



Quarterly Progress Report

DATE: September 12, 2022

TO: Ms. Sunny Becker
Washington State Department of Ecology

CC: Mr. Tim Hamann – Onni John Street (Land) LLC
Mr. Amirreza Gharoon – Onni John Street (Land) LLC
Mr. John Houlihan, Jr. - Houlihan Law
Mr. John T. Cooke – Houlihan Law

FROM: Mr. Jerry Boyd, L.G.
Mr. Thom Morin, L.G.
Mr. Joe Sherrod, L.G.

RE: Quarterly Progress Report No. 3 for Agreed Order No. DE 20468
Seattle Times Site
1120 John Street
Seattle, Washington

TRC Project Number: 483101.0000

On behalf of Onni John Street (Land) LLC [ONNI], TRC Environmental Corporation (TRC) has prepared this Quarterly Progress Report (QPR) in compliance with the reporting requirements of Agreed Order No. (AO) DE 20468 for the Seattle Times Site (Site) located at 1120 John Street in Seattle, Washington (Property).

I. WORK PERFORMED

Work performed during this quarter:

- ONNI applied for and, on September 7, 2022, obtained a Contained-In Determination (CID) request for disposal of halogenated volatile organic compounds (HVOCs) impacted soils.
- ONNI and their subcontractors continued demolition of subsurface concrete footings and foundation supports in preparation for redevelopment and remedial excavation activities.
- Limited amount of petroleum-contaminated soil (PCS) encountered during subsurface footings/foundation demolition is being characterized and exported for off-Property disposal.

- On August 22, 2022, a concrete holding container approximately 4 feet square by 6 feet in height (the “Concrete Box”) was discovered in the east-central portion of the Property in the area northeast of Area of Potential Concern 8 (AOPC 8). Initially, the Concrete Box was believed to be a footing for a previously removed structural building support. Once the Concrete Box was removed from the ground, a dark, ink-like viscous semi-liquid was present within the Concrete Box. The calculated volume of the ink-like semi-liquid was about 420 gallons. Laboratory analytical results indicate the following analyte concentrations (milligrams per kilogram; mg/kg):

Analyte	Concentration
Diesel-range organics (DRO)	16,000
Oil-range organics (ORO)	23,000
Arsenic	25.2
Barium	145
Cadmium	4.5
Chromium	79.9
Lead	29,500
Mercury	1.17
Selenium	<1
Silver	20.3
Trichloroethylene (TCE)	0.041
cis-1,2-dichloroethene	260
trans-1,2-dichloroethene	6.7
Vinyl chloride	34
Toluene	0.11
Ethylbenzene	0.061
Xylenes, total	0.258
1,2,4-Trimethylbenzene	0.12
p-Isopropyltoluene	0.12
Aroclor 1254 (PCB)	7.3

Based on these results, the ink-like semi-liquid was analyzed for RCRA 8 metals after extraction using Toxicity Characteristic Leaching Procedure (TCLP). The TCLP results identified lead as the only metal detected with a corresponding concentration of 31.3 milligrams per liter (mg/L), which is greater than the hazardous waste threshold value of 5 mg/L. Therefore, the Concrete Box and ink-like semi-liquid material will be disposed as a hazardous waste.

Waste profiling for the Concrete Box, ink-like semi-liquid, and soils adjacent to the tank is currently being completed.

II. DELIVERABLES

As stated above, the CID request was submitted to Ecology on July 8, 2022, and approved on September 7, 2022.

III. WORK ANTICIPATED TO BE PERFORMED IN THE NEXT QUARTER

Activities planned for the third quarter 2022 include:

- Submittal of analytical results for soil gas samples collected from soil horizon depths below the planned redevelopment lowest sub-grade floor elevation. The results will be summarized in a technical memorandum with evaluation of the data as it pertains to the Conceptual Site Model (CSM). The memorandum will also include an evaluation for the potential need of a vapor mitigation barrier.
- Implementation of the IAWP and off-Property disposal of impacted soils.

IV. SCHEDULE

The following is the currently known general schedule:

- September 6, 2022 – October 12, 2022: Soldier piles for shoring
- September 13, 2022 – February 6, 2023: Mass excavation of soils

No modifications to the AO schedule are currently anticipated.