

October 9, 2020

Ms. Jing Liu
Washington State Department of Ecology
3190 160th Avenue Southeast
Bellevue, Washington

**RE: PROGRESS REPORT FOR SEPTEMBER 2020
EMERALD GATEWAY SITE
3301 SOUTH NORFOLK STREET
SEATTLE/TUKWILA, WASHINGTON
AGREED ORDER NO: DE 16659
FARALLON PN: 1071-026**

Dear Ms. Liu:

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 September 2020 at the Emerald Gateway Site property 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:

- On September 9, 2020, Farallon and the General Contractor advanced 10 test pits to define the lateral and vertical extent of the planned excavation of petroleum-contaminated soil in Area 6. Test pit sampling results indicated that petroleum hydrocarbons were present in soil at concentrations exceeding remediation levels proximate to the southeastern corner of the former Office Building.
- Between September 16 and 30, 2020, Farallon observed the excavation and off-Site disposal of petroleum-contaminated soil proximate to the southeastern corner of the former Office Building in Area 6. Excavation was completed to a maximum depth of 20 feet below ground surface, and was extended to the south and east into the former remedial excavation area due to the presence of additional petroleum-contaminated soil that was not discovered during test-pitting activities. The additional petroleum-contaminated soil appeared to be associated with a steel pipe and surrounding backfill material extending southeast of the excavation, which acted as a preferential pathway for the migration of petroleum hydrocarbons. During excavation activities, Farallon conducted performance and confirmation soil sampling in accordance with the Interim Action Design Report¹.

¹ *Interim Action Design Report, Emerald Gateway Site, 3301 South Norfolk Street, Seattle/Tukwila, Washington*, dated April 2, 2020, prepared by Farallon (Interim Action Design Report).



- On September 30, 2020, while attempting to collect soil samples in the underground storage tank (UST) excavation within the northern footprint of the former Dry Grocery Warehouse, the General Contractor encountered an additional UST. The UST was left in-place and the General Contractor temporarily suspended activities in this area. On October 2, 2020, the UST was permanently decommissioned by removal in accordance with the Washington State Underground Storage Tank Regulations (Chapter 173-360 of the Washington Administrative Code).
- The progress report for September 2020 was prepared and submitted.

SAMPLING RESULTS AND DATA VALIDATION

During this reporting period, soil samples were collected and submitted for analysis to Friedman & Bruya of Seattle, Washington. Farallon received preliminary data for the soil and product samples collected. Once data validation is complete, analytical data will be uploaded to Ecology's Electronic Information Management database.

SCHEDULE OF PROPOSED ACTIVITIES FOR OCTOBER 2020 REPORTING PERIOD

Farallon anticipates the following activities will occur during the next reporting period:

- The UST discovered in the excavation within the northern footprint of the former Dry Grocery Warehouse was permanently decommissioned on October 2, 2020. Petroleum-contaminated soil will be excavated proximate to the USTs and performance and confirmation soil sampling will be conducted.

PROBLEMS ENCOUNTERED, ANTICIPATED DELAYS, AND SOLUTIONS

No problems or delays were encountered during this reporting period.

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

Sincerely,

Farallon Consulting, L.L.C.

Pete Kingston, L.G.
Senior Geologist

cc: Brett Richer, Prologis, Inc.
William Joyce, Joyce Ziker Partners, PLLC

PK:cm