



February 13, 2024

Tena Seeds
Washington State Department of Ecology
15700 Dayton Avenue North
Shoreline, Washington 98133

**RE: PROGRESS REPORT FOR JANUARY 2024
BLOCK 38 WEST SITE
500 THROUGH 536 WESTLAKE AVENUE NORTH
SEATTLE, WASHINGTON
AGREED ORDER NO.: DE 17963
FARALLON PN: 397-019**

Dear Tena Seeds:

Farallon Consulting, L.L.C. (Farallon) has prepared this progress report on behalf of City Investors IX L.L.C. (City Investors IX) to provide a written monthly report describing actions taken during the previous month to implement the requirements of the Agreed Order and to document the remedial investigation activities conducted during January 2024 at the Block 38 West Site. The remedial investigation activities are being performed under Agreed Order No. DE 17963 (AO) between the Washington State Department of Ecology (Ecology) and City Investors IX. The Block 38 West Site, as defined under the AO, is where a hazardous substance, other than a consumer product in consumer use, has been deposited, stored, disposed of, or placed, or otherwise come to be located. The Block 38 West Site is generally located at 500 through 536 Westlake Avenue North in Seattle, Washington (Block 38 West Property).

This progress report provides a summary of activities performed during the reporting period, changes in key personnel involved with the work, deviations from the scope of work, deviations from the schedule and resolution, a summary of sampling and testing reports, work planned and deliverables for the next reporting period, and public or regulatory communications.

ACTIVITIES CONDUCTED DURING THE REPORTING PERIOD

No remedial activities were conducted during this reporting period. Future elements of the remedial investigation, which include quarterly groundwater monitoring events, will be performed in accordance with the AO and the Ecology-approved *Remedial Investigation Work Plan, Block 38 West Site, 500 through 536 Westlake Avenue North, Seattle, Washington* dated April 26, 2023, prepared by Farallon (RI Work Plan).



On January 3, 2024, Ecology approved the *Final Interim Action Report for the Block 38 West Site 500 through 536 Westlake Avenue North, Seattle, Washington* dated December 28, 2023, prepared by Farallon.

On January 5, 2024, City Investors IX and Farallon incorporated Ecology's comments and submitted the *Interim Action Report, Alley Area of Block 38 West Site between Republican Street and Mercer Street*. Ecology approved the report on January 10, 2024.

CHANGES IN KEY PERSONNEL

There are no deviations to report for the work related to the requirements of the AO.

DEVIATIONS FROM INTERIM ACTION WORK PLAN OR APPROVED SCOPE OF WORK

There are no deviations to report for the work related to the requirements of the AO.

DEVIATIONS FROM SCHEDULE AND RESOLUTIONS

Currently, no delays are anticipated to the AO schedule.

SAMPLING PERFORMED, RESULTS, DATA VALIDATION, AND ENVIRONMENTAL INFORMATION MANAGEMENT DATABASE

Activities conducted during this reporting period related to data collection, validation, and management, and included evaluation and presentation of groundwater laboratory analytical results for total petroleum hydrocarbons as diesel- and oil-range organics. City Investors IX and Farallon participated in ongoing discussions with Ecology regarding interpretation of Ecology's *Guidance for Silica Gel Cleanup in Washington State*, published in November 2023, as it relates to the Block 38 West Site groundwater data set.

WORK PLANNED FOR NEXT REPORTING PERIOD

Work planned for the February 2024 reporting period includes the following:

- Conducting the fourth quarterly groundwater monitoring event the week of February 26, 2024;
- Preparing and submitting the *Agency Review Draft Remedial Investigation and Feasibility Study Report* and incorporating the January 2024 Model Toxics Control Act (MTCA) rule update into the report; and
- Continuing progress meetings with Ecology to discuss the remedial investigation data set.

PUBLIC OR REGULATORY COMMUNICATIONS

City Investors IX has not participated in any meetings with interested members of the public or local governments, nor has it had any formal communications with Ecology personnel during this reporting period (i.e., other than ongoing coordination and discussions with Ecology regarding the remedial investigation).



Please contact the undersigned at (425) 295-0800 if you have questions or need additional information.

Sincerely,

Farallon Consulting, L.L.C.

Suzy Stumpf, P.E.
Principal Engineer

cc: Corey Wilson, City Investors IX L.L.C.

SS:mbg