



January 15, 2025

Brett Carp
Washington State Department of Ecology
15700 Dayton Avenue North
Shoreline, Washington 98133

**RE: PROGRESS REPORT FOR DECEMBER 2024
EMERALD GATEWAY SITE
3301 SOUTH NORFOLK STREET
SEATTLE AND TUKWILA, WASHINGTON
AGREED ORDER NO: DE 16659
FARALLON PN: 1071-026**

Dear Brett Carp:

Farallon Consulting, L.L.C. (Farallon) has prepared this progress report on behalf of Prologis-Exchange 3301 South Norfolk LLC (Prologis) to document the activities conducted during December 2024 at the Emerald Gateway Site at 3301 South Norfolk Street in Seattle and Tukwila, Washington (herein referred to as the Site). This progress report was prepared in accordance with the requirements of Section VII(E) of Agreed Order No. DE 16659 dated January 15, 2020, between the Washington State Department of Ecology (Ecology) and Prologis (Agreed Order).

ACTIVITIES COMPLETED DURING THIS REPORTING PERIOD

The following activities were completed during this reporting period to comply with the Agreed Order:

- Email communications with Ecology regarding the Site status and a request for preparation of a project schedule. The project schedule is included as Attachment A.
- Farallon continued to support the general contractor during Site redevelopment. No contaminated or potentially contaminated soil was encountered during this reporting period.
- The progress report for November 2024 was prepared and submitted.

SAMPLING RESULTS AND DATA VALIDATION

No samples were collected during this reporting period. Analytical results for soil samples collected during previous reporting periods were uploaded to Ecology's Environmental Information Management database during the July 2024 reporting period.



SCHEDULE OF PROPOSED ACTIVITIES FOR JANUARY 2025 REPORTING PERIOD

Farallon anticipates conducting the following activities for the next reporting period:

- Continued support to the general contractor during discoveries of underground storage tanks or petroleum-contaminated soil;
- Coordination with the general contractor to identify existing monitoring wells in the western portion of the Site that may require decommissioning and/or replacement during development activities; and
- Meeting with Ecology to discuss Site status on January 22, 2025. In addition, a Site visit will be scheduled with Ecology in February 2025.

PROBLEMS ENCOUNTERED, ANTICIPATED DELAYS, AND SOLUTIONS

No problems or delays were encountered during this reporting period.

CLOSING

Please contact Pete Kingston at (206) 200-2346 if you have questions or need additional information.

Sincerely,

Farallon Consulting, L.L.C.

Pete Kingston, L.G.
Principal Geologist

Attachment A: Project Schedule

cc: Manasi Chavan, Prologis, L.P.
Brett Richer, Prologis, L.P.
Beau Johnson, Ecology
Mahta Ansari, Ecology
Yusuf Pehlivan, Farallon

PK:cm

Emerald Gateway - Project Schedule



Task Name	Duration	Start	Finish	Predecessors	Year																															
					2019				2020				2021				2022				2023				2024				2025				2026			
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1 RI/FFS-CAP and VCP Application Submitted to Ecology	1d	01/29/19	01/29/19																																	
2 VCP Application Rejected by Ecology; Agreed Order Negotiations Begin	1d	02/22/19	02/22/19																																	
3 Area 4 UST Decommissioning	8d	04/02/19	04/09/19																																	
4 Pre-Interim Action Design Investigation	8d	06/26/19	07/03/19																																	
5 Interim Action Work Plan Submitted to Ecology	1d	12/13/19	12/13/19																																	
6 Ecology Issued Agreed Order No. DE 16659	1d	01/15/20	01/15/20																																	
7 Interim Action Design Report Submitted to Ecology	1d	04/02/20	04/02/20																																	
8 Monitoring Well Decommissioning	63d	05/29/20	07/30/20																																	
9 Demolition of Existing Buildings	131d	06/01/20	10/09/20																																	
10 Site Grading and Development	1914d	06/01/20	08/27/25																																	
11 Site Grading and Utility Infrastructure Construction (Ongoing)	1690d	06/01/20	01/15/25																																	
12 East Warehouse and King County Metro Building Construction (Complete)	391d	01/01/21	01/26/22																																	
13 North Warehouse Construction (Complete)	196d	07/01/22	01/12/23																																	
14 West Warehouse Construction (Complete)	175d	01/01/24	06/23/24																																	
15 Central Warehouse Construction (Planned)	180d	03/01/25	08/27/25																																	
16 Interim Action	1796d	06/01/20	05/01/25																																	
17 Development Support for Contaminated Soil Discoveries (Ongoing)	1796d	06/01/20	05/01/25																																	
18 Area 2 Excavation	1d	06/22/20	06/22/20																																	
19 Area 6 Excavation	12d	09/16/20	09/27/20																																	
20 Area 7 Excavation	6d	06/11/20	06/16/20																																	
21 Area 7 Supplemental Subsurface Investigation and Off-Property Monitoring Well Installation/Sampling	545d	04/28/21	10/24/22																																	
22 Area 11 Excavation and UST Decommissioning	75d	07/14/20	09/26/20																																	
23 Former Dry Grocery Warehouse UST Discovery and Decommissioning	38d	08/18/20	09/24/20																																	
24 Area 7/Area 13 UST Discovery and Decommissioning	4d	08/26/22	08/29/22																																	
25 Area 13 Pond/Brick Excavation	7d	01/09/24	01/15/24																																	
26 Anticipated Interim Action Completion (concurrent with completion of subsurface site development work)	1d	05/01/25	05/01/25																																	
27 Interim Action Reporting	1121d	11/18/22	12/12/25																																	
28 Interim Action Progress Report Submitted to Ecology	1d	11/18/22	11/18/22																																	
29 Prepare Draft Interim Action Report and Submit to Ecology	60d	05/02/25	06/30/25	26																																
30 Ecology Review of Draft Interim Action Report	90d	07/01/25	09/28/25	29																																
31 Address Ecology Comments and Submit Final Interim Action Report to Ecology	30d	09/29/25	10/28/25	30																																
32 Ecology Review/Approval of Final Interim Action Report	45d	10/29/25	12/12/25	31																																
33 RI Work Plan	1895d	11/04/20	01/11/26																																	
34 RI Work Plan Extension Request	1d	11/04/20	11/04/20																																	
35 RI Work Plan Extension Approval Letter	1d	11/17/20	11/17/20																																	
36 RI Work Plan Kickoff Meeting With Ecology	1d	05/02/25	05/02/25	26																																
37 Prepare Draft RI Work Plan and Submit to Ecology for Review	90d	05/02/25	07/30/25	26																																
38 Ecology Review of Draft RI Work Plan	90d	07/31/25	10/28/25	37																																
39 Address Ecology Comments and Submit Final RI Work Plan to Ecology	30d	10/29/25	11/27/25	38																																
40 Ecology Review/Approval of Final RI Work Plan	45d	11/28/25	01/11/26	39																																
41 RI Field Program	180d	01/12/26	07/10/26	40																																
42 RI/FS Report	300d	07/11/26	05/06/27																																	
43 Prepare Draft RI/FS Report and Submit for Ecology Review	90d	07/11/26	10/08/26	41																																
44 Ecology Review of Draft RI/FS Report	90d	10/09/26	01/06/27	43																																
45 Address Ecology Comments and submit Public Comment Draft RI/FS Report to Ecology	30d	01/07/27	02/05/27	44																																
46 RI/FS Report Public Comment Period	30d	02/06/27	03/07/27	45																																
47 Address Public Comments and submit Final RI/FS Report to Ecology	30d	03/08/27	04/06/27	46																																
48 Ecology Review/Approval of Final RI/FS Report	30d	04/07/27	05/06/27	47																																
49 Prepare Draft Cleanup Action Plan and Submit for Ecology Review	90d	05/07/27	08/04/27	48																																