



May 13, 2024

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

**RE: PROGRESS REPORT FOR APRIL 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 and regulatory reporting activities conducted during April 2024 at the Block 38 West Site. The remedial investigation and regulatory reporting 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

On April 4, 2024, City Investors IX and Farallon met with Ecology and the Attorney General's Office to provide an update on the cleanup status of the Block 38 West Site, coordinate the schedule for public review of the Draft Remedial Investigation and Focused Feasibility Study and Draft Cleanup Action Plan, and initiate the Consent Decree process.

On April 17, 2024, City Investors IX and Farallon met with Ecology to discuss the laboratory analytical results for the fourth quarterly groundwater monitoring event completed in February 2024. City Investors IX and Ecology discussed data flags for methylnaphthalenes and naphthalenes analysis by U.S. Environmental Protection Agency Method 8270E for



groundwater samples collected from select monitoring wells. On April 22, 2024, Ecology concluded that based on naphthalenes and/or methylnaphthalenes concentrations being reported at the laboratory reporting limit and/or less than applicable screening levels for the first three quarters of groundwater monitoring completed under the remedial investigation that additional analysis for naphthalenes was not needed.

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 include tabulation of draft groundwater laboratory analytical results for Ecology's review. City Investors IX and Farallon have incorporated 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.

Based on Ecology's concurrence that the groundwater monitoring scope of work under the RI Work Plan was complete, City Investors IX began the data validation process and preparing the remedial investigation data set to upload to Ecology's Environmental Information Management Database.

WORK PLANNED FOR NEXT REPORTING PERIOD

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

- Continuing progress meetings with Ecology regarding the Agency Review Draft Remedial Investigation and Feasibility Study Report and outline for the Agency Review Draft Cleanup Action Plan;
- Completing the data validation for the remedial investigation and uploading the data set to Ecology's Environmental Information Management Database; and,
- Updating the Agency Review Draft Remedial Investigation and Feasibility Study Report with the data from the fourth quarterly groundwater monitoring event and Ecology's comments.



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