



A Subsidiary of SoundEarth Strategies

1011 SW Klickitat Way, Suite 104

Seattle, WA 98134

Phone: 206-381-1128

Toll Free: 800-666-2959

M E M O R A N D U M

DATE: August 1, 2023

TO: Stacey Lange, Steinhauer Properties

FROM: Brandon Gutierrez, Project Manager, SoundEarth Strategies, Inc.
Fred Luck, Professional Engineer, EHS International, Inc.

SUBJECT: Annual Inspection of Protective Cap at 255 South King Street

As required under the Consent Decree for the King Street property at 255 South King Street in Seattle, Washington (Consent Decree No. 11-2-27892-1; Facility ID No. 5378137), EHSI completed a yearly inspection of the protective cap at the King Street property.

The cap provides containment of soil containing petroleum hydrocarbons, benzene, carcinogenic polycyclic aromatic hydrocarbons, and metals for the purpose of limiting human and animal access. The cap consists of the following: a vapor barrier within the King Street property building foundation to address potential vapor intrusion into the underground parking garage, a steel sheet pile wall around the building footprint, concrete pavement on walkways and driveways surrounding the building, and at least 5 feet of clean soil cover in landscaped areas.

EHSI inspected the condition of the cap during a site visit on July 14, 2023, per the Protective Cap Operations and Maintenance Plan submitted on December 17, 2020. The concrete cap appears to be in the same general condition as it was when it was installed. Hairline cracks of a non-structural nature were noted in various places in the basement slab foundation. Minor cracking that has been acceptably repaired was noted in the maintenance areas of the basement. No further action is currently needed for these items, and they will be monitored in subsequent inspections. Minor cracking was found in the floor of the 13 Coins Restaurant space in the building that does not appear to have been addressed; these cracks should be repaired by sealing with a compatible epoxy/caulking compound and monitored in subsequent inspections. No significant cracks, buckling, or other damage was observed on the pavement cap, on steel sheet pile wall, or in landscaped areas. Photographs of the cap taken on July 14, 2023, are included as Attachment A.

Please call Brandon Gutierrez at 206-306-1900 or Fred Luck at 425-691-0978 if you have any questions or require additional information.

Attachment: A, Property Photographs

- Environmental Consulting
- Hazardous Materials Management
- Industrial Hygiene Services
- Construction Management
- Indoor Air Quality

PROPERTY PHOTOGRAPHS

King Street Property
255 South King Street
Seattle, Washington

Project No.: 2000-027-02_11404
Date: August 1, 2023
Drawn By: BCG
Chk By: FNL



Photograph 1. Western concrete path surface conditions. Surface conditions appear to be the same as the 2021/2022 inspections.



Photograph 2. Steel sheet pile walls in the parking garage. No damage or areas of concern were observed.

PROPERTY PHOTOGRAPHS

King Street Property
255 South King Street
Seattle, Washington

Project No.: 2000-027-02_11404
Date: August 1, 2023
Drawn By: BCG
Chk By: FNL



Photograph 3. Nonstructural hairline cracking in the underground parking garage. Cracking does not appear to have worsened since the 2021/2022 inspections. This area is to be monitored in the next annual inspection; repairs are not needed at this time.



Photograph 4. Machine rooms free of visible structural cracking. Hairline cracking in maintenance areas are painted over with epoxy paint.

PROPERTY PHOTOGRAPHS

King Street Property
255 South King Street
Seattle, Washington

Project No.: 2000-027-02_11404
Date: August 1, 2023
Drawn By: BCG
Chk By: FNL



Photograph 5. Elevator pits free of visible structural cracking.



Photograph 6. Minor cracking in the northwestern portion of the 13 Coins Restaurant on the King Street property. Cracking size and amount appear to be the same as the 2021/2022 inspections.