



November 16, 2020

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

**RE: PROGRESS REPORT FOR OCTOBER 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 October 2020 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:

- On October 2, 2020, the underground storage tank (UST) that was discovered within the northern footprint of the former Dry Grocery Warehouse on September 30, 2020 was permanently decommissioned by removal in accordance with the Washington State Underground Storage Tank Regulations (Chapter 173-360 of the Washington Administrative Code [WAC 173-360]). The General Contractor provided a UST Decommissioning Supervisor to oversee the UST decommissioning and removal activities. Farallon provided a Washington State Certified Site Assessor to observe and document UST decommissioning and to perform Site assessment soil sampling proximate to the UST. On October 8, 2020, Farallon observed the excavation and off-Site disposal of petroleum-contaminated soil (PCS) proximate to the locations of the former USTs and collected confirmation soil samples from the sidewalls and floor of the UST excavation.
- On October 16, 2020, the General Contractor notified Farallon that a UST was encountered during utility excavation activities on the southwestern portion of the Site proximate to the Former South Maintenance Shop. The UST was encountered at a depth of approximately 6 to 8 feet below ground surface (bgs). Farallon mobilized to the Site and observed petroleum product in the UST. Farallon collected a sample of the product from the UST to



evaluate the contents and former use of the UST. The product sample was submitted for laboratory analysis of waste oil constituents in accordance with Table 830-1, Required Testing of Petroleum Releases (WAC 173-340-900). Analytical results for the product sample indicated that the UST contained a mixture of total petroleum hydrocarbons as gasoline- and diesel-range organics. The UST was left in-place and the General Contractor temporarily suspended activities in this area.

- On October 21, 2020, the UST that was discovered southeast of the Former South Maintenance Shop was permanently decommissioned by removal in accordance with the Washington State Underground Storage Tank Regulations (WAC 173-360). The General Contractor provided a UST Decommissioning Supervisor to oversee the UST decommissioning and removal activities. Farallon provided a Washington State Certified Site Assessor to observe and document UST decommissioning and to perform Site assessment soil sampling proximate to the UST. PCS was excavated to a depth of approximately 14 feet bgs and soil samples were collected for laboratory analysis.
- On October 26, 2020, the General Contractor notified Farallon that petroleum odor was encountered in shallow soil during utility installation on the southwestern portion of the Site proximate to the Former South Maintenance Shop. Farallon mobilized to the Site to observe excavation activities and collect soil samples for laboratory analysis. Concentrations of petroleum hydrocarbons were less than the remediation levels established in the Interim Action Design Report.¹
- 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:

- Farallon will continue to support the General Contractor during discoveries of USTs or PCS.

PROBLEMS ENCOUNTERED, ANTICIPATED DELAYS, AND SOLUTIONS

No problems or delays were encountered during this reporting period.

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).



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

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