at select locations at the Capital Plant 2 and Plant 4 locations in October 2015. The results will be provided to Ecology in November 2015.

The results of the September 2015 groundwater monitoring and sampling will be available in October 2015 and summary figures will be presented to Ecology and included in the next quarterly progress report.

VAPOR INTRUSION

Indoor and outdoor ambient air samples will be collected for laboratory analysis at the Pacific Food Systems North Building in October 2015. Indoor and outdoor ambient air samples also will be collected at the Capital offices and Pacific Food Systems South Building in October 2015. The sampling results will be available in November 2015 and will be presented to Ecology and included in the next quarterly progress report.

INTERIM MEASURES

No interim measures are anticipated during the next reporting period.

FEASIBILITY STUDY WORK

No further Feasibility Study deliverables are required under the Agreed Order. The Draft Feasibility Study report is due to Ecology by December 21, 2015.



PUBLIC COMMUNICATIONS

The project website (<http://www.farallonconsulting.com/client-portal/public/capital-industries-document-and-data-maintenance>) will be updated with an electronic copy of this progress report.

The next progress report will summarize activities completed from October through December 2015 and will be submitted on or before December 21, 2015.

CLOSING

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

Sincerely,

Farallon Consulting, L.L.C.

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

Peter Jewett, L.G., L.E.G.
Principal

Attachments: Attachment A, Figure 1, *Site Diagram*

cc: Ron Taylor, Capital Industries, Inc. (by e-mail)
Donald Verfurth, Gordon and Rees, L.L.P. (by e-mail)

E-mail with link to electronic copy on project website:

Janet Knox, Pacific Groundwater Group
Dana Cannon, Aspect Consulting
Bill Carroll, Arrow Environmental
Bill Beck, Phillips Service Corporation

JK/PJ:tlc

**ATTACHMENT A
SITE DIAGRAM**

PROGRESS REPORT, JULY THROUGH SEPTEMBER 2015
Capital Industries, Inc.
Seattle, Washington

Farallon PN: 457-008



TERMINAL 108

KELLOGG ISLAND

DUWAMISH WATERWAY

TERMINAL 115

99

99

509

99

5

Philip Services Corporation

Art Brass Plating

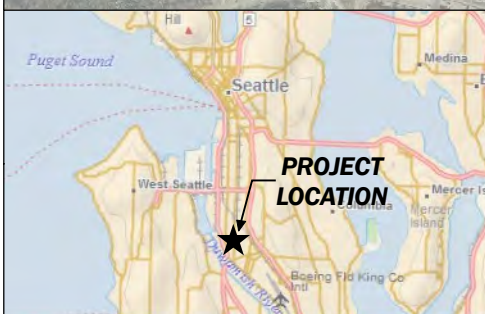
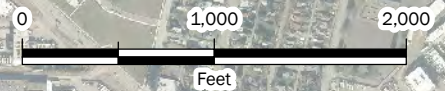
Blaser Die Casting

Capital Industries

SITE UNIT #1 (SU1)

SITE UNIT #2 (SU2)

GEORGETOWN



Site Diagram Seattle, Washington



MAR-2014

PROJECT NO.
050067

BY:
PPW

REV BY:
PPW

FIGURE:

1

GIS Path: I:\Projects_8\Address_ES\Delivered_Data\GIS\SWP\2014_Fig_1_Site_Diagram.mxd | Coordinate System: NAD83 HARN Washington North | Date Saved: 3/27/2014 | User: pmwtrn | Print Date: 10/10/2014