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STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Northwest Region Office  
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

March 13, 2023

London Kemp  
Acorn Development Group, LLC  
P.O. Box 81226  
Seattle, WA 98108  
([ldkemp@amazon.com](mailto:ldkemp@amazon.com))

**RE: No Further Action opinion for the following Property associated with a contaminated Site**

**Site name:** Block 21 Amazon 8<sup>th</sup> & Bell  
**Site address:** 2205 8th Avenue, Seattle, Washington 98121  
**Facility/Site ID:** 49369  
**Cleanup Site ID:** 16643  
**VCP Project No.:** VCP NW3344

Dear London Kemp:

The Washington State Department of Ecology (Ecology) received your request on June 8, 2022 for an opinion regarding the sufficiency of the Property cleanup associated with the Block 21 Amazon 8<sup>th</sup> & Bell facility (Site) under the [Voluntary Cleanup Program \(VCP\)](#)<sup>1</sup>. This letter provides our opinion and analysis. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), [Chapter 70A.305 RCW](#).<sup>2</sup>

## Opinion

Ecology has determined that no further remedial action is necessary at the Property to clean up contamination associated with the Site. However, further remedial action remains necessary elsewhere at the Site to clean up contamination.

Ecology bases this opinion on an analysis of whether the remedial action meets the substantive requirements of MTCA and its implementing regulations, which are specified in Chapter 70A.305 RCW and [Chapter 173-340 WAC](#)<sup>3</sup> (collectively called "MTCA").

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<sup>1</sup> <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program>

<sup>2</sup> <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305>

<sup>3</sup> <https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340>

## Property Description

This opinion applies only to the Property described in this section, which was affected by release(s) at the Site and addressed by your cleanup. The Property includes the following parcels of real property in King County:

- Tax Parcel 066000-0325
- Tax Parcel 066000-0335
- Tax Parcel 066000-0340
- Tax Parcel 066000-0345
- Tax Parcel 066000-0355
- Tax Parcel 066000-0375

**Enclosure A** includes a legal description of the Property. **Enclosure B** includes a diagram that shows where the Property is located within the Site.

## Site Description

This opinion applies to only the Site described in this section. The Site is defined by the nature and extent of contamination associated with the following release(s):

- Total petroleum hydrocarbons as diesel and heavy oil (TPH-D and TPH-O), and polycyclic aromatic hydrocarbons (PAHs) in soil.

**Enclosure B** includes Site description, history, and diagrams.

This opinion does not apply to any other sites that may affect the Property. Please note that releases from multiple sites can affect a parcel of real property. At this time, Ecology has no information that other sites affect the parcel(s) associated with this Site.

## Basis for the Opinion

Ecology bases this opinion on information in the documents listed in **Enclosure B**. You can request these documents by filing a [records request](#).<sup>4</sup> For help making a request, contact the Public Records Officer at [recordsofficer@ecy.wa.gov](mailto:recordsofficer@ecy.wa.gov) or call (360) 407-6040. Before making a request, check whether the documents are available on the [Site webpage](#).<sup>5</sup>

This opinion is void if any of the information contained in the documents is materially false or misleading.

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<sup>4</sup> <https://ecology.wa.gov/About-us/Accountability-transparency/Public-records-requests>

<sup>5</sup> <https://apps.ecology.wa.gov/cleanupsearch/site/16643>

## **Analysis of the Cleanup**

Ecology has concluded that no further remedial action is necessary at the Property to clean up contamination associated with the Site. However, Ecology has also concluded that further remedial action is still necessary to clean up contamination elsewhere at the Site. Ecology bases its conclusions on the following analysis:

### **Characterizing the Site**

Ecology has determined your completed Site characterization is sufficient for setting cleanup standards and selecting a cleanup action for the Property. **Enclosure B** describes the Site.

Investigations were conducted on the Property in 2012 and 2017 prior to redevelopment activities based on the historical presence of a former automotive repair facility and a paint facility located on the Property. The investigations did not find petroleum-related contamination present in subsurface soil or groundwater. Subsequent redevelopment activities in 2017 and 2018 discovered three underground storage tanks (USTs) and other areas of soil contamination on the Property.

Soil sampling were conducted before and during Property construction activities, including the removal of three USTs and contaminated soil. The soil sampling activities documented the lateral and vertical extents of soil contamination and confirmed that all contaminated soil within the Property boundary were removed from the Property.

Groundwater sampling conducted at the Property confirmed groundwater is not impacted by the contaminated soil.

### **Setting cleanup standards**

Ecology has determined the cleanup levels and points of compliance you set for the Site meet the substantive requirements of MTCA.

### **Cleanup Levels**

#### **Soil**

The Site is in an area with limited terrestrial habitat and qualified for a Terrestrial Ecological Evaluation (TEE) exclusion, based on WAC 173-340-7491(1)(c)(i). There are less than 1.5 acres of contiguous undeveloped land on the Site or within 500 feet of any area of the Site. Land use at the Site and surrounding area makes substantial wildlife exposure unlikely. Therefore, cleanup levels protective of terrestrial species are not needed at this Site.

The Site is in the central business district of the City of Seattle and is zoned Downtown Mixed Commercial (DMC). MTCA Method A soil cleanup levels for unrestricted land uses are appropriate for the Site. These Method A soil cleanup levels are based on protection of groundwater.

#### **Groundwater**

The highest beneficial use for groundwater under MTCA is considered to be as a drinking water source, unless it can be demonstrated that the groundwater is not potable. MTCA Method A groundwater cleanup levels are protective of potable use and are therefore appropriate.

## **Points of Compliance**

### **Soil**

The point of compliance for soil at the Site for the protection of groundwater is soils throughout the Site.

### **Groundwater**

The point of compliance for groundwater is throughout the Site, from the uppermost level of the saturated zone extending vertically and horizontally to the lowest depth, which could potentially be affected.

## **Selecting the cleanup action**

Ecology has determined the cleanup action you selected for the Property meets the substantive requirements of MTCA.

The cleanup action selected for the Property consisted of the following:

- Removal of three heating oil USTs;
- Excavation and off-Site disposal of contaminated soil; and
- Confirmational sampling of soil to document compliance with cleanup levels.

## **Implementing the cleanup action**

Ecology has determined your cleanup meets the standards set for the Property. The cleanup consisted of the following activities:

- Three USTs were decommissioned by removal in 2017:
  - 800-gallon heating oil UST;
  - 530-gallon heating oil UST; and
  - 750-gallon heating oil UST.
- A total of 5,832 tons of soil contaminated with TPH-D, TPH-O and PAHs were removed from the UST excavations and excavations near the former building elevator hydraulic jack, and in the area of the shoring wall pile E-14 along the northeast Property boundary.
- Soil sampling conducted during mass excavation activities in the area of the former USTs, former elevator jack, and near soldier pile E-14 confirmed compliance with Method A soil cleanup levels at the Property.

- Site data has been uploaded to the Ecology Environmental Management (EIM) database.

The Site extends off the Property into the right-of-way that is represented by one sample collected beyond the shoring wall along Blanchard Street. The extent of soil contamination in the right-of-way has not been defined; however, soil contamination does not extend to the property across Blanchard Street based on available soil data for that property.

## **Listing of the Site**

Based on this opinion, Ecology will update the Site status on its contaminated site database. However, because further remedial action is still necessary elsewhere at the Site, Ecology will not remove the Site from its lists of contaminated sites. Furthermore, the Property will remain listed as part of the Site because the Property cleanup does not change Site boundaries.

## **Limitations of the Opinion**

### **Opinion does not settle liability with the state**

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion **does not**:

- Change the boundaries of the Site.
- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW [70A.305.040](#)(4).<sup>6</sup>

### **Opinion does not constitute a determination of substantial equivalence**

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you performed is substantially equivalent. Courts make that determination. See RCW [70A.305.080](#)<sup>7</sup> and WAC [173-340-545](#).<sup>8</sup>

### **State is immune from liability**

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. See RCW [70A.305.170](#)(6).<sup>9</sup>

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<sup>6</sup> <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.040>

<sup>7</sup> <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.080>

<sup>8</sup> <https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340-545>

<sup>9</sup> <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.170>

## Continuation of Agreement

Thank you for cleaning up the Property under the Standard VCP process. This opinion terminates the VCP Agreement governing VCP Project No. 3344. If you should decide to clean up the remainder of the Site, you can re-apply and request additional services under the VCP.

## Questions

If you have any questions about this opinion or the termination of the Agreement, please contact me by phone at (206) 556-5258 or email at [kim.vik@ecy.wa.gov](mailto:kim.vik@ecy.wa.gov).

Sincerely,



Kim Vik  
Site Manager  
Toxics Cleanup Program, NWRO

### Enclosures (2):

- A – Property Legal Description
- B – Site Description, History, and Diagrams
- C – Basis for the Opinion: List of Documents

### cc:

London Kemp, Acorn Development Group ([ldkemp@amazon.com](mailto:ldkemp@amazon.com))  
Kristin Rincon, Acorn Development Group ([krisrinc@amazon.com](mailto:krisrinc@amazon.com))  
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Sonia Fernandez, VCP Coordinator ([sonia.fernandez@ecy.wa.gov](mailto:sonia.fernandez@ecy.wa.gov))

# Enclosure A

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## Property Legal Description

### **King County Parcel 066000-0325**

BELL HEIRS OF S A 2ND ADD LESS POR FOR ST TGW 22000 SQ FT OF TRANSFERABLE DEVELOPMENT RIGHTS TO PCL # 066000-0325, 0335, 0340, 0345, 0355 & 0375 PER DEED REC# 20151221001195

### **King County Parcel 066000-0335**

BELL HEIRS OF S A 2ND ADD TGW 22000 SQ FT OF TRANSFERABLE DEVELOPMENT RIGHTS TO PCL # 066000-0325, 0335, 0340, 0345, 0355 & 0375 PER DEED REC# 20151221001195

### **King County Parcel 066000-0340**

BELL HEIRS OF S A 2ND ADD LESS POR FOR ST

### **King County Parcel 066000-0345**

BELL HEIRS OF S A 2ND ADD LESS POR FOR ST TGW 22000 SQ FT OF TRANSFERABLE DEVELOPMENT RIGHTS TO PCL# 066000-0325, 0335, 0340, 0345, 0355 & 0375 PER DEED REC# 20151221001195

### **King County Parcel 066000-0355**

BELL HEIRS OF S A 2ND ADD LOTS 7 TO 10 INCL & N 16 FT OF LOT 11 TGW 22000 SQ FT OF TRANSFERABLE DEVELOPMENT RIGHTS TO PCL # 066000-0325, 0335, 0340, 0345, 20151221001195

### **King County Parcel 066000-0375**

BELL HEIRS OF S A 2ND ADD 11 LESS N 16 FT & ALL 12 TGW 22000 SQ FT OF TRANSFERABLE DEVELOPMENT RIGHTS TO PCL # 066000-0325, 0335, 0340, 0345, 0355 & 0375 PER DEED REC # 20151221001195

## Enclosure B

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Site Description, History, and Diagrams



## Site Description

*This section provides Ecology's understanding and interpretation of Property conditions and is the basis for the opinion expressed in the body of the letter.*

**Site:** The Site is located at a full city block (Block 21) bound by 8<sup>th</sup> Avenue to the northeast, 7<sup>th</sup> Avenue to the southwest, Bell Street to the northwest, and Blanchard Street to the southeast in the Denny Triangle neighborhood of Seattle, Washington (Property, **Figure 1**). The Property includes six King County Parcels covering a total of 77,760 square feet (1.8 acres):

- Parcel 066000-0325 (12,960 square feet)
- Parcel 066000-0335 (6,480 square feet)
- Parcel 066000-0340 (6,480 square feet)
- Parcel 066000-0345 (12,960 square feet)
- Parcel 066000-0355 (27,648 square feet)
- Parcel 066000-0375 (11,232 square feet)

The Site is defined by the projected extent of contamination caused by TPH-D and TPH-O, and PAHs released in soil. Based on the available data, the Site consists of the Property and the right-of-way to the southeast.

**Area and Property Description:** The Property is in the central business district of Seattle in an area zoned as DMC (Downtown Mixed Commercial). The Property slopes down to the northeast with elevations ranging from 105 feet above mean sea level (amsl) in the southwest to 85 feet amsl in the northeast. The Property is currently occupied with two multi-level office buildings (one 24-story building and one 8-story building) with four levels of underground parking. The buildings are owned by Amazon and are part of a campus known as Amazon Nitro North.

**Site History and Current Use:** The Property is located within the Denny Regrade area of Seattle (currently known as the Denny Triangle neighborhood) which generally includes the area bound by Denny Way to the north, 3<sup>rd</sup> Avenue to the southwest, and Olive Way to the southeast. The Denny Regrade was a major regrading and filling project from 1897 to 1930 that included the removal of Denny Hill, essentially reducing the elevation approximately 100 feet. During regrade activities, the land at and around the Property was cut in elevation up to 20 feet and subsequently filled with up to 25 feet of fill soil from nearby hills and other sources. The fill soil in the Denny Regrade area has been found to contain PAHs.

Three former buildings were present on the Property prior to 2017 (**Figure 2**). A former automotive sales and service business operated on the south corner of the Property in the early 1950s. The operations included auto repair and used oil collection. Hydraulic hoists and underground storage tanks (USTs) were associated with the business. Subsequent use of the building included a restaurant, retail, and car rental (most recent).

A former paint company operated on the southwest corner of the Property in the 1940's. The building was subsequently renovated and used as a restaurant from the 1950s through the 1990's. A heating oil UST has been associated with this building.

A third building (education center) has historically been located on the 8<sup>th</sup> Avenue side of the Property during the 1940s. This building was demolished in 1957 and replaced with a dormitory building and subsequently a hotel. The hotel operated until the late 2000s.

The Property was redeveloped from 2017 to 2020 into the current configuration. The redevelopment of the Property is one phase of a multi-office-tower redevelopment project that spanned five contiguous city blocks, known as the Rufus 2.0 development.

**Sources of Contamination:** Soil contamination on the Property is a result of releases from former USTs and other facilities located on the Property. Releases of TPH-D, TPH-O, and PAHs have been confirmed in soil. PAH contamination may also be the result of the fill from unknown sources that was placed on the Property during the Denny Regrade project.

**Physiographic Setting:** The Property is located within the Puget Sound Lowland Physiographic Province, a north-south trending structural and topographic depression that is bordered on its west side by the Olympic Mountains, and to the east by the Cascade Mountain foothills. The Puget Sound Lowland is underlain by Tertiary volcanic and sedimentary bedrock and has been filled to the present-day land surface with Pleistocene glacial and non-glacial deposits.

In the early 1900's, soil was moved into the area where the Property is located from what was formerly Denny Hill during the Denny Regrade project. The Denny Regrade consisted of the removal of a steep hill (Denny Hill) north of downtown Seattle as part of a large development project in the early part of the 20th century.

**Surface/Storm Water System:** The nearest surface water is Elliot Bay located approximately 0.5 miles to the southwest. Lake Union is located approximately 0.75 miles to the north. Surface water runoff in the area is captured in municipal storm drains and transported to the nearest surface water drainage.

**Ecological Setting:** The Property is in the downtown area of Seattle in a typical urban setting. The surface of the Property is covered by building and associated, surrounding paved areas. Denny Park, a 4.6-acre city park, is located approximately 450 feet north of the Property. Other surrounding areas are covered with asphalt, concrete, or buildings.

**Geology:** The Site is located within the Puget Sound Lowlands geologic region which is characterized by complex sequences of glacial and non-glacial sediments that overlie bedrock. Cross sections depicting the geological information along the northeast Property boundary (section A-A') and along the southwest Property boundary (section B-B') are shown on **Figure 3** and **Figure 4**. Section lines are shown on **Figure 2**.

The Property is underlain by approximately 2 to 13 feet of fill consisting of silty sand with gravel and cobbles with occasional presence of debris (wood, brick, rubble, etc.). The thickest fill was encountered along the northeast Property boundary (along 8<sup>th</sup> Avenue) and in the south corner of the Property. The fill is underlain by a layer of silt and clay interbedded with sand lenses and varying amounts of gravel and silty sand. This silt and clay layer is approximately 4 to 9 feet thick and was observed to be discontinuous across the Property. Underneath is the glacial deposits, which consist of very dense fine to medium sand with silt and gravel (glacial outwash, described as "cohesionless sand and gravel" in the cross sections), interbedded with very dense silty fine sand with gravel (glacial till, described as "till like" in the cross sections). The glacial deposits extended to the maximum explored depth of approximately 111 feet below the ground surface (bgs) (elevation 26 feet amsl).

**Groundwater:** Groundwater is documented beneath the Property from 70 to 85 feet bgs (elevation 15 to 20 feet) based on data from three on-Property groundwater monitoring wells (MW21-1 through MW21-3). Perched groundwater was not observed beneath the Property during redevelopment mass excavation activities up to the maximum excavated depth of 70

feet bgs. The groundwater monitoring wells were decommissioned prior to redevelopment activities. The inferred groundwater flow direction is to the east or northeast.

**Water Supply:** Drinking water for the area is supplied by Seattle Public Utilities (SPU) and is provided by the Cedar River Municipal Watershed. The Cedar River originates in the Cascade Mountains and drains into Lake Washington. Chester Lake is the main storage reservoir for the Cedar River Watershed system. No drinking water wells were identified within 500 feet of the Property.

**Extent of Soil and Groundwater Contamination:** The lateral extent of soil contamination has been limited to the areas of the former USTs and was limited in depth to approximately 23 feet bgs. Contaminants have not been detected in groundwater beneath the Property. Volatile organic compounds (VOCs) have not been detected in soil; therefore, vapor intrusion is not a risk.

#### **Property Cleanup Actions:**

##### **Pre-Redevelopment Investigations.**

Previous investigations were conducted on the Property in 2012 and in 2017. In 2012, five hollow stem auger borings (MW21-1 through MW21-3 and B21-1 and B21-2) and 14 direct-push borings (B21-3 through B21-16) were advanced on the Property (**Figure 2 and Figure 5**). MW21-1 through MW21-3 were completed as groundwater monitoring wells. Hollow stem auger borings were drilled to depths from 95 to 111 feet bgs, and direct push borings were advanced to depths from 7 to 20 feet bgs. Monitoring wells were installed between 95 and 100 feet bgs. Prior to redevelopment construction activities in late 2017, ten test pits (TP21-1 through TP21-10) were excavated on the Property up to a maximum depth of approximately 7.5 feet bgs (**Figure 6**).

Soil and groundwater samples collected from borings and monitoring wells in 2012 and soil samples collected from test pits in 2017 were analyzed for total petroleum hydrocarbons as gasoline (TPH-G), TPH-D, TPH-O, VOCs, and metals. Soil samples in 2012 and 2017 were also analyzed for PAHs. Metals were detected in most soil samples and all groundwater samples; however, none of the concentrations were above the MTCA Method A cleanup levels. PAHs were only detected in soil samples from test pits TP21-4, TP21-6, and TP21-9; however,

concentrations were below the cleanup levels. No other analytes were detected in the soil and groundwater samples above the method reporting limits (MRLs).

**Soil Removal and Confirmation Sampling during Property Construction.**

Three USTs (UST-1, UST-2, and UST-3) were encountered and removed during construction activities in 2017 and 2018 (**Figure 6**). Contaminated soil was encountered in area of the former UST-2 and UST-3, associated with the former automotive repair building. Contaminated soil was also encountered in the vicinity of a former hydraulic elevator jack for the former building located along 8<sup>th</sup> Avenue. Remedial excavations were conducted in areas of the hydraulic elevator jack (Area A), and former UST-2 and UST-3 (Area B). Confirmation soil samples were collected from the UST-1 excavation and from two soil removal areas (Area A and Area B). The soil removal and confirmation sampling activities are detailed below.

UST-1 Confirmation Sampling. One 800-gallon heating oil UST (UST-1) was located near the former paint company/restaurant building. UST-1 found to be in good condition with no observable leaks. Approximately 500 gallons of heating oil was pumped out prior to the removal of the UST. The UST-1 excavation extended laterally 45 by 30 feet, to approximately 10 feet bgs. Four confirmation soil samples were collected at the extents of the excavation (UST-1-SW-1-6.0, UST-1-SW-2-6.0, UST-1-SW-3-6.0, and UST-1-SW-B-8.0). TPH-D, TPH-O, and PAHs were not detected in any confirmation soil sample above the MRLs.

Area A Confirmation Sampling. Contaminated soil was observed at approximately 15 feet bgs. One investigation sample (N14-elevator-15) contained a TPH-O concentration above the MTCA Method A cleanup levels (TPH-D was not detected above the MRL). The excavation was extended to approximately 25 feet bgs and five confirmation soil samples were collected from the extents of the excavation (N14-Elevator-1-13, N14-Elevator-2-13, N14-Elevator-3-13, N14-Elevator-4-13, and N14-Elevator-25) (**Figure 7**). TPH-D and TPH-O were not detected above the MRLs in any of the Area A excavation confirmation soil samples.

Area B (UST-2 and UST-3) Confirmation Sampling. Two heating oil USTs (UST-2 and UST-3) were located near the former automotive sales and service building. UST-2 was approximately 530 gallons and UST-3 was approximately 750 gallons. Both USTs were removed in October and November 2017. Soil samples collected from the location of UST-2 contained TPH-D, TPH-O, mineral spirits and PAHs exceeding the cleanup levels up to 23 feet bgs. Soil samples collected

from the location of UST-3 did not contain TPH-D, TPH-O, or PAHs above the MRLs up to 21 feet bgs.

Contaminated soil was removed from Area B (**Figure 8**). The limits of the final remedial excavation were approximately 85 feet by 70 feet by 30 feet deep. The excavation extended laterally to the northeast Property boundary along Blanchard Street. Twenty-three confirmation soil samples were collected from the limits of the final excavation from 18 to 45 feet bgs. None of the confirmation soil samples contained TPH-D, TPH-O, or PAHs above the MTCA Method A or B cleanup levels, except one sample (E23S0-23). Sample E23S0-23 was collected at 23 feet bgs on the northeast sidewall (Property boundary) of the excavation (**Figure 8**). This sample contained TPH-D (8,660 mg/kg) and total naphthalenes (32,010 mg/kg) exceeding the MTCA Method A cleanup levels. Sample E23S0-23 was collected beyond the shoring wall along the northeast Property boundary before the lagging was placed and represents soil that is located off the Property in the right-of-way. Excavation activities were not extended beyond the Property boundary. The extent of the soil contamination off the Property has not been defined; however, based on soil data for the property across Blanchard Street, soil contamination appears to be limited to the right-of-way and street adjacent to the Property.

Soldier Pile E14. Contaminated soil was encountered near pile E14 located along the northeast Property boundary, north of the Area B remedial excavation (**Figure 8**). TPH-D (2,560 mg/kg) and naphthalene (108,000 mg/kg) exceeded the MTCA Method A cleanup levels. This soil was removed and stockpiled. A confirmation soil sample collected from the same location at approximately 25 feet bgs did not contain TPH-D or PAHs (including naphthalene) above the MRLs.

Approximately 5,832 tons of TPH- and PAH-contaminated soil were removed from the Property during the remedial excavation activities and disposed offsite. Groundwater was not encountered in any remedial excavation. The mass excavation for the redevelopment extended to 70 feet bgs across the entire Property (lot-line to lot-line).

## Enclosure C

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Basis for the Opinion: List of Documents

#### Basis for the Opinion: List of Documents

1. GeoEngineers, *Cleanup Action and UST Closure Report, Rufus 2.0 Development, Block 21, Seattle, Washington*, August 6, 2020.
2. GeoEngineers, *Environmental Construction Contingency Plan, Soil and Groundwater Management, Rufus 2.0 Development, Block 21 Denny Triangle, Seattle, Washington 98101*, October 3, 2017.
3. GeoEngineers, *Phase I Environmental Site Assessment Update, Rufus 2.0 Property (Denny Triangle Block 21), Seattle, Washington*, November 22, 2013.
4. GeoEngineers, *Phase II Environmental Site Assessment, Rufus 2.0, Block 21, Denny Triangle, Seattle, Washington*, November 21, 2012.
5. GeoEngineers, *Phase II ESA, 2210 7<sup>th</sup> Avenue, Lot 3, Seattle, Washington*, November 21, 2012.
6. GeoEngineers, *Phase I Environmental Site Assessment, 2210 7<sup>th</sup> Avenue (Lot 3), Seattle, Washington*, November 2, 2012.
7. GeoEngineers, *Phase I Environmental Site Assessment, Rufus 2.0, Denny Triangle, Blocks 14, 19, 20, 18 and 21, Seattle, Washington*, June 7, 2012.





1,000 0 1,000  
Feet

### Vicinity Map

Rufus 2.0 Development - Block 21  
Seattle, Washington



Figure 1

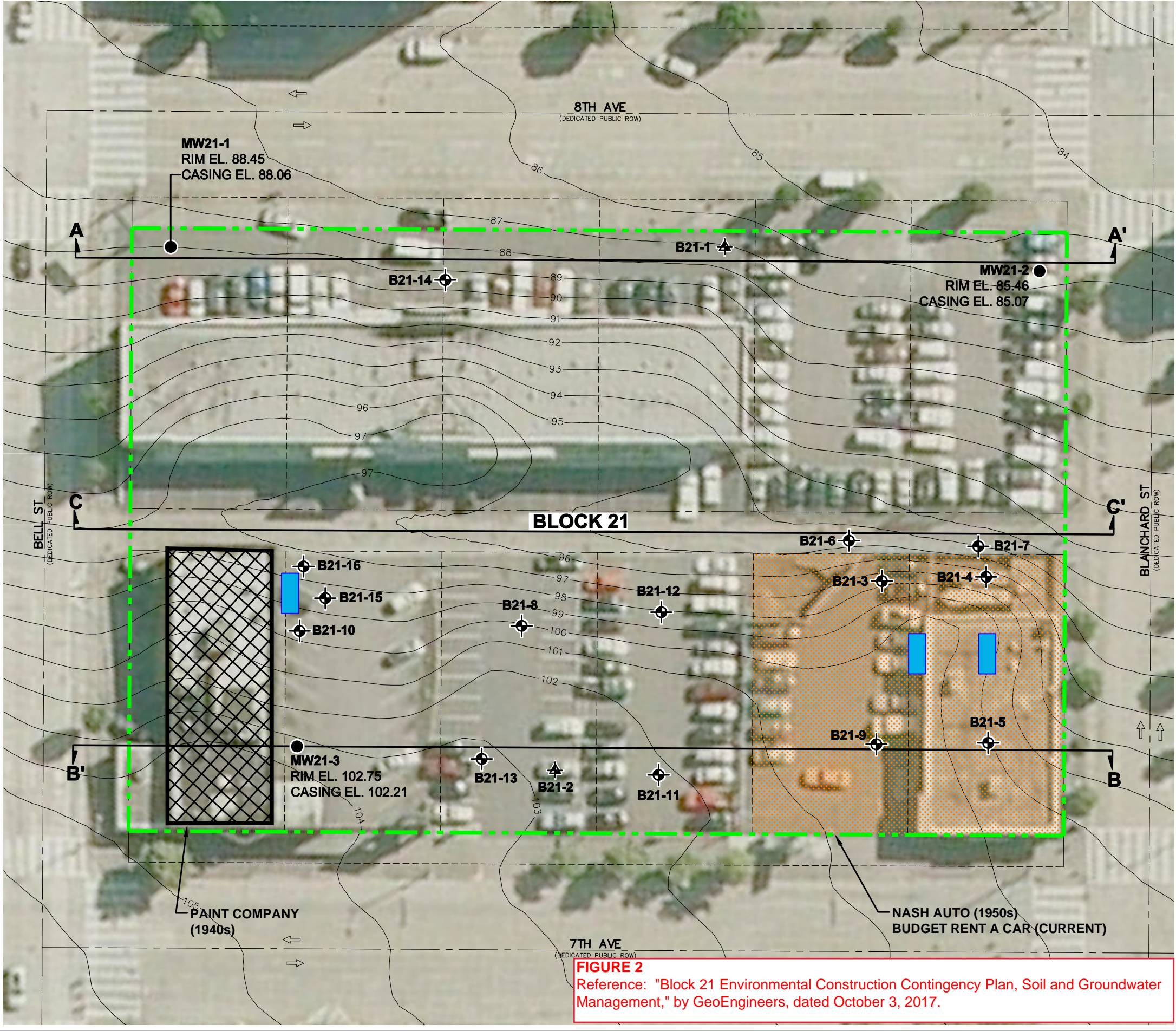
### Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Mapbox Open Street Map, 2016

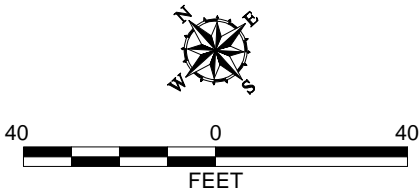
Projection: NAD 1983 UTM Zone 10N





**Legend**

- B21-1** (Boring Symbol) Boring Completed for this Study
- MW21-1** (Monitoring Well Symbol) Monitoring Well Completed for this Study
- B21-1** (Deep Hollow-Stem Auger Boring Symbol) Deep Hollow-Stem Auger Boring Completed for this Study
- A A'** (Cross-Section Location Symbol) Cross-Section Location
- Subject Property Boundary** (Green Dashed Line)
- Historical Auto Repair Building Footprint** (Orange Stippled Area)
- Possible or Known Former UST Area** (Blue Solid Area)
- Other Use of Potential Concern as Indicated** (Cross-hatched Area)



**Notes**

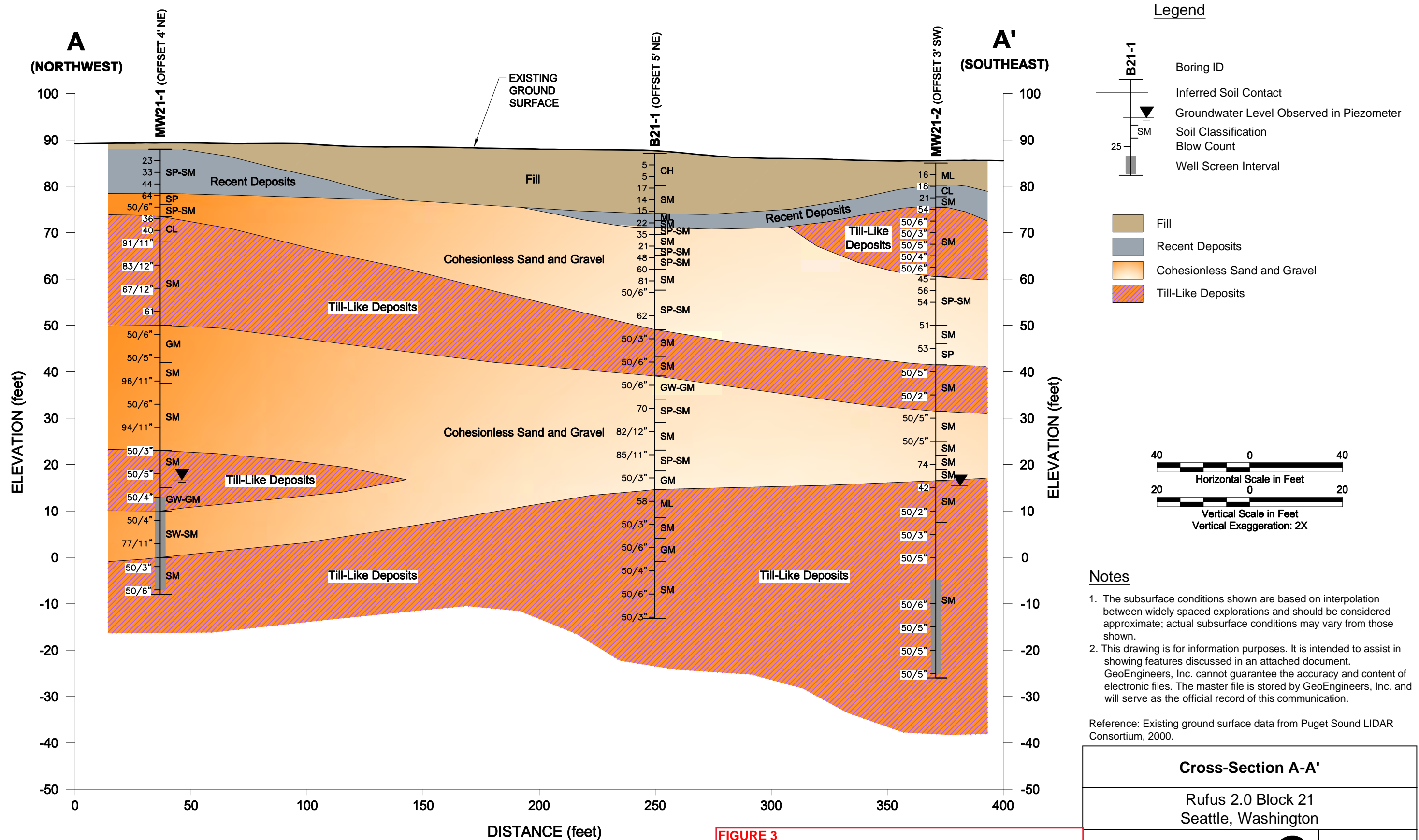
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Reference: Site survey CAD file "XS-SUR.dwg" provided by Bush, Roed & Hitchings, Inc., dated March 2012. Aerial photo from Aerial Express, 2009. Contour data from Puget Sound LIDAR Consortium, 2000.

<b>Overview Site Plan and Historical Sources of Potential Contamination</b>	
Rufus 2.0 Block 21 Seattle, Washington	
<b>GEOENGINEERS</b>	<b>Figure 2</b>



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**FIGURE 3**  
Reference: "Phase II Environmental Site Assessment Report,"  
by GeoEngineers, dated November 21, 2012.

**FIGURE 4**  
Reference: "Phase II Environmental Site Assessment Report,"  
by GeoEngineers, dated November 21, 2012.

## Notes

1. The subsurface conditions shown are based on interpolation between widely spaced explorations and should be considered approximate; actual subsurface conditions may vary from those shown.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document.  
GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Reference: Existing ground surface data from Puget Sound LIDAR Consortium, 2000.

### Cross-Section B-B'

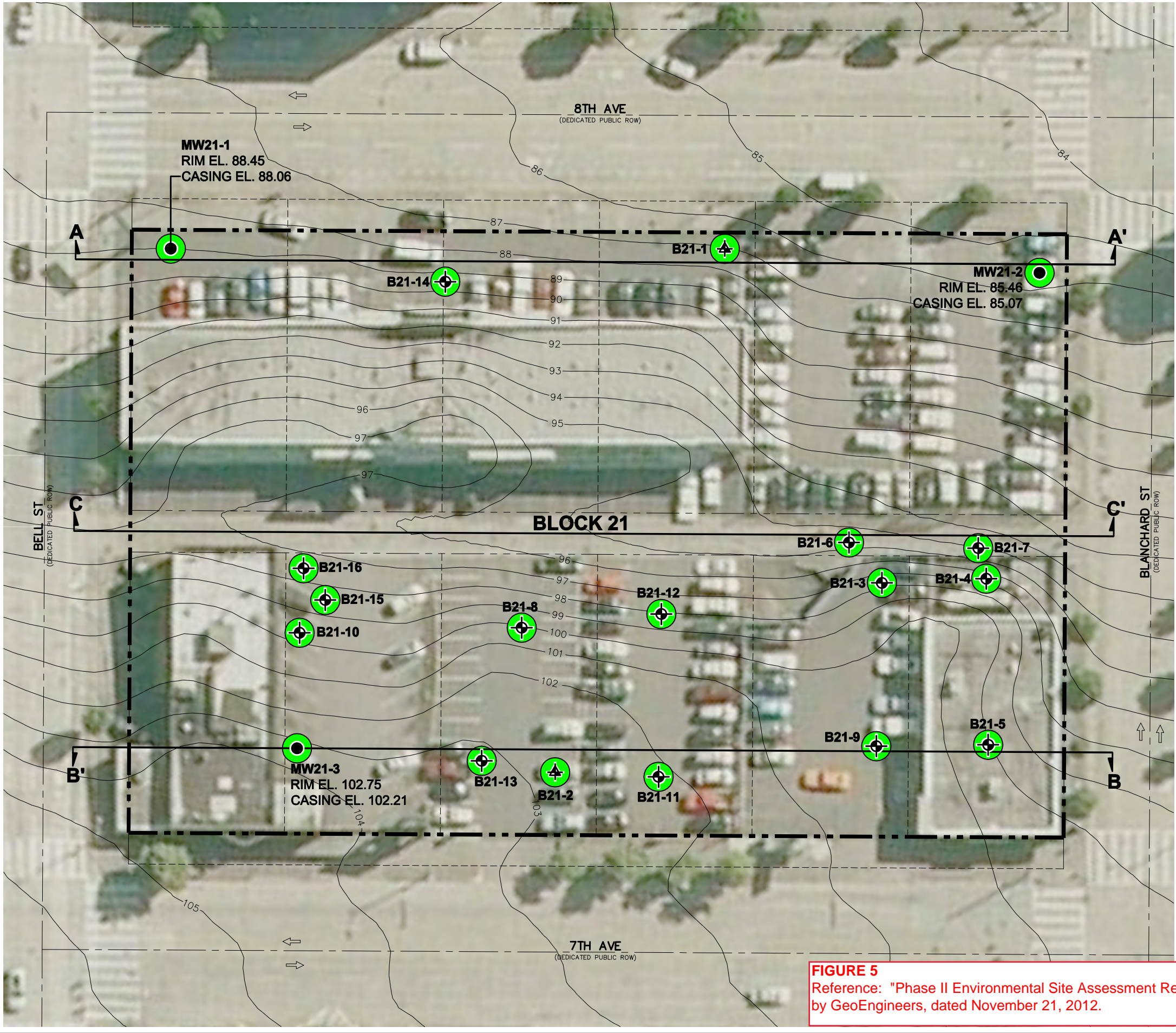
Rufus 2.0 Block 21  
Seattle, Washington

**GEOENGINEERS** 

**Figure B-2**



P:\20\204\3400\1\CAD\1\TASK 200 ENVIRONMENTAL\204\3400-1\Task 200 SOIL CONTAMINATION IDENTIFIED.DWG\TAB:SITE PLAN MODIFIED BY THICHAUD ON NOV 14, 2012 - 11:13



Legend

- B21-1 Boring Completed for this Study
- MW21-1 Monitoring Well Completed for this Study
- B21-1 Deep Hollow-Stem Auger Boring Completed for this Study
- A A' Cross-Section Location
- Subject Property Boundary
- Contaminants of concern were not detected.  
Metals were detected at concentrations similar to natural background concentrations.

Notes

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Reference: Site survey CAD file "XS-SUR.dwg" provided by Bush, Roed & Hitchings , Inc., dated March 2012. Aerial photo from Aerial Express, 2009. Contour data from Puget Sound LIDAR Consortium, 2000.

Soil Contamination Identified during  
2012 Subsurface Exploration

Rufus 2.0 Block 21  
Seattle, Washington

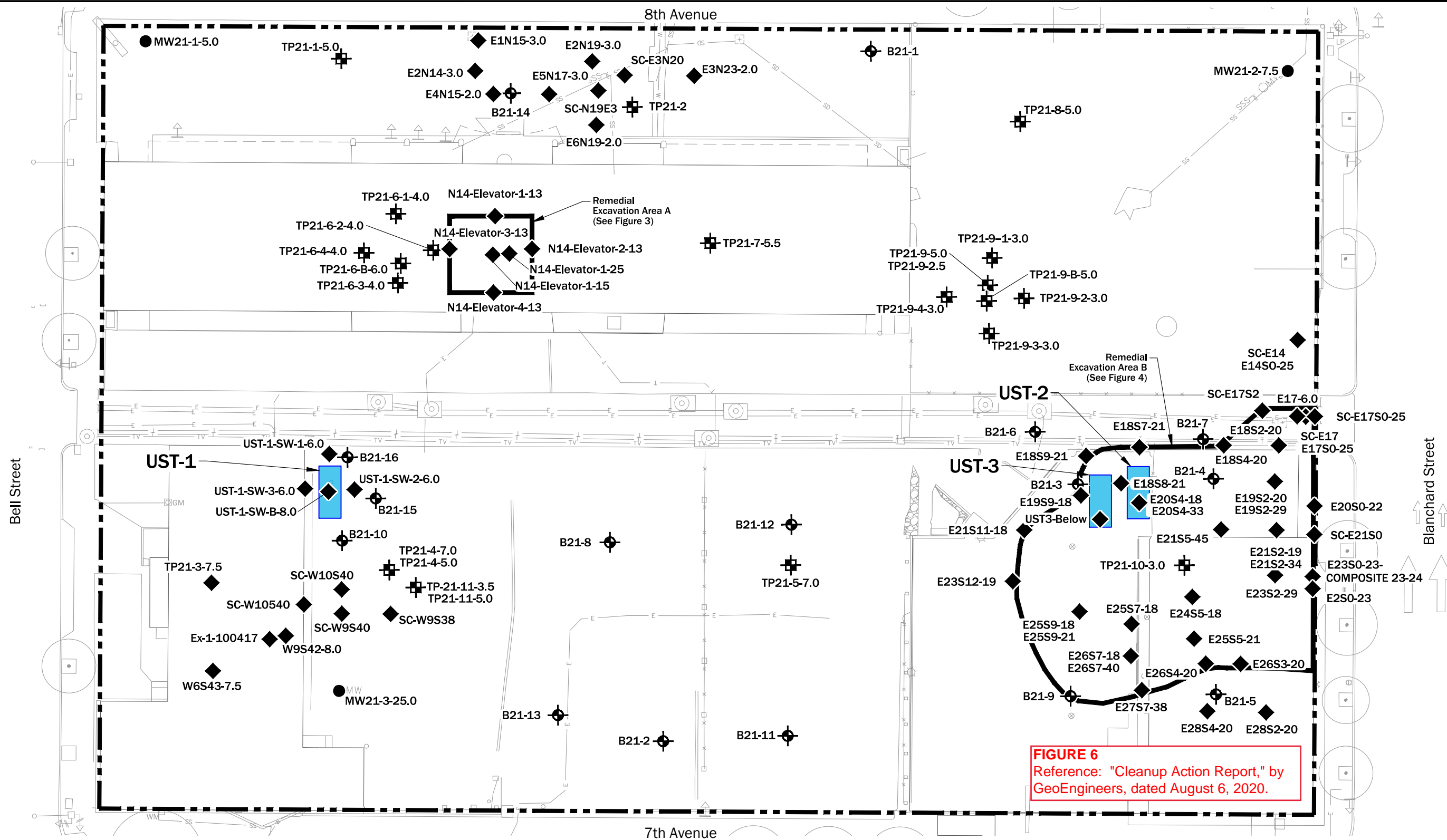


Figure 3

**FIGURE 5**  
Reference: "Phase II Environmental Site Assessment Report,"  
by GeoEngineers, dated November 21, 2012.



\\geoengineers.com\W\Projects\20\20434001\CAD\30\Environmental\Block 21 RIFS Cleanup Action Report\2043400130\_F02\_Sample Locations.dwg TAB:Eastern Area Date Exported: 06/06/19 - 11:16 by mwoods



Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Site survey CAD file "XS-SUR.dwg" provided by Bush, Roed & Hitchings, Inc., dated March 2012. Aerial photo from Aerial Express, 2009. Contour data from Puget Sound LIDAR Consortium, 2000.

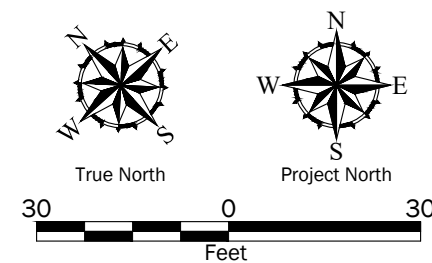
Projection: NAD83 WA State Planes, N Zone, US Foot

### Legend

- Subject Property Boundary
- Historic Underground Storage Tank (UST) Locations

E27S7-38 Characterization or Confirmation Soil Sample - Obtained in 2017 or 2018  
Approximate Depth Below Previous Ground Surface  
Sample ID

- TP21-1 Test Pit (GeoEngineers)
- MW21-1 Monitoring Well (GeoEngineers)
- B21-1 Boring (GeoEngineers)



### Characterization and Confirmation Sample Locations

Rufus 2.0 Development - Block 21  
Seattle, Washington



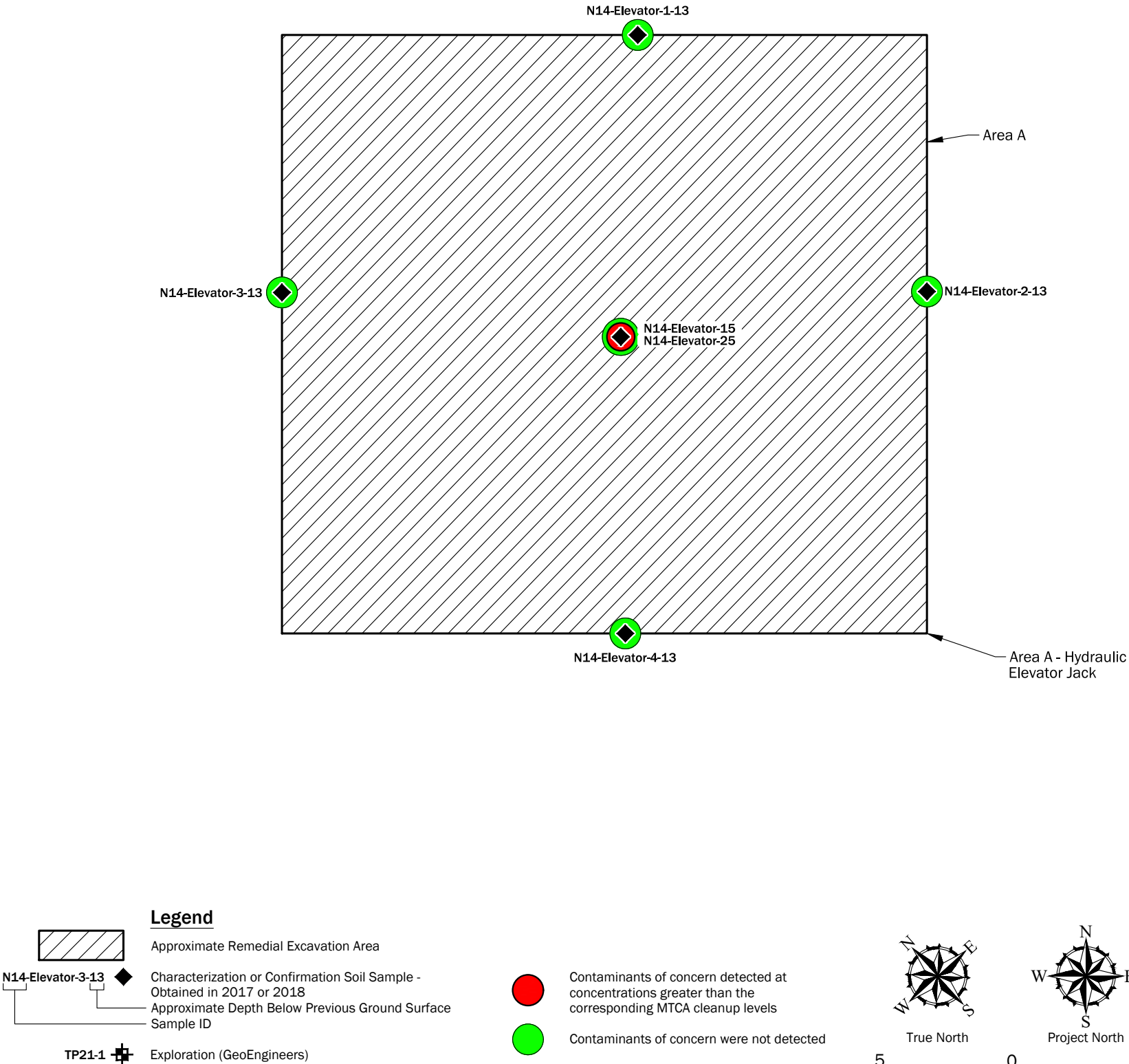
Figure 2

\\geoengineers.com\WAN\Projects\20\20434001\CAD\30\Environmental\Block 21 RIFS Cleanup Action Report\2043400130\_F03 RE Area A.dwg TAB:North Area Date Exported: 06/06/19 - 10:44 by mwoods


Notes:  
1. The locations of all features shown are approximate.  
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Site survey CAD file "XS-SUR.dwg" provided by Bush, Roed & Hitchings, Inc., dated March 2012. Aerial photo from Aerial Express, 2009. Contour data from Puget Sound LIDAR Consortium, 2000.

Projection: NAD83 WA State Planes, N Zone, US Foot



**FIGURE 7**  
Reference: "Cleanup Action Report," by  
GeoEngineers, dated August 6, 2020.

<b>Remedial Excavation Area A</b>	
Rufus 2.0 Development - Block 21 Seattle, Washington	
<b>GEOENGINEERS</b> 	<b>Figure 3</b>

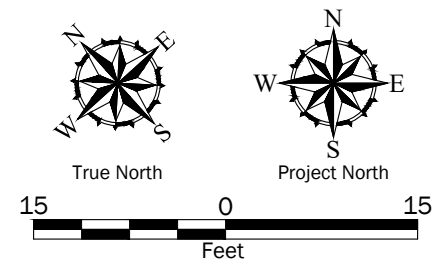
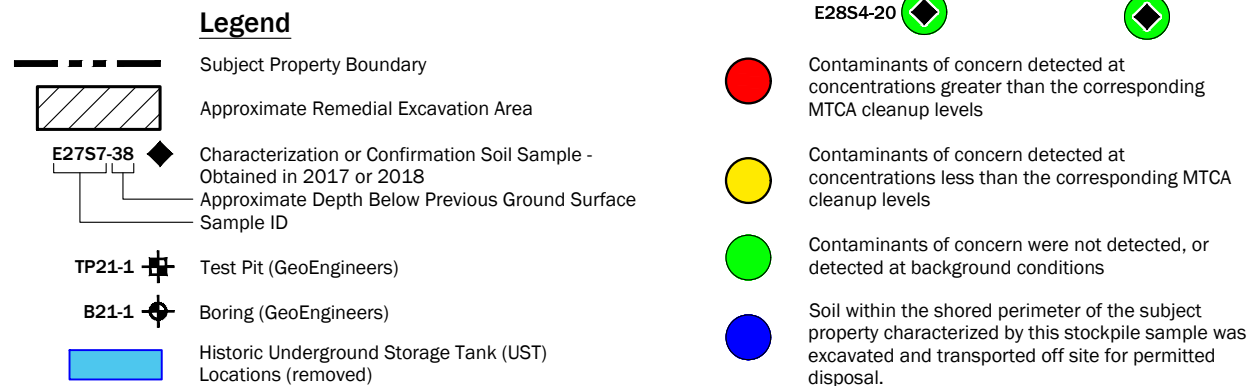
\\geoengineers.com\W\Projects\20\20434001\CAD\30\Environmental\Block 21 RIFS Cleanup Action Report\2043400130\_F04 RE Area B.dwg TAB:Eastern Area Date Exported: 07/11/19 - 17:57 by mwoods

Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Site survey CAD file "XS-SUR.dwg" provided by Bush, Roed & Hitchings, Inc., dated March 2012. Aerial photo from Aerial Express, 2009. Contour data from Puget Sound LIDAR Consortium, 2000.

Projection: NAD83 WA State Planes, N Zone, US Foot



**FIGURE 8**  
Reference: "Cleanup Action Report," by GeoEngineers, dated August 6, 2020.

