

September 22, 2014

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 2014
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 in the third quarter of 2014, 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 and the Washington State Department of Ecology (Ecology) dated April 23, 2014 (Agreed Order).

ACTIVITIES DURING REPORTING PERIOD

Activities completed during the progress reporting period are summarized below. These activities include vapor intrusion investigation and mitigation. Farallon also initiated work on the Feasibility Study components under Agreed Order No. DE 10402.

MONITORING AND SAMPLING ACTIVITIES

Activities conducted during this reporting period included conclusion of Tier 3 Vapor Intrusion Assessment work. The activities completed are described below.

Tier 3 Vapor Intrusion Assessment Work

Farallon finalized the Tier 3 Vapor Intrusion Assessment Report dated August 20, 2014 for the Pacific Food Systems North Building. The results of the air sampling indicate that the parts cleaner and associated solvent are not contributing sources of tetrachloroethene or trichloroethene to indoor air. Tier 4 mitigation measures were recommended and Farallon has acquired approval to complete the design and installation of a subslab depressurization system. The documentation for installation and operation of the system will be provided to Ecology by September 26, 2014.



Farallon will review the performance of the existing subslab depressurization system at the Olympic Medical Center building in September 2014 concurrently with the semiannual groundwater monitoring and sampling event scheduled for the week of September 22, 2014.

Groundwater Monitoring and Sampling

As stated above, routine groundwater monitoring and sampling will be performed the week of September 22, 2014. The results of the sampling will be incorporated into the West of 4th Site database and incorporated into the Feasibility Study documents that will be publically available.

INTERIM MEASURES

No interim measures were implemented during this reporting period.

FEASIBILITY STUDY WORK

Agreed Order No. DE 10402 was signed on April 23, 2014. Farallon has since been working with the West of 4th Group to complete the Deliverable Management Plan and Preliminary Cleanup Standards Memoranda. The Deliverable Management Plan was accepted by Ecology on August 18, 2014. The Preliminary Cleanup Standards Memorandum was conditionally accepted by Ecology on September 17, 2014. Farallon is reviewing data gaps specific to Capital and Site Unit 2 to evaluate the additional work necessary, if any, to support completion of the Feasibility Study and preparation of the draft Cleanup Action Plan. The Site Unit 2 Data Gaps Memorandum will be provided to Ecology on or prior to November 19, 2014.

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 2014, October through December, is summarized below.

MONITORING AND SAMPLING ACTIVITIES

Farallon will complete the summary figures for groundwater monitoring and sampling performed in September 2014. The next groundwater monitoring and sampling event is tentatively scheduled for March 2015.

VAPOR INTRUSION

Upon approval of Ecology in October 2014, Farallon will initiate installation and operation of a subslab depressurization system at the Pacific Food Systems North Building.

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 2014 and will be submitted on or before December 29, 2014.

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

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:bw