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January 14, 2022

Erin Hobbs
Washington State Department of Ecology
Northwest Regional Office
PO Box 330316
Shoreline, Washington 98133-9716

**RE: PROGRESS REPORT, OCTOBER THROUGH DECEMBER 2021
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 Erin Hobbs:

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 fourth quarter of 2021, October through December, 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 Burlington Environmental, LLC; 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 work, conducted in September 2021 (Attachment B);
- Continuing operation of vapor intrusion mitigation subslab depressurization systems (SSDSs) at the Pacific Food Systems North Building at 5815 4th Avenue South (PFS-N) and the property at 5900 1st Avenue South in Seattle, Washington (the 5900 1st Avenue Property);¹ and

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



- Evaluating the analytical results for SSDS influent and indoor air samples collected at PFS-N and the 5900 1st Avenue Property in September 2021.

These activities are summarized in the sections that follow.

GROUNDWATER MONITORING

Groundwater monitoring and sampling were performed in the third quarter of 2021 (on September 7, 8, and 9, 2021) 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 Janet Knox of Pacific Groundwater Group to Ed Jones of Ecology and the email thread regarding West of Fourth Site Unit 2 Updated Groundwater Monitoring Plan dated March 16, 2021 from Paul Bianco of Ecology to Janet Knox of Pacific Groundwater Group.

Groundwater analytical results were similar to those of previous sampling events supporting the previous finding that CVOCs in the water table, shallow, and intermediate zones remain in a stable to decreasing state. The natural attenuation parameters also continue to indicate that the shallow and intermediate zones are more conducive to anaerobic biodegradation processes than the water table zone. The groundwater data are included on summary figures provided in Attachment B.

VAPOR INTRUSION MITIGATION

The SSDSs at PFS-N and the 5900 1st Avenue Property operated continuously during the fourth quarter of 2021. Landau Associates, Inc. (Landau) evaluated the influent and ambient indoor and outdoor air monitoring results from PFS-N and the 5900 1st Avenue Property in September 2021.

The analytical and inspection results from the April and September 2021 operations and maintenance events at PFS-N and the 5900 1st Avenue Property were summarized in the progress report submitted for the period of July through September 2021 (Q3 2021 Progress Report)². Full analytical and inspection results from the April and September 2021 operations and maintenance events at PFS-N and the 5900 1st Avenue Property will be provided in a forthcoming 2021 Annual Vapor Intrusion Mitigation Status Report that will be prepared by Landau and submitted to Ecology.

Pacific Food Systems North Building

The SSDS vacuum blower at PFS-N operated continuously during the fourth quarter of 2021. The system is operating effectively within normal operating parameters, resulting in ongoing depressurization across the entire slab and vapor intrusion mitigation.

² Letter Regarding Progress Report, July Through September 2021, Remedial Investigation Monitoring and Feasibility Study, Capital Industries, Inc., 5801 3rd Avenue South, Seattle, Washington, Agreed Order No. DE 10402. From Farallon Consulting, L.L.C. To Erin Hobbs (Washington State Department of Ecology). October 15, 2021.



As documented in the Q3 2021 Progress Report, Landau identified a product (ZEP 45 penetrating lubricant) used at PFS-N that is a likely background indoor air source of trichloroethene (TCE). Further discussion and evaluation of this background source of TCE at PFS-N will be summarized in the forthcoming 2021 Annual Vapor Intrusion Mitigation Status Report (2021 Annual Report).

5900 1st Avenue Property

The SSDS vacuum blower at the 5900 1st Avenue Property operated continuously during the fourth quarter of 2021. The system is operating effectively within normal operating parameters, resulting in ongoing depressurization across the entire slab and vapor intrusion mitigation.

PUBLIC COMMUNICATIONS

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

ANTICIPATED WORK IN THE NEXT QUARTER

Work anticipated to be performed during the first quarter of 2022, January through March, is summarized below.

GROUNDWATER MONITORING

A groundwater monitoring and sampling event will be conducted in March 2022. The purpose of the ongoing groundwater monitoring is to confirm the stability of the CVOC 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 support preparation of a draft Cleanup Action Plan.

VAPOR INTRUSION MITIGATION

SSDS operations will continue at both PFS-N and the 5900 1st Avenue Property. SSDS inspections, maintenance, and monitoring, including indoor and outdoor ambient air sampling, are scheduled to be conducted by Landau personnel in March 2022 at both PFS-N and the 5900 1st Avenue Property.

The results of the 2021 inspections, maintenance, and monitoring of the SSDSs will be summarized in the 2021 Annual Vapor Intrusion Mitigation Status Report that will be prepared by Landau during the first quarter of 2022. The 2021 Annual Report will be provided to Ecology and will include discussion and evaluation of the additional background source of TCE at PFS-N identified in September 2021.

FEASIBILITY STUDY WORK

CI and the other West of 4th Group parties will respond to comments from Ecology on the draft FS Addenda for SU1 and SU2, which were submitted to Ecology for review in January 2021. Ecology assigned a new project manager to the West of 4th Group during this reporting period. Comments regarding the SU1 and SU2 draft FS Addenda are anticipated in the first quarter of 2022. The FS Addenda for SU2 and SU1 will be finalized and together will comprise the final



components of the West of 4th Group FS Report. Upon concurrence from Ecology that the FS requirements have been completed, a draft Cleanup Action Plan will be prepared for SU2.

PUBLIC COMMUNICATIONS

The project website ([Public Access - Farallon Consulting](#)) will be updated with an electronic copy of this progress report.

The next progress report will summarize activities completed from January to March 2022, and will be submitted on or before April 15, 2022.

CLOSING

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

Sincerely,

Farallon Consulting, L.L.C.

A handwritten signature in blue ink that reads "Amanda M. Meugniot".

Amanda Meugniot
Associate Geologist

A handwritten signature in blue ink that reads "Jeffrey Kaspar".

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

Attachments: Attachment A, Site Diagram
Attachment B, Groundwater Data Figures

cc: Ron Taylor, Capital Industries, Inc.
Donald Verfurth, Gordon Rees Scully Mansukhani, LLP
Kenneth Luther, Chubb Group of Insurance Companies
Alborz Wozniak, Veritas Environmental Consulting, Inc.
Peter J. Mintzer, Selman Breitman LLP
Alex Sage, Allianz Reinsurance America, Inc.
Marshall Zimmerman, The Travelers Companies
Jane E. Kelly, The Travelers Companies

Email with link to electronic copy on project website:

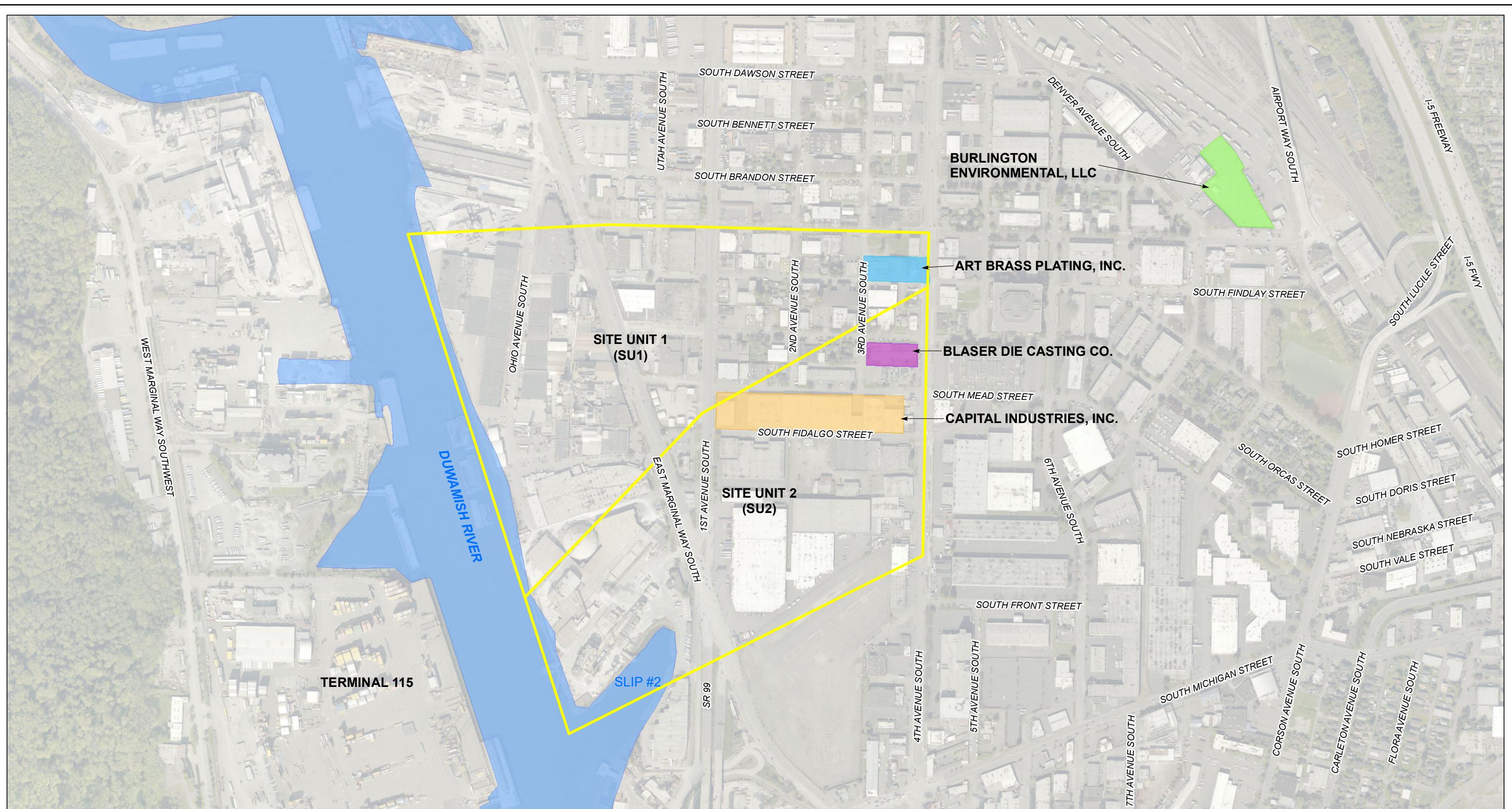
Janet Knox, Mott MacDonald
Dana Cannon, Aspect Consulting
Bill Carroll, Arrow Environmental
Laura Dell'Olio, Clean Earth

AM/JK:ca

**ATTACHMENT A
SITE DIAGRAM**

PROGRESS REPORT, OCTOBER THROUGH DECEMBER 2021
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.
- BURLINGTON ENVIRONMENTAL, LLC
- SITE UNIT BOUNDARY

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

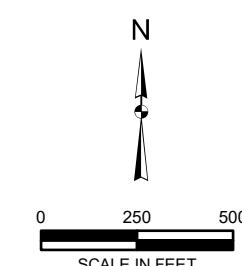


FIGURE 1

**SITE VICINITY
WEST OF 4th GROUP SITE UNIT 2
SEATTLE, WASHINGTON**

FARALLON PN: 457-008

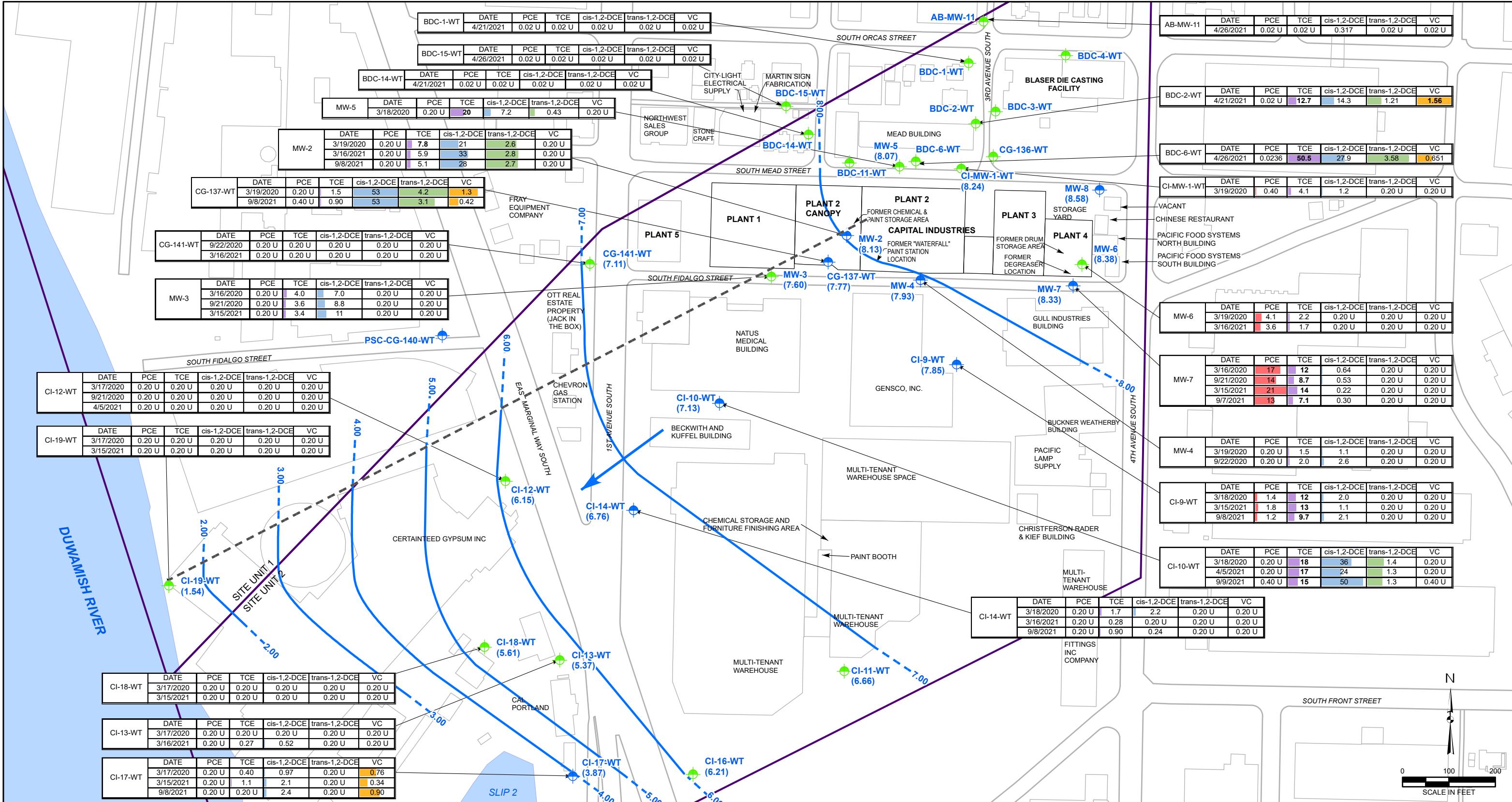
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ATTACHMENT B
GROUNDWATER DATA FIGURES

PROGRESS REPORT, OCTOBER THROUGH DECEMBER 2021

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

Farallon PN: 457-008



LEGEND

- WATER TABLE ZONE MONITORING WELL, SAMPLED BY FARALLON/CAPITAL INDUSTRIES IN SEPTEMBER 2021
- WATER TABLE ZONE MONITORING WELL, NOT SAMPLED BY FARALLON/CAPITAL INDUSTRIES IN SEPTEMBER 2021
- SITE UNIT BOUNDARY
- GROUNDWATER SURFACE ELEVATION CONTOUR (DASHED WHERE INFERRED)
- APPROXIMATE DIRECTION OF GROUNDWATER FLOW
- (6.76) GROUNDWATER LEVEL ELEVATION NAVD88, SEPTEMBER 2021

- ALL GROUNDWATER ANALYTICAL RESULTS IN MICROGRAMS PER LITER
 - CELL SHADING INDICATES RELATIVE CONCENTRATION OF CONSTITUENT BASED ON UPPER 90TH PERCENTILE OF CONCENTRATIONS OF THAT CONSTITUENT DEPICTED ON FIGURE FOR THAT SAMPLING PERIOD.
 - DCE = DICHLOROETHENE
 - PCE = TETRACHLOROETHENE
 - TCE = TRICHLOROETHENE
 - VC = VINYL CHLORIDE
 - (NM) = GROUNDWATER ELEVATION NOT MEASURED IN SEPTEMBER 2021
 - 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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FARALLON CONSULTING

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Oregon
Portland | Baker City

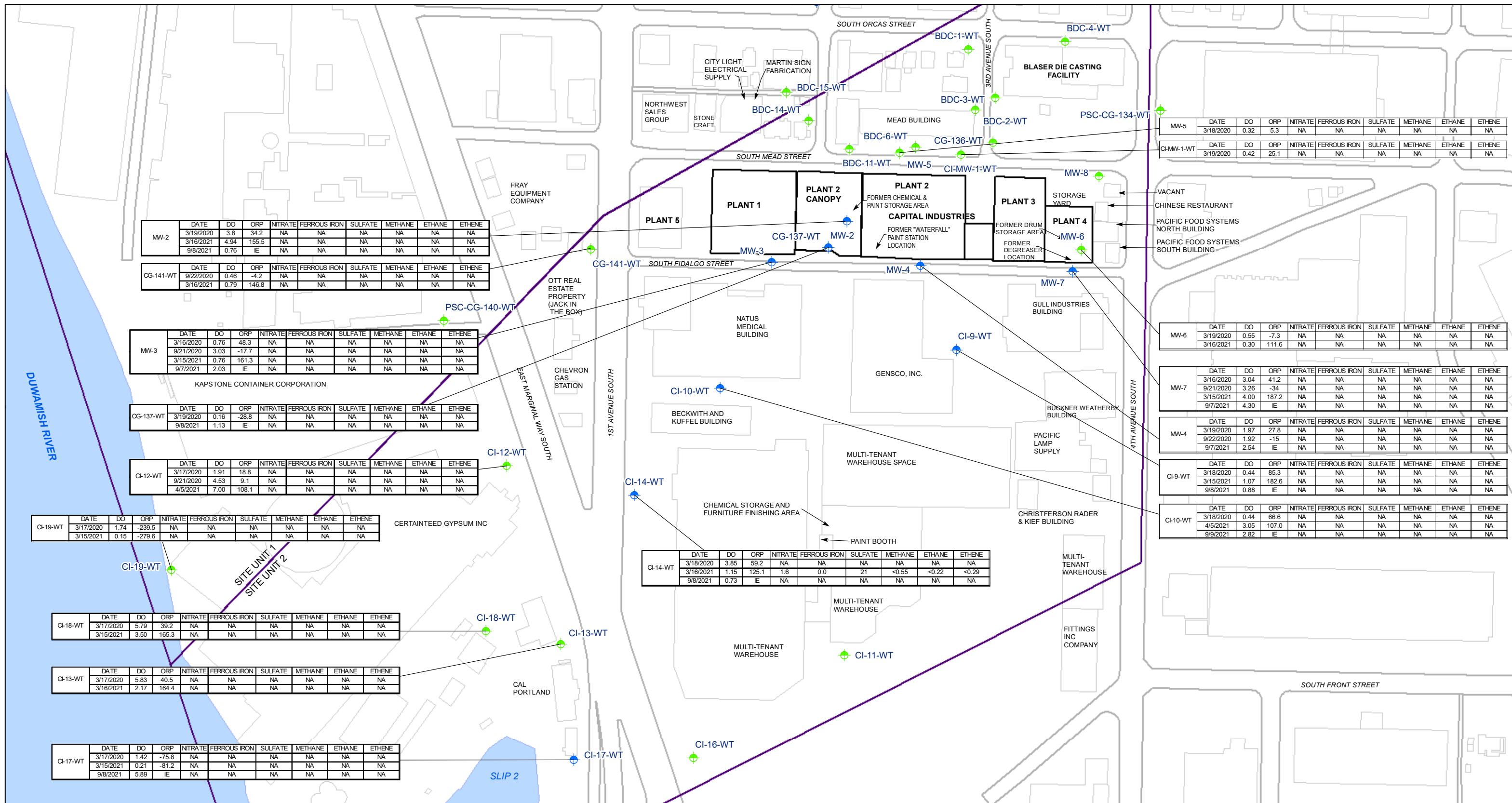
California
Oakland | Irvine

FIGURE 1

GROUNDWATER ANALYTICAL RESULTS FOR
WATER TABLE ZONE: MARCH 2020 - SEPTEMBER 2021
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON

FARALLON PN: 457-008

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LEGEND

- Water Table Zone Monitoring Well, Sampled by Farallon/Capital Industries in September 2021
- Water Table Zone Monitoring Well, Not Sampled by Farallon/Capital Industries in September 2021
- Site Unit Boundary

- Ferrous Iron, Nitrate and Sulfate in milligrams per liter units
- Methane, Ethane, and Ethene in micrograms per liter units
- DO = Dissolved Oxygen (milligrams per liter)
- ORP = Oxidation Reduction Potential (millivolts)
- IE = Instrument Error
- NA = Not Analyzed
- < = Analyte not detected at or exceeding the reporting limit listed

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

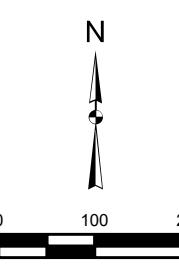
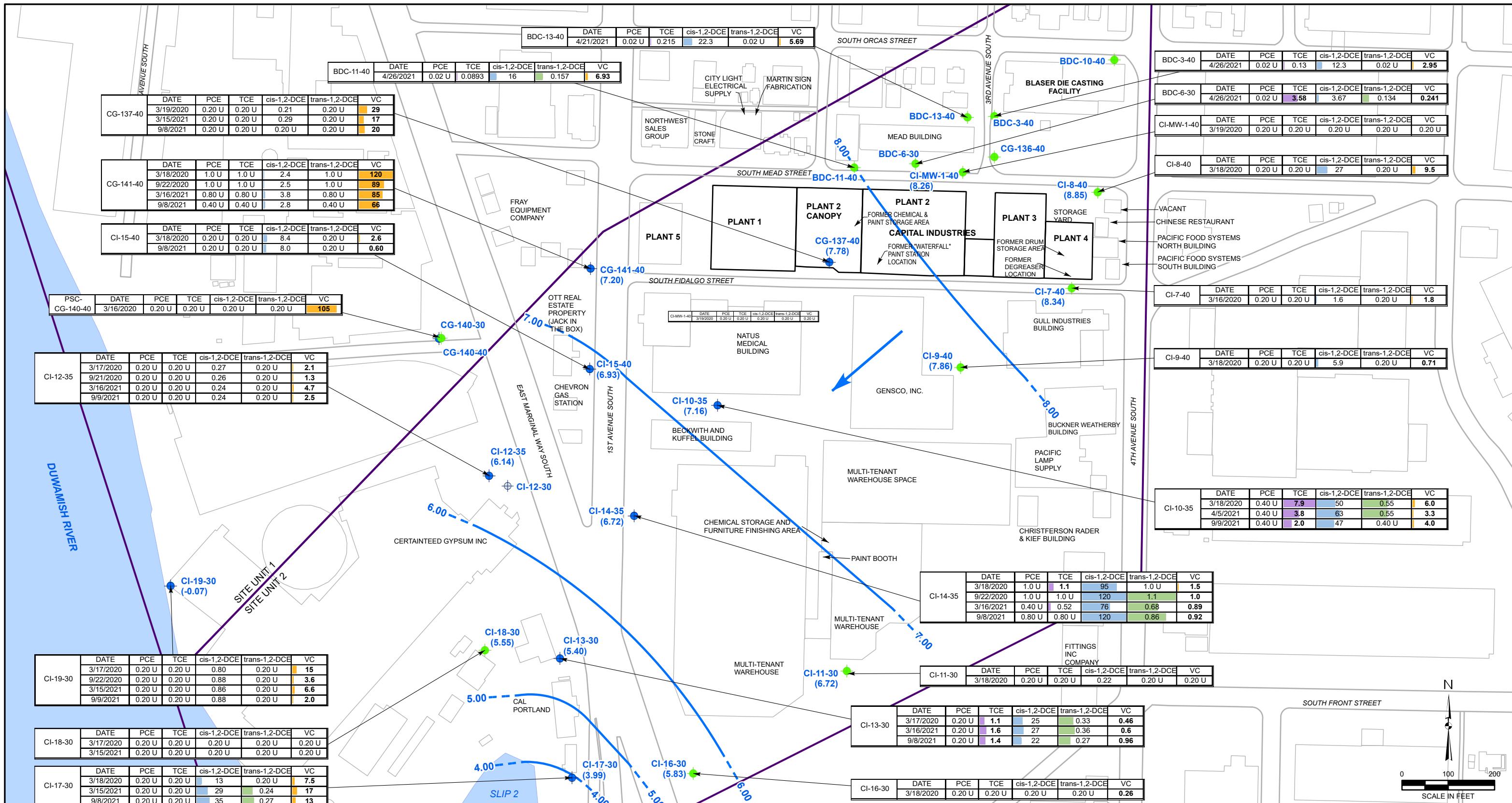


FIGURE 1A

NATURAL ATTENUATION PARAMETER RESULTS FOR
WATER TABLE ZONE: MARCH 2020 - SEPTEMBER 2021
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON

FARALLON PN: 457-008

Disc Reference:
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Drawn By: TPerrin Checked By: AM Date: 10/15/2021



• ALL GROUNDWATER ANALYTICAL RESULTS IN MICROGRAMS PER LITER

• CELL SHADING INDICATES RELATIVE CONCENTRATION OF CONSTITUENT BASED ON UPPER 90TH PERCENTILE OF CONCENTRATIONS OF THAT CONSTITUENT DEPICTED ON FIGURE FOR THAT SAMPLING PERIOD.

DCE = DICHLOROETHENE
PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
VC = VINYL CHLORIDE
(NM) = GROUNDWATER ELEVATION NOT MEASURED IN SEPTEMBER 2021

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.

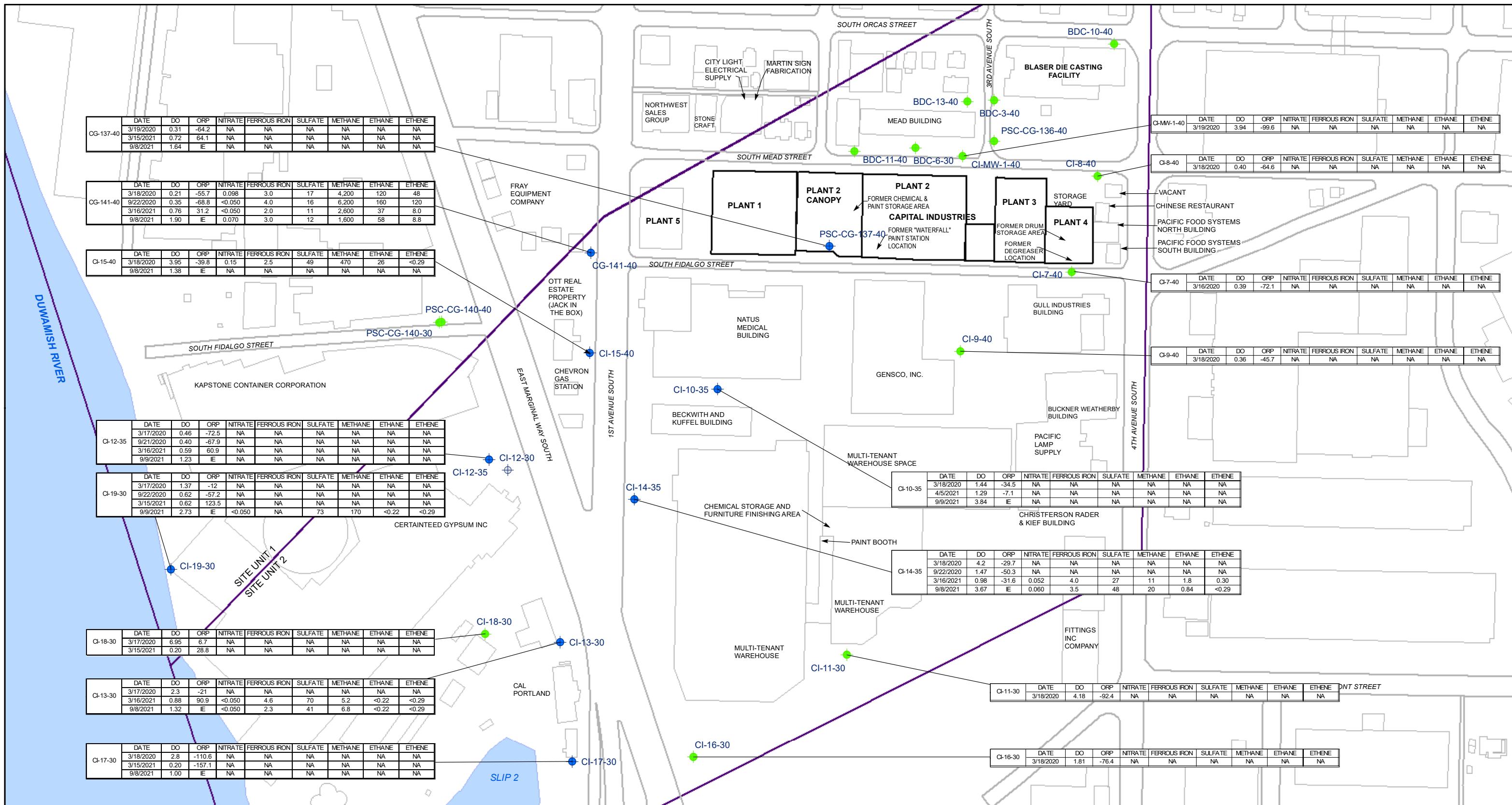


FIGURE 2

GROUNDWATER ANALYTICAL RESULTS FOR SHALLOW ZONE: MARCH 2020 - SEPTEMBER 2021
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON

FARALLON PN: 457-008

Drawn By: TPerrin Checked By: AM Date: 10/15/2021
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LEGEND

- SHALLOW WATER-BEARING ZONE WELL, SAMPLED BY FARALLON/CAPITAL INDUSTRIES IN SEPTEMBER 2021
- SHALLOW WATER-BEARING ZONE WELL, NOT SAMPLED BY FARALLON/CAPITAL INDUSTRIES IN SEPTEMBER 2021
- DECOMMISSIONED MONITORING WELL
- SITE UNIT BOUNDARY

- FERROUS IRON, NITRATE AND SULFATE IN MILLIGRAMS PER LITER UNITS
- METHANE, ETHANE, AND ETHENE IN MICROGRAMS PER LITER UNITS
- DO = DISSOLVED OXYGEN (MILLIGRAMS PER LITER)
- ORP = OXIDATION REDUCTION POTENTIAL (MILLIVOLTS)
- IE = INSTRUMENT ERROR
- NA = NOT ANALYZED
- < = ANALYTE NOT DETECTED AT OR EXCEEDING THE REPORTING LIMIT LISTED

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

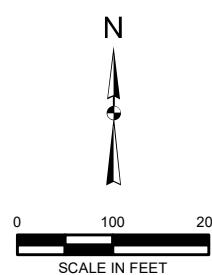
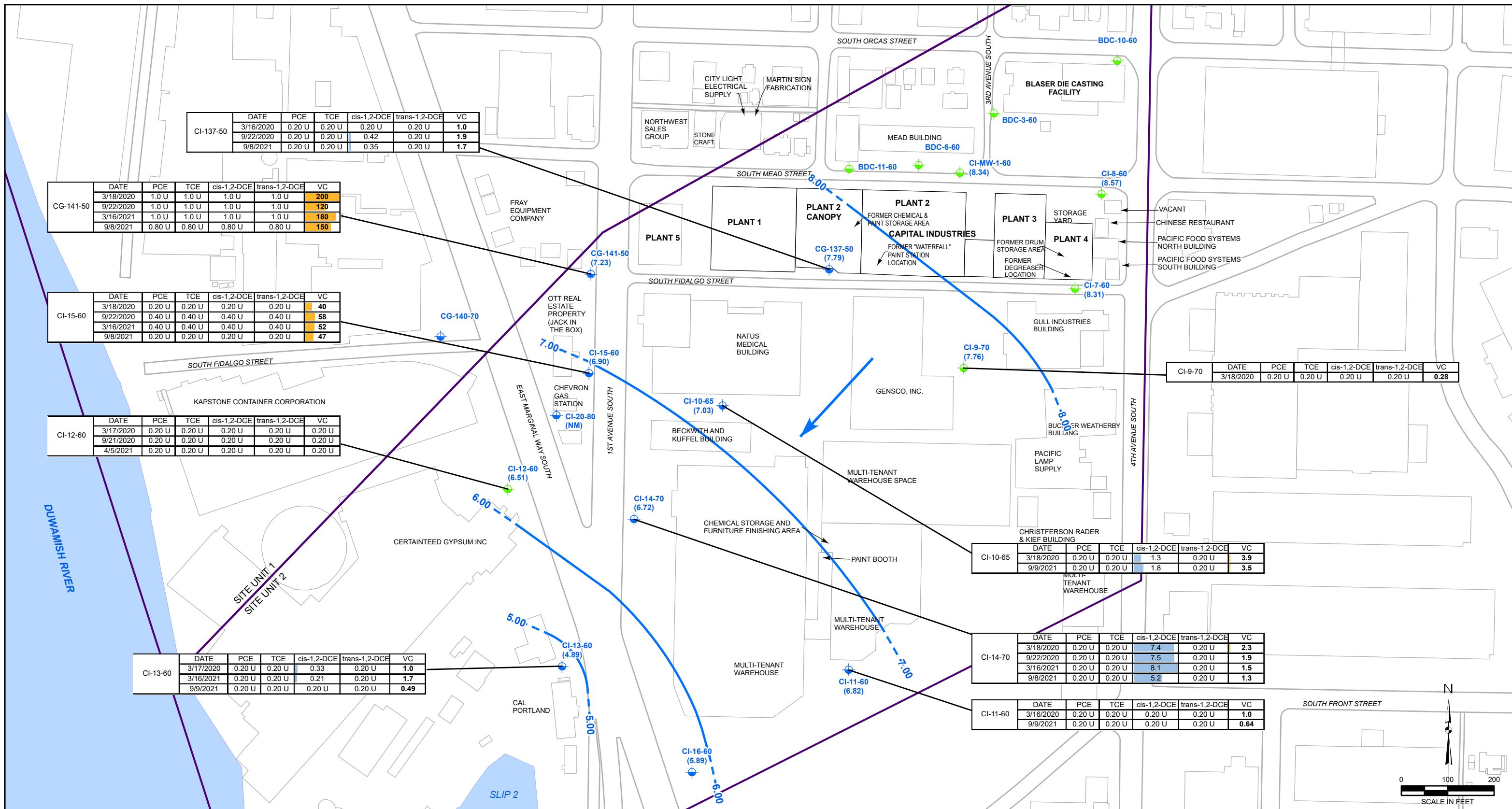


FIGURE 2A
NATURAL ATTENUATION PARAMETERS RESULTS
FOR SHALLOW ZONE: MARCH 2020 - SEPTEMBER 2021
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON
FARALLON PN: 457-008
Drawn By: TPerrin Checked By: AM Date: 10/15/2021
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LEGEND

- INTERMEDIATE WATER-BEARING ZONE WELL, SAMPLED BY FARALLON/CAPITAL INDUSTRIES IN SEPTEMBER 2021
- INTERMEDIATE WATER-BEARING ZONE WELL, NOT SAMPLED BY FARALLON/CAPITAL INDUSTRIES IN SEPTEMBER 2021
- SITE UNIT BOUNDARY
- GROUNDWATER SURFACE ELEVATION CONTOUR (DASHED WHERE INFERRED)
- APPROXIMATE DIRECTION OF GROUNDWATER FLOW
- GROUNDWATER LEVEL ELEVATION NAVD88, SEPTEMBER 2021

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Disc Reference:

FIGURE 3

GROUNDWATER ANALYTICAL RESULTS FOR
INTERMEDIATE ZONE: MARCH 2020 - SEPTEMBER 2021
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON

FARALLON PN: 457-008

