

INTERIM ACTION PROGRESS REPORT

EMERALD GATEWAY SITE 3301 SOUTH NORFOLK STREET SEATTLE/TUKWILA, WASHINGTON

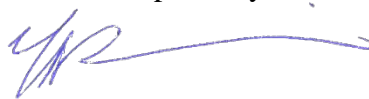
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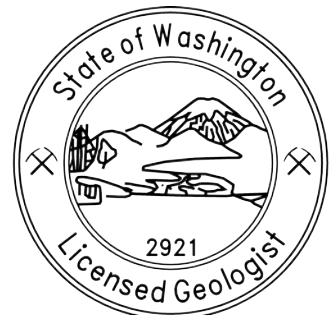


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ACRONYMS AND ABBREVIATIONS

Administrative Order	Administrative Order Docket No. 18101
ARI	Analytical Resources, Inc.
bgs	below ground surface
BTEX	benzene, toluene, ethylbenzene, and total xylenes
COPC	constituents of potential concern
cPAHs	carcinogenic polycyclic aromatic hydrocarbons
CSWGP	National Pollution Discharge Elimination System Construction Stormwater General Permit WAR308823
DRO	total petroleum hydrocarbons as diesel-range organics
DMR	Discharge Monitoring Report
Ecology	Washington State Department of Ecology
EPA	U.S. Environmental Protection Agency
EPH	extractable petroleum hydrocarbons
Farallon	Farallon Consulting, L.L.C.
GRO	total petroleum hydrocarbons as gasoline-range organics
IADR	Interim Action Design Report dated April 2, 2020, prepared by Farallon
IAWP	Interim Action Work Plan dated December 13, 2019, prepared by Farallon
LDW	Lower Duwamish Waterway
mg/kg	milligrams per kilogram
MTCA	Washington State Model Toxics Control Act Cleanup Regulation
ORO	total petroleum hydrocarbons as oil-range organics



PCBs	polychlorinated biphenyls
PCUL	preliminary cleanup level
PQL	practical quantitation limit
Prologis	Prologis-Exchange 3301 South Norfolk LLC
Property	Emerald Gateway Site at 3301 South Norfolk Street in Seattle/Tukwila, Washington
RL	Remediation Level
UST	underground storage tank
VPH	volatile petroleum hydrocarbons
WAC	Washington Administrative Code
WSDOT	Washington State Department of Transportation



1.0 INTRODUCTION

Farallon Consulting, L.L.C. (Farallon) has prepared this Interim Action Progress Report on behalf of Prologis-Exchange 3301 South Norfolk LLC (Prologis) to document the ongoing interim action for the Emerald Gateway Site at 3301 South Norfolk Street in Seattle and Tukwila, Washington (the Property) (Figures 1 and 2). An interim action is currently in progress and subject to Agreed Order No. DE 16659 between Prologis and the Washington State Department of Ecology (Ecology). This Interim Action Progress Report has been prepared at the request of Ecology and is not a deliverable required by the Agreed Order.

An Interim Action Work Plan (Farallon 2019) (IAWP) and an Interim Action Design Report (Farallon 2020) (IADR) were approved by Ecology and include specific details on implementation of the interim action. The interim action was designed to coincide with redevelopment of the Property by Prologis into multiple warehouse and distribution centers. The interim action is consistent with the cleanup requirements of the Washington State Model Toxics Control Act Cleanup Regulation (MTCA), as established in Chapter 173-340 of the Washington Administrative Code (WAC 173-340).

This Interim Action Progress Report documents interim action activities conducted at the Property between June 2020 and April 2022, summarizes the soil and groundwater conditions encountered during the interim action, and summarizes stormwater management and stormwater infrastructure improvements conducted during the interim action and Property redevelopment. A Final Interim Action Report will be prepared following completion of redevelopment activities at the Property.

1.1 PURPOSE

The purpose of the interim action is to eliminate and/or reduce the threat to human health and the environment during Property redevelopment by removing impacted media from areas exceeding the interim action remediation levels (RLs). Components of the interim action include excavation of petroleum-impacted soil to eliminate source material, and installation of a new stormwater conveyance and treatment system for the development.

The objective of this Interim Action Progress Report is to document the progress of the ongoing interim action and to confirm that the interim action has been conducted in accordance with the IAWP and IADR. This Interim Action Progress Report includes a summary of the results of the interim action activities conducted at the Property between June 2020 and April 2022.

1.2 ORGANIZATION

This Interim Action Progress Report has been organized as follows:

- **Section 2, Project Background**, provides a description of the Property location and features, and a description of the interim action areas.



- **Section 3, Interim Action**, identifies the roles and responsibilities of parties involved in the interim action, summarizes the permits and other regulatory requirements relevant to the interim action, and describes the technical approach for the interim action, including soil removal and sampling activities, underground storage tank (UST) decommissioning and removal, additional investigation to characterize the impacts of constituents of potential concern (COPCs) in soil and groundwater at the Property, stormwater utility infrastructure improvements conducted during Property redevelopment, and construction stormwater monitoring and discharge during the interim action.
- **Section 4, Interim Action Results**, provides a summary of soil and groundwater sampling results, describes the soil transport and disposal off the Property, and describes the results of temporary construction stormwater monitoring during the interim action.
- **Section 5, Planned Work**, presents a summary of the planned work to be conducted at the Property.
- **Section 6, References**, lists the documents used in preparing this Interim Action Progress Report.
- **Section 7, Limitations**, provides Farallon's standard limitations applicable to this Interim Action Progress Report.



2.0 PROJECT BACKGROUND

This section provides a description of the Property location and features, a summary of the interim action areas, and a summary of the remediation levels selected for the interim action. Additional background information is provided in the IAWP and IADR.

2.1 PROPERTY DESCRIPTION

The Property comprises eight King County Parcels on approximately 63 acres of land that overlaps the City of Seattle and the City of Tukwila, Washington¹ (Figures 2 and 3). The Property is an industrial area zoned for industrial and manufacturing uses in both the City of Seattle and the City of Tukwila.

A total of 10 main buildings and several smaller storage structures were constructed on the Property between 1952 and 2012. All the buildings except for the Perishables Warehouse were demolished before or concurrently with interim action activities. Hazardous building material surveys, abatement, and demolition were not a component of the interim action. However, additional information on this work is included in Section 3.4.

As of April 2022, the southern and eastern portions of the Property have been developed. The existing Perishables Warehouse is present on the southern portion of the Property. A new approximately 150,000-square-foot distribution warehouse building was constructed in the east-central portion of the Property and a King County Metro training facility consisting of an asphalt-paved lot and office space was constructed on the northeastern portion of the Property. The developed portions of the Property include new stormwater infrastructure with new catch basins and conveyance piping (Figure 2).

The western portion of the Property is in the process of being redeveloped with as many as three new warehouses with paved parking. The current construction schedule anticipates that the buildings will be complete in 2024.

2.2 INTERIM ACTION AREAS

Subsurface investigations and remedial actions have been conducted at the Property since 1989. A detailed description of the subsurface investigations and remedial actions is provided in the IAWP. Previous environmental reports subdivided the Property into 13 investigation areas based on operational history. Locations of investigation areas are shown on Figure 3.

Ecology calculated Preliminary Cleanup Levels (PCULs) for a variety of environmental transport and exposure pathways (Ecology 2018). In the IADR, the PCULs were used to conduct an initial

¹ The city limits of both the City of Seattle and the City of Tukwila pass through the central portion of the Property, such that some Property parcels are in the City of Seattle, and others are in the City of Tukwila.



screening of existing soil and groundwater chemical concentrations to: 1) identify COPCs; 2) identify transport and exposure pathways of potential concern for the interim action; and 3) select interim action areas.

Based on the available data presented in the IADR, the interim action includes investigation, remediation, and/or mitigation in the following interim action areas:

- Area 2, Perishables Warehouse;
- Area 6, Former Truck Repair Shop; and
- Area 7, Former Automobile Service Stations.

This interim action also includes a contingency to permanently remove contaminant source materials exceeding RLs, to the maximum extent practicable, that may be encountered during redevelopment activities. The following contingency areas have been encountered during the interim action:

- Discovery of a UST and petroleum-impacted soil in and proximate to Area 11, Former South Maintenance Shop;
- Discovery of USTs and petroleum-impacted soil east of Area 6 proximate to the Former Dry Grocery Warehouse; and
- Excavation in Area 13, Former Northwest Auto Wrecking Property, related to construction of a stormwater retention pond.

In the IADR, COPCs were selected for each interim action area based on soil and groundwater data collected during previous subsurface investigations. The COPCs applicable for each interim action investigation area are shown on Table 1. COPCs for contingency areas were based on operational history and results from field screening. If a petroleum release was identified in a contingency area, additional laboratory analysis was conducted in accordance with Table 830-1, *Required Testing of Petroleum Releases* (WAC 173-340-900).

2.3 REMEDIATION LEVELS

PCULs were used to establish RLs for the interim action as described in the IADR. RLs for soil encountered during the interim action are shown on Table 2 and presented below:

- Total petroleum hydrocarbons as diesel-range organics (DRO): 2,000 milligrams per kilogram (mg/kg);
- Total petroleum hydrocarbons as gasoline-range organics (GRO): 30 mg/kg if benzene was detected, 100 mg/kg if benzene was not detected;
- Benzene: 18 mg/kg;
- Naphthalene: 1,600 mg/kg; and
- Total cPAHs toxic equivalent concentration: 0.19 mg/kg.



3.0 INTERIM ACTION

The interim action is currently in progress. This section provides a summary of the interim action components that have been conducted at the Property between June 2020 and April 2022 in conjunction with grading and redevelopment of the Property. The interim action has included the following elements:

- Decommissioning of monitoring wells within the proposed redevelopment footprint;
- Excavation and trenching for installation of utility infrastructure;
- Remedial excavations to remove concentrations of soil containing COPCs at concentrations exceeding RLs to the maximum extent practicable;
- Off-Property disposal of soil containing COPCs at concentrations exceeding RLs in accordance with Ecology's PCS Guidance (Ecology 2010);
- Decommissioning of USTs encountered during the interim action in accordance with WAC 173-360A and Ecology's UST Guidance (Ecology 2021a); and
- Additional investigation to characterize the extent of COPCs remaining in soil and groundwater at concentrations exceeding RLs following remedial excavation activities.

3.1 ROLES AND RESPONSIBILITIES

Numerous contractors have provided a range of services during construction and implementation of the interim action. The contractors and their responsibilities are listed below:

- **General Contractor:** JR Hayes Corporation of Maple Valley, Washington (JR Hayes);
- **Demolition Contractor:** Rhine Demolition of Tacoma, Washington (Rhine);
- **Construction Stormwater Management Contractor:** Clear Water Services of Everett, Washington (Clear Water);
- **UST Decommissioning Contractor:** Diane's Tank Removal Services LLC of Edmonds, Washington (Diane's Tank Removal);
- **Drilling Contractor:** Anderson Environmental Contracting LLC of Kelso, Washington; and
- **Environmental Consultant:** Farallon.

3.2 PERMITTING

Prior to commencing interim action and redevelopment activities, Prologis and its subcontractors obtained necessary permits in accordance with local and state laws and regulations.



3.2.1.1 City of Tukwila Development Permit

Prologis obtained a Development Permit from the City of Tukwila for redevelopment activities on the Property.

3.2.1.2 City of Tukwila and City of Seattle Grading Permits

Prologis obtained grading permits from the City of Tukwila and City of Seattle. Substantive requirements of the grading permits included erosion control, which was addressed by implementation of best management practices in accordance with a project-specific temporary erosion and sediment control plan.

3.2.1.3 Construction Stormwater General Permit

Construction-generated dewatering water and stormwater was managed in accordance with the requirements of National Pollution Discharge Elimination System Construction Stormwater General Permit (CSWGP) WAR308823 and an Administrative Order Docket No. 18101 issued by the Ecology Water Quality Program on April 27, 2020. The Administrative Order established Indicator Levels for the project based on known contaminants for compliance with Water Quality Standards for the Surface Water of the State of Washington (WAC 173-200). The Administrative Order defines the conditions and actions necessary to comply with the CSGWP. The Administrative Order was amended on August 13, 2020 with Administrative Order Docket No. 18248. The amended Administrative Order removed manganese from the list of contaminants required for monitoring due to the lack of established surface water criteria for manganese, the difficulty in reducing manganese concentrations to the Indicator Levels established in Administrative Order Docket No. 18101, and because manganese is a necessary nutrient for mammals and plants and has not been established to be toxic in any circumstance according to the *Quality Criteria for Water 1986* prepared by the U.S. Environmental Protection Agency (EPA). Ecology correspondence regarding the amendment to the Administrative Order is presented in Appendix A.

Prologis also obtained a Minor Discharge Authorization from the King County Industrial Waste Program to discharge limited amounts of industrial wastewater into King County's sewer system during construction dewatering. However, discharge under the Minor Discharge Authorization has not been required during the interim action. Stormwater and wastewater discharge permitting documentation is presented in Appendix A.

3.3 MONITORING WELL DECOMMISSIONING

Prior to commencement of Property redevelopment and interim action excavation activities, monitoring wells DOF-4, DOF-5, MW-203, MW-207, MW-AG1, MW-AG2, MW-4, FMW-01, and FMW-03, located within the proposed redevelopment footprint, were decommissioned by a licensed well driller in accordance with WAC 173-160. The monitoring wells were decommissioned by backfilling the well casing with bentonite chips from the total depth of the



installation to surface grade in accordance with WAC 173-160-381. Well decommissioning logs are provided in Appendix B.

3.4 DEMOLITION ACTIVITIES

All former buildings on the Property, except for the Perishables Warehouse, were demolished before or concurrently with interim action activities. Safe Environment of America, Inc. dba Med-Tox Northwest of Auburn, Washington conducted hazardous building materials surveys between 2016 and 2019 to evaluate Property buildings for the potential presence of hazardous building materials such as asbestos- and polychlorinated biphenyl (PCB)-containing materials and lead-based paint. Hazardous building materials surveys are provided in Appendix C.

Hazardous building materials surveys indicated that asbestos-containing materials, including pipe insulation, sealant, and floor tiles, were detected in several of the Property buildings, including the former Office Building, the existing Perishables Warehouse, the former Returns Building, the former Bank Building, the former Truck Repair Shop, the former Dry Grocery Warehouse, the former South Maintenance Shop, a former fire suppression building, and former guard shacks on the Property.

A total of 64 samples were collected for analysis of lead-based paint from painted surfaces on Property buildings. Lead was detected in 18 paint chips collected from painted interior and exterior surfaces of the existing Perishables Warehouse, the former Bank Building, the former Truck Repair Shop, the former Dry Grocery Warehouse, and a former fire suppression building on the Property. Remaining samples did not contain detectable concentrations of lead.

A total of 74 samples were collected for analysis of PCBs from representative caulking, paints, and sealants on the interior and exterior portions of each building. PCBs were detected in only four samples collected from building materials in the former Bank Building and the former Dry Grocery Warehouse as described below:

- PCBs were detected at a concentration of 4.5 mg/kg in an interior sealant around windows in the former Bank Building;
- PCBs were detected at concentrations ranging from 7.2 to 10 mg/kg in paint on interior and exterior walls of the former Bank Building; and
- PCBs were detected at a concentration of 5.9 mg/kg in ceiling paint in the southern portion of the Dry Grocery Warehouse.

Demolition of Property buildings and hazardous building material abatement activities were conducted under the direction of JR Hayes and Rhine before and concurrently with the Interim Action.



3.5 SOIL EXCAVATION, SAMPLING, AND DISPOSAL

During the interim action, petroleum-impacted soil was excavated for off-Property disposal in Areas 2, 6, and 7 as part of planned interim action activities. Additional excavation was conducted in contingency areas due to discoveries of petroleum-impacted soil and USTs during redevelopment. Soil also was excavated in the northeastern portion of Area 13 during construction of a temporary stormwater retention pond. Figure 3 shows the location of each excavation area.

Field screening and soil sampling methods were conducted in accordance with the Sampling and Analysis Plan, Appendix E of the IADR. During excavation activities, a Farallon geologist observed subsurface conditions and field screened soil for visual and olfactory evidence of contamination and volatile organic vapor concentrations as measured using a photoionization detector. Confirmation soil sampling was conducted at each excavation location once performance soil sampling results and field screening procedures indicated that the RLs had been attained at the limits of each excavation.

Soil samples collected during excavation activities were placed into laboratory-supplied containers, placed on ice in an insulated container, and transported to either Analytical Resources, LLC of Tukwila, Washington (ARI) or Friedman & Bruya, Inc. of Seattle, Washington (F&B) under standard chain-of-custody protocols for analysis of one or more of the following:

- DRO and total petroleum hydrocarbons as oil-range organics (ORO) by Northwest Method NWTPH-Dx;
- GRO by Northwest Method NWTPH-Gx;
- Benzene, toluene, ethylbenzene, and total xylenes (BTEX) by U.S. Environmental Protection Agency (EPA) Method 8021B or 8260D;
- Volatile organic compounds by EPA Method 8260D;
- Carcinogenic polycyclic aromatic hydrocarbons (cPAHs) by EPA Method 8270E;
- Polychlorinated biphenyls (PCBs) by EPA Method 8082A;
- Metals by EPA Methods 6010 and 6020; and
- Extractable petroleum hydrocarbons (EPH) and volatile petroleum hydrocarbons (VPH) by Ecology Methods EPH and VPH.

Analytical results for soil sampling conducted during previous subsurface investigations and the interim action were used to profile the soil for disposal. Profiling information was submitted to Waste Management to obtain approval for disposal of the soil at its Subtitle D Columbia Ridge Landfill in Arlington, Oregon. Waste Management provided approval under Profile No. 133020OR. The soil was loaded directly into trucks and transported for disposal to the Columbia Ridge Landfill via Waste Management's Duwamish Reload Facility in Seattle, Washington.



A detailed discussion of the work conducted in each interim action area is presented in the following sections.

3.5.1 Area 2: Perishables Warehouse

On June 22, 2020, Farallon observed excavation and off-Property disposal of petroleum-impacted soil to depths of up to 14.5 feet below ground surface (bgs) proximate to the Perishables Warehouse in the southern portion of the Property (Figure 4). Excavation started with the area of known petroleum-impacted soil and progressed vertically and laterally based on results from field-screening and performance soil samples to the maximum extent practicable. Groundwater was not encountered during excavation activities. A total of 11 performance and/or confirmation soil samples were collected from the excavation and submitted to ARI for analysis.

3.5.2 Area 6: Former Truck Repair Shop

Prior to initiating excavation activities, Farallon observed the advancement of test pits FTP-08 through FTP-17 to depths of up to 15 feet bgs to characterize the nature and extent of petroleum-impacted soil proximate to the Former Truck Repair Shop in the northern portion of the Property (Figure 5).

Between September 16 and October 1, 2020, Farallon observed the excavation of petroleum-impacted soil to depths of up to 20 feet bgs (Figure 5). During excavation, localized dewatering was necessary to prevent groundwater accumulation in the excavation area. Dewatered groundwater was pumped to the onsite construction stormwater treatment system for treatment and discharge in accordance with the requirements of the CSWGP and Administrative Order.

Excavation activities were conducted adjacent to and within the former remedial excavation completed in 2007 by the former owner of the Property. Excavation started with the area of known petroleum-impacted soil and progressed vertically and laterally based on results from field-screening and performance soil samples. The excavation was expanded to the south and east because COPCs exceeded RLs in the eastern portion of the excavation and proximate to a steel pipe that was encountered in the southern sidewall of the excavation. A total of 44 performance and/or confirmation soil samples were collected from Area 6 during test pitting and excavation activities and submitted to F&B for analysis.

3.5.3 Area 7: Former Automobile Service Stations

Prior to initiating excavation activities, Farallon observed the advancement of test pits FTP-01 through FTP-07 to depths of up to 16 feet bgs to characterize the nature and extent of petroleum-impacted soil proximate to monitoring well FMW-01 along the western Property boundary (Figure 6).

Between June 11 and 18, 2020, Farallon observed the excavation of petroleum-impacted soil to depths of up to 18 feet bgs (Figure 6). During excavation, localized dewatering was necessary to prevent groundwater accumulation in the excavation area. Dewatered groundwater was pumped



to the temporary construction stormwater treatment system for treatment and discharge in accordance with the requirements of the CSWGP and Administrative Order.

Excavation began in the area of known petroleum-impacted soil and progressed vertically and laterally based on results from field-screening and performance soil samples to the maximum extent practicable. A total of 27 performance and/or confirmation soil samples were collected from Area 7 during test pitting and excavation activities and submitted to ARI for analysis.

3.5.4 Contingency Excavation Areas

This interim action includes a contingency to permanently remove contaminant source materials exceeding RLs, to the maximum extent practicable, that may be encountered during redevelopment activities. Prior to initiating the redevelopment, JR Hayes and designated subcontractors were provided with the Site Management Plan, Appendix D of the IADR. The Site Management Plan provided general procedures for managing unforeseen conditions during Property redevelopment, including discovery of USTs and impacted soil in areas at the Property that were not previously investigated or were investigated incompletely.

During redevelopment activities, JR Hayes notified Farallon and Prologis when USTs were encountered, or potentially impacted soil was observed. The following subsections describe each discovery area and the contingency excavation conducted, if necessary.

3.5.4.1 Area 6: Former Truck Repair Shop

During demolition of a former stormwater line northeast of the Area 6 Interim Action excavation area on September 16, 2020, JR Hayes encountered indications of potentially impacted soil (Figure 5). JR Hayes notified Farallon of the discovery, and Farallon mobilized to the area to observe field conditions in accordance with the Site Management Plan. A soil sample was collected from the area of potentially impacted soil to confirm that the soil did not contain COPCs at concentrations exceeding RLs. The soil sample was submitted to F&B for analysis.

3.5.4.2 Area 11: Former South Maintenance Shop

Several subsurface utilities were installed in Area 11, including a Washington State Department of Transportation (WSDOT) 60-inch-diameter stormwater line and a temporary dewatering trench to aid in the installation of the stormwater line. During subsurface utility installation, JR Hayes notified Farallon for discoveries of potentially impacted soil and a previously undiscovered UST (Figure 7).

Between July 14 and October 26, 2020, JR Hayes identified several areas of potentially impacted soil and notified Farallon and Prologis. Farallon mobilized to the Property after each discovery to observe field conditions in accordance with the Site Management Plan. Farallon observed trenching activities, implemented field-screening methods, and collected performance soil samples to evaluate each discovery area for the presence of COPCs. Soil exhibiting staining, noticeable odors, or detectable concentrations of petroleum



hydrocarbons was segregated and stockpiled for off-Property disposal. Confirmation soil samples were collected from the floor and sidewalls of the utility infrastructure trenches to confirm that soil at the limits of the trenches did not contain COPCs at concentrations exceeding RLs. Soil samples were submitted to F&B for analysis. Groundwater was not encountered during trenching and sampling activities.

On October 16, 2020, JR Hayes encountered an approximately 350-gallon UST proximate to the Former South Maintenance Shop (Figure 7). The UST was encountered at a depth of approximately 8 feet bgs. Farallon mobilized to the Property and observed that the top of the UST had been damaged during discovery, and collected a sample of liquid from the UST. Analytical results indicated that the liquid contained DRO, ORO, GRO, and petroleum volatile organic compounds (Tables 3 and 4).

The UST was permanently decommissioned by removal by Diane's Tank Removal in accordance with the UST regulations established in WAC 173-360A and Ecology's UST Guidance (Ecology 2021a). During decommissioning, approximately 320 gallons of liquid was removed from the UST for off-Property disposal by Marine Vacuum Service, Inc. of Seattle, Washington (Mar-Vac). UST decommissioning documentation is provided in Appendix D.

Following removal of the UST, petroleum-impacted soil was observed beneath the former UST. Petroleum-impacted soil was excavated to depths of up to 14 feet bgs proximate to the former UST and progressed vertically and laterally based on results from field-screening and performance soil samples to the maximum extent practicable. Groundwater was not encountered during excavation activities proximate to the UST. A total of six performance and confirmation soil samples were collected from the floor and sidewalls of the excavation and submitted to F&B for analysis.

3.5.4.3 Area 13: Former Northwest Auto Wrecking Property

During construction of a temporary stormwater retention pond as part of Property redevelopment, JR Hayes excavated approximately 2 feet of soil from the bottom of an existing depression proximate to the northeastern corner of Area 13 in an area that contained arsenic, copper, and PCBs at concentrations exceeding the most stringent PCULs in soil samples PR-PV5 and PR-PV6 collected in 2008. Following excavation, the bottom of the stormwater retention pond was approximately 8 feet below the grade of the remainder of the Property. Groundwater was not encountered at the base of the stormwater retention pond. While not required as part of the interim action, Farallon collected soil samples from this area to document current soil conditions following excavation. On June 18, 2020, Farallon collected two soil samples from the bottom of the excavation area proximate to soil samples PR-PV5 and PR-PV6 (Figure 8). Soil samples collected from the bottom of the stormwater retention pond excavation were submitted to F&B for laboratory analysis.



3.5.4.4 Former Dry Grocery Warehouse (East of Area 6)

During demolition activities on August 18, 2020, JR Hayes and Rhine encountered an approximately 1,000-gallon UST proximate to the northern portion of the Former Dry Grocery Warehouse (Figure 9). The UST was encountered at a depth of approximately 3 feet bgs. Farallon mobilized to the Property to observe the UST and collected a sample of black liquid from the UST. Analytical results indicated that the black liquid contained DRO, ORO, GRO, BTEX, cPAHs, and naphthalene.

On August 20, 2020, the UST was permanently decommissioned by removal by Diane's Tank Removal under the supervision of a marine chemist and the City of Seattle Fire Marshal in accordance with City of Seattle regulations, the UST regulations established in WAC 173-360A, and Ecology's UST Guidance (Ecology 2021a). During decommissioning, approximately 1,000 gallons of black liquid was removed from the UST for off-Property disposal by Mar-Vac. Holes were observed on the UST during removal, and petroleum-impacted soil was observed proximate to the UST. During over-excavation of petroleum-impacted soil, a second UST with a reported capacity of approximately 100 gallons was observed approximately 5 feet east of the first UST (Figure 9). The second UST appeared to be decommissioned and was filled with controlled-density fill. The UST was removed. Confirmation soil samples were collected from the floor and sidewalls of the UST excavation following removal of both USTs and over-excavation of petroleum-impacted soil.

During demolition activities proximate to the former USTs on September 30, 2020, JR Hayes and Rhine encountered a third UST west of the previously encountered USTs. During discovery, Rhine inadvertently punctured the newly discovered UST. Farallon mobilized to the Property on October 2, 2020 to observe UST decommissioning activities. Prior to decommissioning, approximately 1,500 gallons of black liquid was removed from the UST excavation and UST by Mar-Vac for off-Property disposal. The UST was then decommissioned by removal by Diane's Tank Removal under the supervision of a marine chemist and the City of Seattle Fire Marshal in accordance with City of Seattle regulations, the UST regulations established in WAC 173-360A, and Ecology's UST Guidance (Ecology 2021a). No over-excavation of petroleum-impacted soil was conducted during UST decommissioning activities on October 2, 2020. UST decommissioning documentation is provided in Appendix D.

Farallon returned to the Property on October 8, 2020 to observe over-excavation of petroleum-impacted soil proximate to the former USTs to depths of up to 10 feet bgs. Groundwater was not encountered during excavation activities. During excavation, a total of 19 performance and confirmation soil samples were collected within and at the limits of the excavation to confirm that all petroleum-impacted soil containing COPCs at concentrations exceeding RLs had been removed. Soil samples collected for laboratory analysis proximate to the USTs were submitted to F&B for analysis.



3.6 AREA 7 SUPPLEMENTAL SUBSURFACE INVESTIGATION

Farallon conducted a supplemental subsurface investigation in the East Marginal Way South right-of-way on April 28, 2021. The purpose of the supplemental subsurface investigation was to evaluate the lateral extent of petroleum impacts in soil and groundwater west of the excavation described in Section 3.4.3, Area 7: Former Automobile Service Stations (Figure 6).

The supplemental subsurface investigation consisted of advancing borings F-34 through F-39 to depths of up to 20 feet bgs using a direct-push drilling rig for collection of soil and reconnaissance groundwater samples. During drilling, a Farallon geologist observed and logged subsurface conditions, and retained soil samples from selected intervals for laboratory analysis based on field indications of potential contamination. The information recorded for each boring log included soil types encountered, visual and olfactory observations (e.g., staining, odor), and volatile organic vapor concentrations as measured using a photoionization detector. Drilling locations in the public right-of-way were limited by the presence of an approximately 7-foot-diameter stormwater utility corridor beneath East Marginal Way South, encountered at a depth of approximately 5 to 12 feet bgs. Boring logs for borings advanced during the supplemental subsurface investigation are provided in Appendix E.

Upon reaching total depth, reconnaissance groundwater samples were collected from borings F-35 and F-37. The reconnaissance groundwater samples were collected using temporary wells and a peristaltic pump with dedicated tubing. Each boring was purged until a noticeable decrease in turbidity was observed. Following purging, the reconnaissance groundwater samples were collected directly from the pump outlet into laboratory-prepared glass sample containers. Soil and reconnaissance groundwater samples collected during the supplemental subsurface investigation were transported to F&B under standard chain-of-custody protocols for analysis of the following:

- DRO and ORO by Northwest Method NWTPH-Dx;
- GRO by Northwest Method NWTPH-Gx;
- BTEX by EPA Method 8021B or 8260D; and
- cPAHs by EPA Method 8270E.

Soil cuttings, decontamination water, purge water, and other wastewater generated during the subsurface investigation were temporarily stored on the Property in labeled 55-gallon steel drums pending profiling for disposal off the Property.

3.7 STORMWATER UTILITY INFRASTRUCTURE IMPROVEMENTS

The interim action and Property redevelopment included significant stormwater utility improvements, including replacement and rerouting of existing stormwater utility infrastructure and installation of new stormwater lines to accommodate plans for Property redevelopment. Stormwater utility improvements included decommissioning of the existing 60-inch-diameter WSDOT stormwater line, decommissioning of existing stormwater infrastructure in the eastern



and northeastern portions of the Property, installation of a new 60-inch-diameter WSDOT stormwater line transecting the southern portion of the Property before discharging to the Lower Duwamish Waterway (LDW), and installation of a new catch basin and stormwater line network equipped with Biopod biofiltration vaults on the eastern and northeastern portions of the Property, which discharges to a stormwater line in the Norfolk Street right-of-way. Plans and specifications for stormwater infrastructure improvements conducted during the interim action and Property redevelopment are presented on Figure 2 and in Appendix F.

3.8 CONSTRUCTION STORMWATER MONITORING AND DISCHARGE

Construction stormwater and dewatered groundwater generated during Property redevelopment was conveyed to a temporary stormwater retention pond constructed in Area 13 at the start of Property redevelopment (Figure 3). Stormwater in the pond was pumped into a construction stormwater and dewatering water treatment system prior to discharge to the municipal stormwater system in the East Marginal Way right-of-way. The construction stormwater treatment system was monitored and sampled weekly by Clear Water to evaluate stormwater quality parameters and maintain compliance with Indicator Levels and/or discharge limits established in the CSWGP and Administrative Order.



4.0 INTERIM ACTION RESULTS

Results from the interim action are summarized below, including results for soil excavation and sampling, soil transportation and disposal, Area 7 supplemental subsurface investigation, and construction stormwater monitoring and discharge. The laboratory analytical results for the samples collected during the interim action are summarized in Tables 3 through 10. Figures 4 through 9 show the final limits of excavation at each interim action area, the locations and depths of samples collected during the interim action, and laboratory analytical results for select COPCs in each interim action area. Laboratory analytical reports for samples collected during the interim action are provided in Appendix G.

4.1 AREA 2: PERISHABLES WAREHOUSE

Petroleum-impacted soil was excavated in Area 2 to the maximum extent practicable. DRO and GRO were detected at concentrations exceeding the RLs in a single soil sample (EX03-ESW-01-7.0) collected from the eastern extent of the excavation at a depth of 7 feet bgs (Figure 4; Table 5). The soil sample collected from petroleum-impacted soil left in place in the eastern sidewall of the excavation (EX03-ESW-01-7.0) was analyzed for EPH and VPH to facilitate calculation of preliminary site-specific MTCA Method B soil cleanup levels, which will be incorporated into the selection of cleanup levels in the Remedial Investigation and Feasibility Study. EPH and VPH analytical results are presented in Table 9, and preliminary site-specific MTCA Method B soil cleanup levels are included in Appendix H.

COPCs either were reported non-detect at the laboratory PQLs or were detected at concentrations less than the RLs in the confirmation soil samples collected from the base and western, northern, and southern sidewalls of the excavation (Figure 4; Table 5). The lateral extent of the excavation could not be expanded further to the east due to a high-pressure water line and the foundation of the Perishables Warehouse. Following completion of excavation activities, the excavation was backfilled with imported clean fill to match the surrounding grade.

Approximately 460 tons of petroleum-impacted soil was excavated from Area 2 and transported to the Columbia Ridge Landfill in Arlington, Oregon. Soil disposal documentation is provided in Appendix I.

4.2 AREA 6: FORMER TRUCK REPAIR SHOP

Excavation activities in Area 6 resulted in the removal of all soil containing COPCs at concentrations exceeding RLs. COPCs, including petroleum hydrocarbons and benzene, either were reported non-detect at the laboratory PQLs or were detected at concentrations less than the RLs in the confirmation soil samples collected from the base and sidewalls of the excavation (Figure 5; Table 5).

Dewatered groundwater from the excavation was pumped to the on-site construction stormwater treatment system for treatment and discharge in accordance with the CSWGP and Administrative



Order. Following completion of excavation activities, the excavation area was backfilled with imported clean fill to match the surrounding grade.

Approximately 4,340 tons of petroleum-impacted soil was excavated from Area 6 and transported to the Columbia Ridge Landfill in Arlington, Oregon. Soil disposal documentation is provided in Appendix I.

4.3 AREA 7: FORMER AUTOMOBILE SERVICE STATIONS

Petroleum-impacted soil was excavated in Area 7 to the maximum extent practicable. DRO and GRO were detected at concentrations exceeding the RLs in soil samples collected from the western sidewall of the excavation (Figure 6; Table 5). DRO and/or GRO were detected at concentrations exceeding the RL in a soil sample collected from test pit FTP-07 along the western sidewall of the excavation at a depth of 10 feet bgs. GRO was detected at concentrations exceeding the RL in soil samples collected from FTP-07 along the western sidewall of the excavation between depths of 10 and 15 feet bgs, and in sidewall samples collected from the western sidewall of the excavation proximate to monitoring well FMW-01. The soil sample collected from petroleum-impacted soil left in place in the western sidewall of the excavation (WSW-01-15.0) was analyzed for EPH and VPH to facilitate calculation of preliminary site-specific MTCA Method B soil cleanup levels, which will be incorporated into the selection of cleanup levels in the Remedial Investigation and Feasibility Study. EPH and VPH analytical results are presented in Table 9, and preliminary site-specific MTCA Method B soil cleanup levels are included in Appendix H.

COPCs either were reported non-detect at the laboratory PQLs or were detected at concentrations less than the RLs in the remaining confirmation soil samples collected from the base and sidewalls of the excavation. The lateral extent of the excavation could not be expanded further to the west due to a high-pressure water line followed by the East Marginal Way right-of-way. Following completion of excavation activities, the excavation was backfilled with imported clean fill to match the surrounding grade.

Approximately 800 tons of petroleum-impacted soil was excavated from Area 7 and transported to the Columbia Ridge Landfill in Arlington, Oregon. Soil disposal documentation is provided in Appendix I.

4.3.1 Supplemental Subsurface Investigation Results

GRO was detected at concentrations exceeding the RL in soil samples collected from borings F-35, F-37, and F-38 between depths of 12 and 14.5 feet bgs (Figure 6; Table 5). Remaining COPCs, including DRO, ORO, BTEX, and cPAHs, either were reported non-detect at the laboratory PQLs or were detected at concentrations less than RLs.

DRO and GRO exceeded the most stringent PCULs in the reconnaissance groundwater sample collected from boring F-37 (Figure 6; Table 10). However, the sample chromatographic pattern for DRO did not resemble the fuel standard used for quantitation. DRO, ORO, and BTEX either



were reported non-detect at the laboratory PQLs or were detected at concentrations less than the most stringent PCULs in the remaining reconnaissance groundwater samples analyzed.

The lateral extent of petroleum-impacted soil and groundwater beneath the East Marginal Way right-of-way in soil and groundwater west of the Area 7 excavation is not fully defined. In 2022, a monitoring well will be installed west of the East Marginal Way right-of-way down-gradient of the known petroleum impacts to further evaluate the lateral extent of petroleum impacts in soil and groundwater.

4.4 CONTINGENCY EXCAVATION AREAS

The results of samples collected during utility infrastructure trenching and UST removal proximate to Areas 6 and 11 are discussed in the following sections.

4.4.1 Area 6: Former Truck Repair Shop

A localized area of stained and odorous soil was encountered during trenching for demolition of a former stormwater line on September 16, 2020 (Figure 5). Farallon collected a soil sample from the area of potentially impacted soil, and analytical results indicated that the soil did not contain COPCs at concentrations exceeding RLs (Figure 5; Table 5). No soil was exported off the Property during demolition of the stormwater line in this area.

4.4.2 Area 11: Former South Maintenance Shop

Several areas of odorous and/or stained soil were encountered during utility infrastructure trenching proximate to Area 11. Farallon collected several soil samples from this odorous and/or stained soil, and from the floor and sidewalls of utility infrastructure trenches. COPCs either were reported non-detect at the laboratory PQL or were detected at concentrations less than RLs in all soil samples collected from odorous and/or stained soil and from the floor and sidewalls of trenches excavated during stormwater utility installation activities proximate to Area 11 (Figure 7; Tables 5 and 6). Although soil did not contain COPCs at concentrations exceeding RLs, a total of approximately 600 tons of petroleum-impacted soil exhibiting visual and olfactory evidence of contamination was transported to Columbia Ridge Landfill in Arlington, Oregon for off-Property disposal.

Petroleum-impacted soil was excavated proximate to the UST to the maximum extent practicable. GRO exceeded the RL in a single soil sample (UST04-NSW-01-10.0) collected from the northern extent of the excavation at a depth of 10 feet bgs (Figure 7; Table 5). The lateral extent of the excavation could not be expanded further to the north due to the proximity of the 60-inch-diameter stormwater line installed during redevelopment activities (Figure 7).

COPCs either were reported non-detect at the laboratory PQL or were detected at concentrations less than the RLs in the remaining confirmation soil samples collected from the base and sidewalls of the excavation.



Approximately 270 tons of petroleum-impacted soil was excavated to a depth of up to 14 feet bgs proximate to the UST and transported to the Columbia Ridge Landfill in Arlington, Oregon. Soil disposal documentation is provided in Appendix I.

4.5 AREA 13: FORMER NORTHWEST AUTO WRECKING PROPERTY

Soil analytical results indicated that arsenic and copper were detected at concentrations consistent with the natural background concentration, which are the most stringent PCULs, in the soil samples collected from the bottom of the stormwater retention pond excavation. PCBs were reported non-detect at the laboratory PQL (Figure 8; Tables 7 and 8).

The excavation of the stormwater pond resulted in the removal of arsenic, copper, and PCBs that slightly exceeded the most stringent PCULs.

4.6 FORMER DRY GROCERY WAREHOUSE (EAST OF AREA 6)

Excavation activities proximate to the former USTs resulted in the removal of all soil containing COPCs at concentrations exceeding RLs (Figure 9; Tables 5 through 8). COPCs either were reported non-detect at the laboratory PQLs or were detected at concentrations less than the RLs in the confirmation soil samples collected from the base and sidewalls of the excavation.

Approximately 390 tons of petroleum-impacted soil was excavated to a depth of up to 10 feet bgs proximate to the USTs and transported to the Columbia Ridge Landfill in Arlington, Oregon. Soil disposal documentation is provided in Appendix I.

4.7 CONSTRUCTION STORMWATER MONITORING AND DISCHARGE

Clear Water is managing and monitoring the temporary construction stormwater treatment system during interim action and redevelopment activities. Groundwater parameters, including pH, turbidity, and concentrations of contaminants identified in the CSWGP and Administrative Order, were reported to Ecology in monthly Discharge Monitoring Reports (DMRs) to maintain compliance with the CSWGP and Administrative Order. A total of approximately 85 million gallons of water was discharged to the LDW from the Property during interim action and redevelopment activities between August 2020 and March 2022.

DMRs submitted to Ecology during the interim action and redevelopment activities indicated that contaminants were detected at concentrations less than Indicator Levels, except for intermittent exceedances of the following contaminants identified in the CSWGP and Administrative Order:

- Chloroform;
- Copper;
- DRO;
- Manganese;



- 1-methylnaphthalene; and
- 2-methylnaphthalene.

Exceedances of Indicator Levels were addressed in accordance with the CSWGP and Administrative Order. Upon first exceedance of an Indicator Level, Ecology was notified of the exceedance prior to submittal of the monthly DMR, and a follow-up sample was collected to evaluate whether the exceedance could be reproduced. No further action was taken if the exceedance could not be reproduced. If follow-up sampling confirmed an exceedance of an Indicator Level, operational modifications were implemented such as reducing flow to increase to duration of treatment for discharged water. If exceedances persisted following operational modifications, the treatment media in the construction stormwater treatment system were replaced. DMRs and discharge quantities are presented in Appendix J.



5.0 PLANNED WORK

Planned redevelopment activities at the Property include construction of up to three additional warehouses with paved parking in the western portion of the Property. The development is expected to be completed by 2024. Redevelopment activities also will include a second phase of stormwater infrastructure improvements in the western portion of the Property that will be conducted concurrently with construction of the remaining buildings.

Farallon will continue to support Property redevelopment activities as part of the interim action, including excavation observation and sampling of future discoveries of petroleum-impacted soil that may be encountered during redevelopment activities. In addition, a monitoring well will be installed west of the East Marginal Way right-of-way down-gradient of the known petroleum impacts in Area 7 to further evaluate the lateral extent of petroleum impacts in soil and groundwater.

Future phases of work will be completed in accordance with the schedule established under the Agreed Order.



6.0 REFERENCES

- City of Seattle. Seattle DSO Water & Sewer Map for the Property. 2022. <https://gisrevprxy.seattle.gov/wab_ext/DSOResearch_Ext/>. (April 2022.)
- Farallon Consulting, L.L.C. (Farallon). 2019. *Interim Action Work Plan, Emerald Gateway Site, 3301 South Norfolk Street, Seattle/Tukwila, Washington*. Prepared for Prologis-Exchange 3301 South Norfolk LLC. December 13.
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- King County Wastewater Treatment Division. 2020. Letter Regarding Issuance of new Wastewater Discharge Authorization No. 1119-01 to Prologis – Emerald Gateway. From Ryan Salem. To Richard R. Kolpa, Prologis – Emerald Gateway. April 27.
- U.S. Environmental Protection Agency. 1986. *Quality Criteria for Water 1986*.
- Washington State Department of Ecology. 2010. *Guidance for Remediation of Petroleum Contaminated Sites*. Publication No. 10-09-057. Revised June 2016. November.
- . 2018. *Lower Duwamish Waterway Preliminary Cleanup Level Workbook Supplemental Information*. Revised February 2022. December.
- . 2020. Letter Regarding Administrative Order, Order Docket No. 18101, Prologis Emerald Gateway, Sec S Norfolk St and E Marginal Way S. From Rachel McCrea. To Darren Peugh, JR Hayes & Sons. April 27.
- . 2021a. *Site Assessment Guidance for Underground Storage Tank Systems*. Publication No. 21-09-050. January.
- . 2021b. *Preliminary Cleanup Levels for Lower Duwamish Waterway*. May. <<https://apps.ecology.wa.gov/cleanupsearch/site/1643#site-documents>>.



7.0 LIMITATIONS

7.1 GENERAL LIMITATIONS

The conclusions contained in this report/assessment are based on professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location. The conclusions contained herein are subject to the following inherent limitations:

- **Accuracy of Information.** Farallon obtained, reviewed, and evaluated certain information used in this report/assessment from sources that were believed to be reliable. Farallon's conclusions, opinions, and recommendations are based in part on such information. Farallon's services did not include verification of its accuracy or authenticity. Should the information upon which Farallon relied prove to be inaccurate or unreliable, Farallon reserves the right to amend or revise its conclusions, opinions, and/or recommendations.

Reconnaissance and/or Characterization. Farallon performed a reconnaissance and/or characterization of the Property that is the subject of this report/assessment to document current conditions. Farallon focused on areas deemed more likely to exhibit hazardous materials conditions. Contamination may exist in other areas of the Property that were not investigated or were inaccessible. Property activities beyond Farallon's control could change at any time after the completion of this report/assessment.

For the foregoing reasons, Farallon cannot and does not warrant or guarantee that the Property is free of hazardous or potentially hazardous substances or conditions, or that latent or undiscovered conditions will not become evident in the future. Farallon's observations, findings, and opinions can be considered valid only as of the date of the report.

This report/assessment has been prepared in accordance with the contract for services between Farallon and Prologis, Inc., and currently accepted industry standards. No other warranties, representations, or certifications are made.

7.2 LIMITATION ON RELIANCE BY THIRD PARTIES

Reliance by third parties is prohibited. This report/assessment has been prepared for the exclusive use of Prologis, Inc. to address the unique needs of Prologis, Inc. at the Property at a specific point in time.

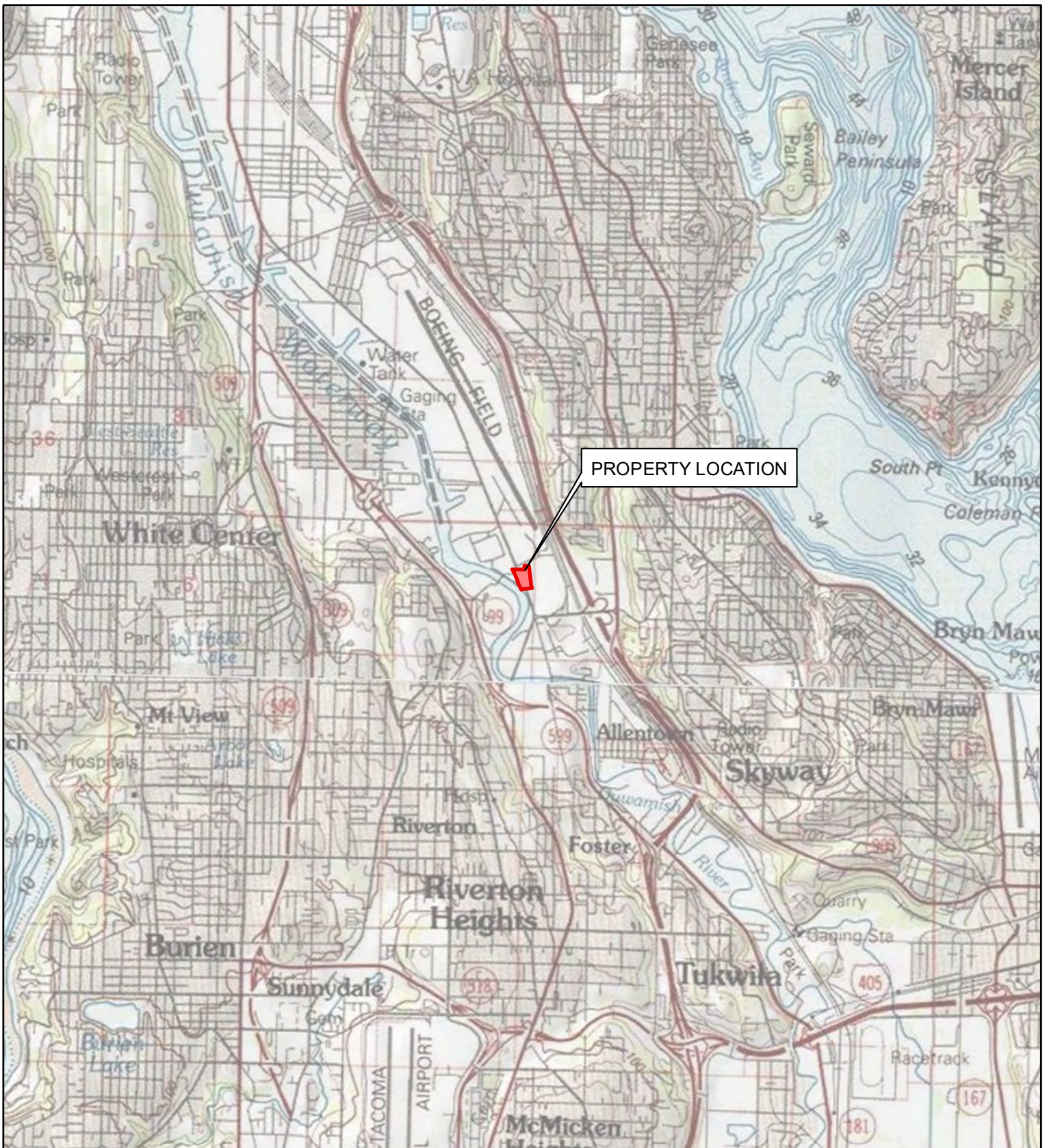
This is not a general grant of reliance. No one other than Prologis, Inc. may rely on this report unless Farallon agrees in advance to such reliance in writing. Any unauthorized use, interpretation, or reliance on this report/assessment is at the sole risk of that party and Farallon will have no liability for such unauthorized use, interpretation, or reliance.

FIGURES

INTERIM ACTION PROGRESS REPORT

**Emerald Gateway Site
3301 South Norfolk Street
Seattle/Tukwila, Washington**

Farallon PN: 1071-026



REFERENCE: 7.5 MINUTE USGS QUADRANGLE SEATTLE SOUTH, WASHINGTON, DATED 2013



0 5,000
SCALE IN FEET



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Portland | Baker City

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FIGURE 1

PROPERTY VICINITY MAP
EMERALD GATEWAY SITE
3301 SOUTH NORFOLK STREET
SEATTLE/TUKWILA, WASHINGTON

FARALLON PN: 1071-026

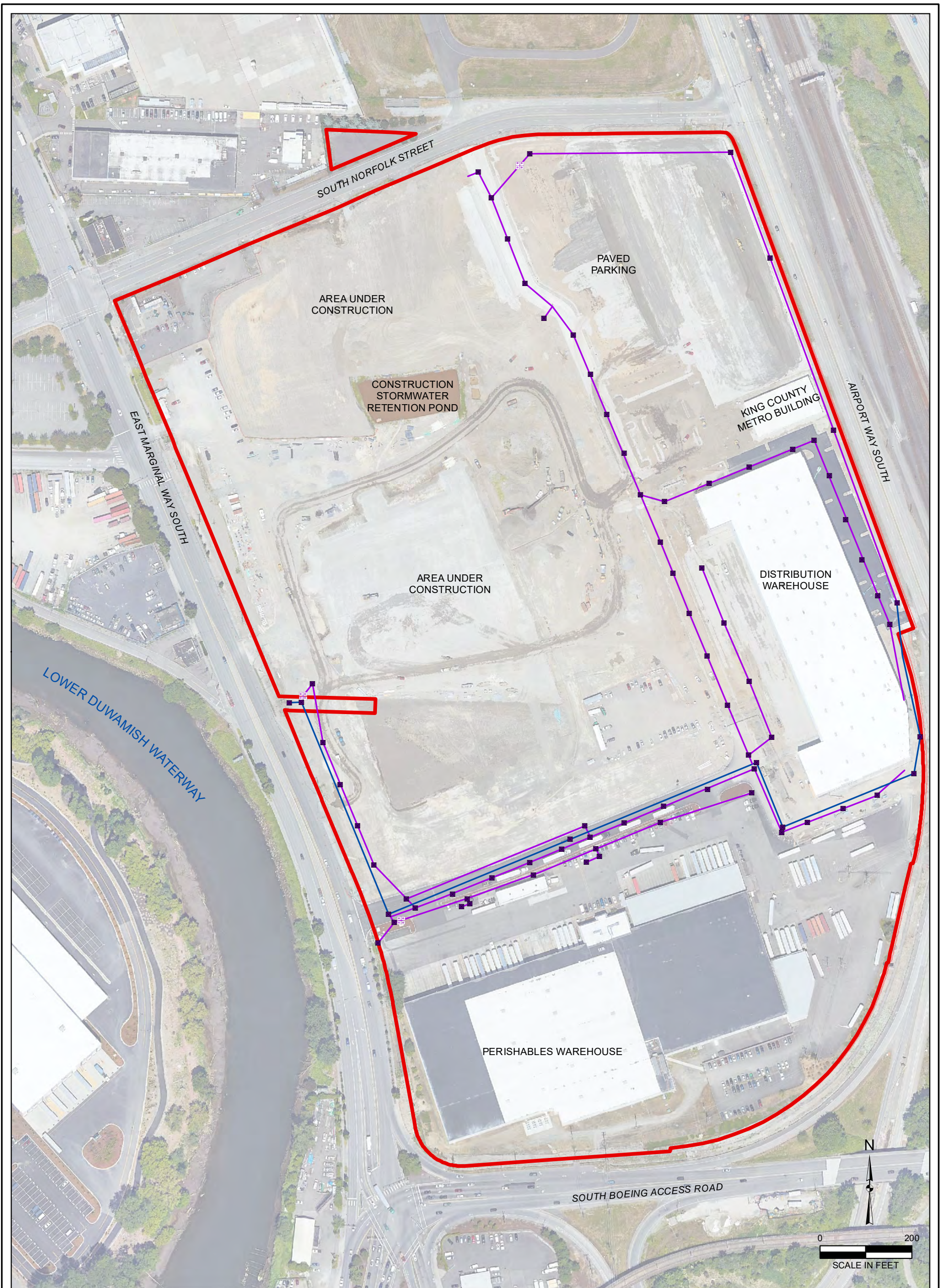
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Checked By: YP







Date: 10/19/2022

Disc Reference:

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LEGEND

-  STORMWATER BIOPOD
-  CATCH BASIN
-  STORMWATER LINE
-  WSDOT STORMWATER LINE
-  SITE FEATURE
-  PROPERTY BOUNDARY

PCS = PETROLEUM CONTAMINATED SOIL
 UST = UNDERGROUND STORAGE TANK

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



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California
 Oakland | Irvine

FIGURE 2

PROPERTY PLAN
 (APRIL 2022)
 EMERALD GATEWAY SITE
 3301 SOUTH NORFOLK STREET
 SEATTLE/TUKWILA, WASHINGTON

FARALLON PN: 1071-026

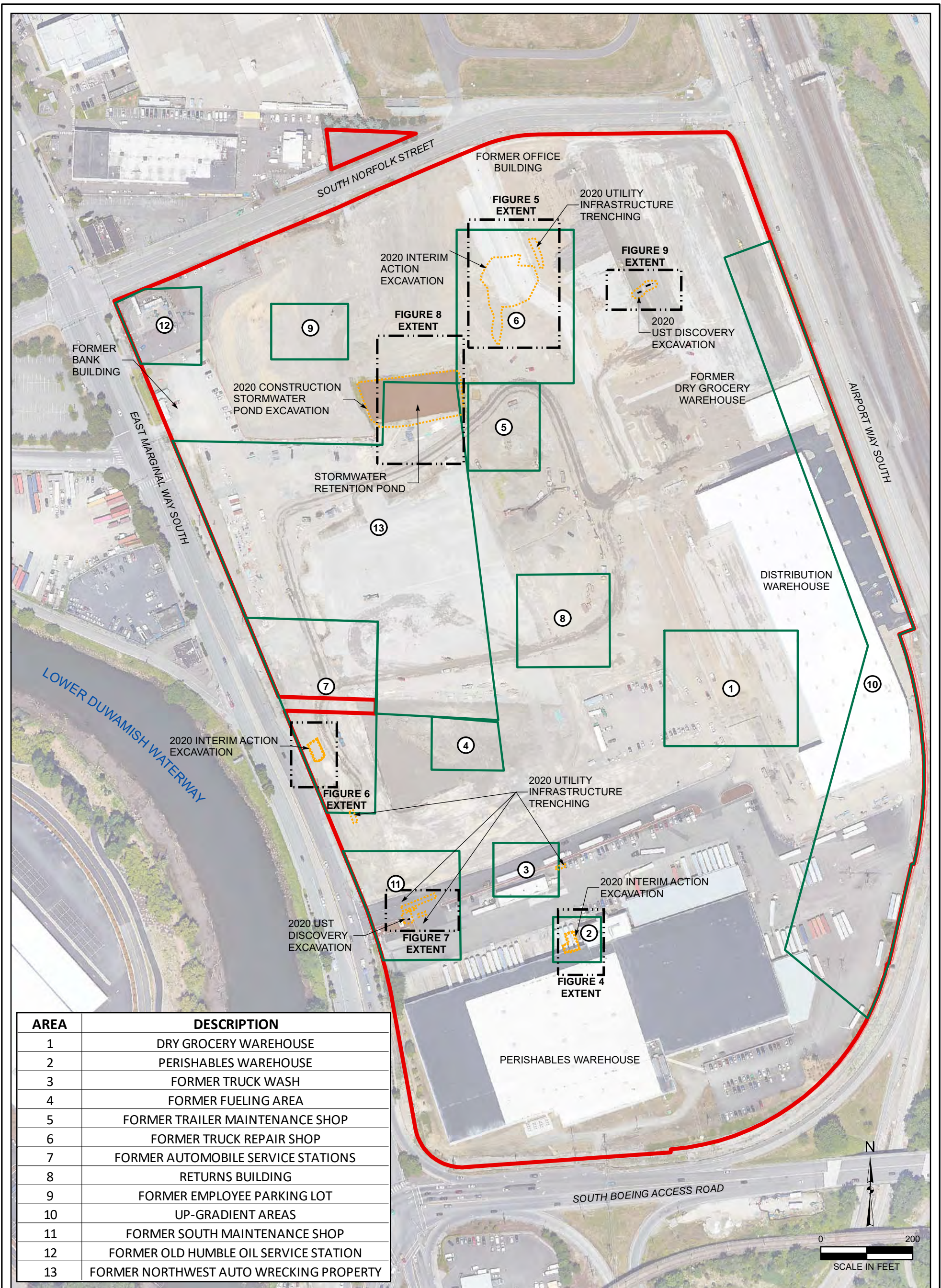
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Checked By: YP

Date: 10/26/2022

Disc Reference:

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AREA	DESCRIPTION
1	DRY GROCERY WAREHOUSE
2	PERISHABLES WAREHOUSE
3	FORMER TRUCK WASH
4	FORMER FUELING AREA
5	FORMER TRAILER MAINTENANCE SHOP
6	FORMER TRUCK REPAIR SHOP
7	FORMER AUTOMOBILE SERVICE STATIONS
8	RETURNS BUILDING
9	FORMER EMPLOYEE PARKING LOT
10	UP-GRADIENT AREAS
11	FORMER SOUTH MAINTENANCE SHOP
12	FORMER OLD HUMBLE OIL SERVICE STATION
13	FORMER NORTHWEST AUTO WRECKING PROPERTY

LEGEND

- INTERIM ACTION SOIL EXCAVATION AREA
- INVESTIGATION AREA
- PROPERTY BOUNDARY

PCS = PETROLEUM CONTAMINATED SOIL
 UST = UNDERGROUND STORAGE TANK

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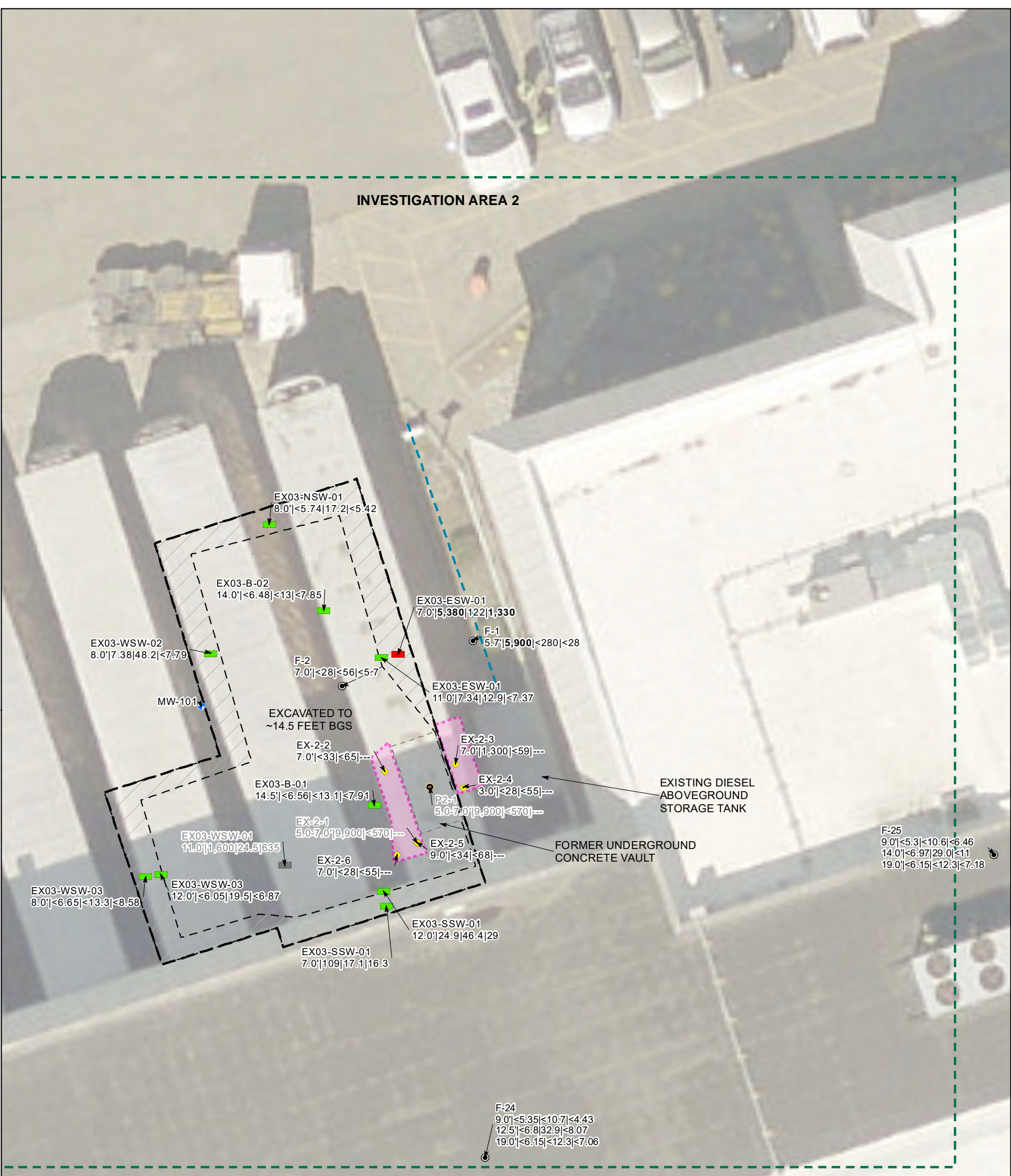
California
Oakland | Irvine

FIGURE 3

INTERIM ACTION EXCAVATION AREAS
 (JUNE 2020-APRIL 2022)
 EMERALD GATEWAY SITE
 3301 SOUTH NORFOLK STREET
 SEATTLE/TUKWILA, WASHINGTON

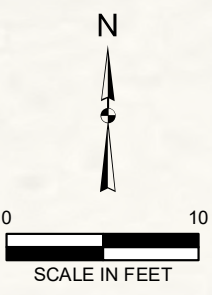
FARALLON PN: 1071-026

INVESTIGATION AREA 2



NOTES:
 SAMPLE DEPTH AND CONCENTRATIONS REPORTED AS:
 DEPTH | DRO | ORO | GRO
 ANALYTICAL RESULTS IN MILLIGRAMS PER KILOGRAM
 DEPTH IN FEET BELOW GROUND SURFACE
BOLD = DENOTES CONCENTRATIONS THAT EXCEED
 REMEDIATION LEVELS IN SOIL LEFT IN PLACE
 FOLLOWING INTERIM ACTION ACTIVITIES.
 < = DENOTES ANALYTE NOT DETECTED AT
 OR EXCEEDING THE REPORTING LIMIT LISTED.
 --- = DENOTES SAMPLE NOT ANALYZED
 GRO = TOTAL PETROLEUM HYDROCARBONS (TPH)
 AS GASOLINE-RANGE ORGANICS
 DRO = TPH AS DIESEL-RANGE ORGANICS
 ORO = TPH AS OIL-RANGE ORGANICS

PERISHABLES WAREHOUSE



- LEGEND**
- PERFORMANCE SAMPLE (ONE OR MORE ANALYTES EXCEED REMEDIATION LEVEL)
 - PERFORMANCE SAMPLE - OVEREXCAVATED (FARALLON, 2020)
 - CONFIRMATION SAMPLE (FARALLON, 2020)
 - BORING (FARALLON, 2019)
 - ◆ CONFIRMATION SAMPLE (DOF, 2002)
 - BORING (DOF, 2001)
 - MONITORING WELL
 - HIGH PRESSURE WATER LINE (APPROXIMATE LOCATION)
 - FORMER SITE FEATURE
 - EXCAVATION EXTENT (FARALLON, 2020)
 - SLOPED SIDEWALL
 - FORMER REMEDIAL EXCAVATION AREA (2008)
 - INVESTIGATION AREA 2

NOTES:
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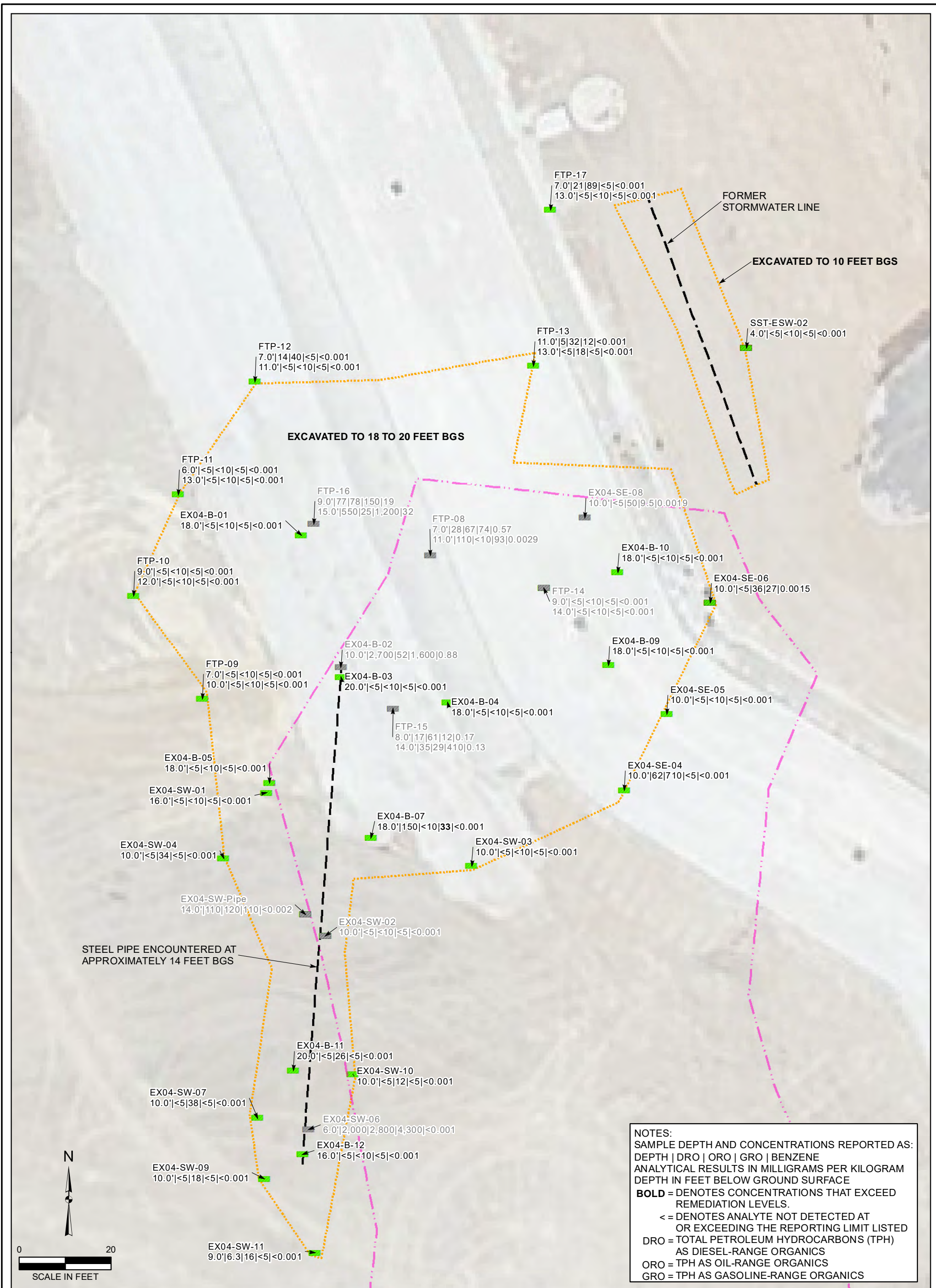
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FIGURE 4

SOIL ANALYTICAL RESULTS FOR
 PETROLEUM HYDROCARBONS
 AREA 2
 EMERALD GATEWAY SITE
 3301 SOUTH NORFOLK STREET
 SEATTLE/TUKWILA, WASHINGTON

FARALLON PN: 1071-026



LEGEND

- PERFORMANCE SAMPLE (ONE OR MORE ANALYTES EXCEED REMEDIATION LEVEL)
 - PERFORMANCE SAMPLE - OVEREXCAVATED (FARALLON, 2020)
 - CONFIRMATION SAMPLE (FARALLON, 2020)
 - INTERIM ACTION EXCAVATION AREA
 - FORMER REMEDIAL EXCAVATION AREA
- BGS = BELOW GROUND SURFACE

NOTES:
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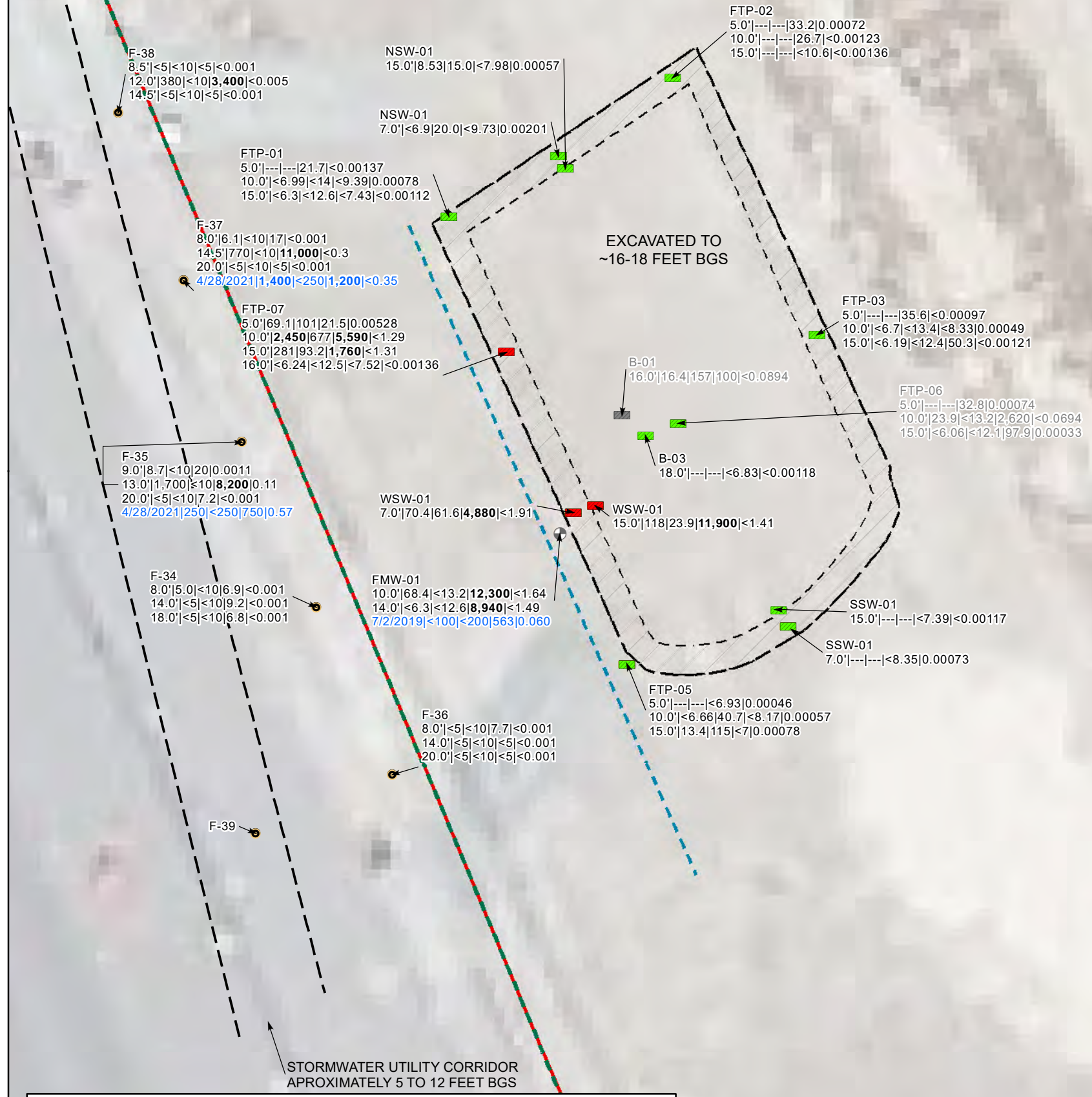
Oregon
Portland | Baker City

California
Oakland | Irvine

FIGURE 5

SOIL ANALYTICAL RESULTS FOR
 PETROLEUM HYDROCARBONS AND BENZENE
 AREA 6
 EMERALD GATEWAY SITE
 3301 SOUTH NORFOLK STREET
 SEATTLE/TUKWILA, WASHINGTON
 FARALLON PN: 1071-026

INVESTIGATION AREA 7



NOTES:
 SOIL SAMPLE DEPTH AND CONCENTRATIONS REPORTED AS:
 SAMPLE DEPTH | DRO | ORO | GRO | BENZENE
 SOIL ANALYTICAL RESULTS IN MILLIGRAMS PER KILOGRAM.
 DEPTH IN FEET BELOW GROUND SURFACE (BGS).
 GROUNDWATER SAMPLE DATE AND CONCENTRATIONS REPORTED AS:
 SAMPLE DATE | DRO | ORO | GRO | BENZENE
 GROUNDWATER ANALYTICAL RESULTS IN MICROGRAMS PER LITER.
BOLD = DENOTES CONCENTRATIONS THAT EXCEED REMEDIATION LEVELS
 < = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE REPORTING LIMIT LISTED
 --- = DENOTES SAMPLE NOT ANALYZED
 DRO = TOTAL PETROLEUM HYDROCARBONS (TPH) AS GASOLINE-RANGE ORGANICS
 GRO = TPH AS GASOLINE-RANGE ORGANICS
 ORO = TPH AS OIL-RANGE ORGANICS

LEGEND

- PERFORMANCE SAMPLE (ONE OR MORE ANALYTES EXCEED CLEANUP LEVEL)
 - PERFORMANCE SAMPLE - OVEREXCAVATED (FARALLON, 2020)
 - CONFIRMATION SAMPLE (FARALLON, 2020)
 - BORING (FARALLON, 2021)
 - ⊕ MONITORING WELL (ABANDONED)
 - HIGH PRESSURE WATER LINE (APPROXIMATE LOCATION)
 - INVESTIGATION AREA 7
 - EXCAVATION EXTENT (FARALLON, 2020)
 - SLOPED SIDEWALL
 - PROPERTY BOUNDARY
- 0 10
SCALE IN FEET

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

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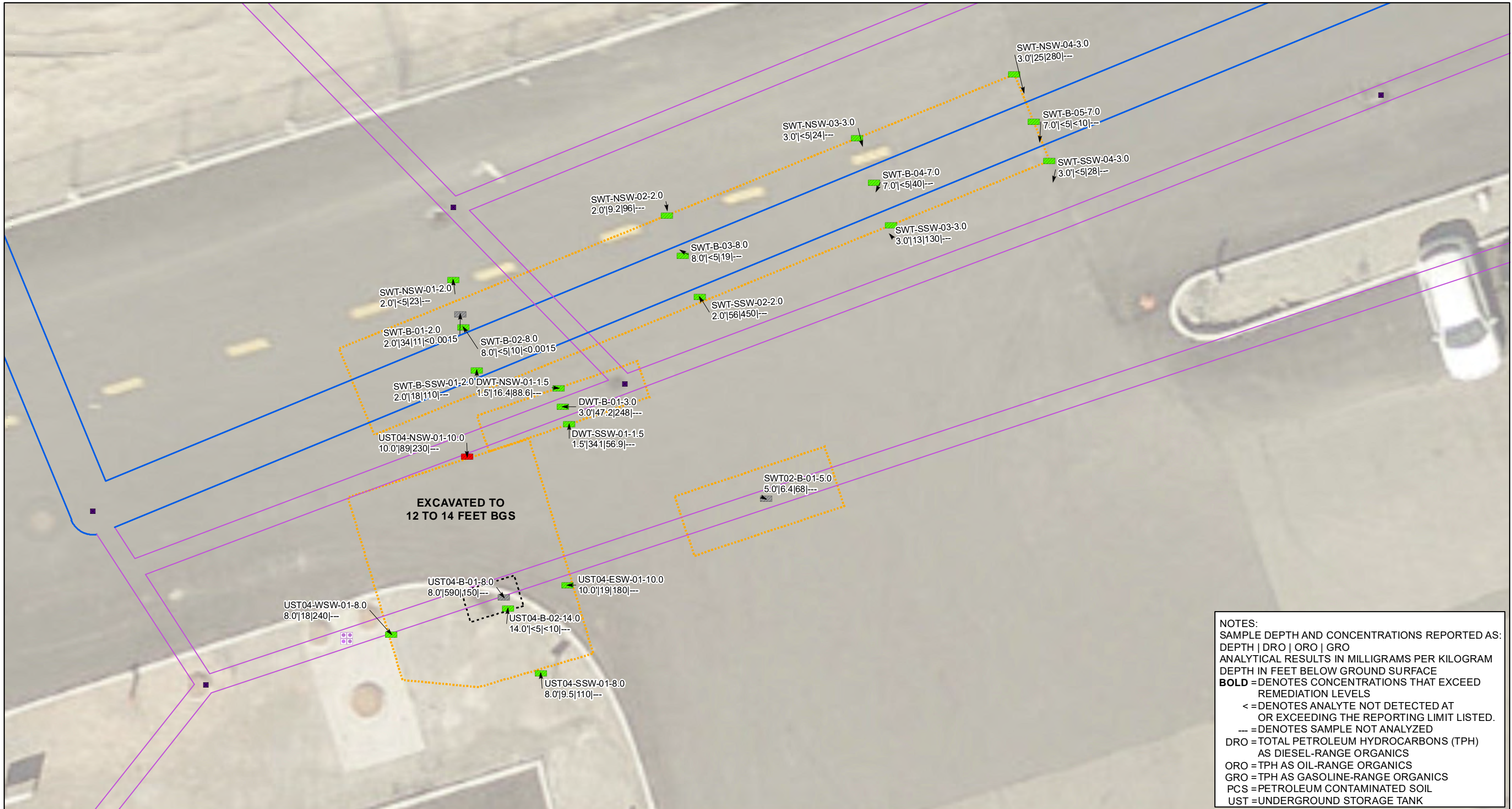
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Drawn By: Imurock Checked By: YP Date: 10/31/2022 Disc Reference:

FIGURE 6

SOIL AND GROUNDWATER ANALYTICAL RESULTS FOR
PETROLEUM HYDROCARBONS AND BENZENE
AREA 7
EMERALD GATEWAY SITE
3301 SOUTH NORFOLK STREET
SEATTLE/TUKWILA, WASHINGTON

FARALLON PN: 1071-026



NOTES:
 SAMPLE DEPTH AND CONCENTRATIONS REPORTED AS:
 DEPTH | DRO | ORO | GRO
 ANALYTICAL RESULTS IN MILLIGRAMS PER KILOGRAM
 DEPTH IN FEET BELOW GROUND SURFACE
BOLD = DENOTES CONCENTRATIONS THAT EXCEED
 REMEDIATION LEVELS
 < = DENOTES ANALYTE NOT DETECTED AT
 OR EXCEEDING THE REPORTING LIMIT LISTED.
 --- = DENOTES SAMPLE NOT ANALYZED
 DRO = TOTAL PETROLEUM HYDROCARBONS (TPH)
 AS DIESEL-RANGE ORGANICS
 ORO = TPH AS OIL-RANGE ORGANICS
 GRO = TPH AS GASOLINE-RANGE ORGANICS
 PCS = PETROLEUM CONTAMINATED SOIL
 UST = UNDERGROUND STORAGE TANK

LEGEND

- CONFIRMATION SAMPLE (FARALLON, 2020)
- PERFORMANCE SAMPLE (ONE OR MORE ANALYTES EXCEED REMEDIATION LEVEL)
- PERFORMANCE SAMPLE - OVEREXCAVATED (FARALLON, 2020)
- INTERIM ACTION SOIL EXCAVATION AREA
- FORMER UNDERGROUND STORAGE TANK
- STORMWATER BIPOD
- CATCH BASIN
- STORMWATER LINE
- WSDOT STORMWATER LINE



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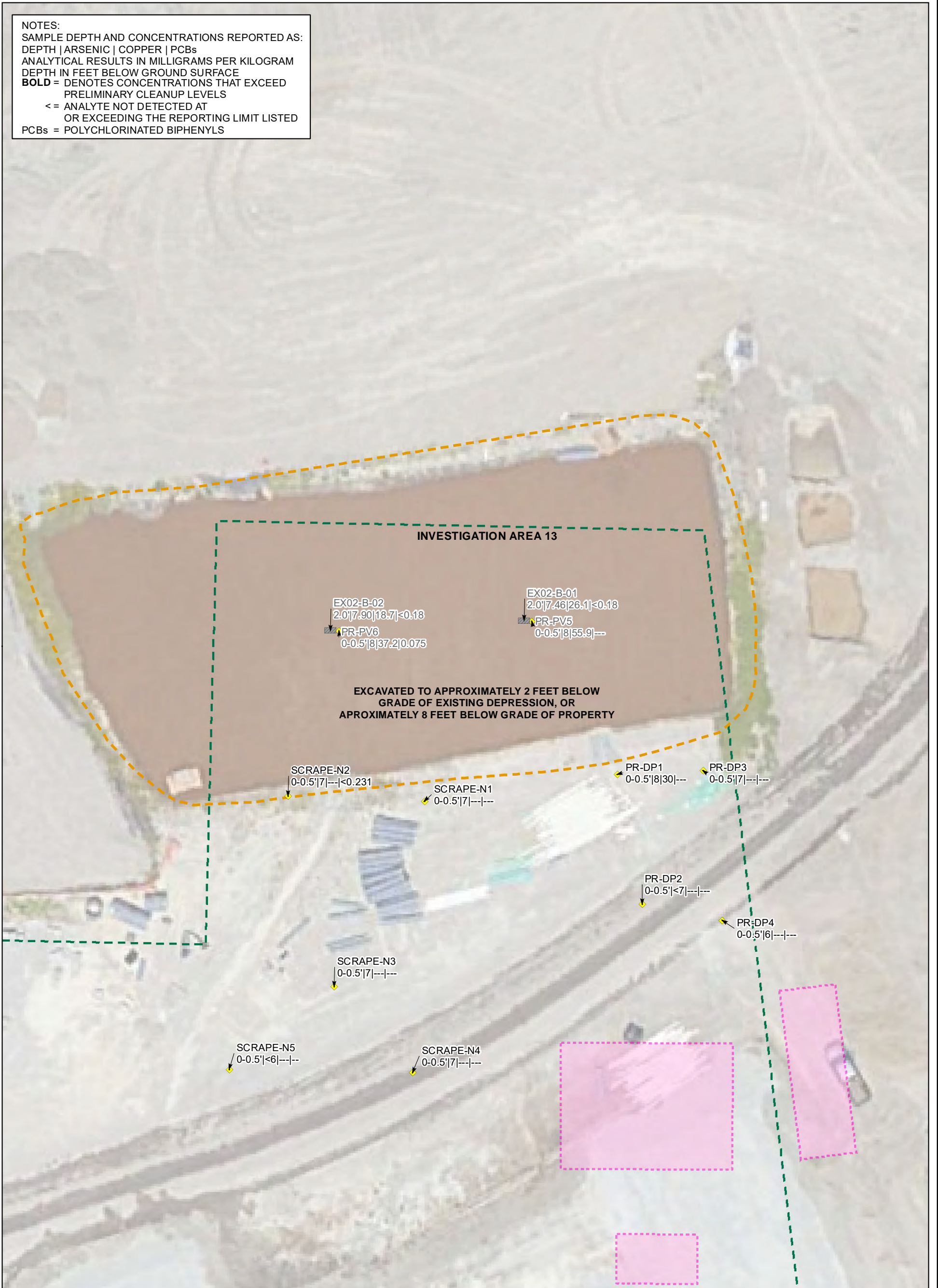
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FIGURE 7
 SOIL ANALYTICAL RESULTS FOR
 PETROLEUM HYDROCARBONS
 AREA 11
 EMERALD GATEWAY SITE
 3301 SOUTH NORFOLK STREET
 SEATTLE/TUKWILA, WASHINGTON
 FARALLON PN: 1071-026

1. ALL LOCATIONS ARE APPROXIMATE.
 2. FIGURES WERE PRODUCED IN COLOR.
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Drawn By: jjones Checked By: YP Date: 10/27/2022 Disc Reference: Q:\Projects\1071 Prologis\026_EMarginalWay_SouthNorfolk\Mapfiles\09F\2022-10_Update\Figure-07_Area-11_Soil_TPH.mxd

NOTES:
 SAMPLE DEPTH AND CONCENTRATIONS REPORTED AS:
 DEPTH | ARSENIC | COPPER | PCBs
 ANALYTICAL RESULTS IN MILLIGRAMS PER KILOGRAM
 DEPTH IN FEET BELOW GROUND SURFACE
**BOLD> = DENOTES CONCENTRATIONS THAT EXCEED
 PRELIMINARY CLEANUP LEVELS
 <= ANALYTE NOT DETECTED AT
 OR EXCEEDING THE REPORTING LIMIT LISTED
 PCBs = POLYCHLORINATED BIPHENYLS**



LEGEND

- PERFORMANCE SAMPLE - OVEREXCAVATED (FARALLON, 2020)
- SOIL SAMPLE
- 2020 CONSTRUCTION STORMWATER POND EXCAVATION
- FORMER REMEDIAL EXCAVATION AREA (2008)
- INVESTIGATION AREA 13



NOTES:
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Drawn By: jjones Checked By: YP Date: 10/27/2022

FIGURE 8

SOIL ANALYTICAL RESULTS FOR METALS AND PCBs
 AREA 13
 EMERALD GATEWAY SITE
 3301 SOUTH NORFOLK STREET
 SEATTLE/TUKWILA, WASHINGTON

FARALLON PN: 1071-026

Disc Reference:



LEGEND

- PERFORMANCE SAMPLE - OVEREXCAVATED (FARALLON, 2020)
- CONFIRMATION SAMPLE (FARALLON, 2020)
- FORMER UNDERGROUND STORAGE TANK (UST)
- INTERIM ACTION SOIL EXCAVATION AREA

NOTES:
 SAMPLE DEPTH AND CONCENTRATIONS REPORTED AS:
 DEPTH | DRO | ORO | cPAH | TEC
 ANALYTICAL RESULTS IN MILLIGRAMS PER KILOGRAM
 DEPTH IN FEET BELOW GROUND SURFACE (BGS)
 < = DENOTES ANALYTE NOT DETECTED AT
 OR EXCEEDING THE REPORTING LIMIT LISTED.
 --- = DENOTES SAMPLE NOT ANALYZED
 DRO = TOTAL PETROLEUM HYDROCARBONS (TPH)
 AS DIESEL-RANGE ORGANICS

ORO = TPH AS OIL-RANGE ORGANICS
 GRO = TPH AS GASOLINE-RANGE ORGANICS
 cPAH = CARCINOGENIC POLYCYCLIC
 AROMATIC HYDROCARBONS
 TEC = TOXIC EQUIVALENT CONCENTRATION

NOTES:
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FIGURE 9
 SOIL ANALYTICAL RESULTS FOR
 PETROLEUM HYDROCARBONS AND cPAHs
 DRY GROCERY WAREHOUSE
 EMERALD GATEWAY SITE
 3301 SOUTH NORFOLK STREET
 SEATTLE/TUKWILA, WASHINGTON
 FARALLON PN: 1071-026

TABLES

INTERIM ACTION PROGRESS REPORT

**Emerald Gateway Site
3301 South Norfolk Street
Seattle/Tukwila, Washington**

Farallon PN: 1071-026

Table 1
Soil and Groundwater COPCs for the Interim Action
Emerald Gateway Site
Seattle/Tukwila, Washington
Farallon PN: 1071-026

Constituents of Potential Concern	Area 2: Perishables Warehouse		Area 6: Former Truck Repair Shop		Area 7: Former Auto Service Stations	
	Soil	Groundwater	Soil	Groundwater	Soil	Groundwater
Petroleum Hydrocarbons						
DRO	X		X		X	X
ORO*					X*	X*
GRO			X	X	X	X
Benzene			X		X	
Toluene			X	X	X	X
Ethylbenzene			X	X	X	X
Xylenes			X	X	X	X
Polycyclic Aromatic Hydrocarbons (PAHs)						
Naphthalene					X	X
Total cPAHs TEC						X

NOTES:

X denotes the analyte has been detected at concentrations exceeding the most stringent Lower Duwamish Waterway (LDW) PCUL or screening level in one or more samples collected from the site.

* COPC added as area has not been fully characterized, is suspected to be present, and is a data gap.

COPC = constituents of potential concern

cPAH = carcinogenic polycyclic aromatic hydrocarbons

DRO = total petroleum hydrocarbons (TPH) as diesel-range organics

GRO = TPH as gasoline-range organics

PCUL = preliminary cleanup level

TEC = toxic equivalent concentration

Table 2
Soil Remediation Levels
Emerald Gateway Site
Seattle/Tukwila, Washington
Farallon PN: 1071-026

Consituents of Potential Concern	Remediation Levels (milligrams per kilogram)
Petroleum Hydrocarbons	
DRO	2000
GRO	100
Benzene	18
Polycyclic Aromatic Hydrocarbons (PAHs)	
Naphthalene	1600
Total cPAHs TEC	0.19

NOTES:

cPAH = carcinogenic polycyclic aromatic hydrocarbons

DRO = total petroleum hydrocarbons (TPH) as diesel-range organics

GRO = TPH as gasoline-range organics

TEC = toxic equivalent concentration

Table 3
UST Product Analytical Results for TPH and BTEX
Emerald Gateway Site
Seattle, Washington
Farallon PN: 1071-026

Sample Location	Sampled By	Sample Identification	Sample Date	Analytical Results (milligrams per kilogram)						
				DRO ¹	ORO ¹	GRO ²	Benzene ³	Toluene ³	Ethylbenzene ³	Xylenes ³
Dry Grocery Warehouse (East of Area 6)										
2020 UST Decommissioning										
PRODUCT	Farallon	PRODUCT-081820	8/18/2020	430,000	160,000	37,000	< 6.0	40	30	201
Area 11: Former South Maintenance Shop										
2020 UST Decommissioning										
UST04	Farallon	UST04-PRODUCT-101620	10/16/2020	1,100,000 E	25,000 X	170,000	< 30	250	130	1,650

NOTES:

< denotes analyte not detected at or exceeding the laboratory reporting limit listed.

¹Analyzed by Northwest Method NWTPH-Dx.

²Analyzed by Northwest Method NWTPH-Gx.

³Analyzed by U.S. Environmental Protection Agency Method 8021 or 8260.

BTEX = benzene, toluene, ethylbenzene, and xylenes

DRO = total petroleum hydrocarbons (TPH) as diesel-range organics

E = result exceeds calibration range of instrument and is an estimate

Farallon = Farallon Consulting, L.L.C.

GRO = TPH as gasoline-range organics

ORO = TPH as oil-range organics

UST = underground storage tank

X = The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

X = The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

Table 4
UST Product Analytical Results for PAHs
Emerald Gateway Site
Seattle, Washington
Farallon PN: 1071-026

Sample Location	Sampled By	Sample Identification	Sample Date	Analytical Results (milligrams per kilogram) ¹								
				Carcinogenic PAHs								
				Benzo(a)Pyrene	Benzo(a)Anthracene	Benzo(b)Fluoranthene	Benzo(k)Fluoranthene	Total Benzofluoranthenes	Chrysene	Dibenzo(a,h)Anthracene	Indeno(1,2,3-cd)Pyrene	Total cPAHs TEC ^{2,3}
Dry Grocery Warehouse (East of Area 6)												
PRODUCT	Farallon	PRODUCT-081820	8/18/2020	38	92	18	< 15	18	170	< 15	< 15	53

NOTES:

< denotes analyte not detected at or exceeding the reporting limit listed.

¹Analyzed by U.S. Environmental Protection Agency Method 8270E.

²Total cPAHs derived using the total toxicity equivalency method in Section 708(8) of Chapter 173-340 of the Washington Administrative Code.

³For concentrations reported at less than the laboratory reporting limit, half the reporting limit was used to calculate the TEC.

cPAHs = carcinogenic polycyclic aromatic hydrocarbons

Farallon = Farallon Consulting, L.L.C.

NA = not applicable

PAHs = polycyclic aromatic hydrocarbons

TEC = toxic equivalent concentration

UST = underground storage tank

**Table 5
Interim Action Soil Analytical Results for TPH and BTEX
Emerald Gateway Site
Seattle, Washington
Farallon PN: 1071-026**

Sample Location	Sampled By	Sample Identification	Sample Depth (feet) ¹	Status	Sample Date	Analytical Results (milligrams per kilogram)						
						DRO ²	ORO ²	GRO ³	Benzene ⁴	Toluene ⁴	Ethylbenzene ⁴	Xylenes ⁴
Area 2: Perishables Warehouse												
2020 Interim Action Excavation												
EX03-B-01	Farallon	EX03-B-01-14.5	14.5	In-place	6/22/2020	< 6.56	< 13.1	< 7.91 D	---	---	---	---
EX03-B-02	Farallon	EX03-B-02-14.0	14.0	In-place	6/22/2020	< 6.48	< 13	< 7.85 D	---	---	---	---
EX03-ESW-01	Farallon	EX03-ESW-01-7.0	7.0	In-place	6/22/2020	5,380 D	122	1,330 D	0.00537	0.0021	0.0009 J	0.00351
	Farallon	EX03-ESW-01-11.0	11.0	In-place	6/22/2020	7.34	12.9	< 7.37 D	---	---	---	---
EX03-NSW-01	Farallon	EX03-NSW-01-8.0	8.0	In-place	6/22/2020	< 5.74	17.2	< 5.42 D	---	---	---	---
EX03-SSW-01	Farallon	EX03-SSW-01-7.0	7.0	In-place	6/22/2020	109	17.1	16.3 D	---	---	---	---
	Farallon	EX03-SSW-01-12.0	12.0	In-place	6/22/2020	24.9	46.4	29 D	---	---	---	---
EX03-WSW-01	Farallon	EX03-WSW-01-11.0	11.0	Overexcavated	6/22/2020	1,600 D	24.5	635 D	---	---	---	---
EX03-WSW-02	Farallon	EX03-WSW-02-8.0	8.0	In-place	6/22/2020	7.38	48.2	< 7.79 D	---	---	---	---
EX03-WSW-03	Farallon	EX03-WSW-03-8.0	8.0	In-place	6/22/2020	< 6.65	< 13.3	< 8.58 D	---	---	---	---
	Farallon	EX03-WSW-03-12.0	12.0	In-place	6/22/2020	< 6.05	19.5	< 6.87 D	---	---	---	---
Area 6: Former Truck Repair Shop												
2020 Interim Action Excavation												
FTP-08	Farallon	FTP-08-7.0	7.0	Overexcavated	9/9/2020	28 X	67	74	0.57	0.062	2.3	0.58
	Farallon	FTP-08-11.0	11.0	Overexcavated	9/9/2020	110	< 10	93	0.0029	< 0.001	0.0087	0.0067
FTP-09	Farallon	FTP-09-7.0	7.0	In-place	9/9/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	FTP-09-10.0	10.0	In-place	9/9/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
FTP-10	Farallon	FTP-10-9.0	9.0	In-place	9/9/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	FTP-10-12.0	12.0	In-place	9/9/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
FTP-11	Farallon	FTP-11-6.0	6.0	In-place	9/9/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	FTP-11-13.0	13.0	In-place	9/9/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
FTP-12	Farallon	FTP-12-7.0	7.0	In-place	9/9/2020	14 X	40	< 5	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	FTP-12-11.0	11.0	In-place	9/9/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
FTP-13	Farallon	FTP-13-11.0	11.0	In-place	9/9/2020	5 X	32 X	12	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	FTP-13-13.0	13.0	In-place	9/9/2020	< 5	18 X	< 5	< 0.001	< 0.001	< 0.001	< 0.003
FTP-14	Farallon	FTP-14-9.0	9.0	Overexcavated	9/9/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	FTP-14-14.0	14.0	Overexcavated	9/9/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
FTP-15	Farallon	FTP-15-8.0	8.0	Overexcavated	9/9/2020	17 X	61	12	0.17	0.052	0.078	0.26
	Farallon	FTP-15-14.0	14.0	Overexcavated	9/9/2020	35	29	410	0.13	0.0027	0.20	0.100
FTP-16	Farallon	FTP-16-9.0	9.0	Overexcavated	9/9/2020	77	78	150	19	1.5	32	79.2
	Farallon	FTP-16-15.0	15.0	Overexcavated	9/9/2020	550	25 X	1,200	32	2.4	110	374.2
FTP-17	Farallon	FTP-17-7.0	7.0	In-place	9/9/2020	21 X	89	< 5	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	FTP-17-13.0	13.0	In-place	9/9/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
EX04-B-01	Farallon	EX04-B-01-18.0	18.0	In-place	9/17/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
EX04-B-02	Farallon	EX04-B-02-10.0	10.0	Overexcavated	9/18/2020	2,700	52 X	1,600	0.88	< 0.05	7.2	0.18
Interim Action Remediation Level⁶						2,000	2,000	100	18	NE	NE	NE

Table 5
Interim Action Soil Analytical Results for TPH and BTEX
Emerald Gateway Site
Seattle, Washington
Farallon PN: 1071-026

Sample Location	Sampled By	Sample Identification	Sample Depth (feet) ¹	Status	Sample Date	Analytical Results (milligrams per kilogram)						
						DRO ²	ORO ²	GRO ³	Benzene ⁴	Toluene ⁴	Ethylbenzene ⁴	Xylenes ⁴
EX04-B-03	Farallon	EX04-B-03-20.0	20.0	In-place	9/18/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
EX04-B-04	Farallon	EX04-B-04-18.0	18.0	In-place	9/21/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
EX04-B-05	Farallon	EX04-B-05-18.0	18.0	In-place	9/21/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
EX04-B-07	Farallon	EX04-B-07-18.0	18.0	In-place	9/22/2020	150	< 10	33	< 0.001	< 0.001	< 0.001	< 0.003
EX04-B-09	Farallon	EX04-B-09-18.0	18.0	In-place	9/22/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
EX04-B-10	Farallon	EX04-B-10-18.0	18.0	In-place	9/30/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
EX04-B-11	Farallon	EX04-B-11-20.0	20.0	In-place	9/30/2020	< 5	26	< 5	< 0.001	< 0.001	< 0.001	< 0.003
EX04-B-12	Farallon	EX04-B-12-16.0	16.0	In-place	9/30/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
EX04-SE-04	Farallon	EX04-SE-04-10.0	10.0	In-place	9/22/2020	62 X	710	< 5	< 0.001	< 0.001	< 0.001	< 0.003
EX04-SE-05	Farallon	EX04-SE-05-10.0	10.0	In-place	9/22/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
EX04-SE-06	Farallon	EX04-SE-06-10.0	10.0	In-place	9/30/2020	< 5	36	27	0.0015	0.0012	< 0.001	0.0165
EX04-SE-08	Farallon	EX04-SE-08-10.0	10.0	Overexcavated	9/30/2020	< 5	50	9.5	0.0019	0.0012	0.0021	0.0255
EX04-SW-01	Farallon	EX04-SW-01-16.0	16.0	In-place	9/21/2020	< 5	< 10	< 5	< 0.001	< 0.001	0.0013	0.0023
EX04-SW-02	Farallon	EX04-SW-02-10.0	10.0	Overexcavated	9/22/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
EX04-SW-03	Farallon	EX04-SW-03-10.0	10.0	In-place	9/22/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
EX04-SW-04	Farallon	EX04-SW-04-10.0	10.0	In-place	9/22/2020	< 5	34	< 5	< 0.001	< 0.001	< 0.001	< 0.003
EX04-SW-06	Farallon	EX04-SW-06-6.0	6.0	Overexcavated	9/30/2020	2,000 X	2,800	4,300	< 0.001	< 0.001	0.0021	< 0.003
EX04-SW-07	Farallon	EX04-SW-07-10.0	10.0	In-place	9/30/2020	< 5	38	< 5	< 0.001	< 0.001	< 0.001	< 0.003
EX04-SW-09	Farallon	EX04-SW-09-10.0	10.0	In-place	9/30/2020	< 5	18	< 5	< 0.001	< 0.001	< 0.001	< 0.003
EX04-SW-10	Farallon	EX04-SW-10-10.0	10.0	In-place	9/30/2020	< 5	12	< 5	< 0.001	< 0.001	< 0.001	< 0.003
EX04-SW-11	Farallon	EX04-SW-11-9.0	9.0	In-place	9/30/2020	6.3 X	16	< 5	< 0.001	< 0.001	< 0.001	< 0.003
EX04-SW-Pipe	Farallon	EX04-SW-PIPE-14.0	14.0	Overexcavated	9/22/2020	110 X	120 X	110	< 0.002	< 0.002	< 0.002	0.0045
2020 Utility Infrastructure Trenching												
SST-ESW-02	Farallon	SST-ESW-02-4.0	4.0	In-place	9/16/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
Dry Grocery Warehouse (East of Area 6)												
2020 UST Decommissioning												
UST01	Farallon	UST01-B-10.0	10.0	In-place	8/20/2020	< 5	19	< 5	< 0.0010	< 0.0010	< 0.0010	< 0.0030
	Farallon	UST01-E-7.0	7.0	Overexcavated	8/20/2020	23 X	94	< 5	< 0.0010	< 0.0010	< 0.0010	< 0.0030
	Farallon	UST01-N-7.0	7.0	Overexcavated	8/20/2020	20 X	62	< 5	< 0.0010	< 0.0010	< 0.0010	< 0.0030
	Farallon	UST01-S-7.0	7.0	Overexcavated	8/20/2020	15 X	68	< 5	< 0.0010	< 0.0010	< 0.0010	< 0.0030
	Farallon	UST01-W-7.0	7.0	Overexcavated	8/20/2020	170	100	9.8	< 0.0010	< 0.0010	< 0.0010	< 0.0030
UST02	Farallon	UST02-B-7.0	7.0	Overexcavated	8/20/2020	19 X	79	< 5	< 0.0010	< 0.0010	< 0.0010	< 0.0030
	Farallon	UST02-N-5.0	5.0	Overexcavated	8/20/2020	18	40	< 5	---	---	---	---
	Farallon	UST02-S-5.0	5.0	Overexcavated	8/20/2020	49	100	< 5	---	---	---	---
Interim Action Remediation Level⁶						2,000	2,000	100	18	NE	NE	NE

**Table 5
Interim Action Soil Analytical Results for TPH and BTEX
Emerald Gateway Site
Seattle, Washington
Farallon PN: 1071-026**

Sample Location	Sampled By	Sample Identification	Sample Depth (feet) ¹	Status	Sample Date	Analytical Results (milligrams per kilogram)						
						DRO ²	ORO ²	GRO ³	Benzene ⁴	Toluene ⁴	Ethylbenzene ⁴	Xylenes ⁴
UST03	Farallon	UST03-02-5.0	5.0	Overexcavated	10/2/2020	22,000 J	5,300 J	620	0.066	0.95	0.69	4.8
	Farallon	UST03-B-01-8.0	8.0	In-place	10/8/2020	41 X	180	< 5	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	UST03-B-02-9.0	9.0	Overexcavated	10/8/2020	18	48	< 5	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	UST03-B-03-10.0	10.0	In-place	10/8/2020	< 5	37	< 5	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	UST03-SW-01-7.0	7.0	In-place	10/8/2020	31 X	150	< 5	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	UST03-SW-02-7.0	7.0	In-place	10/8/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	UST03-SW-03-7.0	7.0	In-place	10/8/2020	28 X	130	< 5	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	UST03-SW-04-7.0	7.0	In-place	10/8/2020	200 X	170	< 5	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	UST03-SW-05-7.0	7.0	In-place	10/8/2020	38 X	190	< 5	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	UST03-SW-06-7.0	7.0	In-place	10/8/2020	50 X	230	< 5	< 0.001	< 0.001	< 0.001	< 0.003
Farallon	UST03-SW-07-7.0	7.0	In-place	10/8/2020	29 X	130	< 5	< 0.001	< 0.001	< 0.001	< 0.003	
Area 7: Former Automobile Service Stations												
2020 Interim Action Excavation												
B-01	Farallon	B-01-16.0	16.0	Overexcavated	6/11/2020	16.4	157	100	< 0.0894	< 0.0894	0.0658 J	0.209
B-03	Farallon	B-03-18.0	18.0	In-place	6/18/2020	---	---	< 6.83	< 0.00118	0.00022 J	< 0.00118	0.00074 J
FTP-01	Farallon	FTP-01-5.0	5.0	In-place	6/5/2020	---	---	21.7 D	< 0.00137	< 0.00137	< 0.00137	< 0.00411
	Farallon	FTP-01-10.0	10.0	In-place	6/5/2020	< 6.99	< 14	< 9.39 D	0.00078 J	< 0.00142	< 0.00142	< 0.00427
	Farallon	FTP-01-15.0	15.0	In-place	6/5/2020	< 6.3	< 12.6	< 7.43 D	< 0.00112	< 0.00112	< 0.00112	< 0.00337
FTP-02	Farallon	FTP-02-5.0	5.0	In-place	6/5/2020	---	---	33.2 D	0.00072 J	0.00047 J	< 0.00135	< 0.00405
	Farallon	FTP-02-10.0	10.0	In-place	6/5/2020	---	---	26.7 D	< 0.00123	< 0.00123	< 0.00123	< 0.00368
	Farallon	FTP-02-15.0	15.0	In-place	6/5/2020	---	---	< 10.6 D	< 0.00136	< 0.00136	< 0.00136	< 0.00407
FTP-03	Farallon	FTP-03-5.0	5.0	In-place	6/5/2020	---	---	35.6 D	< 0.00097	< 0.00097	< 0.00097	< 0.0029
	Farallon	FTP-03-10.0	10.0	In-place	6/5/2020	< 6.7	< 13.4	< 8.33 D	0.00049 J	< 0.00132	< 0.00132	< 0.00395
	Farallon	FTP-03-15.0	15.0	In-place	6/5/2020	< 6.19	< 12.4	50.3 D	< 0.00121	< 0.00121	< 0.00121	< 0.00363
FTP-05	Farallon	FTP-05-5.0	5.0	In-place	6/5/2020	---	---	< 6.93 D	0.00046 J	< 0.00117	< 0.00117	< 0.00351
	Farallon	FTP-05-10.0	10.0	In-place	6/5/2020	< 6.66	40.7	< 8.17 D	0.00057 J	< 0.00123	< 0.00123	< 0.00369
	Farallon	FTP-05-15.0	15.0	In-place	6/5/2020	13.4	115	< 7 D	0.00078 J	< 0.00103	< 0.00103	< 0.00308
FTP-06	Farallon	FTP-06-5.0	5.0	Overexcavated	6/5/2020	---	---	32.8 D	0.00074 J	0.00056 J	0.00118 J	0.01024 J
	Farallon	FTP-06-10.0	10.0	Overexcavated	6/5/2020	23.9	< 13.2	2,620 D	< 0.0694 D	< 0.0694 D	< 0.0694 D	< 0.2084 D
	Farallon	FTP-06-15.0	15.0	Overexcavated	6/5/2020	< 6.06	< 12.1	97.9 D	0.00033 J	< 0.00091	0.0116	0.02771 J
FTP-07	Farallon	FTP-07-5.0	5.0	In-place	6/5/2020	69.1	101	21.5 D	0.00528	0.00208	0.00153	0.00189 J
	Farallon	FTP-07-10.0	10.0	In-place	6/5/2020	2,450 D	677 D	5,590 D	< 1.29 D	< 1.29 D	3.75 D	19.4 D
	Farallon	FTP-07-15.0	15.0	In-place	6/5/2020	281	93.2	1,760 D	< 1.31 D	< 1.31 D	3.69 D	13.5 D
	Farallon	FTP-07-16.0	16.0	In-place	6/5/2020	< 6.24	< 12.5	< 7.52 D	< 0.00136	< 0.00136	< 0.00136	< 0.00408
NSW-01	Farallon	NSW-01-7.0	7.0	In-place	6/11/2020	< 6.9	20.0	< 9.73	0.00201	0.00057 J	< 0.00135	< 0.00405
	Farallon	NSW-01-15.0	15.0	In-place	6/11/2020	8.53	15.0	< 7.98	0.00057 J	< 0.00126	< 0.00126	< 0.00378
Interim Action Remediation Level⁶						2,000	2,000	100	18	NE	NE	NE

**Table 5
Interim Action Soil Analytical Results for TPH and BTEX
Emerald Gateway Site
Seattle, Washington
Farallon PN: 1071-026**

Sample Location	Sampled By	Sample Identification	Sample Depth (feet) ¹	Status	Sample Date	Analytical Results (milligrams per kilogram)						
						DRO ²	ORO ²	GRO ³	Benzene ⁴	Toluene ⁴	Ethylbenzene ⁴	Xylenes ⁴
SSW-01	Farallon	SSW-01-7.0	7.0	In-place	6/18/2020	---	---	< 8.35	0.00073 J	0.00071 J	< 0.0018	< 0.0054
	Farallon	SSW-01-15.0	15.0	In-place	6/18/2020	---	---	< 7.39	< 0.00117	0.00022 J	< 0.00117	< 0.0035
WSW-01	Farallon	WSW-01-7.0	7.0	In-place	6/11/2020	70.4	61.6	4,880 D	< 1.91	< 1.91	2.79 D	9.735 D J
	Farallon	WSW-01-15.0	15.0	In-place	6/11/2020	118	23.9	11,900 D	< 1.41	< 1.41	31 D	130.47 D J
2021 Right-of-Way Subsurface Investigation												
F-34	Farallon	F-34-8	8.0	In-place	4/28/2021	5.0 X	< 10	6.9	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	F-34-14	14.0	In-place	4/28/2021	< 5	< 10	9.2	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	F-34-18	18.0	In-place	4/28/2021	< 5	< 10	6.8	< 0.001	< 0.001	< 0.001	< 0.003
F-35	Farallon	F-35-9	9.0	In-place	4/28/2021	8.7 X	< 10	20	0.0011	< 0.002	< 0.002	0.018
	Farallon	F-35-13	13.0	In-place	4/28/2021	1,700 X	< 10	8,200	0.11	< 0.5	23	28
	Farallon	F-35-20	20.0	In-place	4/28/2021	< 5	< 10	7.2	< 0.001	< 0.001	< 0.001	< 0.003
F-36	Farallon	F-36-8	8.0	In-place	4/28/2021	< 5	< 10	7.7	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	F-36-14	14.0	In-place	4/28/2021	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	F-36-20	20.0	In-place	4/28/2021	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
F-37	Farallon	F-37-8	8.0	In-place	4/28/2021	6.1 X	< 10	17	< 0.001	< 0.001	< 0.001	0.0034
	Farallon	F-37-14.5	14.5	In-place	4/28/2021	770 X	< 10	11,000	< 0.3	< 0.5	0.87	11
	Farallon	F-37-20	20.0	In-place	4/28/2021	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
F-38	Farallon	F-38-8.5	8.5	In-place	4/28/2021	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	F-38-12	12.0	In-place	4/28/2021	380 X	< 10	3,400	< 0.005	< 0.005	< 0.006	< 0.016
	Farallon	F-38-14.5	14.5	In-place	4/28/2021	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
Area 11: Former South Maintenance Shop												
2020 Utility Infrastructure Trenching												
DWT-B-01	Farallon	DWT-B-01-3.0	3.0	In-place	7/16/2020	47.2	248	38.8 D	0.00041 J	0.00039 J	< 0.00138	< 0.00414
DWT-NSW-01	Farallon	DWT-NSW-01-1.5	1.5	In-place	7/16/2020	16.4	88.6	< 5.55 D	< 0.00104	< 0.00104	< 0.00104	< 0.00311
DWT-SSW-01	Farallon	DWT-SSW-01-1.5	1.5	In-place	7/16/2020	341 D	56.9 D	54.5 D	< 0.00108	< 0.00108	< 0.00108	< 0.00325
SWT-B-01	Farallon	SWT-B-01-2.0	2.0	Overexcavated	8/27/2020	34	11	< 5	---	---	---	---
SWT-B-02	Farallon	SWT-B-02-8.0	8.0	In-place	8/27/2020	< 5	10	< 5	---	---	---	---
SWT-B-03	Farallon	SWT-B-03-8.0	8.0	In-place	8/28/2020	< 5	19	< 5	---	---	---	---
SWT-B-04	Farallon	SWT-B-04-7.0	7.0	In-place	8/28/2020	< 5	40	< 5	---	---	---	---
SWT-B-05	Farallon	SWT-B-05-7.0	7.0	In-place	8/28/2020	< 5	< 10	< 5	---	---	---	---
SWT-B-SSW-01	Farallon	SWT-B-SSW-01-2.0	2.0	In-place	8/27/2020	18 X	110	< 5	---	---	---	---
SWT-NSW-01	Farallon	SWT-NSW-01-2.0	2.0	In-place	8/27/2020	< 5	23	< 5	---	---	---	---
SWT-NSW-02	Farallon	SWT-NSW-02-2.0	2.0	In-place	8/28/2020	9.2 X	96	< 5	---	---	---	---
SWT-NSW-03	Farallon	SWT-NSW-03-3.0	3.0	In-place	8/28/2020	< 5	24	< 5	---	---	---	---
SWT-NSW-04	Farallon	SWT-NSW-04-3.0	3.0	In-place	8/28/2020	25 X	280	< 5	---	---	---	---
SWT-SSW-02	Farallon	SWT-SSW-02-2.0	2.0	In-place	8/28/2020	56 X	450	< 5	---	---	---	---
SWT-SSW-03	Farallon	SWT-SSW-03-3.0	3.0	In-place	8/28/2020	13 X	130	< 5	---	---	---	---
Interim Action Remediation Level⁶						2,000	2,000	100	18	NE	NE	NE

Table 5
Interim Action Soil Analytical Results for TPH and BTEX
Emerald Gateway Site
Seattle, Washington
Farallon PN: 1071-026

Sample Location	Sampled By	Sample Identification	Sample Depth (feet) ¹	Status	Sample Date	Analytical Results (milligrams per kilogram)						
						DRO ²	ORO ²	GRO ³	Benzene ⁴	Toluene ⁴	Ethylbenzene ⁴	Xylenes ⁴
SWT-SSW-04	Farallon	SWT-SSW-04-3.0	3.0	In-place	8/28/2020	< 5	28	< 5	---	---	---	---
SWT02-B-01	Farallon	SWT02-B-01-5.0	5.0	Overexcavated	10/26/2020	6.4 X	68	< 5	< 0.001	< 0.001	< 0.001	< 0.003
Stockpile-01	Farallon	STOCKPILE-01-01-20200714	NA	Overexcavated	7/14/2020	13.6	68.2	< 8.55 D	0.00039 J	< 0.00105	< 0.00105	< 0.00315
	Farallon	STOCKPILE-01-02-20200714	NA	Overexcavated	7/14/2020	9.58	57.7	< 5.96 D	0.00075 J	0.00024 J	< 0.0011	< 0.00330
	Farallon	STOCKPILE-01-03-20200714	NA	Overexcavated	7/14/2020	106 D	537 D	32.6 D	0.00062 J	0.00035 J	< 0.00099	< 0.00298
Stockpile-04	Farallon	STOCKPILE-04-20200716	NA	Overexcavated	7/16/2020	317	2,150	23.7 D	< 0.00105	< 0.00105	< 0.00105	< 0.00315
STP03-01	Farallon	STP03-01-100820	NA	Overexcavated	10/8/2020	120	870	35	---	---	---	---
2020 UST Decommissioning												
UST04	Farallon	UST04-B-01-8.0	8.0	Overexcavated	10/21/2020	590	150	370	0.0022	0.040	0.026	0.317
	Farallon	UST04-B-02-14.0	14.0	In-place	10/21/2020	< 5	< 10	< 5	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	UST04-ESW-01-10.0	10.0	In-place	10/21/2020	19 X	180	23	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	UST04-NSW-01-10.0	10.0	In-place	10/21/2020	89 X	230	200	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	UST04-SSW-01-8.0	8.0	In-place	10/21/2020	9.5 X	110	7.6	< 0.001	< 0.001	< 0.001	< 0.003
	Farallon	UST04-WSW-01-8.0	8.0	In-place	10/21/2020	18 X	240	13	< 0.001	< 0.001	< 0.001	0.0039
Interim Action Remediation Level⁶						2,000	2,000	100	18	NE	NE	NE

NOTES:

Results in **bold** and highlighted **yellow** denote concentrations exceeding the remediation level.
 < denotes analyte not detected at or exceeding the laboratory reporting limit listed.
 --- denotes sample not analyzed.

¹Depth in feet below ground surface.

²Analyzed by Northwest Method NWTPH-Dx.

³Analyzed by Northwest Method NWTPH-Gx.

⁴Analyzed by U.S. Environmental Protection Agency Method 8021 or 8260.

⁵Analyzed by Northwest Method NWTPH-HCID (hydrocarbon identification).

⁶Interim Action Design Report, Emerald Gateway Site, 3301 South Norfolk Street, Seattle/Tukwila, Washington dated April 2,2020

BTEX = benzene, toluene, ethylbenzene, and xylenes

D = the reported value is from a dilution.

DRO = total petroleum hydrocarbons (TPH) as diesel-range organics

Farallon = Farallon Consulting, L.L.C.

GRO = TPH as gasoline-range organics

J = result is an estimate.

LDW = Lower Duwamish Waterway

NE = not established

ORO = TPH as oil-range organics

UST = underground storage tank

X = The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

**Table 6
Interim Action Soil Analytical Results for PAHs
Emerald Gateway Site
Seattle, Washington
Farallon PN: 1071-026**

Sample Location	Sampled By	Sample Identification	Sample Depth (feet) ¹	Status	Sample Date	Analytical Results (milligrams per kilogram) ²																					
						Non-Carcinogenic PAHs										Carcinogenic PAHs											
						Naphthalene ³	1-Methylnaphthalene	2-Methylnaphthalene	Acenaphthene	Acenaphthylene	Anthracene	Benzo(g,h,i)Perylene	Fluoranthene	Fluorene	Phenanthrene	Pyrene	Benzo(a)Pyrene	Benzo(a)Anthracene	Benzo(b)Fluoranthene	Benzo(k)Fluoranthene	Benzo(j)Fluoranthene	Benzo(i)Fluoranthene	Benzo(e)Fluoranthene	Total Benzo(a,h)anthracenes	Chrysene	Dibenzo(a,h)Anthracene	Indeno(1,2,3-cd)Pyrene
Area 2: Perishables Warehouse																											
2020 Interim Action Excavation																											
EX03-B-01	Farallon	EX03-B-01-14.5	14.5	In-place	6/22/2020	< 0.00496	0.00278 J	0.00375 J	< 0.00496	< 0.00496	< 0.00496	< 0.00496	< 0.00496	< 0.00496	< 0.00496	< 0.00496	< 0.00496	< 0.00496	< 0.00496	< 0.00496	< 0.00496	< 0.00496	< 0.00496	< 0.00496	< 0.00496	< 0.00399	
EX03-B-02	Farallon	EX03-B-02-14.0	14.0	In-place	6/22/2020	< 0.00495	0.0145	0.024	0.00086 J	< 0.00495	< 0.00495	< 0.00495	0.00122 J	0.00218 J	< 0.00495	< 0.00495	< 0.00495	< 0.00495	< 0.00495	< 0.00495	< 0.00495	< 0.00495	< 0.00495	< 0.00495	< 0.00495	< 0.00495	< 0.00398
EX03-ESW-01	Farallon	EX03-ESW-01-7.0	7.0	In-place	6/22/2020	0.106 J D	21.8 D	34.5 D	0.713 D	0.604 D	0.231 D	< 0.049 D	0.0644 D	2.27 D	3.82 D	0.142 D	< 0.049 D	< 0.049 D	< 0.049 D	< 0.049 D	< 0.049 D	< 0.049 D	< 0.049 D	< 0.049 D	< 0.049 D	< 0.049 D	0.0395
	Farallon	EX03-ESW-01-11.0	11.0	In-place	6/22/2020	0.0106	0.274	0.477	0.0074	0.00342 J	0.00117 J	< 0.00491	0.00082 J	0.0242	0.038	0.00289 J	< 0.00491	< 0.00491	< 0.00491	< 0.00491	< 0.00491	< 0.00491	< 0.00491	< 0.00491	< 0.00491	< 0.00491	< 0.00395
EX03-NSW-01	Farallon	EX03-NSW-01-8.0	8.0	In-place	6/22/2020	0.00197 J	0.00506	0.00785	0.00063 J	< 0.0049	< 0.0049	0.0022 J	0.00349 J	< 0.0049	0.00328 J	0.00432 J	0.00179 J	0.00203 J	0.00217 J	< 0.0049	0.00117 J	0.00112 J	0.00455 J	0.00344 J	< 0.0049	0.00165 J	0.00288
EX03-SSW-01	Farallon	EX03-SSW-01-7.0	7.0	In-place	6/22/2020	0.0075	0.157	0.103	0.0115	0.00625	0.00472 J	0.0015 J	0.00471 J	0.0457	0.068	0.00514	0.00128 J	0.00144 J	0.00195 J	< 0.0049	0.00068 J	0.00079 J	0.00354 J	0.00278 J	< 0.00483	0.00113 J	0.00215
	Farallon	EX03-SSW-01-12.0	12.0	In-place	6/22/2020	0.0132	0.558 D	0.785 D	0.00966	0.00164 J	0.00143 J	< 0.00486	0.00169 J	0.0168	0.0218	0.00192 J	< 0.00486	< 0.00486	< 0.00486	< 0.00486	< 0.00486	< 0.00486	< 0.00486	< 0.00486	< 0.00486	< 0.00486	< 0.00391
EX03-WSW-01	Farallon	EX03-WSW-01-11.0	11.0	Overexcavated	6/22/2020	0.0136 M	3.04 D	4.78 D	0.365	0.127	0.0532	0.00137 J	0.0251	0.759 D	1.39 D	0.0446	< 0.00493	0.00211 J	< 0.00493	< 0.00493	< 0.00493	0.00899	< 0.00493	< 0.00493	< 0.00493	0.004	
EX03-WSW-02	Farallon	EX03-WSW-02-8.0	8.0	In-place	6/22/2020	0.0128	0.0159	0.0219	0.003 J	0.0041 J	0.00417 J	0.0256	0.0356	0.00111 J	0.0248	0.0489	0.0248	0.0263	0.0214	< 0.0049	0.0147	0.0132	0.0501	0.0327	0.00513	0.0186	0.0351
EX03-WSW-03	Farallon	EX03-WSW-03-8.0	8.0	In-place	6/22/2020	< 0.00494	0.0147	0.0233	0.00117 J	< 0.00494	< 0.00494	< 0.00494	< 0.00494	0.00208 J	0.00192 J	0.0008 J	< 0.00494	< 0.00494	< 0.00494	< 0.00494	< 0.00494	< 0.00494	< 0.00494	< 0.00494	< 0.00494	< 0.00398	
	Farallon	EX03-WSW-03-12.0	12.0	In-place	6/22/2020	< 0.00494	0.00166 J	0.0026 J	< 0.00494	< 0.00494	< 0.00494	0.00114 J	0.00124 J	< 0.00494	0.00164 J	0.00136 J	< 0.00494	< 0.00494	< 0.00494	< 0.00494	0.00108 J	0.001 J	< 0.00988	0.00115 J	< 0.00494	< 0.00494	0.00368
Dry Grocery Warehouse (East of Area 6)																											
2020 Interim Action Excavation																											
UST01	Farallon	UST01-B-10.0	10.0	In-place	8/20/2020	---	---	---	---	---	---	---	---	---	---	---	0.0022	0.0020	< 0.002	---	---	< 0.002	< 0.004	0.0026	< 0.002	< 0.002	0.0028
	Farallon	UST01-E-7.0	7.0	Overexcavated	8/20/2020	---	---	---	---	---	---	---	---	---	---	---	0.0054	0.0051	< 0.002	---	---	< 0.002	< 0.004	0.0066	< 0.002	0.0041	0.0067
	Farallon	UST01-N-7.0	7.0	Overexcavated	8/20/2020	---	---	---	---	---	---	---	---	---	---	---	0.0050	0.0048	< 0.002	---	---	< 0.002	< 0.004	0.0065	< 0.002	0.0037	0.0062
	Farallon	UST01-S-7.0	7.0	Overexcavated	8/20/2020	---	---	---	---	---	---	---	---	---	---	---	0.0056	0.0048	< 0.002	---	---	< 0.002	< 0.004	0.0063	< 0.002	0.0034	0.0068
	Farallon	UST01-W-7.0	7.0	Overexcavated	8/20/2020	---	---	---	---	---	---	---	---	---	---	---	0.0045	0.0046	< 0.002	---	---	< 0.002	< 0.004	0.0071	< 0.002	0.0038	0.0057
UST02	Farallon	UST02-B-7.0	7.0	Overexcavated	8/20/2020	---	---	---	---	---	---	---	---	---	---	0.0044	0.0049	< 0.002	---	---	< 0.002	< 0.004	0.0068	< 0.002	0.0024	0.0055	
UST03	Farallon	UST03-02-5.0	5.0	Overexcavated	10/2/2020	64	230	360	41	< 1	49	< 1	6.7	51	180	31	2.4	5.1	1.3	---	---	< 1	1.3	11	< 1	< 1	3.3
	Farallon	UST03-B-01-8.0	8.0	In-place	10/8/2020	0.0057	0.0047	0.0055	0.0035	< 0.002	0.0038	0.0058	0.031	0.0055	0.018	0.028	0.011	0.0095	0.017	---	---	0.0060	0.023	0.013	< 0.002	0.0062	0.0151
	Farallon	UST03-B-02-9.0	9.0	Overexcavated	10/8/2020	< 0.002	< 0.002	< 0.002	0.014	< 0.002	< 0.002	< 0.002	< 0.002	0.064	0.0050	< 0.002	< 0.002	< 0.002	< 0.002	---	---	< 0.002	< 0.004	< 0.002	< 0.002	< 0.002	< 0.0015
	Farallon	UST03-B-03-10.0	10.0	In-place	10/8/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	---	---	< 0.002	< 0.004	< 0.002	< 0.002	< 0.002	< 0.0015
	Farallon	UST03-SW-01-7.0	7.0	In-place	10/8/2020	0.0068	0.0041	0.0049	0.0028	< 0.002	0.0035	0.0078	0.024	0.0046	0.017	0.025	0.010	0.0084	0.011	---	---	0.0042	0.0152	0.010	< 0.002	0.0076	0.0133
	Farallon	UST03-SW-02-7.0	7.0	In-place	10/8/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	---	---	< 0.002	< 0.004	< 0.002	< 0.002	< 0.0020	< 0.0015
	Farallon	UST03-SW-03-7.0	7.0	In-place	10/8/2020	0.0047	0.0043	0.0045	0.0023	< 0.002	0.0028	0.0050	0.022	0.0042	0.016	0.020	0.0075	0.0068	0.012	---	---	0.0035	0.0155	0.0096	< 0.002	0.0051	0.0104
	Farallon	UST03-SW-04-7.0	7.0	In-place	10/8/2020	0.16	0.13	0.18	0.015	< 0.002	0.0053	0.0051	0.028	0.063	0.030	0.028	0.012	0.0096	0.019	---	---	0.0060	0.025	0.012	< 0.002	0.0055	0.0162
	Farallon	UST03-SW-05-7.0	7.0	In-place	10/8/2020	0.012	0.0041	0.0045	0.0024	< 0.002	0.0030	0.0033	0.020	0.0042	0.016	0.019	0.0088	0.0069	0.012	---	---	0.0043	0.0163	0.0087	< 0.002	0.0039	0.0117
Farallon	UST03-SW-06-7.0	7.0	In-place	10/8/2020	0.0055	0.0049	0.0057	0.0028	< 0.002	0.0038	0.0040	0.024	0.0049	0.017	0.023	0.0096	0.0079	0.016	---	---	0.0060	0.022	0.011	< 0.002	0.0043	0.0132	
Farallon	UST03-SW-07-7.0	7.0	In-place	10/8/2020	0.0052	0.0049	0.0055	0.0027	< 0.002	0.0033	0.0041	0.020	0.0050	0.018	0.022	0.0089	0.0078	0.013	---	---	0.0042	0.0172	0.010	< 0.002	0.0045	0.0121	
Interim Action Remediation Level⁷						1600	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	0.19

**Table 6
Interim Action Soil Analytical Results for PAHs
Emerald Gateway Site
Seattle, Washington
Farallon PN: 1071-026**

Sample Location	Sampled By	Sample Identification	Sample Depth (feet) ¹	Status	Sample Date	Analytical Results (milligrams per kilogram) ²																							
						Non-Carcinogenic PAHs										Carcinogenic PAHs													
						Naphthalene ³	1-Methylnaphthalene	2-Methylnaphthalene	Acenaphthene	Acenaphthylene	Anthracene	Benzo(g,h,i)Perylene	Fluoranthene	Fluorene	Phenanthrene	Pyrene	Benzo(a)Pyrene	Benzo(a)Anthracene	Benzo(b)Fluoranthene	Benzo(k)Fluoranthene	Benzo(j)Fluoranthene	Benzo(i)Fluoranthene	Total Benzo(a,h)Anthracenes	Chrysene	Dibenzo(a,h)Anthracene	Indeno(1,2,3-cd)Pyrene	Total cPAHs TEC ^{5,6}		
Area 7: Former Automobile Service Stations																													
2020 Interim Action Excavation																													
B-01	Farallon	B-01-16.0	16.0	Overexcavated	6/11/2020	0.0421	0.0164	0.0246	0.011	0.00137 J	0.0252	0.0381	0.0805	0.0131	0.115	0.134	0.0512	0.0538	0.0283	---	0.0205	0.0171	0.0653	0.0566	0.00793	0.0239	0.0669		
B-03	Farallon	B-03-18.0	18.0	In-place	6/18/2020	0.00136 J	0.00132 J	0.00177 J	0.00133 J	< 0.005	< 0.005	< 0.005	0.00064 J	< 0.005	0.0019 J	0.00088 J	< 0.005	< 0.005	< 0.005	---	< 0.005	< 0.005	< 0.01	< 0.005	< 0.005	< 0.005	< 0.00403		
FTP-01	Farallon	FTP-01-10.0	10.0	In-place	6/5/2020	< 0.00489	0.000400 J	< 0.00489	< 0.00489	< 0.00489	< 0.00489	< 0.00489	< 0.00489	< 0.00489	0.00103 J	< 0.00489	< 0.00489	< 0.00489	---	< 0.00489	< 0.00489	< 0.00978	< 0.00489	< 0.00489	< 0.00489	< 0.00394			
	Farallon	FTP-01-15.0	15.0	In-place	6/5/2020	< 0.00443	0.00054 J	< 0.00443	< 0.00443	< 0.00443	< 0.00443	< 0.00443	< 0.00443	< 0.00443	0.00103 J	0.00059 J	< 0.00443	< 0.00443	< 0.00443	---	< 0.00443	< 0.00443	< 0.00886	< 0.00443	< 0.00443	< 0.00443	< 0.00357		
FTP-03	Farallon	FTP-03-10.0	10.0	In-place	6/5/2020	< 0.00469	0.00092 J	0.00179 J	< 0.00469	< 0.00469	< 0.00469	< 0.00469	< 0.00469	< 0.00469	0.00183 J	0.0006 J	< 0.00469	< 0.00469	< 0.00469	---	< 0.00469	< 0.00469	< 0.00938	< 0.00469	< 0.00469	< 0.00469	< 0.00378		
	Farallon	FTP-03-15.0	15.0	In-place	6/5/2020	< 0.00433	< 0.00433	0.00097 J	< 0.00433	< 0.00433	< 0.00433	< 0.00433	< 0.00433	< 0.00433	< 0.00433	< 0.00433	< 0.00433	< 0.00433	< 0.00433	---	< 0.00433	< 0.00433	< 0.00866	< 0.00433	< 0.00433	< 0.00433	< 0.00349		
FTP-05	Farallon	FTP-05-15.0	15.0	In-place	6/5/2020	0.00343 J	0.00117 J	0.00214 J	0.00126 J	< 0.00416	0.00111 J	0.0118	0.00822	< 0.00416	0.00505	0.0112	0.00672	0.00645	0.00595	---	0.00317 J	0.00374 J	0.0131	0.00877	0.00213 J	0.00655	0.00961		
FTP-06	Farallon	FTP-06-15.0	15.0	Overexcavated	6/5/2020	0.0203	0.00602	0.0134	< 0.00426	0.00098 J	0.00096 J	< 0.00426	0.00051 J	< 0.00426	< 0.00426	0.00129 J	< 0.00426	< 0.00426	< 0.00426	---	< 0.00426	< 0.00426	< 0.00851	0.00105 J	< 0.00426	< 0.00426	0.00342		
FTP-07	Farallon	FTP-07-5.0	5.0	In-place	6/5/2020	0.073	0.0313	0.0442	< 0.0051	0.00186 J	0.00165 J	0.0106	0.00375 J	0.00113 J	0.0089	0.00531	0.00342 J	0.00327 J	0.00412 J	---	0.00282 J	0.00185 J	0.00914 J	0.0133	0.00238 J	0.00671	0.0179		
	Farallon	FTP-07-10.0	10.0	In-place	6/5/2020	6.58 D	6.59 D	11 D	0.429	0.14	0.152	0.00934	0.0643	1.15 D	1.4 D	0.121	0.0124	0.0245	0.0121	---	0.0034 J	0.0025 J	0.0215	0.0634	0.00215 J	0.00361 J	0.00469		
	Farallon	FTP-07-15.0	15.0	In-place	6/5/2020	1.03 D	0.858 D	1.06 D	0.0408	0.0102	0.0356	0.00182 J	0.0143	0.156	0.243	0.0286	0.00297 J	0.00652	0.00328 J	---	0.00161 J	0.00074 J	0.00572 J	0.016	< 0.00463	0.00112 J	0.00353		
	Farallon	FTP-07-16.0	16.0	In-place	6/5/2020	0.00126 J	0.00082 J	0.00172 J	0.00074 J	< 0.00438	< 0.00438	< 0.00438	< 0.00438	< 0.00438	0.00074 J	0.00062 J	< 0.00438	< 0.00438	< 0.00438	---	< 0.00438	< 0.00438	< 0.00875	< 0.00438	< 0.00438	< 0.00438	< 0.00567		
NSW-01	Farallon	NSW-01-7.0	7.0	In-place	6/11/2020	0.00281 J	0.00091 J	0.0018 J	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.00207 J	0.00063 J	< 0.005	< 0.005	< 0.005	---	< 0.005	< 0.005	< 0.01	< 0.005	< 0.005	< 0.005	< 0.00403		
	Farallon	NSW-01-15.0	15.0	In-place	6/11/2020	0.00523	0.00361 J	0.00392 J	0.00346 J	< 0.00494	< 0.00494	< 0.00494	0.00048 J	0.00515	0.00215 J	0.00103 J	< 0.00494	< 0.00494	< 0.00494	---	< 0.00494	< 0.00494	< 0.00988	< 0.00494	< 0.00494	< 0.00494	< 0.00398		
SSW-01	Farallon	SSW-01-7.0	7.0	In-place	6/18/2020	0.00145 J	0.0012 J	0.0015 J	< 0.00499	< 0.00499	< 0.00499	< 0.00499	0.00136 J	< 0.00499	0.00548	0.00224 J	< 0.00499	< 0.00499	< 0.00499	---	< 0.00499	< 0.00499	< 0.00998	0.0024 J	< 0.00499	< 0.00499	0.00402		
	Farallon	SSW-01-15.0	15.0	In-place	6/18/2020	< 0.00499	< 0.00499	< 0.00499	< 0.00499	< 0.00499	< 0.00499	< 0.00499	0.00089 J	< 0.00499	0.00178 J	0.00144 J	< 0.00499	< 0.00499	< 0.00499	---	< 0.00499	< 0.00499	< 0.00999	< 0.00499	< 0.00499	< 0.00499	< 0.00402		
WSW-01	Farallon	WSW-01-7.0	7.0	In-place	6/11/2020	5.43 D	1.15 D	2.56 D	0.00468 J	< 0.005	0.00164 J	0.00305 J	0.00311 J	0.00584	0.00969	0.00502	0.00138 J	0.00176 J	0.00186 J	---	0.00109 J	0.0009 J	0.0039 J	0.00344 J	0.00122 J	0.00189 J	0.00229		
	Farallon	WSW-01-15.0	15.0	In-place	6/11/2020	3.75 D	0.871 D	2.25 D	0.00439 J	0.00304 J	0.00321 J	0.00181 J	0.00391 J	0.0113	0.0161	0.00871	< 0.00497	0.0016 J	0.00144 J	---	0.00068 J	< 0.00497	< 0.00993	0.0036 J	< 0.00497	< 0.00497	0.00364		
2021 Right-of-Way Investigation																													
F-34	Farallon	F-34-8	8.0	In-place	4/28/2021	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	---	---	< 0.002	< 0.004	< 0.002	< 0.002	< 0.002	< 0.0015		
F-35	Farallon	F-35-9	9.0	In-place	4/28/2021	< 0.002	0.0022	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	---	---	< 0.002	< 0.004	< 0.002	< 0.002	< 0.002	< 0.0015		
F-36	Farallon	F-36-8	8.0	In-place	4/28/2021	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	---	---	< 0.002	< 0.004	< 0.002	< 0.002	< 0.002	< 0.0015		
F-37	Farallon	F-37-8	8.0	In-place	4/28/2021	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	---	---	< 0.002	< 0.004	< 0.002	< 0.002	< 0.002	< 0.0015		
F-38	Farallon	F-38-8.5	8.5	In-place	4/28/2021	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	---	---	< 0.002	< 0.004	< 0.002	< 0.002	< 0.002	< 0.0015		
Area 11: Former South Maintenance Shop																													
2020 Utility Infrastructure Trenching																													
SWT-B-01	Farallon	SWT-B-01-2.0	2.0	Overexcavated	8/27/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	---	---	< 0.002	< 0.004	< 0.002	< 0.002	< 0.002	< 0.0015		
SWT-B-02	Farallon	SWT-B-02-8.0	8.0	In-place	8/27/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	---	---	< 0.002	< 0.004	< 0.002	< 0.002	< 0.002	< 0.0015		
SST-ESW-02	Farallon	SST-ESW-02-4.0	4.0	In-place	9/16/2020	---	---	---	---	---	---	---	---	---	---	---	< 0.002	< 0.002	0.0021	---	---	< 0.002	0.0021	< 0.002	< 0.002	< 0.002	0.0016		
Interim Action Remediation Level⁷						1600	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	0.19		

NOTES:
 Results in **bold** and highlighted **yellow** denote concentrations exceeding the remediation level.
 < denotes analyte not detected at or exceeding the reporting limit listed.
 --- denotes sample not analyzed.
¹Depth in feet below ground surface.
²Analyzed by U.S. Environmental Protection Agency Method 8270, 8270D/SIM, or 8270E, unless otherwise noted.
³Analyzed by U.S. Environmental Protection Agency Method 8270, 8270D/SIM, or 8260C.
⁴Sum of naphthalenes, 1-methylnaphthalene, and 2-methylnaphthalene.
⁵Total cPAHs derived using the total toxicity equivalency method in Section 708(8) of Chapter 173-340 of the Washington Administrative Code.
⁶For concentrations reported at less than the laboratory reporting limit, half the reporting limit was used to calculate the TEC.
⁷Interim Action Design Report, Emerald Gateway Site, 3301 South Norfolk Street, Seattle/Tukwila, Washington dated April 2, 2020

cPAHs = carcinogenic polycyclic aromatic hydrocarbons
 DOF = Dalton, Olmsted & Fuglevand, Inc.
 Farallon = Farallon Consulting, L.L.C.
 HPAH = high molecular weight polycyclic aromatic hydrocarbons
 J = result is an estimate
 LPAH = low molecular weight polycyclic aromatic hydrocarbons
 NA = not applicable
 NE = not established
 PAHs = polycyclic aromatic hydrocarbons
 TEC = toxic equivalent concentration

Table 7
Interim Action Soil Analytical Results for PCBs
Emerald Gateway Site
Seattle, Washington
Farallon PN: 1071-026

Sample Location	Sampled By	Sample Identification	Sample Depth (feet) ¹	Status	Sample Date	Analytical Results (milligrams per kilogram) ²									
						Aroclor 1016	Aroclor 1221	Aroclor 1232	Aroclor 1242	Aroclor 1248	Aroclor 1254	Aroclor 1260	Aroclor 1262	Aroclor 1268	Total PCBs
Dry Grocery Warehouse (East of Area 6)															
2020 UST Decommissioning															
UST01	Farallon	UST01-B-10.0	10.0	In-place	8/20/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	0.0041	< 0.002	< 0.002	0.0041
	Farallon	UST01-E-7.0	7.0	Overexcavated	8/20/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	0.022	< 0.002	< 0.002	0.022
	Farallon	UST01-N-7.0	7.0	Overexcavated	8/20/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	0.036	< 0.002	< 0.002	0.036
	Farallon	UST01-S-7.0	7.0	Overexcavated	8/20/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	0.034	< 0.002	< 0.002	0.034
	Farallon	UST01-W-7.0	7.0	Overexcavated	8/20/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	0.028	< 0.002	< 0.002	0.028
UST02	Farallon	UST02-B-7.0	7.0	Overexcavated	8/20/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	0.0038	< 0.002	< 0.002	0.0038
UST03	Farallon	UST03-02-5.0	5.0	Overexcavated	10/2/2020	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.9
	Farallon	UST03-B-01-8.0	8.0	In-place	10/8/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	0.028	< 0.002	0.028
	Farallon	UST03-B-02-9.0	9.0	Overexcavated	10/8/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.0180
	Farallon	UST03-B-03-10.0	10.0	In-place	10/8/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.0180
	Farallon	UST03-SW-01-7.0	7.0	In-place	10/8/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	0.022	< 0.002	0.022
	Farallon	UST03-SW-02-7.0	7.0	In-place	10/8/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.0180
	Farallon	UST03-SW-03-7.0	7.0	In-place	10/8/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	0.012	< 0.002	0.012
	Farallon	UST03-SW-04-7.0	7.0	In-place	10/8/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	0.0080	< 0.002	0.0080
	Farallon	UST03-SW-05-7.0	7.0	In-place	10/8/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	0.0075	< 0.002	0.0075
	Farallon	UST03-SW-06-7.0	7.0	In-place	10/8/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	0.022	< 0.002	0.022
Farallon	UST03-SW-07-7.0	7.0	In-place	10/8/2020	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	0.017	< 0.002	0.017	
Area 7: Former Automobile Service Stations															
2020 Interim Action Excavation															
B-01	Farallon	B-01-16.0	16.0	Overexcavated	6/11/2020	< 0.0198	< 0.0198	< 0.0198	< 0.0198	< 0.0198	0.0106 J	< 0.0198	< 0.0198	< 0.0198	0.0106 J
FTP-01	Farallon	FTP-01-10.0	10.0	In-place	6/5/2020	< 0.0196	< 0.0196	< 0.0196	< 0.0196	< 0.0196	< 0.0196	< 0.0196	< 0.0196	< 0.0196	< 0.176
NSW-01	Farallon	NSW-01-15.0	15.0	In-place	6/11/2020	< 0.0199	< 0.0199	< 0.0199	< 0.0199	< 0.0199	< 0.0199	< 0.0199	< 0.0199	< 0.0199	< 0.179
Area 13: Former Northwest Auto Wrecking Property															
2007 - 2008 Site-Wide Surface Soil Excavation															
PR-PV6	DOF	PR-PV6	0 - 0.5	Overexcavated	2/11/2008	< 0.03	< 0.03	< 0.03	< 0.03	0.038	0.037	< 0.03	---	---	0.075
Scrape-N2	DOF	Scrape-N2	0 - 0.5	Overexcavated	2/18/2008	< 0.033	< 0.033	< 0.033	< 0.033	< 0.033	< 0.033	< 0.033	---	---	< 0.231
2020 Construction Stormwater Pond Excavation															
EX02-B-01	Farallon	EX02-B-01-2.0	2.0	In-place	6/18/2020	< 0.0200	< 0.0200	< 0.0200	< 0.0200	< 0.0200	< 0.0200	< 0.0200	< 0.0200	< 0.0200	< 0.180
EX02-B-02	Farallon	EX02-B-02-2.0	2.0	In-place	6/18/2020	< 0.0200	< 0.0200	< 0.0200	< 0.0200	< 0.0200	< 0.0200	< 0.0200	< 0.0200	< 0.0200	< 0.180

NOTES:

< denotes analyte not detected at or exceeding the reporting limit listed.

¹Depth in feet below ground surface.

²Analyzed by U.S. Environmental Protection Agency Method 8082.

DOF = Dalton, Olmsted & Fuglevand, Inc.

Farallon = Farallon Consulting, L.L.C.

PCB = polychlorinated biphenyl

**Table 8
Interim Action Soil Analytical Results for Metals
Emerald Gateway Site
Seattle, Washington
Farallon PN: 1071-026**

Sample Location	Sampled By	Sample Identification	Sample Depth (feet) ¹	Zone	Sample Date	Analytical Results (milligrams per kilogram) ²										
						Arsenic	Barium	Cadmium	Chromium	Copper	Lead	Manganese	Mercury	Selenium	Silver	Zinc
Dry Grocery Warehouse (East of Area 6)																
2020 UST Decommissioning																
UST01	Farallon	UST01-B-10.0	10.0	In-place	8/20/2020	3.85	28.2	< 1	9.01	13.2	5.9	---	< 1	< 1	< 1	---
	Farallon	UST01-E-7.0	7.0	Overexcavated	8/20/2020	15.2	76.7	2.58	24.2	40.9	21.8	---	< 1	< 1	< 1	---
	Farallon	UST01-N-7.0	7.0	Overexcavated	8/20/2020	15.7	83.8	2.42	23.8	41.9	21.4	---	< 0.4	0.594	0.403	---
	Farallon	UST01-S-7.0	7.0	Overexcavated	8/20/2020	13.7	73.5	2.18	20.9	33.9	16.6	---	< 0.4	< 0.4	< 0.4	---
	Farallon	UST01-W-7.0	7.0	Overexcavated	8/20/2020	10.7	60.9	4.07	19.8	34.3	19.1	---	< 1	< 1	< 1	---
UST02	Farallon	UST02-B-7.0	7.0	Overexcavated	8/20/2020	7.15	49.9	< 1	11.4	18.8	8.01	---	< 1	< 1	< 1	---
Area 13: Former Northwest Auto Wrecking Property																
2007 - 2008 Site-Wide Surface Soil Excavation																
EX02-B-01	Farallon	EX02-B-01-2.0	2.0	In-place	6/18/2020	7.46	---	---	---	26.1	---	---	---	---	---	---
EX02-B-02	Farallon	EX02-B-02-2.0	2.0	In-place	6/18/2020	7.90	---	---	---	18.7	---	---	---	---	---	---
PR-PV5	DOF	PR-PV5	0 - 0.5	Overexcavated	2/11/2008	8	---	0.3	16.9	55.9	59	---	---	---	---	89
PR-PV6	DOF	PR-PV6	0 - 0.5	Overexcavated	2/11/2008	8	---	0.3	17.4	37.2	30	---	---	---	---	64
PR-DP1	DOF	PR-DP1	0 - 0.5	In-place	7/25/2007	8	---	0.5	29.6	30	91	---	---	---	---	109
PR-DP-2	DOF	PR-DP-2	0 - 0.5	In-place	7/25/2007	< 7	---	0.4	---	---	83	---	---	---	---	---
PR-DP3	DOF	PR-DP3	0 - 0.5	In-place	7/25/2007	7	---	0.6	---	---	162	---	---	---	---	---
PR-DP4	DOF	PR-DP4	0 - 0.5	In-place	7/25/2007	6	---	0.5	---	---	144	---	---	---	---	---
Scrape-N1	DOF	Scrape-N1	0 - 0.5	In-place	2/18/2008	7	---	< 0.2	---	---	18	---	---	---	---	---
Scrape-N2	DOF	Scrape-N2	0 - 0.5	In-place	2/18/2008	7	---	0.3	---	---	51	---	---	---	---	---
Scrape-N3	DOF	Scrape-N3	0 - 0.5	In-place	2/18/2008	7	---	0.3	---	---	21	---	---	---	---	---
Scrape-N4	DOF	Scrape-N4	0 - 0.5	In-place	2/20/2008	8	---	0.5	---	---	78	---	---	---	---	---
Scrape-N5	DOF	Scrape-N5	0 - 0.5	In-place	2/20/2008	< 6	---	0.3	---	---	24	---	---	---	---	---
2020 Construction Stormwater Pond Excavation																
EX02-B-01	Farallon	EX02-B-01-2.0	2.0	In-place	6/18/2020	7.46	---	---	---	26.1	---	---	---	---	---	---
EX02-B-02	Farallon	EX02-B-02-2.0	2.0	In-place	6/18/2020	7.90	---	---	---	18.7	---	---	---	---	---	---

NOTES:
 < denotes analyte not detected at or exceeding the laboratory reporting limit listed.
 --- denotes sample not analyzed.
¹Depth in feet below ground surface.
²Analyzed by U.S. Environmental Protection Agency Methods 6010 or 6020.

DOF = Dalton, Olmsted & Fuglevand, Inc.
 Farallon = Farallon Consulting, L.L.C.
 NA = not applicable
 UST = underground storage tank

Table 9
Interim Action Soil Analytical Results for VPH and EPH
Emerald Gateway Site
Seattle, Washington
Farallon PN: 1071-026

Area	Area 2: Perishables Warehouse	Area 7: Former Automobile Service Stations
Sample Location	EX03-ESW-01	WSW-01
Sample Identification	EX03-ESW-01-7.0	WSW-01-15.0
Sample Depth (ft bgs) ¹	7.0	15.0
Sample Date	6/22/2020	6/11/2020
Parameter		
Volatile Petroleum Hydrocarbons² (mg/kg)		
C5-C6 Aliphatics	< 33.3	< 63.5
C6-C8 Aliphatics	< 33.3	985
C8-C10 Aliphatics	< 33.3	622
C10-C12 Aliphatics	43	1,550
C8-C10 Aromatics	< 33.3	1,600
C10-C12 Aromatics	92.5	520
C12-C13 Aromatics	396	< 63.5
Extractable Petroleum Hydrocarbons³ (mg/kg)		
C8-C10 Aliphatics	11.9	90.1
C10-C12 Aliphatics	141	107
C12-C16 Aliphatics	1,850	25.4
C16-C21 Aliphatics	1,450	4.38
C21-C34 Aliphatics	141	4.9
C8-C10 Aromatics	< 2.55	6.83
C10-C12 Aromatics	6.8	16.7
C12-C16 Aromatics	293	8.54
C16-C21 Aromatics	545	4.05
C21-C34 Aromatics	60.8	3.62

NOTES:

< denotes analyte not detected at or exceeding the reporting limit listed.

¹Depth in feet below ground surface.

²Analyzed by Northwest Method NWVPH.

³Analyzed by Northwest Method NWEPH.

EPH = extractable petroleum hydrocarbons

J = result is an estimate

mg/kg = milligrams per kilogram

VPH = volatile petroleum hydrocarbons

**Table 10
Interim Action Groundwater Analytical Results for TPH and BTEX
Emerald Gateway Site
Seattle, Washington
Farallon PN: 1071-026**

Sample Location	Sampled By	Sample Date	Sample Identification	Analytical Results (micrograms per liter)						
				DRO ¹	ORO ¹	GRO ²	Benzene ³	Toluene ³	Ethylbenzene ³	Xylenes ³
Area 7: Former Automobile Service Stations										
2021 Right-of-Way Subsurface Investigation Reconnaissance Boring Groundwater Samples										
F-35	Farallon	4/28/2021	F-35-20210428	250 x	< 250	750	0.57	< 1	9.8	15
F-37	Farallon	4/28/2021	F-37-20210428	1,400 x	< 250	1,200	< 0.35	< 1	< 1	15

NOTES:

< denotes analyte not detected at or exceeding the reporting limit listed.

¹Analyzed by Northwest Method NWTPH-Dx.

²Analyzed by Northwest Method NWTPH-Gx.

³Analyzed by U.S. Environmental Protection Agency Method 8021 or 8260/8260D.

BTEX = benzene, toluene, ethylbenzene, and xylenes

DRO = total petroleum hydrocarbons (TPH) as diesel-range organics

Farallon = Farallon Consulting, L.L.C.

GRO = TPH as gasoline-range organics

ORO = TPH as oil-range organics

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.