



January 23, 2026

Tena Seeds
Washington State Department of Ecology
3190 160th Avenue Southeast
Bellevue, Washington 98008

**RE: 2025 ANNUAL PROGRESS REPORT
BLOCK 38 WEST SITE
500 THROUGH 536 WESTLAKE AVENUE NORTH
SEATTLE, WASHINGTON
CONSENT DECREE NO: 25-2-01367-7 SEA
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 report describing activities conducted in 2025 to implement the requirements of the Consent Decree at the Block 38 West Site. The regulatory reporting activities are being performed under Consent Decree No. 25-2-01367-7 SEA (CD) between the Washington State Department of Ecology (Ecology) and City Investors IX. The Block 38 West Site, as defined under the CD, 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 December 1, 2025, the first annual periodic monitoring of the concrete cap overlying areas of remaining soil contamination in the alley and in the Westlake Avenue North right-of-



way near the northwestern corner of the Block 38 West Property was conducted in accordance with the Compliance Monitoring Plan.¹

Based on the December 2025 visual inspection conducted at the Block 38 West Site, the capped areas are in good condition and performing as intended. The December 2025 periodic monitoring form and photolog are provided in Attachment A.

CHANGES TO KEY PERSONNEL

There are no changes to key personnel associated with the Block 38 West Site.

DEVIATIONS FROM APPROVED SCOPE OF WORK

There are no deviations to the work related to the requirements of the CD.

DEVIATIONS FROM SCHEDULE AND RESOLUTIONS

There are no deviations from the anticipated CD schedule.

SAMPLING PERFORMED, RESULTS, DATA VALIDATION

No sampling activities were conducted at the Block 38 West Site during this reporting period.

WORK PLANNED FOR NEXT REPORTING PERIOD

Work planned for the 2026 reporting period includes conducting the second annual periodic monitoring event.

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.

¹ Farallon. 2024. Letter Regarding Compliance Monitoring Plan, Block 38 West Site, 500 Through 536 Westlake Avenue North, Seattle Washington. From Suzy Stumpf. To Tena Seeds, Washington State Department of Ecology. December 20.



Farallon appreciates the opportunity to provide environmental consulting services for this project. Please contact either of the undersigned at (425) 295-0800 if you have questions or need additional information.

Sincerely,

Farallon Consulting, L.L.C.

Greg Peters
Associate Environmental Scientist

Suzy Stumpf, P.E.
Principal Engineer

Attachments: Attachment A, 2025 Periodic Monitoring Form and Photolog

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

GP/SS:cm

**ATTACHMENT A
DECEMBER 2025 PERIODIC MONITORING FORM**

2025 ANNUAL PROGRESS REPORT
Block 38 West Site
500 through 536 Westlake Avenue North
Seattle, Washington

Farallon PN: 397-019



PERIODIC MONITORING FORM

Preparer's Name: Greg Peters Date/Time Prepared: 12/1/2025 @ 100:00 AM
Site Name: Block 38 West Site Farallon PN: 397-019

Site Information

Owner's Consultant/

Facility Manager: Mike Stanton (Facility Manager) Interviewed: Yes No

Mailing Address: 601 Union St Suite 2800

City: Seattle State: WA Zip Code: 98101

Phone No.: 206-607-1700 Email: Mike.stanton@jll.com

Current Land Use (Check appropriate boxes)

- Residential Commercial (office) Commercial (warehouse) Strip Mall Industrial
 Other, Describe: _____

Cap Material (Check all appropriate boxes that apply)

- Earthen/Soil Asphalt Concrete Other, Describe:

Inspection Scope:

The cap is currently comprised solely of concrete and there are no asphalt paved areas comprising any portion of the cap. To ensure the integrity of the completed remedial actions, periodic monitoring of the concrete capped areas outside the footprint of the newly constructed building and within the alley separating Block 38 West and Block 38 East will be conducted for the foreseeable future. The inspection will consist of a walking survey of the exterior portion of the Property in areas where COCs exceeded the established cleanup levels for direct contact and/or the protection of terrestrial receptors.

Visual Inspection

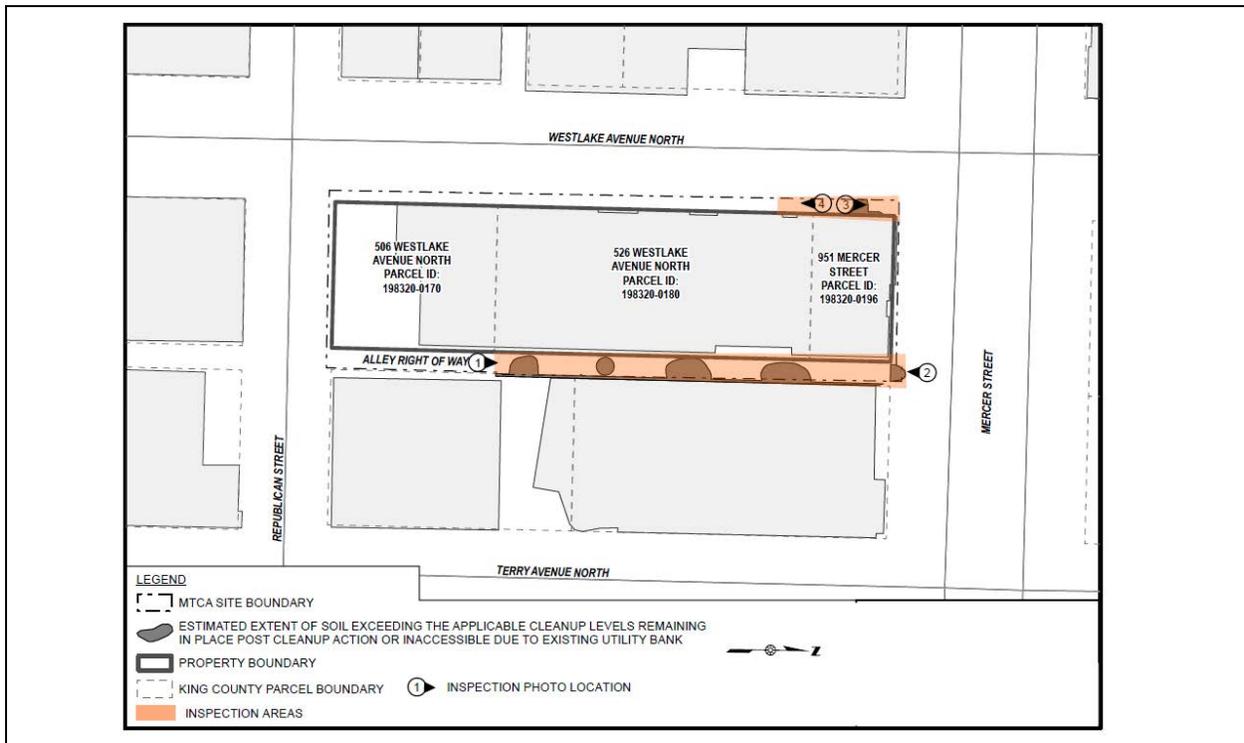
Using the attached checklist, inspect the concrete capped areas outside the footprint of the newly constructed building and within the alley separating Block 38 West and Block 38 East. Summarize the results of the visual inspection below:

On Monday December 1, 2025, Farallon conducted a visual inspection of the concrete capped areas (alleyway and northwestern corner) of the Block 38 West Site where contaminated soil was left in-place following the completion of cleanup action activities. No cracks, differential settlement, spalling, buckling or vegetation in cracks were observed in the capped areas during the visual inspection.



Site Inspection Sketch

In the area below, provide an appropriate sketch(s) indicating areas inspected and locations of problem areas with recommended repairs. Include additional pages and photographs of areas as appropriate.



General Comments

Provide any other information that may be of importance in understanding the recommendations for annual cap maintenance activities for the Site.

The concrete capped areas at the Block 38 West Site are in good condition and no repairs are warranted at this time. Photographs of the capped areas are provided in the attached photolog.



VISUAL INSPECTION CHECKLIST

ASPHALTIC OR CONCRETE CAPPED AREAS

Open cracks and/or ruts	None <u> X </u>	Repair Needed <u> </u>
Differential settlement	None <u> X </u>	Repair Needed <u> </u>
Spalling of surface	None <u> X </u>	Repair Needed <u> </u>
Buckling	None <u> X </u>	Repair Needed <u> </u>
Vegetation in cracks	None <u> X </u>	Repair Needed <u> </u>

Recommended Repair Type/Location:

No repairs to the concrete are needed at the Block 38 West Site.

SITE PHOTOGRAPHS
Annual CAP Inspection
Block 38 West Site
Seattle, Washington
Farallon PN: 397-019

Photograph 1. *Block 38 West Site – Alleyway Capped Area Looking West.*

Photograph 2. *Block 38 West Site – Alleyway Capped Area Looking North.*

Photograph 3. *Block 38 West Site – Northwest Capped Area Looking North.*

Photograph 4. *Block 38 West Site – Northwest Capped Area Looking South.*



SITE PHOTOGRAPHS (continued)
Annual CAP Inspection
Block 38 West Site
Seattle, Washington



Photograph 1. Block 38 West Site – Alleyway Capped Area Looking West.



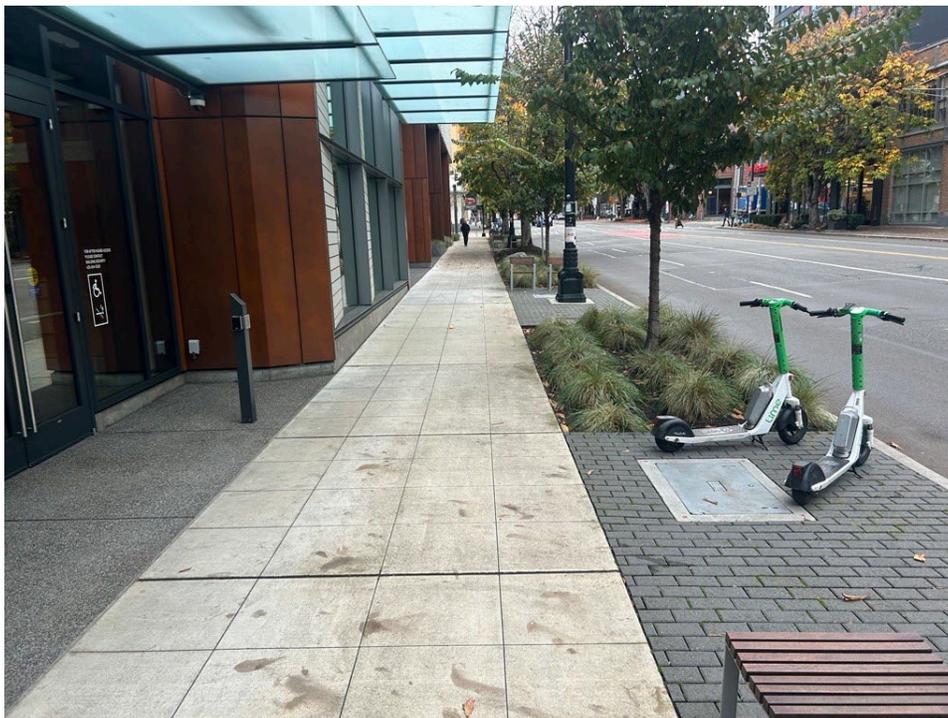
Photograph 2. Block 38 West Site – Alleyway Capped Area Looking North.



**SITE PHOTOGRAPHS (continued)
Annual Cap Inspection
Block 38 West Site
Seattle, Washington**



Photograph 3. Block 38 West Site – Northwest Capped Area Looking North.



Photograph 4. Block 38 West Site – Northwest Capped Area Looking South.