

October 9, 2020

Mr. Paul Bianco
Senior Remediation Engineer
Washington State Department of Ecology
3190 160th Avenue Southeast
Bellevue, Washington 98008-5452

**RE: PROGRESS REPORT, JULY THROUGH SEPTEMBER 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. Bianco:

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 third quarter of 2020, July through September, 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:

- Conducting a monitoring well maintenance event on August 27 and 28, 2020;
- Conducting a semiannual groundwater monitoring and sampling event on September 21 and 22, 2020 at select SU2 monitoring wells;
- 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;



- Meeting at the CI Site with Farallon, Landau Associates, Inc. (Landau), and Ecology personnel to discuss ongoing vapor intrusion mitigation efforts and SSDS operations for both the Pacific Food Systems North Building and the Natus Medical Facility;
- Conducting SSDS operations and maintenance at the Pacific Food Systems North Building and Natus Medical Facility in September 2020; and
- Conducting SSDS influent and indoor air sampling at the Pacific Food Systems North Building and Natus Medical Facility in September 2020.

These activities are summarized in the sections that follow.

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 CI-MW-3, CI-MW-4, CI-MW-7, CI-12-WT, CI-18-WT, CI-MW-1-60, CI-12-60, and CI-14-70, was completed on August 27 and 28, 2020.

GROUNDWATER MONITORING AND SAMPLING

Groundwater monitoring and sampling were performed on September 21 and 22, 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 select SU2 monitoring wells. Groundwater samples were collected from monitoring wells scheduled for sampling and analyzed for chlorinated volatile organic compounds. Groundwater samples from select monitoring wells also were analyzed for natural attenuation parameters, including nitrate, ferrous iron, sulfate, methane, total organic carbon, and ethane/ethene. Summary figures and tables will be provided to Ecology and included in the fourth quarter 2020 progress report.

VAPOR INTRUSION MITIGATION

The SSDSs at the Pacific Food Systems North Building and the Natus Medical Facility operated continuously during the third quarter of 2020. Operations and maintenance activities and indoor air sampling were conducted by Landau personnel at the Pacific Food Systems North Building and the Natus Medical Facility on September 23, 2020.

The preliminary results of the SSDS operations and maintenance event show that ongoing operations of the SSDSs have been optimal and are in line with prior operational periods. An effective depressurization vacuum was empirically measured beneath each building slab at each subslab monitoring point, which indicates that a vapor intrusion condition should not exist. Landau is currently evaluating and validating the SSDS influent and ambient air monitoring results from the Pacific Food Systems North Building and Natus Medical Facility collected in September 2020. The full results of the SSDS operations and maintenance and indoor air sampling events for the



Pacific Food Systems North Building and the Natus Medical Facility will be evaluated in the fourth quarter of 2020 and presented in the corresponding progress report.

FEASIBILITY STUDY REPORT

A draft FS Addendum is being prepared for SU2 during the third quarter of 2020 with a current due date of November 20, 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 fourth quarter of 2020, October through December, is summarized below.

GROUNDWATER MONITORING AND SAMPLING

Analytical results from the semiannual groundwater monitoring and sampling event conducted in September 2020 will be summarized in figures and tables that will be provided to Ecology and included in the fourth quarter 2020 progress report.

VAPOR INTRUSION MITIGATION

Analytical and inspection results from the semiannual operations and maintenance events at the Pacific Food Systems North Building and the Natus Medical Facility conducted in September 2020 will be summarized in figures and tables that will be provided to Ecology and included in the fourth quarter 2020 progress report. Operation of the existing SSDSs will continue.

FEASIBILITY STUDY WORK

CI and the other SU2 consultants are preparing the draft FS Addendum for SU2, which currently is due to Ecology on November 20, 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 October through December 2020 and will be submitted on or before January 15, 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.

Amanda Meugniot, L.G.
Associate Geologist

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

Attachment: Figure 1, *Site Diagram*

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:

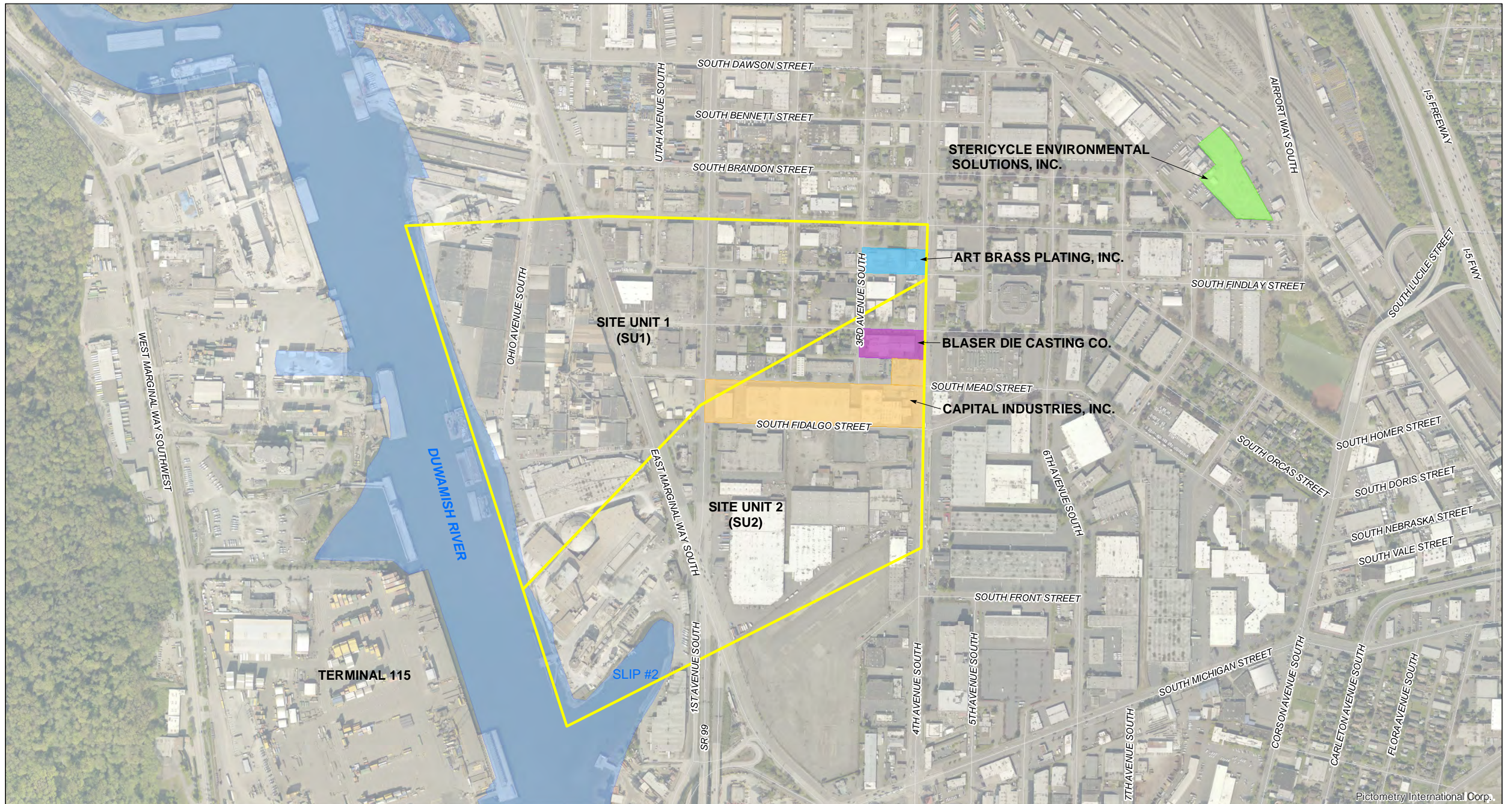
Janet Knox, Pacific Groundwater Group
Dana Cannon, Aspect Consulting
Bill Carroll, Arrow Environmental
Greg Fink, PSC Environmental Services, LLC

FIGURE

PROGRESS REPORT, JULY THROUGH SEPTEMBER 2020

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

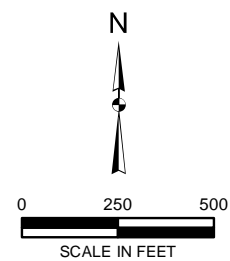
Farallon PN: 457-008



Pictometry International Corp.

LEGEND

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



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Drawn By: tperrin Checked By: JK Date: 5/7/2018 Disc Reference: Q:\Projects\457 CapitalIndust\008 PilotStudy\InterimWorkPlan\Revision_20180507\Figure1_Sitemap.mxd

FIGURE 1
SITE DIAGRAM
WEST OF 4TH GROUP SITE
CAPITAL INDUSTRIES, INC.
5801 3RD AVENUE SOUTH
SEATTLE, WASHINGTON
FARALLON PN: 457-008