

December 11, 2012

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

**RE: PROGRESS REPORT, JULY THROUGH SEPTEMBER 2012, QUARTER 3
REMEDIAL INVESTIGATION
CAPITAL INDUSTRIES, INC., SEATTLE, WASHINGTON
AGREED ORDER NO. DE5348
FARALLON PN: 457-004**

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 third quarter 2012, July through September, as part of the Remedial Investigation (RI) at the Capital Site at 5801 3rd Avenue South in Seattle, Washington. This progress report has been prepared in accordance with Agreed Order No. DE5348 entered into by Capital and the Washington State Department of Ecology (Ecology) dated January 24, 2008 (Agreed Order).

ACTIVITIES DURING REPORTING PERIOD

Activities completed for the RI during third quarter 2012 are summarized below.

REMEDIAL INVESTIGATION

Activities conducted under the RI during this reporting period included:

- Preparation of the *Revised Draft Remedial Investigation Report, Capital Industries, Inc., 5801 3rd Avenue South, Seattle, Washington* (Revised RI Report). Capital requested an extension of the due date to October 12, 2012.
- Review and incorporation of the revised screening levels for the RI report based on the recent changes in toxicity in the U.S. Environmental Protection Agency Integrated Risk Information System database for tetrachloroethene and trichloroethene.
- Completion of the semiannual groundwater monitoring event September 25 to 27, 2012 in accordance with the *Draft 2012 Groundwater Monitoring Plan, Capital Industries, Inc., 5801 3rd Avenue South, Seattle, Washington* (2012 Groundwater Monitoring Plan). A summary table providing the results of the laboratory analyses of the groundwater samples and the data validation report is attached.



- Completion of water level measurements in coordination with the other West of 4th Potentially Liable Persons on August 10, 2012.
- Preparation of review comments for the revised RI reports prepared by Art Brass Plating and Blaser Die Casting.

VAPOR INTRUSION

The following vapor intrusion activities were performed by Capital during this reporting period:

- Review of the ownership history of the current Pacific Food Systems North Building at 4815 4th Avenue South that identified Wear-Coat NW, a metal plating operation, as a previous tenant of the building from 1985 to 1988.
- A site inspection at the Pacific Food Systems North Building at 4815 4th Avenue South to assess the feasibility of vapor mitigation.

INTERIM MEASURES

No interim measures were implemented during this reporting period.

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 2012, October through December, is summarized below.

REMEDIAL INVESTIGATION

The following RI activities are anticipated to be performed during the next reporting period:

- Submittal of the revised draft RI Report to Ecology.
- Review and comment on the Interim Agreed Order to “bridge” the interval between completion of the RI and completion of the Agreed Order for the Feasibility Study; and
- Groundwater sampling in accordance with the 2012 Groundwater Monitoring Plan;

VAPOR INTRUSION

Activities related to potential vapor intrusion anticipated to be performed during the next reporting period include discussions for securing access to the Gull Industries building in preparation for the upcoming indoor air sampling anticipated in first quarter of 2013.

INTERIM MEASURES

No interim measures are anticipated during the next reporting period.



PUBLIC COMMUNICATIONS

The project website will be updated with an electronic copy of this progress report. The next progress report will summarize activities completed from October through December 2012 and will be submitted on or before February 28, 2013.

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.

Akos Fekete, L.G.
Project Manager

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

Attachment: Table 1, *Analytical Results for HVOCs in Monitoring Well Groundwater Samples*
Data Validation Report

cc: Ron Taylor, Capital Industries, Inc.
Donald Verfurth, Gordon and Rees, L.L.P.

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

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

AF/PJ:bjj